



HOUSING & REDEVELOPMENT AUTHORITY AGENDA

3RD FLOOR MEETING
ROOM

MONDAY, MAY 12, 2025

6:00 PM

1. Call to Order/ Approve Agenda
2. Approval of the Minutes
3. Property Reports
 - A. Robinwood Manor Report
 - B. Scattered Sites Report
4. Financials
 - A. Robinwood Manor Financials
 - B. Scattered Sites Financials
5. List of Claims
 - A. Robinwood Manor Claims to be paid
 - B. Scattered Sites List of Claims to be paid
6. Public Hearings
7. Items for Discussion
 - A. Commissioner Training
 - B. Mission / Vision / Values
8. Director's Report
9. Adjournment



HOUSING & REDEVELOPMENT AUTHORITY MINUTES

3RD FLOOR
CONFERENCE ROOM

APRIL 14, 2025

6:00 PM

Meeting Items

1. Call to Order/Approve Agenda

Chair Colin Maltbie called the regular meeting of the Housing and Redevelopment Authority to order at 6:02 pm. Commissioners Travis McColley, Mandy Barnes, Travis Kath, Carrie Winjum and John Rowan, were all in attendance. Also in attendance were Executive Director, Thomas Furman, and on Zoom, Jamie Radke of Cornerstone.

A motion was made by John rowan, seconded by Travis McColley to approve the agenda. The motion passed unanimously.

2. A motion was made by Travis McColley, seconded by Carrie Winjum to approve the amended minutes for the March meeting. The motion passed unanimously.

3. List of Claims to be paid / approved

A. Chair Maltbie asked to entertain a motion to approve the list of claims to be made as presented for Robinwood. The motion was made by Travis McColley, seconded by Carrie Winjum. The motion passed unanimously.

B. Chair Maltbie asked to entertain a motion to approve the list of claims to be made as presented for Scattered Sites (formerly Public Housing). The motion was made by Travis McColley, seconded by Mandy Barnes. The motion passed unanimously.

4. Property reports

A. Michele Lane of Cornerstone presented the information on Robinwood and answered any questions or concerns commissioners had. Financials were also discussed with Jamie Radke. Motion made to receive and file made by Travis McColley, seconded by Loni Ahlers. The motion passed unanimously.

B. Michele Lane of Cornerstone addressed vacancies at Scattered Sites, and any issues. Financials were also discussed with Jamie Radke. Motion made to receive and file made by Mandy Barnes, seconded by Travis McColley. The motion passed unanimously.

5. There were no Public Hearings

6. Items for Discussion

A. The Mission Statement was proposed to now read as, "The mission of the Faribault Housing and Redevelopment Authority (HRA) is to provide a vehicle to eliminate blight and fulfill the housing needs within the city limits of Faribault.". Motion made to by Travis McColley, seconded by John Rowan. The motion passed unanimously.

B. The board discussed an upcoming training opportunity through MN NAHRO for HRA commissioners, and several signed up to attend as virtual attendants.

- C. MN NAHRO Commissioner Handbooks arrived and were passed out to commissioners who were present.
 - D. The board discussed continuing to work with Allyson Brunette and possibly contract with her for more facilitation of discussion creating and helping to formalize a more robust credo or vision statement for the HRA. A motion to allow up to \$1,500 to bring in Allyson as a consultant is she can make her efforts come to fruition was made by Travis McColley, seconded by John Rowan.
 - E. Promotional Folders were discussed in depth resulting in a motion to accept participating jointly with the EDA and contributing up to \$2,500 to receive 250 promotional folders with text inserts. Motion by Mandy Barnes, seconded by Carrie Winjum and passed 3 to 2.
 - F. The board discussed contracting with Maxfield to do a housing study for 2025. A motion was made to give Faribault staff the power to enter into a contract with Maxfield for \$20,000 to do a comprehensive Housing study for the City of Faribault by Travis McColley and Seconded by John Rowan and passed 4 to 1.
 - G. Letters of support for H.F. 2332 – Appropriating Money for a Grant to RETHOS: Funding for the Minnesota Main Street Program were reviewed and approved to be signed and shared to Faribault EDA. Motion by John Rowan, second by Carrie Winjum, passed unanimously.
7. Executive Director Report
- Director Furman reported on Revenue Recapture, NAHRO trainings, collaboration of programs with other HRAs, finances and scheduling an audit for Robinwood.
8. Adjournment
- A motion was made by John Rowan, seconded by Mandy Barnes. The motion passed unanimously at 8:01 pm.

By: _____
Thomas Furman, Executive Director



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Michele Lane - Property Manager
THROUGH: Thomas Furman - Executive Director, and David Wanberg, Director of Community and Economic Development
MEETING DATE: May 12, 2025
SUBJECT: Robinwood Manor Report

BACKGROUND:

Cornerstone Property Management Company reports

REQUESTED ACTION:

Receive and File

ATTACHMENTS:



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Michele Lane - Property Manager
THROUGH: Thomas Furman - Executive Director, and David Wanberg, Director of Community and Economic Development
MEETING DATE: May 12, 2025
SUBJECT: Scattered Sites Report

BACKGROUND:

Cornerstone Property Management Company reports

REQUESTED ACTION:

Receive and File

ATTACHMENTS:



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: May 12, 2025
SUBJECT: Financials

BACKGROUND:

Financials provided by Cornerstone

REQUESTED ACTION:

Receive and file.

ATTACHMENTS:



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: May 12, 2025
SUBJECT: Robinwood Manor Financials

BACKGROUND:

Financial documents are provided by Cornerstone. Jamie may likely be available if we have more specific questions.

REQUESTED ACTION:

Receive and File

ATTACHMENTS:

1. 2025.03 City of Faribault - Robinwood Manor Executive Summary
2. 2025.03 City of Faribault - Robinwood Manor

CORNERSTONE

Creating Healthy Communities

Executive Summary for City of Faribault- Robinwood Manor March 2025

Overview

- Total operating income was \$43,844 for March.
- Occupancy for March was 98%.

Financial Summary

	Current Month	Budget	Variance (+/-)	YTD Total	YTD Budget	Variance (+/-)
Total Revenue	43,844	46,750	-2,906	138,420	140,250	-1,830
Operating Expenses	-21,641	-20,423	-1,218	-65,886	-63,956	-1,930
Other Income	0	0	0	0	0	0
Other Expenses (Debt Service)	-3,690	-3,331	-359	-10,351	-9,992	-359
Net Income	18,513	22,997	-4,484	62,183	66,303	-4,120
Total Aged			Operating Acct Bal			
Total Accounts Receivable	937		Beginning Cash		1,075,571	
Total Accounts Payable	14,799		Ending Cash		1,097,899	
			Cash Flow		22,328	

Narrative:

- The Accounts Payable balance of \$14,799 is made up of current invoices with payments made in April.
- Accounts Receivable balance is \$937.
- The operating cash account balance ended with \$1,097,899, a decrease of \$22,328.
- Net Income was \$18,513 for the month of March.

Monthly Status	February 2025	March 2025
Vacant Units	2	1
Move-Outs	1	0
Move-Ins	0	1
Evictions	0	0
Current Occupancy	49	50
Full Occupancy	51	51
Occupancy %	96%	98%

Cornerstone Financial Package

City of Faribault (Robinwood Manor)

MONTHLY FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

CURRENT MONTH AND YEAR-TO-DATE
FOR
March 31, 2025



Professionally Managed By Cornerstone Management Services

Balance Sheet

Robinwood Manor

Month = Mar 2025

Book = Accrual ; Tree = YSI Standard Balance Sheet

ACCOUNT	CURRENT BALANCE
ASSETS	
CASH	
Security Deposit Savings	137,560.80
Operating Cash	1,097,898.94
TOTAL CASH	1,235,459.74
Accounts Receivable	936.80
Due From	89,928.50
Due From- Other Governments	387,760.00
Prepaid Property/Liability Ins	8,681.76
Land	62,426.00
Accumulated Depr. Building Improvements	-22,060.73
Buildings	1,894,216.81
Building Improvements	48,696.93
Accumulated Depr. Building	-1,667,788.72
Improvements-Other Than Building	226,297.00
Accum. Depreciation- Other	-10,445.54
Machinery, Equipment, & Appliances	83,652.26
Accumulated Depreciation- Machinery and Equipmment	-79,270.84
TOTAL ASSETS	2,258,489.97
LIABILITIES AND CAPITAL	
LIABILITIES	
Accounts Payable	14,799.31
Prepaid Rent	500.00
Tenant Deposits	11,406.13
Pet Deposit	1,570.00
Interest on Tenant Deposits	1,249.60
Payments in Lieu-Taxes Payable	10,370.50
Due to- Other Governments	472,924.15
Unreserved Fund Balances	1,169,043.05
TOTAL LIABILITIES	1,681,862.74
CAPITAL	
Owner Contributions	-100.00
Retained Earnings	62,183.45
Prior Years Retained Earnings	514,543.78
TOTAL CAPITAL	576,627.23
TOTAL LIABILITIES AND CAPITAL	2,258,489.97

12 Months Income Statement

Robinwood Manor

Period = Apr 2024-Mar 2025

Book = Accrual ; Tree = MutiFamily New

ACCOUNT	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Total
Ops Income or Loss													
OPERATING INCOME													
Residential Income													
Rent-Residential	\$ 14,711.00	\$ 15,794.50	\$ 15,417.00	\$ 15,172.00	\$ 17,443.00	\$ 16,206.00	\$ 16,132.00	\$ 16,339.00	\$ 16,355.00	\$ 16,355.00	\$ 16,355.00	\$ 16,021.00	\$ 192,300.50
Federal Grants	\$ 27,835.00	\$ 53,677.00	\$ 29,021.00	\$ 28,394.00	\$ 30,932.00	\$ 28,019.00	\$ 28,903.00	\$ 32,066.00	\$ 30,340.00	\$ 30,524.00	\$ 30,524.00	\$ 29,179.00	\$ 379,414.00
Other Income													
Late Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.00	\$ -	\$ -	\$ -	\$ 10.00
Laundry Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270.50	\$ 441.50	\$ 112.00	\$ 824.00
Miscellaneous Income	\$ (1,019.75)	\$ (15.25)	\$ 232.42	\$ 479.00	\$ 816.50	\$ -	\$ 968.75	\$ 452.25	\$ 738.50	\$ 271.00	\$ (264.00)	\$ (1,520.41)	\$ 1,139.01
CleanUp (Misc)	\$ 1,665.50	\$ (4,849.00)	\$ 4,177.96	\$ 2,810.71	\$ (4,908.77)	\$ 4,825.51	\$ -	\$ (11.00)	\$ 1.00	\$ -	\$ 1.00	\$ -	\$ 3,712.91
Bank Interest	\$ 51.38	\$ 49.31	\$ 44.31	\$ 52.19	\$ 47.40	\$ 49.65	\$ 49.68	\$ 47.27	\$ 52.82	\$ 51.78	\$ 46.66	\$ 52.02	\$ 594.47
Total Other Income	\$ 697.13	\$ (4,814.94)	\$ 4,454.69	\$ 3,341.90	\$ (4,044.87)	\$ 4,875.16	\$ 1,018.43	\$ 488.52	\$ 802.32	\$ 593.28	\$ 225.16	\$ (1,356.39)	\$ 6,280.39
TOTAL Residential Income	\$ 43,243.13	\$ 64,656.56	\$ 48,892.69	\$ 46,907.90	\$ 44,330.13	\$ 49,100.16	\$ 46,053.43	\$ 48,893.52	\$ 47,497.32	\$ 47,472.28	\$ 47,104.16	\$ 43,843.61	\$ 577,994.89
TOTAL OPERATING INCOME	\$ 43,243.13	\$ 64,656.56	\$ 48,892.69	\$ 46,907.90	\$ 44,330.13	\$ 49,100.16	\$ 46,053.43	\$ 48,893.52	\$ 47,497.32	\$ 47,472.28	\$ 47,104.16	\$ 43,843.61	\$ 577,994.89
OPS EXPENSES													
Operating Expenses													
Payroll expenses													
Administrative Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,898.91	\$ -	\$ -	\$ -	\$ 21,898.91
Pass thru Payroll - Corporate	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 30,000.00
TOTAL Payroll expenses	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 24,398.91	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 51,898.91
Utilities													
Telephone/Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 339.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 339.61
Electricity	\$ 2,451.00	\$ 2,429.22	\$ 3,309.98	\$ 3,568.16	\$ 4,229.54	\$ 3,857.19	\$ 3,233.78	\$ 2,508.48	\$ 2,179.84	\$ 2,504.34	\$ 2,836.08	\$ 2,679.62	\$ 35,787.23
Water and Sewer	\$ 597.71	\$ 640.91	\$ 1,276.35	\$ 628.14	\$ 736.93	\$ 654.11	\$ 699.08	\$ 1,012.86	\$ 1,051.17	\$ 754.78	\$ 699.30	\$ 596.22	\$ 9,347.56
Gas	\$ 779.64	\$ 752.25	\$ 69.49	\$ 205.76	\$ 235.98	\$ 217.09	\$ 233.41	\$ 633.14	\$ 1,229.07	\$ 1,605.15	\$ 1,704.23	\$ 1,392.84	\$ 9,058.05
Trash Disposal	\$ 247.54	\$ 307.90	\$ 247.54	\$ 247.54	\$ 602.92	\$ 528.00	\$ 247.54	\$ 307.90	\$ 536.54	\$ 243.24	\$ 10.98	\$ 508.43	\$ 4,036.07
TOTAL Utilities	\$ 4,075.89	\$ 4,130.28	\$ 4,903.36	\$ 4,649.60	\$ 5,805.37	\$ 5,596.00	\$ 4,413.81	\$ 4,462.38	\$ 4,996.62	\$ 5,107.51	\$ 5,250.59	\$ 5,177.11	\$ 58,568.52
Office Expenses													
Office Supplies & Expenses - Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 621.31	\$ -	\$ -	\$ 621.31
Computer	\$ -	\$ -	\$ 306.00	\$ -	\$ -	\$ 306.00	\$ -	\$ -	\$ 306.00	\$ -	\$ -	\$ 306.00	\$ 1,224.00
Housekeeping Supplies	\$ 95.31	\$ 729.31	\$ 19.74	\$ 95.31	\$ 75.57	\$ 115.05	\$ 372.84	\$ 251.39	\$ 95.31	\$ -	\$ 95.31	\$ 95.31	\$ 2,040.45
Dues & Subscriptions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375.00	\$ 125.00	\$ -	\$ 250.00	\$ 125.00	\$ 125.00	\$ -	\$ 1,000.00
Activities Event	\$ -	\$ -	\$ -	\$ -	\$ 1,140.68	\$ 10,183.73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,324.41
TOTAL Office Expenses	\$ 95.31	\$ 729.31	\$ 325.74	\$ 95.31	\$ 1,216.25	\$ 10,979.78	\$ 497.84	\$ 251.39	\$ 651.31	\$ 746.31	\$ 220.31	\$ 401.31	\$ 16,210.17

Maintenance expenses														
Supplies - Maintenance	\$ (20.36)	\$ 807.20	\$ 71.90	\$ 85.00	\$ 290.01	\$ 383.66	\$ -	\$ 348.65	\$ 400.61	\$ -	\$ 272.37	\$ 47.00	\$ 2,686.04	
Repairs & Maintenance - Building	\$ 4,406.00	\$ 4,976.50	\$ 4,000.00	\$ 4,275.00	\$ 4,673.47	\$ 4,000.00	\$ 4,700.24	\$ 4,900.00	\$ 4,481.70	\$ 5,397.20	\$ 4,807.49	\$ 4,895.27	\$ 55,512.87	
Routine Maintenance - Equipment	\$ 148.20	\$ 476.76	\$ -	\$ -	\$ 336.15	\$ 148.20	\$ 259.35	\$ 222.30	\$ 222.30	\$ 270.00	\$ -	\$ 115.97	\$ 2,199.23	
Grounds/Lawn Care	\$ -	\$ 345.75	\$ 912.69	\$ 1,482.36	\$ 973.79	\$ 2,072.88	\$ 506.81	\$ -	\$ 273.81	\$ -	\$ -	\$ -	\$ 6,568.09	
Pest Control	\$ 113.00	\$ -	\$ -	\$ -	\$ 50.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 163.50	
Contracted Labor - Maintenance	\$ 1,196.81	\$ 1,371.31	\$ 1,388.02	\$ 1,500.70	\$ 1,318.96	\$ 70.54	\$ 70.54	\$ 70.54	\$ 19.77	\$ 70.54	\$ 70.54	\$ (70.54)	\$ 7,077.73	
Elevator Maintenance	\$ 216.13	\$ 801.26	\$ -	\$ 532.26	\$ (369.00)	\$ 216.13	\$ 443.07	\$ 226.94	\$ 226.94	\$ 226.94	\$ 226.94	\$ 368.02	\$ 3,115.63	
Snow Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,700.00	\$ -	\$ 1,700.00	
HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110.00	\$ -	\$ -	\$ 110.00	
Fire Prevention & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 496.63	\$ 325.00	\$ 1,200.00	\$ -	\$ -	\$ -	\$ 2,021.63	
Purchased Services-Maintenance	\$ 1,048.03	\$ 730.35	\$ 744.44	\$ 170.00	\$ 140.95	\$ 603.10	\$ 170.00	\$ 1,118.14	\$ 1,764.60	\$ 140.10	\$ 1,730.86	\$ 395.10	\$ 8,755.67	
Purchased Services-Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,745.01	\$ 1,518.15	\$ 1,256.40	\$ 1,212.78	\$ 2,619.27	\$ -	\$ 2,690.55	\$ 11,042.16	
TOTAL Maintenance expenses	\$ 7,107.81	\$ 9,509.13	\$ 7,117.05	\$ 8,045.32	\$ 7,414.83	\$ 9,239.52	\$ 8,164.79	\$ 8,467.97	\$ 9,802.51	\$ 8,834.05	\$ 8,808.20	\$ 8,441.37	\$ 100,952.55	
Miscellaneous expenses														
Supplies-Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146.40	\$ -	\$ -	\$ -	\$ -	\$ 146.40	
Miscellaneous Expenses	\$ 58.68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58.68	
Tenant Screening Costs	\$ -	\$ 122.50	\$ 597.29	\$ 49.00	\$ 24.50	\$ 73.50	\$ 24.50	\$ 59.00	\$ -	\$ 49.00	\$ 49.00	\$ 24.50	\$ 1,072.79	
Interest Expense	\$ -	\$ -	\$ -	\$ 10.88	\$ -	\$ -	\$ 10.88	\$ 10.97	\$ 6.28	\$ (3.78)	\$ 10.62	\$ 10.08	\$ 55.93	
Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,194.00	\$ -	\$ -	\$ -	\$ 7,194.00	
TOTAL Miscellaneous expenses	\$ 58.68	\$ 122.50	\$ 597.29	\$ 59.88	\$ 24.50	\$ 73.50	\$ 35.38	\$ 216.37	\$ 7,200.28	\$ 45.22	\$ 59.62	\$ 34.58	\$ 8,527.80	
Management expense														
Management Fees	\$ 3,000.00	\$ 7,107.48	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 40,107.48	
TOTAL Management expense	\$ 3,000.00	\$ 7,107.48	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 40,107.48	
Professional, Permits and tax expenses														
Fees - Professional	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 516.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 516.66	
Fees - Legal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900.00	\$ -	\$ -	\$ -	\$ 900.00	
Fees - Audit & Accounting	\$ -	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500.00	\$ -	\$ -	\$ -	\$ 12,500.00	
Legal Fees - Business Entity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,135.54	\$ -	\$ -	\$ -	\$ -	\$ 12,135.54	
TOTAL Professional, Permits and tax expenses	\$ -	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 516.66	\$ -	\$ 12,135.54	\$ 7,400.00	\$ -	\$ -	\$ -	\$ 26,052.20	
Tax and insurance expenses														
Property Tax	\$ 1,098.08	\$ 1,098.08	\$ 1,098.08	\$ 1,098.08	\$ 1,098.08	\$ 1,098.08	\$ 1,098.08	\$ 1,098.08	\$ (5,471.33)	\$ 1,166.47	\$ 1,166.47	\$ 1,166.47	\$ 6,812.72	
Insurance	\$ 1,104.00	\$ 1,104.00	\$ 1,104.00	\$ 1,104.00	\$ 1,104.00	\$ 1,104.00	\$ 1,104.00	\$ 1,104.00	\$ 1,104.00	\$ 920.00	\$ 920.00	\$ 920.00	\$ 12,696.00	
TOTAL Tax and insurance expenses	\$ 2,202.08	\$ 2,202.08	\$ 2,202.08	\$ 2,202.08	\$ 2,202.08	\$ 2,202.08	\$ 2,202.08	\$ 2,202.08	\$ (4,367.33)	\$ 2,086.47	\$ 2,086.47	\$ 2,086.47	\$ 19,508.72	
TOTAL Operating Expenses	\$ 19,039.77	\$ 32,300.78	\$ 20,645.52	\$ 20,552.19	\$ 22,163.03	\$ 34,107.54	\$ 20,813.90	\$ 33,235.73	\$ 53,082.30	\$ 22,319.56	\$ 21,925.19	\$ 21,640.84	\$ 321,826.35	
TOTAL OPS EXPENSES	\$ 19,039.77	\$ 32,300.78	\$ 20,645.52	\$ 20,552.19	\$ 22,163.03	\$ 34,107.54	\$ 20,813.90	\$ 33,235.73	\$ 53,082.30	\$ 22,319.56	\$ 21,925.19	\$ 21,640.84	\$ 321,826.35	
NET Ops Income (Loss)	\$ 24,203.36	\$ 32,355.78	\$ 28,247.17	\$ 26,355.71	\$ 22,167.10	\$ 14,992.62	\$ 25,239.53	\$ 15,657.79	\$ (5,584.98)	\$ 25,152.72	\$ 25,178.97	\$ 22,202.77	\$ 256,168.54	
Depreciation and amortization expense														
Depreciation Expense	\$ 3,330.55	\$ 3,330.55	\$ 3,330.55	\$ 3,330.55	\$ 3,330.55	\$ 3,330.55	\$ 3,330.55	\$ 3,330.55	\$ 4,033.49	\$ 3,330.55	\$ 3,330.55	\$ 3,689.91	\$ 41,028.90	
TOTAL Depreciation and amortization expense	\$ 3,330.55	\$ 3,330.55	\$ 3,330.55	\$ 3,330.55	\$ 3,330.55	\$ 3,330.55	\$ 3,330.55	\$ 3,330.55	\$ 4,033.49	\$ 3,330.55	\$ 3,330.55	\$ 3,689.91	\$ 41,028.90	
NET INCOME (LOSS)	\$ 20,872.81	\$ 29,025.23	\$ 24,916.62	\$ 23,025.16	\$ 18,836.55	\$ 11,662.07	\$ 21,908.98	\$ 12,327.24	\$ (9,618.47)	\$ 21,822.17	\$ 21,848.42	\$ 18,512.86	\$ 215,139.64	

Budget Comparison

Robinwood Manor

Month = Mar 2025

Book = Accrual ; Tree = MultiFamily New

ACCOUNT	Mar 2025	Mar 2025	Mar 2025	2025	2025	2025
Ops Income or Loss	Actual	Budget	Variance	Actual	Budget	Variance
OPERATING INCOME						
Residential Income						
Rent-Residential	\$ 16,021.00	\$ 16,500.00	\$ (479.00)	\$ 48,731.00	\$ 49,500.00	\$ (769.00)
Federal Grants	\$ 29,179.00	\$ 29,750.00	\$ (571.00)	\$ 90,227.00	\$ 89,250.00	\$ 977.00
Other Income						
Laundry Revenue	\$ 112.00	\$ 450.00	\$ (338.00)	\$ 824.00	\$ 1,350.00	\$ (526.00)
Miscellaneous Income	\$ (1,520.41)	\$ -	\$ (1,520.41)	\$ (1,513.41)	\$ -	\$ (1,513.41)
CleanUp (Misc)	\$ -	\$ -	\$ -	\$ 1.00	\$ -	\$ 1.00
Bank Interest	\$ 52.02	\$ 50.00	\$ 2.02	\$ 150.46	\$ 150.00	\$ 0.46
Total Other Income	\$ (1,356.39)	\$ 500.00	\$ (1,856.39)	\$ (537.95)	\$ 1,500.00	\$ (2,037.95)
TOTAL Residential Income	\$ 43,843.61	\$ 46,750.00	\$ (2,906.39)	\$ 138,420.05	\$ 140,250.00	\$ (1,829.95)
TOTAL OPERATING INCOME	\$ 43,843.61	\$ 46,750.00	\$ (2,906.39)	\$ 138,420.05	\$ 140,250.00	\$ (1,829.95)
OPS EXPENSES						
Operating Expenses						
Payroll expenses						
Pass thru Payroll - Corporate	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 7,500.00	\$ 7,500.00	\$ -
TOTAL Payroll expenses	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 7,500.00	\$ 7,500.00	\$ -
Utilities						
Electricity	\$ 2,679.62	\$ 2,750.00	\$ 70.38	\$ 8,020.04	\$ 7,250.00	\$ (770.04)
Water and Sewer	\$ 596.22	\$ 700.00	\$ 103.78	\$ 2,050.30	\$ 1,900.00	\$ (150.30)
Gas	\$ 1,392.84	\$ 800.00	\$ (592.84)	\$ 4,702.22	\$ 2,700.00	\$ (2,002.22)
Trash Disposal	\$ 508.43	\$ 300.00	\$ (208.43)	\$ 762.65	\$ 900.00	\$ 137.35
TOTAL Utilities	\$ 5,177.11	\$ 4,550.00	\$ (627.11)	\$ 15,535.21	\$ 12,750.00	\$ (2,785.21)
Office Expenses						
Office Supplies & Expenses - Admin	\$ -	\$ 50.00	\$ 50.00	\$ 621.31	\$ 150.00	\$ (471.31)
Computer	\$ 306.00	\$ 306.00	\$ -	\$ 306.00	\$ 306.00	\$ -
Housekeeping Supplies	\$ 95.31	\$ -	\$ (95.31)	\$ 190.62	\$ -	\$ (190.62)
Dues & Subscriptions	\$ -	\$ -	\$ -	\$ 250.00	\$ -	\$ (250.00)
Activities Event	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 3,000.00	\$ 3,000.00
TOTAL Office Expenses	\$ 401.31	\$ 1,356.00	\$ 954.69	\$ 1,367.93	\$ 3,456.00	\$ 2,088.07
Maintenance expenses						
Supplies - Maintenance	\$ 47.00	\$ 500.00	\$ 453.00	\$ 319.37	\$ 1,500.00	\$ 1,180.63
Repairs & Maintenance - Building	\$ 4,895.27	\$ 4,200.00	\$ (695.27)	\$ 15,099.96	\$ 12,600.00	\$ (2,499.96)
Routine Maintenance - Equipment	\$ 115.97	\$ -	\$ (115.97)	\$ 385.97	\$ -	\$ (385.97)
Grounds/Lawn Care	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ 50.00	\$ 50.00	\$ -	\$ 150.00	\$ 150.00
Contracted Labor - Maintenance	\$ (70.54)	\$ -	\$ 70.54	\$ 70.54	\$ -	\$ (70.54)

Elevator Maintenance	\$ 368.02	\$ 220.00	\$ (148.02)	\$ 821.90	\$ 660.00	\$ (161.90)
Snow Removal	\$ -	\$ 1,250.00	\$ 1,250.00	\$ 1,700.00	\$ 3,750.00	\$ 2,050.00
HVAC	\$ -	\$ -	\$ -	\$ 110.00	\$ -	\$ (110.00)
Fire Prevention & Maintenance	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ 300.00	\$ 300.00
Purchased Services-Maintenance	\$ 395.10	\$ 500.00	\$ 104.90	\$ 2,266.06	\$ 1,500.00	\$ (766.06)
Purchased Services-Cleaning	\$ 2,690.55	\$ -	\$ (2,690.55)	\$ 5,309.82	\$ -	\$ (5,309.82)
TOTAL Maintenance expenses	\$ 8,441.37	\$ 6,820.00	\$ (1,621.37)	\$ 26,083.62	\$ 20,460.00	\$ (5,623.62)
Miscellaneous expenses						
Tenant Screening Costs	\$ 24.50	\$ -	\$ (24.50)	\$ 122.50	\$ -	\$ (122.50)
Interest Expense	\$ 10.08	\$ 10.00	\$ (0.08)	\$ 16.92	\$ 30.00	\$ 13.08
TOTAL Miscellaneous expenses	\$ 34.58	\$ 10.00	\$ (24.58)	\$ 139.42	\$ 30.00	\$ (109.42)
Management expense						
Management Fees	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 9,000.00	\$ 9,000.00	\$ -
TOTAL Management expense	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 9,000.00	\$ 9,000.00	\$ -
Professional, Permits and tax expenses						
Licenses & Permits - Admin	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ 300.00	\$ 300.00
Tax preparation	\$ -	\$ -	\$ -	\$ -	\$ 2,100.00	\$ 2,100.00
Fees - Legal	\$ -	\$ -	\$ -	\$ -	\$ 2,100.00	\$ 2,100.00
Fees - Audit & Accounting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL Professional, Permits and tax expenses	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ 4,500.00	\$ 4,500.00
Tax and insurance expenses						
Property Tax	\$ 1,166.47	\$ 1,166.47	\$ -	\$ 3,499.41	\$ 3,499.41	\$ -
Insurance	\$ 920.00	\$ 920.00	\$ -	\$ 2,760.00	\$ 2,760.00	\$ -
TOTAL Tax and insurance expenses	\$ 2,086.47	\$ 2,086.47	\$ -	\$ 6,259.41	\$ 6,259.41	\$ -
TOTAL Operating Expenses	\$ 21,640.84	\$ 20,422.47	\$ (1,218.37)	\$ 65,885.59	\$ 63,955.41	\$ (1,930.18)
TOTAL OPS EXPENSES	\$ 21,640.84	\$ 20,422.47	\$ (1,218.37)	\$ 65,885.59	\$ 63,955.41	\$ (1,930.18)
NET Ops Income (Loss)	\$ 22,202.77	\$ 26,327.53	\$ (4,124.76)	\$ 72,534.46	\$ 76,294.59	\$ (3,760.13)
Depreciation and amortization expense						
Depreciation Expense	\$ 3,689.91	\$ 3,330.55	\$ (359.36)	\$ 10,351.01	\$ 9,991.65	\$ (359.36)
TOTAL Depreciation and amortization expense	\$ 3,689.91	\$ 3,330.55	\$ (359.36)	\$ 10,351.01	\$ 9,991.65	\$ (359.36)
NET INCOME (LOSS)	\$ 18,512.86	\$ 22,996.98	\$ (4,484.12)	\$ 62,183.45	\$ 66,302.94	\$ (4,119.49)

**Security Dep. Savings
Bank Reconcile History Report**

Balance Per Bank Statement as of 3/31/2025	137,560.80
Reconciled Bank	137,560.80

Balance per GL as of 3/31/2025	137,560.80
Reconciled Balance	137,560.80

Difference	0.00
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Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
3/31/2025	JE 21060	Interest Income	5.84	3/31/2025
Total Cleared Other Items			5.84	

**Security Dep. Savings
Bank Reconcile History Report**

Balance Per Bank Statement as of 3/31/2025	137,560.80
Reconciled Bank	137,560.80

Balance per GL as of 3/31/2025	137,560.80
Reconciled Balance	137,560.80

Difference	0.00
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Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
3/31/2025	JE 21060	Interest Income	5.84	3/31/2025
Total Cleared Other Items			5.84	

General Ledger

Robinwood Manor

Period = Jul 2024-Mar 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1325			Due From					0.00	= Beginning Balance =
Robinwood Manor	7/3/2024	07-2024	Deposit into wrong accounts	J-17835	Deposit into wrong accounts	33,587.00	0.00	33,587.00	Deposit into wrong accounts
Robinwood Manor	8/1/2024	08-2024	Deposit into wrong account	J-18533	Deposit into wrong account	30,591.00	0.00	64,178.00	Deposit into wrong account
Robinwood Manor	9/1/2024	09-2024	Payment of HRA's Insurance from Robinwood	J-18856	Payment of HRA's Insurance from Robinwood	24,298.00	0.00	88,476.00	Payment of HRA's Insurance from Robinwood
Robinwood Manor	11/18/2024	11-2024	Deposit into wrong property	J-19554	Deposit into wrong property	694.00	0.00	89,170.00	Deposit into wrong property
Robinwood Manor	2/28/2025	02-2025	Deposits into other account	J-20781	Deposits into other account	758.50	0.00	89,928.50	Deposits into other account
Net Change=89,928.50						89,928.50	0.00	89,928.50	= Ending Balance =

Due from Public Housing HRA

89,928.50 0.00

General Ledger

Robinwood Manor

Period = Dec 2023-Mar 2025

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	12/31/2023	12-2023	Adjust Linda TB Entry	J-16436	ADJ TB	172,982.00	0.00	172,982.00	Adjust Linda TB Entry
Robinwood Manor	12/31/2023	12-2023	Adjust HUD/HAP payments made to city	J-16598	YE Adj	19,090.00	0.00	192,072.00	Adjust HUD/HAP payments made to city
Robinwood Manor	5/31/2024	05-2024	Adjust HAP deposits into the City fund per Jeanne	J-16661	AJE 5.31.24	142,501.00	0.00	334,573.00	Adjust HAP deposits into the City fund per Jeanne
Robinwood Manor	6/3/2024	06-2024	Deposits made into City Account	J-17269	Deposits made into City Account	53,187.00	0.00	387,760.00	Deposits made into City Account
Net Change=387,760.00						387,760.00	0.00	387,760.00	= Ending Balance =
						387,760.00	0.00		

Robinwood Schedule of Insurance March 31, 2025
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	Expense 6350	Payments	(Accrued)/Prepaid 2330
Balance at 12/31/24	\$ -	\$ -	\$ -
January Payment/Accrual	920.00	11,441.76	10,521.76
February Accrual	920.00	-	9,601.76
March Accrual	920.00		8,681.76
Totals	<u>\$ 2,760.00</u>	<u>\$ 11,441.76</u>	

General Ledger

Robinwood Manor

Period = Jan 2023-Mar 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1610			Land					0.00	= Beginning Balance =
Robinwood Manor	12/31/2022	03-2023	Robinwood Trial Balance	J-15033	Robinwood Trial Balance	62,426.00	0.00	62,426.00	Robinwood Trial Balance
Net Change=62,426.00						62,426.00	0.00	62,426.00	= Ending Balance =
						62,426.00	0.00		

General Ledger

Robinwood Manor

Period = Jan 2023-Mar 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1662			Accumulated Depr. Building Improvements					0.00	= Beginning Balance =
Robinwood Manor	12/31/2022	03-2023	Robinwood Trial Balance	J-15033	Robinwood Trial Balance	0.00	22,060.73	-22,060.73	Robinwood Trial Balance
			Net Change=-22,060.73			0.00	22,060.73	-22,060.73	= Ending Balance =
						0.00	22,060.73		

General Ledger

Robinwood Manor

Period = Jan 2023-Mar 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1700			Buildings					0.00 = Beginning Balance =	
Robinwood Manor	12/31/2022	03-2023	Robinwood Trial Balance	J-15033	Robinwood Trial Balance	1,888,852.44	0.00	1,888,852.44	Robinwood Trial Balance
Robinwood Manor	12/31/2023	12-2023	reclass building improvements to buildings	J-14626	reclass building improvements to buildings	11,530.00	0.00	1,900,382.44	reclass building improvements to buildings
Robinwood Manor	8/5/2024	08-2024	Refund from Faribault Interiors	J-18541	Refund from Faribault Interiors	0.00	6,165.63	1,894,216.81	Refund from Faribault Interiors
Net Change=1,894,216.81						1,900,382.44	6,165.63	1,894,216.81 = Ending Balance =	

1,900,382.44 6,165.63

5/11/2023	Faribault Interiors	New Flooring	\$	4,200.00
7/21/2023	Faribault Interiors	New Flooring	\$	3,630.00
12/4/2023	Faribault Interiors	New Flooring	\$	3,700.00
			\$	11,530.00

General Ledger

Robinwood Manor

Period = Jan 2024-Mar 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1701			Building Improvements					0.00	= Beginning Balance =
Robinwood Manor	12/15/2023	02-2024	Healy Construction Co., Inc.	P-26719	1100	39,945.50	0.00	39,945.50	
Robinwood Manor	1/2/2024	01-2024	Virg's Appliance	P-24607	19188	2,296.43	0.00	42,241.93	
Robinwood Manor	11/18/2024	11-2024	Faribault Interiors Inc	P-40654	50412	3,665.00	0.00	45,906.93	
Robinwood Manor	2/1/2025	03-2025	Faribault Interiors Inc	P-44478	50506	2,790.00	0.00	48,696.93	
			Net Change=48,696.93			48,696.93	0.00	48,696.93	= Ending Balance =
						48,696.93	0.00		

General Ledger

Robinwood Manor

Period = Jan 2023-Mar 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1702			Accumulated Depr. Building					0.00 = Beginning Balance =	
Robinwood Manor	3/31/2023	03-2023	Robinwood Trial Balance	J-15033	Robinwood Trial Balance	0.00	1,590,559.92	-1,590,559.92	Robinwood Trial Balance
Robinwood Manor	12/31/2023	12-2023	record 2023 Depreciation	J-12686	record 2023 Depreciation	0.00	33,391.66	-1,623,951.58	record 2023 Depreciation
Robinwood Manor	12/31/2023	12-2023		J-12697	N/A	0.00	901.00	-1,624,852.58	
Robinwood Manor	1/31/2024	01-2024	reclass depreciation	J-13591	reclass depreciation	0.00	2,782.64	-1,627,635.22	reclass depreciation
Robinwood Manor	2/29/2024	02-2024	02.2024 depreciation	J-14277	02.2024 depreciation	0.00	2,857.72	-1,630,492.94	02.2024 depreciation
Robinwood Manor	3/31/2024	03-2024	03.2024 depreciation	J-15573	03.2024 depreciation	0.00	2,857.72	-1,633,350.66	03.2024 depreciation
Robinwood Manor	4/30/2024	04-2024	04.2024 depreciation	J-15891	04.2024 depreciation	0.00	2,857.72	-1,636,208.38	04.2024 depreciation
Robinwood Manor	5/31/2024	05-2024	05.2024 Depreciation	J-16662	05.2024 Depreciation	0.00	2,857.72	-1,639,066.10	05.2024 Depreciation
Robinwood Manor	6/30/2024	06-2024	06.2024 Depreciation	J-16991	06.2024 Depreciation	0.00	2,857.72	-1,641,923.82	06.2024 Depreciation
Robinwood Manor	7/31/2024	07-2024	Reclassify Depreciation Entry	J-17809	Reclassify Depreciation Entry	0.00	2,857.72	-1,644,781.54	Reclassify Depreciation Entry
Robinwood Manor	8/31/2024	08-2024	08.2024 Depreciation	J-18540	08.2024 Depreciation	0.00	2,857.72	-1,647,639.26	08.2024 Depreciation
Robinwood Manor	9/30/2024	09-2024	09.2024 Depreciation	J-18891	09.2024 Depreciation	0.00	2,857.72	-1,650,496.98	09.2024 Depreciation
Robinwood Manor	10/31/2024	10-2024	Month End Accruals	J-19329	Month End Accruals	0.00	2,857.72	-1,653,354.70	Month End Accruals
Robinwood Manor	11/30/2024	11-2024	Month End Accruals	J-19561	Month End Accruals	0.00	2,857.72	-1,656,212.42	Month End Accruals
Robinwood Manor	12/31/2024	12-2024	Month End Accruals	J-19794	Month End Accruals	0.00	2,857.72	-1,659,070.14	Month End Accruals
Robinwood Manor	1/31/2025	01-2025	Month End Accruals	J-20416	Month End Accruals	0.00	2,857.72	-1,661,927.86	Month End Accruals
Robinwood Manor	2/28/2025	02-2025	Month End Accruals	J-20682	Month End Accruals	0.00	2,857.72	-1,664,785.58	Month End Accruals
Robinwood Manor	3/31/2025	03-2025	Month End Accruals	J-21149	Month End Accruals	0.00	2,857.72	-1,667,643.30	Month End Accruals
Robinwood Manor	3/31/2025	03-2025	Adjust Depreciation for 2025	J-21248	Adjust Depreciation for 2025	0.00	114.88	-1,667,758.18	Adjust Depreciation for 2025
Net Change=-1,667,758.18						0.00	1,667,758.18	-1,667,758.18 = Ending Balance =	
						0.00	1,667,758.18		

General Ledger

Robinwood Manor

Period = Jan 2023-Mar 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1704			Improvements-Other Than Building					0.00	= Beginning Balance =
Robinwood Manor	12/31/2022	03-2023	Robinwood Trial Balance	J-15033	Robinwood Trial Balance	226,297.00	0.00	226,297.00	Robinwood Trial Balance
			Net Change=226,297.00			226,297.00	0.00	226,297.00	= Ending Balance =
						226,297.00	0.00		

General Ledger

Robinwood Manor

Period = Dec 2023-Mar 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1705			Accum. Depreciation- Other					0.00	= Beginning Balance =
Robinwood Manor	12/31/2023	12-2023	record 2023 Depreciation	J-12686	record 2023 Depreciation	0.00	4,641.73	-4,641.73	record 2023 Depreciation
Robinwood Manor	1/31/2024	01-2024	reclass depreciation	J-13591	reclass depreciation	0.00	388.47	-5,030.20	reclass depreciation
Robinwood Manor	2/29/2024	02-2024	02.2024 depreciation	J-14277	02.2024 depreciation	0.00	386.81	-5,417.01	02.2024 depreciation
Robinwood Manor	3/31/2024	03-2024	03.2024 depreciation	J-15573	03.2024 depreciation	0.00	386.81	-5,803.82	03.2024 depreciation
Robinwood Manor	4/30/2024	04-2024	04.2024 depreciation	J-15891	04.2024 depreciation	0.00	386.81	-6,190.63	04.2024 depreciation
Robinwood Manor	5/31/2024	05-2024	05.2024 Depreciation	J-16662	05.2024 Depreciation	0.00	386.81	-6,577.44	05.2024 Depreciation
Robinwood Manor	6/30/2024	06-2024	06.2024 Depreciation	J-16991	06.2024 Depreciation	0.00	386.81	-6,964.25	06.2024 Depreciation
Robinwood Manor	7/31/2024	07-2024	Reclassify Depreciation Entry	J-17809	Reclassify Depreciation Entry	0.00	386.81	-7,351.06	Reclassify Depreciation Entry
Robinwood Manor	8/31/2024	08-2024	08.2024 Depreciation	J-18540	08.2024 Depreciation	0.00	386.81	-7,737.87	08.2024 Depreciation
Robinwood Manor	9/30/2024	09-2024	09.2024 Depreciation	J-18891	09.2024 Depreciation	0.00	386.81	-8,124.68	09.2024 Depreciation
Robinwood Manor	10/31/2024	10-2024	Month End Accruals	J-19329	Month End Accruals	0.00	386.81	-8,511.49	Month End Accruals
Robinwood Manor	11/30/2024	11-2024	Month End Accruals	J-19561	Month End Accruals	0.00	386.81	-8,898.30	Month End Accruals
Robinwood Manor	12/31/2024	12-2024	Month End Accruals	J-19794	Month End Accruals	0.00	386.81	-9,285.11	Month End Accruals
Robinwood Manor	1/31/2025	01-2025	Month End Accruals	J-20416	Month End Accruals	0.00	386.81	-9,671.92	Month End Accruals
Robinwood Manor	2/28/2025	02-2025	Month End Accruals	J-20682	Month End Accruals	0.00	386.81	-10,058.73	Month End Accruals
Robinwood Manor	3/31/2025	03-2025	Month End Accruals	J-21149	Month End Accruals	0.00	386.81	-10,445.54	Month End Accruals
Net Change=-10,445.54						0.00	10,445.54	-10,445.54	= Ending Balance =
						0.00	10,445.54		

General Ledger

Robinwood Manor

Period = Jan 2023-Mar 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1850			Machinery, Equipment, & Appliances					0.00	= Beginning Balance =
Robinwood Manor	12/31/2022	03-2023	Robinwood Trial Balance	J-15033	Robinwood Trial Balance	79,754.39	0.00	79,754.39	Robinwood Trial Balance
Robinwood Manor	1/19/2024	01-2024	Virg's Appliance	P-25653	19221	898.40	0.00	80,652.79	New Hotpoint Electric Range
Robinwood Manor	1/24/2024	01-2024	Virg's Appliance	P-25803	19228	859.00	0.00	81,511.79	New Washer
Robinwood Manor	1/30/2024	01-2024	Virg's Appliance	P-25976	19232	188.22	0.00	81,700.01	Parts for Freezer
Robinwood Manor	7/24/2024	07-2024	Virg's Appliance	P-34702	19341	1,115.30	0.00	82,815.31	New Refrigerator
Robinwood Manor	2/13/2025	02-2025	Quality Appliance	P-44135	2105003	836.95	0.00	83,652.26	New Electric Range
Net Change=83,652.26						83,652.26	0.00	83,652.26	Ending Balance
						83,652.26	0.00		

General Ledger

Robinwood Manor

Period = Jan 2023-Mar 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1851			Accumulated Depreciation- Machinery and Equipmment					0.00 = Beginning Balance =	
Robinwood Manor	3/31/2023	03-2023	Robinwood Trial Balance	J-15033	Robinwood Trial Balance	0.00	75,958.03	-75,958.03	Robinwood Trial Balance
Robinwood Manor	12/31/2023	12-2023	record 2023 Depreciation	J-12686	record 2023 Depreciation	0.00	813.50	-76,771.53	record 2023 Depreciation
Robinwood Manor	12/31/2023	12-2023		J-12693	N/A	0.00	218.71	-76,990.24	
Robinwood Manor	1/31/2024	01-2024	reclass depreciation	J-13591	reclass depreciation	0.00	66.13	-77,056.37	reclass depreciation
Robinwood Manor	1/31/2024	01-2024	record 01.2024 depreciation	J-14256	record depreciation expense	0.00	93.31	-77,149.68	record 01.2024 depreciation
Robinwood Manor	2/29/2024	02-2024	02.2024 depreciation	J-14277	02.2024 depreciation	0.00	86.02	-77,235.70	02.2024 depreciation
Robinwood Manor	3/31/2024	03-2024	03.2024 depreciation	J-15573	03.2024 depreciation	0.00	86.02	-77,321.72	03.2024 depreciation
Robinwood Manor	4/30/2024	04-2024	04.2024 depreciation	J-15891	04.2024 depreciation	0.00	86.02	-77,407.74	04.2024 depreciation
Robinwood Manor	5/31/2024	05-2024	05.2024 Depreciation	J-16662	05.2024 Depreciation	0.00	86.02	-77,493.76	05.2024 Depreciation
Robinwood Manor	6/30/2024	06-2024	06.2024 Depreciation	J-16991	06.2024 Depreciation	0.00	86.02	-77,579.78	06.2024 Depreciation
Robinwood Manor	7/31/2024	07-2024	Reclassify Depreciation Entry	J-17809	Reclassify Depreciation Entry	0.00	86.02	-77,665.80	Reclassify Depreciation Entry
Robinwood Manor	8/31/2024	08-2024	08.2024 Depreciation	J-18540	08.2024 Depreciation	0.00	86.02	-77,751.82	08.2024 Depreciation
Robinwood Manor	9/30/2024	09-2024	09.2024 Depreciation	J-18891	09.2024 Depreciation	0.00	86.02	-77,837.84	09.2024 Depreciation
Robinwood Manor	10/31/2024	10-2024	Month End Accruals	J-19329	Month End Accruals	0.00	86.02	-77,923.86	Month End Accruals
Robinwood Manor	11/30/2024	11-2024	Month End Accruals	J-19561	Month End Accruals	0.00	86.02	-78,009.88	Month End Accruals
Robinwood Manor	12/31/2024	12-2024	Month End Accruals	J-19794	Month End Accruals	0.00	86.02	-78,095.90	Month End Accruals
Robinwood Manor	1/31/2025	01-2025	Month End Accruals	J-20416	Month End Accruals	0.00	86.02	-78,181.92	Month End Accruals
Robinwood Manor	2/28/2025	02-2025	Month End Accruals	J-20682	Month End Accruals	0.00	86.02	-78,267.94	Month End Accruals
Robinwood Manor	3/31/2025	03-2025	Adjust Depreciation for 2025	J-21248	Adjust Depreciation for 2025	0.00	244.48	-78,512.42	Adjust Depreciation for 2025
Net Change=-78,512.42						0.00	78,512.42	-78,512.42 = Ending Balance =	

0.00 78,512.42

Payables Aging Report

Period: -03/2025

As of : 03/31/2025

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										
	3/27/2025	3/27/2025	6212 Repairs & Maintenance - Building	INV12997	471.10	471.10	0.00	0.00	0.00	
	3/31/2025	3/31/2025	6212 Repairs & Maintenance - Building	Robinwood17	4,000.00	4,000.00	0.00	0.00	0.00	
Advanced Facilities					4,471.10	4,471.10	0.00	0.00	0.00	
Cintas Corp										
	3/6/2025	3/6/2025	7246 Housekeeping Supplies	4223242541	19.74	19.74	0.00	0.00	0.00	
	3/20/2025	3/20/2025	7246 Housekeeping Supplies	4224712908	75.57	75.57	0.00	0.00	0.00	
Cintas Corp					95.31	95.31	0.00	0.00	0.00	
City of Faribault										
	3/11/2025	3/11/2025	6430 Water and Sewer	014197-000 03/11/2025	596.22	596.22	0.00	0.00	0.00	
City of Faribault					596.22	596.22	0.00	0.00	0.00	
Culligan of Faribault										
	3/31/2025	3/31/2025	6214 Routine Maintenance - Equipment	119-09972142-3 03/31/2025	115.97	115.97	0.00	0.00	0.00	
Culligan of Faribault					115.97	115.97	0.00	0.00	0.00	
Faribault Interiors Inc										
	2/1/2025	2/1/2025	1701 Building Improvements	50506	2,790.00	0.00	2,790.00	0.00	0.00	
Faribault Interiors Inc					2,790.00	0.00	2,790.00	0.00	0.00	
Faribo Plumbing & Heating										
	3/14/2025	3/14/2025	6212 Repairs & Maintenance - Building	64953	334.00	334.00	0.00	0.00	0.00	
Faribo Plumbing & Heating					334.00	334.00	0.00	0.00	0.00	
Flex Comm Security										
	3/1/2025	3/1/2025	6257 Elevator Maintenance	75032	70.54	0.00	70.54	0.00	0.00	
Flex Comm Security					70.54	0.00	70.54	0.00	0.00	
FLOM Disposal Service										
	3/25/2025	3/25/2025	6450 Trash Disposal	409110024416 03/25/2025	265.19	265.19	0.00	0.00	0.00	
FLOM Disposal Service					265.19	265.19	0.00	0.00	0.00	
John Lundell										

	3/10/2025	3/10/2025	2250 Tenant Deposits	03/10/2025	292.96	292.96	0.00	0.00	0.00
John Lundell					292.96	292.96	0.00	0.00	0.00
Property Pros of Faribault, LLC									
	3/24/2025	3/24/2025	6216 Supplies - Maintenance	7868	47.00	47.00	0.00	0.00	0.00
Property Pros of Faribault, LLC					47.00	47.00	0.00	0.00	0.00
Quality Appliance									
	2/13/2025	2/13/2025	1850 Machinery, Equipment, & Appliances	02105003	836.95	0.00	836.95	0.00	0.00
Quality Appliance					836.95	0.00	836.95	0.00	0.00
Rental Research Services									
	3/31/2025	3/31/2025	6890 Tenant Screening Costs	E08610 03/31/2025	24.50	24.50	0.00	0.00	0.00
Rental Research Services					24.50	24.50	0.00	0.00	0.00
ServiceMaster by Ayotte									
	3/17/2025	3/17/2025	6235 Purchased Services - Cleaning	912016	208.74	208.74	0.00	0.00	0.00
ServiceMaster by Ayotte					208.74	208.74	0.00	0.00	0.00
Sherwin Williams Co									
	2/25/2025	2/25/2025	6216 Supplies - Maintenance	6885-0	252.87	0.00	252.87	0.00	0.00
Sherwin Williams Co					252.87	0.00	252.87	0.00	0.00
Tom's Lock & Key									
	2/10/2025	2/10/2025	6216 Supplies - Maintenance	0014826	19.50	0.00	19.50	0.00	0.00
Tom's Lock & Key					19.50	0.00	19.50	0.00	0.00
Xcel Energy									
	3/14/2025	3/14/2025	6410 Electricity	918870494	430.26	430.26	0.00	0.00	0.00 Common Area
	3/14/2025	3/14/2025	6420 Gas	918870494	1,392.84	1,392.84	0.00	0.00	0.00 Common Area
	3/18/2025	3/18/2025	6410 Electricity	919251178	2,249.36	2,249.36	0.00	0.00	0.00 Vacant Units
Xcel Energy					4,072.46	4,072.46	0.00	0.00	0.00
Yardi Systems, Inc.									
	3/16/2025	3/16/2025	6853 Computer	4783081	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					14,799.31	10,829.45	3,969.86	0.00	0.00

General Ledger

Robinwood Manor

Period = Jan 2023-Mar 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
2291			Payments in Lieu-Taxes Payable					0.00 = Beginning Balance =	
Robinwood Manor	12/31/2023	12-2023	payments in lieu of taxes reclass from accrued property tax correct calculation	J-15206	payments in lieu of taxes	0.00	13,021.02	-13,021.02	payments in lieu of taxes reclass from accrued property tax correct calculation
Robinwood Manor	1/31/2024	01-2024	record property taxes	J-13589	record property taxes	0.00	1,098.08	-14,119.10	record property taxes
Robinwood Manor	2/28/2024	02-2024	record property taxes	J-15902	record property taxes	0.00	1,098.08	-15,217.18	record property taxes
Robinwood Manor	3/31/2024	03-2024	record property taxes	J-15574	record property taxes	0.00	1,098.08	-16,315.26	record property taxes
Robinwood Manor	4/30/2024	04-2024	record property taxes	J-15890	record property taxes	0.00	1,098.08	-17,413.34	record property taxes
Robinwood Manor	5/15/2024	05-2024	Reclass Accrued Property Taxes	J-16656	Reclass Accrued Property Taxes	6,510.51	0.00	-10,902.83	Reclass Accrued Property Taxes
Robinwood Manor	5/31/2024	05-2024	Accrue Property Taxes	J-16654	Accrue Property Taxes	0.00	1,098.08	-12,000.91	Accrue Property Taxes
Robinwood Manor	6/30/2024	06-2024	Accrue Property Taxes	J-16992	Accrue Property Taxes	0.00	1,098.08	-13,098.99	Accrue Property Taxes
Robinwood Manor	7/31/2024	07-2024	Accrue Property Taxes	J-17811	Accrue Property Taxes	0.00	1,098.08	-14,197.07	Accrue Property Taxes
Robinwood Manor	8/31/2024	08-2024	Accrue Property Taxes	J-18542	Accrue Property Taxes	0.00	1,098.08	-15,295.15	Accrue Property Taxes
Robinwood Manor	9/30/2024	09-2024	Accrue Property Taxes	J-18893	Accrue Property Taxes	0.00	1,098.08	-16,393.23	Accrue Property Taxes
Robinwood Manor	10/15/2024	10-2024	Reclassify Accrued Property Taxes	J-19330	Reclassify Accrued Property Taxes	6,510.51	0.00	-9,882.72	Reclassify Accrued Property Taxes
Robinwood Manor	10/31/2024	10-2024	Month End Accruals	J-19329	Month End Accruals	0.00	1,098.08	-10,980.80	Month End Accruals
Robinwood Manor	11/30/2024	11-2024	Month End Accruals	J-19561	Month End Accruals	0.00	1,098.08	-12,078.88	Month End Accruals
Robinwood Manor	12/31/2024	12-2024	Month End Accruals	J-19794	Month End Accruals	0.00	1,098.08	-13,176.96	Month End Accruals
Robinwood Manor	12/31/2024	12-2024	Adjust PILOT to total	J-20747	Adjust PILOT to total	6,305.87	0.00	-6,871.09	Adjust PILOT to total
Robinwood Manor	1/31/2025	01-2025	Month End Accruals	J-20416	Month End Accruals	0.00	1,166.47	-8,037.56	Month End Accruals
Robinwood Manor	2/28/2025	02-2025	Month End Accruals	J-20682	Month End Accruals	0.00	1,166.47	-9,204.03	Month End Accruals
Robinwood Manor	3/31/2025	03-2025	Month End Accruals	J-21149	Month End Accruals	0.00	1,166.47	-10,370.50	Month End Accruals
Net Change=-10,370.50						19,326.89	29,697.39	-10,370.50 = Ending Balance =	
						19,326.89	29,697.39		

General Ledger

Robinwood Manor

Period = Dec 2023-Mar 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
2352			Due to- Other Governments					0.00	= Beginning Balance =
Robinwood Manor	12/31/2023	12-2023	Trial Balance	J-16599	Trial Balance	0.00	472,924.15	-472,924.15	Trial Balance
			Net Change=-472,924.15			0.00	472,924.15	-472,924.15	= Ending Balance =
						0.00	472,924.15		

General Ledger

Robinwood Manor

Period = Jan 2023-Mar 2025

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	12/31/2022	03-2023	Robinwood Trial Balance	J-15033	Robinwood Trial Balance	0.00	1,065,000.32	-1,065,000.32	Robinwood Trial Balance
Robinwood Manor	3/31/2023	03-2023	Adjust beginning trial balance	J-16435	TB ADJ	0.00	104,042.73	-1,169,043.05	Adjust beginning trial balance
			Net Change=-1,169,043.05			0.00	1,169,043.05	-1,169,043.05 = Ending Balance =	
						0.00	1,169,043.05		



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: May 12, 2025
SUBJECT: Scattered Sites Financials

BACKGROUND:

Financial documents are provided by Cornerstone. Jamie may likely be available if we have more specific questions.

REQUESTED ACTION:

Receive and file

ATTACHMENTS:

1. 2025.03 City of Faribault - Public Housing HRA Executive Summary
2. 2025.03 City of Faribault - Public Housing HRA1

CORNERSTONE

Creating Healthy Communities

Executive Summary for City of Faribault Public Housing HRA March 2025

Overview

- The total operating income was \$60,626.
- Occupancy for March was 96%.

Financial Summary

	Current Month	Budget	Variance (+/-)	YTD Total	YTD Budget	Variance (+/-)
Total Revenue	60,626	58,905	1,721	189,856	176,715	13,141
Operating Expenses	-19,530	-21,715	2,185	-66,171	-67,837	1,666
Other Income	0	0	0	0	0	0
Other Expenses (Debt Service)	0	0	0	0	0	0
Net Income	41,095	37,190	3,905	123,685	108,878	14,808
Total Aged			Operating Acct Bal			
Total Accounts Receivable	4,539		Beginning Cash		516,124	
Total Accounts Payable	57,264		Ending Cash		516,206	
			Cash Flow		82	

Narrative:

- The Accounts Receivable balance is \$4,539 at the end of March.
- The Accounts Payable balance of \$57,264 is made up of current invoices with payments made in April.
- The operating account balance for the month of March ended at \$516,206.

Monthly Status	February 2025	March 2025
Vacant Units	2	2
Move-Outs	0	0
Move-Ins	0	0
Evictions	0	0
Current Occupancy	47	47
Full Occupancy	49	49
Occupancy %	96%	96%

Cornerstone Financial Package

City of Faribault (Public Housing HRA)

MONTHLY FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

CURRENT MONTH AND YEAR-TO-DATE
FOR
March 31, 2025



Professionally Managed By Cornerstone Management Services

Balance Sheet

Public Housing HRA

Month = Mar 2025

Book = Accrual ; Tree = YSI Standard Balance Sheet

ACCOUNT	CURRENT BALANCE
ASSETS	
CASH	
Security Deposit Savings	715,511.54
Operating Cash	516,205.99
TOTAL CASH	1,231,717.53
Accounts Receivable	4,539.42
Due From- Other Governments	183,037.99
Prepaid Property/Liability Ins	22,118.07
Building Improvements	94,939.15
Machinery, Equipment, & Appliances	7,105.70
TOTAL ASSETS	1,543,457.86
LIABILITIES AND CAPITAL	
LIABILITIES	
Accounts Payable	57,264.35
Prepaid Rent	2,018.10
Accrued Property Tax	3,678.27
Other Accrued Liabilities	3,000.00
Tenant Deposits	12,999.00
Pet Deposit	1,271.90
Interest on Tenant Deposits	233.43
Due to Affiliate	89,928.50
Due to other funds	250,000.00
Unreserved Fund Balances	98,719.77
TOTAL LIABILITIES	519,113.32
CAPITAL	
Retained Earnings	123,685.45
Prior Years Retained Earnings	900,659.09
TOTAL CAPITAL	1,024,344.54
TOTAL LIABILITIES AND CAPITAL	1,543,457.86

12 Months Income Statement
Public Housing HRA
Period = Apr 2024-Mar 2025
Book = Accrual ; Tree = MultiFamily New

ACCOUNT	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Total
Ops Income or Loss													
OPERATING INCOME													
Residential Income													
Rent-Residential	\$ 21,055.00	\$ 21,443.00	\$ 20,964.00	\$ 22,595.00	\$ 23,695.00	\$ 21,158.00	\$ 26,537.00	\$ 24,711.00	\$ 24,404.00	\$ 21,643.00	\$ 22,144.00	\$ 22,033.00	\$ 272,382.00
Tenant Based Subsidy	\$ 32,946.00	\$ 33,639.00	\$ 33,771.00	\$ 32,140.00	\$ 31,040.00	\$ 34,511.00	\$ 30,704.00	\$ 31,318.00	\$ 40,483.00	\$ 42,764.00	\$ 41,887.00	\$ 42,163.00	\$ 427,366.00
Other Income													
Late Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50.00	\$ -	\$ 25.00	\$ -	\$ -	\$ -	\$ 75.00
Miscellaneous Income	\$ 20.00	\$ 20.00	\$ 20.00	\$ 10.00	\$ 10.00	\$ -	\$ -	\$ -	\$ -	\$ 1,714.16	\$ (1,075.00)	\$ (3,652.00)	\$ (2,932.84)
CleanUp (Misc)	\$ (6,733.56)	\$ (88.80)	\$ 10,641.33	\$ 396.01	\$ (2,055.64)	\$ (6.79)	\$ (35.90)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,116.65
Pet Fee	\$ -	\$ -	\$ 280.00	\$ 50.00	\$ -	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 540.00
Bank Interest	\$ 30.32	\$ 30.77	\$ 28.78	\$ 36.28	\$ 35.93	\$ 38.67	\$ 39.62	\$ 37.54	\$ 43.25	\$ 48.18	\$ 45.17	\$ 51.65	\$ 466.16
Total Other Income	\$ (6,683.24)	\$ (38.03)	\$ 10,970.11	\$ 492.29	\$ (2,009.71)	\$ 61.88	\$ 83.72	\$ 67.54	\$ 98.25	\$ 1,792.34	\$ (999.83)	\$ (3,570.35)	\$ 264.97
TOTAL Residential Income	\$ 47,317.76	\$ 55,043.97	\$ 65,705.11	\$ 55,227.29	\$ 52,725.29	\$ 55,730.88	\$ 57,324.72	\$ 56,096.54	\$ 64,985.25	\$ 66,199.34	\$ 63,031.17	\$ 60,625.65	\$ 700,012.97
TOTAL OPERATING INCOME	\$ 47,317.76	\$ 55,043.97	\$ 65,705.11	\$ 55,227.29	\$ 52,725.29	\$ 55,730.88	\$ 57,324.72	\$ 56,096.54	\$ 64,985.25	\$ 66,199.34	\$ 63,031.17	\$ 60,625.65	\$ 700,012.97
OPS EXPENSES													
Operating Expenses													
Payroll expenses													
Administrative Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,241.13	\$ -	\$ -	\$ -	\$ 12,241.13
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	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 30,000.00
TOTAL Payroll expenses	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 10,838.28	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 38,338.28
Utilities													
Electricity	\$ 261.16	\$ 288.35	\$ 181.22	\$ 240.84	\$ 135.73	\$ 539.72	\$ 217.82	\$ 430.38	\$ 193.52	\$ 228.30	\$ 295.37	\$ 182.32	\$ 3,194.73
Water and Sewer	\$ 275.46	\$ 220.35	\$ 365.71	\$ 193.15	\$ 286.67	\$ 278.25	\$ 523.20	\$ 225.74	\$ 262.97	\$ 285.83	\$ 251.51	\$ 265.19	\$ 3,434.03
Gas	\$ 84.75	\$ 76.65	\$ 100.13	\$ 70.09	\$ 121.90	\$ 171.29	\$ 37.02	\$ 36.99	\$ 198.52	\$ 314.81	\$ 404.39	\$ 356.72	\$ 1,973.26
Trash Disposal	\$ 183.26	\$ 183.26	\$ 183.26	\$ 183.26	\$ 183.26	\$ 199.72	\$ 366.52	\$ 183.26	\$ 180.09	\$ 180.09	\$ 158.55	\$ 201.63	\$ 2,386.16
TOTAL Utilities	\$ 804.63	\$ 768.61	\$ 830.32	\$ 687.34	\$ 727.56	\$ 1,188.98	\$ 1,144.56	\$ 876.37	\$ 835.10	\$ 1,009.03	\$ 1,109.82	\$ 1,005.86	\$ 10,988.18
Office Expenses													
Office Supplies & Expenses - Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107.51	\$ -	\$ -	\$ 84.83	\$ -	\$ 192.34
Postage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365.00	\$ -	\$ 365.00
Computer	\$ -	\$ -	\$ 294.00	\$ -	\$ -	\$ 294.00	\$ -	\$ -	\$ 294.00	\$ -	\$ -	\$ 294.00	\$ 1,176.00
Dues & Subscriptions	\$ -	\$ 26.67	\$ 13.33	\$ 13.33	\$ 13.34	\$ 13.33	\$ 361.67	\$ 361.67	\$ 361.67	\$ 361.66	\$ 361.66	\$ 361.67	\$ 2,250.00
Activities Event	\$ -	\$ -	\$ -	\$ -	\$ 13,840.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,840.67
TOTAL Office Expenses	\$ -	\$ 26.67	\$ 307.33	\$ 13.33	\$ 13,854.01	\$ 307.33	\$ 361.67	\$ 469.18	\$ 655.67	\$ 361.66	\$ 811.49	\$ 655.67	\$ 17,824.01
Maintenance expenses													
Supplies - Maintenance	\$ (230.66)	\$ -	\$ -	\$ 179.41	\$ 392.83	\$ (160.43)	\$ 1,302.13	\$ 1,466.27	\$ 346.59	\$ -	\$ -	\$ 162.00	\$ 3,458.14
Repairs & Maintenance - Building	\$ 964.00	\$ 4,000.00	\$ 4,000.00	\$ 4,220.00	\$ 4,000.00	\$ 4,170.00	\$ 4,232.75	\$ 4,439.00	\$ 4,000.00	\$ 4,162.30	\$ 7,783.97	\$ 6,786.07	\$ 52,758.09

Extraordinary Maintenance	\$ -	\$ 6,490.75	\$ 4,549.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,138.61	\$ -	\$ -	\$ 17,178.78
Grounds/Lawn Care	\$ -	\$ -	\$ -	\$ 5,986.00	\$ 4,732.04	\$ 9,635.50	\$ 2,167.00	\$ -	\$ 1,334.00	\$ -	\$ -	\$ -	\$ 23,854.54
Pest Control	\$ 494.00	\$ 1,301.00	\$ 321.00	\$ 313.00	\$ 319.00	\$ 89.00	\$ 178.00	\$ 1,534.50	\$ 89.00	\$ -	\$ 89.00	\$ -	\$ 4,727.50
Contracted Labor - Maintenance	\$ 191.95	\$ 165.78	\$ 139.60	\$ 104.70	\$ 610.76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,212.79
Snow Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,365.00	\$ -	\$ 3,365.00
Fire Prevention & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 536.10	\$ -	\$ -	\$ -	\$ -	\$ 536.10
Purchased Services-Maintenance	\$ 281.95	\$ -	\$ -	\$ 416.05	\$ 85.00	\$ 396.63	\$ 1,677.21	\$ -	\$ 755.18	\$ 667.00	\$ 473.44	\$ -	\$ 4,752.46
Purchased Services-Cleaning	\$ 773.10	\$ -	\$ -	\$ -	\$ -	\$ 645.66	\$ 279.21	\$ 139.60	\$ 383.90	\$ -	\$ -	\$ 723.44	\$ 2,944.91
TOTAL Maintenance expenses	\$ 2,474.34	\$ 11,957.53	\$ 9,010.02	\$ 11,219.16	\$ 10,139.63	\$ 14,776.36	\$ 9,836.30	\$ 8,115.47	\$ 6,908.67	\$ 10,967.91	\$ 11,711.41	\$ 7,671.51	\$ 114,788.31
Miscellaneous expenses													
Administrative Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 3,000.00
Supplies-Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146.40	\$ -	\$ -	\$ 75.00	\$ -	\$ 221.40
Bank Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.00	\$ -	\$ -	\$ 100.00	\$ -	\$ -	\$ 115.00
Late Fees	\$ 2.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2.10
Interest Expense	\$ -	\$ -	\$ -	\$ 7.10	\$ -	\$ -	\$ 10.16	\$ 11.30	\$ 10.33	\$ -	\$ 16.77	\$ 13.63	\$ 69.29
Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,638.92	\$ -	\$ -	\$ -	\$ 29,638.92
TOTAL Miscellaneous expenses	\$ 2.10	\$ -	\$ -	\$ 7.10	\$ -	\$ -	\$ 25.16	\$ 157.70	\$ 29,649.25	\$ 1,100.00	\$ 1,091.77	\$ 1,013.63	\$ 33,046.71
Management expense													
Management Fees	\$ 3,000.00	\$ 4,107.84	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 37,107.84
TOTAL Management expense	\$ 3,000.00	\$ 4,107.84	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 37,107.84
Professional, Permits and tax expenses													
Licenses & Permits - Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110.00	\$ -	\$ -	\$ 110.00
Fees - Legal	\$ -	\$ 1,259.00	\$ -	\$ -	\$ -	\$ 43.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,302.50
Legal Fees - Business Entity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,986.60	\$ -	\$ -	\$ -	\$ -	\$ 1,986.60
TOTAL Professional, Permits and tax expenses	\$ -	\$ 1,259.00	\$ -	\$ -	\$ -	\$ 43.50	\$ -	\$ 1,986.60	\$ -	\$ 110.00	\$ -	\$ -	\$ 3,399.10
Tax and insurance expenses													
Property Tax	\$ (225.12)	\$ -	\$ 1,596.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,226.09	\$ 1,226.09	\$ 1,226.09	\$ 5,049.95
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,074.50	\$ 6,074.50	\$ 6,074.50	\$ 6,074.50	\$ 2,457.56	\$ 2,457.56	\$ 2,457.56	\$ 31,670.68
TOTAL Tax and insurance expenses	\$ (225.12)	\$ -	\$ 1,596.80	\$ -	\$ -	\$ 6,074.50	\$ 6,074.50	\$ 6,074.50	\$ 6,074.50	\$ 3,683.65	\$ 3,683.65	\$ 3,683.65	\$ 36,720.63
TOTAL Operating Expenses	\$ 8,555.95	\$ 20,619.65	\$ 17,244.47	\$ 17,426.93	\$ 30,221.20	\$ 27,890.67	\$ 22,942.19	\$ 23,179.82	\$ 57,961.47	\$ 22,732.25	\$ 23,908.14	\$ 19,530.32	\$ 292,213.06
TOTAL OPS EXPENSES	\$ 8,555.95	\$ 20,619.65	\$ 17,244.47	\$ 17,426.93	\$ 30,221.20	\$ 27,890.67	\$ 22,942.19	\$ 23,179.82	\$ 57,961.47	\$ 22,732.25	\$ 23,908.14	\$ 19,530.32	\$ 292,213.06
NET Ops Income (Loss)	\$ 38,761.81	\$ 34,424.32	\$ 48,460.64	\$ 37,800.36	\$ 22,504.09	\$ 27,840.21	\$ 34,382.53	\$ 32,916.72	\$ 7,023.78	\$ 43,467.09	\$ 39,123.03	\$ 41,095.33	\$ 407,799.91
NET INCOME (LOSS)	\$ 38,761.81	\$ 34,424.32	\$ 48,460.64	\$ 37,800.36	\$ 22,504.09	\$ 27,840.21	\$ 34,382.53	\$ 32,916.72	\$ 7,023.78	\$ 43,467.09	\$ 39,123.03	\$ 41,095.33	\$ 407,799.91

Budget Comparison

Public Housing HRA

Month = Mar 2025

Book = Accrual ; Tree = MutiFamily New

ACCOUNT	Mar 2025	Mar 2025	Mar 2025	2025	2025	2025
Ops Income or Loss	Actual	Budget	Variance	Actual	Budget	Variance
OPERATING INCOME						
Residential Income						
Rent-Residential	\$ 22,033.00	\$ 24,750.00	\$ (2,717.00)	\$ 65,820.00	\$ 74,250.00	\$ (8,430.00)
Tenant Based Subsidy	\$ 42,163.00	\$ 34,120.00	\$ 8,043.00	\$ 126,814.00	\$ 102,360.00	\$ 24,454.00
Other Income						
Miscellaneous Income	\$ (3,652.00)	\$ -	\$ (3,652.00)	\$ (3,012.84)	\$ -	\$ (3,012.84)
Pet Fee	\$ 30.00	\$ -	\$ 30.00	\$ 90.00	\$ -	\$ 90.00
Bank Interest	\$ 51.65	\$ 35.00	\$ 16.65	\$ 145.00	\$ 105.00	\$ 40.00
Total Other Income	\$ (3,570.35)	\$ 35.00	\$ (3,605.35)	\$ (2,777.84)	\$ 105.00	\$ (2,882.84)
TOTAL Residential Income	\$ 60,625.65	\$ 58,905.00	\$ 1,720.65	\$ 189,856.16	\$ 176,715.00	\$ 13,141.16
TOTAL OPERATING INCOME	\$ 60,625.65	\$ 58,905.00	\$ 1,720.65	\$ 189,856.16	\$ 176,715.00	\$ 13,141.16
OPS EXPENSES						
Operating Expenses						
Payroll expenses						
Pass thru Payroll - Corporate	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 7,500.00	\$ 7,500.00	\$ -
TOTAL Payroll expenses	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 7,500.00	\$ 7,500.00	\$ -
Utilities						
Electricity	\$ 182.32	\$ 200.00	\$ 17.68	\$ 705.99	\$ 500.00	\$ (205.99)
Water and Sewer	\$ 265.19	\$ 260.00	\$ (5.19)	\$ 802.53	\$ 610.00	\$ (192.53)
Gas	\$ 356.72	\$ 75.00	\$ (281.72)	\$ 1,075.92	\$ 275.00	\$ (800.92)
Trash Disposal	\$ 201.63	\$ 185.00	\$ (16.63)	\$ 540.27	\$ 555.00	\$ 14.73
TOTAL Utilities	\$ 1,005.86	\$ 720.00	\$ (285.86)	\$ 3,124.71	\$ 1,940.00	\$ (1,184.71)
Office Expenses						
Office Supplies & Expenses - Admin	\$ -	\$ -	\$ -	\$ 84.83	\$ -	\$ (84.83)
Postage	\$ -	\$ -	\$ -	\$ 365.00	\$ -	\$ (365.00)
Computer	\$ 294.00	\$ 294.00	\$ -	\$ 294.00	\$ 294.00	\$ -
Dues & Subscriptions	\$ 361.67	\$ 15.00	\$ (346.67)	\$ 1,084.99	\$ 45.00	\$ (1,039.99)
TOTAL Office Expenses	\$ 655.67	\$ 309.00	\$ (346.67)	\$ 1,828.82	\$ 339.00	\$ (1,489.82)
Maintenance expenses						
Supplies - Maintenance	\$ 162.00	\$ 350.00	\$ 188.00	\$ 162.00	\$ 1,050.00	\$ 888.00
Repairs & Maintenance - Building	\$ 6,786.07	\$ 4,200.00	\$ (2,586.07)	\$ 18,732.34	\$ 12,600.00	\$ (6,132.34)
Extraordinary Maintenance	\$ -	\$ 4,000.00	\$ 4,000.00	\$ 6,138.61	\$ 12,000.00	\$ 5,861.39
Grounds/Lawn Care	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ 450.00	\$ 450.00	\$ 89.00	\$ 1,350.00	\$ 1,261.00
Snow Removal	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 3,365.00	\$ 5,000.00	\$ 1,635.00
Fire Prevention & Maintenance	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ 300.00	\$ 300.00
Purchased Services-Maintenance	\$ -	\$ 300.00	\$ 300.00	\$ 1,140.44	\$ 900.00	\$ (240.44)
Purchased Services-Cleaning	\$ 723.44	\$ -	\$ (723.44)	\$ 723.44	\$ -	\$ (723.44)
TOTAL Maintenance expenses	\$ 7,671.51	\$ 10,400.00	\$ 2,728.49	\$ 30,350.83	\$ 33,200.00	\$ 2,849.17

Miscellaneous expenses						
Administrative Expense	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 3,000.00	\$ 3,000.00	\$ -
Supplies-Admin	\$ -	\$ -	\$ -	\$ 75.00	\$ -	\$ (75.00)
Bank Fees	\$ -	\$ -	\$ -	\$ 100.00	\$ -	\$ (100.00)
Interest Expense	\$ 13.63	\$ 10.00	\$ (3.63)	\$ 30.40	\$ 30.00	\$ (0.40)
TOTAL Miscellaneous expenses	\$ 1,013.63	\$ 1,010.00	\$ (3.63)	\$ 3,205.40	\$ 3,030.00	\$ (175.40)
Management expense						
Management Fees	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 9,000.00	\$ 9,000.00	\$ -
TOTAL Management expense	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 9,000.00	\$ 9,000.00	\$ -
Professional, Permits and tax expenses						
Licenses & Permits - Admin	\$ -	\$ 350.00	\$ 350.00	\$ 110.00	\$ 1,050.00	\$ 940.00
Fees - Legal	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
TOTAL Professional, Permits and tax expenses	\$ -	\$ 350.00	\$ 350.00	\$ 110.00	\$ 2,550.00	\$ 2,440.00
Tax and insurance expenses						
Property Tax	\$ 1,226.09	\$ 1,226.09	\$ -	\$ 3,678.27	\$ 3,678.27	\$ -
Insurance	\$ 2,457.56	\$ 2,200.00	\$ (257.56)	\$ 7,372.68	\$ 6,600.00	\$ (772.68)
TOTAL Tax and insurance expenses	\$ 3,683.65	\$ 3,426.09	\$ (257.56)	\$ 11,050.95	\$ 10,278.27	\$ (772.68)
TOTAL Operating Expenses	\$ 19,530.32	\$ 21,715.09	\$ 2,184.77	\$ 66,170.71	\$ 67,837.27	\$ 1,666.56
TOTAL OPS EXPENSES	\$ 19,530.32	\$ 21,715.09	\$ 2,184.77	\$ 66,170.71	\$ 67,837.27	\$ 1,666.56
NET Ops Income (Loss)	\$ 41,095.33	\$ 37,189.91	\$ 3,905.42	\$ 123,685.45	\$ 108,877.73	\$ 14,807.72
NET INCOME (LOSS)	\$ 41,095.33	\$ 37,189.91	\$ 3,905.42	\$ 123,685.45	\$ 108,877.73	\$ 14,807.72

**Security Deposit Savings
Bank Reconcile History Report**

Balance Per Bank Statement as of 3/31/2025	715,511.54
Reconciled Bank	715,511.54

Balance per GL as of 3/31/2025	715,511.54
Reconciled Balance	715,511.54

Difference	0.00
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Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
3/4/2025	JE 21065	Move Deposit to Deposit account	39,611.00	3/31/2025
3/31/2025	JE 21060	Interest Income	30.22	3/31/2025
Total Cleared Other Items			39,641.22	

Public Housing HRA Schedule of Insurance March 31, 2025
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	Expense 6320	Payments	1331
Balance at 12/31/24	\$ -	\$ -	\$ -
January Accrual/Payment	2,457.56	29,490.75	27,033.19
February Accrual	2,457.56		24,575.63
March Accrual	<u>2,457.56</u>		22,118.07
Totals	<u><u>\$ 7,372.68</u></u>	<u><u>\$ 29,490.75</u></u>	

Routing 291880330
Bank Reconcile History Report

Balance Per Bank Statement as of 3/31/2025	517,464.99
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Outstanding Checks

Check Date	Check Number	Payee	Amount
6/25/2024	261	Patton, Hoversten & Berg, P.A.	1,259.00
Less: Outstanding Checks			1,259.00

Reconciled Bank Balance	516,205.99
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Balance per GL as of 3/31/2025	516,205.99
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Reconciled Balance Per G/L	516,205.99
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Difference	0.00
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Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
2/12/2025	343	Midwest Tree LLC	250.00	3/31/2025
3/3/2025	347	Cornerstone Management Services LLC	5,500.00	3/31/2025
3/5/2025	ACH	City of Faribault	14.21	3/31/2025
3/5/2025	ACH	City of Faribault	14.21	3/31/2025
3/5/2025	ACH	City of Faribault	14.21	3/31/2025
3/5/2025	ACH	City of Faribault	15.02	3/31/2025
3/5/2025	ACH	City of Faribault	15.02	3/31/2025
3/5/2025	ACH	City of Faribault	14.22	3/31/2025
3/5/2025	ACH	City of Faribault	15.02	3/31/2025
3/5/2025	ACH	City of Faribault	14.21	3/31/2025
3/5/2025	ACH	City of Faribault	48.55	3/31/2025
3/5/2025	ACH	City of Faribault	49.33	3/31/2025
3/5/2025	ACH	City of Faribault	35.70	3/31/2025
3/5/2025	ACH	Xcel Energy	350.66	3/31/2025
3/6/2025	ACH	Xcel Energy	33.92	3/31/2025
3/12/2025	348	Advanced Facilities	9,087.06	3/31/2025
3/12/2025	349	City of Faribault	75.00	3/31/2025
3/12/2025	350	Property Pros of Faribault, LLC	2,005.00	3/31/2025
3/12/2025	351	Raw Construction LLC	3,365.00	3/31/2025
3/12/2025	352	ServiceMaster by Ayotte	473.44	3/31/2025
3/13/2025	ACH	Xcel Energy	67.20	3/31/2025
3/21/2025	ACH	FLOM Disposal Service	21.54	3/31/2025
3/21/2025	ACH	FLOM Disposal Service	158.55	3/31/2025
Total Cleared Checks			21,637.07	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
3/4/2025	299		39,611.00	3/31/2025
3/6/2025	300		1,489.00	3/31/2025
3/6/2025	301		16,926.50	3/31/2025
3/11/2025	302		2,859.00	3/31/2025
3/14/2025	303		1,000.00	3/31/2025
3/24/2025	304		662.00	3/31/2025
Total Cleared Deposits			62,547.50	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
3/4/2025	JE 21065	Move Deposit to Deposit account	-39,611.00	3/31/2025
3/5/2025	JE 21230	Adjustment to deposits. Charges were higher than ACH deposits	-1,017.00	3/31/2025
3/31/2025	JE 21060	Interest Income	21.43	3/31/2025
Total Cleared Other Items			-40,606.57	

General Ledger

Public Housing HRA

Period = Dec 2023-Mar 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1327			Due From- Other Governments					0.00 = Beginning Balance =	
Public Housing HRA	12/31/2023	12-2023	reconcile federal grants received prior to 5/1/23 in city accounts	J-15452	reconcile federal grants received prior to 5/1/23	153,881.00	0.00	153,881.00	reconcile federal grants received prior to 5/1/23 in city accounts
Public Housing HRA	12/31/2023	12-2023	Adjust HAP/HUD Rev	J-16597	YE ADJ	169,186.99	0.00	323,067.99	Due from City General Fund
Public Housing HRA	1/8/2025	01-2025	Deposit from HUD Treasury	J-20433	Deposit from HUD Treasury	0.00	140,030.00	183,037.99	Deposit from HUD Treasury
Net Change=183,037.99						323,067.99	140,030.00	183,037.99 = Ending Balance =	
						323,067.99	140,030.00		

General Ledger

Public Housing HRA

Period = Jan 2024-Mar 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1701			Building Improvements					0.00	= Beginning Balance =
Public Housing HRA	11/2/2023	01-2024	Faribo Air Conditioning & Heating, Inc.	P-24539	19997	5,470.00	0.00	5,470.00	Service and repair of water heaters
Public Housing HRA	12/28/2023	01-2024	Faribo Air Conditioning & Heating, Inc.	P-24544	20277	2,303.00	0.00	7,773.00	Relacement of 3 motors, thermostat
Public Housing HRA	4/1/2024	04-2024	Advanced Facilities	P-28534	Advanced Facilities	4,025.00	0.00	11,798.00	New Window
Public Housing HRA	6/6/2024	06-2024	Faribault Interiors Inc	P-32666	50152	12,400.00	0.00	24,198.00	New Flooring
Public Housing HRA	9/13/2024	09-2024	Faribo Air Conditioning & Heating, Inc.	P-37955	21439	4,920.00	0.00	29,118.00	Thermostats
Public Housing HRA	9/18/2024	09-2024	Faribo Air Conditioning & Heating, Inc.	P-37261	21375	5,253.00	0.00	34,371.00	Service and repair of water heaters
Public Housing HRA	9/23/2024	09-2024	Faribault Interiors Inc	P-38235	46162	6,170.00	0.00	40,541.00	New Flooring
Public Housing HRA	9/25/2024	09-2024	Faribo Air Conditioning & Heating, Inc.	P-37550	21464	1,287.50	0.00	41,828.50	Service and repair of water heaters
Public Housing HRA	2/6/2025	02-2025	Property Pros of Faribault, LLC	P-43016	7820	2,005.00	0.00	43,833.50	Removal of carpet
Public Housing HRA	2/6/2025	03-2025	CCS Cleaning and Restoration	P-45104	1586	5,798.00	0.00	49,631.50	Bathroom Remodel
Public Housing HRA	3/3/2025	03-2025	Probuilt Construction LLC	P-45109	1816SHUMWAYAVE-BB	21,901.83	0.00	71,533.33	Total Apartment Remodel
Public Housing HRA	3/3/2025	03-2025	Probuilt Construction LLC	P-45109	1816SHUMWAYAVE-BB	21,901.82	0.00	93,435.15	Total Apartment Remodel
Public Housing HRA	3/4/2025	03-2025	Brian Erickson Construction	P-44054	83	1,504.00	0.00	94,939.15	New Window
Net Change=94,939.15						94,939.15	0.00	94,939.15	= Ending Balance =
						94,939.15	0.00		

General Ledger
Public Housing HRA
Period = Jan 2024-Mar 2025
Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1850			Machinery, Equipment, & Appliances					0.00	= Beginning Balance =
Public Housing HRA	1/22/2024	01-2024	Virg's Appliance	P-25748	19226	943.00	0.00	943.00	
Public Housing HRA	2/12/2024	02-2024	Virg's Appliance	P-26729	19235	949.00	0.00	1,892.00	
Public Housing HRA	2/27/2024	02-2024	Virg's Appliance	P-27467	19247	329.00	0.00	2,221.00	
Public Housing HRA	3/21/2024	03-2024	Virg's Appliance	P-28788	19268	185.00	0.00	2,406.00	
Public Housing HRA	3/26/2024	03-2024	Virg's Appliance	P-28945	19272	360.90	0.00	2,766.90	
Public Housing HRA	4/9/2024	04-2024	Virg's Appliance	P-29715	19286	240.95	0.00	3,007.85	
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	
Public Housing HRA	6/11/2024	06-2024	Virg's Appliance	P-32731	19317	1,034.00	0.00	6,243.70	
Public Housing HRA	7/2/2024	07-2024	Virg's Appliance	P-33976	19332	862.00	0.00	7,105.70	
Net Change=7,105.70						7,105.70	0.00	7,105.70	= Ending Balance =
						7,105.70	0.00		

Payables Aging Report

Period: -03/2025

As of : 03/31/2025

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										
	3/31/2025	3/31/2025	6212 Repairs & Maintenance - Building	INV13008	134.48	134.48	0.00	0.00	0.00	
	3/31/2025	3/31/2025	6212 Repairs & Maintenance - Building	INV13009	67.24	67.24	0.00	0.00	0.00	
	3/31/2025	3/31/2025	6212 Repairs & Maintenance - Building	INV13007	67.24	67.24	0.00	0.00	0.00	
	3/31/2025	3/31/2025	6212 Repairs & Maintenance - Building	INV13006	67.24	67.24	0.00	0.00	0.00	
	3/31/2025	4/30/2025	6212 Repairs & Maintenance - Building	PublicHRA17	4,000.00	4,000.00	0.00	0.00	0.00	
Advanced Facilities					4,336.20	4,336.20	0.00	0.00	0.00	
Brian Erickson Construction										
	3/4/2025	3/4/2025	1701 Building Improvements	83	1,504.00	1,504.00	0.00	0.00	0.00	
Brian Erickson Construction					1,504.00	1,504.00	0.00	0.00	0.00	
CCS Cleaning and Restoration										
	2/6/2025	2/6/2025	1701 Building Improvements	1586	5,798.00	0.00	5,798.00	0.00	0.00	
CCS Cleaning and Restoration					5,798.00	0.00	5,798.00	0.00	0.00	
Chadderdon Lumber, INC										
	3/12/2025	3/12/2025	6212 Repairs & Maintenance - Building	213806	284.06	284.06	0.00	0.00	0.00	
Chadderdon Lumber, INC					284.06	284.06	0.00	0.00	0.00	
City of Faribault										
	3/11/2025	3/11/2025	6430 Water and Sewer	005090-000 03/11/2025	14.21	14.21	0.00	0.00	0.00	
	3/11/2025	3/11/2025	6430 Water and Sewer	005090-001 03/11/2025	14.21	14.21	0.00	0.00	0.00	
	3/11/2025	3/11/2025	6430 Water and Sewer	005090-003 03/11/2025	14.21	14.21	0.00	0.00	0.00	
	3/11/2025	3/11/2025	6430 Water and Sewer	005090-004 03/11/2025	15.02	15.02	0.00	0.00	0.00	
	3/11/2025	3/11/2025	6430 Water and Sewer	005090-006 03/11/2025	15.02	15.02	0.00	0.00	0.00	
	3/11/2025	3/11/2025	6430 Water and Sewer	005090-007 03/11/2025	14.22	14.22	0.00	0.00	0.00	
	3/11/2025	3/11/2025	6430 Water and Sewer	005090-016 03/11/2025	15.02	15.02	0.00	0.00	0.00	
	3/11/2025	3/11/2025	6430 Water and Sewer	005090-026 03/11/2025	14.21	14.21	0.00	0.00	0.00	
	3/11/2025	3/11/2025	6430 Water and Sewer	005090-177 03/11/2025	45.68	45.68	0.00	0.00	0.00	
	3/11/2025	3/11/2025	6430 Water and Sewer	005090-179 03/11/2025	50.32	50.32	0.00	0.00	0.00	
	3/11/2025	3/11/2025	6430 Water and Sewer	005090-180 03/11/2025	53.07	53.07	0.00	0.00	0.00	
City of Faribault					265.19	265.19	0.00	0.00	0.00	
Environmental Pest Management										
	1/7/2025	1/7/2025	6227 Pest Control	71053	38.50	0.00	0.00	38.50	0.00	
	1/9/2025	1/9/2025	6227 Pest Control	71146	50.50	0.00	0.00	50.50	0.00	
Environmental Pest Management					89.00	0.00	0.00	89.00	0.00	

Faribo Plumbing & Heating									
	3/11/2025	3/11/2025	6212 Repairs & Maintenance - Building	64937	164.25	164.25	0.00	0.00	0.00
Faribo Plumbing & Heating					164.25	164.25	0.00	0.00	0.00
FLOM Disposal Service									
	3/25/2025	3/25/2025	6450 Trash Disposal	409110024430 03/25/2025	21.54	21.54	0.00	0.00	0.00
	3/25/2025	3/25/2025	6450 Trash Disposal	409110024428 03/25/2025	158.55	158.55	0.00	0.00	0.00
FLOM Disposal Service					180.09	180.09	0.00	0.00	0.00
FLOM Septic Service									
	12/20/2024	12/20/2024	6235 Purchased Services - Cleaning	19959	250.00	0.00	0.00	0.00	250.00
FLOM Septic Service					250.00	0.00	0.00	0.00	250.00
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
Probuilt Construction LLC									
	3/3/2025	4/4/2025	1701 Building Improvements	1816SHUMWAYAVE-BB	21,901.83	21,901.83	0.00	0.00	0.00 1st payment
	3/3/2025	4/4/2025	1701 Building Improvements	1816SHUMWAYAVE-BB	21,901.82	21,901.82	0.00	0.00	0.00 2nd payment
Probuilt Construction LLC					43,803.65	43,803.65	0.00	0.00	0.00
Property Pros of Faribault, LLC									
	3/24/2025	3/24/2025	6216 Supplies - Maintenance	7868	150.00	150.00	0.00	0.00	0.00
Property Pros of Faribault, LLC					150.00	150.00	0.00	0.00	0.00
Tom's Lock & Key									
	3/17/2025	3/17/2025	6216 Supplies - Maintenance	0014896	12.00	12.00	0.00	0.00	0.00
Tom's Lock & Key					12.00	12.00	0.00	0.00	0.00
Xcel Energy									
	11/6/2024	11/6/2024	6410 Electricity	901775427	31.48	0.00	0.00	0.00	31.48
	3/10/2025	3/10/2025	6410 Electricity	918076983	143.48	143.48	0.00	0.00	0.00 Common Area
	3/10/2025	3/10/2025	6420 Gas	918076983	294.55	294.55	0.00	0.00	0.00 Common Area
	3/10/2025	3/10/2025	6410 Electricity	918049526	33.81	33.81	0.00	0.00	0.00 Outdoor Lighting
Xcel Energy					503.32	471.84	0.00	0.00	31.48
Yardi Systems, Inc.									
	3/16/2025	3/16/2025	6853 Computer	4783081	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					57,264.35	51,465.28	5,798.00	89.00	-87.93

Public Housing HRA Schedule of Property Taxes March 31, 2025

	Expense 6350	Payments	2230
Balance at 12/31/24	\$ -	\$ -	\$ -
January Accrual	1,226.09	-	1,226.09
February Accrual	1,226.09	-	2,452.18
March Accrual	1,226.09	-	3,678.27
Totals	<u>\$ 3,678.27</u>	<u>\$ -</u>	

General Ledger

Public Housing HRA

Month = Jan 2025-Mar 2025

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	1/31/2025	01-2025	Accrue Administrative Expense	J-20438	Accrue Administrative Expense	0.00	1,000.00	-1,000.00	Accrue Administrative Expense
Public Housing HRA	2/28/2025	02-2025	Accrue Administrative Expense	J-20784	Accrue Administrative Expense	0.00	1,000.00	-2,000.00	Accrue Administrative Expense
Public Housing HRA	3/31/2025	03-2025	Accrue Administrative Expense	J-21241	Accrue Administrative Expense	0.00	1,000.00	-3,000.00	Accrue Administrative Expense
			Net Change=-3,000.00			0.00	3,000.00	-3,000.00	= Ending Balance =
						0.00	3,000.00		

General Ledger

Public Housing HRA

Period = Jul 2024-Mar 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
2516			Due to Affiliate					0.00 = Beginning Balance =	
Public Housing HRA	7/3/2024	07-2024	Deposit into wrong accounts	J-17835	Deposit into wrong accounts	0.00	33,587.00	-33,587.00	Deposit into wrong accounts
Public Housing HRA	8/1/2024	08-2024	Deposit into wrong account	J-18533	Deposit into wrong account	0.00	30,591.00	-64,178.00	Deposit into wrong account
Public Housing HRA	9/1/2024	09-2024	Payment of HRA's Insurance from Robinwood	J-18856	Payment of HRA's Insurance from Robinwood	0.00	24,298.00	-88,476.00	Payment of HRA's Insurance from Robinwood
Public Housing HRA	11/18/2024	11-2024	Deposit into wrong property	J-19554	Deposit into wrong property	0.00	694.00	-89,170.00	Deposit into wrong property
Public Housing HRA	2/28/2025	02-2025	Deposits into other account	J-20781	Deposits into other account	0.00	758.50	-89,928.50	Deposits into other account
Net Change=-89,928.50						0.00	89,928.50	-89,928.50 = Ending Balance =	
Due to Robinwood						0.00	89,928.50		

General Ledger

Public Housing HRA

Period = Jan 2023-Mar 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
2527			Due to other funds					0.00 = Beginning Balance =	
Public Housing HRA	4/30/2023	04-2023	Public Housing Trial Balance	J-14897	Public Housing Trial Balance	0.00	250,000.00	-250,000.00	Public Housing Trial Balance
			Net Change=-250,000.00			0.00	250,000.00	-250,000.00 = Ending Balance =	
						0.00	250,000.00		

General Ledger

Public Housing HRA

Period = Jan 2023-Mar 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
2805			Unreserved Fund Balances					0.00	= Beginning Balance =
Public Housing HRA	4/30/2023	04-2023	Public Housing Trial Balance	J-14897	Public Housing Trial Balance	0.00	98,719.77	-98,719.77	Public Housing Trial Balance
			Net Change=-98,719.77			0.00	98,719.77	-98,719.77	= Ending Balance =
						0.00	98,719.77		



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: May 12, 2025
SUBJECT: List of Claims

BACKGROUND:

Cornerstone presented a list of claims to be paid by the HRA.

REQUESTED ACTION:

List of claims to be approved as presented and paid by Cornerstone.

ATTACHMENTS:



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: May 12, 2025
SUBJECT: Robinwood Manor Claims to be paid

BACKGROUND:

Cornerstone gathers all the bills for the month and lets the board approve them before paying them out. This list includes all claims from the previous month.

REQUESTED ACTION:

Approve the claims to be paid.

ATTACHMENTS:

1. 05.07.2025 Robinwood AP Aging Report
2. Faribo Plumbing #64328
3. Faribo Plumbing #64774A
4. Faribo Plumbing #64747
5. Faribo Plumbing #64787
6. payable_04-2025_1121942
7. payable_04-2025_552255457_48195_03182025
8. payable_04-2025_552255457_48864_03202025
9. payable_04-2025_faribaultutilities.merchanttransact.com_secure_MyBill_Print_10
10. payable_04-2025_Inv_75181_from_FlexComm_Security_938593_10320
11. payable_04-2025_Invoice-2025-03-31_1 (1)
12. payable_04-2025_Robinwood Manor Invoice for March 2025
13. payable_05-2025_Cintas Invoice # 4227707319 04_17_2025
14. payable_05-2025_Cintas Invoice # 4229135099 05_01_2025
15. payable_05-2025_Invoice_7954_from_Property_Pros_of_Faribault_LL
16. payable_05-2025_Invoice-2025-04-30_1
17. payable_05-2025_Quality Appliance 12475
18. Rental Research

19. Robinwood Advanced Facilities
20. Robinwood BerganKDV
21. Robinwood Rice County
22. Xcel #923030362
23. Xcel #923812640

Payables Aging Report

Period: -05/2025

As of : 05/15/2025

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 Manor	4/30/2025	4/30/2025	6212 Repairs & Maint	Robinwood18	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	
BerganKDV												
		Robinwood Manor	4/30/2025	4/30/2025	6355 Tax preparation	1258200	7,200.00	7,200.00	0.00	0.00	0.00	
BerganKDV							7,200.00	7,200.00	0.00	0.00	0.00	
Cintas Corp												
		Robinwood Manor	5/1/2025	5/1/2025	7246 Housekeeping Sup	4229135099	19.74	19.74	0.00	0.00	0.00	
		Robinwood Manor	4/17/2025	4/17/2025	7246 Housekeeping Sup	4227707319	75.57	75.57	0.00	0.00	0.00	
Cintas Corp							95.31	95.31	0.00	0.00	0.00	
Cintas Corp												
		Robinwood Manor	4/17/2025	4/17/2025	7246 Housekeeping Sup	4227707319	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 Manor	4/15/2025	5/5/2025	6430 Water and Sewer	014197-000 04/15/2025	672.28	0.00	672.28	0.00	0.00	
City of Faribault							672.28	0.00	672.28	0.00	0.00	
Culligan of Faribault												
		Robinwood Manor	3/31/2025	3/31/2025	6214 Routine Maintenar	119-09972142-3 03/31/2025	115.97	0.00	115.97	0.00	0.00	
		Robinwood Manor	4/30/2025	4/30/2025	6214 Routine Maintenar	119X01239800	173.95	173.95	0.00	0.00	0.00	
Culligan of Faribault							289.92	173.95	115.97	0.00	0.00	
Faribo Plumbing & Heating												
		Robinwood Manor	2/12/2025	2/12/2025	6216 Supplies - Maint	64774A	452.00	0.00	0.00	0.00	452.00	
		Robinwood Manor	12/9/2024	12/9/2024	6216 Supplies - Maint	64328	150.00	0.00	0.00	0.00	150.00	
		Robinwood Manor	2/5/2025	2/5/2025	6216 Supplies - Maint	64747	152.50	0.00	0.00	0.00	152.50	
		Robinwood Manor	2/12/2025	2/12/2025	6216 Supplies - Maint	64787	300.00	0.00	0.00	0.00	300.00	
Faribo Plumbing & Heating							1,054.50	0.00	0.00	0.00	1,054.50	
Flex Comm Security												
		Robinwood Manor	5/1/2025	5/1/2025	6260 Fire Prevention &	75181	70.54	70.54	0.00	0.00	0.00	
Flex Comm Security							70.54	70.54	0.00	0.00	0.00	
Kennedy & Graven, Chartered												
		Robinwood Manor	4/14/2025	4/14/2025	7266 Legal Fees - Busin	187399	23.00	0.00	23.00	0.00	0.00	
Kennedy & Graven, Chartered							23.00	0.00	23.00	0.00	0.00	
MEI Total Elevator Solutions												
		Robinwood Manor	5/1/2025	5/1/2025	6257 Elevator Maintena	1126879	226.94	226.94	0.00	0.00	0.00	
MEI Total Elevator Solutions							226.94	226.94	0.00	0.00	0.00	
Property Pros of Faribault, LLC												
		Robinwood Manor	4/30/2025	4/30/2025	6225 Grounds/Lawn Ca	7954	440.24	440.24	0.00	0.00	0.00	
Property Pros of Faribault, LLC							440.24	440.24	0.00	0.00	0.00	
Quality Appliance												
		Robinwood Manor	4/30/2025	4/30/2025	6216 Supplies - Maint	12475	91.27	91.27	0.00	0.00	0.00	
Quality Appliance							91.27	91.27	0.00	0.00	0.00	
Rental Research Services												
		Robinwood Manor	4/30/2025	4/30/2025	6890 Tenant Screening t	E08610 04/30/2025	49.00	49.00	0.00	0.00	0.00	
Rental Research Services							49.00	49.00	0.00	0.00	0.00	

Payables Aging Report

Period: -05/2025

As of : 05/15/2025

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												
Rice County Property Tax & Elections Office												
		Robinwood Manor	5/15/2025	5/15/2025	2230 Accrued Property '	Robinwood 05/15/2025	3,435.55	3,435.55	0.00	0.00	0.00	
Rice County Property Tax & Elections Office							3,435.55	3,435.55	0.00	0.00	0.00	
Sherwin Williams Co												
		Robinwood Manor	3/18/2025	3/18/2025	6216 Supplies - Mainten	4819-5	261.61	0.00	261.61	0.00	0.00	
		Robinwood Manor	3/20/2025	3/20/2025	6216 Supplies - Mainten	4886-4	28.30	0.00	28.30	0.00	0.00	
Sherwin Williams Co							289.91	0.00	289.91	0.00	0.00	
Xcel Energy												
		Robinwood Manor	4/18/2025	4/18/2025	6410 Electricity	923812640	2,065.26	2,065.26	0.00	0.00	0.00	Vacant Units
		Robinwood Manor	4/14/2025	5/9/2025	6410 Electricity	923030362	350.30	0.00	350.30	0.00	0.00	Common Area
		Robinwood Manor	4/14/2025	5/9/2025	6420 Gas	923030362	1,069.64	0.00	1,069.64	0.00	0.00	Common Area
Xcel Energy							3,485.20	2,065.26	1,419.94	0.00	0.00	
Grand Total							21,499.23	17,923.63	2,521.10	0.00	1,054.50	

Faribo Plumbing & Heating Inc
Jandro Excavating
2345 8th Ave NW
Faribault MN 55021
5073346409

Invoice

Date	Invoice #
12/09/2024	64328

Bill To
Cornerstone Management service 3520 E River Rd NE Rochester, MN, 55906

Due Date
01/09/2025

Item	Description	Qty	Rate	Amount
Service Labor	#94 12/2/24	1	150.00	150.00
Material	Parts / Material-None		0.00	0.00
job address	Robinwood Manor 1324 Prairie Ave Faribault, MN 55021		0.00	0.00
Job description	No pressure in boiler- auto fill not working-repaired and added water called in by Tyler		0.00	0.00
It's been a pleasure working with you!			Balance Due	\$150.00

Faribo Plumbing & Heating Inc
Jandro Excavating
2345 8th Ave NW
Faribault MN 55021
5073346409

Invoice

Date	Invoice #
02/12/2025	64774A

Bill To
Advanced Facilities 3520 East River Dr. NE. Rochester, MN, 55906

Due Date
03/13/2025

Item	Description	Qty	Rate	Amount
Material	Parts / Material		189.50	189.50
Service Labor Hours		1.75	150.00	262.50
	1324 Prairie Ave SW Faribault, MN 55021			
All work is complete!			Balance Due	\$452.00

Faribo Plumbing & Heating Inc
Jandro Excavating
2345 8th Ave NW
Faribault MN 55021
5073346409

Invoice

Date	Invoice #
02/05/2025	64747

Bill To
Cornerstone Management service 3520 E River Rd NE Rochester, MN, 55906

Due Date
03/05/2025

Item	Description	Qty	Rate	Amount
Material	Parts / Material		2.50	2.50
Service Labor Hours	#94 2/3/25	1	150.00	150.00
Job description	Leakin PVC line in Mechanical room		0.00	0.00
job address	Robinwood 1324 Prairie Av SW Faribault, MN 55021		0.00	0.00
Thank you for your business.			Balance Due	\$152.50

Faribo Plumbing & Heating Inc
Jandro Excavating
2345 8th Ave NW
Faribault MN 55021
5073346409

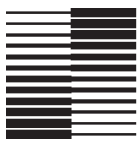
Invoice

Date	Invoice #
02/12/2025	64787

Bill To
Cornerstone Management service 3520 E River Rd NE Rochester, MN, 55906

Due Date
03/13/2025

Item	Description	Qty	Rate	Amount
Material	Parts / Material		0.00	0.00
Service Labor Hours		2	150.00	300.00
job address	1324 Prairie Ave SW Faribault, MN 55021		0.00	0.00
Job description	Job description-no heat #205-called in electrician-Transformer box no power to thermostats		0.00	0.00
All work is complete!			Balance Due	\$300.00



MEI

TOTAL ELEVATOR SOLUTIONS

For Invoice questions:
armail@meiusa.com

Invoice

REMIT TO: MEI TOTAL ELEVATOR SOLUTIONS
LOCKBOX 446080
PO BOX 64069
ST PAUL MN 55164-0069
US DOLLARS ONLY

Invoice No: 1121942
Invoice Date: 4/1/2025
Customer ID: 644
Ship To ID: 644
Order No:
Pack Slip:

BILL TO:
ELDERLY HOUSING CORPORATION C/O CORNERSTONE 206 S BROADWAY STE 460 ROCHESTER MN 55904 USA

SHIP TO:
ROBINWOOD MANOR APARTMENTS 1324 PRAIRIE AVENUE SW 206 S BROADWAY STE 460 FARIBAULT MN 55021

SHIP VIA		PO NUMBER		ACCOUNT MGR		TERMS	
				Derek.Maxson@meiusa.com		NET 30	
F.O.B		ORDER NO.	ORDER DATE	SHIP DATE		INVOICE NO.	
DESTINATION						1121942	
LINE	DESCRIPTION			QTY	UNIT PRICE	EXT PRICE	
1	Contract: 1653			1.00	226.94	\$226.94	
	APRIL MONTHLY SERVICE						

**This invoice may reflect an annual price increase per contract terms. Please contact your account manager if you have any questions.

SubTotal	\$226.94
Freight	\$0.00
Tax	\$0.00
Invoice Total	\$226.94

ACH DRAFT DO NOT PAY

Thank you for your business!
Working together to be the Best

THE SHERWIN WILLIAMS CO.
204 WESTERN AVE NW
FARIBAULT MN 55021 4502

**REPRINTED
DOCUMENT**



SHERWIN-WILLIAMS.

Visit www.sherwin-williams.com
Store 703037
(507) 334-3404
Fax: (507) 334-5695

**CHARGE
INVOICE
No. 4819-5**

ACCOUNT: **5522-5545-7**

JOB 1 ROBINWOOD MANOR APARTMENTS

PAGE 1 OF 1
PO# 904A
ORDER: OE0185186A703037
DATE: 03/18/2025
TIME: 10:16 AM
2-0100
E85/14278

ROBINWOOD MANOR APARTMENTS
208 1ST AVE NW
FARIBAULT MN 55021 5105

* INDICATES SALE PRICE

TERMS: NET PAYMENT DUE ON APR. 20th

SALES NUMBER	SIZE	PRODUCT	DESCRIPTION	QTY	PRICE	VALUE	
6501-87214	5 GAL	B31W2651	PM 200 0 SG EXTRA	5	35.95	179.75	
			Custom: MULTI-UNIT OFF WHITE MATCH				
			CCE*Color Cast	OZ	32	64	128
			N1 Raw Umber	-	11	-	1
			Y1 Yellow	-	11	-	1
			Y3 Deep Gold	-	17	1	-
			Custom Sher-Color Match				
			OFF WHITE MATCH				
10			GOVT IMPOSED PAINT FEE	1	1.99	1.99	
6510-96059	EACH	105569	FROGTP BLUE 36MM 4PK	2	19.99*	39.98	
6509-21885	9 INCH		CS SWOVEN 9X3/8 6PK	1	25.79	25.79	
			DISCOUNT (% 15.00)			-3.87	

Thank You
receipt required for refund

SUBTOTAL BEFORE TAX 243.64
7.375% SALES TAX:1-245502100 17.97
CHARGE \$261.61

MERCHANDISE RECEIVED IN GOOD ORDER BY:

STEVE

STORE HOURS

SUNDAY: 10:00 AM - 4:00 PM
MONDAY - FRIDAY: 7:00 AM - 6:00 PM
SATURDAY: 8:00 AM - 5:00 PM

THE SHERWIN WILLIAMS CO.
204 WESTERN AVE NW
FARIBAULT MN 55021 4502

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DOCUMENT**



SHERWIN-WILLIAMS.

Visit www.sherwin-williams.com
Store 703037
(507) 334-3404
Fax: (507) 334-5695

**CHARGE
INVOICE
No. 4886-4**

ACCOUNT: **5522-5545-7**

JOB 1 ROBINWOOD MANOR APARTMENTS

PAGE 1 OF 1
PO# 904 A

ROBINWOOD MANOR APARTMENTS
208 1ST AVE NW
FARIBAULT MN 55021 5105

DATE: 03/20/2025
TIME: 09:26 AM
2-0100
E37/14278

(507) 334-0100

TERMS: NET PAYMENT DUE ON APR. 20th

SALES NUMBER	SIZE	PRODUCT	DESCRIPTION	QTY	PRICE	VALUE
1022-28301	2 INCH		2" SHORT RUBBER HAND	2	5.99	11.98
			DISCOUNT (% 15.00)			-1.80
6509-59257	EACH	14T902000	PURDY STD TRAY LINER	2	7.79	15.58
			DISCOUNT (% 50.00)			-7.79
			Pricing Accommodation			
6509-59240	EACH	14T901000	PURDY STANDARD PNT T	1	16.79	16.79
			DISCOUNT (% 50.00)			-8.40
			Pricing Accommodation			

Thank You
receipt required for refund

SUBTOTAL BEFORE TAX 26.36
7.375% SALES TAX:1-245502100 1.94
CHARGE \$28.30

MERCHANDISE RECEIVED IN GOOD ORDER BY:

ORDERED BY:STEVE

STORE HOURS

SUNDAY: 10:00 AM - 4:00 PM
MONDAY - FRIDAY: 7:00 AM - 6:00 PM
SATURDAY: 8:00 AM - 5:00 PM



Agency Information

City of Faribault
208 NW 1st Avenue
Faribault, MN 55021
507-333-0392
8 am-4:30 pm

Account Information

ACCOUNT NUMBER
014197-000
NAME
Elderly Housing Corporation-Robinwood Manor
SERVICE ADDRESS
1324 Prairie Ave

Bill Details

SERVICE PERIOD	BILLING DATE
3/1/2025 to 3/31/2025 (31 days)	4/15/2025
DUE DATE	
5/5/2025	

Current Charges

Type	Amount
Lead: Lead Surcharge	\$0.81
Sewer: Sewer Base	\$10.40
Sewer: Sewer Consumption	\$328.70
Storm: Storm Water	\$114.02
Water: Water Base	\$30.02
Water: Water Consumption Consumption	\$188.33
Total Current Charges	\$672.28

Bill Summary

Type	Amount
Previous Balance	\$596.22
Payments Received	\$596.22
Adjustments	\$0.00
Current Charges Due By 5/5/2025	\$672.28

Total Amount Due	\$672.28*
------------------	-----------

*Amount due at the time of billing

Meter Readings

Serial: 82480747 Cons: 85800.00000			
Previous Reading		Current Reading	
Date	Reading	Date	Reading
2/28/2025	7545680.00000	3/31/2025	7631480.00000



PO Box 291
Waseca, Minnesota 56093-0291

INVOICE

Invoices Are Due On Receipt
Prompt Payment Will Insure Uninterrupted Service
1.5% Per Month, 18% APR Finance Charge On Past Due Accounts

For the Convenience of our Customers

We Now Have One Phone Number

Were You Can Reach Us for All Services 24 Hours

800-248-2567

Please Call Us for Any Key Holder Changes

Elderly Housing Corp.
C/O Cornerstone
206 S Broadway, Ste#460
Rochester, MN 55904

JOB No / SO No	TERMS	PO No.	ACCOUNT No.	INVOICE No.	
	Due On Receipt		8253	75181	
DESCRIPTION			QTY.	PRICE	AMOUNT
Monthly Monitoring: Robinwood Apts, Faribault, MN, FIRE ALARM SYSTEM				33.00	33.00T
Monthly Monitoring: Robinwood Apts, Faribault, MN, ELEVATOR				33.00	33.00T
Monthly Monitoring: Robinwood Apts, Faribault, MN, OCCUPANT EMERGENCY ALARM SYSTEM				0.00	0.00T
Sales Tax				6.875%	4.54



PAY YOUR BILL ONLINE!

Save time and money by paying your monthly bill online. It's environmentally friendly and easy to set up by selecting paperless billing. Start today!

With online bill pay you can:

- View your statements at any time and receive by email.
- Save the environment.
- Pay each month or set up autopay.
- Avoid paper statement fees with paperless billing.



Account Number	119-09972142-3	Invoice #	119X01225403
Account Name	ROBINWOOD C/O CORNERSTONE	Bill Date	03/31/25
Service Address	1324 PRAIRIE AVE SW FARIBAULT MN 55021-6735	Amount Due	115.97
		Due Date	04/20/2025

UPCOMING DELIVERIES	DELIVERY TIPS
MON - 04/07/25 THU - 09/25/25 MON - 05/05/25 THU - 10/23/25 TUE - 06/03/25 THU - 11/20/25 TUE - 07/01/25 MON - 12/22/25 WED - 07/30/25 THU - 01/22/26 WED - 08/27/25 THU - 02/19/26	How to Avoid Missing Deliveries: If you know you are not going to be home on one of your scheduled dates, please do one of the following. 1. Leave an entrance open 2. Leave a note telling us how we can gain entrance. 3. Call our office to make arrangements so we may have access to a key or entry code. (This should be done at least one day in advance.)

HAVE A QUESTION? CONTACT US:	
MAIL OR IN PERSON: CULLIGAN OF FARIBAULT 1228 3RD AVE NW FARIBAULT MN 55021	EMAIL: info.faribault@culliganwater.com WEB: www.culliganwater.com PHONE: 507-334-1693

THANK YOU FOR YOUR PROMPT PAYMENT. VISIT US ONLINE AT WWW.CULLIGANWATER.COM.

DATE	QTY	DESCRIPTION OF TRANSACTION	REFERENCE	AMOUNT
03/10/25	8	40 LB SOLAR SALT	353806	108.00
03/10/25	1	EQUIP INSPECTION COMPLETE=TIMER-BYPASS-TANK	353806	.00
		SALES TAX		7.97
Past Due Accounts will be subject to a late charge of \$1.00 or 5% of past due amount whichever is greater.			AMOUNT DUE	115.97

Copyright Unco Data Systems, Inc 2010 DO NOT DUPLICATE

DETACH LOWER PORTION AND RETURN WITH PAYMENT



1228 3RD AVE NW
FARIBAULT MN 55021

ACCOUNT # 119-09972142-3	DUE DATE 04/20/2025	AMOUNT DUE 115.97	AMOUNT ENCLOSED AUTOPAY - DO NOT PAY
INVOICE # 119X01225403			

Culligan values your input. We invite you to provide feedback on your Culligan experience by calling 855-844-2341 or at feedback.culligan.com
Please use dealer code 22230 when prompted.

UM60401E
9000000239 00.0000.0228 230/1



ROBINWOOD C/O CORNERSTONE
3520 E RIVER RD NE
ROCHESTER MN 55906-5407



CULLIGAN OF FARIBAULT
DEPARTMENT 8598
P.O. BOX 77043
MINNEAPOLIS MN 55480-7743

119 099721423 X01225403 00000000 00011597 9

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Kennedy & Graven, Chartered

150 South Fifth Street, Suite 700
Minneapolis, MN 55402

(612) 337-9300
41-1225694

April 14, 2025
Invoice # 187399

Faribault HRA

Attn: Accounts Payable
208 NW First Avenue
Faribault, MN 56002-3327

FA155-00010 Robinwood Manor

Through March 31, 2025

For All Legal Services As Follows:

Hours Amount

3/7/2025	SJR	Phone conference with David Wanberg regarding project, issues, etc; follow-up	0.10	23.00
----------	-----	---	------	-------

Total: \$ **23.00**

I declare, under penalty of law, that this account, claim or demand is just and correct and that no part of it has been paid.



Signature of Claimant

Wire transfer instructions
(wire instructions are provided for the convenience only;
payment of this invoice may be made by any customary method)

Associated Bank
Routing No. 075900575
Account No. 2283267330

**REMIT PAYMENT TO:**

CINTAS CORP
P.O. BOX 88005
CHICAGO, IL 60680-1005

VIEW & PAY YOUR BILLS ONLINE:

WWW.CINTAS.COM/MYACCOUNT

CUSTOMER SVC/BILLING
PAYMENT INQUIRY

833-711-5960
651-203-7157

INVOICE

SHIP TO: ROBINWOOD MANOR
1324 PRAIRIE AVE SW
FARIBAULT, MN 55021-6735

INVOICE # 4227707319
INVOICE DATE 04/17/2025
SERVICE TICKET # 4227707319
CUSTOMER REF # 002-56849-01

BILL TO: C/O MGR
ROBINWOOD MANOR
1324 PRAIRIE AVE SW
FARIBAULT, MN 55021-0000

SOLD TO # 12443083
PAYER # 12454910
PAYMENT TERMS NET 30
SORT # 07540056849
CINTAS ROUTE 37 / DAY 4 / STOP 024

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10192	4X6 XTRAC MAT ONYX	02	F	1	5.022	5.02	Y
	X10196	3X5 TRAFFIC MAT	02	F	1	3.143	3.14	Y
	X10197	4X6 TRAFFIC MAT	02	F	1	5.022	5.02	Y
	X1933	3X5 HAND SANITIZE MSG MAT	04	F	2	16.000	32.00	Y
	X27045	SIG AUTOSOAP DSP ALU-	02	F	1	0.000	0.00	N
	X27061	SIG SOAP CVR WHITE-	02	F	1	0.000	0.00	N
	X8072	SIG SANT SVC	04	F	2	10.000	20.00	Y
	X84335	3X5 BLACK MAT	02	F	1	1.200	1.20	Y
	X9559	SIG HND SANTZR STAND-	02	F	2	2.000	4.00	Y
SUBTOTAL							70.38	
SUBTOTAL							70.38	
SALES TAX							5.19	
TOTAL USD							75.57	

Signature :

Cust. Name: ROBINWOOD MANOR	
Markfort, Adam	08:59 AM 04/17/25
SoldTo# 0012443083	SO# 4227707319
Invoice Total	Payment on Account
\$75.57	\$0.00





REMIT PAYMENT TO:

CINTAS CORP
P.O. BOX 88005
CHICAGO, IL 60680-1005

VIEW & PAY YOUR BILLS ONLINE:

WWW.CINTAS.COM/MYACCOUNT

CUSTOMER SVC/BILLING
PAYMENT INQUIRY

833-711-5960
651-203-7157

INVOICE

SHIP TO: ROBINWOOD MANOR
1324 PRAIRIE AVE SW
FARIBAULT, MN 55021-6735

INVOICE # 4229135099
INVOICE DATE 05/01/2025
SERVICE TICKET # 4229135099
CUSTOMER REF # 002-56849-01

BILL TO: C/O MGR
ROBINWOOD MANOR
1324 PRAIRIE AVE SW
FARIBAULT, MN 55021-0000

SOLD TO # 12443083
PAYER # 12454910
PAYMENT TERMS NET 30
SORT # 07540056849
CINTAS ROUTE 37 / DAY 4 / STOP 024

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10192	4X6 XTRAC MAT ONYX	02	F	1	5.022	5.02	Y
	X10196	3X5 TRAFFIC MAT	02	F	1	3.143	3.14	Y
	X10197	4X6 TRAFFIC MAT	02	F	1	5.022	5.02	Y
	X27045	SIG AUTOSOAP DSP ALU-	02	F	1	0.000	0.00	N
	X27061	SIG SOAP CVR WHITE-	02	F	1	0.000	0.00	N
	X8071	SIG SANT ALC FM RFL-	04	F	1	0.000	0.00	N
	X84335	3X5 BLACK MAT	02	F	1	1.200	1.20	Y
	X9559	SIG HND SANTZR STAND-	02	F	2	2.000	4.00	Y
SUBTOTAL							18.38	
SUBTOTAL							18.38	
SALES TAX							1.36	
TOTAL USD							19.74	

Signature :

Cust. Name: ROBINWOOD MANOR	
Michelle a	08:40 AM 05/01/25
SoldTo# 0012443083	SO# 4229135099
Invoice Total	Payment on Account
\$19.74	\$0.00



Property Pros of Faribault, LLC
303 1st Ave NE Ste 103
Faribault, MN 55021
5073391970
angela@gbuchtacpa.com

INVOICE

BILL TO
Robinwood Manor
206 S Broadway, Suite 460
Rochester, MN 55904

INVOICE # 7954
DATE 04/30/2025

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Spring Cleanup	4/15	1	240.00	240.00T
Mowing	4/29	1	170.00	170.00T

We now accept payments online. If you would like to receive invoices and make payments online please send us your e-mail address.

Text: 507-291-5007
Email: angela@gbuchtacpa.com

SUBTOTAL	410.00
TAX	30.24
TOTAL	440.24
BALANCE DUE	\$440.24

Pay invoice



ENVIRONMENTALLY FRIENDLY!

The Benefits of a water treatment system include:

- Reduce waste water discharge.
- Reduce water, salt, and chemical usage.
- Eliminate disposable containers.
- Reduce phosphates in waterways.
- Cut soap use and waste by up to 65%.



Account Number	119-09972142-3
Account Name	ROBINWOOD C/O CORNERSTONE
Service Address	1324 PRAIRIE AVE SW FARIBAULT MN 55021-6735

Invoice #	119X01239800
Bill Date	04/30/25
Amount Due	173.95
Due Date	05/20/2025

UPCOMING DELIVERIES	DELIVERY TIPS
MON - 05/05/25 THU - 10/23/25 TUE - 06/03/25 THU - 11/20/25 TUE - 07/01/25 MON - 12/22/25 WED - 07/30/25 THU - 01/22/26 WED - 08/27/25 THU - 02/19/26 THU - 09/25/25 THU - 03/19/26	How to Avoid Missing Deliveries: If you know you are not going to be home on one of your scheduled dates, please do one of the following. 1. Leave an entrance open 2. Leave a note telling us how we can gain entrance. 3. Call our office to make arrangements so we may have access to a key or entry code. (This should be done at least one day in advance.)

HAVE A QUESTION? CONTACT US:	
MAIL OR IN PERSON: CULLIGAN OF FARIBAULT 1228 3RD AVE NW FARIBAULT MN 55021	EMAIL: info.faribault@culliganwater.com WEB: www.culliganwater.com PHONE: 507-334-1693

THANK YOU FOR YOUR PROMPT PAYMENT. VISIT US ONLINE AT WWW.CULLIGANWATER.COM.

DATE	QTY	DESCRIPTION OF TRANSACTION	REFERENCE	AMOUNT
04/07/25	12	40 LB SOLAR SALT	354749	162.00
04/07/25	1	EQUIP INSPECTION COMPLETE=TIMER-BYPASS-TANK	354749	.00
		SALES TAX		11.95
Past Due Accounts will be subject to a late charge of \$1.00 or 5% of past due amount whichever is greater.			AMOUNT DUE	173.95

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DETACH LOWER PORTION AND RETURN WITH PAYMENT



1228 3RD AVE NW
FARIBAULT MN 55021

ACCOUNT # 119-09972142-3	DUE DATE 05/20/2025	AMOUNT DUE 173.95	AMOUNT ENCLOSED AUTOPAY - DO NOT PAY
INVOICE # 119X01239800			

Culligan values your input. We invite you to provide feedback on your Culligan experience by calling 855-844-2341 or at feedback.culligan.com
Please use dealer code 22230 when prompted.

UM60502A
9000000231 00.0000.0220 222/1



ROBINWOOD C/O CORNERSTONE
3520 E RIVER RD NE
ROCHESTER MN 55906-5407



CULLIGAN OF FARIBAULT
DEPARTMENT 8598
P.O. BOX 77043
MINNEAPOLIS MN 55480-7743

119 099721423 X01239800 00000000 00017395 3

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FARIBAULT
219 Western Ave NW
Faribault, MN 55021
Phone: (507) 332-2494

Parts Invoice

Number
12475

Date
04/30/2025

Due Date
04/30/2025

Page
1

Sold To:

Robinwood Manner
"Robinwood Manor, #212

FARIBAULT, MN 55021

Ship To:

ROBINWOOD MANNER
"Robinwood Manor, #212

FARIBAULT, MN 55021
Phone (507) 332-8427
Day Phone
Fax

SalesPerson Chris	PO Number	Tax Exempt #	Comment
Terms Pre-Payment	Ship Method Pick-Up		

Model Number	Ord Shp B/O	Part Number	Part Description	Part ID	Unit Amount	Extended
1 1 0	WR60X31522	EVAP MOTOR	17255	\$85.00	\$85.00	

S15
Please have Quality
change the address
for billing these
invoices. Thank
You!
-Hun

Any electronic parts are non-returnable. Any non-electric part must be returned within 30 days and will be subject to a 30% restocking fee.

ALL ELECTRONIC PARTS ARE NON-RETURNABLE UNDER ANY CIRCUMSTANCES AS WE ARE UNABLE TO RETURN THEM TO OUR SUPPLIERS.

Summary

Sub Total	\$85.00
Taxable Sub Total	\$85.00
Tax 7.375%	\$6.27
Total	\$91.27
Payments	\$0.00
Balance Due	\$91.27



FARIBAULT
219 Western Ave NW
Faribault, MN 55021
Phone: (507) 332-2494

Order

Number
05025005

Date
05/02/2025

Page
1

Sold To:
 Customer # **9235249**
 Cornerstone Management
 200 Heritage Place
 Faribault, MN 55021
 Phone: (507) 923-5249
 Day Phone: (507) 500-1802 Jeff
 ap@cornerstonemgmt.com

Ship To:
 Faribault Public Housing
 1528 Western Ave
 Faribault, MN 55021
 Phone: (507) 323-4283 Steve

Advanced Facilities

SalesPerson Ben	PO Number	Tax Exempt #	Comment
Terms Pre-Payment	Ship Method Delivery		

Model Numbers				
Qty	Model Number	Model Description	Unit Amount	Extended
1	FFTR1835VW	REFRIGERATOR	\$599.00	\$599.00
		Allo/SOLD: FFTR1835VW / BA51515256 Loc: '00'		
1	DIS	Disposal/Recycling of appliance(s)	\$30.00	\$30.00
1	REF IL	Refrigerator Unpack + Connect to existing waterline (if needed)	\$100.00	\$100.00
1	RDF	Retail Delivery and Food Service Fee	\$0.50	\$0.50

ALL PRICES LISTED REFLECT CASH, CHECK, OR 6 MONTH INTEREST FINANCING FOR PAYMENT. IF CREDIT/ DEBT IS USED, OR FINANCING PLANS LONGER THAN 6 MONTHS, PRICES ARE SUBJECT TO A 2.99% SURCHARGE.

(18 month financing only available on purchases over \$2500)

Quality reserves the right to decline delivery or service to any location exceeding 35 miles from our business. Any return trips that are not the fault of seller will result in a minimum return trip charge of \$75.00. Any items returned will be subject to a minimum 30% restocking fee plus installation cost within 30 days.

Summary

Sub Total	\$729.50
Taxable Sub Total	\$729.00
Tax 7.375%	\$53.76
Total	\$783.26
Total Payments	
Amount Due	\$783.26
Total Payments	\$0.00
Amount Due	\$783.26



RENTAL RESEARCH SERVICES

7525 Mitchell Road, Suite 301, Eden Prairie, MN 55344
Phone: 1-800-328-0333 Fax line: 1-800-642-5226

Billing Address Cornerstone Mgmt Services
3520 E RIVER ROAD NE
Rochester, MN 55906

Invoice Number E086010425M

Invoice Date 04/30/2025

Due Date Due upon receipt

BALANCE DUE \$ [REDACTED]

Send Payments to: RRS Accounts Receivable, 7525 Mitchell Road, Suite 301, Eden Prairie, MN 55344-1958
(Please include first page of the invoice or Account Numbers/corresponding payment totals if not paying the full invoice amount)

PRODUCTS AND SERVICES

Date	Account	Name	Description	PO #	Amount
[REDACTED]	[REDACTED]		[REDACTED]		[REDACTED]
[REDACTED]	[REDACTED]		[REDACTED]		[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED] 0
E08601 - Four Seasons					Subtotal \$ [REDACTED]
[REDACTED]	[REDACTED]		[REDACTED]		[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		[REDACTED]
E08606 - TLE Townhomes					Subtotal \$ [REDACTED]
[REDACTED]	[REDACTED]		[REDACTED]		[REDACTED]
E08608 - Edgewood Apartments					Subtotal \$ [REDACTED]
[REDACTED]	[REDACTED]		[REDACTED]		[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		[REDACTED]
E08609 - Castleview Apartments					Subtotal \$ [REDACTED]
03/31/25	E08610		Previous Balance		\$24.50
04/18/25	E08610		Payment: Check#421		\$-24.50
04/03/25	E08610	[REDACTED]	II Complete - MultiState		\$24.50
04/07/25	E08610	[REDACTED]	II Complete - MultiState		\$24.50
E08610 - Robinwood Manor					Subtotal \$49.00
03/[REDACTED]	[REDACTED]		[REDACTED]		[REDACTED]

Total Products and Services \$ [REDACTED]

Advanced Facilities
3520 East River Rd NE
Rochester, MN 55906
5077184290
admin@afbuidingcare.com
www.afbuidingcare.com



INVOICE

BILL TO
Robinwood Manor
1324 Prairie Avenue SW
Faribault, MN 55021 US

INVOICE # Robinwood18
DATE 04/30/2025
DUE DATE 05/30/2025
TERMS Net 30

DESCRIPTION		AMOUNT
Monthly Maintenance Fee	April Maintenance Fee	4,000.00
Material and labor costs to perform work as described above, to include any additional costs and fees associated with, but not limited to, any required permitting, inspections, miscellaneous expenses, etc.		
BALANCE DUE		\$4,000.00

*Advanced Facilities is separately affiliated. Invoices are due within 30 days of the billing date. Late charges will be assessed if not paid within billing term at a rate of 1.5%.

bergankDV

Elderly Housing Corporation of Faribault Minnesota, Inc.
208 1st Avenue NW
Faribault, MN 55021

Date: 4/30/2025
Invoice Number: 1258200
Client: 1002150.800

Please include invoice number on payment.

Progress billing for services performed in connection with the 2024 financial audit.

Invoice Total: \$7,200.00
Prior Balance: \$0.00
Current Amount Due: \$7,200.00

RECEIVED
MAY 6 2025
City of Faribault
Community Development

RECEIVED
MAY 6 2025
City of Faribault
Community Development

Creative Planning, LLC is an independent wealth management firm, whose affiliates also provide business consulting, tax, financial, and other professional services to clients. Creative Planning and its affiliates lease employees and other resources to BerganKDV, an independent, separately governed and licensed CPA firm, in support of audit and attest services BerganKDV provides to its clients.

Current	31 - 60	61 - 90	91 - 120	Over 120	Total
\$7,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,200.00

Please remit payment to our lockbox below:
P.O. Box 735484
Dallas, TX 75373-5484

Payment is due immediately on receipt of this invoice.
A 1% monthly finance charge will be added to balances over 30 days.
A 25% collection fee will be imposed on any invoice sent to collections.

Robinwood Manor

COMPUTATION OF PAYMENTS IN LIEU OF TAXES

Name of Local Housing Authority:

The Elderly Housing Cor of FBO

For Fiscal Year Ended:

12/31/2024

Mailing Address:

208 1st Ave NW, Faribault, MN 55021

Rice County

Property Identification number & property address:

18.01.4.26.027 ~ 1324 Prairie Ave, Faribault

COMPUTATION OF SHELTER RENT CHARGED

1. Dwelling Rental	<u>190,865.50</u>	
2. Garage Rental	<u> </u>	
3. Nondwelling Rental	<u> </u>	
4. Excess Utilities	<u> </u>	
5. Total Rental Payments Charged (Lines 1 to 4)		<u>190,865.50</u>
6. Total Utilities Expense		<u>53,443.73</u>
7. SHELTER RENT CHARGED (Line 5 minus Line 6)		<u><u>137,421.77</u></u>

PAYMENTS IN LIEU OF TAXES

8. 5%* of Line 7 6,871.09

Signature:

Name: Jamie Radke

Title: CFO

Date: 3/3/25

Signature:

Name: Thomas Furman

Title: Executive Director

Date:



SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
ROBINWOOD MANOR BILLING ROBINWOOD M 1324 PRAIRIE AVE SW FARIBAULT, MN 55021-6735	51-5716167-2		05/09/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	923030362	04/14/2025	\$1,419.94

DAILY AVERAGES	Last Year	This Year
Temperature	35° F	37° F
Electricity kWh	85.5	77.5
Electricity Cost	\$13.79	\$12.08

DAILY AVERAGES	Last Year	This Year
Temperature	37° F	38° F
Gas Therms	42.4	43.6
Gas Cost	\$26.88	\$34.50

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com

Please Call: 1-800-481-4700

Fax: 1-800-311-0050

Or write us at: XCEL ENERGY
PO BOX 8
EAU CLAIRE WI 54702-0008

SUMMARY OF CURRENT CHARGES (detailed charges begin on page 2)

Electricity Service	03/12/25 - 04/10/25	2247 kWh	\$350.30
Natural Gas Service	03/13/25 - 04/13/25	1353 therms	\$1,069.64
Current Charges			\$1,419.94

ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 03/12	\$1,823.10
Payment Received	Online Payment 04/10	-\$1,823.10 CR
Balance Forward		\$0.00
Current Charges		\$1,419.94
Amount Due (Cantidad a pagar)		\$1,419.94

INFORMATION ABOUT YOUR BILL

Thank you for your payment.

RETURN BOTTOM PORTION WITH PAYMENT ONLY • PLEASE DO NOT INCLUDE OTHER REQUESTS • SEE BACK OF BILL FOR CONTACT METHODS



ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
51-5716167-2	05/09/2025	\$1,419.94	Automated Bank Payment

Your bill is paid through an automated bank payment plan.

MAY						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

----- manifest line -----



ROBINWOOD MANOR BILLING ROBINWOOD M
C/O CORNERSTONE MANAGEMENT
3520 E RIVER RD NE
ROCHESTER MN 55906-5407



XCEL ENERGY
P.O. BOX 4176
CAROL STREAM IL 60197-4176

31 51050925 57161672 0000014199400000141994



SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
ROBINWOOD MANOR BILLING ROBINWOOD M 1324 PRAIRIE AVE SW FARIBAULT, MN 55021-6735	51-5716167-2		05/09/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	923030362	04/14/2025	\$1,419.94

SERVICE ADDRESS: 1324 PRAIRIE AVE SW FARIBAULT, MN 55021-6735
NEXT READ DATE: 05/14/25

ELECTRICITY SERVICE DETAILS

PREMISES NUMBER: 303265023
INVOICE NUMBER: 1176068460

METER READING INFORMATION

METER 348244472			Read Dates: 03/12/25 - 04/10/25 (29 Days)
DESCRIPTION	USAGE TYPE	USAGE	
Total Energy	Actual	2247 kWh	
On-Peak Energy	Actual	888 kWh	
Off-Peak Energy	Actual	1359 kWh	
Demand	Actual	9.92 kW	
Billable Demand		10 kW	
On Pk Demand	Actual	9.76 kW	
Billable On Pk Demand		10 kW	
Off Pk Demand	Actual	9.92 kW	
Billable Off Pk Demand		10 kW	

ELECTRICITY CHARGES

RATE: Sm Gen TOD Mtrd

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Basic Service Chg			\$6.00
On-Peak Energy ChWinter	888 kWh	\$0.160200	\$142.26
Off-Peak Energy CWinter	1359 kWh	\$0.051820	\$70.42
Fuel Cost Charge	2247 kWh	\$0.022448	\$50.44
Sales True Up	2247 kWh	\$0.001700	\$3.82
Affordability Chg			\$2.12
Resource Adjustment			\$13.61
Interim Rate Adj			\$15.62
Subtotal			\$304.29
City Fees			\$21.94
County Tax		0.50%	\$1.63
State Tax		6.875%	\$22.44
Total			\$350.30



ENERGY YOU CAN COUNT ON.

We're proud to provide reliable energy to your community, whether in your home or at your business. We work to keep costs low as we focus on the safety and reliability of the electric and natural gas systems that serve you, while transitioning to cleaner energy. Learn more at [xcelenergy.com](https://www.xcelenergy.com).



SAVE POWER. SAVE MONEY.

Use "Turn Off Monitor," "Sleep" and "Hibernate" power management functions to save energy when employees are not using their computers. Setting computers to go into sleep mode after 5 to 20 minutes of inactivity can save \$20 to \$75 per year, per computer.

Get more tips at [xcelenergy.com/EnergySavingTips](https://www.xcelenergy.com/EnergySavingTips).



SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
ROBINWOOD MANOR BILLING ROBINWOOD M 1324 PRAIRIE AVE SW FARIBAULT, MN 55021-6735	51-5716167-2		05/09/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	923030362	04/14/2025	\$1,419.94

SERVICE ADDRESS: 1324 PRAIRIE AVE SW FARIBAULT, MN 55021-6735
NEXT READ DATE: 05/14/25

NATURAL GAS SERVICE DETAILS

PREMISES NUMBER: 303265023
INVOICE NUMBER: 0556474677

METER READING INFORMATION

METER 20825162				Read Dates: 03/13/25 - 04/13/25 (31 Days)
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE	
Total Energy	55367 Actual	54112 Actual	1255 ccf	

NATURAL GAS ADJUSTMENTS

DESCRIPTION	VALUE UNITS	CONVERSION	VALUE UNITS
Heat Content Adjustment	1255 ccf	x 1.078400	1353 therms

NATURAL GAS CHARGES

RATE: Large Comm Firm Svc

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Basic Service Chg			\$50.00
Distribution Charge	1353 therms	\$0.184101	\$249.09
Cost Of Gas	1353 therms	\$0.441877	\$597.86
Gas Affordability	1353 therms	\$0.008750	\$11.84
Interim Rate Adjust			\$62.48
Decoupling Adj	1353 therms	\$0.007232	\$9.78
Resource Adjustment			\$64.02
Subtotal			\$1,045.07
City Fees			\$24.57
Total			\$1,069.64

INFORMATION ABOUT YOUR BILL

This month, the Fuel Cost Charge reflects a refund for replacement power costs related to a 2011 outage at Sherco Unit 3 as ordered by the MPUC. An average residential customer will see an approximate total reduction of \$12 from this refund in April.



SMARTER THERMOSTAT. SMARTER SCHEDULE.

Don't waste energy and money to heat or cool after business hours. A smart thermostat can help you easily schedule temperature setbacks to help you save on your bottom line.



OUR EXPERTISE. TOGETHER

You're an expert when it comes to your own business. We're experts in saving energy and money to help your bottom line and the environment. Check out our online resources, and get the support you need to power your business.

Learn more at xcelenergy.com/Business.

053946 2/3



04/14/2025

51-5716167-2



MAILING ADDRESS	ACCOUNT NUMBER		DUE DATE
ROBINWOOD MANOR BILLING C/O CORNERSTONE MANAGEMENT 3520 E RIVER RD NE ROCHESTER MN 55906-5407	51-5716166-1		05/15/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	923812640	04/18/2025	\$2,065.26

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com

Call Mon - Fri 7 a.m.-7 p.m. or Sat 9 a.m.-5 p.m.

Please Call: 1-800-895-4999

Español: 1-800-687-8778

Or write us at: XCEL ENERGY
PO BOX 8
EAU CLAIRE WI 54702-0008



ACCOUNT BALANCE *(Balance de su cuenta)*

Previous Balance	As of 03/12	\$2,249.36
Payment Received	Online Payment 04/14	-\$2,249.36 CR
Balance Forward		\$0.00
Current Charges		\$2,065.26
Amount Due <i>(Cantidad a pagar)</i>		\$2,065.26

PREMISES SUMMARY

PREMISES NUMBER	PREMISES IDENTIFIER	PREMISES DESCRIPTOR	CURRENT BILL
302189731	1324 PRAIRIE AVE SW APT 208		\$23.29
302230771	1324 PRAIRIE AVE SW APT 105		\$40.61
302262476	1324 PRAIRIE AVE SW APT 214		\$58.55
302302646	1324 PRAIRIE AVE SW APT 102		\$28.85
302349980	1324 PRAIRIE AVE SW APT 226		\$30.16
302444730	1324 PRAIRIE AVE SW APT 104		\$31.79
302460469	1324 PRAIRIE AVE SW APT 122		\$28.53
302478155	1324 PRAIRIE AVE SW APT 209		\$34.89
302493131	1324 PRAIRIE AVE SW APT 225		\$30.98
302493764	1324 PRAIRIE AVE SW APT 113		\$43.70
302511033	1324 PRAIRIE AVE SW APT 111		\$75.53
302533509	1324 PRAIRIE AVE SW APT 201		\$35.05
302545595	1324 PRAIRIE AVE SW APT 114		\$35.22
302571927	1324 PRAIRIE AVE SW APT 203		\$25.91
302613497	1324 PRAIRIE AVE SW APT 125		\$24.12
302614477	1324 PRAIRIE AVE SW APT 115		\$58.71
302617858	1324 PRAIRIE AVE SW APT 103		\$54.31

RETURN BOTTOM PORTION WITH PAYMENT ONLY • PLEASE DO NOT INCLUDE OTHER REQUESTS • SEE BACK OF BILL FOR CONTACT METHODS

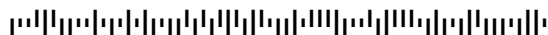


ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
51-5716166-1	05/15/2025	\$2,065.26	Automated Bank Payment

Your bill is paid through an automated bank payment plan.

MAY						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

----- manifest line -----



ROBINWOOD MANOR BILLING
C/O CORNERSTONE MANAGEMENT
3520 E RIVER RD NE
ROCHESTER MN 55906-5407



XCEL ENERGY
P.O. BOX 4176
CAROL STREAM IL 60197-4176





MAILING ADDRESS	ACCOUNT NUMBER		DUE DATE
ROBINWOOD MANOR BILLING C/O CORNERSTONE MANAGEMENT 3520 E RIVER RD NE ROCHESTER MN 55906-5407	51-5716166-1		05/15/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	923812640	04/18/2025	\$2,065.26

PREMISES SUMMARY

PREMISES NUMBER	PREMISES IDENTIFIER	PREMISES DESCRIPTOR	CURRENT BILL
302736723	1324 PRAIRIE AVE SW APT 219		\$37.83
302761045	1324 PRAIRIE AVE SW APT 206		\$31.61
302796908	1324 PRAIRIE AVE SW APT 207		\$26.73
302802793	1324 PRAIRIE AVE SW APT 121		\$42.23
302870488	1324 PRAIRIE AVE SW APT 202		\$32.75
302892998	1324 PRAIRIE AVE SW APT 210		\$30.98
302977608	1324 PRAIRIE AVE SW APT 107		\$42.74
303001967	1324 PRAIRIE AVE SW APT 123		\$33.41
303019807	1324 PRAIRIE AVE SW APT 218		\$36.69
303028888	1324 PRAIRIE AVE SW APT 119		\$39.15
303143286	1324 PRAIRIE AVE SW APT 106		\$39.46
303177385	1324 PRAIRIE AVE SW APT 101		\$44.67
303189856	1324 PRAIRIE AVE SW APT 124		\$23.77
303309114	1324 PRAIRIE AVE SW APT 222		\$32.29
303321348	1324 PRAIRIE AVE SW APT 204		\$76.34
303321902	1324 PRAIRIE AVE SW APT 215		\$63.61
303359457	1324 PRAIRIE AVE SW APT 109		\$41.91
303386480	1324 PRAIRIE AVE SW APT 118		\$57.23
303400425	1324 PRAIRIE AVE SW APT 224		\$35.38
303408939	1324 PRAIRIE AVE SW APT 216		\$32.46
303445307	1324 PRAIRIE AVE SW APT 108		\$48.91
303486097	1324 PRAIRIE AVE SW APT 120		\$54.31
303501701	1324 PRAIRIE AVE SW APT 213		\$47.95
303515595	1324 PRAIRIE AVE SW APT 212		\$62.14
303690996	1324 PRAIRIE AVE SW APT 117		\$41.10
303706361	1324 PRAIRIE AVE SW APT 205		\$34.74
303719733	1324 PRAIRIE AVE SW APT 116		\$29.52
303730462	1324 PRAIRIE AVE SW APT 112		\$36.33
303788183	1324 PRAIRIE AVE SW APT 223		\$41.59
303810522	1324 PRAIRIE AVE SW APT 217		\$20.70
303820383	1324 PRAIRIE AVE SW APT 221		\$36.01



STAY SAFE. CALL 811 BEFORE YOU DIG.

Whether it's a major project or just some gardening, be sure to call 811 before any digging. It's smart. It's easy. And it helps keep everyone safe.

For more information visit [xcelenergy.com/Safety](https://www.xcelenergy.com/Safety).





MAILING ADDRESS	ACCOUNT NUMBER		DUE DATE
ROBINWOOD MANOR BILLING C/O CORNERSTONE MANAGEMENT 3520 E RIVER RD NE ROCHESTER MN 55906-5407	51-5716166-1		05/15/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	923812640	04/18/2025	\$2,065.26

PREMISES SUMMARY

PREMISES NUMBER	PREMISES IDENTIFIER	PREMISES DESCRIPTOR	CURRENT BILL
303824473	1324 PRAIRIE AVE SW APT 110		\$74.05
303859053	1324 PRAIRIE AVE SW APT 211		\$27.86
303878242	1324 PRAIRIE AVE SW APT 220		\$48.61
Total			\$2,065.26

INFORMATION ABOUT YOUR BILL

Thank you for your payment.

041257 2/28



04/18/2025

51-5716166-1



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: May 12, 2025
SUBJECT: Scattered Sites List of Claims to be paid

BACKGROUND:

Cornerstone gathers all the bills for the month and lets the board approve them before paying them out. This list includes all claims from the previous month including the PILOT for Scattered Sites due May 15th.

REQUESTED ACTION:

Approve the list of claims to be paid

ATTACHMENTS:

1. 05.07.2025 updated HRA AP Aging Report
2. 005090-000
3. 005090-001
4. 005090-003
5. 005090-004
6. 005090-006
7. 005090-007
8. 005090-016
9. 005090-026
10. 005090-177
11. 005090-179
12. 005090-180
13. 504948.1
14. 505263.1
15. Faribo #63499
16. Faribo #64109
17. Faribo #64116
18. Faribo #64458
19. Faribo #64494
20. Faribo #64543

21. Faribo #64699
22. Faribo #64757
23. Faribo #64787
24. Faribo #65062
25. HRA Advanced Facilities
26. HRA Probuilt
27. HRA Property Pros
28. HRA Rice County Tax & Elections
29. HRA ServiceMaster
30. payable_04-2025_FLOM_DISPOSAL_SERVICE_409110024428_04-25-25_C1
31. payable_04-2025_FLOM_DISPOSAL_SERVICE_409110024430_04-25-25_C2
32. payable_04-2025_INV-12966 CM (1)
33. payable_05-
2025_Invoice_7953_from_Property_Pros_of_Faribault_LL
34. payable_05-
2025_Invoice_7956_from_Property_Pros_of_Faribault_LL
35. Rice County Property Tax Special Assessments_12
36. Tom's Lock #14954 & #14975
37. Xcel

Payables Aging Report

Period: -05/2025

As of : 05/15/2025

Payee Name	Invoice Notes	Property	nvoice Date	Due Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
Advanced Facilities												
		Public Housing HRA	4/22/2025	4/22/2025	6212 Repairs & Mainte	INV12966 CM	-300.80	-300.80	0.00	0.00	0.00	
		Public Housing HRA	4/30/2025	4/30/2025	6212 Repairs & Mainte	PublicHRA18	4,000.00	4,000.00	0.00	0.00	0.00	
Advanced Facilities							3,699.20	3,699.20	0.00	0.00	0.00	
City of Faribault												
		Public Housing HRA	4/15/2025	5/5/2025	6430 Water and Sewer	005090-000 04/15/2025	14.21	0.00	14.21	0.00	0.00	
		Public Housing HRA	4/15/2025	5/5/2025	6430 Water and Sewer	005090-001 04/15/2025	14.21	0.00	14.21	0.00	0.00	
		Public Housing HRA	4/15/2025	5/5/2025	6430 Water and Sewer	005090-003 04/15/2025	14.21	0.00	14.21	0.00	0.00	
		Public Housing HRA	4/15/2025	5/5/2025	6430 Water and Sewer	005090-004 04/15/2025	15.02	0.00	15.02	0.00	0.00	
		Public Housing HRA	4/15/2025	5/5/2025	6430 Water and Sewer	005090-006 04/15/2025	15.02	0.00	15.02	0.00	0.00	
		Public Housing HRA	4/15/2025	5/5/2025	6430 Water and Sewer	005090-007 04/15/2025	14.21	0.00	14.21	0.00	0.00	
		Public Housing HRA	4/15/2025	5/5/2025	6430 Water and Sewer	005090-016 04/15/2025	15.02	0.00	15.02	0.00	0.00	
		Public Housing HRA	4/15/2025	5/5/2025	6430 Water and Sewer	005090-026 04/15/2025	14.21	0.00	14.21	0.00	0.00	
		Public Housing HRA	4/15/2025	5/5/2025	6430 Water and Sewer	005090-177 04/15/2025	47.83	0.00	47.83	0.00	0.00	
		Public Housing HRA	4/15/2025	5/5/2025	6430 Water and Sewer	005090-179 04/15/2025	60.32	0.00	60.32	0.00	0.00	
		Public Housing HRA	4/15/2025	5/5/2025	6430 Water and Sewer	005090-180 04/15/2025	53.07	0.00	53.07	0.00	0.00	
City of Faribault							277.33	0.00	277.33	0.00	0.00	
Faribault Ace Hardware & Ace Sports												
		Public Housing HRA	4/28/2025	4/28/2025	6216 Supplies - Mainte	504948/1	49.96	49.96	0.00	0.00	0.00	
		Public Housing HRA	5/6/2025	5/6/2025	6216 Supplies - Mainte	505263/1	4.19	4.19	0.00	0.00	0.00	
Faribault Ace Hardware & Ace Sports							54.15	54.15	0.00	0.00	0.00	
Faribo Plumbing & Heating												
		Public Housing HRA	4/9/2025	4/9/2025	6219 Purchased Service:	65062	164.25	0.00	164.25	0.00	0.00	
		Public Housing HRA	1/27/2025	1/27/2025	6216 Supplies - Mainte	64699	298.00	0.00	0.00	0.00	298.00	
		Public Housing HRA	7/1/2024	7/1/2024	6216 Supplies - Mainte	63499	110.00	0.00	0.00	0.00	110.00	
		Public Housing HRA	10/28/2024	10/28/2024	6216 Supplies - Mainte	64109	155.00	0.00	0.00	0.00	155.00	
		Public Housing HRA	10/29/2024	10/29/2024	6216 Supplies - Mainte	64116	261.25	0.00	0.00	0.00	261.25	
		Public Housing HRA	1/16/2025	1/16/2025	6216 Supplies - Mainte	64458	383.75	0.00	0.00	0.00	383.75	
		Public Housing HRA	1/6/2025	1/6/2025	6216 Supplies - Mainte	64494	305.25	0.00	0.00	0.00	305.25	
		Public Housing HRA	1/10/2025	1/10/2025	6216 Supplies - Mainte	64543	150.00	0.00	0.00	0.00	150.00	
		Public Housing HRA	2/6/2025	2/6/2025	1701 Building Improver	64757	1,256.00	0.00	0.00	0.00	1,256.00	
		Public Housing HRA	3/5/2025	3/5/2025	6216 Supplies - Mainte	64897	342.75	0.00	0.00	342.75	0.00	
Faribo Plumbing & Heating							3,426.25	0.00	164.25	342.75	2,919.25	
FLOM Disposal Service (ACH)												
		Public Housing HRA	4/25/2025	4/25/2025	6450 Trash Disposal	409110024428 04/25/2025	175.01	175.01	0.00	0.00	0.00	
		Public Housing HRA	4/25/2025	4/25/2025	6450 Trash Disposal	409110024430 04/25/2025	103.85	103.85	0.00	0.00	0.00	\$75 is from a mattress
FLOM Disposal Service (ACH)							278.86	278.86	0.00	0.00	0.00	
HD Supply Facilities Maintenance, Ltd.												
		Public Housing HRA	5/16/2023	5/16/2023	6216 Supplies - Mainte	1803421206	-56.88	0.00	0.00	0.00	-56.88	
		Public Housing HRA	6/16/2023	6/16/2023	6216 Supplies - Mainte	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	
Probuil Construction LLC												
		Public Housing HRA	3/3/2025	4/4/2025	1701 Building Improver 816SHUMWAYAVE-BB		21,901.82	0.00	0.00	21,901.82	0.00	2nd payment
Probuil Construction LLC							21,901.82	0.00	0.00	21,901.82	0.00	
Property Pros of Faribault, LLC												
		Public Housing HRA	4/30/2025	4/30/2025	6225 Grounds/Lawn Cai	7953	775.00	775.00	0.00	0.00	0.00	
		Public Housing HRA	4/30/2025	4/30/2025	6225 Grounds/Lawn Cai	7955	1,113.00	1,113.00	0.00	0.00	0.00	
		Public Housing HRA	4/30/2025	4/30/2025	6225 Grounds/Lawn Cai	7956	141.00	141.00	0.00	0.00	0.00	
Property Pros of Faribault, LLC							2,029.00	2,029.00	0.00	0.00	0.00	

Payables Aging Report

Period: -05/2025

As of : 05/15/2025

Payee Name	Invoice Notes	Property	nvoice Date	Due Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
Quality Appliance												
		Public Housing HRA	5/2/2025	5/2/2025	1850 Machinery, Equipr	05025005	783.26	783.26	0.00	0.00	0.00	
		Public Housing HRA	5/1/2025	5/1/2025	1850 Machinery, Equipr	12517	103.24	103.24	0.00	0.00	0.00	
Quality Appliance							886.50	886.50	0.00	0.00	0.00	
Rice County Property Tax & Elections Office												
		Public Housing HRA	5/15/2025	5/15/2025	2230 Accrued Property	HRA 05/15/2025	6,773.27	6,773.27	0.00	0.00	0.00	
Rice County Property Tax & Elections Office							6,773.27	6,773.27	0.00	0.00	0.00	
Rice County Property Taxes												
		Public Housing HRA	5/15/2025	5/15/2025	2230 Accrued Property 18.26.1.76.001	05/15/2025	240.00	240.00	0.00	0.00	0.00	
		Public Housing HRA	5/15/2025	5/15/2025	2230 Accrued Property 18.36.1.25.002	05/15/2025	80.00	80.00	0.00	0.00	0.00	
		Public Housing HRA	5/15/2025	5/15/2025	2230 Accrued Property 18.36.1.00.047	05/15/2025	160.00	160.00	0.00	0.00	0.00	
		Public Housing HRA	5/15/2025	5/15/2025	2230 Accrued Property 18.36.1.76.078	05/15/2025	40.00	40.00	0.00	0.00	0.00	
		Public Housing HRA	5/15/2025	5/15/2025	2230 Accrued Property 18.36.4.02.003	05/15/2025	240.00	240.00	0.00	0.00	0.00	
		Public Housing HRA	5/15/2025	5/15/2025	2230 Accrued Property 18.29.2.26.017	05/15/2025	240.00	240.00	0.00	0.00	0.00	
		Public Housing HRA	5/15/2025	5/15/2025	2230 Accrued Property 18.30.4.26.006	05/15/2025	40.00	40.00	0.00	0.00	0.00	
		Public Housing HRA	5/15/2025	5/15/2025	2230 Accrued Property 18.30.3.01.005	05/15/2025	80.00	80.00	0.00	0.00	0.00	
		Public Housing HRA	5/15/2025	5/15/2025	2230 Accrued Property 18.30.3.01.004	05/15/2025	40.00	40.00	0.00	0.00	0.00	
		Public Housing HRA	5/15/2025	5/15/2025	2230 Accrued Property 18.31.3.26.005	05/15/2025	40.00	40.00	0.00	0.00	0.00	
		Public Housing HRA	5/15/2025	5/15/2025	2230 Accrued Property 18.01.4.00.006	05/15/2025	240.00	240.00	0.00	0.00	0.00	
		Public Housing HRA	5/15/2025	5/15/2025	2230 Accrued Property 18.01.1.00.014	05/15/2025	40.00	40.00	0.00	0.00	0.00	
		Public Housing HRA	5/15/2025	5/15/2025	2230 Accrued Property 18.31.4.52.033	05/15/2025	40.00	40.00	0.00	0.00	0.00	
Rice County Property Taxes							1,520.00	1,520.00	0.00	0.00	0.00	
ServiceMaster by Ayotte												
		Public Housing HRA	4/3/2025	4/3/2025	6235 Purchased Service:	912083	1,118.69	0.00	1,118.69	0.00	0.00	
ServiceMaster by Ayotte							1,118.69	0.00	1,118.69	0.00	0.00	
ShofCorp LLC.												
		Public Housing HRA	5/5/2025	5/5/2025	6219 Purchased Service:	174671	140.10	140.10	0.00	0.00	0.00	
ShofCorp LLC.							140.10	140.10	0.00	0.00	0.00	
Tom's Lock & Key												
		Public Housing HRA	3/31/2025	3/31/2025	6216 Supplies - Mainten	14954	97.00	0.00	97.00	0.00	0.00	
		Public Housing HRA	4/30/2025	4/30/2025	6216 Supplies - Mainten	14975	6.00	6.00	0.00	0.00	0.00	
Tom's Lock & Key							103.00	6.00	97.00	0.00	0.00	
Xcel Energy												
		Public Housing HRA	4/8/2025	4/8/2025	6410 Electricity	922190889	77.60	0.00	77.60	0.00	0.00	Common Area
		Public Housing HRA	4/8/2025	4/8/2025	6420 Gas	922190889	90.68	0.00	90.68	0.00	0.00	Common Area
Xcel Energy							168.28	0.00	168.28	0.00	0.00	
Grand Total							42,007.04	15,387.08	1,825.55	22,244.57	2,549.84	



Agency Information

City of Faribault
208 NW 1st Avenue
Faribault, MN 55021
507-333-0392
8 am-4:30 pm

Account Information

ACCOUNT NUMBER	NAME
005090-000	Faribault HRA LLC
SERVICE ADDRESS	
910 1 St SW - Irrig	

Bill Details

SERVICE PERIOD	BILLING DATE
3/1/2025 to 3/31/2025 (31 days)	4/15/2025
DUE DATE	
5/5/2025	

Current Charges

Type	Amount
Water: Water Base	\$14.21
Total Current Charges	\$14.21

Bill Summary

Type	Amount
Previous Balance	\$14.21
Payments Received	\$14.21
Adjustments	\$0.00
Current Charges Due By 5/5/2025	\$14.21

Total Amount Due	\$14.21*
------------------	----------

*Amount due at the time of billing

Meter Readings

Serial: 77083251 Cons: 0.00000

Previous Reading		Current Reading	
Date	Reading	Date	Reading
2/28/2025	2.00000	3/31/2025	2.00000



Agency Information

City of Faribault
208 NW 1st Avenue
Faribault, MN 55021
507-333-0392
8 am-4:30 pm

Account Information

ACCOUNT NUMBER	NAME
005090-001	Faribault HRA LLC
SERVICE ADDRESS	
920 1 St SW - Irrig	

Bill Details

SERVICE PERIOD	BILLING DATE
3/1/2025 to 3/31/2025 (31 days)	4/15/2025
DUE DATE	
5/5/2025	

Current Charges

Type	Amount
Water: Water Base	\$14.21
Total Current Charges	\$14.21

Bill Summary

Type	Amount
Previous Balance	\$14.21
Payments Received	\$14.21
Adjustments	\$0.00
Current Charges Due By 5/5/2025	\$14.21

Total Amount Due	\$14.21*
------------------	----------

*Amount due at the time of billing

Meter Readings

Serial: 77082093 Cons: 0.00000

Previous Reading		Current Reading	
Date	Reading	Date	Reading
2/28/2025	2.00000	3/31/2025	2.00000



Agency Information

City of Faribault
208 NW 1st Avenue
Faribault, MN 55021
507-333-0392
8 am-4:30 pm

Account Information

ACCOUNT NUMBER	NAME
005090-003	Faribault HRA LLC
SERVICE ADDRESS	
1528 Western Ave - Irrig	

Bill Details

SERVICE PERIOD	BILLING DATE
3/1/2025 to 3/31/2025 (31 days)	4/15/2025
DUE DATE	
5/5/2025	

Current Charges

Type	Amount
Water: Water Base	\$14.21
Total Current Charges	\$14.21

Bill Summary

Type	Amount
Previous Balance	\$14.21
Payments Received	\$14.21
Adjustments	\$0.00
Current Charges Due By 5/5/2025	\$14.21

Total Amount Due	\$14.21*
------------------	----------

*Amount due at the time of billing

Meter Readings

Serial: 77083853 Cons: 0.00000

Previous Reading		Current Reading	
Date	Reading	Date	Reading
2/28/2025	2933.00000	3/31/2025	2933.00000



Agency Information

City of Faribault
208 NW 1st Avenue
Faribault, MN 55021
507-333-0392
8 am-4:30 pm

Account Information

ACCOUNT NUMBER	NAME
005090-004	Faribault HRA LLC
SERVICE ADDRESS	
1818 Shumway Ave - Irrig	

Bill Details

SERVICE PERIOD	BILLING DATE
3/1/2025 to 3/31/2025 (31 days)	4/15/2025
DUE DATE	
5/5/2025	

Current Charges

Type	Amount
Lead: Lead Surcharge	\$0.81
Water: Water Base	\$14.21
Total Current Charges	\$15.02

Bill Summary

Type	Amount
Previous Balance	\$15.02
Payments Received	\$15.02
Adjustments	\$0.00
Current Charges Due By 5/5/2025	\$15.02

Total Amount Due	\$15.02*
------------------	----------

*Amount due at the time of billing

Meter Readings

Serial: 77082923 Cons: 0.00000			
Previous Reading		Current Reading	
Date	Reading	Date	Reading
2/28/2025	78.00000	3/31/2025	78.00000



Agency Information

City of Faribault
208 NW 1st Avenue
Faribault, MN 55021
507-333-0392
8 am-4:30 pm

Account Information

ACCOUNT NUMBER	NAME
005090-006	Faribault HRA LLC
SERVICE ADDRESS	
1810 Shumway Ave - Irrig	

Bill Details

SERVICE PERIOD	BILLING DATE
3/1/2025 to 3/31/2025 (31 days)	4/15/2025
DUE DATE	
5/5/2025	

Current Charges

Type	Amount
Lead: Lead Surcharge	\$0.81
Water: Water Base	\$14.21
Total Current Charges	\$15.02

Bill Summary

Type	Amount
Previous Balance	\$15.02
Payments Received	\$15.02
Adjustments	\$0.00
Current Charges Due By 5/5/2025	\$15.02

Total Amount Due	\$15.02*
------------------	----------

*Amount due at the time of billing

Meter Readings

Serial: 77084954 Cons: 0.00000			
Previous Reading		Current Reading	
Date	Reading	Date	Reading
2/28/2025	5284.00000	3/31/2025	5284.00000



Agency Information

City of Faribault
208 NW 1st Avenue
Faribault, MN 55021
507-333-0392
8 am-4:30 pm

Account Information

ACCOUNT NUMBER	NAME
005090-007	Faribault HRA LLC
SERVICE ADDRESS	
1806 Shumway Ave - Irrig	

Bill Details

SERVICE PERIOD	BILLING DATE
3/1/2025 to 3/31/2025 (31 days)	4/15/2025
DUE DATE	
5/5/2025	

Current Charges

Type	Amount
Water: Water Base	\$14.21
Total Current Charges	\$14.21

Bill Summary

Type	Amount
Previous Balance	\$14.21
Payments Received	\$14.21
Adjustments	\$0.00
Current Charges Due By 5/5/2025	\$14.21

Total Amount Due	\$14.21*
------------------	----------

*Amount due at the time of billing

Meter Readings

Serial: 77084955 Cons: 0.00000

Previous Reading		Current Reading	
Date	Reading	Date	Reading
2/28/2025	17399.00000	3/31/2025	17399.00000



Agency Information

City of Faribault
208 NW 1st Avenue
Faribault, MN 55021
507-333-0392
8 am-4:30 pm

Account Information

ACCOUNT NUMBER	NAME
005090-016	Faribault HRA LLC
SERVICE ADDRESS	
1814 Shumway Ave - Irrig	

Bill Details

SERVICE PERIOD	BILLING DATE
3/1/2025 to 3/31/2025 (31 days)	4/15/2025
DUE DATE	
5/5/2025	

Current Charges

Type	Amount
Lead: Lead Surcharge	\$0.81
Water: Water Base	\$14.21
Water: Water Irrigation Consumption	\$0.00
Total Current Charges	\$15.02

Bill Summary

Type	Amount
Previous Balance	\$15.02
Payments Received	\$15.02
Adjustments	\$0.00
Current Charges Due By 5/5/2025	\$15.02

Total Amount Due	\$15.02*
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*Amount due at the time of billing

Meter Readings

Serial: 77080632 Cons: 1.00000

Previous Reading		Current Reading	
Date	Reading	Date	Reading
2/28/2025	2031.00000	3/31/2025	2032.00000



Agency Information

City of Faribault
208 NW 1st Avenue
Faribault, MN 55021
507-333-0392
8 am-4:30 pm

Account Information

ACCOUNT NUMBER	NAME
005090-026	Faribault HRA LLC
SERVICE ADDRESS	
1526 Western Ave - Irrig	

Bill Details

SERVICE PERIOD	BILLING DATE
3/1/2025 to 3/31/2025 (31 days)	4/15/2025
DUE DATE	
5/5/2025	

Current Charges

Type	Amount
Water: Water Base	\$14.21
Total Current Charges	\$14.21

Bill Summary

Type	Amount
Previous Balance	\$14.21
Payments Received	\$14.21
Adjustments	\$0.00
Current Charges Due By 5/5/2025	\$14.21

Total Amount Due	\$14.21*
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*Amount due at the time of billing

Meter Readings

Serial: 77083921 Cons: 0.00000

Previous Reading		Current Reading	
Date	Reading	Date	Reading
2/28/2025	1.00000	3/31/2025	1.00000



Agency Information

City of Faribault
208 NW 1st Avenue
Faribault, MN 55021
507-333-0392
8 am-4:30 pm

Account Information

ACCOUNT NUMBER	NAME
005090-177	Faribault HRA LLC
SERVICE ADDRESS	
1532 Western Ave	

Bill Details

SERVICE PERIOD	BILLING DATE
3/1/2025 to 3/31/2025 (31 days)	4/15/2025
DUE DATE	
5/5/2025	

Current Charges

Type	Amount
Lead: Lead Surcharge	\$0.08
Sewer: Sewer Base	\$10.40
Sewer: Sewer Consumption	\$10.61
Storm: Storm Water	\$6.45
Water: Water Base	\$14.21
Water: Water Consumption Consumption	\$6.08
Total Current Charges	\$47.83

Bill Summary

Type	Amount
Previous Balance	\$45.68
Payments Received	\$45.68
Adjustments	\$0.00
Current Charges Due By 5/5/2025	\$47.83

Total Amount Due	\$47.83*
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*Amount due at the time of billing

Meter Readings

Serial: 77083641 Cons: 2770.00000			
Previous Reading		Current Reading	
Date	Reading	Date	Reading
2/28/2025	509282.00000	3/31/2025	512052.00000



Agency Information

City of Faribault
208 NW 1st Avenue
Faribault, MN 55021
507-333-0392
8 am-4:30 pm

Account Information

ACCOUNT NUMBER	NAME
005090-179	Faribault HRA LLC
SERVICE ADDRESS	
904 Spring Rd Apt C	

Bill Details

SERVICE PERIOD	BILLING DATE
3/1/2025 to 3/31/2025 (31 days)	4/15/2025
DUE DATE	
5/5/2025	

Current Charges

Type	Amount
Lead: Lead Surcharge	\$0.14
Sewer: Sewer Base	\$10.40
Sewer: Sewer Consumption	\$19.55
Storm: Storm Water	\$4.82
Water: Water Base	\$14.21
Water: Water Consumption Consumption	\$11.20
Total Current Charges	\$60.32

Bill Summary

Type	Amount
Previous Balance	\$50.32
Payments Received	\$50.32
Adjustments	\$0.00
Current Charges Due By 5/5/2025	\$60.32

Total Amount Due	\$60.32*
------------------	----------

*Amount due at the time of billing

Meter Readings

Serial: 77080843 Cons: 5103.00000			
Previous Reading		Current Reading	
Date	Reading	Date	Reading
2/28/2025	221334.00000	3/31/2025	226437.00000



Agency Information

City of Faribault
208 NW 1st Avenue
Faribault, MN 55021
507-333-0392
8 am-4:30 pm

Account Information

ACCOUNT NUMBER	NAME
005090-180	Faribault HRA LLC
SERVICE ADDRESS	
1522 Western Ave	

Bill Details

SERVICE PERIOD	BILLING DATE
3/1/2025 to 3/31/2025 (31 days)	4/15/2025
DUE DATE	
5/5/2025	

Current Charges

Type	Amount
Lead: Lead Surcharge	\$0.08
Sewer: Sewer Base	\$10.40
Sewer: Sewer Consumption	\$13.94
Storm: Storm Water	\$6.45
Water: Water Base	\$14.21
Water: Water Consumption Consumption	\$7.99
Total Current Charges	\$53.07

Bill Summary

Type	Amount
Previous Balance	\$53.07
Payments Received	\$53.07
Adjustments	\$0.00
Current Charges Due By 5/5/2025	\$53.07

Total Amount Due	\$53.07*
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*Amount due at the time of billing

Meter Readings

Serial: 77082191 Cons: 3640.00000			
Previous Reading		Current Reading	
Date	Reading	Date	Reading
2/28/2025	621780.00000	3/31/2025	625420.00000

THANK YOU FOR SHOPPING AT
FARIBAULT ACE HARDWARE
(507) 332-7414

OPEN M-F 7:00AM-7PM SAT.8-6

SUNDAY 10-4

04/28/25 1:40PM ABT 558 SALE

5072426	2	EA	13.99	EA *N
BOARD COMMON 1"X4"X8'			27.98	
5072681	1	EA	7.99	EA *N
STUD PINE BROWN 2X4X8'			7.99	
5072426	1	EA	13.99	EA *N
BOARD COMMON 1"X4"X8'			13.99	

SUB-TOTAL:\$ 49.96 TAX: \$.00

TOTAL: \$ 49.96

CHARGE AMT: 49.96

¶.5049481-

==>> JRNL# C88220 INV#504948/1
CUST NO: 50
ACE REWARDS ID # 19826915250

Customer Copy



Name : X
Acct: *CITY OF FARIBAULT
PO#: 1520 WESTERN AVE

RECEIPT NEEDED FOR ALL RETURNS

THANK YOU FOR SHOPPING AT
FARIBAULT ACE HARDWARE
(507) 332-7414

OPEN M-F 7:00AM-7PM SAT.8-6

SUNDAY 10-4

05/06/25 9:30AM MAB 552 SALE

56 1 EA 4.19 EA *N
FASTENERS 4.19
SUB-TOTAL:\$ 4.19 TAX: \$.00
TOTAL: \$ 4.19
CHARGE AMT: 4.19

¶.5052631^,

==>> JRNL# C91408 INV#505263/1
CUST NO: 50
ACE REWARDS ID # 19826915250

Customer Copy



Name : X
Acct: *CITY OF FARIBAULT
PO#: 1524 WASTERN

RECEIPT NEEDED FOR ALL RETURNS

Faribo Plumbing & Heating Inc
Jandro Excavating
2345 8th Ave NW
Faribault MN 55021
5073346409

Invoice

Date	Invoice #
07/01/2024	63499

Bill To
Cornerstone Management service 3520 E River Rd NE Rochester, MN, 55906

Due Date
08/01/2024

Item	Description	Qty	Rate	Amount
Service Labor		1	110.00	110.00
Material	Parts / Material 1524 Western Ave Faribault,MN 55021		0.00	0.00
Thank you for your business.		Balance Due		
		\$110.00		

Faribo Plumbing & Heating Inc
Jandro Excavating
2345 8th Ave NW
Faribault MN 55021
5073346409

Invoice

Date	Invoice #
10/28/2024	64109

Bill To
Cornerstone Management service 3520 E River Rd NE Rochester, MN, 55906

Due Date
11/28/2024

Item	Description	Qty	Rate	Amount
Service Labor		1	150.00	150.00
Material	Parts / Material		5.00	5.00
job address	904 Spring St SW unit B Faribault, MN 55021		0.00	0.00
	Repaired leaking tub spout-caulked/repaired			
Thank you for your business.			Balance Due	\$155.00

Faribo Plumbing & Heating Inc
Jandro Excavating
2345 8th Ave NW
Faribault MN 55021
5073346409

Invoice

Date	Invoice #
10/29/2024	64116

Bill To
Cornerstone Management service 3520 E River Rd NE Rochester, MN, 55906

Due Date
11/29/2024

Item	Description	Qty	Rate	Amount
job address	20 14th st Faribault, MN 55021		0.00	0.00
	Broken toilet-removed, repaired flange, re-set			
Material	Parts / Material		36.25	36.25
Service Labor Hours		1.5	150.00	225.00
Thank you for your business.			Balance Due	\$261.25

Faribo Plumbing & Heating Inc
 Jandro Excavating
 2345 8th Ave NW
 Faribault MN 55021
 5073346409

Invoice

Date	Invoice #
01/16/2025	64458

Bill To
Cornerstone Management service 3520 E River Rd NE Rochester, MN, 55906

Due Date
02/17/2025

Item	Description	Qty	Rate	Amount
Service Labor	#94 12/19/24	2	150.00	300.00
Material	angle stops	2	13.25	26.50
Material	3/4 PP tee	1	12.00	12.00
Material	3/4 x 1/2 PP reducer	2	18.25	36.50
Material	1/2 PP coupling	1	4.50	4.50
Material	1/2 copper pipe	1	4.25	4.25
job address	1816 Shumway Ave Faribault, MN 55021		0.00	0.00
Job description	2 shut offs broke, coper line in kitchen repaired called in 12/19/24 Tyler		0.00	0.00
It's been a pleasure working with you!			Balance Due	\$383.75

Faribo Plumbing & Heating Inc
Jandro Excavating
2345 8th Ave NW
Faribault MN 55021
5073346409

Invoice

Date	Invoice #
01/06/2025	64494

Bill To
Cornerstone Management service 3520 E River Rd NE Rochester, MN, 55906

Due Date
02/06/2025

Item	Description	Qty	Rate	Amount
Service Labor	#70 12/24/24	1	150.00	150.00
Service Labor	#70 1/3/25	1	150.00	150.00
Material	Black iron cap		5.25	5.25
job address	1816 Shumway Ave Faribault, MN 55020		0.00	0.00
Job description	Check for Gas leak-cap off stove line		0.00	0.00
Thank you for your business.			Balance Due	\$305.25

Faribo Plumbing & Heating Inc
Jandro Excavating
2345 8th Ave NW
Faribault MN 55021
5073346409

Invoice

Date	Invoice #
01/10/2025	64543

Bill To
Cornerstone Management service 3520 E River Rd NE Rochester, MN, 55906

Due Date
02/10/2025

Item	Description	Qty	Rate	Amount
Service Labor	#41 1/7/25-Minimum charge service fee		150.00	150.00
Material	Parts / Material-none		0.00	0.00
job address	900 B Spring Rd Faribault, MN 55021 leaking tub/shower faucet and lav faucet-per Tyler- Tech went at scheduled service time got no answer-waited 20 min. continued to get no answer-Minimum service/trip fee applied			
It's been a pleasure working with you!			Balance Due	\$150.00

Faribo Plumbing & Heating Inc
Jandro Excavating
2345 8th Ave NW
Faribault MN 55021
5073346409

Invoice

Date	Invoice #
01/27/2025	64699

Bill To
Advanced Facilities 3520 East River Dr. E. Rochester, MN, 55906

Due Date
02/27/2025

Item	Description	Qty	Rate	Amount
Install Labor		1.25	150.00	187.50
Material	Parts / Material		110.50	110.50
	830 9th Ave SW Faribault, MN 55021			
Thank you for your business.			Balance Due	\$298.00

Faribo Plumbing & Heating Inc
 Jandro Excavating
 2345 8th Ave NW
 Faribault MN 55021
 5073346409

Invoice

Date	Invoice #
02/06/2025	64757

Bill To
Cornerstone Management service 3520 E River Rd NE Rochester, MN, 55906

Due Date
03/06/2025

Item	Description	Qty	Rate	Amount
job address	523 Division St W Faribault, MN 55021		0.00	0.00
Job description	Water heater wont stay lit, replacing per Dustin		0.00	0.00
Material	40G Standard vent, NG Bradford White Tall	1	856.50	856.50
Material	Copper PP couplings	2	6.25	12.50
Material	Dialectric PP unions	2	43.50	87.00
Service Labor Hours	#94 2/5/25	2	150.00	300.00
	Model# RG240T6N Serial# AL54320662			
Thank you for your business.			Balance Due	\$1,256.00

Faribo Plumbing & Heating Inc
Jandro Excavating
2345 8th Ave NW
Faribault MN 55021
5073346409

Invoice

Date	Invoice #
02/12/2025	64787

Bill To
Cornerstone Management service 3520 E River Rd NE Rochester, MN, 55906

Due Date
03/13/2025

Item	Description	Qty	Rate	Amount
Material	Parts / Material		0.00	0.00
Service Labor Hours		2	150.00	300.00
job address	1324 Prairie Ave SW Faribault, MN 55021		0.00	0.00
Job description	Job description-no heat #205-called in electrician-Transformer box no power to thermostats		0.00	0.00
All work is complete!			Balance Due	\$300.00

Faribo Plumbing & Heating Inc
Jandro Excavating
2345 8th Ave NW
Faribault MN 55021
5073346409

Invoice

Date	Invoice #
04/09/2025	65062

Bill To
Advanced Facilities 3520 East River Dr. NE. Rochester, MN, 55906

Due Date
05/09/2025

Item	Description	Qty	Rate	Amount
Material Service Labor Hours	1524 Western Ave North Faribault, MN 55021	1		
	Clogged kitchen drain-cleared			
	Thrift cleaner, drain snake		14.25	14.25
	#94 4/8/25		150.00	150.00
Thank you for your business.			Balance Due	\$164.25

Advanced Facilities
3520 East River Rd NE
Rochester, MN 55906
5077184290
admin@afbuidingcare.com
www.afbuidingcare.com



INVOICE

BILL TO

Public Housing HRA
208 1st Ave NW
Faribault, MN 55021
United States

INVOICE # PublicHRA18

DATE 04/30/2025

DUE DATE 05/30/2025

TERMS Net 30

DESCRIPTION		AMOUNT
Monthly Maintenance Fee	April Maintenance Fee	4,000.00
Material and labor costs to perform work as described above, to include any additional costs and fees associated with, but not limited to, any required permitting, inspections, miscellaneous expenses, etc.		
BALANCE DUE		\$4,000.00

From: Thomas Furman <tfurman@faribaultmn.gov>
Sent: Friday, April 4, 2025 3:35 PM
To: AP
Subject: Water Damage to Shumway repair work
Attachments: 2419_001.pdf; 1816SHUMWAYAVE-BB-030425.pdf

I'm attaching 2 bills that are part of the Shumway water damage rebuild. The First is from CCS who we need to pay separate from the 50% of the estimate to get ProBuilt going.

We need to pay the \$5,798 to CCS, then we can pay half of the remaining amount to Probuilt. $(\$49,601 - 5798) * 50\% = \$21,901$.

Let me know if that makes sense, and if you have any questions, don't hesitate to reach out. I can also email more clarity if you let me know. 😊

~Tom



THOMAS FURMAN

Housing & Redevelopment Authority - Executive Director

OFFICE | 507-333-0375

CELL | 507-491-5236

EMAIL | tfurman@faribaultmn.gov

WEB | www.faribault.org

ADDRESS | 208 NW 1st Avenue, Faribault, MN 55021

**Please note my new email address, which reflects the City's new domain of @faribaultmn.gov*

Property Pros of Faribault, LLC
303 1st Ave NE Ste 103
Faribault, MN 55021
5073391970
angela@gbuchtacpa.com

INVOICE

BILL TO
H.R.A
208 NW 1st Ave
Faribault, MN 55021

INVOICE # 7955
DATE 04/30/2025

SHIP DATE
01/30/2023

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Spring Cleanup	16 SE 1st Street	1	35.00	35.00
Spring Cleanup	20 NE 14th Street	1	55.00	55.00
Spring Cleanup	404-408 NW 13th Street	1	65.00	65.00
Spring Cleanup	1319-1323 NW 7th Street	1	45.00	45.00
Spring Cleanup	621 Hulett Ave	1	32.00	32.00
Spring Cleanup	1225 NW 2nd Street	1	48.00	48.00
Spring Cleanup	725 Willow Street	1	44.00	44.00
Spring Cleanup	523 W Division	1	44.00	44.00
Spring Cleanup	1518-1536 Western Ave	1	199.00	199.00
Spring Cleanup	910-920 SW 1st Street	1	60.00	60.00
Spring Cleanup	830 SW 9th Ave	1	44.00	44.00
Spring Cleanup	519-527 Lincoln	1	122.00	122.00
Spring Cleanup	900-904 Spring Rd	1	200.00	200.00
Spring Cleanup	1806-1820 Shumway	1	120.00	120.00
				0.00
				0.00
				0.00
				0.00
				0.00
				0.00
				0.00
				0.00

We now accept payments online. If you would like to receive invoices and make payments online please send us your e-mail address.

SUBTOTAL

TAX

TOTAL

1,113.00

0.00

1,113.00

Text: 507-291-5007
Email: angela@gbuchtacpa.com

BALANCE DUE

\$1,113.00

Faribault Housing

COMPUTATION OF PAYMENTS IN LIEU OF TAXES

Name of Local Housing Authority: Faribault City HRA	For Fiscal Year Ended: 12/31/2024
Mailing Address: 208 1st Ave NW, Faribault, MN 55021	Rice County

Property Identification number & property address:

18.01.1.00.014 ~ 830 9th Ave SW, Faribault

18.01.4.00.006 ~ 900, 902, 904, 905 Spring RD SW, Unit A - D, Faribault

18.26.1.76.001 ~ 1534 Western Ave N, Faribault

18.29.2.26.017 ~ 1806, 1808, 1810, 1812, 1814, 1816, 1818 Shumway Ave, Faribault

18.30.3.01.004 ~ 404 13th St NW, Faribault

18.30.3.01.005 ~ 408, 412 13th St NW, Faribault

18.30.4.26.006 ~ 20 14th St NE, Faribault

18.31.3.26.005 ~ 523 Division St W, Faribault

18.31.4.52.033 ~ 725 Willow St, Faribault

18.36.1.00.047 ~ 519, 521, 523, 527 Lincoln Ave NW, Faribault

18.36.1.25.002 ~ 1319, 1323 7th St NW & 621 Hulette Ave, Faribault

18.36.1.76.078 ~ 1225 2nd St NW, Faribault

18.36.4.02.003 ~ 910, 912, 914, 916, 918, 920 1st St SW, Faribault

COMPUTATION OF SHELTER RENT CHARGED

1. Dwelling Rental	282,947.00	
2. Garage Rental		
3. Nondwelling Rental	590	
4. Excess Utilities		
5. Total Rental Payments Charged (Lines 1 to 4)		283,537.00
6. Total Utilities Expense		12,606.12
7. SHELTER RENT CHARGED (Line 5 minus Line 6)		270,930.88

PAYMENTS IN LIEU OF TAXES

8. 5% of Line 7	13,546.54
-----------------	-----------

Signature:	Signature: 
Name: Thomas Furman	Name: Jamie Radke
Title: Executive Director	Title: CFO
Date:	Date: 4/29/2025

Invoice

Invoice #: 912083
Invoice Date: 4/3/2025
Due Date: 4/3/2025
Project: 25-0175-CAR
P.O. Number:
Terms: Due on receipt
Technician:

City of Faribault- HRA
Michele Lane
904A Spring Road
Faribault, MN 55021
USA

FLOM DISPOSAL SERVICE

DO NOT REPLY TO THIS EMAIL

Customer Information ID#: 409110024428 Faribault HRA Faribault HRA- LLC Cornerstone 3520 EAST RIVER ROAD NE ROCHESTER MN 55906-5407	Hauler Information FLOM DISPOSAL SERVICE 5865 Kenyon Blvd Faribault, MN 55021 (507) 334-5767
---	---

If you have questions about your bill, or your service please contact FLOM DISPOSAL SERVICE

Fri Apr 25, 2025	Statement
-------------------------	------------------

Service Location: 910 1st St SW, Faribault MN 55021
Please have your carts
curbside by 6:30am. Thank

Terms: 15 days
Due Date: Sun May 25, 2025

DO NOT PAY THIS BILL
It will be automatically charged to your Checking Account ending in 0690

For information about your account including balance, payment and charge history go to www.trashbilling.com or [Click Here](#)

Payment by check authorizes the option of processing the check electronically instead of depositing it.

Service Location: 910 1st St SW, Faribault MN 55021
Please have your carts
curbside by 6:30am. Thank

Date	Description	Amount	Balance
3/25/25	Balance		\$158.55
4/7/25	2 microwaves	\$40.00	\$198.55
4/21/25	Payment ACH AP **0690	-\$202.45	-\$3.90
4/24/25	crib	\$15.00	\$11.10
4/25/25	Recycling 05/01-05/31	\$30.00	\$41.10
4/25/25	garb serv 05/01-05/31	\$103.75	\$144.85
4/25/25	Fuel Surcharge 05/01-05/31	\$13.38	\$158.23
	SWM fee	\$16.78	\$175.01
	Statement Balance Due:		\$175.01

ATTENTION CUSTOMERS:

****PLEASE KEEP SNOW REMOVED AROUND DUMPSTERS, OR EXTRA CHARGE MAY OCCUR**

****Make payments online, by mail or use the drop box outside of our office.**

****Garbage should be out by 6:30 a.m. to ensure proper service. Past due balances are subject to interruption in service.**

**** Garbage not fitting in can will be charged accordingly**

****Additional service will be charged accordingly**

****Automatic payments will taken the 20th of the month.**

The TrashBilling.com Team www.TrashBilling.com
Please do not respond directly to this message, please go to [Contact Us](#) on TrashBilling.com

FLOM DISPOSAL SERVICE

DO NOT REPLY TO THIS EMAIL

Customer Information ID#: 409110024430 Faribault HRA Faribault HRA-Cornerstone 3520 EAST RIVER ROAD NE ROCHESTER MN 55906-5407	Hauler Information FLOM DISPOSAL SERVICE 5865 Kenyon Blvd Faribault, MN 55021 (507) 334-5767
--	---

If you have questions about your bill, or your service please contact FLOM DISPOSAL SERVICE

Fri Apr 25, 2025	Statement
-------------------------	------------------

Service Location: 1518 Western Ave NW, Faribault MN 55021
Please have your carts
curbside by 6:30am. Thank

Terms: 15 days
Due Date: Sun May 25, 2025

DO NOT PAY THIS BILL
It will be automatically charged to your Checking Account ending in 0690

For information about your account including balance, payment and charge history go to www.trashbilling.com or [Click Here](#)

Payment by check authorizes the option of processing the check electronically instead of depositing it.

Service Location: 1518 Western Ave NW, Faribault MN 55021
Please have your carts
curbside by 6:30am. Thank

Date	Description	Amount	Balance
3/25/25	Balance		\$21.54
4/21/25	Payment ACH AP **0690	-\$21.54	\$.00
4/24/25	Mattress	\$75.00	\$75.00
4/25/25	Garb serv 05/01-05/31	\$17.85	\$92.85
4/25/25	Fuel Surcharge 05/01-05/31	\$1.78	\$94.63
	SWM fee	\$9.22	\$103.85
	Statement Balance Due:		\$103.85

ATTENTION CUSTOMERS:

****PLEASE KEEP SNOW REMOVED AROUND DUMPSTERS, OR EXTRA CHARGE MAY OCCUR**

****Make payments online, by mail or use the drop box outside of our office.**

****Garbage should be out by 6:30 a.m. to ensure proper service. Past due balances are subject to interruption in service.**

**** Garbage not fitting in can will be charged accordingly**

****Additional service will be charged accordingly**

****Automatic payments will taken the 20th of the month.**

The TrashBilling.com Team www.TrashBilling.com
Please do not respond directly to this message, please go to [Contact Us](#) on TrashBilling.com



Invoice #	INV12966 CM
Date	04/22/2025

Remit To: Advanced Facilities, LLC
3520 E River Road NE
Rochester, MN 55906
507-718-4290

Bill To:
Public Housing HRA Public Housing HRA 208 1st Avenue NW Faribault , MN 55021 USA

Ship To:
Public Housing HRA Public Housing HRA 208 1st Avenue NW Faribault, MN 55021 USA

P.O. NUMBER	CUSTOMER NO.	TERMS	DIVISION
	CS-FHRA	Net 30	MAIN

HRS/QTY	DESCRIPTION	DATE	UNIT PRICE	EXT. PRICE
1.00	Reference Brian Erickson 03/04/2025 invoice #83			-\$300.80
		SUBTOTAL		-\$300.80
		Invoice Total		-\$300.80

Any invoice is due within 30 days of the billing date.
Late charges will be assessed if not paid within billing term at a rate of 1.5%.

Property Pros of Faribault, LLC
303 1st Ave NE Ste 103
Faribault, MN 55021
5073391970
angela@gbuchtacpa.com

INVOICE

BILL TO
H.R.A
208 NW 1st Ave
Faribault, MN 55021

INVOICE # 7953
DATE 04/30/2025

SHIP DATE
01/30/2023

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Mowing	16 SE 1st Street	1	27.00	27.00
Mowing	910-920 SW 1st Street	1	48.00	48.00
Mowing	20 NE 14th Street	1	42.00	42.00
Mowing	404-408 NW 13th Street	1	48.00	48.00
Mowing	1319-1323 NW 7th Street	1	35.00	35.00
Mowing	621 Hulett Ave	1	29.00	29.00
Mowing	519-527 Lincoln	1	95.00	95.00
Mowing	1225 NW 2nd Street	1	42.00	42.00
Mowing	725 Willow Street	1	40.00	40.00
Mowing	830 SW 9th Ave	1	35.00	35.00
Mowing	523 W Division	1	35.00	35.00
Mowing	1518-1536 Western Ave	1	152.00	152.00
Mowing	1806-1820 Shumway	0	90.00	0.00
Mowing	900-904 Spring Rd	1	147.00	147.00
				0.00
				0.00
				0.00
				0.00

We now accept payments online. If you would like to receive invoices and make payments online please send us your e-mail address.

Text: 507-291-5007
Email: angela@gbuchtacpa.com

SUBTOTAL	775.00
TAX	0.00
TOTAL	775.00
BALANCE DUE	\$775.00

Property Pros of Faribault, LLC
303 1st Ave NE Ste 103
Faribault, MN 55021
5073391970
angela@gbuchtacpa.com

INVOICE

BILL TO
H.R.A
206 S Broadway, Suite 460
Rochester, MN 55904

INVOICE # 7956
DATE 04/30/2025

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
City Maintenance	Spring Rd- picked up all large branches that fell and haul to dump	1:00	47.00	47.00
City Maintenance	9th St-cut up large fallen branch & hauled to dump	2:00	47.00	94.00

We now accept payments online. If you would like to receive invoices and make payments online please send us your e-mail address.

Text: 507-291-5007
Email: angela@gbuchtacpa.com

SUBTOTAL	141.00
TAX	0.00
TOTAL	141.00
BALANCE DUE	\$141.00

Pay invoice



Rice County
320 Third Street NW
Faribault, MN 55021
www.ricecountymn.gov

RECEIVED MAR 17 2025

Important Tax Document Enclosed

402/1/6

 FARIBAULT HRA LLC
208 1st Ave NW
Faribault, MN 55021-5180

PLEASE NOTE:

ENCLOSED IN THIS ENVELOPE:

1. Property Tax Statement(s) for Taxes Due in 2025
2. Remittance Envelope(s), if applicable

YOUR ATTENTION TO THE ENCLOSED INFORMATION IS HIGHLY RECOMMENDED



RICE COUNTY
PROPERTY TAX & ELECTIONS
320 Third Street NW
Faribault, MN 55021
(507) 332-6104 - www.ricecountymn.gov

Bill #: 60071639
Owner Name: FARIBAULT HRA LLC

Property ID Number: 18.26.1.76.001

Taxpayer(s):
FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

Property Address: 1534 WESTERN AVE N FARIBAULT, MN 55021
Property Description: Block 1 Lot 11 SubdivisionCd 18022
SubdivisionName BIRN HILL 1ST ADD

\$\$\$ REFUNDS? You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

2025 Property Tax Statement

	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2024	2025
Step 1	Estimated Market Value:	\$1,354,300	\$1,463,400
	Homestead Exclusion:	\$0	\$0
	Taxable Market Value:	\$0	\$0
	New Improvements:		
	Property Classification:	Exempt	Exempt
Sent in March 2024			
Step 2	PROPOSED TAX		
	Did not include special assessments or referenda approved by the voters at the November election. Sent in November 2024.		\$0.00
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2025:		\$120.00
	Second half taxes due 10/15/2025:		\$120.00
	Total Taxes Due in 2025:		\$240.00

Taxes Payable Year:		2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		☐	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Property Tax and Credits			
3. Property taxes before credits		0.00	0.00
4. Credits that reduce property taxes:			
A. Agricultural and Rural Land Credits		0.00	0.00
B. Other Credits		0.00	0.00
5. Property taxes after credits		0.00	0.00
Property Tax by Jurisdiction			
6. County RICE COUNTY		0.00	0.00
7. City or Town CITY OF FARIBAULT		0.00	0.00
8. State General Tax		0.00	0.00
9. School District SD 0656 FARIBAULT		0.00	0.00
A. Voter Approved Levies		0.00	0.00
B. Other Local Levies		0.00	0.00
A. Rice County HRA		0.00	0.00
B. Hospital		0.00	0.00
C. City HRA		0.00	0.00
D. EDA		0.00	0.00
E. TIF		0.00	0.00
10. Special Taxing Districts		0.00	0.00
11. Non-school voter approved referenda levies		0.00	0.00
12. Total property tax before special assessments		0.00	0.00
Special Assessments			
13. Special assessments Principal: 240.00 Interest: 0.00		240.00	240.00
A. Solid Waste Fee: \$240.00			
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$240.00	\$240.00

Prepaid Taxes: \$0.00

2 PAYABLE 2025 2ND HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE 10/15/2025
Property ID#: 18.26.1.76.001

Bill #: 60071639

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

SECOND 1/2 TAX AMOUNT DUE: \$120.00

PENALTY: TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date.
No charge applies to E-check payments made online or by phone. Automatic withdrawal plans are available in both quarterly and semi-annual installments.



1 PAYABLE 2025 1ST HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE 05/15/2025
Property ID#: 18.26.1.76.001

Bill #: 60071639

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

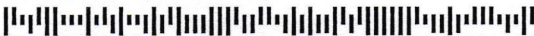
FULL TAX AMOUNT: \$240.00

FIRST 1/2 TAX AMOUNT DUE: \$120.00

PENALTY: TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date.
No charge applies to E-check payments made online or by phone. Automatic withdrawal plans are available in both quarterly and semi-annual installments.





RICE COUNTY
PROPERTY TAX & ELECTIONS
320 Third Street NW
Faribault, MN 55021
(507) 332-6104 - www.ricecountymn.gov

Bill #: 60071676
Owner Name: FARIBAULT HRA LLC

Property ID Number: 18.36.1.25.002

Taxpayer(s):

FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

Property Address: 1319 7TH ST NW FARIBAULT, MN 55021
Property Description: Block 1 Lot 1 SubdivisionCd 18111
SubdivisionName P & H SUBD L1 B1 & E66FT L2 B1 P & H SUBD

2025 Property Tax Statement

VALUES AND CLASSIFICATION		
Taxes Payable Year:		
	2024	2025
Step 1	Estimated Market Value:	\$635,200
	Homestead Exclusion:	\$0
	Taxable Market Value:	\$0
	New Improvements:	
	Property Classification:	Exempt
Sent in March 2024		
PROPOSED TAX		
Step 2	Did not include special assessments or referenda approved by the voters at the November election. Sent in November 2024.	\$0.00
PROPERTY TAX STATEMENT		
Step 3	First half taxes due 05/15/2025:	\$80.00
	Second half taxes due :	N/A
	Total Taxes Due in 2025:	\$80.00

\$\$\$

REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.
Read the back of this statement to find out how to apply.

Taxes Payable Year:		2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		☐	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Property Tax and Credits			
3. Property taxes before credits		0.00	0.00
4. Credits that reduce property taxes:			
A. Agricultural and Rural Land Credits		0.00	0.00
B. Other Credits		0.00	0.00
5. Property taxes after credits		0.00	0.00
Property Tax by Jurisdiction			
6. County RICE COUNTY		0.00	0.00
7. City or Town CITY OF FARIBAULT		0.00	0.00
8. State General Tax		0.00	0.00
9. School District SD 0656 FARIBAULT		0.00	0.00
A. Voter Approved Levies		0.00	0.00
B. Other Local Levies		0.00	0.00
A. Rice County HRA		0.00	0.00
B. Hospital		0.00	0.00
C. City HRA		0.00	0.00
D. EDA		0.00	0.00
E. TIF		0.00	0.00
10. Special Taxing Districts		0.00	0.00
11. Non-school voter approved referenda levies		0.00	0.00
12. Total property tax before special assessments		0.00	0.00
Special Assessments			
13. Special assessments Principal: 80.00 Interest: 0.00		80.00	80.00
A. Solid Waste Fee: \$80.00			
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$80.00	\$80.00

Prepaid Taxes: \$0.00

2 PAYABLE 2025 2ND HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE
Property ID#: 18.36.1.25.002

Bill #: 60071676

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

SECOND 1/2 TAX AMOUNT DUE: N/A

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date.

No charge applies to E-check payments made online or by phone. Automatic withdrawal plans are available in both quarterly and semi-annual installments.



1 PAYABLE 2025 1ST HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE 05/15/2025
Property ID#: 18.36.1.25.002

Bill #: 60071676

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

FULL TAX AMOUNT: \$80.00

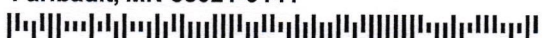
FIRST 1/2 TAX AMOUNT DUE: \$80.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date.

No charge applies to E-check payments made online or by phone. Automatic withdrawal plans are available in both quarterly and semi-annual installments.





RICE COUNTY
PROPERTY TAX & ELECTIONS
320 Third Street NW
Faribault, MN 55021
(507) 332-6104 - www.ricecountymn.gov

Bill #: 60071670
Owner Name: FARIBAULT HRA LLC

Property ID Number: 18.36.1.00.047

Taxpayer(s):

FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

Property Address: 519 LINCOLN AVE NW FARIBAULT, MN 55021
Property Description: PART OF L3 STATE SUBD NE4 BEG 703FT N OF
INTERSECTING LINCOLN AVE & C/L 4TH ST TH N173.5FT TH E 310FT TH S
222.5FT TO NE COR B1 TH W 160FT TH N49.5FT TH W 150FT TO POB



You may be eligible for one or even two refunds to reduce your property tax.
Read the back of this statement to find out how to apply.

2025 Property Tax Statement

VALUES AND CLASSIFICATION				
Step 1	Taxes Payable Year:		2024	2025
	Estimated Market Value:		\$778,900	\$810,700
	Homestead Exclusion:		\$0	\$0
	Taxable Market Value:		\$0	\$0
	New Improvements:			
	Property Classification:		Exempt	Exempt
	Sent in March 2024			
Step 2	PROPOSED TAX			
	Did not include special assessments or referenda approved by the voters at the November election. Sent in November 2024.			\$0.00
Step 3	PROPERTY TAX STATEMENT			
	First half taxes due 05/15/2025:			\$80.00
	Second half taxes due 10/15/2025:			\$80.00
	Total Taxes Due in 2025:			\$160.00

Taxes Payable Year:

2024 2025

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.

☐ \$0.00

Property Tax and Credits

3. Property taxes before credits
4. Credits that reduce property taxes: A. Agricultural and Rural Land Credits
B. Other Credits

0.00 0.00
0.00 0.00
0.00 0.00

5. Property taxes after credits

Property Tax by Jurisdiction

6. County RICE COUNTY
7. City or Town CITY OF FARIBAULT
8. State General Tax
9. School District SD 0656 FARIBAULT A. Voter Approved Levies
B. Other Local Levies
10. Special Taxing Districts A. Rice County HRA
B. Hospital
C. City HRA
D. EDA
E. TIF

0.00 0.00
0.00 0.00
0.00 0.00
0.00 0.00
0.00 0.00
0.00 0.00
0.00 0.00
0.00 0.00
0.00 0.00

11. Non-school voter approved referenda levies
12. Total property tax before special assessments

0.00 0.00
0.00 0.00

Special Assessments

13. Special assessments Principal: 160.00 Interest: 0.00
A. Solid Waste Fee: \$160.00

160.00 160.00

14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

\$160.00 \$160.00

Prepaid Taxes: \$0.00

2 PAYABLE 2025 2ND HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE 10/15/2025
Property ID#: 18.36.1.00.047

Bill #: 60071670

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

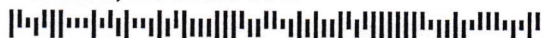
SECOND 1/2 TAX AMOUNT DUE: \$80.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date.

No charge applies to E-check payments made online or by phone. Automatic withdrawal plans are available in both quarterly and semi-annual installments.



1 PAYABLE 2025 1ST HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE 05/15/2025
Property ID#: 18.36.1.00.047

Bill #: 60071670

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

FULL TAX AMOUNT: \$160.00

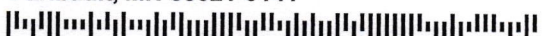
FIRST 1/2 TAX AMOUNT DUE: \$80.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date.

No charge applies to E-check payments made online or by phone. Automatic withdrawal plans are available in both quarterly and semi-annual installments.





RICE COUNTY
PROPERTY TAX & ELECTIONS
320 Third Street NW
Faribault, MN 55021
(507) 332-6104 - www.ricecountymn.gov

Bill #: 60071666
Owner Name: FARIBAULT HRA LLC

Property ID Number: 18.36.1.76.078

Taxpayer(s):

FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

Property Address: 1225 2ND ST NW FARIBAULT, MN 55021

Property Description: Block 5 Lot 3 SubdivisionCd 18074
SubdivisionName FULLERS ADD FULLERS L3 & W4 L2 B5

2025 Property Tax Statement

VALUES AND CLASSIFICATION				
Step 1	Taxes Payable Year:		2024	2025
	Estimated Market Value:		\$260,000	\$254,500
	Homestead Exclusion:		\$0	\$0
	Taxable Market Value:		\$0	\$0
	New Improvements:			
	Property Classification:		Exempt	Exempt
Sent in March 2024				
PROPOSED TAX				
Step 2	Did not include special assessments or referenda approved by the voters at the November election. Sent in November 2024.			\$0.00
PROPERTY TAX STATEMENT				
Step 3	First half taxes due 05/15/2025:			\$40.00
	Second half taxes due :			N/A
	Total Taxes Due in 2025:			\$40.00

\$\$\$

REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.
Read the back of this statement to find out how to apply.

Taxes Payable Year:		2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		☐	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Property Tax and Credits			
3. Property taxes before credits		0.00	0.00
4. Credits that reduce property taxes:	A. Agricultural and Rural Land Credits	0.00	0.00
	B. Other Credits	0.00	0.00
5. Property taxes after credits		0.00	0.00
Property Tax by Jurisdiction			
6. County RICE COUNTY		0.00	0.00
7. City or Town CITY OF FARIBAULT		0.00	0.00
8. State General Tax		0.00	0.00
9. School District SD 0656 FARIBAULT	A. Voter Approved Levies	0.00	0.00
	B. Other Local Levies	0.00	0.00
10. Special Taxing Districts	A. Rice County HRA	0.00	0.00
	B. Hospital	0.00	0.00
	C. City HRA	0.00	0.00
	D. EDA	0.00	0.00
	E. TIF	0.00	0.00
11. Non-school voter approved referenda levies		0.00	0.00
12. Total property tax before special assessments		0.00	0.00
Special Assessments			
13. Special assessments Principal: 40.00 Interest: 0.00		40.00	40.00
A. Solid Waste Fee: \$40.00			
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$40.00	\$40.00

Prepaid Taxes: \$0.00

2 PAYABLE 2025 2ND HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE
Property ID#: 18.36.1.76.078

Bill #: 60071666

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

SECOND 1/2 TAX AMOUNT DUE: N/A

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date.

No charge applies to E-check payments made online or by phone. Automatic withdrawal plans are available in both quarterly and semi-annual installments.



1 PAYABLE 2025 1ST HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE 05/15/2025
Property ID#: 18.36.1.76.078

Bill #: 60071666

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

FULL TAX AMOUNT: \$40.00

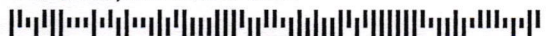
FIRST 1/2 TAX AMOUNT DUE: \$40.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date.

No charge applies to E-check payments made online or by phone. Automatic withdrawal plans are available in both quarterly and semi-annual installments.





RICE COUNTY
PROPERTY TAX & ELECTIONS
320 Third Street NW
Faribault, MN 55021
(507) 332-6104 - www.ricecountymn.gov

Bill #: 60071659
Owner Name: FARIBAULT HRA LLC

Property ID Number: 18.36.4.02.003

Taxpayer(s):
FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

Property Address: 910 1ST ST SW FARIBAULT, MN 55021
Property Description: Block 1 Lot 3 SubdivisionCd 18139
SubdivisionName WALTER-JENSEN WALTER-JENSEN ADD L3 & L4 B1

2025 Property Tax Statement

VALUES AND CLASSIFICATION		
Taxes Payable Year:		
	2024	2025
Step 1	Estimated Market Value:	\$954,400
	Homestead Exclusion:	\$0
	Taxable Market Value:	\$0
	New Improvements:	
	Property Classification:	Exempt
Sent in March 2024		
PROPOSED TAX		
Step 2	Did not include special assessments or referenda approved by the voters at the November election. Sent in November 2024.	\$0.00
PROPERTY TAX STATEMENT		
Step 3	First half taxes due 05/15/2025:	\$120.00
	Second half taxes due 10/15/2025:	\$120.00
	Total Taxes Due in 2025:	\$240.00

\$\$\$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Taxes Payable Year:		2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		☐	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Property Tax and Credits			
3. Property taxes before credits		0.00	0.00
4. Credits that reduce property taxes:	A. Agricultural and Rural Land Credits	0.00	0.00
	B. Other Credits	0.00	0.00
5. Property taxes after credits		0.00	0.00
Property Tax by Jurisdiction			
6. County RICE COUNTY		0.00	0.00
7. City or Town CITY OF FARIBAULT		0.00	0.00
8. State General Tax		0.00	0.00
9. School District SD 0656 FARIBAULT	A. Voter Approved Levies	0.00	0.00
	B. Other Local Levies	0.00	0.00
10. Special Taxing Districts	A. Rice County HRA	0.00	0.00
	B. Hospital	0.00	0.00
	C. City HRA	0.00	0.00
	D. EDA	0.00	0.00
	E. TIF	0.00	0.00
11. Non-school voter approved referenda levies		0.00	0.00
12. Total property tax before special assessments		0.00	0.00
Special Assessments			
13. Special assessments Principal: 240.00 Interest: 0.00		240.00	240.00
A. Solid Waste Fee: \$240.00			
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$240.00	\$240.00

Prepaid Taxes: \$0.00

2 PAYABLE 2025 2ND HALF PAYMENT STUB
TO AVOID PENALTY, PAY ON OR BEFORE 10/15/2025
Property ID#: 18.36.4.02.003

Bill #: 60071659
Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

SECOND 1/2 TAX AMOUNT DUE: \$120.00

PENALTY: TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date.

No charge applies to E-check payments made online or by phone. Automatic withdrawal plans are available in both quarterly and semi-annual installments.



1 PAYABLE 2025 1ST HALF PAYMENT STUB
TO AVOID PENALTY, PAY ON OR BEFORE 05/15/2025
Property ID#: 18.36.4.02.003

Bill #: 60071659
Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

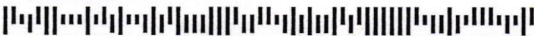
FULL TAX AMOUNT: \$240.00

FIRST 1/2 TAX AMOUNT DUE: \$120.00

PENALTY: TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date.

No charge applies to E-check payments made online or by phone. Automatic withdrawal plans are available in both quarterly and semi-annual installments.





RICE COUNTY
PROPERTY TAX & ELECTIONS
320 Third Street NW
Faribault, MN 55021
(507) 332-6104 - www.ricecountymn.gov

Bill #: 60071687
Owner Name: FARIBAULT HRA LLC

Property ID Number: 18.29.2.26.017

Taxpayer(s):

FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

Property Address: 1806 SHUMWAY AVE FARIBAULT, MN 55021
Property Description: Block 1 Lot 1 SubdivisionCd 18142
SubdivisionName WHIPPLE HEIGHTS WHIPPLE HEIGHTS ADD L1 THRU
4 B1

\$\$\$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.
Read the back of this statement to find out how to apply.

2025 Property Tax Statement

	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2024	2025
Step 1	Estimated Market Value:	\$1,298,800	\$1,255,200
	Homestead Exclusion:	\$0	\$0
	Taxable Market Value:	\$0	\$0
	New Improvements:		
	Property Classification:	Exempt	Exempt
Sent in March 2024			
Step 2	PROPOSED TAX		
	Did not include special assessments or referenda approved by the voters at the November election. Sent in November 2024.		\$0.00
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2025:		\$120.00
	Second half taxes due 10/15/2025:		\$120.00
	Total Taxes Due in 2025:		\$240.00

Taxes Payable Year:

2024 2025

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund.
File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.

☐ \$0.00

Property Tax and Credits

3. Property taxes before credits
4. Credits that reduce property taxes: A. Agricultural and Rural Land Credits
B. Other Credits

0.00 0.00
0.00 0.00
0.00 0.00

5. Property taxes after credits

0.00 0.00

Property Tax by Jurisdiction

6. County RICE COUNTY
7. City or Town CITY OF FARIBAULT
8. State General Tax
9. School District SD 0656 FARIBAULT A. Voter Approved Levies
B. Other Local Levies
10. Special Taxing Districts A. Rice County HRA
B. Hospital
C. City HRA
D. EDA
E. TIF

0.00 0.00
0.00 0.00
0.00 0.00
0.00 0.00
0.00 0.00
0.00 0.00
0.00 0.00
0.00 0.00
0.00 0.00

11. Non-school voter approved referenda levies

0.00 0.00

12. Total property tax before special assessments

0.00 0.00

Special Assessments

13. Special assessments Principal: 240.00 Interest: 0.00
A. Solid Waste Fee: \$240.00

240.00 240.00

14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

\$240.00 \$240.00

Prepaid Taxes: \$0.00

2 PAYABLE 2025 2ND HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE 10/15/2025
Property ID#: 18.29.2.26.017

Bill #: 60071687

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

SECOND 1/2 TAX AMOUNT DUE: \$120.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check.
Postdated checks are not held. Only official U.S. Postmark determines payment mail date.

No charge applies to E-check payments made online or by phone.
Automatic withdrawal plans are available in both quarterly and semi-annual installments.



1 PAYABLE 2025 1ST HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE 05/15/2025
Property ID#: 18.29.2.26.017

Bill #: 60071687

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

FULL TAX AMOUNT: \$240.00

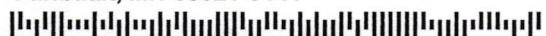
FIRST 1/2 TAX AMOUNT DUE: \$120.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check.
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Automatic withdrawal plans are available in both quarterly and semi-annual installments.





RICE COUNTY
PROPERTY TAX & ELECTIONS
320 Third Street NW
Faribault, MN 55021
(507) 332-6104 - www.ricecountymn.gov

Bill #: 60071717
Owner Name: FARIBAULT HRA LLC

Property ID Number: 18.30.4.26.006

Taxpayer(s):

FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

Property Address: 20 14TH ST NE FARIBAULT, MN 55021
Property Description: Block 1 Lot 6 SubdivisionCd 18107
SubdivisionName NORTH FARIBAULT NORTH FBLT L6 & E3FT L7 B1

2025 Property Tax Statement

VALUES AND CLASSIFICATION			
Step 1	Taxes Payable Year:	2024	2025
	Estimated Market Value:	\$232,800	\$249,200
	Homestead Exclusion:	\$0	\$0
	Taxable Market Value:	\$0	\$0
	New Improvements:		
	Property Classification:	Exempt	Exempt
Sent in March 2024			
PROPOSED TAX			
Step 2	Did not include special assessments or referenda approved by the voters at the November election. Sent in November 2024.		\$0.00
PROPERTY TAX STATEMENT			
Step 3	First half taxes due 05/15/2025:		\$40.00
	Second half taxes due :		N/A
	Total Taxes Due in 2025:		\$40.00

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REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.
Read the back of this statement to find out how to apply.

Taxes Payable Year:		2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		☐	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Property Tax and Credits			
3. Property taxes before credits		0.00	0.00
4. Credits that reduce property taxes:	A. Agricultural and Rural Land Credits	0.00	0.00
	B. Other Credits	0.00	0.00
5. Property taxes after credits		0.00	0.00
Property Tax by Jurisdiction			
6. County RICE COUNTY		0.00	0.00
7. City or Town CITY OF FARIBAULT		0.00	0.00
8. State General Tax		0.00	0.00
9. School District SD 0656 FARIBAULT	A. Voter Approved Levies	0.00	0.00
	B. Other Local Levies	0.00	0.00
10. Special Taxing Districts	A. Rice County HRA	0.00	0.00
	B. Hospital	0.00	0.00
	C. City HRA	0.00	0.00
	D. EDA	0.00	0.00
	E. TIF	0.00	0.00
11. Non-school voter approved referenda levies		0.00	0.00
12. Total property tax before special assessments		0.00	0.00
Special Assessments			
13. Special assessments Principal: 40.00 Interest: 0.00		40.00	40.00
	A. Solid Waste Fee: \$40.00		
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$40.00	\$40.00

Prepaid Taxes: \$0.00

2 PAYABLE 2025 2ND HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE
Property ID#: 18.30.4.26.006

Bill #: 60071717

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

SECOND 1/2 TAX AMOUNT DUE: N/A

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date.

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1 PAYABLE 2025 1ST HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE 05/15/2025
Property ID#: 18.30.4.26.006

Bill #: 60071717

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

FULL TAX AMOUNT: \$40.00

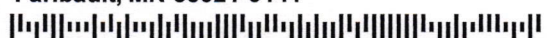
FIRST 1/2 TAX AMOUNT DUE: \$40.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date.

No charge applies to E-check payments made online or by phone. Automatic withdrawal plans are available in both quarterly and semi-annual installments.





RICE COUNTY
PROPERTY TAX & ELECTIONS
320 Third Street NW
Faribault, MN 55021
(507) 332-6104 - www.ricecountymn.gov

Bill #: 60071716
Owner Name: FARIBAULT HRA LLC

Property ID Number: 18.30.3.01.005

Taxpayer(s):
FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

Property Address: 408 13TH ST NW FARIBAULT, MN 55021
Property Description: Block 2 Lot 1 SubdivisionCd 18137
SubdivisionName TURNER & BATCHELDERS L1 & L2 B2 T & B ADD VAC

\$\$\$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.
Read the back of this statement to find out how to apply.

2025 Property Tax Statement

VALUES AND CLASSIFICATION				
Step 1	Taxes Payable Year:		2024	2025
	Estimated Market Value:		\$388,300	\$438,000
	Homestead Exclusion:		\$0	\$0
	Taxable Market Value:		\$0	\$0
	New Improvements:			
	Property Classification:		Exempt	Exempt
Sent in March 2024				
Step 2	PROPOSED TAX			
	Did not include special assessments or referenda approved by the voters at the November election. Sent in November 2024.			\$0.00
Step 3	PROPERTY TAX STATEMENT			
	First half taxes due 05/15/2025:			\$80.00
	Second half taxes due :			N/A
	Total Taxes Due in 2025:			\$80.00

Taxes Payable Year:		2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		☐	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Property Tax and Credits			
3. Property taxes before credits		0.00	0.00
4. Credits that reduce property taxes:	A. Agricultural and Rural Land Credits	0.00	0.00
	B. Other Credits	0.00	0.00
5. Property taxes after credits		0.00	0.00
Property Tax by Jurisdiction			
6. County RICE COUNTY		0.00	0.00
7. City or Town CITY OF FARIBAULT		0.00	0.00
8. State General Tax		0.00	0.00
9. School District SD 0656 FARIBAULT	A. Voter Approved Levies	0.00	0.00
	B. Other Local Levies	0.00	0.00
10. Special Taxing Districts	A. Rice County HRA	0.00	0.00
	B. Hospital	0.00	0.00
	C. City HRA	0.00	0.00
	D. EDA	0.00	0.00
	E. TIF	0.00	0.00
11. Non-school voter approved referenda levies		0.00	0.00
12. Total property tax before special assessments		0.00	0.00
Special Assessments			
13. Special assessments Principal: 80.00 Interest: 0.00		80.00	80.00
A. Solid Waste Fee: \$80.00			
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$80.00	\$80.00

Prepaid Taxes: \$0.00

2 PAYABLE 2025 2ND HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE
Property ID#: 18.30.3.01.005

Bill #: 60071716

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

SECOND 1/2 TAX AMOUNT DUE: N/A

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date.

No charge applies to E-check payments made online or by phone. Automatic withdrawal plans are available in both quarterly and semi-annual installments.



1 PAYABLE 2025 1ST HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE 05/15/2025
Property ID#: 18.30.3.01.005

Bill #: 60071716

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

FULL TAX AMOUNT: \$80.00

FIRST 1/2 TAX AMOUNT DUE: \$80.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date.

No charge applies to E-check payments made online or by phone. Automatic withdrawal plans are available in both quarterly and semi-annual installments.





RICE COUNTY
PROPERTY TAX & ELECTIONS
320 Third Street NW
Faribault, MN 55021
(507) 332-6104 - www.ricecountymn.gov

Bill #: 60071715
Owner Name: FARIBAULT HRA LLC

Property ID Number: 18.30.3.01.004

Taxpayer(s):
FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

Property Address: 404 13TH ST NW FARIBAULT, MN 55021
Property Description: BEG SE COR L1 B2 T & B ADD VAC N120FT
E80FT S120FT W80FT TO BEG Section 30 Township 110 Range 020

2025 Property Tax Statement

VALUES AND CLASSIFICATION		
Taxes Payable Year:		
	2024	2025
Step 1	Estimated Market Value:	\$277,200 \$307,200
	Homestead Exclusion:	\$0 \$0
	Taxable Market Value:	\$0 \$0
	New Improvements:	
	Property Classification:	Exempt Exempt
Sent in March 2024		
PROPOSED TAX		
Step 2	Did not include special assessments or referenda approved by the voters at the November election. Sent in November 2024.	
		\$0.00
PROPERTY TAX STATEMENT		
Step 3	First half taxes due 05/15/2025:	\$40.00
	Second half taxes due :	N/A
	Total Taxes Due in 2025:	\$40.00

\$\$\$

REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.
Read the back of this statement to find out how to apply.

Taxes Payable Year:		2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		☐	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Property Tax and Credits			
3. Property taxes before credits		0.00	0.00
4. Credits that reduce property taxes:			
A. Agricultural and Rural Land Credits		0.00	0.00
B. Other Credits		0.00	0.00
5. Property taxes after credits		0.00	0.00
Property Tax by Jurisdiction			
6. County RICE COUNTY		0.00	0.00
7. City or Town CITY OF FARIBAULT		0.00	0.00
8. State General Tax		0.00	0.00
9. School District SD 0656 FARIBAULT		0.00	0.00
A. Voter Approved Levies		0.00	0.00
B. Other Local Levies		0.00	0.00
A. Rice County HRA		0.00	0.00
B. Hospital		0.00	0.00
C. City HRA		0.00	0.00
D. EDA		0.00	0.00
E. TIF		0.00	0.00
10. Special Taxing Districts		0.00	0.00
11. Non-school voter approved referenda levies		0.00	0.00
12. Total property tax before special assessments		0.00	0.00
Special Assessments			
13. Special assessments Principal: 40.00 Interest: 0.00		40.00	40.00
A. Solid Waste Fee: \$40.00			
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$40.00	\$40.00

Prepaid Taxes: \$0.00

2 PAYABLE 2025 2ND HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE
Property ID#: 18.30.3.01.004

Bill #: 60071715

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

SECOND 1/2 TAX AMOUNT DUE: N/A

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check.
Postdated checks are not held. Only official U.S. Postmark determines payment mail date.

No charge applies to E-check payments made online or by phone.
Automatic withdrawal plans are available in both quarterly and semi-annual installments.



1 PAYABLE 2025 1ST HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE 05/15/2025
Property ID#: 18.30.3.01.004

Bill #: 60071715

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

FULL TAX AMOUNT: \$40.00

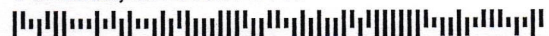
FIRST 1/2 TAX AMOUNT DUE: \$40.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



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Automatic withdrawal plans are available in both quarterly and semi-annual installments.





RICE COUNTY
PROPERTY TAX & ELECTIONS
320 Third Street NW
Faribault, MN 55021
(507) 332-6104 - www.ricecountymn.gov

Bill #: 60071752
Owner Name: FARIBAULT HRA LLC

Property ID Number: 18.31.3.26.005

Taxpayer(s):
FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

Property Address: 523 DIVISION ST W FARIBAULT, MN 55021
Property Description: BEG 86RE NW COR SW4 E4R S165FT W4R
N165FT TO BEG Section 31 Township 110 Range 020

\$\$\$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.
Read the back of this statement to find out how to apply.

2025 Property Tax Statement

Step	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2024	2025
1	Estimated Market Value:	\$204,200	\$203,100
	Homestead Exclusion:	\$0	\$0
	Taxable Market Value:	\$0	\$0
	New Improvements:		
	Property Classification:	Exempt	Exempt
Sent in March 2024			
2	PROPOSED TAX		
	Did not include special assessments or referenda approved by the voters at the November election. Sent in November 2024.		\$0.00
3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2025:		\$40.00
	Second half taxes due :		N/A
Total Taxes Due in 2025:			\$40.00

Taxes Payable Year:		2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		☐	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Property Tax and Credits			
3. Property taxes before credits		0.00	0.00
4. Credits that reduce property taxes:	A. Agricultural and Rural Land Credits	0.00	0.00
	B. Other Credits	0.00	0.00
5. Property taxes after credits		0.00	0.00
Property Tax by Jurisdiction			
6. County RICE COUNTY		0.00	0.00
7. City or Town CITY OF FARIBAULT		0.00	0.00
8. State General Tax		0.00	0.00
9. School District SD 0656 FARIBAULT	A. Voter Approved Levies	0.00	0.00
	B. Other Local Levies	0.00	0.00
10. Special Taxing Districts	A. Rice County HRA	0.00	0.00
	B. Hospital	0.00	0.00
	C. City HRA	0.00	0.00
	D. EDA	0.00	0.00
	E. TIF	0.00	0.00
11. Non-school voter approved referenda levies		0.00	0.00
12. Total property tax before special assessments		0.00	0.00
Special Assessments			
13. Special assessments Principal: 40.00 Interest: 0.00		40.00	40.00
A. Solid Waste Fee: \$40.00			
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$40.00	\$40.00
Prepaid Taxes:			\$0.00

2 PAYABLE 2025 2ND HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE
Property ID#: 18.31.3.26.005

Bill #: 60071752

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

SECOND 1/2 TAX AMOUNT DUE: N/A

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date.

No charge applies to E-check payments made online or by phone. Automatic withdrawal plans are available in both quarterly and semi-annual installments.



1 PAYABLE 2025 1ST HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE 05/15/2025
Property ID#: 18.31.3.26.005

Bill #: 60071752

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

FULL TAX AMOUNT: \$40.00

FIRST 1/2 TAX AMOUNT DUE: \$40.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date.

No charge applies to E-check payments made online or by phone. Automatic withdrawal plans are available in both quarterly and semi-annual installments.





RICE COUNTY
PROPERTY TAX & ELECTIONS
320 Third Street NW
Faribault, MN 55021
(507) 332-6104 - www.ricecountymn.gov

Bill #: 60071839
Owner Name: FARIBAULT HRA LLC

Property ID Number: 18.01.4.00.006

Taxpayer(s):

FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

Property Address: 900 SPRING RD SW Unit A FARIBAULT, MN 55021
Property Description: Acres: 1.73 PART NE4 SE4 S WINDSOR PARK #7 &
S OF GREENWOOD PLACE PLAT EX TO CITY FOR STREET & EX
WINDSOR PARK #9 & EX WINDSOR PARK #18 Section 01 Township 109

\$\$\$

REFUNDS? You may be eligible for one or even two refunds to reduce your property tax.
Read the back of this statement to find out how to apply.

2025 Property Tax Statement

Step	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2024	2025
1	Estimated Market Value:	\$2,042,000	\$2,162,000
	Homestead Exclusion:	\$0	\$0
	Taxable Market Value:	\$0	\$0
	New Improvements:		
	Property Classification:	Exempt	Exempt
Sent in March 2024			
2	PROPOSED TAX		
	Did not include special assessments or referenda approved by the voters at the November election. Sent in November 2024.		\$0.00
3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2025:		\$120.00
	Second half taxes due 10/15/2025:		\$120.00
	Total Taxes Due in 2025:		\$240.00

Taxes Payable Year:

2024

2025

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund.
File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.

☐
\$0.00

\$0.00

Property Tax and Credits

3. Property taxes before credits
4. Credits that reduce property taxes: A. Agricultural and Rural Land Credits
B. Other Credits

0.00
0.00
0.00

0.00
0.00
0.00

5. Property taxes after credits

0.00

0.00

Property Tax by Jurisdiction

6. County RICE COUNTY
7. City or Town CITY OF FARIBAULT
8. State General Tax
9. School District SD 0656 FARIBAULT A. Voter Approved Levies
B. Other Local Levies
10. Special Taxing Districts A. Rice County HRA
B. Hospital
C. City HRA
D. EDA
E. TIF

0.00
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0.00
0.00
0.00

11. Non-school voter approved referenda levies
12. Total property tax before special assessments

0.00
0.00

0.00
0.00

Special Assessments

13. Special assessments Principal: 240.00 Interest: 0.00
A. Solid Waste Fee: \$240.00

240.00

240.00

14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

\$240.00

\$240.00

Prepaid Taxes:

\$0.00

2

PAYABLE 2025 2ND HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE 10/15/2025
Property ID#: 18.01.4.00.006

Bill #: 60071839

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

SECOND 1/2 TAX AMOUNT DUE:

\$120.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check.
Postdated checks are not held. Only official U.S. Postmark determines payment mail date.

No charge applies to E-check payments made online or by phone.
Automatic withdrawal plans are available in both quarterly and semi-annual installments.



1

PAYABLE 2025 1ST HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE 05/15/2025
Property ID#: 18.01.4.00.006

Bill #: 60071839

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

FULL TAX AMOUNT:

\$240.00

FIRST 1/2 TAX AMOUNT DUE:

\$120.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check.
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Automatic withdrawal plans are available in both quarterly and semi-annual installments.





RICE COUNTY
PROPERTY TAX & ELECTIONS
320 Third Street NW
Faribault, MN 55021
(507) 332-6104 - www.ricecountymn.gov

Bill #: 60071835
Owner Name: FARIBAULT HRA LLC

Property ID Number: 18.01.1.00.014

Taxpayer(s):
FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

Property Address: 830 9TH AVE SW FARIBAULT, MN 55021
Property Description: Block 1 Lot 6 SubdivisionCd 18088
SubdivisionName HOMESIDE

2025 Property Tax Statement

Step	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2024	2025
1	Estimated Market Value:	\$283,300	\$286,000
	Homestead Exclusion:	\$0	\$0
	Taxable Market Value:	\$0	\$0
	New Improvements:		
	Property Classification:	Exempt	Exempt
Sent in March 2024			
2	PROPOSED TAX		
	Did not include special assessments or referenda approved by the voters at the November election. Sent in November 2024.		\$0.00
3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2025:		\$40.00
	Second half taxes due :		N/A
	Total Taxes Due in 2025:		\$40.00

\$\$\$

REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.
Read the back of this statement to find out how to apply.

Taxes Payable Year:		2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		☐	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Property Tax and Credits			
3. Property taxes before credits		0.00	0.00
4. Credits that reduce property taxes:			
		A. Agricultural and Rural Land Credits	0.00
		B. Other Credits	0.00
5. Property taxes after credits		0.00	0.00
Property Tax by Jurisdiction			
6. County RICE COUNTY		0.00	0.00
7. City or Town CITY OF FARIBAULT		0.00	0.00
8. State General Tax		0.00	0.00
9. School District SD 0656 FARIBAULT		0.00	0.00
		A. Voter Approved Levies	0.00
		B. Other Local Levies	0.00
10. Special Taxing Districts		A. Rice County HRA	0.00
		B. Hospital	0.00
		C. City HRA	0.00
		D. EDA	0.00
		E. TIF	0.00
11. Non-school voter approved referenda levies		0.00	0.00
12. Total property tax before special assessments		0.00	0.00
Special Assessments			
13. Special assessments Principal: 40.00 Interest: 0.00		40.00	40.00
A. Solid Waste Fee: \$40.00			
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$40.00	\$40.00

Prepaid Taxes: \$0.00

2 PAYABLE 2025 2ND HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE
Property ID#: 18.01.1.00.014

Bill #: 60071835

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

SECOND 1/2 TAX AMOUNT DUE: N/A

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date.

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1 PAYABLE 2025 1ST HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE 05/15/2025
Property ID#: 18.01.1.00.014

Bill #: 60071835

Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

FULL TAX AMOUNT: \$40.00

FIRST 1/2 TAX AMOUNT DUE: \$40.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date.

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RICE COUNTY
PROPERTY TAX & ELECTIONS
320 Third Street NW
Faribault, MN 55021
(507) 332-6104 - www.ricecountymn.gov

Bill #: 60072231
Owner Name: FARIBAULT HRA LLC

Property ID Number: 18.31.4.52.033

Taxpayer(s):
FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

Property Address: 725 WILLOW ST FARIBAULT, MN 55021
Property Description: Block 9 Lot 10 SubdivisionCd 18095
SubdivisionName E H LOYHED ADD

2025 Property Tax Statement

VALUES AND CLASSIFICATION		
Taxes Payable Year:		
	2024	2025
Step 1	Estimated Market Value:	\$266,400 \$265,100
	Homestead Exclusion:	\$0 \$0
	Taxable Market Value:	\$0 \$0
	New Improvements:	
	Property Classification:	Exempt Exempt
Sent in March 2024		
PROPOSED TAX		
Step 2	Did not include special assessments or referenda approved by the voters at the November election. Sent in November 2024.	
		\$0.00
PROPERTY TAX STATEMENT		
Step 3	First half taxes due 05/15/2025:	\$40.00
	Second half taxes due :	N/A
	Total Taxes Due in 2025:	\$40.00

\$\$\$

REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.
Read the back of this statement to find out how to apply.

Taxes Payable Year:		2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		☐	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Property Tax and Credits			
3. Property taxes before credits		0.00	0.00
4. Credits that reduce property taxes:			
	A. Agricultural and Rural Land Credits	0.00	0.00
	B. Other Credits	0.00	0.00
5. Property taxes after credits		0.00	0.00
Property Tax by Jurisdiction			
6. County RICE COUNTY		0.00	0.00
7. City or Town CITY OF FARIBAULT		0.00	0.00
8. State General Tax		0.00	0.00
9. School District SD 0656 FARIBAULT		0.00	0.00
		A. Voter Approved Levies	0.00
		B. Other Local Levies	0.00
10. Special Taxing Districts		A. Rice County HRA	0.00
		B. Hospital	0.00
		C. City HRA	0.00
		D. EDA	0.00
		E. TIF	0.00
11. Non-school voter approved referenda levies		0.00	0.00
12. Total property tax before special assessments		0.00	0.00
Special Assessments			
13. Special assessments Principal: 40.00 Interest: 0.00		40.00	40.00
A. Solid Waste Fee: \$40.00			
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$40.00	\$40.00

Prepaid Taxes: \$0.00

2 PAYABLE 2025 2ND HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE
Property ID#: 18.31.4.52.033

Bill #: 60072231
Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

SECOND 1/2 TAX AMOUNT DUE: N/A

PENALTY: TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

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1 PAYABLE 2025 1ST HALF PAYMENT STUB

TO AVOID PENALTY, PAY ON OR BEFORE 05/15/2025
Property ID#: 18.31.4.52.033

Bill #: 60072231
Taxpayer(s): FARIBAULT HRA LLC
208 1ST AVE NW
FARIBAULT MN 55021

FULL TAX AMOUNT: \$40.00

FIRST 1/2 TAX AMOUNT DUE: \$40.00

PENALTY: TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Rice County Property Taxes
320 3rd St NW
Faribault, MN 55021-6141



If your tax is \$100.00 or less, pay the entire tax by May 15, 2025 to avoid penalty.

Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date.
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City of Fairbairn HRA
3570 F River Rd NE
Rochester, MN 55901

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

\$ _____

Thank You

Page 146 of 158



MAILING ADDRESS	ACCOUNT NUMBER		DUE DATE
RENTALS FARIBAULT CITY OF C/O CORNERSTONE MANAGEMENT 3520 E RIVER RD NE ROCHESTER MN 55906-5407	51-7027671-4		05/08/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	922190889	04/08/2025	\$168.28

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com
 Please Call: 1-800-481-4700
 Fax: 1-800-311-0050
 Or write us at: XCEL ENERGY
 PO BOX 8
 EAU CLAIRE WI 54702-0008

ACCOUNT BALANCE *(Balance de su cuenta)*

Previous Balance	As of 03/07	\$505.23
Payment Received	Online Payment 03/13	<u>-\$67.20 CR</u>
Balance Forward		\$438.03
Current Charges		\$168.28
Pending Withdrawal	04/09	<u>-\$438.03 CR</u>
Amount Due <i>(Cantidad a pagar)</i>		\$168.28

PREMISES SUMMARY

PREMISES NUMBER	PREMISES IDENTIFIER	PREMISES DESCRIPTOR	CURRENT BILL
302211412	1526 WESTERN AVE NW		\$107.67
302539971	1526 WESTERN AVE NW		\$37.42
303714660	1518 WESTERN AVE NW		\$23.19
Total			\$168.28

INFORMATION ABOUT YOUR BILL

Certain Community Solar Garden subscribers will receive new bill credit rates starting April 1, 2025. The Minnesota PUC's May 30, 2024 Order moves subscribers on the Applicable Retail Rate (ARR) to the 2017 Value of Solar (VOS) bill credit. Also, from April-July 2025, select subscribers will receive an adder or subtractor to offset an ARR rate error that occurred April-July 2024.

Thank you for your payment.

RETURN BOTTOM PORTION WITH PAYMENT ONLY • PLEASE DO NOT INCLUDE OTHER REQUESTS • SEE BACK OF BILL FOR CONTACT METHODS



ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
51-7027671-4	05/08/2025	\$168.28	Automated Bank Payment

Your bill is paid through an automated bank payment plan.

MAY						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

----- manifest line -----



RENTALS FARIBAULT CITY OF
 C/O CORNERSTONE MANAGEMENT
 3520 E RIVER RD NE
 ROCHESTER MN 55906-5407



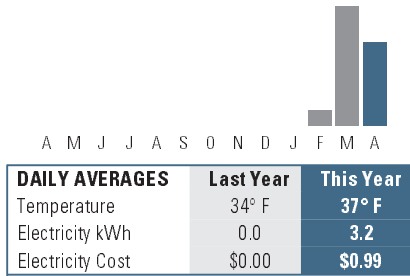
XCEL ENERGY
 P.O. BOX 4176
 CAROL STREAM IL 60197-4176



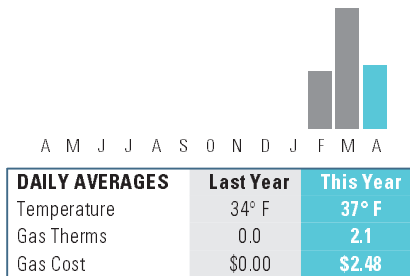


MAILING ADDRESS	ACCOUNT NUMBER	DUE DATE
RENTALS FARIBAUT CITY OF C/O CORNERSTONE MANAGEMENT 3520 E RIVER RD NE ROCHESTER MN 55906-5407	51-7027671-4	05/08/2025
		AMOUNT DUE
	922190889	04/08/2025
		\$168.28

YOUR MONTHLY ELECTRICITY USAGE



YOUR MONTHLY NATURAL GAS USAGE



SERVICE ADDRESS: 1526 WESTERN AVE NW FARIBAUT, MN 55021-9266
NEXT READ DATE: 05/08/25

ELECTRICITY SERVICE DETAILS

PREMISES NUMBER: 302211412
INVOICE NUMBER: 1174555112

METER READING INFORMATION

METER 360378387			Read Dates: 03/06/25 - 04/06/25 (31 Days)
DESCRIPTION	USAGE TYPE	USAGE	
Total Energy	Actual	100 kWh	

ELECTRICITY CHARGES

RATE: Res Underground

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Basic Service Chg			\$6.00
Energy Charge Winter	100 kWh	\$0.113640	\$11.36
Fuel Cost Charge	100 kWh	\$0.025400	\$2.54
Sales True Up	100 kWh	-\$0.000150	-\$0.02 CR
Affordability Chrg			\$2.12
Resource Adjustment			\$0.92
Interim Rate Adj			\$1.24
Subtotal			\$24.16
City Fees			\$6.63
Total			\$30.79

SERVICE ADDRESS: 1526 WESTERN AVE NW FARIBAUT, MN 55021-9266
NEXT READ DATE: 05/08/25

NATURAL GAS SERVICE DETAILS

PREMISES NUMBER: 302211412
INVOICE NUMBER: 0555985306

METER READING INFORMATION

METER 513190				Read Dates: 03/07/25 - 04/07/25 (31 Days)
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE	
Total Energy	4928 Actual	4869 Actual	59 ccf	



SAVE POWER. SAVE MONEY.

Use "Turn Off Monitor," "Sleep" and "Hibernate" power management functions to save energy when employees are not using their computers. Setting computers to go into sleep mode after 5 to 20 minutes of inactivity can save \$20 to \$75 per year, per computer.

Get more tips at [xcelenergy.com/EnergySavingTips](https://www.xcelenergy.com/EnergySavingTips).



MAILING ADDRESS	ACCOUNT NUMBER		DUE DATE
RENTALS FARIBAULT CITY OF C/O CORNERSTONE MANAGEMENT 3520 E RIVER RD NE ROCHESTER MN 55906-5407	51-7027671-4		05/08/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	922190889	04/08/2025	\$168.28

NATURAL GAS ADJUSTMENTS

DESCRIPTION	VALUE	UNITS	CONVERSION	VALUE	UNITS
Heat Content Adjustment	59	ccf	x 1.080400	64	therms

NATURAL GAS CHARGES

RATE: Residential Firm Service

DESCRIPTION	USAGE	UNITS	RATE	CHARGE
Basic Service Chg				\$9.00
Distribution Chg	64	therms	\$0.274927	\$17.60
Cost Of Gas	64	therms	\$0.463125	\$29.64
Gas Affordability	64	therms	\$0.008750	\$0.56
Interim Rate Adjust				\$5.56
Pricing Event Surcharge	64	therms	\$0.042190	\$2.70
Decoupling Adj	64	therms	\$0.017392	\$1.11
Resource Adjustment				\$3.75
Subtotal				\$69.92
City Fees				\$6.96
Total				\$76.88

Premises Total

\$107.67

INFORMATION ABOUT YOUR BILL

This month, the Fuel Cost Charge reflects a refund for replacement power costs related to a 2011 outage at Sherco Unit 3 as ordered by the MPUC. An average residential customer will see an approximate total reduction of \$12 from this refund in April.

ENERGY YOU CAN COUNT ON.

We're proud to provide reliable energy to your community, whether in your home or at your business. We work to keep costs low as we focus on the safety and reliability of the electric and natural gas systems that serve you, while transitioning to cleaner energy.

Learn more at [xcelenergy.com](https://www.xcelenergy.com).



OUR EXPERTISE. TOGETHER

You're an expert when it comes to your own business. We're experts in saving energy and money to help your bottom line and the environment. Check out our online resources, and get the support you need to power your business.

Learn more at [xcelenergy.com/Business](https://www.xcelenergy.com/Business).

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04/08/2025

51-7027671-4



MAILING ADDRESS	ACCOUNT NUMBER		DUE DATE
RENTALS FARIBAULT CITY OF C/O CORNERSTONE MANAGEMENT 3520 E RIVER RD NE ROCHESTER MN 55906-5407	51-7027671-4		05/08/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	922190889	04/08/2025	\$168.28

SERVICE ADDRESS: 1526 WESTERN AVE NW FARIBAULT, MN 55021-9266
NEXT READ DATE: 05/08/25

ELECTRICITY SERVICE DETAILS

PREMISES NUMBER: 302539971
INVOICE NUMBER: 1174555114

METER READING INFORMATION		
METER 360378281	Read Dates: 03/06/25 - 04/06/25 (31 Days)	
DESCRIPTION	USAGE TYPE	USAGE
Total Energy	Actual	48 kWh
Demand	Actual	0.072 kW
Billable Demand		0 kW

ELECTRICITY CHARGES

RATE: Sm Gen Svc (Metered)

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Basic Service Chg			\$6.00
Energy Charge Winter	48 kWh	\$0.100940	\$4.85
Fuel Cost Charge	48 kWh	\$0.025417	\$1.22
Sales True Up	48 kWh	\$0.001700	\$0.08
Affordability Chrg			\$2.12
Resource Adjustment			\$0.43
Interim Rate Adj			\$0.78
Subtotal			\$15.48
City Fees			\$21.94
Total			\$37.42
Premises Total			\$37.42

INFORMATION ABOUT YOUR BILL

This month, the Fuel Cost Charge reflects a refund for replacement power costs related to a 2011 outage at Sherco Unit 3 as ordered by the MPUC. An average residential customer will see an approximate total reduction of \$12 from this refund in April.



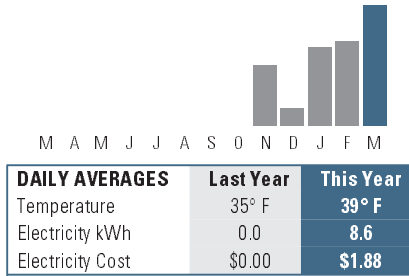
OUR EXPERTISE. TOGETHER

You're an expert when it comes to your own business. We're experts in saving energy and money to help your bottom line and the environment. Check out our online resources, and get the support you need to power your business.

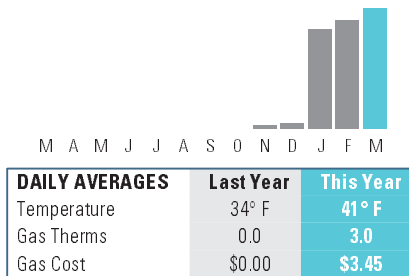
Learn more at xcelenergy.com/Business.



YOUR MONTHLY ELECTRICITY USAGE



YOUR MONTHLY NATURAL GAS USAGE



MAILING ADDRESS	ACCOUNT NUMBER		DUE DATE
RENTALS FARIBAULT CITY OF C/O CORNERSTONE MANAGEMENT 3520 E RIVER RD NE ROCHESTER MN 55906-5407	51-7027671-4		05/08/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	922190889	04/08/2025	\$168.28

SERVICE ADDRESS: 1518 WESTERN AVE NW FARIBAULT, MN 55021-9266
NEXT READ DATE: FINAL BILL

ELECTRICITY SERVICE DETAILS

PREMISES NUMBER: 303714660
INVOICE NUMBER: 1174555116

METER READING INFORMATION		
METER 360378368 Read Dates: 03/06/25 - 03/11/25 (5 Days)		
DESCRIPTION	USAGE TYPE	USAGE
Total Energy	Actual	43 kWh

ELECTRICITY CHARGES

RATE: Res Underground

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Basic Service Chg			\$1.00
Energy Charge Winter	43 kWh	\$0.113640	\$4.89
Fuel Cost Charge	43 kWh	\$0.029190	\$1.26
Sales True Up	43 kWh	- \$0.000150	- \$0.01 CR
Affordability Chrg			\$0.36
Resource Adjustment			\$0.36
Interim Rate Adj			\$0.42
Subtotal			\$8.28
City Fees			\$1.11
Total			\$9.39

SERVICE ADDRESS: 1518 WESTERN AVE NW FARIBAULT, MN 55021-9266
NEXT READ DATE: FINAL BILL

NATURAL GAS SERVICE DETAILS

PREMISES NUMBER: 303714660
INVOICE NUMBER: 0555985308

METER READING INFORMATION			
METER 510570 Read Dates: 03/07/25 - 03/11/25 (4 Days)			
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	2932 Estimate	2921 Actual	11 ccf

NATURAL GAS ADJUSTMENTS

DESCRIPTION	VALUE UNITS	CONVERSION	VALUE UNITS
Heat Content Adjustment	11 ccf	x 1.084600	12 therms

NATURAL GAS CHARGES

RATE: Residential Firm Service

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Basic Service Chg			\$1.20
Cost Of Gas	12 therms	\$0.490510	\$5.89
Gas Affordability	12 therms	\$0.008750	\$0.11
Interim Rate Adjust			\$0.94
Decoupling Adj	12 therms	\$0.017392	\$0.21
Distribution Chg	12 therms	\$0.274927	\$3.30
Pricing Event Surcharge	12 therms	\$0.042190	\$0.51
Resource Adjustment			\$0.71
Subtotal			\$12.87
City Fees			\$0.93
Total			\$13.80
Premises Total			\$23.19



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: May 12, 2025
SUBJECT: Commissioner Training

BACKGROUND:

MN NAHRO postponed the start date of the training series to June 26th, August 28, October 30, and a date to be determined for December.

REQUESTED ACTION:

We will sign commissioners up on a one-by-one basis for the classes. Check availability and we will get you signed up.

ATTACHMENTS:

1. Commissioner-Online-Series-Flyer-2025-UPDATED-DATES



HRA Commissioner 4 Part Online Series

Begins June 2025

Minnesota NAHRO is excited to offer an online series tailored specifically for Housing Authority Commissioners. Our Online Commissioner Series will feature four sessions that cover the multifaceted role of a commissioner in an easy to access online format.

TRAINER: Our series will be provided by the national experts at The Nelrod Company. The Nelrod Company specializes in providing management, planning, and training services to the affordable and assisted housing industry

WHEN: Each session will be no more than 2 hours on the last Thursday of June, August, and October, plus early December. Our first event will be Thursday, June 26 at 3:00pm. The series continues throughout 2025 in August, October, and wraps up in early December. Recording option available.

TOPICS: Each session addresses a key element of the unique and important leadership role of an HRA Commissioner. Our series will address the following timely topics:

Session 1: HRA Commissioner Role and Responsibilities

Session 2: Understanding the HRA Financial Position

Session 3: Building the Effective Partnership Between the Board and Executive Director

Session 4: What the HRA Board Needs to Know About ED Salaries and Benefits

PRICING: Two options and two ways to SAVE!

- Bundle Option Per Commissioner – Get the Full Series & SAVE **BEST DEAL!**
Get all 4 sessions for one price: \$375 per person with Minnesota NAHRO member discount, \$550 bundle for non-members
- Individual Sessions - \$95 for Minnesota NAHRO members, \$145 non-members

[REGISTER ONLINE AT WWW.MNNAHRO.ORG/events](http://WWW.MNNAHRO.ORG/events)

Commissioner Roles & Responsibilities

In this session, participants will learn roles and responsibilities, board and executive functions, and how to get the most out of your board meetings. A Commissioner Resource Guide, with sample forms and resources, will be provided to help board members prepare for their position and provide consistency with board functions. This session provides a functional learning experience for new and experienced Commissioners. Topics include:

- Governance of the Authority
- Legal Documents and Agreements
- Plans and Policies Requiring Board Approval and more...

Understanding the PHA's Financial Position

Financial reports made easy. Learn the essentials about Agency budgets and financial reports. Attendees will learn where PHA income is derived from and the types of expenditures that a PHA can undertake. The session will include:

- Understanding Financial Basics and Terminology
- Financial Reports the Board Should be Receiving on a Regular Basis
- Using Financial Reports to Analyze and Assess the Agency's Performance and Status

Building An Effective Partnership: The Board & Executive Director

Batman and Robin, Captain Kirk and Mr. Spock, Sherlock Holmes and Dr. Watson...great pairings are hard to come by. Learn the essential factors in a productive Commissioner - Executive Director relationship. Developed from the trenches, we will examine the core competencies Commissioners and Executive Directors must have for a successful, functional, and effective partnership.

What you Need to Know About Salaries & Benefits

The Department of Labor – Another Federal Agency with Rules You Must Follow! Do your salaried employees meet all three (3) tests that must be applied to determine if they are being paid correctly? Topics include:

- Are you paying compensatory time correctly?
- Who is eligible for overtime pay?
- Commissioners who attend this session will learn how to be compliant with salaries, overtime, compensatory time, and benefit rules under the Fair Labor Standards Act.

[REGISTER ONLINE AT WWW.MNNAHRO.ORG/events](http://WWW.MNNAHRO.ORG/events)



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: May 12, 2025
SUBJECT: Mission / Vision / Values

BACKGROUND:

We were going to compile a number of values and ideas together to help compose verbiage that will better represent and inspire action as an HRA. This should also give us more clarification on what

REQUESTED ACTION:

Discuss direction to help in the process and re-group around the work that Allyson Brunette is doing.

ATTACHMENTS:

1. HRA Focus

4/1/2025 HRA Focus Group Summary:

Governance and Administration

- The board has seen improved functionality since hiring a liaison staff member, providing necessary administrative support.
- Previously, interim support was in place until a permanent staff member was hired.

Mission and Vision

- Recently adopted a mission statement, centering on housing and redevelopment, with a strong emphasis on eliminating blight and fulfilling housing needs.
- The vision statement prioritizes access to affordable, attractive, and quality housing for all socioeconomic classes.
- There is ongoing work to refine these guiding statements.

Strategic Priorities and Challenges

- Members feel the board is impactful and accomplishes a lot, but there is a need for greater clarity on incremental steps to achieve long-term goals.
- There is a significant influx of resources from the sale of Robinwood, requiring clear direction on allocation.
- A debate exists over funding certain redevelopment projects, with some contention around shifting priorities.
- The focus remains on ensuring redevelopment aligns with housing needs rather than unrelated economic development projects.

Project Oversight and Accountability

- Frustration exists over housing-related funding not always yielding visible results.
- Past projects were funded, but the expected benefits have not materialized as anticipated.
- Members emphasize the importance of having all project details upfront before making funding decisions.
- Improved communication with City staff has led to better-defined expectations and processes to prevent midstream changes in projects.

Operational and Process Issues

- A past lack of staff liaison led to inconsistencies in processes, such as prolonged unit vacancies and unclear application procedures.
- The board wants clearer recommendations from staff on whether proposals align with legal and mission requirements.

- There is inconsistency in how requests are brought forward, with concerns about whether proper exit strategies exist for unsuccessful projects.
- Some programs, like the Roof Program, have lacked applicants due to unclear processes and outdated bylaws.

Roles and Responsibilities

- Members feel their role extends beyond operational tasks, often engaging in detailed decision-making on project eligibility.
- There is uncertainty about the board's authority in relation to staff, especially regarding the role of the City's housing liaison.
- Board members recognize their responsibility in making tough decisions and delivering unwelcome news when necessary.

Community Partnerships and Financial Management

- Questions remain about how local banks should be involved in housing efforts and who should manage these relationships.
- Some view this as a City staff responsibility, with one bank consistently engaged in discussions.
- The board seeks a better balance between high-level vision and program implementation, with expectations that new leadership will bring this alignment.

Measuring Success

- Indicators of success include:
 - Having all necessary information.
 - Effective collaboration among board members.
 - Clear resolutions and decision-making.
 - Tangible and measurable outcomes in housing projects.

Notable Successes

- A mobile home rehab program has shown significant impact, with successful fundraising efforts and improved relationships with mobile home owners.
- Progress has been made in developing systems to manage housing units and vacancy rates more effectively.

Overall, the discussion highlighted the need for clearer processes, stronger communication, and a continued commitment to housing-focused redevelopment. The board sees itself as a crucial decision-making entity but seeks greater clarity on its authority and staff roles in implementing housing strategies.



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: May 12, 2025
SUBJECT: Director's Report

BACKGROUND:

Items of note for the HRA Board. This will be a verbal report only.

REQUESTED ACTION:

Discuss any needed topics

ATTACHMENTS: