



HOUSING & REDEVELOPMENT AUTHORITY AGENDA

**3RD FLOOR CONFERENCE
ROOM**

MONDAY, JUNE 9, 2025

6:00 PM

1. Call to Order/ Approve Agenda
2. Approval of the Minutes
3. Property Reports
 - A. Robinwood Manor
 - B. Scattered Sites (formerly Public Housing)
4. Program Reports
 - A. Mobile Home Rehabilitation Update
5. Items for Discussion
 - A. Resolution 2025-04 Emerald Ash Borer Tree Removal Assistance Program
 - B. Chairman discussion
 - C. Transfer of Cash to Robinwood and Public Housing
6. Director's Discussion
 - A. Commissioner Training Reminder
7. Adjournment



HOUSING & REDEVELOPMENT AUTHORITY MINUTES

3RD FLOOR
CONFERENCE ROOM

MAY 12, 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 6:00 pm. Commissioners Travis McColley, Mandy Barnes, Travis Kath, Carrie Winjum, Loni Ahlers and John Rowan, were all in attendance. Also in attendance were Executive Director Thomas Furman, and on Zoom, Rick Karow and Jamie Radke of Cornerstone.

A motion was made by Loni Alers, seconded by John Rowan to approve the agenda. The motion passed unanimously.

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

3. Property Management Reports

A. Rick Karow updated the board on both Robinwood Manor and the Scattered Sites properties. Chair Maltbie asked to entertain a motion to receive and file the information on Robinwood Manor and Scattered Sites. The motion was made by Mandy Barnes, seconded by Loni Ahlers. The motion passed unanimously.

4. Property Financial Reports

A. 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 Mandy Barnes. The motion passed unanimously.

B. Cornerstone addressed vacancies at Scattered Sites, and other issues. Financials were also discussed with Jamie Radke. Motion made to receive and file made by Mandy Barnes, seconded by John Rowan. The motion passed unanimously.

4. Claims to be paid

C. Cornerstone presented their list of claims to be paid by the HRA for Robinwood and answered any questions or concerns commissioners had. Both Rick Karow and Jamie Radke answered questions and concerns. Motion made to pay the claims made by Mandy Barnes, seconded by Loni Ahlers. The motion passed unanimously.

D. Cornerstone presented their list of claims to be paid by the HRA for Scattered Sites, and any issues. Both Rick Karow and Jamie Radke answered questions and concerns. Motion made to pay the claims made by John Rowan, seconded by Carrie Winjum. The motion passed unanimously.

5. There were no Public Hearings

6. Items for Discussion

- A. Commissioner John Rowan brought up blight issues in the community and the board concluded that it will be part of the discussion of priorities for the HRA as they work toward a more thorough vision for the future.
- B. The board discussed the upcoming NAHRO commissioner online training to begin June 26th and 6 signed up for the first session.
- C. Allyson Brunette will be returning to Faribault and the board requested that staff set up the continuation meeting for Tuesday the 20th around lunch if possible.

7. Executive Director Report

Director Furman reported on the Robinwood sale, Shumway property repair delays, infested ash trees on HRA land, Maxfield Study, promotional folders, manufactured home buyout program and HRA structural independence.

8. Adjournment

A motion was made by Travis McColley, seconded by Loni Ahlers. The motion passed unanimously at 7:27 pm.

By: _____
Thomas Furman, Executive Director



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: June 9, 2025
SUBJECT: Robinwood Manor

BACKGROUND:

The Property Reports will be all the financial and current state of vacancies and List of Claims all in one set.

REQUESTED ACTION:

Review and make a motion to accept list of claims to be paid by Cornerstone.

ATTACHMENTS:

1. 2025.04 City of Faribault - Robinwood Manor Executive Summary
2. 2025 April Financials For Robinwood
3. 05.07.2025 - 06.04.2025 Robinwood Check Comparison Report
4. 06.04.2025 Robinwood AP Aging Report
5. Robinwood - Advanced
6. Robinwood - Cintas #4227707319
7. Robinwood - Cintas #4229135099
8. Robinwood - Cintas #4232025048
9. Robinwood - Cintas #7230664919
10. Robinwood - Flex Com
11. Robinwood - Kennedy
12. Robinwood - La Roche
13. Robinwood - MEI #1128560
14. Robinwood - MEI #1131566
15. Robinwood - Property Pros #7959
16. Robinwood - Property Pros #8003
17. Robinwood - Quality #12525A-C
18. Robinwood - Quality #05275003
19. Robinwood - ServiceMaster #912152
20. Robinwood - ServiceMaster #912221
21. Robinwood - ShofCorp

22. Robinwood - Rental Research_Redacted

CORNERSTONE

Creating Healthy Communities

Executive Summary for City of Faribault- Robinwood Manor April 2025

Overview

- Total operating income was \$45,938 for April.
- Occupancy for April was 100%.

Financial Summary

	Current Month	Budget	Variance (+/-)	YTD Total	YTD Budget	Variance (+/-)
Total Revenue	45,938	46,750	-812	184,358	187,000	-2,642
Operating Expenses	-26,704	-19,866	-6,838	-92,590	-83,822	-8,768
Other Income	0	0	0	0	0	0
Other Expenses (Debt Service)	-3,450	-3,330	-120	-13,801	-13,322	-479
Net Income	15,784	23,553	-7,769	77,967	89,856	-11,889
Total Aged			Operating Acct Bal			
Total Accounts Receivable	754		Beginning Cash		1,097,899	
Total Accounts Payable	18,217		Ending Cash		1,123,693	
			Cash Flow		25,794	

Narrative:

- The Accounts Payable balance of \$18,217 is made up of current invoices with payments made in May.
- Accounts Receivable balance is \$754.
- The operating cash account balance ended with \$1,123,693, an increase of \$25,794.
- Net Income was \$15,784 for the month of April.

Monthly Status	March 2025	April 2025
Vacant Units	1	0
Move-Outs	0	0
Move-Ins	1	1
Evictions	0	0
Current Occupancy	50	51
Full Occupancy	51	51
Occupancy %	98%	100%

Cornerstone Financial Package

City of Faribault (Robinwood Manor)

MONTHLY FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

CURRENT MONTH AND YEAR-TO-DATE
FOR
April 30, 2025



Professionally Managed By Cornerstone Management Services

Balance Sheet

Robinwood Manor

Month = Apr 2025

Book = Accrual ; Tree = YSI Standard Balance Sheet

ACCOUNT	CURRENT BALANCE
ASSETS	
CASH	
Security Deposit Savings	137,566.45
Operating Cash	1,123,693.37
TOTAL CASH	1,261,259.82
Accounts Receivable	754.40
Due From	89,928.50
Due From- Other Governments	387,760.00
Prepaid Property/Liability Ins	7,761.76
Land	62,426.00
Accumulated Depr. Building Improvements	-22,060.73
Buildings	1,894,216.81
Building Improvements	48,696.93
Accumulated Depr. Building	-1,670,700.23
Improvements-Other Than Building	226,297.00
Accum. Depreciation- Other	-10,832.35
Machinery, Equipment, & Appliances	82,815.31
Accumulated Depreciation- Machinery and Equipment	-79,422.86
TOTAL ASSETS	2,278,900.36
LIABILITIES AND CAPITAL	
LIABILITIES	
Accounts Payable	18,216.64
Prepaid Rent	519.40
Tenant Deposits	11,412.13
Pet Deposit	1,570.00
Interest on Tenant Deposits	1,267.07
Payments in Lieu-Taxes Payable	11,536.97
Due to- Other Governments	472,924.15
Unreserved Fund Balances	1,169,043.05
TOTAL LIABILITIES	1,686,489.41
CAPITAL	
Owner Contributions	-100.00
Retained Earnings	77,967.17
Prior Years Retained Earnings	514,543.78
TOTAL CAPITAL	592,410.95
TOTAL LIABILITIES AND CAPITAL	2,278,900.36

12 Months Income Statement

Robinwood Manor

Period = May 2024-Apr 2025

Book = Accrual ; Tree = MutiFamily New

ACCOUNT	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	Total
Ops Income or Loss													
OPERATING INCOME													
Residential Income													
Rent-Residential	\$ 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	\$ 15,673.00	\$ 193,262.50
Federal Grants	\$ 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	\$ 30,952.00	\$ 382,531.00
Other Income													
Late Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.00	\$ -	\$ -	\$ -	\$ -	\$ 10.00
Laundry Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270.50	\$ 441.50	\$ 112.00	\$ -	\$ 824.00
Miscellaneous Income	\$ (15.25)	\$ 232.42	\$ 479.00	\$ 816.50	\$ -	\$ 968.75	\$ 452.25	\$ 738.50	\$ 271.00	\$ (264.00)	\$ (1,520.41)	\$ (739.27)	\$ 1,419.49
CleanUp (Misc)	\$ (4,849.00)	\$ 4,177.96	\$ 2,810.71	\$ (4,908.77)	\$ 4,825.51	\$ -	\$ (11.00)	\$ 1.00	\$ -	\$ 1.00	\$ -	\$ 1.00	\$ 2,048.41
Bank Interest	\$ 49.31	\$ 44.31	\$ 52.19	\$ 47.40	\$ 49.65	\$ 49.68	\$ 47.27	\$ 52.82	\$ 51.78	\$ 46.66	\$ 52.02	\$ 51.44	\$ 594.53
Total Other Income	\$ (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)	\$ (686.83)	\$ 4,896.43
TOTAL Residential Income	\$ 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	\$ 45,938.17	\$ 580,689.93
TOTAL OPERATING INCOME	\$ 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	\$ 45,938.17	\$ 580,689.93
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	\$ 24,398.91	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 51,898.91
Utilities													
Telephone/Internet	\$ -	\$ -	\$ -	\$ -	\$ 339.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 339.61
Electricity	\$ 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	\$ 2,415.56	\$ 35,751.79
Water and Sewer	\$ 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	\$ 672.28	\$ 9,422.13
Gas	\$ 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	\$ 1,069.64	\$ 9,348.05
Trash Disposal	\$ 307.90	\$ 247.54	\$ 247.54	\$ 602.92	\$ 528.00	\$ 247.54	\$ 307.90	\$ 536.54	\$ 243.24	\$ 10.98	\$ 508.43	\$ 243.24	\$ 4,031.77
TOTAL Utilities	\$ 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	\$ 4,400.72	\$ 58,893.35
Office Expenses													
Office Supplies & Expenses - Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 621.31	\$ -	\$ -	\$ -	\$ 621.31
Computer	\$ -	\$ 306.00	\$ -	\$ -	\$ 306.00	\$ -	\$ -	\$ 306.00	\$ -	\$ -	\$ 306.00	\$ -	\$ 1,224.00
Housekeeping Supplies	\$ 729.31	\$ 19.74	\$ 95.31	\$ 75.57	\$ 115.05	\$ 372.84	\$ 251.39	\$ 95.31	\$ -	\$ 95.31	\$ 95.31	\$ 170.88	\$ 2,116.02
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	\$ 729.31	\$ 325.74	\$ 95.31	\$ 1,216.25	\$ 10,979.78	\$ 497.84	\$ 251.39	\$ 651.31	\$ 746.31	\$ 220.31	\$ 401.31	\$ 170.88	\$ 16,285.74

Maintenance expenses														
Supplies - Maintenance	\$ 807.20	\$ 71.90	\$ 85.00	\$ 290.01	\$ 383.66	\$ -	\$ 348.65	\$ 400.61	\$ -	\$ 272.37	\$ 47.00	\$ 1,435.68	\$ 4,142.08	
Repairs & Maintenance - Building	\$ 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	\$ 3,528.90	\$ 54,635.77	
Routine Maintenance - Equipment	\$ 476.76	\$ -	\$ -	\$ 336.15	\$ 148.20	\$ 259.35	\$ 222.30	\$ 222.30	\$ 270.00	\$ -	\$ 115.97	\$ 173.95	\$ 2,224.98	
Grounds/Lawn Care	\$ 345.75	\$ 912.69	\$ 1,482.36	\$ 973.79	\$ 2,072.88	\$ 506.81	\$ -	\$ 273.81	\$ -	\$ -	\$ -	\$ 440.24	\$ 7,008.33	
Pest Control	\$ -	\$ -	\$ -	\$ 50.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50.50	
Contracted Labor - Maintenance	\$ 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)	\$ -	\$ 5,880.92	
Elevator Maintenance	\$ 801.26	\$ -	\$ 532.26	\$ (369.00)	\$ 216.13	\$ 443.07	\$ 226.94	\$ 226.94	\$ 226.94	\$ 226.94	\$ 368.02	\$ 297.48	\$ 3,196.98	
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	\$ 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	\$ -	\$ 7,707.64	
Purchased Services-Cleaning	\$ -	\$ -	\$ -	\$ -	\$ 1,745.01	\$ 1,518.15	\$ 1,256.40	\$ 1,212.78	\$ 2,619.27	\$ -	\$ 2,690.55	\$ 1,380.32	\$ 12,422.48	
TOTAL Maintenance expenses	\$ 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	\$ 7,256.57	\$ 101,101.31	
Miscellaneous expenses														
Supplies-Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146.40	
Tenant Screening Costs	\$ 122.50	\$ 597.29	\$ 49.00	\$ 24.50	\$ 73.50	\$ 24.50	\$ 59.00	\$ -	\$ 49.00	\$ 49.00	\$ 24.50	\$ 49.00	\$ 1,121.79	
Interest Expense	\$ -	\$ -	\$ 10.88	\$ -	\$ -	\$ 10.88	\$ 10.97	\$ 6.28	\$ (3.78)	\$ 10.62	\$ 10.08	\$ 17.47	\$ 73.40	
Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,194.00	\$ -	\$ -	\$ -	\$ -	\$ 7,194.00	
TOTAL Miscellaneous expenses	\$ 122.50	\$ 597.29	\$ 59.88	\$ 24.50	\$ 73.50	\$ 35.38	\$ 216.37	\$ 7,200.28	\$ 45.22	\$ 59.62	\$ 34.58	\$ 66.47	\$ 8,535.59	
Management expense														
Management Fees	\$ 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	\$ 3,000.00	\$ 40,107.48	
TOTAL Management expense	\$ 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	\$ 3,000.00	\$ 40,107.48	
Professional, Permits and tax expenses														
Fees - Professional	\$ -	\$ -	\$ -	\$ -	\$ 516.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 516.66	
Tax preparation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,200.00	\$ 7,200.00	
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	\$ -	\$ -	\$ -	\$ -	\$ 23.00	\$ 12,158.54	
TOTAL Professional, Permits and tax expenses	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 516.66	\$ -	\$ 12,135.54	\$ 7,400.00	\$ -	\$ -	\$ -	\$ 7,223.00	\$ 33,275.20	
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	\$ (5,471.33)	\$ 1,166.47	\$ 1,166.47	\$ 1,166.47	\$ 1,166.47	\$ 6,881.11	
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	\$ 920.00	\$ 920.00	\$ 920.00	\$ 920.00	\$ 12,512.00	
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	\$ (4,367.33)	\$ 2,086.47	\$ 2,086.47	\$ 2,086.47	\$ 2,086.47	\$ 19,393.11	
TOTAL Operating Expenses	\$ 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	\$ 26,704.11	\$ 329,490.69	
TOTAL OPS EXPENSES	\$ 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	\$ 26,704.11	\$ 329,490.69	
NET Ops Income (Loss)	\$ 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	\$ 19,234.06	\$ 251,199.24	
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	\$ 4,033.49	\$ 3,330.55	\$ 3,330.55	\$ 3,689.91	\$ 3,450.34	\$ 41,148.69	
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	\$ 4,033.49	\$ 3,330.55	\$ 3,330.55	\$ 3,689.91	\$ 3,450.34	\$ 41,148.69	
NET INCOME (LOSS)	\$ 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	\$ 15,783.72	\$ 210,050.55	

Budget Comparison

Robinwood Manor

Month = Apr 2025

Book = Accrual ; Tree = MutiFamily New

ACCOUNT	Apr 2025	Apr 2025	Apr 2025	2025	2025	2025
Ops Income or Loss	Actual	Budget	Variance	Actual	Budget	Variance
OPERATING INCOME						
Residential Income						
Rent-Residential	\$ 15,673.00	\$ 16,500.00	\$ (827.00)	\$ 64,404.00	\$ 66,000.00	\$ (1,596.00)
Federal Grants	\$ 30,952.00	\$ 29,750.00	\$ 1,202.00	\$ 121,179.00	\$ 119,000.00	\$ 2,179.00
Other Income						
Laundry Revenue	\$ -	\$ 450.00	\$ (450.00)	\$ 824.00	\$ 1,800.00	\$ (976.00)
Miscellaneous Income	\$ (739.27)	\$ -	\$ (739.27)	\$ (2,252.68)	\$ -	\$ (2,252.68)
CleanUp (Misc)	\$ 1.00	\$ -	\$ 1.00	\$ 2.00	\$ -	\$ 2.00
Bank Interest	\$ 51.44	\$ 50.00	\$ 1.44	\$ 201.90	\$ 200.00	\$ 1.90
Total Other Income	\$ (686.83)	\$ 500.00	\$ (1,186.83)	\$ (1,224.78)	\$ 2,000.00	\$ (3,224.78)
TOTAL Residential Income	\$ 45,938.17	\$ 46,750.00	\$ (811.83)	\$ 184,358.22	\$ 187,000.00	\$ (2,641.78)
TOTAL OPERATING INCOME	\$ 45,938.17	\$ 46,750.00	\$ (811.83)	\$ 184,358.22	\$ 187,000.00	\$ (2,641.78)
OPS EXPENSES						
Operating Expenses						
Payroll expenses						
Pass thru Payroll - Corporate	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -
TOTAL Payroll expenses	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -
Utilities						
Electricity	\$ 2,415.56	\$ 2,750.00	\$ 334.44	\$ 10,435.60	\$ 10,000.00	\$ (435.60)
Water and Sewer	\$ 672.28	\$ 700.00	\$ 27.72	\$ 2,722.58	\$ 2,600.00	\$ (122.58)
Gas	\$ 1,069.64	\$ 800.00	\$ (269.64)	\$ 5,771.86	\$ 3,500.00	\$ (2,271.86)
Trash Disposal	\$ 243.24	\$ 300.00	\$ 56.76	\$ 1,005.89	\$ 1,200.00	\$ 194.11
TOTAL Utilities	\$ 4,400.72	\$ 4,550.00	\$ 149.28	\$ 19,935.93	\$ 17,300.00	\$ (2,635.93)
Office Expenses						
Office Supplies & Expenses - Admin	\$ -	\$ 50.00	\$ 50.00	\$ 621.31	\$ 200.00	\$ (421.31)
Computer	\$ -	\$ -	\$ -	\$ 306.00	\$ 306.00	\$ -
Housekeeping Supplies	\$ 170.88	\$ -	\$ (170.88)	\$ 361.50	\$ -	\$ (361.50)
Dues & Subscriptions	\$ -	\$ -	\$ -	\$ 250.00	\$ -	\$ (250.00)
Activities Event	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 4,000.00	\$ 4,000.00
TOTAL Office Expenses	\$ 170.88	\$ 1,050.00	\$ 879.12	\$ 1,538.81	\$ 4,506.00	\$ 2,967.19
Maintenance expenses						
Supplies - Maintenance	\$ 1,435.68	\$ 500.00	\$ (935.68)	\$ 1,755.05	\$ 2,000.00	\$ 244.95
Repairs & Maintenance - Building	\$ 3,528.90	\$ 4,200.00	\$ 671.10	\$ 18,628.86	\$ 16,800.00	\$ (1,828.86)
Routine Maintenance - Equipment	\$ 173.95	\$ -	\$ (173.95)	\$ 559.92	\$ -	\$ (559.92)
Grounds/Lawn Care	\$ 440.24	\$ 1,000.00	\$ 559.76	\$ 440.24	\$ 1,000.00	\$ 559.76
Pest Control	\$ -	\$ 50.00	\$ 50.00	\$ -	\$ 200.00	\$ 200.00
Contracted Labor - Maintenance	\$ -	\$ -	\$ -	\$ 70.54	\$ -	\$ (70.54)

Elevator Maintenance	\$ 297.48	\$ 220.00	\$ (77.48)	\$ 1,119.38	\$ 880.00	\$ (239.38)
Snow Removal	\$ -	\$ -	\$ -	\$ 1,700.00	\$ 3,750.00	\$ 2,050.00
HVAC	\$ -	\$ -	\$ -	\$ 110.00	\$ -	\$ (110.00)
Fire Prevention & Maintenance	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ 400.00	\$ 400.00
Purchased Services-Maintenance	\$ -	\$ 500.00	\$ 500.00	\$ 2,266.06	\$ 2,000.00	\$ (266.06)
Purchased Services-Cleaning	\$ 1,380.32	\$ -	\$ (1,380.32)	\$ 6,690.14	\$ -	\$ (6,690.14)
TOTAL Maintenance expenses	\$ 7,256.57	\$ 6,570.00	\$ (686.57)	\$ 33,340.19	\$ 27,030.00	\$ (6,310.19)
Miscellaneous expenses						
Tenant Screening Costs	\$ 49.00	\$ -	\$ (49.00)	\$ 171.50	\$ -	\$ (171.50)
Interest Expense	\$ 17.47	\$ 10.00	\$ (7.47)	\$ 34.39	\$ 40.00	\$ 5.61
TOTAL Miscellaneous expenses	\$ 66.47	\$ 10.00	\$ (56.47)	\$ 205.89	\$ 40.00	\$ (165.89)
Management expense						
Management Fees	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 12,000.00	\$ 12,000.00	\$ -
TOTAL Management expense	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 12,000.00	\$ 12,000.00	\$ -
Professional, Permits and tax expenses						
Licenses & Permits - Admin	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ 400.00	\$ 400.00
Tax preparation	\$ 7,200.00	\$ -	\$ (7,200.00)	\$ 7,200.00	\$ 2,100.00	\$ (5,100.00)
Fees - Legal	\$ -	\$ -	\$ -	\$ -	\$ 2,100.00	\$ 2,100.00
Fees - Audit & Accounting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Fees - Business Entity	\$ 23.00	\$ -	\$ (23.00)	\$ 23.00	\$ -	\$ (23.00)
TOTAL Professional, Permits and tax expenses	\$ 7,223.00	\$ 100.00	\$ (7,123.00)	\$ 7,223.00	\$ 4,600.00	\$ (2,623.00)
Tax and insurance expenses						
Property Tax	\$ 1,166.47	\$ 1,166.47	\$ -	\$ 4,665.88	\$ 4,665.88	\$ -
Insurance	\$ 920.00	\$ 920.00	\$ -	\$ 3,680.00	\$ 3,680.00	\$ -
TOTAL Tax and insurance expenses	\$ 2,086.47	\$ 2,086.47	\$ -	\$ 8,345.88	\$ 8,345.88	\$ -
TOTAL Operating Expenses	\$ 26,704.11	\$ 19,866.47	\$ (6,837.64)	\$ 92,589.70	\$ 83,821.88	\$ (8,767.82)
TOTAL OPS EXPENSES	\$ 26,704.11	\$ 19,866.47	\$ (6,837.64)	\$ 92,589.70	\$ 83,821.88	\$ (8,767.82)
NET Ops Income (Loss)	\$ 19,234.06	\$ 26,883.53	\$ (7,649.47)	\$ 91,768.52	\$ 103,178.12	\$ (11,409.60)
Depreciation and amortization expense						
Depreciation Expense	\$ 3,450.34	\$ 3,330.55	\$ (119.79)	\$ 13,801.35	\$ 13,322.20	\$ (479.15)
TOTAL Depreciation and amortization expense	\$ 3,450.34	\$ 3,330.55	\$ (119.79)	\$ 13,801.35	\$ 13,322.20	\$ (479.15)
NET INCOME (LOSS)	\$ 15,783.72	\$ 23,552.98	\$ (7,769.26)	\$ 77,967.17	\$ 89,855.92	\$ (11,888.75)

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

Balance Per Bank Statement as of 4/30/2025	137,566.45
Reconciled Bank	137,566.45

Balance per GL as of 4/30/2025	137,566.45
Reconciled Balance	137,566.45

Difference	0.00
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Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
4/30/2025	JE 21504	Interest Income	5.65	4/30/2025
Total Cleared Other Items			5.65	

Routing 291880330
Bank Rec Posted Report

Balance Per Bank Statement as of 4/30/2025	1,123,965.74
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Outstanding Checks

Check Date	Check Number	Payee	Amount
4/15/2025	423	Sherwin Williams Co	252.87
4/15/2025	424	Tom's Lock & Key	19.50
Less: Outstanding Checks			272.37

Reconciled Bank Balance	1,123,693.37
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Balance per GL as of 4/30/2025	1,123,693.37
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Reconciled Balance Per G/L	1,123,693.37
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Difference	0.00
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Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
4/1/2025	412	Cornerstone Management Services LLC	5,500.00	4/30/2025
4/7/2025	ACH	City of Faribault	596.22	4/30/2025
4/10/2025	ACH	Xcel Energy	1,823.10	4/30/2025
4/14/2025	ACH	Xcel Energy	2,249.36	4/30/2025
4/15/2025	413	Advanced Facilities	4,000.00	4/30/2025
4/15/2025	414	Cintas Corp	115.05	4/30/2025
4/15/2025	415	Faribault Interiors Inc	2,790.00	4/30/2025
4/15/2025	416	Faribo Plumbing & Heating	334.00	4/30/2025
4/15/2025	417	Flex Comm Security	141.08	4/30/2025
4/15/2025	418	John Lundell	292.96	4/30/2025
4/15/2025	419	Property Pros of Faribault, LLC	47.00	4/30/2025
4/15/2025	421	Rental Research Services	24.50	4/30/2025
4/15/2025	422	ServiceMaster by Ayotte	1,589.06	4/30/2025
4/15/2025	425	Yardi Systems, Inc.	306.00	4/30/2025
4/21/2025	ACH	FLOM Disposal Service (ACH)	265.19	4/30/2025
Total Cleared Checks			20,073.52	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
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4/1/2025	260	30,521.00	4/30/2025
4/4/2025	261	4,781.00	4/30/2025
4/4/2025	262	5,639.00	4/30/2025
4/7/2025	263	740.00	4/30/2025
4/7/2025	264	3,113.00	4/30/2025
4/8/2025	265	576.00	4/30/2025
4/8/2025	266	409.00	4/30/2025
4/11/2025	267	694.00	4/30/2025
4/21/2025	268	480.00	4/30/2025
Total Cleared Deposits		46,953.00	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
4/30/2025	JE 21504	Interest Income	45.79	4/30/2025
4/30/2025	JE 21573	Reconcile AR and Prepaid Rent	-858.47	4/30/2025
Total Cleared Other Items			-812.68	

General Ledger

Robinwood Manor

Period = Jul 2024-Apr 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Num	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-Apr 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 April 30, 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
April Accrual	920.00	-	7,761.76
Totals	<u>\$ 3,680.00</u>	<u>\$ 11,441.76</u>	

General Ledger

Robinwood Manor

Period = Jan 2023-Apr 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-Apr 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-Apr 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 = Jan 2024-Apr 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-Apr 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	12/31/2024	12-2024	12.31.2024 AJE for Depreciation	J-21240	12.31.2024 AJE for Depreciation	0.00	30.54	-1,659,100.68	12.31.2024 AJE for Depreciation
Robinwood Manor	1/31/2025	01-2025	Month End Accruals	J-20416	Month End Accruals	0.00	2,857.72	-1,661,958.40	Month End Accruals
Robinwood Manor	2/28/2025	02-2025	Month End Accruals	J-20682	Month End Accruals	0.00	2,857.72	-1,664,816.12	Month End Accruals
Robinwood Manor	3/31/2025	03-2025	Month End Accruals	J-21149	Month End Accruals	0.00	2,857.72	-1,667,673.84	Month End Accruals
Robinwood Manor	3/31/2025	03-2025	Adjust Depreciation for 2025	J-21248	Adjust Depreciation for 2025	0.00	114.88	-1,667,788.72	Adjust Depreciation for 2025
Robinwood Manor	4/30/2025	04-2025	Month End Accruals	J-21553	Month End Accruals	0.00	2,911.51	-1,670,700.23	Month End Accruals
Net Change=-1,670,700.23						0.00	1,670,700.23	-1,670,700.23	= Ending Balance =

0.00 1,670,700.23

General Ledger

Robinwood Manor

Period = Dec 2023-Apr 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
Robinwood Manor	4/30/2025	04-2025	Month End Accruals	J-21553	Month End Accruals	0.00	386.81	-10,832.35	Month End Accruals
Net Change=-10,832.35						0.00	10,832.35	-10,832.35	= Ending Balance =

0.00 10,832.35

General Ledger

Robinwood Manor

Period = Jan 2023-Apr 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
Net Change=82,815.31						82,815.31	0.00	82,815.31	Ending Balance
						82,815.31	0.00		

General Ledger

Robinwood Manor

Period = Jan 2023-Apr 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	12/31/2024	12-2024	12.31.2024 AJE for Depreciation	J-21240	12.31.2024 AJE for Depreciation	0.00	672.40	-78,768.30	12.31.2024 AJE for Depreciation
Robinwood Manor	1/31/2025	01-2025	Month End Accruals	J-20416	Month End Accruals	0.00	86.02	-78,854.32	Month End Accruals
Robinwood Manor	2/28/2025	02-2025	Month End Accruals	J-20682	Month End Accruals	0.00	86.02	-78,940.34	Month End Accruals
Robinwood Manor	3/31/2025	03-2025	Month End Accruals	J-21149	Month End Accruals	0.00	86.02	-79,026.36	Month End Accruals
Robinwood Manor	3/31/2025	03-2025	Adjust Depreciation for 2025	J-21248	Adjust Depreciation for 2025	0.00	244.48	-79,270.84	Adjust Depreciation for 2025
Robinwood Manor	4/30/2025	04-2025	Month End Accruals	J-21553	Month End Accruals	0.00	152.02	-79,422.86	Month End Accruals
Net Change=-79,422.86						0.00	79,422.86	-79,422.86 = Ending Balance =	

0.00 79,422.86

Payables Aging Report

Period: -04/2025

As of : 04/30/2025

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										
	4/30/2025	4/30/2025	6212 Repairs & Maintenance - Building	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										
	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										
	4/17/2025	4/17/2025	7246 Housekeeping Supplies	4227707319	75.57	75.57	0.00	0.00	0.00	
Cintas Corp					75.57	75.57	0.00	0.00	0.00	
Cintas Corp										
	4/17/2025	4/17/2025	7246 Housekeeping Supplies	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										
	4/15/2025	5/5/2025	6430 Water and Sewer	014197-000 04/15/2025	672.28	672.28	0.00	0.00	0.00	
City of Faribault					672.28	672.28	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	0.00	115.97	0.00	0.00	
	4/30/2025	4/30/2025	6214 Routine Maintenance - Equipment	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										
	2/12/2025	2/12/2025	6216 Supplies - Maintenance	64774A	452.00	0.00	0.00	452.00	0.00	
	12/9/2024	12/9/2024	6216 Supplies - Maintenance	64328	150.00	0.00	0.00	0.00	150.00	
	2/5/2025	2/5/2025	6216 Supplies - Maintenance	64747	152.50	0.00	0.00	152.50	0.00	
	2/12/2025	2/12/2025	6216 Supplies - Maintenance	64787	300.00	0.00	0.00	300.00	0.00	
Faribo Plumbing & Heating					1,054.50	0.00	0.00	904.50	150.00	
FLOM Disposal Service (ACH)										
	4/25/2025	4/25/2025	6450 Trash Disposal	409110024416 04/25/2025	243.24	243.24	0.00	0.00	0.00	
FLOM Disposal Service (ACH)					243.24	243.24	0.00	0.00	0.00	

Kennedy & Graven, Chartered									
	4/14/2025	4/14/2025	7266 Legal Fees - Business Entity	187399	23.00	23.00	0.00	0.00	0.00
Kennedy & Graven, Chartered					23.00	23.00	0.00	0.00	0.00
MEI Total Elevator Solutions									
	4/1/2025	4/1/2025	6257 Elevator Maintenance	1121942	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									
	4/30/2025	4/30/2025	6225 Grounds/Lawn Care	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									
	4/30/2025	4/30/2025	6216 Supplies - Maintenance	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									
	4/30/2025	4/30/2025	6890 Tenant Screening Costs	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
Sherwin Williams Co									
	3/18/2025	3/18/2025	6216 Supplies - Maintenance	4819-5	261.61	0.00	261.61	0.00	0.00
	3/20/2025	3/20/2025	6216 Supplies - Maintenance	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									
	4/18/2025	4/18/2025	6410 Electricity	923812640	2,065.26	2,065.26	0.00	0.00	0.00 Vacant Units
	4/14/2025	5/9/2025	6410 Electricity	923030362	350.30	350.30	0.00	0.00	0.00 Common Area
	4/14/2025	5/9/2025	6420 Gas	923030362	1,069.64	1,069.64	0.00	0.00	0.00 Common Area
Xcel Energy					3,485.20	3,485.20	0.00	0.00	0.00
Grand Total					18,216.64	16,756.26	405.88	904.50	150.00

General Ledger

Robinwood Manor

Period = Jan 2023-Apr 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
Robinwood Manor	4/30/2025	04-2025	Month End Accruals	J-21553	Month End Accruals	0.00	1,166.47	-11,536.97	Month End Accruals
Net Change=- 11,536.97						19,326.89	30,863.86	-11,536.97 = Ending Balance =	

19,326.89 30,863.86

General Ledger

Robinwood Manor

Period = Dec 2023-Apr 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-Apr 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		

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												
Advanced Facilities												
		Robinwood Manor	4/30/2025	4/30/2025	6212 Repair	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 pr	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 Housel	4229135099	19.74	19.74	0.00	0.00	0.00	
		Robinwood Manor	4/17/2025	4/17/2025	7246 Housel	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 Housel	4227707319	75.57	75.57	0.00	0.00	0.00	Invoice entered under wrong vendor, This was reversed off
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 JO	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 Routin-3	03/31/2025	115.97	0.00	115.97	0.00	0.00	
		Robinwood Manor	4/30/2025	4/30/2025	6214 Routin	9X01239800	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 Suppli	64774A	452.00	0.00	0.00	0.00	452.00	
		Robinwood Manor	12/9/2024	12/9/2024	6216 Suppli	64328	150.00	0.00	0.00	0.00	150.00	
		Robinwood Manor	2/5/2025	2/5/2025	6216 Suppli	64747	152.50	0.00	0.00	0.00	152.50	
		Robinwood Manor	2/12/2025	2/12/2025	6216 Suppli	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 Pr	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 l	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 Elevat	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 Groun	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 Suppli	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	0 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	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 Suppli	4819-5	261.61	0.00	261.61	0.00	0.00	
		Robinwood Manor	3/20/2025	3/20/2025	6216 Suppli	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 Electri	923812640	2,065.26	2,065.26	0.00	0.00	0.00	Vacant Units
		Robinwood Manor	4/14/2025	5/9/2025	6410 Electri	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	

Summary Check Register

Period = 05/2025-06/2025

Date = 05/07/2025 - 06/04/2025

5/7/2025	City of F Robinwood Manor	672.28	ACH	
5/9/2025	Xcel Ene Robinwood Manor	1,419.94	ACH	
5/14/2025	Advance Robinwood Manor	4,000.00	427	
5/14/2025	BerganK Robinwood Manor	7,200.00	428	
5/14/2025	Faribo Pl Robinwood Manor	1,054.50	430	
5/14/2025	Flex Con Robinwood Manor	70.54	431	#75212 238.44
5/14/2025	Property Robinwood Manor	440.24	432	
5/14/2025	Quality / Robinwood Manor	91.27	433	
5/14/2025	Rental R Robinwood Manor	49.00	434	
5/15/2025	Rice Cou Robinwood Manor	3,435.55	435	
5/19/2025	Xcel Ene Robinwood Manor	2,065.26	ACH	
5/21/2025	Culligan Robinwood Manor	173.95	ACH	
5/21/2025	FLOM D Robinwood Manor	243.24	ACH	
5/30/2025	MEI Tot Robinwood Manor	226.94	ACH	
6/2/2025	Cornerst Robinwood Manor	5,500.00	436	
Total		26,881.15		

Check Run Comparison

05/07/2025 Check Authorization Total	\$16,341.10
Checks Authorized From Aging Report	\$16,341.10
Checks Authorized not from Aging	\$5,040.05
Cornerstone Management Fees	\$5,500.00
Total	\$26,881.15

Payables Aging Report

Period: -06/2025

As of: 06/04/2025

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
Advanced Facilities												
		Robinwood Manor	5/31/2025	5/31/2025	6212 Repairs & Mainte	Robinwood19	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	
Cintas Corp												
		Robinwood Manor	5/1/2025	5/1/2025	7246 Housekeeping Sup	4229135099	19.74	0.00	19.74	0.00	0.00	
		Robinwood Manor	4/17/2025	4/17/2025	7246 Housekeeping Sup	4227707319	75.57	0.00	75.57	0.00	0.00	
		Robinwood Manor	5/15/2025	5/15/2025	7246 Housekeeping Sup	4230664919	75.57	0.00	0.00	0.00	0.00	
		Robinwood Manor	5/29/2025	5/29/2025	7246 Housekeeping Sup	4232025048	19.74	19.74	0.00	0.00	0.00	
Cintas Corp							190.62	95.31	95.31	0.00	0.00	
Flex Comm Security												
		Robinwood Manor	6/1/2025	6/1/2025	6211 Contracted Labor -	75228	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	
LaRoche's												
		Robinwood Manor	5/5/2025	5/5/2025	1701 Building Improver	30791	4,175.00	0.00	4,175.00	0.00	0.00	
LaRoche's							4,175.00	0.00	4,175.00	0.00	0.00	
MEI Total Elevator Solutions												
		Robinwood Manor	5/16/2025	5/16/2025	1701 Building Improver	1128560	1,338.75	1,338.75	0.00	0.00	0.00	
		Robinwood Manor	6/1/2025	6/1/2025	6257 Elevator Maintena	1131566	226.94	226.94	0.00	0.00	0.00	
MEI Total Elevator Solutions							1,565.69	1,565.69	0.00	0.00	0.00	
Property Pros of Faribault, LLC												
		Robinwood Manor	5/15/2025	5/15/2025	6225 Grounds/Lawn Ca	7959	214.75	214.75	0.00	0.00	0.00	
		Robinwood Manor	6/2/2025	6/2/2025	6225 Grounds/Lawn Ca	8003	730.15	730.15	0.00	0.00	0.00	
Property Pros of Faribault, LLC							944.90	944.90	0.00	0.00	0.00	
Quality Appliance												
		Robinwood Manor	5/12/2025	5/12/2025	6212 Repairs & Mainte	12525A-C	165.00	165.00	0.00	0.00	0.00	
		Robinwood Manor	5/28/2025	5/28/2025	1850 Machinery, Equip	05275003	729.58	729.58	0.00	0.00	0.00	
Quality Appliance							894.58	894.58	0.00	0.00	0.00	
Rental Research Services												
		Robinwood Manor	5/31/2025	5/31/2025	6890 Tenant Screening (E08610 05/31/2025		98.00	98.00	0.00	0.00	0.00	
Rental Research Services							98.00	98.00	0.00	0.00	0.00	
ServiceMaster by Ayotte												
		Robinwood Manor	5/1/2025	5/1/2025	6235 Purchased Service:	912152	1,401.25	0.00	1,401.25	0.00	0.00	
		Robinwood Manor	6/1/2025	6/1/2025	6235 Purchased Service:	912221	1,338.46	1,338.46	0.00	0.00	0.00	
ServiceMaster by Ayotte							2,739.71	1,338.46	1,401.25	0.00	0.00	
ShofCorp LLC.												
		Robinwood Manor	5/5/2025	5/5/2025	6219 Purchased Service:	174671	140.10	0.00	140.10	0.00	0.00	
ShofCorp LLC.							140.10	0.00	140.10	0.00	0.00	
Xcel Energy												
		Robinwood Manor	5/13/2025	5/13/2025	6410 Electricity	927140762	336.16	336.16	0.00	0.00	0.00	Common Area
		Robinwood Manor	5/13/2025	5/13/2025	6420 Gas	927140762	672.14	672.14	0.00	0.00	0.00	Common Area
		Robinwood Manor	5/20/2025	6/17/2025	6410 Electricity	928173522	2,205.55	2,205.55	0.00	0.00	0.00	
Xcel Energy							3,213.85	3,213.85	0.00	0.00	0.00	
Grand Total							18,055.99	12,221.33	5,834.66	0.00	0.00	

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



INVOICE

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

INVOICE # Robinwood19
DATE 05/31/2025
DUE DATE 06/30/2025
TERMS Net 30

DESCRIPTION		AMOUNT
Monthly Maintenance Fee	May 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%.



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 833-711-5960
PAYMENT INQUIRY 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





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 833-711-5960
PAYMENT INQUIRY 651-203-7157

INVOICE

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

INVOICE # 4232025048
INVOICE DATE 05/29/2025
SERVICE TICKET # 4232025048
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	
Markfort, Adam	09:29 AM 05/29/25
SoldTo# 0012443083	SO# 4232025048
Invoice Total	Payment on Account
\$19.74	\$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 # 4230664919
INVOICE DATE 05/15/2025
SERVICE TICKET # 4230664919
CUSTOMER REF # 002-56849-01

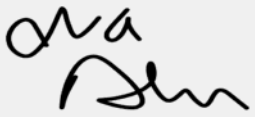
BILL TO: C/O MGR
ROBINWOOD MANOR
1324 PRAIRIE AVE SW
FARIBAULT, MN 55021-0000

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 09:37 AM 05/15/25
SoldTo# 0012443083 SO# 4230664919
Invoice Total Payment on Account
\$75.57 \$0.00





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	75228	
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

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



Sewer, Drain & Septic Services

28 - 3RD STREET NE #1137
FARIBAULT, MN 55021

Faribault office #: 507-334-7745

www.LaRoches.com

Date: 5/5/2025

Nº 30791

Robinwood Manor
1324 Prairie Ave SW
Faribault, MN 55021

Account #

AMOUNT DUE: _____

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

Terms

Due Date

P.O. No.

* VISA, Mastercard and Discover
accepted. A processing fee of 3.95%
will be added to the transaction.

5/5/2025

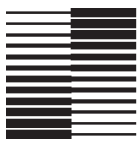
Serviced	Description	Amount
4/11/2025	Customer called about lower level unit gurgling. Technicians used three different clean out to access the main sewer. They jetted from each of these clean out 150-200 feet to the city sewer. Technicians had to pull and reset a toilet in unit 116 to gain access to the line. Main sewer was operating as designed upon technician departure.	4,175.00

Balance Due

\$4,175.00

Thank You ~ Your Business is Valued and Appreciated!

Late fees will be added to all past due accounts.
There is a 3.95% credit card processing fee. We accept Visa, Mastercard, and Discover



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: 1128560
Invoice Date: 5/16/2025
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	
						5/6/2025	
INVOICE NO.							
						1128560	

LINE	DESCRIPTION	QTY	UNIT PRICE	EXT PRICE
------	-------------	-----	------------	-----------

1 LABOR:1806208 \$1,338.75
SERVICE - TROUBLE CALL Job No: 18062080001

Item	Notes	Qty Hrs	Rate	Extended
OT-MECH		2.00	\$620.00	\$1,240.00
REG-MECH		0.25	\$395.00	\$98.75
SERIAL NUMBER: MN10417 ELEV 1 - ONLY				

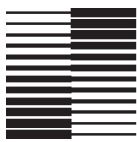
2 MATERIAL:1806208 \$0.00
SERVICE - TROUBLE CALL Job No: 18062080001

TICKET #139303 05/06/25. REPORT OF ELEVATOR NOT RESPONDING AFTER BUILDING POWER ISSUES. TECH FOUND DOOR OPEN FAIL FAULTS. DOORS NOT OPENING. TECH RESET CONTROLLER AND CLEARED FAULTS. TESTED OPERATION SEVERAL TIMES AND RETURNED TO SERVICE.

SubTotal	\$1,338.75
Freight	\$0.00
Tax	\$0.00
Invoice Total	\$1,338.75

ACH DRAFT DO NOT PAY

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



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: 1131566
Invoice Date: 6/1/2025
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						1131566	
LINE	DESCRIPTION			QTY	UNIT PRICE	EXT PRICE	
1	Contract: 1653			1.00	226.94	\$226.94	
	JUNE 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

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 # 7959

DATE 05/15/2025

ACTIVITY	DESCRIPTION	RATE	AMOUNT
Spray Weeds	1324 Prairie Ave	200.00	200.00T
	2025/2026 Contract		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	200.00
TAX	14.75
TOTAL	214.75
BALANCE DUE	\$214.75

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 # 8003
DATE 06/02/2025

SHIP DATE
01/30/2023

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Mowing	1324 Prairie Ave 5/6, 5/13, 5/22, 5/28	4	170.00	680.00T
				0.00
	2025/2026 Contract			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	680.00
TAX	50.15
TOTAL	730.15
BALANCE DUE	\$730.15



FARIBAULT

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

Service Invoice

Customer Copy

Invoice Number
12525A-C

Invoice Date
05/12/2025

Model Number Information

Product Type: Washer
Brand: WPL
Model Number: CHW9150GW0
Serial Number:
Warranty: No Warranty
Tax Method: Taxable
Purchased:
Approx Age:
Purchased at:
Authorization:
Serv Agreement:
Fault Code:
Payment Terms: Pre-Payment
Cust PO#:

Customer

Cornerstone Management
3520 E River Rd Ne

Rochester, MN 55906

Service Address:

Robinwood Manor
1324 Prairie Ave SW

Faribault, MN 55021
Phone (507) 323-4283 Steve
Day Phone (507) 361-3496 Marc
Fax

Customer Comments

Washer acts like it has no power, nothing lights up on display. Has tried other outlets/hard reset.

Service Calls

Reported Service: 05/12/2025 Tech: Garrett Start Time 11:00 AM End Time 12:00 PM

Service Explained: HAD CORRECT POWER TO ALL BOARDS. FOUND A DIODE ON THE UI THAT IS BURNING UP BUT WAS ABLE TO CLEAN IT UP A BIT AND LIGHTS TURN ON NOW BUT COULDNT BYPASS TO TEST OR HAD NO COINS. ADVISED CUSTOMER IF IT HAPPENS AGAIN THEN IT WOULD BE \$565 TO REPLACE AND PART IS BACK ORDERED OVER 60 DAYS

Parts

Qty	Part Number	Part Description	Amount	Extended Amount
1	SC	IN HOME SERVICE CALL	\$165.00	\$165.00

Summary

SubTotal Parts	\$0.00
Freight	\$0.00
Handling	\$0.00
Total Parts	\$0.00
Miles	\$0.00
Trip Fee	\$165.00
Comp Call Fee	\$0.00
Total Labor	\$165.00
Tax	\$0.00
Enviroment Fee	\$0.00
Invoice Total	\$165.00
Payments	\$0.00
Balance Due	\$165.00



Invoice

Number
05275003

Date
05/28/2025

Due Date
05/28/2025

Page
1

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

Sold To:

Cornerstone Management
3520 E River Rd Ne
AP AT CORNERSTONE
Rochester, MN 55906

Ship To:

Robinwood Manor
1324 Prarie Ave Sw
UNIT # 221
Faribault, MN 55021
Phone (507) 323-4283 Steve
Day Phone (507) 361-3496 Marc
Fax

SalesPerson Chris	PO Number	Tax Exempt #	Comment door reversal performed by delivery team
Terms Pre-Payment	Ship Method Delivery		

Ord	Shp	B/O	Model Number	Model Number Description	Unit Amount	Extended
1	1	0	RDF	Retail Delivery and Food Service Fee	\$0.50	\$0.50
			Retail Delivery Fee			
1	1	0	GTS17DTNRWW	REFRIGERATOR	\$549.00	\$549.00
			Serial: (1) GA816394			
1	1	0	DIS	Disposal/Recycling of appliance(s)	\$30.00	\$30.00
1	1	0	REF IL	Refrigerator Unpack + Connect to existing wate	\$100.00	\$100.00

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

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

Any Return Trips that are not the fault of Quality Appliance will result in a minimum return trip charge of \$75.00. Any Items returned will be subject to a MINIMUM 30% restocking fee if return takes place within 30 days. All sales are considered final.

Summary	
Sub Total	\$679.50
Taxable Sub Total	\$679.00
Tax 7.375%	\$50.08
Total	\$729.58
	\$0.00
Payments	\$0.00
Balance Due	\$729.58

Invoice

Invoice #: 912152
Invoice Date: 5/1/2025
Due Date: 5/1/2025
Project: 24-1211-JAN
P.O. Number:
Terms: Due on receipt
Technician:

Service Location:

Rice County HRA- Robinwood-Cornerstone Ma
Michelle Lane
1324 PRAIRIE AVE SW
FARIBAULT, MN 55021
USA

[illegible]

Invoice

Invoice #: 912221
Invoice Date: 6/1/2025
Due Date: 6/1/2025
Project: 24-1211-JAN
P.O. Number:
Terms: Due on receipt
Technician:

Service Location:

Rice County HRA- Robinwood-Cornerstone Ma
Michelle Lane
1324 PRAIRIE AVE SW
FARIBAULT, MN 55021
USA

[illegible]

ShofCorp LLC
PO Box 5888
Lago Vista TX 78645



INVOICE

Faribault HRA
208 NW 1st Avenue
FARIBAULT MN 55021

Invoice Date: 5/5/2025

Payment Due: 6/7/2025

Project Code / Account: ROBM

Invoice # 174671

Project Name: Robinwood Manor

TRACS data proc. 2 Mo. @ \$70.05 for May 2025 and Jun 2025 140.10

Total: 140.10

Please remit to: ShofCorp LLC, PO Box 5888, Lago Vista, TX 78645
800-824-1657

To Insure Proper Credit, please return this portion with payment to
ShofCorp LLC.

Faribault HRA
208 NW 1st Avenue
FARIBAULT MN 55021

Note: This stub is designed to mail in stock #9 or #10 double -
window envelopes.

Project Name: Robinwood Manor

Invoice #174671 Project Code/Account: ROBM

Invoice Date: 5/5/2025 Payment Due: 6/7/2025

ShofCorp LLC
PO Box 5888
LAGO VISTA TX 78645

Amount Due: \$140.10



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 [REDACTED]
Invoice Date 05/31/2025
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]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
					Subtotal [REDACTED]
[REDACTED]	[REDACTED]		[REDACTED]		[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		[REDACTED]
					Subtotal [REDACTED]
[REDACTED]	[REDACTED]		[REDACTED]		[REDACTED]
[REDACTED]	[REDACTED]		[REDACTED]		[REDACTED]
					Subtotal [REDACTED]
[REDACTED]	[REDACTED]		[REDACTED]		[REDACTED]
					Subtotal [REDACTED]

Previous Balance	Payments and Credits	Finance Charge	Current Charges	BALANCE DUE
\$ [REDACTED]	\$ [REDACTED]	\$0.00	\$ [REDACTED]	[REDACTED]
Past Due Amount	30 Days	60 Days	90 Days	120 Days
	\$0.00	\$0.00	\$0.00	\$0.00
A finance charge of 1.5% per month (18% per annum) will be added to the outstanding balance of any account on the first day of the month following billing. The minimum finance charge is \$3.00.				



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: June 9, 2025
SUBJECT: Scattered Sites (formerly Public Housing)

BACKGROUND:

The Property Reports will be all the financial and current state of vacancies and List of Claims all in one set.

REQUESTED ACTION:

Review, discuss and approve list of claims to be paid by Cornerstone.

ATTACHMENTS:

1. 2025.04 City of Faribault - Public Housing HRA Executive Summary
2. 25-04 SS01
3. 05.07.2025 - 06.04.2025 HRA Check Comparison Report
4. 06.04.2025 HRA AP Aging Report
5. HRA - ACE #504815.1
6. HRA - ACE #505395.1
7. HRA - ACE #505463.1
8. HRA - ACE #505921.1
9. HRA - Advanced
10. HRA - Environmental Pest #74423
11. HRA - Environmental Pest #74429
12. HRA - Environmental Pest #74430
13. HRA - Environmental Pest #74431
14. HRA - Environmental Pest #74437
15. HRA - Faribault Interiors
16. HRA - HD Supply #1409366582
17. HRA - HD Supply #1803421206
18. HRA - HD Supply #9236861104
19. HRA - HD Supply #9236892209
20. HRA - Property Pros #7958
21. HRA - Property Pros #8002

22. HRA - Quality Appliance #12528
23. HRA - Quality Appliance #12584A-C
24. HRA - Quality Appliance #12586
25. HRA - Quality Appliance #12587
26. HRA - Quality Appliance #12694
27. HRA - Quality Appliance #05285008
28. HRA - ServiceMaster #912153
29. HRA - ServiceMaster #912222
30. HRA- HD Supply #9237304948

CORNERSTONE

Creating Healthy Communities

Executive Summary for City of Faribault Public Housing HRA April 2025

Overview

- The total operating income was \$68,431.
- Occupancy for April was 96%.

Financial Summary

	Current Month	Budget	Variance (+/-)	YTD Total	YTD Budget	Variance (+/-)
Total Revenue	68,431	58,905	9,526	258,287	235,620	22,667
Operating Expenses	-20,439	-21,921	1,482	-86,610	-89,758	3,149
Other Income	0	0	0	0	0	0
Other Expenses (Debt Service)	0	0	0	0	0	0
Net Income	47,992	36,984	11,008	171,677	145,862	25,815
Total Aged			Operating Acct Bal			
Total Accounts Receivable	6,149		Beginning Cash			516,206
Total Accounts Payable	32,716		Ending Cash			557,719
			Cash Flow			41,513

Narrative:

- The Accounts Receivable balance is \$6,149 at the end of April.
- The Accounts Payable balance of \$32,716 is made up of current invoices with payments made in May.
- The operating account balance for the month of April ended at \$557,719.

Monthly Status	March 2025	April 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
April 30, 2025



Professionally Managed By Cornerstone Management Services

Balance Sheet

Public Housing HRA

Month = Apr 2025

Book = Accrual ; Tree = YSI Standard Balance Sheet

ACCOUNT	CURRENT BALANCE
ASSETS	
CASH	
Security Deposit Savings	757,022.17
Operating Cash	557,719.48
TOTAL CASH	1,314,741.65
Accounts Receivable	6,148.85
Due From- Other Governments	183,037.99
Prepaid Property/Liability Ins	19,660.51
Building Improvements	39,268.68
Machinery, Equipment, & Appliances	7,105.70
TOTAL ASSETS	1,569,963.38
LIABILITIES AND CAPITAL	
LIABILITIES	
Accounts Payable	32,712.55
Prepaid Rent	2,780.03
Accrued Property Tax	4,904.36
Other Accrued Liabilities	4,000.00
Tenant Deposits	13,052.00
Pet Deposit	1,271.90
Interest on Tenant Deposits	257.97
Due to Affiliate	89,928.50
Due to other funds	250,000.00
Unreserved Fund Balances	98,719.77
TOTAL LIABILITIES	497,627.08
CAPITAL	
Retained Earnings	171,677.21
Prior Years Retained Earnings	900,659.09
TOTAL CAPITAL	1,072,336.30
TOTAL LIABILITIES AND CAPITAL	1,569,963.38

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

ACCOUNT	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	Total
Ops Income or Loss													
OPERATING INCOME													
Residential Income													
Rent-Residential	\$ 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	\$ 23,916.00	\$ 275,243.00
Tenant Based Subsidy	\$ 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	\$ 42,907.00	\$ 437,327.00
Other Income													
Late Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50.00	\$ -	\$ 25.00	\$ -	\$ -	\$ -	\$ -	\$ 75.00
Miscellaneous Income	\$ 20.00	\$ 20.00	\$ 10.00	\$ 10.00	\$ -	\$ -	\$ -	\$ -	\$ 1,714.16	\$ (1,075.00)	\$ (3,652.00)	\$ 1,526.00	\$ (1,426.84)
CleanUp (Misc)	\$ (88.80)	\$ 10,641.33	\$ 396.01	\$ (2,055.64)	\$ (6.79)	\$ (35.90)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,850.21
Pet Fee	\$ -	\$ 280.00	\$ 50.00	\$ -	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 570.00
Bank Interest	\$ 30.77	\$ 28.78	\$ 36.28	\$ 35.93	\$ 38.67	\$ 39.62	\$ 37.54	\$ 43.25	\$ 48.18	\$ 45.17	\$ 51.65	\$ 51.89	\$ 487.73
Total Other Income	\$ (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)	\$ 1,607.89	\$ 8,556.10
TOTAL Residential Income	\$ 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	\$ 68,430.89	\$ 721,126.10
TOTAL OPERATING INCOME	\$ 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	\$ 68,430.89	\$ 721,126.10
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	\$ 10,838.28	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 38,338.28
Utilities													
Electricity	\$ 288.35	\$ 181.22	\$ 240.84	\$ 135.73	\$ 539.72	\$ 217.82	\$ 430.38	\$ 193.52	\$ 228.30	\$ 295.37	\$ 182.32	\$ 112.38	\$ 3,045.95
Water and Sewer	\$ 220.35	\$ 365.71	\$ 193.15	\$ 286.67	\$ 278.25	\$ 523.20	\$ 225.74	\$ 262.97	\$ 285.83	\$ 251.51	\$ 265.18	\$ 277.33	\$ 3,435.89
Gas	\$ 76.65	\$ 100.13	\$ 70.09	\$ 121.90	\$ 171.29	\$ 37.02	\$ 36.99	\$ 198.52	\$ 314.81	\$ 404.39	\$ 356.72	\$ 211.14	\$ 2,099.65
Trash Disposal	\$ 183.26	\$ 183.26	\$ 183.26	\$ 183.26	\$ 199.72	\$ 366.52	\$ 183.26	\$ 180.09	\$ 180.09	\$ 158.55	\$ 201.63	\$ 322.76	\$ 2,525.66
TOTAL Utilities	\$ 768.61	\$ 830.32	\$ 687.34	\$ 727.56	\$ 1,188.98	\$ 1,144.56	\$ 876.37	\$ 835.10	\$ 1,009.03	\$ 1,109.82	\$ 1,005.85	\$ 923.61	\$ 11,107.15
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	\$ -	\$ -	\$ 179.41	\$ 392.83	\$ (160.43)	\$ 1,302.13	\$ 1,466.27	\$ 346.59	\$ -	\$ -	\$ 162.00	\$ 2,158.96	\$ 5,847.76
Repairs & Maintenance - Building	\$ 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	\$ 3,363.00	\$ 55,157.09

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	\$ -	\$ -	\$ -	\$ 2,029.00	\$ 25,883.54
Pest Control	\$ 1,301.00	\$ 321.00	\$ 313.00	\$ 319.00	\$ 89.00	\$ 178.00	\$ 1,534.50	\$ 89.00	\$ -	\$ 89.00	\$ -	\$ -	\$ 4,233.50
Contracted Labor - Maintenance	\$ 165.78	\$ 139.60	\$ 104.70	\$ 610.76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,020.84
Snow Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,365.00	\$ -	\$ -	\$ 3,365.00
Fire Prevention & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 536.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 536.10
Purchased Services-Maintenance	\$ -	\$ -	\$ 416.05	\$ 85.00	\$ 396.63	\$ 1,677.21	\$ -	\$ 755.18	\$ 667.00	\$ 473.44	\$ -	\$ 164.25	\$ 4,634.76
Purchased Services-Cleaning	\$ -	\$ -	\$ -	\$ -	\$ 645.66	\$ 279.21	\$ 139.60	\$ 383.90	\$ -	\$ -	\$ 723.44	\$ 1,592.13	\$ 3,763.94
TOTAL Maintenance expenses	\$ 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	\$ 9,307.34	\$ 121,621.31
Miscellaneous expenses													
Administrative Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 4,000.00
Supplies-Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146.40	\$ -	\$ -	\$ 75.00	\$ -	\$ -	\$ 221.40
Bank Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.00	\$ -	\$ -	\$ 100.00	\$ -	\$ -	\$ -	\$ 115.00
Interest Expense	\$ -	\$ -	\$ 7.10	\$ -	\$ -	\$ 10.16	\$ 11.30	\$ 10.33	\$ -	\$ 16.77	\$ 13.63	\$ 24.54	\$ 93.83
Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,638.92	\$ -	\$ -	\$ -	\$ -	\$ 29,638.92
TOTAL Miscellaneous expenses	\$ -	\$ -	\$ 7.10	\$ -	\$ -	\$ 25.16	\$ 157.70	\$ 29,649.25	\$ 1,100.00	\$ 1,091.77	\$ 1,013.63	\$ 1,024.54	\$ 34,069.15
Management expense													
Management Fees	\$ 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	\$ 3,000.00	\$ 37,107.84
TOTAL Management expense	\$ 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	\$ 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	\$ -	\$ 1,596.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,226.09	\$ 1,226.09	\$ 1,226.09	\$ 1,226.09	\$ 6,501.16
Insurance	\$ -	\$ -	\$ -	\$ -	\$ 6,074.50	\$ 6,074.50	\$ 6,074.50	\$ 6,074.50	\$ 2,457.56	\$ 2,457.56	\$ 2,457.56	\$ 2,457.56	\$ 34,128.24
TOTAL Tax and insurance expenses	\$ -	\$ 1,596.80	\$ -	\$ -	\$ 6,074.50	\$ 6,074.50	\$ 6,074.50	\$ 6,074.50	\$ 3,683.65	\$ 3,683.65	\$ 3,683.65	\$ 3,683.65	\$ 40,629.40
TOTAL Operating Expenses	\$ 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	\$ 19,530.31	\$ 20,439.14	\$ 304,096.24
TOTAL OPS EXPENSES	\$ 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	\$ 19,530.31	\$ 20,439.14	\$ 304,096.24
NET Ops Income (Loss)	\$ 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	\$ 41,095.34	\$ 47,991.75	\$ 417,029.86
NET INCOME (LOSS)	\$ 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	\$ 41,095.34	\$ 47,991.75	\$ 417,029.86

Budget Comparison
Public Housing HRA
Month = Apr 2025
Book = Accrual ; Tree = MultiFamily New

ACCOUNT	Apr 2025	Apr 2025	Apr 2025	2025	2025	2025
Ops Income or Loss	Actual	Budget	Variance	Actual	Budget	Variance
OPERATING INCOME						
Residential Income						
Rent-Residential	\$ 23,916.00	\$ 24,750.00	\$ (834.00)	\$ 89,736.00	\$ 99,000.00	\$ (9,264.00)
Tenant Based Subsidy	\$ 42,907.00	\$ 34,120.00	\$ 8,787.00	\$ 169,721.00	\$ 136,480.00	\$ 33,241.00
Other Income						
Miscellaneous Income	\$ 1,526.00	\$ -	\$ 1,526.00	\$ (1,486.84)	\$ -	\$ (1,486.84)
Pet Fee	\$ 30.00	\$ -	\$ 30.00	\$ 120.00	\$ -	\$ 120.00
Bank Interest	\$ 51.89	\$ 35.00	\$ 16.89	\$ 196.89	\$ 140.00	\$ 56.89
Total Other Income	\$ 1,607.89	\$ 35.00	\$ 1,572.89	\$ (1,169.95)	\$ 140.00	\$ (1,309.95)
TOTAL Residential Income	\$ 68,430.89	\$ 58,905.00	\$ 9,525.89	\$ 258,287.05	\$ 235,620.00	\$ 22,667.05
TOTAL OPERATING INCOME	\$ 68,430.89	\$ 58,905.00	\$ 9,525.89	\$ 258,287.05	\$ 235,620.00	\$ 22,667.05
OPS EXPENSES						
Operating Expenses						
Payroll expenses						
Pass thru Payroll - Corporate	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -
TOTAL Payroll expenses	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -
Utilities						
Electricity	\$ 112.38	\$ 200.00	\$ 87.62	\$ 818.37	\$ 700.00	\$ (118.37)
Water and Sewer	\$ 277.33	\$ 260.00	\$ (17.33)	\$ 1,079.85	\$ 870.00	\$ (209.85)
Gas	\$ 211.14	\$ 75.00	\$ (136.14)	\$ 1,287.06	\$ 350.00	\$ (937.06)
Trash Disposal	\$ 322.76	\$ 185.00	\$ (137.76)	\$ 863.03	\$ 740.00	\$ (123.03)
TOTAL Utilities	\$ 923.61	\$ 720.00	\$ (203.61)	\$ 4,048.31	\$ 2,660.00	\$ (1,388.31)
Office Expenses						
Office Supplies & Expenses - Admin	\$ -	\$ -	\$ -	\$ 84.83	\$ -	\$ (84.83)
Postage	\$ -	\$ -	\$ -	\$ 365.00	\$ -	\$ (365.00)
Computer	\$ -	\$ -	\$ -	\$ 294.00	\$ 294.00	\$ -
Dues & Subscriptions	\$ -	\$ 15.00	\$ 15.00	\$ 1,084.99	\$ 60.00	\$ (1,024.99)
TOTAL Office Expenses	\$ -	\$ 15.00	\$ 15.00	\$ 1,828.82	\$ 354.00	\$ (1,474.82)
Maintenance expenses						
Supplies - Maintenance	\$ 2,158.96	\$ 350.00	\$ (1,808.96)	\$ 2,320.96	\$ 1,400.00	\$ (920.96)
Repairs & Maintenance - Building	\$ 3,363.00	\$ 4,200.00	\$ 837.00	\$ 22,095.34	\$ 16,800.00	\$ (5,295.34)
Extraordinary Maintenance	\$ -	\$ 4,000.00	\$ 4,000.00	\$ 6,138.61	\$ 16,000.00	\$ 9,861.39
Grounds/Lawn Care	\$ 2,029.00	\$ 1,500.00	\$ (529.00)	\$ 2,029.00	\$ 1,500.00	\$ (529.00)
Pest Control	\$ -	\$ 450.00	\$ 450.00	\$ 89.00	\$ 1,800.00	\$ 1,711.00
Snow Removal	\$ -	\$ -	\$ -	\$ 3,365.00	\$ 5,000.00	\$ 1,635.00
Fire Prevention & Maintenance	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ 400.00	\$ 400.00
Purchased Services-Maintenance	\$ 164.25	\$ 300.00	\$ 135.75	\$ 1,304.69	\$ 1,200.00	\$ (104.69)
Purchased Services-Cleaning	\$ 1,592.13	\$ -	\$ (1,592.13)	\$ 2,315.57	\$ -	\$ (2,315.57)
TOTAL Maintenance expenses	\$ 9,307.34	\$ 10,900.00	\$ 1,592.66	\$ 39,658.17	\$ 44,100.00	\$ 4,441.83
Miscellaneous expenses						

Administrative Expense	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 4,000.00	\$ 4,000.00	\$ -
Supplies-Admin	\$ -	\$ -	\$ -	\$ 75.00	\$ -	\$ (75.00)
Bank Fees	\$ -	\$ -	\$ -	\$ 100.00	\$ -	\$ (100.00)
Interest Expense	\$ 24.54	\$ 10.00	\$ (14.54)	\$ 54.94	\$ 40.00	\$ (14.94)
TOTAL Miscellaneous expenses	\$ 1,024.54	\$ 1,010.00	\$ (14.54)	\$ 4,229.94	\$ 4,040.00	\$ (189.94)
Management expense						
Management Fees	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 12,000.00	\$ 12,000.00	\$ -
TOTAL Management expense	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 12,000.00	\$ 12,000.00	\$ -
Professional, Permits and tax expenses						
Licenses & Permits - Admin	\$ -	\$ 350.00	\$ 350.00	\$ 110.00	\$ 1,400.00	\$ 1,290.00
Fees - Legal	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
TOTAL Professional, Permits and tax expenses	\$ -	\$ 350.00	\$ 350.00	\$ 110.00	\$ 2,900.00	\$ 2,790.00
Tax and insurance expenses						
Property Tax	\$ 1,226.09	\$ 1,226.09	\$ -	\$ 4,904.36	\$ 4,904.36	\$ -
Insurance	\$ 2,457.56	\$ 2,200.00	\$ (257.56)	\$ 9,830.24	\$ 8,800.00	\$ (1,030.24)
TOTAL Tax and insurance expenses	\$ 3,683.65	\$ 3,426.09	\$ (257.56)	\$ 14,734.60	\$ 13,704.36	\$ (1,030.24)
TOTAL Operating Expenses	\$ 20,439.14	\$ 21,921.09	\$ 1,481.95	\$ 86,609.84	\$ 89,758.36	\$ 3,148.52
TOTAL OPS EXPENSES	\$ 20,439.14	\$ 21,921.09	\$ 1,481.95	\$ 86,609.84	\$ 89,758.36	\$ 3,148.52
NET Ops Income (Loss)	\$ 47,991.75	\$ 36,983.91	\$ 11,007.84	\$ 171,677.21	\$ 145,861.64	\$ 25,815.57
NET INCOME (LOSS)	\$ 47,991.75	\$ 36,983.91	\$ 11,007.84	\$ 171,677.21	\$ 145,861.64	\$ 25,815.57

**Security Deposit Savings
Bank Reconcile History Report**

Balance Per Bank Statement as of 4/30/2025	757,022.17
Reconciled Bank	757,022.17

Balance per GL as of 4/30/2025	757,022.17
Reconciled Balance	757,022.17

Difference	0.00
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Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
4/2/2025	JE 21506	Move deposit to correct account	41,479.58	4/30/2025
4/30/2025	JE 21504	Interest Income	31.05	4/30/2025
Total Cleared Other Items			41,510.63	

Routing 291880330
Bank Rec Posted Report

Balance Per Bank Statement as of 4/30/2025	559,079.48
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Outstanding Checks

Check Date	Check Number	Payee	Amount
6/25/2024	261	Patton, Hoversten & Berg, P.A.	1,259.00
4/15/2025	358	Environmental Pest Management	89.00
4/15/2025	363	Tom's Lock & Key	12.00
Less: Outstanding Checks			1,360.00

Reconciled Bank Balance	557,719.48
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Balance per GL as of 4/30/2025	557,719.48
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Reconciled Balance Per G/L	557,719.48
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Difference	0.00
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Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
4/1/2025	353	Cornerstone Management Services LLC	5,500.00	4/30/2025
4/7/2025	ACH	City of Faribault	53.07	4/30/2025
4/7/2025	ACH	City of Faribault	50.32	4/30/2025
4/7/2025	ACH	City of Faribault	45.68	4/30/2025
4/7/2025	ACH	City of Faribault	14.21	4/30/2025
4/7/2025	ACH	City of Faribault	15.02	4/30/2025
4/7/2025	ACH	City of Faribault	14.21	4/30/2025
4/7/2025	ACH	City of Faribault	15.02	4/30/2025
4/7/2025	ACH	City of Faribault	15.02	4/30/2025
4/7/2025	ACH	City of Faribault	14.21	4/30/2025
4/7/2025	ACH	City of Faribault	14.21	4/30/2025
4/7/2025	ACH	City of Faribault	14.21	4/30/2025
4/7/2025	ACH	Xcel Energy	33.81	4/30/2025
4/9/2025	ACH	Xcel Energy	438.03	4/30/2025
4/15/2025	354	CCS Cleaning and Restoration	5,798.00	4/30/2025
4/15/2025	355	Probuilt Construction LLC	21,901.83	4/30/2025
4/15/2025	356	Advanced Facilities	4,000.00	4/30/2025
4/15/2025	357	Chadderdon Lumber, INC	284.06	4/30/2025
4/15/2025	359	Faribo Plumbing & Heating	164.25	4/30/2025
4/15/2025	360	FLOM Septic Service	250.00	4/30/2025
4/15/2025	361	Property Pros of Faribault, LLC	150.00	4/30/2025
4/15/2025	362	ServiceMaster by Ayotte	473.44	4/30/2025

4/15/2025	364	Yardi Systems, Inc.	294.00	4/30/2025
4/16/2025	ACH	Xcel Energy	157.15	4/30/2025
4/21/2025	ACH	FLOM Disposal Service (ACH)	21.54	4/30/2025
4/21/2025	ACH	FLOM Disposal Service (ACH)	158.55	4/30/2025
4/21/2025	ACH	FLOM Disposal Service (ACH)	43.90	4/30/2025
Total Cleared Checks			39,933.74	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
4/1/2025	305		40,625.58	4/30/2025
4/1/2025	306		801.00	4/30/2025
4/1/2025	314		854.00	4/30/2025
4/4/2025	307		14,815.25	4/30/2025
4/7/2025	308		3,619.00	4/30/2025
4/8/2025	309		1,804.25	4/30/2025
4/14/2025	310		516.00	4/30/2025
4/21/2025	311		2,419.00	4/30/2025
Total Cleared Deposits			65,454.08	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
4/2/2025	JE 21506	Move deposit to correct account	-41,479.58	4/30/2025
4/4/2025	JE 21507	Check from Insurance	55,422.47	4/30/2025
4/30/2025	JE 21504	Interest Income	20.84	4/30/2025
4/30/2025	JE 21570	Reconcile AR and Prepaid Rent	2,931.42	4/30/2025
Total Cleared Other Items			16,895.15	

General Ledger

Public Housing HRA

Period = Dec 2023-Apr 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
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		

Public Housing HRA Schedule of Insurance April 30, 2025
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	Expense 6320	Payments	(Accrued)/Prepaid 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	2,457.56		22,118.07
April Accrual	2,457.56		19,660.51
Totals	<u>\$ 9,830.24</u>	<u>\$ 29,490.75</u>	

General Ledger

Public Housing HRA

Period = Jan 2024-Apr 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	2/6/2025	04-2025	Faribo Plumbing & Heating	P-46233	64757	1,256.00	0.00	94,691.15	New Water Heater
Public Housing HRA	4/4/2025	04-2025	Check from Insurance	J-21507	Check from Insurance	0.00	55,422.47	39,268.68	Check from Insurance
Net Change=39,268.68						94,691.15	55,422.47	39,268.68	= Ending Balance =
						94,691.15	55,422.47		

General Ledger

Public Housing HRA

Period = Jan 2024-Apr 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: -04/2025

As of : 04/30/2025

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										
	4/22/2025	4/22/2025	6212 Repairs & Maintenance - Building	INV12966 CM	-300.80	-300.80	0.00	0.00	0.00	
	4/30/2025	4/30/2025	6212 Repairs & Maintenance - Building	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										
	4/15/2025	5/5/2025	6430 Water and Sewer	005090-000 04/15/2025	14.21	14.21	0.00	0.00	0.00	
	4/15/2025	5/5/2025	6430 Water and Sewer	005090-001 04/15/2025	14.21	14.21	0.00	0.00	0.00	
	4/15/2025	5/5/2025	6430 Water and Sewer	005090-003 04/15/2025	14.21	14.21	0.00	0.00	0.00	
	4/15/2025	5/5/2025	6430 Water and Sewer	005090-004 04/15/2025	15.02	15.02	0.00	0.00	0.00	
	4/15/2025	5/5/2025	6430 Water and Sewer	005090-006 04/15/2025	15.02	15.02	0.00	0.00	0.00	
	4/15/2025	5/5/2025	6430 Water and Sewer	005090-007 04/15/2025	14.21	14.21	0.00	0.00	0.00	
	4/15/2025	5/5/2025	6430 Water and Sewer	005090-016 04/15/2025	15.02	15.02	0.00	0.00	0.00	
	4/15/2025	5/5/2025	6430 Water and Sewer	005090-026 04/15/2025	14.21	14.21	0.00	0.00	0.00	
	4/15/2025	5/5/2025	6430 Water and Sewer	005090-177 04/15/2025	47.83	47.83	0.00	0.00	0.00	
	4/15/2025	5/5/2025	6430 Water and Sewer	005090-179 04/15/2025	60.32	60.32	0.00	0.00	0.00	
	4/15/2025	5/5/2025	6430 Water and Sewer	005090-180 04/15/2025	53.07	53.07	0.00	0.00	0.00	
City of Faribault					277.33	277.33	0.00	0.00	0.00	
Faribault Ace Hardware & Ace Sports										
	4/28/2025	4/28/2025	6216 Supplies - Maintenance	504948/1	49.96	49.96	0.00	0.00	0.00	
Faribault Ace Hardware & Ace Sports					49.96	49.96	0.00	0.00	0.00	
Faribo Plumbing & Heating										
	4/9/2025	4/9/2025	6219 Purchased Services - Maintenance	65062	164.25	164.25	0.00	0.00	0.00	
	1/27/2025	1/27/2025	6216 Supplies - Maintenance	64699	298.00	0.00	0.00	0.00	298.00	
	7/1/2024	7/1/2024	6216 Supplies - Maintenance	63499	110.00	0.00	0.00	0.00	110.00	
	10/28/2024	10/28/2024	6216 Supplies - Maintenance	64109	155.00	0.00	0.00	0.00	155.00	
	10/29/2024	10/29/2024	6216 Supplies - Maintenance	64116	261.25	0.00	0.00	0.00	261.25	
	1/16/2025	1/16/2025	6216 Supplies - Maintenance	64458	383.75	0.00	0.00	0.00	383.75	
	1/6/2025	1/6/2025	6216 Supplies - Maintenance	64494	305.25	0.00	0.00	0.00	305.25	
	1/10/2025	1/10/2025	6216 Supplies - Maintenance	64543	150.00	0.00	0.00	0.00	150.00	
	2/6/2025	2/6/2025	1701 Building Improvements	64757	1,256.00	0.00	0.00	1,256.00	0.00	
	3/5/2025	3/5/2025	6216 Supplies - Maintenance	64897	342.75	0.00	342.75	0.00	0.00	
Faribo Plumbing & Heating					3,426.25	164.25	342.75	1,256.00	1,663.25	
FLOM Disposal Service (ACH)										
	4/25/2025	4/25/2025	6450 Trash Disposal	409110024428 04/25/2025	175.01	175.01	0.00	0.00	0.00	
	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.										

	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	21,901.82	0.00	21,901.82	0.00	0.00 2nd payment
Probuilt Construction LLC					21,901.82	0.00	21,901.82	0.00	0.00
Property Pros of Faribault, LLC									
	4/30/2025	4/30/2025	6225 Grounds/Lawn Care	7953	775.00	775.00	0.00	0.00	0.00
	4/30/2025	4/30/2025	6225 Grounds/Lawn Care	7955	1,113.00	1,113.00	0.00	0.00	0.00
	4/30/2025	4/30/2025	6225 Grounds/Lawn Care	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
ServiceMaster by Ayotte									
	4/3/2025	4/3/2025	6235 Purchased Services - Cleaning	912083	1,118.69	1,118.69	0.00	0.00	0.00
ServiceMaster by Ayotte					1,118.69	1,118.69	0.00	0.00	0.00
Tom's Lock & Key									
	3/31/2025	3/31/2025	6216 Supplies - Maintenance	14954	97.00	0.00	97.00	0.00	0.00
	4/30/2025	4/30/2025	6216 Supplies - Maintenance	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									
	11/6/2024	11/6/2024	6410 Electricity	901775427	31.48	0.00	0.00	0.00	31.48
	4/8/2025	4/8/2025	6410 Electricity	922190889	77.60	77.60	0.00	0.00	0.00 Common Area
	4/8/2025	4/8/2025	6420 Gas	922190889	90.68	90.68	0.00	0.00	0.00 Common Area
	11/6/2024	11/6/2024	6410 Electricity	901775427	-1.91	0.00	0.00	0.00	-1.91
Xcel Energy					197.85	168.28	0.00	0.00	29.57
Grand Total					32,712.55	7,791.57	22,341.57	1,256.00	1,323.41

Public Housing HRA Schedule of Property Taxes April 30, 2025

	Expense 6350	Payments	(Accrued)/Prepaid 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
April Accrual	1,226.09	-	4,904.36
Totals	<u>\$ 4,904.36</u>	<u>\$ -</u>	

General Ledger

Public Housing HRA

Month = Jan 2025-Apr 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
Public Housing HRA	4/30/2025	04-2025	Accrue Administrative Expense	J-21552	Accrue Administrative Expense	0.00	1,000.00	-4,000.00	Accrue Administrative Expense
			Net Change=-4,000.00			0.00	4,000.00	-4,000.00 = Ending Balance =	
						0.00	4,000.00		

General Ledger

Public Housing HRA

Period = Jul 2024-Apr 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-Apr 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-Apr 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		

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												
Advanced Facilities												
		Public Housing HRA	4/22/2025	4/22/2025	6212 Repairs &	INV12966 CM	-300.80	-300.80	0.00	0.00	0.00	
		Public Housing HRA	4/30/2025	4/30/2025	6212 Repairs &	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 an	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 an	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 an	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 an	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 an	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 an	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 an	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 an	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 an	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 an	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 an	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	504948/1	49.96	49.96	0.00	0.00	0.00	
		Public Housing HRA	5/6/2025	5/6/2025	6216 Supplies	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 Purchases	65062	164.25	0.00	164.25	0.00	0.00	
		Public Housing HRA	1/27/2025	1/27/2025	6216 Supplies	64699	298.00	0.00	0.00	0.00	298.00	
		Public Housing HRA	7/1/2024	7/1/2024	6216 Supplies	63499	110.00	0.00	0.00	0.00	110.00	
		Public Housing HRA	10/28/2024	10/28/2024	6216 Supplies	64109	155.00	0.00	0.00	0.00	155.00	
		Public Housing HRA	10/29/2024	10/29/2024	6216 Supplies	64116	261.25	0.00	0.00	0.00	261.25	
		Public Housing HRA	1/16/2025	1/16/2025	6216 Supplies	64458	383.75	0.00	0.00	0.00	383.75	
		Public Housing HRA	1/6/2025	1/6/2025	6216 Supplies	64494	305.25	0.00	0.00	0.00	305.25	
		Public Housing HRA	1/10/2025	1/10/2025	6216 Supplies	64543	150.00	0.00	0.00	0.00	150.00	
		Public Housing HRA	2/6/2025	2/6/2025	1701 Building	64757	1,256.00	0.00	0.00	0.00	1,256.00	
		Public Housing HRA	3/5/2025	3/5/2025	6216 Supplies	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 Dis	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 Dis	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	1803421206	-56.88	0.00	0.00	0.00	-56.88	
		Public Housing HRA	6/16/2023	6/16/2023	6216 Supplies	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												
		Public Housing HRA	3/3/2025	4/4/2025	1701 Building	816SHUMWAYAVE-BB	21,901.82	0.00	0.00	21,901.82	0.00	2nd payment
Probuilt 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/	7953	775.00	775.00	0.00	0.00	0.00	
		Public Housing HRA	4/30/2025	4/30/2025	6225 Grounds/	7955	1,113.00	1,113.00	0.00	0.00	0.00	
		Public Housing HRA	4/30/2025	4/30/2025	6225 Grounds/	7956	141.00	141.00	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												
Property Pros of Faribault, LLC							2,029.00	2,029.00	0.00	0.00	0.00	
Quality Appliance												
	Public Housing HRA		5/2/2025	5/2/2025	1850 Machiner	05025005	783.26	783.26	0.00	0.00	0.00	
	Public Housing HRA		5/1/2025	5/1/2025	1850 Machiner	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 I	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 I	8.26.1.76.001 05/15/2025	240.00	240.00	0.00	0.00	0.00	
	Public Housing HRA		5/15/2025	5/15/2025	2230 Accrued I	8.36.1.25.002 05/15/2025	80.00	80.00	0.00	0.00	0.00	
	Public Housing HRA		5/15/2025	5/15/2025	2230 Accrued I	8.36.1.00.047 05/15/2025	160.00	160.00	0.00	0.00	0.00	
	Public Housing HRA		5/15/2025	5/15/2025	2230 Accrued I	8.36.1.76.078 05/15/2025	40.00	40.00	0.00	0.00	0.00	
	Public Housing HRA		5/15/2025	5/15/2025	2230 Accrued I	8.36.4.02.003 05/15/2025	240.00	240.00	0.00	0.00	0.00	
	Public Housing HRA		5/15/2025	5/15/2025	2230 Accrued I	8.29.2.26.017 05/15/2025	240.00	240.00	0.00	0.00	0.00	
	Public Housing HRA		5/15/2025	5/15/2025	2230 Accrued I	8.30.4.26.006 05/15/2025	40.00	40.00	0.00	0.00	0.00	
	Public Housing HRA		5/15/2025	5/15/2025	2230 Accrued I	8.30.3.01.005 05/15/2025	80.00	80.00	0.00	0.00	0.00	
	Public Housing HRA		5/15/2025	5/15/2025	2230 Accrued I	8.30.3.01.004 05/15/2025	40.00	40.00	0.00	0.00	0.00	
	Public Housing HRA		5/15/2025	5/15/2025	2230 Accrued I	8.31.3.26.005 05/15/2025	40.00	40.00	0.00	0.00	0.00	
	Public Housing HRA		5/15/2025	5/15/2025	2230 Accrued I	8.01.4.00.006 05/15/2025	240.00	240.00	0.00	0.00	0.00	
	Public Housing HRA		5/15/2025	5/15/2025	2230 Accrued I	8.01.1.00.014 05/15/2025	40.00	40.00	0.00	0.00	0.00	
	Public Housing HRA		5/15/2025	5/15/2025	2230 Accrued I	8.31.4.52.033 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 Purchase	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 Purchase	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	14954	97.00	0.00	97.00	0.00	0.00	
	Public Housing HRA		4/30/2025	4/30/2025	6216 Supplies	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 Electricit	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	

Summary Check Register

Period = 05/2025-06/2025

Date = 05/07/2025 - 06/04/2025

Date	Person	Property	Amount	Payment#
5/7/2025	City of Faribault	Public Housing	53.07	ACH
5/7/2025	City of Faribault	Public Housing	60.32	ACH
5/7/2025	City of Faribault	Public Housing	47.83	ACH
5/7/2025	City of Faribault	Public Housing	14.21	ACH

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												
5/7/2025	City of Faribault	Public Housing		15.02	ACH							
5/7/2025	City of Faribault	Public Housing		14.21	ACH							
5/7/2025	City of Faribault	Public Housing		15.02	ACH							
5/7/2025	City of Faribault	Public Housing		15.02	ACH							
5/7/2025	City of Faribault	Public Housing		14.21	ACH							
5/7/2025	City of Faribault	Public Housing		14.21	ACH							
5/7/2025	City of Faribault	Public Housing		14.21	ACH							
5/7/2025	Xcel Energy	Public Housing		33.30	ACH							
5/8/2025	Xcel Energy	Public Housing		168.28	ACH							
5/14/2025	Advanced Facilities	Public Housing		3,699.20	366							
5/14/2025	Faribo Plumbing & Heating	Public Housing		3,426.25	369							
5/14/2025	Probuilt Construction LLC	Public Housing		21,901.82	371							
5/14/2025	Property Pros of Faribault, LLC	Public Housing		2,029.00	372							
5/14/2025	Sherwin Williams Co	Public Housing		289.91	375							
5/14/2025	Tom's Lock & Key	Public Housing		103.00	376							
5/14/2025	Faribault Ace Hardware & Ace Sports	Public Housing		54.15	377							
5/14/2025	Quality Appliance	Public Housing		886.50	378							
5/14/2025	ServiceMaster by Ayotte	Public Housing		1,118.69	379							
5/15/2025	Rice County Property Tax & Elections Off	Public Housing		6,773.27	380							
5/15/2025	Rice County Property Taxes	Public Housing		1,520.00	381							
5/16/2025	Faribault Ace Hardware & Ace Sports	Public Housing		41.77	382							
5/21/2025	FLOM Disposal Service (ACH)	Public Housing		103.85	ACH							
5/21/2025	FLOM Disposal Service (ACH)	Public Housing		175.01	ACH							
5/21/2025	FLOM Disposal Service (ACH)	Public Housing		115.25	ACH							
6/2/2025	Xcel Energy	Public Housing		288.65	ACH							
6/2/2025	Xcel Energy	Public Housing		171.26	ACH							
6/2/2025	Xcel Energy	Public Housing		56.62	ACH							
6/2/2025	Cornerstone Management Services LLC	Public Housing		5,500.00	383							
				Total	48,733.11							

Check Run Comparison

05/07/2025 Check Authorization Total	\$41,511.88
Checks Authorized From Aging Report	\$41,511.88
Check Authorized not from Aging	\$1,721.23
Cornerstone Management Fees	\$5,500.00
Total	\$48,733.11

Payables Aging Report

Period: -06/2025

As of: 06/04/2025

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												
Advanced Facilities												
		Public Housing HRA	5/31/2025	5/31/2025	6212 Repairs & Maintena	PublicHRA19	4,000.00	4,000.00	0.00	0.00	0.00	
Advanced Facilities							4,000.00	4,000.00	0.00	0.00	0.00	
City of Faribault												
		Public Housing HRA	5/9/2025	6/5/2025	6430 Water and Sewer	005090-000 05/09/2025	14.21	14.21	0.00	0.00	0.00	
		Public Housing HRA	5/9/2025	6/5/2025	6430 Water and Sewer	005090-001 05/09/2025	14.21	14.21	0.00	0.00	0.00	
		Public Housing HRA	5/9/2025	6/5/2025	6430 Water and Sewer	005090-003 05/09/2025	14.21	14.21	0.00	0.00	0.00	
		Public Housing HRA	5/9/2025	6/5/2025	6430 Water and Sewer	005090-004 05/09/2025	15.02	15.02	0.00	0.00	0.00	
		Public Housing HRA	5/9/2025	6/5/2025	6430 Water and Sewer	005090-006 05/09/2025	15.02	15.02	0.00	0.00	0.00	
		Public Housing HRA	5/9/2025	6/5/2025	6430 Water and Sewer	005090-007 05/09/2025	14.21	14.21	0.00	0.00	0.00	
		Public Housing HRA	5/9/2025	6/5/2025	6430 Water and Sewer	005090-016 05/09/2025	15.02	15.02	0.00	0.00	0.00	
		Public Housing HRA	5/9/2025	6/5/2025	6430 Water and Sewer	005090-026 05/09/2025	14.21	14.21	0.00	0.00	0.00	
		Public Housing HRA	5/9/2025	6/5/2025	6430 Water and Sewer	005090-177 05/09/2025	47.00	47.00	0.00	0.00	0.00	
		Public Housing HRA	5/9/2025	6/5/2025	6430 Water and Sewer	005090-179 05/09/2025	54.06	54.06	0.00	0.00	0.00	
		Public Housing HRA	5/9/2025	6/5/2025	6430 Water and Sewer	005090-180 05/09/2025	53.74	53.74	0.00	0.00	0.00	
City of Faribault							270.91	270.91	0.00	0.00	0.00	
Environmental Pest Management												
		Public Housing HRA	5/20/2025	5/20/2025	6227 Pest Control	74437	170.00	170.00	0.00	0.00	0.00	
		Public Housing HRA	5/22/2025	5/22/2025	6227 Pest Control	74431	777.50	777.50	0.00	0.00	0.00	
		Public Housing HRA	5/20/2025	5/20/2025	6227 Pest Control	74430	277.50	277.50	0.00	0.00	0.00	
		Public Housing HRA	5/22/2025	5/22/2025	6227 Pest Control	74429	650.00	650.00	0.00	0.00	0.00	
		Public Housing HRA	5/28/2025	5/28/2025	6227 Pest Control	74423	235.00	235.00	0.00	0.00	0.00	
Environmental Pest Management							2,110.00	2,110.00	0.00	0.00	0.00	
Faribault Ace Hardware & Ace Sports												
		Public Housing HRA	5/9/2025	5/9/2025	6216 Supplies - Maintena	505463/1	28.78	28.78	0.00	0.00	0.00	
		Public Housing HRA	5/8/2025	5/8/2025	6216 Supplies - Maintena	505395/1	4.31	4.31	0.00	0.00	0.00	
		Public Housing HRA	5/20/2025	5/20/2025	6216 Supplies - Maintena	505921/1	35.98	35.98	0.00	0.00	0.00	
		Public Housing HRA	4/24/2025	4/24/2025	6216 Supplies - Maintena	504815/1	30.57	0.00	30.57	0.00	0.00	
Faribault Ace Hardware & Ace Sports							99.64	69.07	30.57	0.00	0.00	
Faribault Interiors Inc												
		Public Housing HRA	5/1/2025	5/1/2025	6212 Repairs & Maintena	50663	750.00	0.00	750.00	0.00	0.00	
Faribault Interiors Inc							750.00	0.00	750.00	0.00	0.00	
HD Supply Facilities Maintenance, Ltd.												
		Public Housing HRA	5/16/2023	5/16/2023	6216 Supplies - Maintena	1803421206	-56.88	0.00	0.00	0.00	-56.88	
		Public Housing HRA	6/16/2023	6/16/2023	6216 Supplies - Maintena	1409366582	-312.53	0.00	0.00	0.00	-312.53	
		Public Housing HRA	5/9/2025	5/9/2025	6216 Supplies - Maintena	9236892209	930.72	930.72	0.00	0.00	0.00	
		Public Housing HRA	5/8/2025	5/8/2025	6216 Supplies - Maintena	9236861104	118.80	118.80	0.00	0.00	0.00	
		Public Housing HRA	5/22/2025	5/22/2025	6216 Supplies - Maintena	9237304948	200.86	200.86	0.00	0.00	0.00	
HD Supply Facilities Maintenance, Ltd.							880.97	1,250.38	0.00	0.00	-369.41	
Property Pros of Faribault, LLC												
		Public Housing HRA	5/15/2025	5/15/2025	6225 Grounds/Lawn Care	7958	1,404.00	1,404.00	0.00	0.00	0.00	
		Public Housing HRA	6/2/2025	6/2/2025	6225 Grounds/Lawn Care	8002	3,535.00	3,535.00	0.00	0.00	0.00	
Property Pros of Faribault, LLC							4,939.00	4,939.00	0.00	0.00	0.00	
Quality Appliance												
		Public Housing HRA	5/5/2025	5/5/2025	1850 Machinery, Equipm	12528	96.09	0.00	96.09	0.00	0.00	
		Public Housing HRA	5/22/2025	5/22/2025	6212 Repairs & Maintena	12584A-C	165.00	165.00	0.00	0.00	0.00	
		Public Housing HRA	5/21/2025	5/21/2025	6212 Repairs & Maintena	12586	176.62	176.62	0.00	0.00	0.00	
		Public Housing HRA	5/21/2025	5/21/2025	6212 Repairs & Maintena	12587	176.62	176.62	0.00	0.00	0.00	
		Public Housing HRA	5/28/2025	5/28/2025	1850 Machinery, Equipm	05285008	729.58	729.58	0.00	0.00	0.00	
		Public Housing HRA	6/3/2025	6/3/2025	1850 Machinery, Equipm	12694	132.00	132.00	0.00	0.00	0.00	
Quality Appliance							1,475.91	1,379.82	96.09	0.00	0.00	

Payables Aging Report

Period: -06/2025

As of: 06/04/2025

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												
ServiceMaster by Ayotte												
		Public Housing HRA	5/1/2025	5/1/2025	6235 Purchased Services	912153	473.44	0.00	473.44	0.00	0.00	
		Public Housing HRA	6/1/2025	6/1/2025	6235 Purchased Services	912222	473.44	473.44	0.00	0.00	0.00	
ServiceMaster by Ayotte							946.88	473.44	473.44	0.00	0.00	
Xcel Energy												
		Public Housing HRA	5/9/2025	5/9/2025	6410 Electricity	926736905	106.13	106.13	0.00	0.00	0.00	Common Area
		Public Housing HRA	5/12/2025	5/12/2025	6410 Electricity	926937228	28.44	28.44	0.00	0.00	0.00	904 A
		Public Housing HRA	5/12/2025	5/12/2025	6420 Gas	926937228	52.16	52.16	0.00	0.00	0.00	904 A
		Public Housing HRA	5/7/2025	6/4/2025	6410 Electricity	926295555	32.95	32.95	0.00	0.00	0.00	
Xcel Energy							219.68	219.68	0.00	0.00	0.00	
Grand Total							15,692.99	14,712.30	1,350.10	0.00	-369.41	

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

OPEN M-F 7:00AM-7PM SAT. 8-6
SUNDAY 10-4

04/24/25 10:28AM JOB 553 SALE

5072756	2	EA	8.99	EA *N	
STRIP FURRING 1X3"X8'					17.98
5021957	1	EA	13.99	EA N	
DCK SCREW 8X1.25" GRN 1#					13.99

SUB-TOTAL: \$ 31.97 TAX: \$.00
DISCOUNT: -1.40 TOTAL: \$ 30.57
CHARGE AMT: 30.57



==>> JRNL# C86729 INV#504815/1
CUST NO: 50
ACE REWARDS ID # 19826915250

Customer Copy

YOU SAVED \$ 1.40 BY SHOPPING AT
FARIBAULT ACE HARDWARE

Ken Hoff

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

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

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	



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

Customer Copy

[Signature]

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	4.19
FASTENERS					

SUB-TOTAL:\$ 4.19 TAX:\$.00

CHARGE AMT: 4.19 TOTAL:\$ 4.19



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

Customer Copy

[Signature]
Name: X
Acct: *CITY OF FARIBAULT
PO#: 1524 WESTERN

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
05/09/25 10:59AM JCB 553 SALE

5358148 2 EA 15.99 EA N
WINDOW WELL CVR 43X14X12 31.98

SUB-TOTAL: \$ 31.98 TAX: \$.00
DISCOUNT: -3.20 TOTAL: \$ 28.78
CHARGE AMT: 28.78



==>> JRNL# C92909 INV#505463/1
CUST NO: 50
ACE REWARDS ID # 19826915250

Customer Copy

YOU SAVED \$ 3.20 BY SHOPPING AT
FARIBAULT ACE HARDWARE

Latisha

Name: X
Acct: *CITY OF FARIBAULT
PO#: 1816 SHUMWAY

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 9:25AM JCB 553 SALE

52860	1	EA	4.79	EA	N
CLIP SCREEN PLASTIC WHT 4.79					

SUB-TOTAL:	\$	4.79	TAX:	\$	.00
DISCOUNT:		-.48	TOTAL:	\$	4.31
CHARGE AMT:		4.31			



==>> JRNL# C92343 INV#505395/1
CUST NO: 50
ACE REWARDS ID # 19826915250

Customer Copy

YOU SAVED \$.48 BY SHOPPING AT
FARIBAULT ACE HARDWARE

[Signature]

Name: X
Acct: *CITY OF FARIBAULT
PO#: 920 SW 1ST ST

RECEIPT NEEDED FOR ALL RETURNS

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

OPEN M-F 7:00AM-7PM SAT.8-6
SUNDAY 10-4

05/20/25 11:55AM MEU 553 SALE

1533801	1	EA	31.99	EA	N
TEXTURE SPRAY POPORN14OZ					31.99
1004381	1	EA	7.99	EA	N
TEXTURE POPCORN RM QT					7.99

SUB-TOTAL:\$ 39.98 TAX: \$.00
DISCOUNT: -4.00 TOTAL: \$ 35.98
CHARGE AMT: 35.98



==> JRNL# C97517 INV#505921/1
CUST NO: 50
ACE REWARDS ID # 19826915250

Customer Copy

YOU SAVED \$ 4.00 BY SHOPPING AT
FARIBAUT ACE HARDWARE

Name : X
ACCT: *CITY OF FARIBAUT
PO#: SCATTER SITES

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

05/08/25 9:25AM JCB 553 SALE

52868 1 EA 4.79 EA N
CLIP SCREEN PLASTIC WHT 4.79

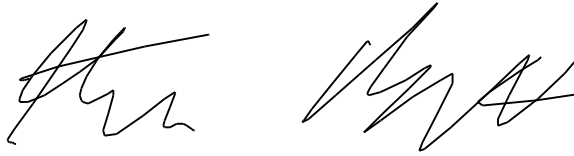
SUB-TOTAL:\$ 4.79 TAX: \$.00
DISCOUNT: -.48 TOTAL: \$ 4.31
CHARGE AMT: 4.31

¶.5053951³/₄,

==>> JRNL# C92343 INV#505395/1
CUST NO: 50
ACE REWARDS ID # 19826915250

Customer Copy

YOU SAVED \$.48 BY SHOPPING AT
FARIBAULT ACE HARDWARE



Name : X _____
Acct: *CITY OF FARIBAULT
PO#: 920 SW 1ST ST

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

05/09/25 10:59AM JCB 553 SALE

5358148 2 EA 15.99 EA N
WINDOW WELL CVR 43X14X12 31.98

SUB-TOTAL:\$ 31.98 TAX: \$.00
DISCOUNT: -3.20 TOTAL: \$ 28.78
CHARGE AMT: 28.78

¶.5054631h,

==>> JRNL# C92909 INV#505463/1
CUST NO: 50
ACE REWARDS ID # 19826915250

Customer Copy

YOU SAVED \$ 3.20 BY SHOPPING AT
FARIBAULT ACE HARDWARE



Name : X _____
Acct: *CITY OF FARIBAULT
PO#: 1816 SHUMWAY

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

05/20/25 11:55AM MEU 553 SALE

1533801 1 EA 31.99 EA N
TEXTURE SPRAY POPCRN140Z 31.99
1004381 1 EA 7.99 EA N
TEXTURE POPCORN RM QT 7.99

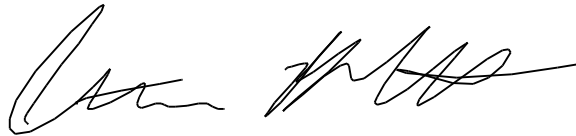
SUB-TOTAL:\$ 39.98 TAX: \$.00
DISCOUNT: -4.00 TOTAL: \$ 35.98
CHARGE AMT: 35.98

¶.5059211[,

==>> JRNL# C97517 INV#505921/1
CUST NO: 50
ACE REWARDS ID # 19826915250

Customer Copy

YOU SAVED \$ 4.00 BY SHOPPING AT
FARIBAULT ACE HARDWARE



Name : X
Acct: *CITY OF FARIBAULT
PO#: SCATTER SITES

RECEIPT NEEDED FOR ALL RETURNS

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 # PublicHRA19

DATE 05/31/2025

DUE DATE 06/30/2025

TERMS Net 30

DESCRIPTION		AMOUNT
Monthly Maintenance Fee	May 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



APPOINTMENT RECORD & INVOICE

Invoice # : 74423
Service Date : May 28, 2025
Account # : 100984
Poison Control # : (800) 222-1222
Tech & License # : Doug Bellrichard #20185108
Company License # : 20018566
Appt Window : 8:00AM-8:30AM
Time In/Out : 7:53AM-8:49AM
Service Address : 208 1St Ave Nw
Faribault, MN 55021

Invoice to:
Cornerstone Mgmt City Of Faribault

(507) 333-0375

Today's Total Due:
\$235

SERVICE	PRICE	QTY	TOTAL
Multi-Family Housing Service - Regular Service Charge	\$0.00	1	\$0.00
(NMDU) - Bedbug Treatment	\$235.00	1	\$235.00
NOTES 1812 shumway 2 nd bedbug treatment Full treatment no bugs seen Furniture and carpets buried Under stuff in packed garage treated what I could	Sub Total		\$235.00
	Tax		\$0.00
	Today's Total		\$235.00
	Amount Paid		\$0.00
	Today's Total Due		\$235

SERVICES PERFORMED

LOCATION	SERVICE	AMOUNT
	(NMDU) - Bedbug Treatment	\$235.00

PRODUCTS USED

PRODUCT & EPA NUMBER	TARGETED PESTS	AREAS TREATED	RATIO	FIN AMT	CONCENTRATE	METHOD
Temprid FX (Cyfluthrin 10.5%, Imidacloprid 21.0%) EPA 432-1544	1	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11	0.075% - 0.27 fl oz (8 ml) per gal	1 gal		Handheld Sprayer

TARGETED PESTS 1-Bed Bugs

AREAS TREATED 1-Basement, 2-Bathroom(s), 3-Bedroom(s), 4-Dining Area, 5-Entry/Foyer, 6-Family Room, 7-Garage, 8-Hallways, 9-Laundry, 10-Living Room, 11-Utilities

----- CUT HERE AND INCLUDE THIS SECTION WITH YOUR PAYMENT -----

Please mail in your payment with this portion of your statement to ensure proper credit.

Cornerstone Mgmt City Of Faribault

Account #100984

Invoice #74423

Today's Total Due: \$235

Due Date: Jun 27, 2025

Amount Enclosed \$ _____

Send Payments To **Environmental Pest Management** 11975 Portland Ave, STE 126, Burnsville, MN, 55337

Pay Online bugtech.briostack.com/customer/index.html?branchId=10021

Pay by Phone (952) 432-2221

Thank you for being a valuable customer! Let us know how we can better serve you.



APPOINTMENT RECORD & INVOICE

Invoice # : 74429
Service Date : May 22, 2025
Account # : 100984
Poison Control # : (800) 222-1222
Tech & License # : Doug Bellrichard #20185108
Company License # : 20018566
Appt Window : Anytime
Time In/Out : 7:46AM-8:39AM
Service Address : 208 1st Ave NW.
Faribault, MN 55021

Invoice to:
Cornerstone Mgmt City Of Faribault

(507) 333-0375

Today's Total Due:
\$650

SERVICE	PRICE	QTY	TOTAL
Multi-Family Housing Service - Service Charge	\$650.00	1	\$650.00
NOTES	Sub Total		\$650.00
	Tax		\$0.00
	Today's Total		\$650.00
	Amount Paid		\$0.00
	Today's Total Due		\$650

PRODUCTS USED

PRODUCT & EPA NUMBER	TARGETED PESTS	AREAS TREATED	RATIO	FIN AMT	CONCENTRATE	METHOD
Demand CS (Lambda-cyhalothrin 9.7%) EPA 100-1066	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13	1	0.015% - 0.2 fl oz per gal	2 gal		Handheld Sprayer

TARGETED PESTS 1-Ants - House, 2-Ants - Pavement, 3-Beetles - Ground, 4-Centipedes, 5-Clover Mites, 6-Crickets, 7-Earwigs, 8-Millipede, 9-Psyllids, 10-Silver Fish/Firebrats, 11-Sowbugs/Pillbugs, 12-Spiders, 13-Spring Tails

AREAS TREATED 1-Family Room

----- CUT HERE AND INCLUDE THIS SECTION WITH YOUR PAYMENT -----

Please mail in your payment with this portion of your statement to ensure proper credit.

Cornerstone Mgmt City Of Faribault

Account #100984

Invoice #74429

Today's Total Due: \$650

Due Date: Jun 21, 2025

Amount Enclosed \$ _____

Send Payments To **Environmental Pest Management** 11975 Portland Ave, STE 126, Burnsville, MN, 55337

Pay Online bugtech.briostack.com/customer/index.html?branchId=10021

Pay by Phone (952) 432-2221

Thank you for being a valuable customer! Let us know how we can better serve you.



APPOINTMENT RECORD & INVOICE

Invoice # : 74430
Service Date : May 20, 2025
Account # : 100984
Poison Control # : (800) 222-1222
Tech & License # : Doug Bellrichard #20185108
Company License # : 20018566
Appt Window : 8:00AM-8:30AM
Time In/Out : 8:06AM-9:20AM
Service Address : 208 1St Ave Nw
Faribault, MN 55021

Invoice to:
Cornerstone Mgmt City Of Faribault

(507) 333-0375

Today's Total Due:
\$277.5

SERVICE	PRICE	QTY	TOTAL
Multi-Family Housing Service - Regular Service Charge	\$0.00	1	\$0.00
1st Bedbug Treatment	\$235.00	1	\$235.00
Inspection	\$42.50	1	\$42.50
NOTES 1812 tenant is spending the day in the garage there is Furniture in the garage that I was unable to treat 1810 no bed bugs scene			Sub Total \$277.50 Tax \$0.00 Today's Total \$277.50 Amount Paid \$0.00 Today's Total Due \$277.5

SERVICES PERFORMED

LOCATION	SERVICE	AMOUNT
	1st Bedbug Treatment	\$235.00
	Inspection	\$42.50

PRODUCTS USED

PRODUCT & EPA NUMBER	TARGETED PESTS	AREAS TREATED	RATIO	FIN AMT	CONCENTRATE	METHOD
Crossfire (Clothianidin 4.00%,Metofluthrin 0.10%,Piperonyl Butoxide 10.00%) EPA 1021-2776	1	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11	1.42% - 13 fl oz per gal	1 gal		Handheld Sprayer

TARGETED PESTS 1-Bed Bugs

AREAS TREATED 1-Basement, 2-Bathroom(s), 3-Bedroom(s), 4-Dining Area, 5-Entry/Foyer, 6-Family Room, 7-Hallways, 8-Laundry, 9-Living Areas, 10-Living Room, 11-Utilities

----- CUT HERE AND INCLUDE THIS SECTION WITH YOUR PAYMENT -----

Please mail in your payment with this portion of your statement to ensure proper credit.

Cornerstone Mgmt City Of Faribault

Account #100984

Invoice #74430

Today's Total Due: \$277.5

Due Date: Jun 19, 2025

Amount Enclosed \$ _____

Send Payments To **Environmental Pest Management** 11975 Portland Ave, STE 126, Burnsville, MN, 55337

Pay Online bugtech.briostack.com/customer/index.html?branchId=10021

Pay by Phone (952) 432-2221

Thank you for being a valuable customer! Let us know how we can better serve you.



APPOINTMENT RECORD & INVOICE

Invoice # : 74431
Service Date : May 22, 2025
Account # : 100984
Poison Control # : (800) 222-1222
Tech & License # : Doug Bellrichard #20185108
Company License # : 20018566
Appt Window : Anytime
Time In/Out : 8:39AM-1:58PM
Service Address : 208 1St Ave Nw
Faribault, MN 55021

Invoice to:
Cornerstone Mgmt City Of Faribault

(507) 333-0375

Today's Total Due:
\$777.5

SERVICE	PRICE	QTY	TOTAL
Multi-Family Housing Service - Regular Service Charge	\$650.00	1	\$650.00
Roach Treatment	\$42.50	2	\$85.00
Mouse Treatment	\$42.50	1	\$42.50
NOTES 904c spring rd, not ready partial roachtreatment, moderate-heavy infestation, needs re-treat in two weeks 918 1st st sw , not ready partial roach treatment. Moderate infestation, needs retreat in 2 weeks 1806 shumway treated for mice , exterior dryer vent needs replacing	Sub Total		\$777.50
	Tax		\$0.00
	Today's Total		\$777.50
	Amount Paid		\$0.00
	Today's Total Due		\$777.5

SERVICES PERFORMED

LOCATION	SERVICE	AMOUNT
	Roach Treatment	\$42.50
	Mouse Treatment	\$42.50

PRODUCTS USED

PRODUCT & EPA NUMBER	TARGETED PESTS	AREAS TREATED	RATIO	FIN AMT	CONCENTRATE	METHOD
Alpine WSG (Dinotefuran 40.0%) EPA 499-561	11	1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12	0.1% - 10 g per gal up to 1,000 sq ft	0.3 gal		Handheld Sprayer
Glue Board EPA 48377	8	1, 9		6 ea		Hand Placement

PRODUCT & EPA NUMBER	TARGETED PESTS	AREAS TREATED	RATIO	FIN AMT	CONCENTRATE	METHOD
Final All-Weather Blox (Brodifacoum 0.005%) EPA 12455-89	8	1, 9	RTU - 1 block per 8-12 ft	3 ea		Bait Station
Stuff-It/ Mesh Screen EPA N/A	8	7		2 ft		Exclusion
Demand CS (Lambda-cyhalothrin 9.7%) EPA 100-1066	1, 2, 3, 4, 5, 6, 7, 9, 10, 12, 13, 14, 15	7	0.015% - 0.2 fl oz per gal	8 gal		Handheld Sprayer

TARGETED PESTS 1-Ants - House, 2-Ants - Pavement, 3-Beetles - Ground, 4-Centipedes, 5-Clover Mites, 6-Crickets, 7-Earwigs, 8-Mice - House, 9-Millipede, 10-Other - See Notes, 11-Roaches - German, 12-Silver Fish/Firebrats, 13-Sowbugs/Pillbugs, 14-Spiders, 15-Spring Tails

AREAS TREATED 1-Basement, 2-Bathroom(s), 3-Bedroom(s), 4-Common Areas, 5-Dining Area, 6-Entry/Foyer, 7-Exterior Perimeter, 8-Family Room, 9-Kitchen, 10-Laundry, 11-Living Room, 12-Utilities

----- CUT HERE AND INCLUDE THIS SECTION WITH YOUR PAYMENT -----

Please mail in your payment with this portion of your statement to ensure proper credit.

Cornerstone Mgmt City Of Faribault

Account #100984

Invoice #74431

Today's Total Due: \$777.5

Due Date: Jun 21, 2025

Amount Enclosed \$ _____

Send Payments To **Environmental Pest Management** 11975 Portland Ave, STE 126, Burnsville, MN, 55337

Pay Online bugtech.briostack.com/customer/index.html?branchId=10021

Pay by Phone (952) 432-2221

Thank you for being a valuable customer! Let us know how we can better serve you.



APPOINTMENT RECORD & INVOICE

Invoice # : 74437
Service Date : May 20, 2025
Account # : 100984
Poison Control # : (800) 222-1222
Tech & License # : Doug Bellrichard #20185108
Company License # : 20018566
Appt Window : 8:00AM-10:00AM
Time In/Out : 9:31AM-10:13AM
Service Address : 208 1st Ave NW.
Faribault, MN 55021

Invoice to:
Cornerstone Mgmt City Of Faribault

(507) 333-0375

Today's Total Due:
\$170

SERVICE	PRICE	QTY	TOTAL
Multi-Family Housing Service - Regular Service Charge	\$0.00	1	\$0.00
Roach Treatment	\$42.50	4	\$170.00
NOTES Correction 119 instead of 118 220 not ready partial treatment none seen 119 ready full treatment none seen 117 ready full treatment none seen 107 not ready partial treatment none seen	Sub Total		\$170.00
	Tax		\$0.00
	Today's Total		\$170.00
	Amount Paid		\$0.00
	Today's Total Due		\$170

SERVICES PERFORMED

LOCATION	SERVICE	AMOUNT
	Roach Treatment	\$42.50

PRODUCTS USED

PRODUCT & EPA NUMBER	TARGETED PESTS	AREAS TREATED	RATIO	FIN AMT	CONCENTRATE	METHOD
Alpine WSG (Dinotefuran 40.0%) EPA 499-561	1	1, 2, 3, 4, 5, 6, 7	0.1% - 10 g per gal up to 1,000 sq ft	0.3 gal		Handheld Sprayer

TARGETED PESTS 1-Roaches - German

AREAS TREATED 1-Bathroom(s), 2-Bedroom(s), 3-Dining Area, 4-Family Room, 5-Hallways, 6-Kitchen, 7-Living Room

----- CUT HERE AND INCLUDE THIS SECTION WITH YOUR PAYMENT -----

Please mail in your payment with this portion of your statement to ensure proper credit.

Cornerstone Mgmt City Of Faribault

Account #100984

Invoice #74437

Today's Total Due: \$170

Due Date: Jun 19, 2025

Amount Enclosed \$ _____

Send Payments To **Environmental Pest Management** 11975 Portland Ave, STE 126, Burnsville, MN, 55337

Pay Online bugtech.briostack.com/customer/index.html?branchId=10021

Pay by Phone (952) 432-2221

Thank you for being a valuable customer! Let us know how we can better serve you.

SALES INVOICE

FARIBAULT INTERIORS

550 Wilson Avenue, Suite 103

Faribault, MN 55021

Phone: 507-334-4357

Fax: 507-334-4359

50663

Page _____ of _____

DATE 5 / 1 / 25

Decor & More

DEL

CPU

INST

PURCHASED BY

NAME City of Faribault

ADDRESS

CITY fblt STATE MN ZIP

HOME

BUS.

CELL

CELL

PHONES

DELIVER TO

ADDRESS

CITY

EMAIL

SOLD BY

Sam

WRITTEN BY

Sam

INSTALLATION

O R D

QTY

DESCRIPTION

OUR
P.O. NO.PROD
CODEOFFICE USE
ONLYUNIT
PRICE

EXTENSION

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

Steps

rearrange Disposal Install

carpet pad

RECEIVED MAY 09 2025

TO install

RECEIVED

MAY 9 2025

City of Faribault
Community Development

CASH

CHECK

CHG

M/C

VISA

DISC

SCRIPT

#

MATERIALS

SALES TAX

FREIGHT

TOTAL

AMOUNT PD.

BAL. DUE

750-

750-

SIGNATURE

X





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Login Token: GHV LBS FMG

Monthly Statement

PO Box 509058 • San Diego, CA 92150-9058

Credit/Account Information
800/798-8888, FAX 800/930-4930

Orders/Product Information
800/431-3000, FAX 800/859-8889

Your account has an open credit balance. Please deduct open credits from your next payment or call Credit Services to have the credits applied or refunded. If you need invoice copies please email us at invoicecopies@hdsupply.com.

A minimum late charge of 1.5% per month (18% per year) is charged on past due invoices.

HD Supply Facilities Maintenance, Ltd. Federal ID 52-2418852

Customer Number: **3215019**

Statement Date: **03/30/24**

Page 1 of 1

Bill To:

Faribault Housing Redev Auth
208 1st Ave NW Ofc
Faribault MN 55021-5105

Ship To:

PUBLIC HOUSING
CITY OF FARIBAULT
208 1ST AVE NW OFC
FARIBAULT MN 55021-5105

Current	1 To 30 days	31 To 60 days	61 To 90 days	Over 91 days	Total Balance
0.00	0.00	0.00	0.00	-369.41	-369.41

Invoice Date	Invoice #	Reference #	Description	PO Number	Ordered By	Amount
05/16/23	1803421206	9214311178	Remaining Balance		DAN PETERSON	-56.88
06/16/23	1409366582	118	Unapplied Amnt	9213645798 9214311177		-312.53
Balance						-369.41

Please remit payment to:

HD Supply Facilities Maintenance, Ltd..
P.O. Box 509058
San Diego, CA 92150-9058

To ensure your check is properly applied to your account, please reference invoice numbers or customer number on your payment.



Sign up today to process payments online or go
paperless and receive invoices electronically.
Visit <http://hdsupplyfacilities.billtrust.com>
Login Token: GHV LBS FMG

Monthly Statement

PO Box 509058 • San Diego, CA 92150-9058

Credit/Account Information
800/798-8888, FAX 800/930-4930

Orders/Product Information
800/431-3000, FAX 800/859-8889

Your account has an open credit balance. Please deduct open credits from your next payment or call Credit Services to have the credits applied or refunded. If you need invoice copies please email us at invoicecopies@hdsupply.com.

A minimum late charge of 1.5% per month (18% per year) is charged on past due invoices.

HD Supply Facilities Maintenance, Ltd. Federal ID 52-2418852

Customer Number: **3215019**

Statement Date: **03/30/24**

Page 1 of 1

Bill To:

Faribault Housing Redev Auth
208 1st Ave NW Ofc
Faribault MN 55021-5105

Ship To:

PUBLIC HOUSING
CITY OF FARIBAULT
208 1ST AVE NW OFC
FARIBAULT MN 55021-5105

Current	1 To 30 days	31 To 60 days	61 To 90 days	Over 91 days	Total Balance
0.00	0.00	0.00	0.00	-369.41	-369.41

Invoice Date	Invoice #	Reference #	Description	PO Number	Ordered By	Amount
05/16/23	1803421206	9214311178	Remaining Balance		DAN PETERSON	-56.88
06/16/23	1409366582	118	Unapplied Amnt	9213645798 9214311177		-312.53
Balance						-369.41

Please remit payment to:

HD Supply Facilities Maintenance, Ltd..
P.O. Box 509058
San Diego, CA 92150-9058

To ensure your check is properly applied to your account, please reference invoice numbers or customer number on your payment.



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INVOICE

PO Box 509058 • San Diego, CA 92150-9058

Page 1 of 1

Credit/Account Information
800/798-8888, FAX 800/930-4930
Orders/Product Information
800/431-3000, FAX 800/859-8889

Please Pay From Invoice

Terms: Net 30 Days

A minimum late charge of \$2.00 or 1.5% per month (18% per year)
is charged on past due invoices.

Invoice Date	Invoice Number
05/08/2025	9236861104

HD Supply Facilities Maintenance, Ltd. Federal ID 52-2418852

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
3215019	KARI CASPER	KARI CASPER	W230986953	restock

Ship To:

Faribault Housing Redev Auth
Public Housing
208 1st Ave NW, Ofc
Faribault MN 55021-5105

PUBLIC HOUSING
CITY OF FARIBAULT
1324 PRAIRIE AVE SW
FARIBAULT MN 55021-6735

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
445036	Dlt Fndtnscr Lav Fct Chrm 1hdl P/u Ull-VN - 47%	FAUCETS/SHOWER	10	2	59.40	EA	118.80
	Country of Origin Code(s)						
	VN - Vietnam						
	% - 47% discount off \$111.09 has been applied						
	OMNIAPARTNERSCONTRACT#16154						

Product Category Summary (Excluding Misc. Charges & Freight)

Faucets/Shower 118.80

Ship Date	Sub Total
05/08/2025	118.80
Pkg Count	Sales Tax
1	0.00
Weight	Freight
5.76 LB	0.00
DLVR1	TOTAL
	118.80

Question? Call Martha Kazakewich at 800-798-8888 ext:63871 or email Martha.Kazakewich@hdsupply.com



For proper credit to your account, please
do not staple check to remittance form.

Please return this portion with payment.

Thank you for your order.

3215019
Faribault Housing Redev Auth
Public Housing
208 1st Ave NW, Ofc
Faribault MN 55021-5105

Invoice Number: 9236861104

Amount Due: 118.80

Date Due: 06/07/2025

Amount Paid: _____

☐ If amount paid differs from amount due,
please check and explain on back.

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P.O. Box 509058
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Credit/Account Information
800/798-8888, FAX 800/930-4930
Orders/Product Information
800/431-3000, FAX 800/859-8889

Please Pay From Invoice

Terms: Net 30 Days

A minimum late charge of \$2.00 or 1.5% per month (18% per year)
is charged on past due invoices.

Invoice Date	Invoice Number
05/09/2025	9236892209

HD Supply Facilities Maintenance, Ltd. Federal ID 52-2418852

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
3215019	KARI CASPER	KARI CASPER	W230986953	restock

Ship To:

Faribault Housing Redev Auth
Public Housing
208 1st Ave NW, Ofc
Faribault MN 55021-5105

PUBLIC HOUSING
CITY OF FARIBAULT
1324 PRAIRIE AVE SW
FARIBAULT MN 55021-6735

Stock Number	Description	GL Account	Ordered	Shipped	Unit Price	Unit	Extension
445036	Dlt Fndtnscr Lav Fct Chrm 1hdl P/u Ull-VN - 47%		10	8	59.39	EA	475.12
115430	Ww Op Fd Crk Hdl Borewtlow-po-US - 46%	3045	20	20	22.78	EA	455.60
Country of Origin Code(s)							
US - USA							
VN - Vietnam							
% - 47% discount off \$111.09 has been applied							
% - 46% discount off \$42.19 has been applied							

Ship Date	Sub Total
05/09/2025	930.72
Pkg Count	Sales Tax
3	0.00
Weight	Freight
26.24 LB	0.00
DLVR1	TOTAL
	930.72

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hdsbillingdocs@hdsupply.com to your address book or safe list!

Question? Call Martha Kazakewich at 800-798-8888 ext:63871 or email Martha.Kazakewich@hdsupply.com

Continued...



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do not staple check to remittance form.

Please return this portion with payment.

Thank you for your order.

3215019
Faribault Housing Redev Auth
Public Housing
208 1st Ave NW, Ofc
Faribault MN 55021-5105

Invoice Number: 9236892209

Amount Due: 930.72

Date Due: 06/08/2025

Amount Paid: _____

☐ If amount paid differs from amount due,
please check and explain on back.

Mail To:

HD Supply Facilities Maintenance, Ltd.
P.O. Box 509058
San Diego, CA 92150-9058



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GL Summary

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Page 2 of 2

Credit/Account Information
800/798-8888, FAX 800/930-4930
Orders/Product Information
800/431-3000, FAX 800/859-8889

Please Pay From Invoice

Terms: Net 30 Days

A minimum late charge of \$2.00 or 1.5% per month (18% per year)
is charged on past due invoices.

HD Supply Facilities Maintenance, Ltd. Federal ID 52-2418852

Invoice Date	Invoice Number
05/09/2025	9236892209
Purchase Order Number	
restock	

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
3215019	KARI CASPER	KARI CASPER	W230986953	restock

Ship To:

Faribault Housing Redev Auth
Public Housing
208 1st Ave NW, Ofc
Faribault MN 55021-5105

PUBLIC HOUSING
CITY OF FARIBAULT
1324 PRAIRIE AVE SW
FARIBAULT MN 55021-6735

G/L Account	Description	Item Amount	Tax	Freight	Net Amount
3045	Window Hardware	455.60	0.00	0.00	455.60
No G/L Account		475.12	0.00	0.00	475.12
	OMNIAPARTNERSCONTRACT#16154				

This is a summary page for your convenience.

Note: Our enhanced G/L category summary now includes allocation of taxes and freight charges, if applicable.

Ship Date	Sub Total
05/09/2025	930.72
Pkg Count	Sales Tax
3	0.00
Weight	Freight
26.24 LB	0.00
DLVR1	TOTAL
	930.72

Question? Call Martha Kazakewich at 800-798-8888 ext:63871 or email Martha.Kazakewich@hdsupply.com

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 # 7958
DATE 05/15/2025

ACTIVITY	DESCRIPTION	RATE	AMOUNT
Spray Weeds	16 SE 1st Street	54.00	54.00
Spray Weeds	1518-1536 Western	160.00	160.00
Spray Weeds	1806-1820 Shumway	150.00	150.00
Spray Weeds	910 -920 SW 1st Street	70.00	70.00
Spray Weeds	20 NE 14th Street	50.00	50.00
Spray Weeds	404-408 NW 13th Street	120.00	120.00
Spray Weeds	1319-1323 NW 7th Street	70.00	70.00
Spray Weeds	621 Hulet Ave	60.00	60.00
Spray Weeds	519-527 Lincoln	180.00	180.00
Spray Weeds	1225 NW 2nd Street	60.00	60.00
Spray Weeds	725 Willow Street	50.00	50.00
Spray Weeds	830 SW 9th Ave	60.00	60.00
Spray Weeds	523 W Division	60.00	60.00
Spray Weeds	900-904 Spring Rd	260.00	260.00
			0.00
	2025/2026 Contract		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	1,404.00
TAX	0.00
TOTAL	1,404.00
BALANCE DUE	\$1,404.00

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

INVOICE

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

INVOICE # 8002
DATE 06/02/2025

SHIP DATE
01/30/2023

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Mowing	16 SE 1st Street 5/8, 5/12, 5/19, 5/26	4	30.00	120.00
Mowing	1518-1536 Western Ave 5/8, 5/13, 5/19, 5/27	4	155.00	620.00
Mowing	1806-1820 Shumway 5/5, 5/12, 5/27	3	93.00	279.00
Mowing	910-920 SW 1st Street 5/5, 5/13, 5/19, 5/27	4	51.00	204.00
Mowing	20 NE 14th Street 5/6, 5/13, 5/19, 5/26	4	45.00	180.00
Mowing	404-408 NW 13th Street 5/6, 5/13, 5/19, 5/26	4	51.00	204.00
Mowing	1319-1323 NW 7th Street 5/7, 5/14, 5/19, 5/26	4	38.00	152.00
Mowing	621 Hulett Ave 5/7, 5/14, 5/19, 5/26	4	32.00	128.00
Mowing	519-527 Lincoln 5/7, 5/13, 5/19, 5/26	4	98.00	392.00
Mowing	1225 NW 2nd Street 5/6, 5/13, 5/19, 5/26	4	45.00	180.00
Mowing	725 Willow Street 5/6, 5/13, 5/19, 5/27	4	43.00	172.00
Mowing	830 SW 9th Ave 5/5, 5/13, 5/19, 5/27	4	38.00	152.00
Mowing	523 W Division 5/7, 5/13, 5/19, 5/26	4	38.00	152.00
Mowing	900-904 Spring Rd 5/6, 5/13, 5/22, 5/27	4	150.00	600.00
				0.00
	2025/2026 Contract			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	3,535.00
TAX	0.00
TOTAL	3,535.00
BALANCE DUE	\$3,535.00



FARIBAULT

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

Parts Invoice

Number
12528

Date
05/05/2025

Due Date
05/05/2025

Page
1

Sold To:

Cornerstone Management
3520 E River Rd Ne

Rochester, MN 55906

Ship To:

Faribault Public Housing
904 Spring Road

Faribault, MN 55021
Phone (507) 323-4283 Steve
Day Phone (507) 361-3496 Marc
Fax

SalesPerson Tim	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	5304522047	HANDLE, DOOR	29856	\$89.49	\$89.49	
</								



FARIBAULT

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

Service Invoice

Customer Copy

Invoice Number
12584A-C

Invoice Date
05/22/2025

Model Number Information

Product Type: Electric Range
Brand: GE
Model Number: JB645DKWW
Serial Number:
Warranty: No Warranty
Tax Method: Taxable
Purchased:
Approx Age:
Purchased at:
Authorization:
Serv Agreement:
Fault Code:
Payment Terms: Pre-Payment
Cust PO#:

Customer

Cornerstone Management
3520 E River Rd Ne
AP AT CORNERSTONE
Rochester, MN 55906

Service Address:

830 Sw 9Th Ave
Faribault, MN 55021
Phone (507) 361-3490
Day Phone (507) 951-3103 Tim
Fax (507) 396-3492 Dustin

Customer Comments

RIGHT FRONT BURNER DOES NOT WORK.

Service Calls

Reported Service: 05/21/2025 Tech: Garrett Start Time 1:00 PM End Time 2:00 PM

Service Explained: FRONT RIGHT BURNER IS OUT. FOUND THAT THE ELEMENT IS BAD AND WILL NEED TO BE REPLACED. STEVE GAVE THE GO AHEAD TO ORDER AND STEVE WILL PICKUP AND INSTALL.

Parts

Qty	Part Number	Part Description	Amount	Extended Amount
1	SC	IN HOME SERVICE CALL	\$165.00	\$165.00

Summary

SubTotal Parts	\$0.00
Freight	\$0.00
Handling	\$0.00
Total Parts	\$0.00
Miles	\$0.00
Trip Fee	\$165.00
Comp Call Fee	\$0.00
Total Labor	\$165.00
Tax	\$0.00
Enviroment Fee	\$0.00
Invoice Total	\$165.00
Payments	\$0.00
Balance Due	\$165.00



FARIBAULT

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

Parts Invoice

Number
12586

Date
05/21/2025

Due Date
05/21/2025

Page
1

Sold To:

Cornerstone Management
3520 E River Rd Ne
AP AT CORNERSTONE
Rochester, MN 55906

Ship To:

City Of Faribault
830 Sw 9Th Ave
SCATTERED SITES
Faribault, MN 55021
Phone (507) 361-3490
Day Phone (507) 951-3103 Tim
Fax (507) 396-3492 Dustin

SalesPerson Chris	PO Number 830 SW 9TH AVE.	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	WR17X30024	SELF FRONT	30104	\$21.76	\$21.76
1	1	0	WR17X30024	SELF FRONT	30103	\$21.76	\$21.76
1	1	0	WR32X32505	PAN, COVER	30105	\$109.52	\$109.52
1	1	0	FREIGHT	SHIPPING CHARGES		\$11.45	\$11.45

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	\$164.49
Taxable Sub Total	\$164.49
Tax 7.375%	\$12.13
Total	\$176.62
	\$0.00
Payments	\$0.00
Balance Due	\$176.62



FARIBAULT

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

Parts Invoice

Number
12587

Date
05/21/2025

Due Date
05/21/2025

Page
1

Sold To:

Cornerstone Management
3520 E River Rd Ne
AP AT CORNERSTONE
Rochester, MN 55906

Ship To:

City Of Faribault
725 Willow St.
Scattered Sites
Faribault, MN 55021
Phone (507) 361-3490
Day Phone (507) 951-3103 Tim
Fax (507) 396-3492 Dustin

SalesPerson Chris	PO Number 725 WILLOW ST.	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	WR17X30024	SHELF FRONT	30102	\$21.76	\$21.76
1	1	0	WR17X30024	SHELF FRONT	30101	\$21.76	\$21.76
1	1	0	WR32X32505	PAN, COVER	30106	\$109.52	\$109.52
1	1	0	FREIGHT	SHIPPING CHARGES		\$11.45	\$11.45

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	\$164.49
Taxable Sub Total	\$164.49
Tax 7.375%	\$12.13
Total	\$176.62
	\$0.00
Payments	\$0.00
Balance Due	\$176.62



FARIBAULT

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

Parts Invoice

Number
12694

Date
06/03/2025

Due Date
07/03/2025

Page
1

Sold To:

City Of Faribault
3520 East River Road NE

ROCHESTER, MN 55906

Ship To:

Hra
830 9Th Ave Sw

Faribault, MN 55021
Phone
Day Phone
Fax

SalesPerson

ADAM

PO Number

Tax Exempt #

Comment

Picked up by Steve on 5-22-25

Terms

Net 10th

Ship Method

Pick-Up

Model Number

Ord	Shp	B/O	Part Number	Part Description	Part ID	Unit Amount	Extended
1	1	0	WB30X24111	ELEMENT	30170	\$132.00	\$132.00

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	\$132.00
Taxable Sub Total	\$132.00
Tax	\$0.00
Total	\$132.00
	\$0.00
Payments	\$0.00
Balance Due	\$132.00



Invoice

Number
05285008

Date
05/29/2025

Due Date
05/29/2025

Page
1

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

Sold To:

Cornerstone Management
3520 E River Rd Ne
AP AT CORNERSTONE
Rochester, MN 55906

Ship To:

Cornerstone Management
725 WILLOW ST

FARIBAULT, MN 55021
Phone (507) 323-4283 Steve
Day Phone (507) 361-3496 Marc
Fax

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

Model Number						
Ord	Shp	B/O	Model Number	Model Number Description	Unit Amount	Extended
1	1	0	RDF	Retail Delivery and Food Service Fee	\$0.50	\$0.50
			Retail Delivery Fee			
1	1	0	GTS17DTNRWW	REFRIGERATOR	\$549.00	\$549.00
			Serial: (1) GA749082			
1	1	0	DIS	Disposal/Recycling of appliance(s)	\$30.00	\$30.00
1	1	0	REF IL	Refrigerator Unpack + Connect to existing wate	\$100.00	\$100.00

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

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

Any Return Trips that are not the fault of Quality Appliance will result in a minimum return trip charge of \$75.00. Any Items returned will be subject to a MINIMUM 30% restocking fee if return takes place within 30 days. All sales are considered final.

Summary	
Sub Total	\$679.50
Taxable Sub Total	\$679.00
Tax 7.375%	\$50.08
Total	\$729.58
	\$0.00
Payments	\$0.00
Balance Due	\$729.58

Invoice

Invoice #: 912153
Invoice Date: 5/1/2025
Due Date: 5/1/2025
Project: 24-1212-JAN
P.O. Number:
Terms:
Technician:

Service Location:

HRA Rice County- Cornerstone Management
Michele Lane
1518-1536 Western Ave, 904A-904D Spring R
Faribault, MN 55021
USA

[illegible]

Invoice

Invoice #: 912222
Invoice Date: 6/1/2025
Due Date: 6/1/2025
Project: 24-1212-JAN
P.O. Number:
Terms:
Technician:

Service Location:

HRA Rice County- Cornerstone Management
Michele Lane
1518-1536 Western Ave, 904A-904D Spring R
Faribault, MN 55021
USA

Description	Hours / Qty	U/M	Rate	Amount
Contract Janitorial Services - Parking Lots	1		453.44	453.44
Energy Surcharge	1	ea	20.00	20.00
Subtotal			\$473.44	
Sales Tax (6.875%)			\$0.00	
Payments/Credits			\$0.00	
Balance Due			\$473.44	
Thank you for choosing ServiceMaster by Ayotte! A late fee charge of 1.5% monthly will be applied to all past due accounts. A 4% processing fee will be charged on all credit card transactions.				



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Page 1 of 1

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Orders/Product Information
800/431-3000, FAX 800/859-8889

Please Pay From Invoice

Terms: Net 30 Days

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is charged on past due invoices.

HD Supply Facilities Maintenance, Ltd. Federal ID 52-2418852

Invoice Date	Invoice Number
05/22/2025	9237304948

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
3215019	STEVE BRYANT		W231201279	

Ship To:

Faribault Housing Redev Auth
Public Housing
208 1st Ave NW, Ofc
Faribault MN 55021-5105

PUBLIC HOUSING
CITY OF FARIBAULT
208 1ST AVE NW, OFC
FARIBAULT MN 55021-5105

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
244469	1.28 GPF He Elong Aio Toilet-CN - 37%	KITCHEN & BATH	2	2	100.43	EA	200.86
	Country of Origin Code(s)						
	CN - China						
	% - 37% discount off \$159.99 has been applied						
	OMNIAPARTNERSCONTRACT#16154						

Product Category Summary (Excluding Misc. Charges & Freight)

Kitchen & Bath 200.86

Ship Date	Sub Total
	200.86
Pkg Count	Sales Tax
0	0.00
Weight	Freight
195.94 LB	0.00
TOTAL	200.86

Question? Call Martha Kazakewich at 800-798-8888 ext:63871 or email Martha.Kazakewich@hdsupply.com



For proper credit to your account, please
do not staple check to remittance form.

Please return this portion with payment.

Thank you for your order.

3215019
Faribault Housing Redev Auth
Public Housing
208 1st Ave NW, Ofc
Faribault MN 55021-5105

Invoice Number: 9237304948

Amount Due: 200.86

Date Due: 06/21/2025

Amount Paid: _____

☐ If amount paid differs from amount due,
please check and explain on back.

Mail To:

HD Supply Facilities Maintenance, Ltd.
P.O. Box 509058
San Diego, CA 92150-9058

1 0 0003215019 9237304948 000000000020086 3



Request for Action

TO: Faribault Housing & Redevelopment Authority

FROM: Three Rivers - Jansen Gonzalez and Jeremy Emmi

THROUGH: Thomas Furman - Executive Director of the HRA and David Wanberg, Director of Community and Economic Development

MEETING DATE: June 9, 2025

SUBJECT: Mobile Home Rehabilitation Update

BACKGROUND:

Three Rivers took over the Mobile Home Rehabilitation program from HCI back in April, and there has been some transitioning as we worked to get reporting created.

REQUESTED ACTION:

Listen and give feedback.

ATTACHMENTS:

1. Mobile Home Rehabilitation Program Slides Faribault

The Mobile Home Rehabilitation Initiative grew out of efforts years ago by Growing Up Healthy, a Healthy Communities Initiative, and community partners to assist mobile home residents in making their homes more energy efficient. It is now a program of Three Rivers Community Action.

AT THREE RIVERS, WE
RESPECT
the people we work with
EMBRACE | **INSPIRE**
diversity | **mutual**
LISTEN | **trust**
to community needs
SEEK collaborative solutions
LEAD
with integrity
PROMOTE
empowerment and
self-sufficiency



A recent volunteer event collaborating with college students to assist with mobile home skirting repairs - replacing missing sections and cleaning or painting those in better condition

Mobile Home Rehabilitation Program- Faribault Update June, 2025

□ **Project List:**

- Windows Replaced: 5
- Furnace: 1
- Plumbing: 1
- Deck Repair: 1

□ **Referrals:**

- Community Resource Referrals

□ **Key Updates:**

- Planning Heat Tape Events (late June – early July)
- Partnering with YouthBuild (Year 2) for volunteer support
- High Demand for A/C replacements



"Community Action: Helping People. Changing Lives"

Questions? Contact: Jgonzalez@threeriverscap.org

Mobile Home Rehabilitation Program- Faribault Update June, 2025-Financial Impact

▣ **Projected Project Cost:**

- Resident Out of Pocket:
\$5,100

***Without Mobile Home Rehab Program**

▣ **Actual Cost:**

- TRCA Contribution: \$1,000
- Resident Out of Pocket:
\$1,250

Total Cost Savings: \$2,850



"Community Action: Helping People. Changing Lives"

Questions? Contact: Jgonzalez@threeriverscap.org

Impact Snapshot

Third party

- ▣ Cost:
\$5,100.00

RESIDEN

- ▣ Spent:
\$1,250

TOTAL COST SAVINGS

- \$2,850.00

Organization

- ▣ Spent: \$1,000.00

Running Total Project Value

- \$2,850.00

Combined efforts saved residents over
\$2,850.00

Mobile Home Rehabilitation Program- Impact Story



A local family in need of beds for their three children received support through the 40 Winks Foundation, thanks to a partnership with Slumberland. We were grateful to assist by coordinating the pickup and delivery of the beds directly to their home. This moment captured the joy and relief of a family receiving the comfort they deserve.



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: June 9, 2025
SUBJECT: Resolution 2025-04 Emerald Ash Borer Tree Removal Assistance Program

BACKGROUND:

The Emerald Ash Borer (EAB), an invasive insect responsible for the destruction of millions of ash trees across North America, has been confirmed in Faribault County and is rapidly spreading throughout Minnesota. As of March 2025, EAB infestations have been identified in 54 of Minnesota's 87 counties, prompting the Minnesota Department of Agriculture (MDA) to expand quarantine zones to mitigate further spread.

In response to this escalating threat, the City of Faribault has initiated a proactive approach to manage and mitigate the impact of EAB on our urban canopy. A voluntary program was launched to assist property owners with the removal of infected ash trees. To date, approximately 100 properties have expressed interest in participating in this initiative.

Recognizing the financial burden that tree removal imposes on homeowners, particularly those with limited means, the Faribault Housing and Redevelopment Authority (HRA) proposes the establishment of a reimbursement program. This program aims to alleviate a portion of the costs associated with the removal of EAB-infected ash trees located in front yards and on boulevards. By offering financial assistance, the HRA seeks to support residents in maintaining safe and healthy living environments while preserving the aesthetic and ecological value of our community's urban forest.

The proposed reimbursement program is designed with fiscal responsibility in mind, ensuring that assistance is provided equitably and within the HRA's budgetary constraints. It represents a collaborative effort to address

the EAB crisis and underscores the HRA's commitment to the well-being of Faribault's residents and neighborhoods.

REQUESTED ACTION:

Review, revise, and approve.

ATTACHMENTS:

1. Resolution 2025-04 Establish Ash Tree Removal Program
2. Ash Removal Application

HOUSING AND REDEVELOPMENT AUTHORITY OF FARIBAULT, MINNESOTA

Resolution #2025-04

ESTABLISHING THE EMERALD ASH BORER TREE REMOVAL ASSISTANCE PROGRAM.

WHEREAS, the City of Faribault is experiencing significant impacts from the Emerald Ash Borer (EAB), leading to the decline and death of ash trees throughout the community; and

WHEREAS, the removal of EAB-infected trees imposes financial burdens on property owners, particularly those with limited incomes; and

WHEREAS, the Faribault Housing and Redevelopment Authority (HRA) seeks to support low- and moderate-income homeowners in maintaining safe and healthy living environments; and

WHEREAS, the HRA seeks to implement a reimbursement program to assist eligible homeowners with the costs associated with the removal of EAB-infected trees.

NOW, THEREFORE, BE IT RESOLVED by the Faribault Housing and Redevelopment Authority that:

1. Program Establishment: The HRA hereby establishes the Emerald Ash Borer Tree Removal Reimbursement Program to provide financial assistance to eligible property owners for the removal of EAB-infected ash trees.
2. Eligibility Criteria:
 - Applicants must be owner-occupants of residential properties within the City of Faribault.
 - Assistance is limited to the removal of infected ash trees.
 - Stump removal assistance is limited to front yard and boulevard trees only.
 - Applicants must meet income thresholds as defined by the HRA to qualify as low- or moderate-income households.
3. Financial Assistance Parameters:
 - The HRA will allocate a total program budget not to exceed \$40,000.

- Assistance will cover up to 50% of the total cost per qualifying tree, with a maximum of \$5,000 per property.
- Funds will be distributed as repayment after the resident covers the cost on a first-come, first-served basis until the program budget is exhausted.

4. Application and Approval Process:

Step 1:

- Applicants must submit a completed application form, proof of ownership and occupancy, **income verification**, a certified assessment confirming EAB infection and estimate for pre-approval.
- The HRA staff will review applications for completeness and eligibility.

Step 2 (after approval):

- Paid invoices from licensed and insured contractors.
- The HRA staff will review and approve qualifying applications accordingly.

5. Program Administration:

- The HRA Executive Director or their designee shall oversee the implementation and management of the program.
- The HRA reserves the right to modify program guidelines, including eligibility criteria and financial parameters, to ensure effective and equitable distribution of assistance.

ADOPTED by the Faribault Housing and Redevelopment Authority on this 9th day of June 2025.

FARIBAULT HOUSING AND REDEVELOPMENT AUTHORITY

By: _____
Colin Maltbie, Chairperson

ATTEST:

By: _____

Emerald Ash Borer (EAB) Tree Removal Reimbursement Program Application

Applicant Information

- Full Name: _____
- Property Address: _____
- City, State, ZIP: _____
- Phone Number: _____
- Email Address: _____
- Are you the owner and occupant of the property?
☐ Yes ☐ No
- Number of Household Members: _____
- Annual Household Income: \$ _____

Tree Information

- Number of Ash Trees to Be Removed: _____
- Location of Trees:
____ Front Yard # ____ Boulevard # ____ Side/Back yard
- Have the trees been confirmed as EAB-infected by a certified arborist?
☐ Yes ☐ No
- If yes, please attach a quote from the arborist:

Required Attachments

Please include the following documents with your application:

1. Proof of property ownership (e.g., property tax statement)
2. Proof of occupancy (e.g., utility bill)
3. Income verification (e.g., recent pay stubs, tax return)
4. Arborist's estimate confirming EAB infection
5. Paid invoice(s) from licensed and insured contractor(s) detailing:
 - Tree removal cost
 - Stump grinding cost (if applicable)
 - Debris removal cost

Program Guidelines Acknowledgment

By signing below, I acknowledge that:

- Reimbursement is limited to 50% of the total eligible costs for the removal of EAB-infected ash trees located in front yards or on boulevards.

Applicant Signature: _____

Date: _____

Please ensure all required documents are attached to avoid delays in processing your application. If you have any questions or need assistance completing this form, contact:

Faribault HRA
208 NW 1st Ave.
Faribault, MN 55021
(507) 333-0100

For HRA use:
After initial Approval

Contractor Information

- **Was the tree removal performed by a licensed and insured contractor?**
☐ Yes ☐ No
- **Contractor's Name:** _____
- **Total Cost Incurred:** \$ _____
- **Date of Service Completion:** _____
- Stump removal reimbursement is limited to front yard and boulevard trees.
- Trees located in side or backyards are not eligible for reimbursement.
- The program operates on a first-come, first-served basis until allocated funds are exhausted.
- Financial assistance is subject to income eligibility and other program criteria.

For HRA Use Only

- **Date Application Received:** _____
- **Application Complete:** ☐ Yes ☐ No
- **Eligible for Reimbursement:** ☐ Yes ☐ No
- **Approved Reimbursement Amount:** \$ _____
- **Application Reviewed By:** _____
- **Date of Approval:** _____



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Jessica Kinser, City Administrator
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: June 9, 2025
SUBJECT: Transfer of Cash to Robinwood and Public Housing

BACKGROUND:

Through a software change and preparing for the 2024 audit, it was discovered that some items from the 2023 audit related to Public Housing and Robinwood were not resolved in 2024, and in the case of Robinwood carried through early 2024. The City is proposing to resolve these items by the end of June 2025 and wants the HRA board to be aware of these items.

On May 9, 2023, the City created new checking accounts for Robinwood and Public Housing and moved funds from the City's checking account to establish these balances. The update to the ACH instructions with the State and HUD did not change until later, and the City continued to receive payments meant for Robinwood and Public Housing through December 2023. I have attached a few pages from the City's 2023 audit report that show the amounts Due From Other Governments as of 2023. I have also attached some accounting from a spreadsheet that ties out to these numbers. The ACH issue for Robinwood was not resolved until mid-2024, and there were additional funds the City received which will show up in the 2024 Robinwood audit as being Due From Other Government (pending verification/audit).

The City owes Robinwood \$362,767 and Public Housing \$323,067.99. Before June 30th and once we can verify that the 2024 figures are correct, the City will transfer the cash noted for each entity to their appropriate operating accounts at CCF. As of this date, Cornerstone will formally recognize this as state and federal revenues received. Ideally, this would have been resolved in 2024, so as not to carry forward on the 2024 Robinwood or City audit. However, we want to address this now to ensure it does not carry on further.

REQUESTED ACTION:

No action requested

ATTACHMENTS:

1. 2023 Audit Pages

City of Faribault
Combining Statement of Fiduciary Net Position
December 31, 2023

	Custodial Funds		
	Robinwood Manor	Roberds Lake Sewer District	Total
Assets			
Current			
Cash and investments	\$ 1,224,670	\$ 10,535	\$ 1,235,205
Restricted cash	14,653	-	14,653
Accounts receivable	8,188	14,037	22,225
Due from other governments	192,072	-	192,072
Total current assets	1,439,583	24,572	1,464,155
Capital assets			
Land	62,426	-	62,426
Buildings	1,900,382	-	1,900,382
Building equipment	226,297	-	226,297
Maintenance equipment	79,754	-	79,754
Less accumulated depreciation	(1,728,546)	-	(1,728,546)
Total capital assets	540,313	-	540,313
Total assets	1,979,896	24,572	2,004,468
Liabilities			
Accounts payable	\$ 11,906	\$ 3,586	\$ 15,492
Accrued property taxes	13,021	-	13,021
Deposits payable	14,727	-	14,727
Due to other governments	-	6,950	6,950
Total liabilities	39,654	10,536	50,190
Net position	\$ 1,940,242	\$ 14,036	\$ 1,954,278

7/6 - State of MN - Robinwood	23,035.00
6/14 - State of MN - Robinwood	23,035.00
8/3 - State of MN - Robinwood	24,458.00
9/6 - State of MN - Robinwood	26,616.00
10/4 - State of MN - Robinwood	22,039.00
11/29 - HUD Payment - Robinwood	42,714.00
11/29 - State of MN - Robinwood	30,175.00
	<u>192,072.00</u>

2024 Due From Other Government: \$170,695 (not verified)

Total Due to Robinwood: \$362,767

6/7 - HUD Payment - Public Housing	107,082.00
6/7 - HUD Payment - Public Housing	130,441.00
6/8 - HUD Payment - Public Housing	32,591.00
6/6 - Revenue Recapture - Public Housing	748.81
9/13 - HUD Payment - Public Housing	31,108.00
11/1 - HUD Payment - Public Housing	14,212.00
Unclaimed Property Check #179154 - Fund 241	(159.00)
11/24 - HUD Payment - Public Housing	7,073.00
12/31 - Bluefin April Credit Card Fees	(21.12)
12/31 - Xcel Energy Miscoding 1225 2 St NW CK#177056	(7.70)
	<u>323,067.99</u>

City of Faribault
Housing and Redevelopment Authority Component Unit
Combining Balance Sheet
December 31, 2023

		Special Revenue		
	Housing Redevelopment Authority Administration (280)	Public Housing (241)	CRV Mobile Home Rehab (254)	Total
Assets				
Cash and investments	\$ 843,884	\$ 494,097	\$ 56,713	\$ 1,394,694
Cash and investments held in escrow	-	48,950	-	48,950
Taxes receivable - current	2,229	-	-	2,229
Taxes receivable - delinquent	3,225	-	-	3,225
Accounts receivable	-	29,121	-	29,121
Interest receivable	4,103	-	254	4,357
Due from other funds	250,000	-	-	250,000
Due from other governments	-	323,068	-	323,068
Notes receivable	24,916	-	18,364	43,280
Prepaid expenses	1,465	-	-	1,465
Total assets	<u>\$ 1,129,822</u>	<u>\$ 895,236</u>	<u>\$ 75,331</u>	<u>\$ 2,100,389</u>
Liabilities				
Accounts payable	\$ 24,134	\$ 11,602	\$ -	\$ 35,736
Deposits payable	-	21,508	-	21,508
Due to other funds	-	250,000	-	250,000
Due to other governments	-	14,713	-	14,713
Total liabilities	<u>24,134</u>	<u>297,823</u>	<u>-</u>	<u>321,957</u>
Deferred Inflows of Resources				
Unavailable revenue - property taxes	3,225	-	-	3,225
Fund Balances				
Restricted				
Public housing	-	597,413	-	597,413
Revolving loans	24,916	-	-	24,916
Mobile home rehab	-	-	75,331	75,331
Unassigned	1,077,547	-	-	1,077,547
Total fund balances	<u>1,102,463</u>	<u>597,413</u>	<u>75,331</u>	<u>1,775,207</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 1,129,822</u>	<u>\$ 895,236</u>	<u>\$ 75,331</u>	<u>\$ 2,100,389</u>
Total fund balances reported above				\$ 1,775,207

Amounts reported for the Housing and Redevelopment Authority in the Statement of Net Position are different because:

Capital assets used in governmental activities are not financial resources, and therefore,
are not reported in the funds

Cost of capital assets 4,162,955
Less: accumulated depreciation (2,207,283)

Some receivables are not available soon enough to pay for the current period's expenditures,
and therefore are reported as unavailable revenue in the funds

Delinquent taxes receivable 3,225

Total net position - Housing and Redevelopment Authority \$ 3,734,104



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: June 9, 2025
SUBJECT: Commissioner Training Reminder

BACKGROUND:

REQUESTED ACTION:

Just a reminder of the sessions coming up later this month.

ATTACHMENTS:

1. NAHRO Commissioner Training



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)