



HOUSING & REDEVELOPMENT AUTHORITY AGENDA

3RD FLOOR CONFERENCE
ROOM

MONDAY, JULY 14, 2025

6:00 PM

1. Call to Order/ Approve Agenda
2. Approval of the Minutes
3. Public Hearings
4. Property Reports
 - A. Robinwood Manor
 - B. Scattered Sites
5. Program Reports
 - A. Community Action Center (CAC)
6. Items for Discussion
 - A. HRA-City Council Joint Meeting
 - B. Evening in the Cannon River Mobile Home Park
 - C. HRA Role in Purchasing Blighted Property and Supporting the City's Comprehensive Plan
 - D. Tree Removal Assistance Program Guidelines
 - E. Upcoming NAHRO Commissioner Training – August 28
 - F. HRA Strategic Plan - Consultant Engagement and Project Overview.
7. Election of New HRA Chairperson
8. Director's Report
9. Adjournment



HOUSING & REDEVELOPMENT AUTHORITY MINUTES

3RD FLOOR
CONFERENCE ROOM

JUNE 9, 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 City Administrator Jessica Kinser, CED Director David Wanburg, Executive Director Thomas Furman, Jeremy Emmi, and Janson Gonzalez from Three Rivers, and on Zoom, Jamie Radke of Cornerstone.

A motion was made by Travis McColley, seconded by John Rowan, to approve the agenda and May Minutes. The motion passed unanimously.

2. Property Management Reports

A. Robinwood:

A brief update on current occupancy shows 100% current occupancy with one anticipated move-out. A list of claims to be paid by the HRA for Robinwood was covered. Jamie Radke answered questions and concerns on financials. Motion made to pay the claims made by Manday Barnes, seconded by Carrie Winjum. The motion passed unanimously.

B. Scattered Sites

Currently one vacancy that is being filled this week. The Shumway property is still under remodel. A list of claims to be paid by the HRA was covered. Jamie Radke answered questions and concerns on financials. Motion made to pay the claims made by Manday Barnes, seconded by Loni Ahlers. The motion passed unanimously.

3. Program Reports

A. Three Rivers Jeremy Emmi and Janson Gonzales presented on the Mobile Home Rehabilitation Program.

4. Items for Discussion

A. Resolution 2025-04 The Diseased and Dying Tree Removal Assistance Program was discussed with input from City Administrator Jessica Kinser. A motion to approve was made by John Rowan and seconded by Carrie Winjum. The motion passed unanimously.

B. Chairman Collin Maltbie announced he will be stepping down next meeting in preparation for moving on to a new job. Elections will take place next month for a new Chair.

C. City Administrator Jessica Kinser brought forward some accounting issues that impact the HRA where government funds had been given to the city

account when they were supposed to go into Robinwood and Scattered Sites (while they were Public Housing). The corrections will be made and the funding will be transferred.

7. Executive Director Report

Director Furman reported on upcoming Commissioner training, work with Allyson Brunette to help define strategic planning for the HRA, the Robinwood sale, Shumway property repairs, and the change of drop off location for Scattered Sites rent.

8. Adjournment

A motion was made by Travis McColley, seconded by Mandy Barnes. The motion passed unanimously at 7:51 pm.

By: _____
Thomas Furman, Executive Director



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Michele Lane of Cornerstone
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: July 14, 2025
SUBJECT: Robinwood Manor

BACKGROUND:

Cornerstone Management will provide a comprehensive update on the current status of Robinwood Manor, including a review of occupancy levels, financial performance, and outstanding payables.

This presentation is intended to give the Board a clear picture of how the property is operating both physically and financially. Key topics will include:

- Current occupancy/vacancy trends and leasing efforts
- Financial statements
- Outstanding bills or maintenance-related invoices requiring action or review

REQUESTED ACTION:

Review, discuss and approve pending bills to be paid as needed.

ATTACHMENTS:

1. 2025.05 City of Faribault - Robinwood Manor Executive Summary
2. 06.04.2025 - 07.09.2025 Robinwood Check Comparison Report
3. Updated 07.09.2025 Robinwood AP Aging Report

4. Robinwood - Ace Hardware
5. Robinwood - Adam Thompson Tree Service
6. Robinwood - Advanced Facilities
7. Robinwood - BerganKDV
8. Robinwood - Cintas 06.12.2025
9. Robinwood - Cintas 06.26.2025
10. Robinwood - Culligan
11. Robinwood - Faribault Vacuum
12. Robinwood - Fette Electronics
13. Robinwood - Flom Disposal
14. Robinwood - HD Supply 06.12.2025
15. Robinwood - HD Supply 06.13.2025
16. Robinwood - HD Supply 06.26.2025
17. Robinwood - HD Supply 06.27.2025
18. Robinwood - Kennedy
19. Robinwood - MEI
20. Robinwood - Nicollet Partners
21. Robinwood - Property Pros 06.30.2025-1
22. Robinwood - Property Pros 06.30.2025-2
23. Robinwood - Rental Research
24. Robinwood - Yardi
25. RW1
26. RW2
27. RW3
28. RW4
29. RW5
30. RW6
31. RW7
32. RW8
33. RW9
34. RW10
35. RW11
36. RW12
37. RW13
38. RW14
39. RW15
40. RW16
41. RW17
42. RW18
43. RW19
44. RW20
45. RW21
46. RW22
47. RW23

CORNERSTONE

Creating Healthy Communities

Executive Summary for City of Faribault- Robinwood Manor May 2025

Overview

- Total operating income was \$46,024 for May.
- Occupancy for May was 100%.

Financial Summary

	Current Month	Budget	Variance (+/-)	YTD Total	YTD Budget	Variance (+/-)
Total Revenue	46,024	46,750	-726	230,382	233,750	-3,368
Operating Expenses	-23,493	-25,866	2,373	-116,321	-109,688	-6,633
Other Income	0	0	0	0	0	0
Other Expenses (Debt Service)	-3,450	-3,330	-120	-17,252	-16,653	-599
Net Income	19,080	17,553	1,527	96,809	107,409	-10,600
Total Aged			Operating Acct Bal			
Total Accounts Receivable	1,535		Beginning Cash		1,123,693	
Total Accounts Payable	42,646		Ending Cash		1,142,066	
			Cash Flow		18,373	

Narrative:

- The Accounts Payable balance of \$42,646 is made up of current invoices with payments made in June.
- Accounts Receivable balance is \$1,535.
- The operating cash account balance ended with \$1,142,066, an increase of \$18,373.
- Net Income was \$19,080 for the month of May.

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

Payables Aging Report

Period: -06/2025

As of: 06/04/2025

Payee Name	Invoice Notes	Property	Invoice Date	Due Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
Advanced Facilities												
		Robinwood Manor	5/31/2025	5/31/2025	6212 Repairs &	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 Housekee	4229135099	19.74	0.00	19.74	0.00	0.00	
		Robinwood Manor	4/17/2025	4/17/2025	7246 Housekee	4227707319	75.57	0.00	75.57	0.00	0.00	
		Robinwood Manor	5/15/2025	5/15/2025	7246 Housekee	4230664919	75.57	75.57	0.00	0.00	0.00	
		Robinwood Manor	5/29/2025	5/29/2025	7246 Housekee	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 Contracte	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 Fee	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 l	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 l	1128560	1,338.75	1,338.75	0.00	0.00	0.00	
		Robinwood Manor	6/1/2025	6/1/2025	6257 Elevator ?	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/l	7959	214.75	214.75	0.00	0.00	0.00	
		Robinwood Manor	6/2/2025	6/2/2025	6225 Grounds/l	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 &	12525A-C	165.00	165.00	0.00	0.00	0.00	
		Robinwood Manor	5/28/2025	5/28/2025	1850 Machiner	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 ScE08610	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 Purchasec	912152	1,401.25	0.00	1,401.25	0.00	0.00	
		Robinwood Manor	6/1/2025	6/1/2025	6235 Purchasec	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 Purchasec	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	

Summary Check Register

Period = 06/2025-07/2025

Date = 06/04/2025 - 07/09/2025

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
Person	Notes	Property	Date	Amount	Payment#	Notes						
City of Faribault		Robinwood Manor	6/5/2025	651.55		ACH						
Advanced Facilities		Robinwood Manor	6/10/2025	4,000.00		437						
Rental Research Services		Robinwood Manor	6/10/2025	98.00		438						
Cintas Corp		Robinwood Manor	6/10/2025	190.62		439						
Flex Comm Security		Robinwood Manor	6/10/2025	70.54		440						
Kennedy & Graven, Chartered		Robinwood Manor	6/10/2025	23.00		441						
LaRoche's		Robinwood Manor	6/10/2025	4,175.00		442						
Property Pros of Faribault, LLC		Robinwood Manor	6/10/2025	944.90		443						
Quality Appliance		Robinwood Manor	6/10/2025	894.58		444						
ServiceMaster by Ayotte		Robinwood Manor	6/10/2025	2,739.71		445						
ShofCorp LLC.		Robinwood Manor	6/10/2025	140.10		446						
Xcel Energy		Robinwood Manor	6/10/2025	1,008.30		ACH						
MEI Total Elevator Solutions		Robinwood Manor	6/13/2025	1,338.75		ACH						
Cornerstone Management - Credit Card		Robinwood Manor	6/16/2025	197.75		447						
Xcel Energy		Robinwood Manor	6/17/2025	2,205.55		ACH						
FLOM Disposal Service (ACH)		Robinwood Manor	6/20/2025	243.24		ACH						
Culligan of Faribault (ACH)		Robinwood Manor	6/23/2025	217.93		ACH						
MEI Total Elevator Solutions		Robinwood Manor	6/30/2025	226.94		ACH						
Cornerstone Management Services LLC		Robinwood Manor	7/2/2025	5,500.00		448						
Total				24,866.46								

Check Run Comparison

06/04/2025 Check Authorization Total	\$13,276.45
Checks Authorized From Aging Report	\$13,276.45
Checks Authorized not from Aging	\$6,090.01
Cornerstone Management Fees	\$5,500.00
Total	\$24,866.46

Payables Aging Report

Period: -07/2025

As of : 07/09/2025

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												
Adam Thompson Tree Service LLC		Robinwood Mano	5/12/2025	5/12/2025	1701 Building Improvements	05/12/2025	25,500.00	0.00	25,500.00	0.00	0.00	
Adam Thompson Tree Service LLC							25,500.00	0.00	25,500.00	0.00	0.00	
Advanced Facilities		Robinwood Mano	6/30/2025	6/30/2025	6212 Repairs & Maintenance - Bu	Robinwood20	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	
BergankDVK		Robinwood Mano	6/25/2025	6/25/2025	6355 Tax preparation	1262585	5,000.00	5,000.00	0.00	0.00	0.00	
BergankDVK							5,000.00	5,000.00	0.00	0.00	0.00	
Cintas Corp		Robinwood Mano	6/12/2025	6/12/2025	7246 Housekeeping Supplies	4233619171	75.57	75.57	0.00	0.00	0.00	
		Robinwood Mano	6/26/2025	6/26/2025	7246 Housekeeping Supplies	4235017379	19.74	19.74	0.00	0.00	0.00	
Cintas Corp							95.31	95.31	0.00	0.00	0.00	
Culligan of Faribault (ACH)		Robinwood Mano	6/30/2025	6/30/2025	6216 Supplies - Maintenance	119-09972142-3	217.93	217.93	0.00	0.00	0.00	
Culligan of Faribault (ACH)							217.93	217.93	0.00	0.00	0.00	
Faribault Ace Hardware & Ace Sports		Robinwood Mano	6/12/2025	6/12/2025	6216 Supplies - Maintenance	506901/1	26.08	26.08	0.00	0.00	0.00	
		Robinwood Mano	6/12/2025	6/12/2025	6216 Supplies - Maintenance	506902/1	-26.08	-26.08	0.00	0.00	0.00	
		Robinwood Mano	6/12/2025	6/12/2025	6216 Supplies - Maintenance	506903/1	93.72	93.72	0.00	0.00	0.00	
Faribault Ace Hardware & Ace Sports							93.72	93.72	0.00	0.00	0.00	
Faribault Vacuum & Sewing		Robinwood Mano	6/20/2023	6/20/2023	6216 Supplies - Maintenance	39863	121.30	0.00	0.00	0.00	121.30	
Faribault Vacuum & Sewing							121.30	0.00	0.00	0.00	121.30	
Fette Electronics		Robinwood Mano	6/12/2025	6/12/2025	6853 Computer	11481	214.74	214.74	0.00	0.00	0.00	
Fette Electronics							214.74	214.74	0.00	0.00	0.00	
FLOM Disposal Service (ACH)		Robinwood Mano	6/25/2025	6/25/2025	6450 Trash Disposal	409110024416 01	243.24	243.24	0.00	0.00	0.00	
FLOM Disposal Service (ACH)							243.24	243.24	0.00	0.00	0.00	
HD Supply Facilities Maintenance, Ltd.		Robinwood Mano	6/12/2025	6/12/2025	6216 Supplies - Maintenance	9237946342	781.18	781.18	0.00	0.00	0.00	
		Robinwood Mano	6/13/2025	6/13/2025	6216 Supplies - Maintenance	9237974243	258.98	258.98	0.00	0.00	0.00	
		Robinwood Mano	6/26/2025	6/26/2025	6216 Supplies - Maintenance	9238384929	87.20	87.20	0.00	0.00	0.00	
		Robinwood Mano	6/27/2025	6/27/2025	6216 Supplies - Maintenance	9238428818	553.30	553.30	0.00	0.00	0.00	
HD Supply Facilities Maintenance, Ltd.							1,680.66	1,680.66	0.00	0.00	0.00	
J&J All Season Lawn Care LLC		Robinwood Mano	3/3/2025	3/3/2025	6226 Snow Removal	1350	939.00	0.00	0.00	0.00	939.00	
J&J All Season Lawn Care LLC							939.00	0.00	0.00	0.00	939.00	
Kennedy & Graven, Chartered		Robinwood Mano	6/19/2025	6/19/2025	7266 Legal Fees - Business Entity	188311	92.00	92.00	0.00	0.00	0.00	
Kennedy & Graven, Chartered							92.00	92.00	0.00	0.00	0.00	
MEI Total Elevator Solutions		Robinwood Mano	7/1/2025	7/1/2025	6257 Elevator Maintenance	1136511	226.94	226.94	0.00	0.00	0.00	
MEI Total Elevator Solutions							226.94	226.94	0.00	0.00	0.00	
Nicollet Partners, INC.		Robinwood Mano	6/23/2025	6/23/2025	6885 Administrative Expense - Ac	13409	2,400.00	2,400.00	0.00	0.00	0.00	
Nicollet Partners, INC.							2,400.00	2,400.00	0.00	0.00	0.00	
Property Pros of Faribault, LLC		Robinwood Mano	6/30/2025	6/30/2025	6225 Grounds/Lawn Care	8049	1,312.93	1,312.93	0.00	0.00	0.00	
		Robinwood Mano	6/30/2025	6/30/2025	6225 Grounds/Lawn Care	8050	1,080.80	1,080.80	0.00	0.00	0.00	
Property Pros of Faribault, LLC							2,393.73	2,393.73	0.00	0.00	0.00	
Rental Research Services		Robinwood Mano	6/30/2025	6/30/2025	6890 Tenant Screening Costs	E08610 06/30/20	196.00	196.00	0.00	0.00	0.00	
Rental Research Services							196.00	196.00	0.00	0.00	0.00	
Xcel Energy		Robinwood Mano	6/12/2025	6/12/2025	6410 Electricity	51-5716167-2 06	398.97	398.97	0.00	0.00	0.00	Common Area
		Robinwood Mano	6/12/2025	6/12/2025	6420 Gas	51-5716167-2 06	298.32	298.32	0.00	0.00	0.00	Common Area

Payables Aging Report

Period: -07/2025
As of : 07/09/2025

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											
Xcel Energy		Robinwood Manor	6/18/2025	6/17/2025	6410 Electricity	51-5716166-1 06	2,663.65	2,663.65	0.00	0.00	0.00	Vacant units
							3,360.94	3,360.94	0.00	0.00	0.00	
Yardi Systems, Inc.												
Yardi Systems, Inc.		Robinwood Manor	6/15/2025	6/15/2025	6853 Computer	4892557	306.00	306.00	0.00	0.00	0.00	
							306.00	306.00	0.00	0.00	0.00	
Grand Total							47,081.51	20,521.21	25,500.00	0.00	1,060.30	

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

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

SUNDAY 10-4

06/12/25 10:54AM JCB 553 SALE

2029539 1 EA 26.99 EA
MLW DRVR BIT SET 34PC 26.99
3014056 1 EA 69.99 EA
FT LED SHP LT WHT 36" 69.99

SUB-TOTAL:\$ 96.98 TAX: \$ 6.44
DISCOUNT: -9.70 TOTAL: \$ 93.72
CHARGE AMT: 93.72

¶.5069031a,

==>> JRNL# D06546 INV#506903/1
CUST NO: 151
ACE REWARDS ID # 19826915694

011 TAXABLE - FARIB 6.00
012 RICE COUNTY TRA .44
Customer Copy

YOU SAVED \$ 9.70 BY SHOPPING AT
FARIBAULT ACE HARDWARE



Name : X
JEFF MYRICK
Acct: *ROBINWOOD MANOR
PO#: ROBINWOOD

RECEIPT NEEDED FOR ALL RETURNS

Adam Thompson Tree Service

17 - 9th Ave SE
Faribault, MN 55021
(507) 332-7366

Date 5-12-25

Robinwood Manor

1324 Parie Ave SW

Faribault, MN

Thank you!

SERVICE PERFORMED:

	AM'T	SALES TAX	TOTAL
Cut + Haul 17 Ash Trees	1500 ⁰⁰		
Cut Close to Ground	X	X	25,500 ⁰⁰
leave stumps			
1500 ⁰⁰ Average Per Tree	17		

Amount due on
completion of service: _____

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



INVOICE

BILL TO

Robinwood Manor
1324 Prairie Avenue SW
Faribault, MN 55021 US

INVOICE # Robinwood20

DATE 06/30/2025

DUE DATE 06/30/2025

TERMS Net 30

DESCRIPTION		AMOUNT
Monthly Maintenance Fee	June 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

bergankDV

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

Date: 6/25/2025
Invoice Number: 1262585
Client: 1002150.800

Please include invoice number on payment.

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

Invoice Total: \$5,000.00
Prior Balance: \$0.00
Current Amount Due: \$5,000.00

RECEIVED

JUN 30 2025

City of Faribault
Community Development

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

Current	31 - 60	61 - 90	91 - 120	Over 120	Total
\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00

Please remit payment to our lockbox below:

P.O. Box 735484
Dallas, TX 75373-5484

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



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 # 4233619171
INVOICE DATE 06/12/2025
SERVICE TICKET # 4233619171
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 :





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 # 4235017379
INVOICE DATE 06/26/2025
SERVICE TICKET # 4235017379
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	09:17 AM 06/26/25
SoldTo# 0012443083	SO# 4235017379
Invoice Total	Payment on Account
\$19.74	\$0.00





ENDLESS BOTTLED WATER.

The easiest way to get bottled water at home is to get rid of all the bottles.

Reverse Osmosis Drinking Water Systems eliminate up to 99.9% of contaminants that can be found in some household tap water.

*Contaminants may not be in your water.



Account Number	119-09972142-3	Invoice #	119X01267702
Account Name	ROBINWOOD C/O CORNERSTONE	Bill Date	06/30/25
Service Address	1324 PRAIRIE AVE SW FARIBAULT MN 55021-6735	Amount Due	217.93
		Due Date	07/20/2025

UPCOMING DELIVERIES	DELIVERY TIPS
WED - 07/30/25 THU - 01/22/26 WED - 08/27/25 THU - 02/19/26 THU - 09/25/25 THU - 03/19/26 THU - 10/23/25 THU - 04/16/26 THU - 11/20/25 THU - 05/14/26 MON - 12/22/25 FRI - 06/12/26	How to Avoid Missing Deliveries: If you know you are not going to be home on one of your scheduled dates, please do one of the following. 1. Leave an entrance open 2. Leave a note telling us how we can gain entrance. 3. Call our office to make arrangements so we may have access to a key or entry code. (This should be done at least one day in advance.)

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

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

DATE	QTY	DESCRIPTION OF TRANSACTION	REFERENCE	AMOUNT
06/03/25	15	40 LB SOLAR SALT	356647	202.50
06/03/25	1	EQUIP INSPECTION COMPLETE=TIMER-BYPASS-TANK	356647	.00
06/03/25	1	ROAD IMPROVEMENT & FOOD DELIVERY FEE	356647	.50
		SALES TAX		14.93
Past Due Accounts will be subject to a late charge of \$1.00 or 5% of past due amount whichever is greater.			AMOUNT DUE	217.93

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DETACH LOWER PORTION AND RETURN WITH PAYMENT



1228 3RD AVE NW
FARIBAULT MN 55021

ACCOUNT # 119-09972142-3	DUE DATE 07/20/2025	AMOUNT DUE 217.93	AMOUNT ENCLOSED AUTOPAY - DO NOT PAY
INVOICE # 119X01267702			

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

UM60701E
9000000231 00.0000.0219 222/1



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



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

119 099721423 X01267702 00000000 00021793 6

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Faribault Vacuum & Sewing

402 Central Ave North
Faribault MN 55021
507-332-7489
800-371-7489

INVOICE

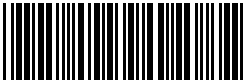
INVOICE	DATE
39863	6/20/2023 9:11 AM
ACCT	EMPL ID
6781	ALSLATTERY
TERMS	PO

Sold To: Robinwood Manor
1324 Prairie Ave
Faribault MN 55021

H 507-333-0382 X Connie

QTY	ITEM	DESCRIPTION	PRICE EA	TOTAL
1	B014-1400	Poly V Belt for Belt Protection Models	22.99	22.99
1	098612215646	Vibrance Commercial Brushroll	64.99	64.99
1	RAH-6	Riccar "A" HEPA Bags (6Pk), Vibrance	24.99	24.99
SUBTOTAL				112.97
Tax				8.33
TOTAL				121.30
PAYMENTS				TOTAL
Charge				121.30
BALANCE				121.30

7 Day Money Back Satisfaction Guarantee.
31 Day Exchange for In-Store Credit.
*See website for full return policy.



SIGNATURE: _____

FETTE ELECTRONICS
205 CENTRAL AVE N
FARIBAULT, MN 55021
507-334-3412

ROBINWOOD MANOR
1324 PRAIRIE AVE
FARIBAULT, MN 55021

INVOICE	Date 06/12/2025	Number 11481
----------------	--------------------	-----------------

TERMS	NET 30
ACCOUNT #	V068

Service Address
ROBINWOOD MANOR 1324 PRAIRIE AVE FARIBAULT, MN 55021

Quan	Item	Description	Price	Tax %	Amount
1	MISC	VY229HF monitor S4LMTF173883	\$89.99	7.375	\$89.99
1	903	replace bad monitor for Video System 6-12-2025 Robinwood	\$110.00	7.375	\$110.00
SUB-TOTAL					\$199.99
SALES TAX					\$14.75
INVOICE TOTAL					\$214.74
1.5% INTEREST PER MONTH CHARGE ON ALL ACCOUNTS MORE THAN 30 DAYS PAST DUE. THIS IS AN ANNUAL PERCENTAGE RATE OF 18% PER YEAR WE APPRECIATE YOUR BUSINESS			TOTAL DUE		\$214.74

Detach Here

ROBINWOOD MANOR
1324 PRAIRIE AVE
FARIBAULT, MN 55021

FETTE ELECTRONICS
205 CENTRAL AVE N
FARIBAULT, MN 55021

Account Number	V068
Invoice Number	11481
Amount Due	\$214.74
Amount Paid	

To pay this bill by check, please detach and mail this stub with your check.

FLOM DISPOSAL SERVICE

DO NOT REPLY TO THIS EMAIL

Customer Information ID#: 409110024416 Elderly Housing Corporation-Cornerston Faribault HRA LLC-Cornerstone 3520 EAST RIVER ROAD NE ROCHESTER MN 55906-5407	Hauler Information FLOM DISPOSAL SERVICE 5865 Kenyon Blvd Faribault, MN 55021 (507) 334-5767
---	---

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

Wed Jun 25, 2025	Statement
------------------	-----------

Service Location: 1324 Prairie Ave, Faribault MN 55021
Please have your carts
curbside by 6:30am. Thank

Terms: 15 days
Due Date: Fri Jul 25, 2025

DO NOT PAY THIS BILL
It will be automatically charged to your Checking Account ending in 0705

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

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

Service Location: 1324 Prairie Ave, Faribault MN 55021
Please have your carts
curbside by 6:30am. Thank

Date	Description	Amount	Balance
5/27/25	Balance		\$243.24
6/20/25	Payment ACH AP **0705	-\$243.24	\$.00
6/25/25	recycling 07/01-07/31	\$60.00	\$60.00
6/25/25	garbage serv 07/01-07/31	\$146.33	\$206.33
6/25/25	Fuel Surcharge 07/01-07/31	\$20.63	\$226.96
	SWM fee	\$16.28	\$243.24
	Statement Balance Due:		\$243.24

ATTENTION CUSTOMERS:

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

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

** Garbage not fitting in can will be charged accordingly

**Additional service will be charged accordingly

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

JULY 4TH WEEK-NO ROUTE CHANGES

*** ROUTES WILL BE PICK UP ON FRIDAY JULY 4TH***

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



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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
06/12/2025	9237946342

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

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
3215019	STEVE BRYANT		W231512815	restock public housing

Ship To:

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

ROBINWOOD MANOR
CITY OF FARIBAULT
1324 PRAIRIE AVE SW
FARIBAULT MN 55021-6735

Stock Number	Description	GL Account	Ordered	Shipped	Unit Price	Unit	Extension
804433	1-1/4 Ovr Slf-cls Cab Hinge 2/Pkg-CN - 28%	3025	30	30	12.71	PK	381.30
410750	Neoperl DI Thrd Aerator 2.2gpm 6/Pkg-US - 28%		10	10	7.87	PK	78.70
772158	Neoperl Cache Hidden Aerator Kit 1.2 GPM-US - 23%		10	10	3.82	EA	38.20
569291	Fluidmaster Toilet Bowl Wax Ring 6 6/Pkg-MX - 24%		2	2	15.29	PK	30.58
425015	Delta Universal Diverter Tub Spout Chrm-TW - 24%		10	10	25.24	EA	252.40
Country of Origin Code(s)							
CN - China							
MX - Mexico							
TW - Taiwan							
US - USA							
% - 28% discount off \$17.59 has been applied							
% - 28% discount off \$10.99 has been applied							

Ship Date	Sub Total
06/12/2025	781.18
Pkg Count	Sales Tax
2	0.00
Weight	Freight
18.40 LB	0.00
DLVR1	TOTAL
	781.18

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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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Please return this portion with payment.

Thank you for your order.

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

Invoice Number: 9237946342

Amount Due: 781.18

Date Due: 07/12/2025

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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Orders/Product Information
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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
06/12/2025	9237946342

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

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
3215019	STEVE BRYANT		W231512815	restock public housing

Ship To:

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

ROBINWOOD MANOR
CITY OF FARIBAULT
1324 PRAIRIE AVE SW
FARIBAULT MN 55021-6735

Stock Number	Description	GL Account	Ordered	Shipped	Unit Price	Unit	Extension
	% - 23% discount off \$4.99 has been applied % - 24% discount off \$19.99 has been applied % - 24% discount off \$33.39 has been applied						

Ship Date	Sub Total
06/12/2025	781.18
Pkg Count	Sales Tax
2	0.00
Weight	Freight
18.40 LB	0.00
DLVR1	TOTAL
	781.18

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Terms: Net 30 Days

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is charged on past due invoices.

Invoice Date	Invoice Number
06/12/2025	9237946342

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

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
3215019	STEVE BRYANT		W231512815	restock public housing

Ship To:

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

ROBINWOOD MANOR
CITY OF FARIBAULT
1324 PRAIRIE AVE SW
FARIBAULT MN 55021-6735

G/L Account	Description	Item Amount	Tax	Freight	Net Amount
3025	Cabinet & Drawer HW	381.30	0.00	0.00	381.30
No G/L Account		399.88	0.00	0.00	399.88
	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
06/12/2025	781.18
Pkg Count	Sales Tax
2	0.00
Weight	Freight
18.40 LB	0.00
DLVR1	TOTAL
	781.18

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



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Credit/Account Information
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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
06/13/2025	9237974243

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

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
3215019	STEVE BRYANT		W231512815	restock public housing

Ship To:

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

ROBINWOOD MANOR
CITY OF FARIBAULT
1324 PRAIRIE AVE SW
FARIBAULT MN 55021-6735

Stock Number	Description	GL Account	Ordered	Shipped	Unit Price	Unit	Extension
320708	11lb Brown Magnetic Door Catch 25/Pkg-TH - 28%	3025	2	2	28.89	PK	57.78
232240	Salice Cnceal Lzy Suzn Hng 165deg 2/Pkg-IT - 15%		30	8	25.15	PK	201.20
Country of Origin Code(s)							
IT - Italy							
TH - Thailand							
% - 28% discount off \$39.99 has been applied							
% - 15% discount off \$29.59 has been applied							

Ship Date	Sub Total
06/13/2025	258.98
Pkg Count	Sales Tax
2	0.00
Weight	Freight
19.68 LB	0.00
DLVR1	TOTAL
	258.98

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Thank you for your order.

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

Invoice Number: 9237974243

Amount Due: 258.98

Date Due: 07/13/2025

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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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
06/13/2025	9237974243

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

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
3215019	STEVE BRYANT		W231512815	restock public housing

Ship To:

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

ROBINWOOD MANOR
CITY OF FARIBAULT
1324 PRAIRIE AVE SW
FARIBAULT MN 55021-6735

G/L Account	Description	Item Amount	Tax	Freight	Net Amount
3025	Cabinet & Drawer HW	57.78	0.00	0.00	57.78
No G/L Account		201.20	0.00	0.00	201.20
	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
06/13/2025	258.98
Pkg Count	Sales Tax
2	0.00
Weight	Freight
19.68 LB	0.00
DLVR1	TOTAL
	258.98

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



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Credit/Account Information
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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
06/26/2025	9238384929

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
3215019	STEVE BRYANT		W231512815	restock public housing

Ship To:

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

ROBINWOOD MANOR
CITY OF FARIBAULT
1324 PRAIRIE AVE SW
FARIBAULT MN 55021-6735

Stock Number	Description	GL Account	Ordered	Shipped	Unit Price	Unit	Extension
108730	10.1oz Wht DAP Kwik Seal Caulk 12/Cs-US - 28%	1015	1	1	87.20	CA	87.20
	Country of Origin Code(s)						
	US - USA						
	% - 28% discount off \$120.69 has been applied						

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Ship Date	Sub Total
06/26/2025	87.20
Pkg Count	Sales Tax
1	0.00
Weight	Freight
12.10 LB	0.00
DLVR1	TOTAL
	87.20

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

Continued...



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Thank you for your order.

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

Invoice Number: 9238384929

Amount Due: 87.20

Date Due: 07/26/2025

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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Login Token: GHV LBS FMG

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.

Invoice Date	Invoice Number
06/26/2025	9238384929

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

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
3215019	STEVE BRYANT		W231512815	restock public housing

Ship To:

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

ROBINWOOD MANOR
CITY OF FARIBAULT
1324 PRAIRIE AVE SW
FARIBAULT MN 55021-6735

G/L Account	Description	Item Amount	Tax	Freight	Net Amount
1015	Caulking OMNIAPARTNERSCONTRACT#16154	87.20	0.00	0.00	87.20

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
06/26/2025	87.20
Pkg Count	Sales Tax
1	0.00
Weight	Freight
12.10 LB	0.00
DLVR1	TOTAL
	87.20

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



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

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
06/27/2025	9238428818

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

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
3215019	STEVE BRYANT		W231512815	restock public housing

Ship To:

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

ROBINWOOD MANOR
CITY OF FARIBAULT
1324 PRAIRIE AVE SW
FARIBAULT MN 55021-6735

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
232240	Salice Cnceal Lzy Suzn Hng 165deg 2/Pkg-IT - 15%	HARDWARE	30	22	25.15	PK	553.30
	Country of Origin Code(s)						
	IT - Italy						
	% - 15% discount off \$29.59 has been applied						
	OMNIAPARTNERSCONTRACT#16154						

Product Category Summary (Excluding Misc. Charges & Freight)

Hardware 553.30

Ship Date	Sub Total
06/27/2025	553.30
Pkg Count	Sales Tax
2	0.00
Weight	Freight
34.32 LB	0.00
DLVR1	TOTAL
	553.30

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
Robinwood Manor
208 1st Ave NW, Ofc
Faribault MN 55021-5105

Invoice Number: 9238428818

Amount Due: 553.30

Date Due: 07/27/2025

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

Kennedy & Graven, Chartered

150 South Fifth Street, Suite 700
Minneapolis, MN 55402

(612) 337-9300
41-1225694

June 19, 2025
Invoice # 188311

Faribault HRA

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

FA155-00010 Robinwood Manor

Through May 31, 2025

For All Legal Services As Follows:

			Hours	Amount
5/27/2025	SJR	Office conference with City staff regarding project and agenda items	0.20	46.00
5/28/2025	SJR	Review David Wanberg, et al. email threads and updates	0.20	46.00

Total:	\$	92.00
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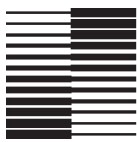
I declare, under penalty of law, that this account, claim or demand is just and correct and that no part of it has been paid.



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



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: 1136511
Invoice Date: 7/1/2025
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					1136511
LINE	DESCRIPTION	QTY		UNIT PRICE	EXT PRICE
1	Contract: 1653 JULY MONTHLY SERVICE	1.00		226.94	\$226.94

**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

5400 Circle Down
Golden Valley, MN 55416

DATE	INVOICE #
6/23/2025	13409

City of Faribault
C/O Thomas Furnam
208 First Avenue NW
Faribault, MN 55021

TERMS	DUE DATE
Net 10	7/3/2025

[illegible]

Interest will be charged on all accounts over 30 days past due, at the rate of 1.5% per month (18% per annum).

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 # 8049
DATE 06/30/2025

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Fertilization & Weed Control	June fertilization & weed control	1:00	200.00	200.00T
Spray Weeds	Pulled & sprayed weeds in landscaping	2:00	47.00	94.00T
Chemicals	Chemicals	5:00	8.00	40.00
Tree/Shrub Trimming	trimmed shrubs	4:30	47.00	211.50T
Mowing	6/5, 6/10, 6/18, 6/24	4:00	170.00	680.00T

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

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

SUBTOTAL	1,225.50
TAX	87.43
TOTAL	1,312.93
BALANCE DUE	\$1,312.93

Pay invoice

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

INVOICE

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

INVOICE # 8050
DATE 06/30/2025

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
City Maintenance	Cleaned up trash at Spring Rd	1:00	28.00	28.00
City Maintenance	14th St (City) cleaned gutters	1:00	47.00	47.00
City Maintenance	Spring Rd, cut up fallen branches & hauled away	4:30	47.00	211.50
City Maintenance	Shumway, trimmed trees & hauled to dump (2 loads)	7:30	47.00	352.50
City Maintenance	13th St- Sprayed weeds in landscaping	0:26	47.00	20.37
City Maintenance	1st St- Sprayed weeds in landscaping	0:28	47.00	21.93
City Maintenance	Western Ave- Sprayed weeds in landscaping	1:00	47.00	47.00
Tree/Shrub Trimming	14th St, trimmed shrubs	0:30	47.00	23.50
Tree/Shrub Trimming	13th St. -trimmed shrubs	0:30	47.00	23.50
Tree/Shrub Trimming	Hulett Ave-trimmed shrubs	1:00	47.00	47.00
Tree/Shrub Trimming	Lincoln Ave-trimmed shrubs	1:30	47.00	70.50
Tree/Shrub Trimming	2nd St-trimmed shrubs	0:30	47.00	23.50
Tree/Shrub Trimming	1st St- trimmed shrubs	1:00	47.00	47.00
Tree/Shrub Trimming	9th Ave-trimmed shrubs	0:30	47.00	23.50
Tree/Shrub Trimming	Shumway Ave- trimmed shrubs	2:00	47.00	94.00

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

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

SUBTOTAL	1,080.80
TAX	0.00
TOTAL	1,080.80
BALANCE DUE	\$1,080.80

Pay invoice



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 E086000625M

Invoice Date 06/30/2025

Due Date Due upon receipt

BALANCE DUE \$ [REDACTED]

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

PRODUCTS AND SERVICES

Date	Account	Name	Description	PO #	Amount
05/31/25	E08600		Previous Balance		\$ [REDACTED]
06/20/25	E08600	[REDACTED]	II Complete - OneState		\$ [REDACTED]
06/27/25	E08600	[REDACTED]	II Complete - OneState		\$ [REDACTED]
E08600 - [REDACTED]					Subtotal \$ [REDACTED]
05/31/25	E08601		Previous Balance		\$ [REDACTED]
06/17/25	E08601		Payment: Check#794		\$ [REDACTED]
06/05/25	E08601	[REDACTED]	II Complete - MultiState	885	\$ [REDACTED]
06/20/25	E08601	[REDACTED]	II Complete - MultiState	885	\$ [REDACTED]
E08601 - Four Seasons					Subtotal \$ [REDACTED]
05/31/25	E08605		Previous Balance		\$ [REDACTED]
06/17/25	E08605		Payment: Check#672		\$ [REDACTED]
06/06/25	E08605	[REDACTED]	II Complete - MultiState		\$ [REDACTED]
06/06/25	E08605	[REDACTED]	II Complete - MultiState		\$ [REDACTED]
06/20/25	E08605	[REDACTED]	II Complete - MultiState		\$ [REDACTED]
06/23/25	E08605	[REDACTED]	II Complete - MultiState		\$ [REDACTED]
06/23/25	E08605	[REDACTED]	II Complete - MultiState		\$ [REDACTED]
06/30/25	E08605	[REDACTED]	II Complete - MultiState		\$ [REDACTED]
06/30/25	E08605	[REDACTED]	II Complete - MultiState		\$ [REDACTED]
E08605 - [REDACTED]					Subtotal \$ [REDACTED]
05/31/25	E08606		Previous Balance		\$ [REDACTED]
06/02/25	E08606	[REDACTED]	II Complete - MultiState		\$ [REDACTED]

Date	Account	Name	Description	PO #	Amount
06/13/25	E08606	██████████	II Complete - MultiState		\$ ██████
06/13/25	E08606	██████████	II Complete - MultiState		\$ ██████
	E08606 -	██████████			Subtotal \$ ██████
05/31/25	E08608		Previous Balance		\$ ██████
	E08608 -	██████████			Subtotal \$ ██████
05/31/25	E08609		Previous Balance		\$ ██████
06/17/25	E08609		Payment: Check#419		\$ ██████
	E08609 -	██████████			Subtotal \$ ██████
05/31/25	E08610		Previous Balance		\$98.00
06/17/25	E08610		Payment: Check#438		\$-98.00
06/10/25	E08610	██████████	II Complete - MultiState		\$24.50
06/16/25	E08610	██████████	II Complete - MultiState		\$24.50
06/16/25	E08610	██████████	II Complete - MultiState		\$24.50
06/17/25	E08610	██████████	II Complete - MultiState		\$24.50
06/17/25	E08610	██████████	II Complete - MultiState		\$24.50
06/23/25	E08610	██████████	II Complete - MultiState		\$24.50
06/23/25	E08610	██████████	II Complete - MultiState		\$24.50
06/23/25	E08610	██████████	II Complete - MultiState		\$24.50
	E08610 - Robinwood Manor				Subtotal \$196.00
05/31/25	E08612		Previous Balance		\$ ██████
06/06/25	E08612	██████████	II Complete - MultiState		\$ ██████
06/06/25	E08612	██████████	WI-COMLETEWI County		\$ ██████
06/12/25	E08612	██████████	II Complete - MultiState		\$ ██████
06/13/25	E08612	██████████	II Complete - MultiState		\$ ██████
06/13/25	E08612	██████████	Complete MN County		\$ ██████
06/13/25	E08612	██████████	MN-FEDERAL DISTRICT OF MINNESOTA County		\$ ██████
	E08612 - Advanced Facilities				Subtotal \$ ██████
05/31/25	E08613		Previous Balance		\$ ██████
06/17/25	E08613		Payment: Check#221		\$ ██████
06/12/25	E08613	██████████	II Complete - MultiState		\$ ██████
06/22/25	E08613	██████████	II Complete - OneState		\$ ██████
06/22/25	E08613	██████████	IA-COMLETEIA County		\$ ██████
06/22/25	E08613	██████████	Complete MN County		\$ ██████
	E08613 -	██████████			Subtotal \$ ██████

Date	Account Name	Description	PO #	Amount
05/31/25	E08614	Previous Balance		\$ [REDACTED]
06/17/25	E08614	Payment: Check#164		\$ [REDACTED]
06/03/25	E08614 [REDACTED]	II Complete - MultiState		\$ [REDACTED]
06/03/25	E08614 [REDACTED]	IA-COMPLETEIA County		\$ [REDACTED]
E08614 - [REDACTED]				Subtotal \$ [REDACTED]
				Total Products and Services \$ [REDACTED]

TOTALS

Previous Balance	Payments and Credits	Finance Charge	Current Charges	BALANCE DUE
\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]
Past Due Amount	30 Days	60 Days	90 Days	120 Days
	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]
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.				

YARDI SYSTEMS, INC.

PO BOX 209412

Austin, TX 78720-9280

(805) 699-2040 / (800) 866-1144



INVOICE #4892557

Bill To:

Cornerstone Management Services LLC

Anders Nygren

421 1st Ave SW

Ste 303

Rochester, MN 55902-3612

Ship To:

Cornerstone Management Services LLC

Anders Nygren

421 1st Ave SW

Ste 303

Rochester, MN 55902-3612

Client	100100558	Yardi Invoice Number	4892557
Due Date	06/30/2025	Invoice Date	06/15/2025
Currency	USD		

Product Description	Unit of Measure	Quantity	\$/UOM	Amount
Breeze Premier - Residential	Units	589	\$6.00	\$3,534.00
Breeze Premier Affordable Housing	Units	284	\$9.00	\$2,556.00

Robinwood's Portion
Units 51 X \$6.00 = \$306.00

Invoice Sub Total	\$6,090.00
Sales Tax	\$0.00
Payment/Credit	\$0.00

Total Fees Due	\$6,090.00
-----------------------	-------------------

INVOICE NOTES:

Breeze Premier Quarterly invoice for the period of July 01, 2025 - September 30, 2025. If you have a question regarding this invoice, please contact Marina Bendurska Wheeler at Marina.Bendurska@Yardi.com

Cornerstone Financial Package

City of Faribault (Robinwood Manor)

MONTHLY FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

CURRENT MONTH AND YEAR-TO-DATE
FOR

May 31, 2025



Creating Healthy Communities

Professionally Managed By Cornerstone Management Services

Balance Sheet

Robinwood Manor

Month = May 2025

Book = Accrual ; Tree = YSI Standard Balance Sheet

ACCOUNT	CURRENT BALANCE
ASSETS	
CASH	
Security Deposit Savings	137,572.10
Operating Cash	1,142,066.15
TOTAL CASH	1,279,638.25
Accounts Receivable	1,535.00
Due From	89,928.50
Due From- Other Governments	387,760.00
Prepaid Property/Liability Ins	6,841.76
Land	62,426.00
Accumulated Depr. Building Improvements	-22,060.73
Buildings	1,894,216.81
Building Improvements	74,196.93
Accumulated Depr. Building	-1,673,611.74
Improvements-Other Than Building	226,297.00
Accum. Depreciation- Other	-11,219.16
Machinery, Equipment, & Appliances	83,544.89
Accumulated Depreciation- Machinery and Equipmment	-79,574.88
TOTAL ASSETS	2,319,918.63
LIABILITIES AND CAPITAL	
LIABILITIES	
Accounts Payable	42,645.53
Prepaid Rent	536.00
Tenant Deposits	11,412.13
Pet Deposit	1,570.00
Interest on Tenant Deposits	1,267.07
Payments in Lieu-Taxes Payable	9,267.89
Due to- Other Governments	472,924.15
Unreserved Fund Balances	1,169,043.05
TOTAL LIABILITIES	1,708,665.82
CAPITAL	
Owner Contributions	-100.00
Retained Earnings	96,809.03
Prior Years Retained Earnings	514,543.78
TOTAL CAPITAL	611,252.81
TOTAL LIABILITIES AND CAPITAL	2,319,918.63

12 Months Income Statement

Robinwood Manor

Period = Jun 2024-May 2025

Book = Accrual ; Tree = MutiFamily New

ACCOUNT	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Total
Ops Income or Loss													
OPERATING INCOME													
Residential Income													
Rent-Residential	\$ 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	\$ 16,141.00	\$ 193,609.00
Federal Grants	\$ 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	\$ 30,292.00	\$ 359,146.00
Other Income													
Late Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.00
Laundry Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270.50	\$ 441.50	\$ 112.00	\$ -	\$ 200.25	\$ 1,024.25
Miscellaneous Income	\$ 232.42	\$ 479.00	\$ 816.50	\$ -	\$ 968.75	\$ 452.25	\$ 738.50	\$ 271.00	\$ (264.00)	\$ (1,520.41)	\$ (739.27)	\$ (662.00)	\$ 772.74
CleanUp (Misc)	\$ 4,177.96	\$ 2,810.71	\$ (4,908.77)	\$ 4,825.51	\$ -	\$ (11.00)	\$ 1.00	\$ -	\$ 1.00	\$ -	\$ 1.00	\$ -	\$ 6,897.41
Bank Interest	\$ 44.31	\$ 52.19	\$ 47.40	\$ 49.65	\$ 49.68	\$ 47.27	\$ 52.82	\$ 51.78	\$ 46.66	\$ 52.02	\$ 51.44	\$ 52.33	\$ 597.55
Total Other Income	\$ 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)	\$ (409.42)	\$ 9,301.95
TOTAL Residential Income	\$ 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	\$ 46,023.58	\$ 562,056.95
TOTAL OPERATING INCOME	\$ 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	\$ 46,023.58	\$ 562,056.95
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	\$ 24,398.91	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 51,898.91
Utilities													
Telephone/Internet	\$ -	\$ -	\$ -	\$ 339.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 339.61
Electricity	\$ 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	\$ 2,541.71	\$ 35,864.28
Water and Sewer	\$ 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	\$ 651.55	\$ 9,432.77
Gas	\$ 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	\$ 672.14	\$ 9,267.94
Trash Disposal	\$ 247.54	\$ 247.54	\$ 602.92	\$ 528.00	\$ 247.54	\$ 307.90	\$ 536.54	\$ 243.24	\$ 10.98	\$ 508.43	\$ 243.24	\$ 243.24	\$ 3,967.11
TOTAL Utilities	\$ 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	\$ 4,108.64	\$ 58,871.71
Office Expenses													
Office Supplies & Expenses - Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 621.31	\$ -	\$ -	\$ -	\$ -	\$ 621.31
Computer	\$ 306.00	\$ -	\$ -	\$ 306.00	\$ -	\$ -	\$ 306.00	\$ -	\$ -	\$ 306.00	\$ -	\$ -	\$ 1,224.00
Housekeeping Supplies	\$ 19.74	\$ 95.31	\$ 75.57	\$ 115.05	\$ 372.84	\$ 251.39	\$ 95.31	\$ -	\$ 95.31	\$ 95.31	\$ 170.88	\$ 39.48	\$ 1,426.19
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	\$ 325.74	\$ 95.31	\$ 1,216.25	\$ 10,979.78	\$ 497.84	\$ 251.39	\$ 651.31	\$ 746.31	\$ 220.31	\$ 401.31	\$ 170.88	\$ 39.48	\$ 15,595.91

Maintenance expenses

Supplies - Maintenance	\$ 71.90	\$ 85.00	\$ 290.01	\$ 383.66	\$ -	\$ 348.65	\$ 400.61	\$ -	\$ 272.37	\$ 47.00	\$ 1,435.68	\$ (289.91)	\$ 3,044.97
Repairs & Maintenance - Building	\$ 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	\$ 8,340.00	\$ 57,999.27
Routine Maintenance - Equipment	\$ -	\$ -	\$ 336.15	\$ 148.20	\$ 259.35	\$ 222.30	\$ 222.30	\$ 270.00	\$ -	\$ 115.97	\$ 173.95	\$ 217.93	\$ 1,966.15
Grounds/Lawn Care	\$ 912.69	\$ 1,482.36	\$ 973.79	\$ 2,072.88	\$ 506.81	\$ -	\$ 273.81	\$ -	\$ -	\$ -	\$ 440.24	\$ 214.75	\$ 6,877.33
Pest Control	\$ -	\$ -	\$ 50.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50.50
Contracted Labor - Maintenance	\$ 1,388.02	\$ 1,500.70	\$ 1,318.96	\$ 70.54	\$ 70.54	\$ 70.54	\$ 19.77	\$ 70.54	\$ 70.54	\$ (70.54)	\$ -	\$ -	\$ 4,509.61
Elevator Maintenance	\$ -	\$ 532.26	\$ (369.00)	\$ 216.13	\$ 443.07	\$ 226.94	\$ 226.94	\$ 226.94	\$ 226.94	\$ 368.02	\$ 297.48	\$ 1,565.69	\$ 3,961.41
Snow Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,700.00	\$ -	\$ -	\$ -	\$ 1,700.00
HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110.00	\$ -	\$ -	\$ -	\$ -	\$ 110.00
Fire Prevention & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 496.63	\$ 325.00	\$ 1,200.00	\$ -	\$ -	\$ -	\$ 238.44	\$ 70.54	\$ 2,330.61
Purchased Services-Maintenance	\$ 744.44	\$ 170.00	\$ 140.95	\$ 603.10	\$ 170.00	\$ 1,118.14	\$ 1,764.60	\$ 140.10	\$ 1,730.86	\$ 395.10	\$ -	\$ 140.10	\$ 7,117.39
Purchased Services-Cleaning	\$ -	\$ -	\$ -	\$ 1,745.01	\$ 1,518.15	\$ 1,256.40	\$ 1,212.78	\$ 2,619.27	\$ -	\$ 2,690.55	\$ 1,380.32	\$ 1,401.25	\$ 13,823.73
TOTAL Maintenance expenses	\$ 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	\$ 7,495.01	\$ 11,660.35	\$ 103,490.97

Miscellaneous expenses

Supplies-Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146.40
Tenant Screening Costs	\$ 597.29	\$ 49.00	\$ 24.50	\$ 73.50	\$ 24.50	\$ 59.00	\$ -	\$ 49.00	\$ 49.00	\$ 24.50	\$ 49.00	\$ 98.00	\$ 1,097.29
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	\$ 597.29	\$ 59.88	\$ 24.50	\$ 73.50	\$ 35.38	\$ 216.37	\$ 7,200.28	\$ 45.22	\$ 59.62	\$ 34.58	\$ 66.47	\$ 98.00	\$ 8,511.09

Management expense

Management Fees	\$ 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	\$ 3,000.00	\$ 36,000.00
TOTAL Management expense	\$ 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	\$ 3,000.00	\$ 36,000.00

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500.00
Legal Fees - Business Entity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,135.54	\$ -	\$ -	\$ -	\$ -	\$ 23.00	\$ -	\$ 12,158.54
TOTAL Professional, Permits and tax expenses	\$ -	\$ -	\$ -	\$ 516.66	\$ -	\$ 12,135.54	\$ 7,400.00	\$ -	\$ -	\$ -	\$ 7,223.00	\$ -	\$ 27,275.20

Tax and insurance expenses

Property Tax	\$ 1,098.08	\$ 1,098.08	\$ 1,098.08	\$ 1,098.08	\$ 1,098.08	\$ 1,098.08	\$ (5,471.33)	\$ 1,166.47	\$ 1,166.47	\$ 1,166.47	\$ 1,166.47	\$ 1,166.47	\$ 6,949.50
Insurance	\$ 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	\$ 920.00	\$ 12,328.00
TOTAL Tax and insurance expenses	\$ 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	\$ 2,086.47	\$ 19,277.50
TOTAL Operating Expenses	\$ 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	\$ 26,942.55	\$ 23,492.94	\$ 320,921.29

TOTAL OPS EXPENSES**NET Ops Income (Loss)**

	\$ 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	\$ 26,942.55	\$ 23,492.94	\$ 320,921.29
	\$ 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	\$ 18,995.62	\$ 22,530.64	\$ 241,135.66

Depreciation and amortization expense

Depreciation Expense	\$ 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	\$ 3,450.34	\$ 41,268.48
TOTAL Depreciation and amortization expense	\$ 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	\$ 3,450.34	\$ 41,268.48

NET INCOME (LOSS)

	\$ 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	\$ 15,545.28	\$ 19,080.30	\$ 199,867.18
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Budget Comparison

Robinwood Manor

Month = May 2025

Book = Accrual ; Tree = MutiFamily New

ACCOUNT	May 2025	May 2025	May 2025	2025	2025	2025
Ops Income or Loss	Actual	Budget	Variance	Actual	Budget	Variance
OPERATING INCOME						
Residential Income						
Rent-Residential	\$ 16,141.00	\$ 16,500.00	\$ (359.00)	\$ 80,545.00	\$ 82,500.00	\$ (1,955.00)
Federal Grants	\$ 30,292.00	\$ 29,750.00	\$ 542.00	\$ 151,471.00	\$ 148,750.00	\$ 2,721.00
Other Income						
Laundry Revenue	\$ 200.25	\$ 450.00	\$ (249.75)	\$ 1,024.25	\$ 2,250.00	\$ (1,225.75)
Miscellaneous Income	\$ (662.00)	\$ -	\$ (662.00)	\$ (2,914.68)	\$ -	\$ (2,914.68)
CleanUp (Misc)	\$ -	\$ -	\$ -	\$ 2.00	\$ -	\$ 2.00
Bank Interest	\$ 52.33	\$ 50.00	\$ 2.33	\$ 254.23	\$ 250.00	\$ 4.23
Total Other Income	\$ (409.42)	\$ 500.00	\$ (909.42)	\$ (1,634.20)	\$ 2,500.00	\$ (4,134.20)
TOTAL Residential Income	\$ 46,023.58	\$ 46,750.00	\$ (726.42)	\$ 230,381.80	\$ 233,750.00	\$ (3,368.20)
TOTAL OPERATING INCOME	\$ 46,023.58	\$ 46,750.00	\$ (726.42)	\$ 230,381.80	\$ 233,750.00	\$ (3,368.20)
OPS EXPENSES						
Operating Expenses						
Payroll expenses						
Pass thru Payroll - Corporate	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 12,500.00	\$ 12,500.00	\$ -
TOTAL Payroll expenses	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 12,500.00	\$ 12,500.00	\$ -
Utilities						
Electricity	\$ 2,541.71	\$ 2,750.00	\$ 208.29	\$ 12,977.31	\$ 12,750.00	\$ (227.31)
Water and Sewer	\$ 651.55	\$ 700.00	\$ 48.45	\$ 3,374.13	\$ 3,300.00	\$ (74.13)
Gas	\$ 672.14	\$ 800.00	\$ 127.86	\$ 6,444.00	\$ 4,300.00	\$ (2,144.00)
Trash Disposal	\$ 243.24	\$ 300.00	\$ 56.76	\$ 1,249.13	\$ 1,500.00	\$ 250.87
TOTAL Utilities	\$ 4,108.64	\$ 4,550.00	\$ 441.36	\$ 24,044.57	\$ 21,850.00	\$ (2,194.57)
Office Expenses						
Office Supplies & Expenses - Admin	\$ -	\$ 50.00	\$ 50.00	\$ 621.31	\$ 250.00	\$ (371.31)
Computer	\$ -	\$ -	\$ -	\$ 306.00	\$ 306.00	\$ -
Housekeeping Supplies	\$ 39.48	\$ -	\$ (39.48)	\$ 400.98	\$ -	\$ (400.98)
Dues & Subscriptions	\$ -	\$ -	\$ -	\$ 250.00	\$ -	\$ (250.00)
Activities Event	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 5,000.00	\$ 5,000.00
TOTAL Office Expenses	\$ 39.48	\$ 1,050.00	\$ 1,010.52	\$ 1,578.29	\$ 5,556.00	\$ 3,977.71
Maintenance expenses						
Supplies - Maintenance	\$ (289.91)	\$ 500.00	\$ 789.91	\$ 1,465.14	\$ 2,500.00	\$ 1,034.86
Repairs & Maintenance - Building	\$ 8,340.00	\$ 4,200.00	\$ (4,140.00)	\$ 26,968.86	\$ 21,000.00	\$ (5,968.86)
Routine Maintenance - Equipment	\$ 217.93	\$ -	\$ (217.93)	\$ 777.85	\$ -	\$ (777.85)
Grounds/Lawn Care	\$ 214.75	\$ 1,000.00	\$ 785.25	\$ 654.99	\$ 2,000.00	\$ 1,345.01
Pest Control	\$ -	\$ 50.00	\$ 50.00	\$ -	\$ 250.00	\$ 250.00
Contracted Labor - Maintenance	\$ -	\$ -	\$ -	\$ 70.54	\$ -	\$ (70.54)

Elevator Maintenance	\$ 1,565.69	\$ 220.00	\$ (1,345.69)	\$ 2,685.07	\$ 1,100.00	\$ (1,585.07)
Snow Removal	\$ -	\$ -	\$ -	\$ 1,700.00	\$ 3,750.00	\$ 2,050.00
HVAC	\$ -	\$ -	\$ -	\$ 110.00	\$ -	\$ (110.00)
Fire Prevention & Maintenance	\$ 70.54	\$ 100.00	\$ 29.46	\$ 308.98	\$ 500.00	\$ 191.02
Purchased Services-Maintenance	\$ 140.10	\$ 500.00	\$ 359.90	\$ 2,406.16	\$ 2,500.00	\$ 93.84
Purchased Services-Cleaning	\$ 1,401.25	\$ -	\$ (1,401.25)	\$ 8,091.39	\$ -	\$ (8,091.39)
TOTAL Maintenance expenses	\$ 11,660.35	\$ 6,570.00	\$ (5,090.35)	\$ 45,238.98	\$ 33,600.00	\$ (11,638.98)
Miscellaneous expenses						
Tenant Screening Costs	\$ 98.00	\$ -	\$ (98.00)	\$ 269.50	\$ -	\$ (269.50)
Interest Expense	\$ -	\$ 10.00	\$ 10.00	\$ 34.39	\$ 50.00	\$ 15.61
TOTAL Miscellaneous expenses	\$ 98.00	\$ 10.00	\$ (88.00)	\$ 303.89	\$ 50.00	\$ (253.89)
Management expense						
Management Fees	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 15,000.00	\$ 15,000.00	\$ -
TOTAL Management expense	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 15,000.00	\$ 15,000.00	\$ -
Professional, Permits and tax expenses						
Licenses & Permits - Admin	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ 500.00	\$ 500.00
Tax preparation	\$ -	\$ -	\$ -	\$ 7,200.00	\$ 2,100.00	\$ (5,100.00)
Fees - Legal	\$ -	\$ -	\$ -	\$ -	\$ 2,100.00	\$ 2,100.00
Fees - Audit & Accounting	\$ -	\$ 6,000.00	\$ 6,000.00	\$ -	\$ 6,000.00	\$ 6,000.00
Legal Fees - Business Entity	\$ -	\$ -	\$ -	\$ 23.00	\$ -	\$ (23.00)
TOTAL Professional, Permits and tax expenses	\$ -	\$ 6,100.00	\$ 6,100.00	\$ 7,223.00	\$ 10,700.00	\$ 3,477.00
Tax and insurance expenses						
Property Tax	\$ 1,166.47	\$ 1,166.47	\$ -	\$ 5,832.35	\$ 5,832.35	\$ -
Insurance	\$ 920.00	\$ 920.00	\$ -	\$ 4,600.00	\$ 4,600.00	\$ -
TOTAL Tax and insurance expenses	\$ 2,086.47	\$ 2,086.47	\$ -	\$ 10,432.35	\$ 10,432.35	\$ -
TOTAL Operating Expenses	\$ 23,492.94	\$ 25,866.47	\$ 2,373.53	\$ 116,321.08	\$ 109,688.35	\$ (6,632.73)
TOTAL OPS EXPENSES	\$ 23,492.94	\$ 25,866.47	\$ 2,373.53	\$ 116,321.08	\$ 109,688.35	\$ (6,632.73)
NET Ops Income (Loss)	\$ 22,530.64	\$ 20,883.53	\$ 1,647.11	\$ 114,060.72	\$ 124,061.65	\$ (10,000.93)
Depreciation and amortization expense						
Depreciation Expense	\$ 3,450.34	\$ 3,330.55	\$ (119.79)	\$ 17,251.69	\$ 16,652.75	\$ (598.94)
TOTAL Depreciation and amortization expense	\$ 3,450.34	\$ 3,330.55	\$ (119.79)	\$ 17,251.69	\$ 16,652.75	\$ (598.94)
NET INCOME (LOSS)	\$ 19,080.30	\$ 17,552.98	\$ 1,527.32	\$ 96,809.03	\$ 107,408.90	\$ (10,599.87)

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

Balance Per Bank Statement as of 5/31/2025	137,572.10
Reconciled Bank	137,572.10

Balance per GL as of 5/31/2025	137,572.10
Reconciled Balance	137,572.10

Difference	0.00
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Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
5/30/2025	JE 21854	Interest Income	5.65	5/31/2025
Total Cleared Other Items			5.65	

Routing 291880330
Bank Reconcile History Report

Balance Per Bank Statement as of 5/31/2025	1,142,066.15
Reconciled Bank	1,142,066.15

Balance per GL as of 5/31/2025	1,142,066.15
Reconciled Balance	1,142,066.15

Difference	0.00
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Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
4/15/2025	423	Sherwin Williams Co	252.87	5/31/2025
4/15/2025	424	Tom's Lock & Key	19.50	5/31/2025
5/1/2025	ACH	MEI Total Elevator Solutions	226.94	5/31/2025
5/5/2025	426	Cornerstone Management Services LLC	5,500.00	5/31/2025
5/7/2025	ACH	City of Faribault	672.28	5/31/2025
5/9/2025	ACH	Xcel Energy	1,419.94	5/31/2025
5/14/2025	427	Advanced Facilities	4,000.00	5/31/2025
5/14/2025	428	BerganKDV	7,200.00	5/31/2025
5/14/2025	430	Faribo Plumbing & Heating	1,054.50	5/31/2025
5/14/2025	431	Flex Comm Security	308.98	5/31/2025
5/14/2025	432	Property Pros of Faribault, LLC	440.24	5/31/2025
5/14/2025	433	Quality Appliance	91.27	5/31/2025
5/14/2025	434	Rental Research Services	49.00	5/31/2025
5/15/2025	435	Rice County Property Tax & Elections Office	3,435.55	5/31/2025
5/19/2025	ACH	Xcel Energy	2,065.26	5/31/2025
5/21/2025	ACH	Culligan of Faribault	173.95	5/31/2025
5/21/2025	ACH	FLOM Disposal Service (ACH)	243.24	5/31/2025
Total Cleared Checks			27,153.52	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
5/1/2025	269		30,965.00	5/31/2025
5/5/2025	270		7,686.00	5/31/2025
5/5/2025	271		4,000.00	5/31/2025
5/6/2025	272		645.00	5/31/2025
5/9/2025	273		1,715.00	5/31/2025
5/14/2025	274		303.00	5/31/2025

5/19/2025	275	493.00	5/31/2025
5/20/2025	276	181.00	5/31/2025
5/23/2025	277	150.00	5/31/2025
Total Cleared Deposits		46,138.00	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
5/2/2025	JE 21856	Reconcile State of MN Payment	-1,131.00	5/31/2025
5/19/2025	JE 21857	Laundry Deposit	200.25	5/31/2025
5/30/2025	JE 21854	Interest Income	46.68	5/31/2025
Total Cleared Other Items			-884.07	

General Ledger

Robinwood Manor

Period = Jul 2024-May 2025

Book = Accrual

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

General Ledger

Robinwood Manor

Period = Dec 2023-May 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 May 31, 2025
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	Expense 6350	Payments	(Accrued)/Prepaid 2330
Balance at 12/31/24	\$ -	\$ -	\$ -
January Payment/Accrual	920.00	11,441.76	10,521.76
February Accrual	920.00	-	9,601.76
March Accrual	920.00	-	8,681.76
April Accrual	920.00	-	7,761.76
May Accrual	920.00	-	6,841.76
Totals	\$ 4,600.00	\$ 11,441.76	

General Ledger

Robinwood Manor

Period = Jan 2023-May 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-May 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-May 2025

Book = Accrual

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

1,900,382.44 6,165.63

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

General Ledger

Robinwood Manor

Period = Jan 2024-May 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	
Robinwood Manor	5/12/2025	05-2025	Adam Thompson Tree Service LLC	P-47445	5/12/2025	25,500.00	0.00	74,196.93	
Net Change=74,196.93						74,196.93	0.00	74,196.93 = Ending Balance =	
						74,196.93	0.00		

General Ledger

Robinwood Manor

Period = Jan 2023-May 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
Robinwood Manor	5/31/2025	05-2025	Month End Accruals	J-21777	Month End Accruals	0.00	2,911.51	-1,673,611.74	Month End Accruals
Net Change=-1,673,611.74						0.00	1,673,611.74	-1,673,611.74 = Ending Balance =	

0.00 1,673,611.74

General Ledger

Robinwood Manor

Period = Jan 2023-May 2025

Book = Accrual

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

General Ledger

Robinwood Manor

Period = Dec 2023-May 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
Robinwood Manor	5/31/2025	05-2025	Month End Accruals	J-21777	Month End Accruals	0.00	386.81	-11,219.16	Month End Accruals
Net Change=-11,219.16						0.00	11,219.16	-11,219.16 = Ending Balance =	

0.00 11,219.16

General Ledger

Robinwood Manor

Period = Jan 2023-May 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1850			Machinery, Equipment, & Appliances					0.00 = Beginning Balance =	
Robinwood Manor	12/31/2022	03-2023	Robinwood Trial Balance	J-15033	Robinwood Trial Balance	79,754.39	0.00	79,754.39	Robinwood Trial Balance
Robinwood Manor	1/19/2024	01-2024	Virg's Appliance	P-25653	19221	898.40	0.00	80,652.79	New Hotpoint Electric Range
Robinwood Manor	1/24/2024	01-2024	Virg's Appliance	P-25803	19228	859.00	0.00	81,511.79	New Washer
Robinwood Manor	1/30/2024	01-2024	Virg's Appliance	P-25976	19232	188.22	0.00	81,700.01	Parts for Freezer
Robinwood Manor	7/24/2024	07-2024	Virg's Appliance	P-34702	19341	1,115.30	0.00	82,815.31	New Refrigerator
Robinwood Manor	5/28/2025	05-2025	Quality Appliance	P-47184	5275003	729.58	0.00	83,544.89	New Refrigerator
Net Change=83,544.89						83,544.89	0.00	83,544.89	Ending Balance
						83,544.89	0.00		

General Ledger

Robinwood Manor

Period = Jan 2023-May 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
Robinwood Manor	5/31/2025	05-2025	Month End Accruals	J-21777	Month End Accruals	0.00	152.02	-79,574.88	Month End Accruals
Net Change=-79,574.88						0.00	79,574.88	-79,574.88 = Ending Balance =	

0.00 79,574.88

Payables Aging Report

Period: -05/2025

As of : 05/31/2025

Payee Name	Invoice Date	Due Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
Adam Thompson Tree Service LLC										
	5/12/2025	5/12/2025	1701 Building Improvements	05/12/2025	25,500.00	25,500.00	0.00	0.00	0.00	
Adam Thompson Tree Service LLC					25,500.00	25,500.00	0.00	0.00	0.00	
Advanced Facilities										
	5/31/2025	5/31/2025	6212 Repairs & Maintenance - Building	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										
	5/1/2025	5/1/2025	7246 Housekeeping Supplies	4229135099	19.74	0.00	19.74	0.00	0.00	
	4/17/2025	4/17/2025	7246 Housekeeping Supplies	4227707319	75.57	0.00	75.57	0.00	0.00	
	5/15/2025	5/15/2025	7246 Housekeeping Supplies	4230664919	75.57	75.57	0.00	0.00	0.00	
	5/29/2025	5/29/2025	7246 Housekeeping Supplies	4232025048	19.74	19.74	0.00	0.00	0.00	
Cintas Corp					190.62	95.31	95.31	0.00	0.00	
City of Faribault										
	5/9/2025	6/5/2025	6430 Water and Sewer	014197-000 05/09/2025	651.55	651.55	0.00	0.00	0.00	
City of Faribault					651.55	651.55	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	0.00	115.97	0.00	
	5/31/2025	5/31/2025	6214 Routine Maintenance - Equipment	119-09972142-3 05/31/2025	217.93	217.93	0.00	0.00	0.00	
Culligan of Faribault					333.90	217.93	0.00	115.97	0.00	
FLOM Disposal Service (ACH)										
	5/25/2025	6/9/2025	6450 Trash Disposal	409110024416 05/25/2025	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	0.00	23.00	0.00	0.00	
Kennedy & Graven, Chartered					23.00	0.00	23.00	0.00	0.00	
LaRoche's										
	5/5/2025	5/5/2025	1701 Building Improvements	30791	4,175.00	4,175.00	0.00	0.00	0.00	
LaRoche's					4,175.00	4,175.00	0.00	0.00	0.00	

MEI Total Elevator Solutions									
	5/1/2025	5/1/2025	6257 Elevator Maintenance	1126879	226.94	0.00	226.94	0.00	0.00
	5/16/2025	5/16/2025	1701 Building Improvements	1128560	1,338.75	1,338.75	0.00	0.00	0.00
MEI Total Elevator Solutions					1,565.69	1,338.75	226.94	0.00	0.00
Property Pros of Faribault, LLC									
	5/15/2025	5/15/2025	6225 Grounds/Lawn Care	7959	214.75	214.75	0.00	0.00	0.00
Property Pros of Faribault, LLC					214.75	214.75	0.00	0.00	0.00
Quality Appliance									
	5/12/2025	5/12/2025	6212 Repairs & Maintenance - Building	12525A-C	165.00	165.00	0.00	0.00	0.00
	5/28/2025	5/28/2025	1850 Machinery, Equipment, & Appliances	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									
	5/31/2025	5/31/2025	6890 Tenant Screening Costs	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									
	5/1/2025	5/1/2025	6235 Purchased Services - Cleaning	912152	1,401.25	0.00	1,401.25	0.00	0.00
ServiceMaster by Ayotte					1,401.25	0.00	1,401.25	0.00	0.00
ShofCorp LLC.									
	5/5/2025	5/5/2025	6219 Purchased Services - Maintenance	174671	140.10	140.10	0.00	0.00	0.00
ShofCorp LLC.					140.10	140.10	0.00	0.00	0.00
Xcel Energy									
	5/13/2025	5/13/2025	6410 Electricity	927140762	336.16	336.16	0.00	0.00	0.00 Common Area
	5/13/2025	5/13/2025	6420 Gas	927140762	672.14	672.14	0.00	0.00	0.00 Common Area
	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					42,645.53	40,783.06	1,746.50	115.97	0.00

General Ledger

Robinwood Manor

Period = Jan 2023-May 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
Robinwood Manor	5/15/2025	05-2025	Rice County Property Tax & Elections Office	P-45897	Robinwood 05/15/2025	3,435.55	0.00	-8,101.42	
Robinwood Manor	5/31/2025	05-2025	Month End Accruals	J-21777	Month End Accruals	0.00	1,166.47	-9,267.89	Month End Accruals
Net Change=-9,267.89						22,762.44	32,030.33	-9,267.89	= Ending Balance =
						22,762.44	32,030.33		

General Ledger

Robinwood Manor

Period = Dec 2023-May 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-May 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		

**ROBINWOOD MANOR
DEPRECIATION SCHEDULE 2024**

LAND

DESCRIPTION	DATE	LIFE	COST
Land	06/19/77		62,426.00

BUILDINGS & STRUCTURES

DESCRIPTION	DATE	LIFE	COST	Depreciation 2025	Accumulated Depreciation
Building	06/19/77	40	1,014,784.40	0	1014784.4
Carpeting	01/01/86	10	1,894.55	0	1894.55
Carpeting	07/01/88	10	7,280.53	0	7280.53
Carpeting	01/01/89	10	11,361.06	0	11361.06
Carpeting	06/01/89	10	8,156.06	0	8156.06
Buildings	01/01/83	15	8,260.65	0	8260.65
Painting	11/01/86	10	6,054.00	0	6054
Air conditioning work	08/01/88	10	6,820.70	0	6820.7
Storage shed	07/01/93	10	11,475.00	0	11475
Fire alarm system addition	07/01/93	7	7314	0	7314
Carpeting	07/01/93	5	15,271.24	0	15271.24
Carpeting	01/01/95	10	16,640.04	0	16640.04
Deck	08/06/97	27.5	4,900.00	0	4900
Exterior doors	07/08/98	10	3,940.00	0	3940
Elevator Upgrade	09/21/01	10	20,832.00	0	20832
Exterior doors	11/13/01	10	14,937.00	0	14937
Cabinets	09/25/02	25	14,000.00	560	12320
Cabinets	10/01/02	25	14,189.00	567.56	12478.76
Cabinets	03/04/03	25	40,270.00	1610.8	33548.77151
Window Replacement	02/16/04	25	14,225.00	569	11285.16667
Elevator Hydraulic Jack	09/13/04	10	18,275.00	0	18274.995
Roof Replacement	10/13/04	25	102,818.18	4112.73	78827.325
Window Replacement	12/31/05	25	14,200.00	568	10224
Security Camera	05/23/06	5	6,609.15	0	6609.15
Window Replacement	12/03/07	25	41,500.00	1660	26698.33333
Siding/Soffit/Roof Replacement	02/21/08	25	139,990.76	5599.63	88660.80833
Interior Remodeling	02/21/08	25	98,171.65	3926.87	62175.44167
Door Access System	10/05/10	10	15,695.00	0	15695.00333
Sprinkler System-Olympic	12/16/16	20	133,633.70	6681.69	46771.83
LED Lighting Interior & Exterior	03/28/17	10	15,907.77	1590.78	10737.765
Elevator Upgrade	12/31/18	10	46,000.00	4600	23000
Update Fire Alarm System	01/14/19	10	13,446.00	1344.6	6723
Vinyl	05/20/23	25	4,200.00	168	168
Carpeting	07/21/23	10	3,630.00	363	363
Carpeting	12/04/23	10	3,700.00	370	370
Carpeting	11/18/24	10	3,665.00	366.5	366.5
Window Replacement	02/01/25	10	2,790.00	279	279
			1,906,837.44	34,938.16	1,624,852.58

OTHER IMPROVEMENTS

DESCRIPTION	DATE	LIFE	COST	DEPR 25	ACCUM DEPR
Increased parking stalls	07/09/98	15	8,954.00		8954
Sidewalk & driveway	12/09/98	15	3,080.00		3080
Parking lot	07/01/93	5	5,385.00		5385
Parking Lot Improvements	08/31/22	15	208,878.00	4641.733333	9283.466667
			226,297.00	4,641.73	26,702.47

MACHINERY & EQUIPMENT

DESCRIPTION	DATE	LIFE	COST	DEPR 25	ACCUM DEPR
49 ref & ranges	07/01/93	7	32,354.46	0	32354.46
50 ceiling fans/lights	07/01/93	7	3,434.90	0	3434.9
Water heater	12/08/98	10	3,400.00	0	3400
Chairs-common area	09/01/88	10	1,004.00	0	1004
Maint equip	01/01/87	7	4,071.76	0	4071.76
Water heater	02/18/03	10	3,900.00	0	3900.003836
Water heater	03/01/05	10	5,077.00	0	5077.003333
2 Prestige Boilers	06/17/08	10	18,377.24	0	18377.24
Water Softener	08/22/17	10	8,135.03	813.5	5152.166667
Washer Dryer Hook Ups	08/13/23	7	1,530.98	218.71	218.71
Washer Dryer Hook Ups	01/30/24	7	188.22	26.88857143	26.88857143
Stove	01/19/24	7	898.40	128.3428571	128.3428571
Washer and Dryer	01/24/24	7	859.00	122.7142857	122.7142857
Washer	01/02/24	7	2,296.43	328.0614286	328.0614286
Refrigerator	07/24/24	7	1,115.30	66.39	66.39
Electric Range	02/13/25	7	836.95	119.5642857	119.5642857
			87,479.67	1,824.17	77,662.64

2283040.11

41404.06

Jan-25	\$	3,330.55
Feb-25	\$	3,330.55
Mar-25	\$	3,689.91
Apr-25	\$	3,450.34
May-25	\$	3,450.34



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: July 14, 2025
SUBJECT: Scattered Sites

BACKGROUND:

Cornerstone Management will provide a comprehensive update on the current status of Scattered Sites, including a review of occupancy levels, financial performance, and outstanding payables.

This presentation is intended to give the Board a clear picture of how the property is operating both physically and financially. Key topics will include:

- Current occupancy/vacancy trends and leasing efforts
- Financial statements
- Outstanding bills or maintenance-related invoices requiring action or review

REQUESTED ACTION:

Listen, discuss, ask questions, and approve the payables as needed.

ATTACHMENTS:

1. 2025.05 City of Faribault - Public Housing HRA Executive Summary
2. 06.04.2025 - 07.09.2025 HRA Check Comparison Report
3. Updated 07.09.2025 HRA AP Aging Report
4. HRA - Ace Hardware-1
5. HRA - Ace Hardware-2

6. HRA - Ace Hardware-3
7. HRA - Ace Hardware-4
8. HRA - Ace Hardware-5
9. HRA - Ace Hardware-6
10. HRA - Ace Hardware-7
11. HRA - Ace Hardware-8
12. HRA - Advanced Facilities
13. HRA - City of Faribault-1
14. HRA - City of Faribault-2
15. HRA - City of Faribault-3
16. HRA - City of Faribault-4
17. HRA - City of Faribault-5
18. HRA - City of Faribault-6
19. HRA - City of Faribault-7
20. HRA - City of Faribault-8
21. HRA - Environmental Pest-1
22. HRA - Environmental Pest-2
23. HRA - Excel Energy-1
24. HRA - Excel Energy-2
25. HRA - Excel Energy-3
26. HRA - Excel Energy-5
27. HRA - Faribault Interiors-1
28. HRA - Faribault Interiors-2
29. HRA - Faribo Plumbing
30. HRA - Fleet Supply
31. HRA - Flom Disposal 06.25.2025-1
32. HRA - Flom Disposal 06.25.2025-2
33. HRA - HD Supply
34. HRA - Property Pros 06.30.2025-1
35. HRA - Property Pros 06.30.2025-2
36. HRA - Sherwin Williams
37. HRA - Yardi
38. ss1
39. ss2
40. ss3
41. ss4
42. ss5
43. ss6
44. ss7
45. ss8
46. ss9
47. ss10
48. ss11
49. ss12
50. ss13
51. ss14

- 52. RW1
- 53. RW2
- 54. RW3
- 55. RW4
- 56. RW5
- 57. RW6
- 58. RW7
- 59. RW8
- 60. RW9
- 61. RW10
- 62. RW11
- 63. RW12
- 64. RW13
- 65. RW14
- 66. RW15
- 67. RW16
- 68. RW17
- 69. RW18
- 70. RW19
- 71. RW20
- 72. RW21
- 73. RW22
- 74. RW23

CORNERSTONE

Creating Healthy Communities

Executive Summary for City of Faribault Public Housing HRA May 2025

Overview

- The total operating income was \$64,240.
- Occupancy for May was 98%.

Financial Summary

	Current Month	Budget	Variance (+/-)	YTD Total	YTD Budget	Variance (+/-)
Total Revenue	64,240	58,905	5,335	322,527	294,525	28,002
Operating Expenses	-23,994	-21,921	-2,073	-110,603	-111,679	1,076
Other Income	0	0	0	0	0	0
Other Expenses (Debt Service)	0	0	0	0	0	0
Net Income	40,246	36,984	3,262	211,924	182,846	29,078
Total Aged			Operating Acct Bal			
Total Accounts Receivable	5,974		Beginning Cash		557,719	
Total Accounts Payable	12,069		Ending Cash		534,891	
			Cash Flow		-22,828	

Narrative:

- The Accounts Receivable balance is \$5,974 at the end of May.
- The Accounts Payable balance of \$12,069 is made up of current invoices with payments made in June.
- The operating account balance for the month of May ended at \$534,891.

Monthly Status	April 2025	May 2025
Vacant Units	2	1
Move-Outs	0	0
Move-Ins	0	1
Evictions	0	0
Current Occupancy	47	48
Full Occupancy	49	49
Occupancy %	96%	98%

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 &	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 anc	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 anc	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 anc	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 anc	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 anc	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 anc	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 anc	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 anc	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 anc	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 anc	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 anc	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 Cont	74437	170.00	170.00	0.00	0.00	0.00	
		Public Housing HRA	5/22/2025	5/22/2025	6227 Pest Cont	74431	777.50	777.50	0.00	0.00	0.00	
		Public Housing HRA	5/20/2025	5/20/2025	6227 Pest Cont	74430	277.50	277.50	0.00	0.00	0.00	
		Public Housing HRA	5/22/2025	5/22/2025	6227 Pest Cont	74429	650.00	650.00	0.00	0.00	0.00	
		Public Housing HRA	5/28/2025	5/28/2025	6227 Pest Cont	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 -	505463/1	28.78	28.78	0.00	0.00	0.00	
		Public Housing HRA	5/8/2025	5/8/2025	6216 Supplies -	505395/1	4.31	4.31	0.00	0.00	0.00	
		Public Housing HRA	5/20/2025	5/20/2025	6216 Supplies -	505921/1	35.98	35.98	0.00	0.00	0.00	
		Public Housing HRA	4/24/2025	4/24/2025	6216 Supplies -	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 &	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 -	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	
		Public Housing HRA	5/9/2025	5/9/2025	6216 Supplies -	9236892209	930.72	930.72	0.00	0.00	0.00	
		Public Housing HRA	5/8/2025	5/8/2025	6216 Supplies -	9236861104	118.80	118.80	0.00	0.00	0.00	
		Public Housing HRA	5/22/2025	5/22/2025	6216 Supplies -	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/l	7958	1,404.00	1,404.00	0.00	0.00	0.00	
		Public Housing HRA	6/2/2025	6/2/2025	6225 Grounds/l	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 Machiner	12528	96.09	0.00	96.09	0.00	0.00	
		Public Housing HRA	5/22/2025	5/22/2025	6212 Repairs &	12584A-C	165.00	165.00	0.00	0.00	0.00	
		Public Housing HRA	5/21/2025	5/21/2025	6212 Repairs &	12586	176.62	176.62	0.00	0.00	0.00	
		Public Housing HRA	5/21/2025	5/21/2025	6212 Repairs &	12587	176.62	176.62	0.00	0.00	0.00	
		Public Housing HRA	5/28/2025	5/28/2025	1850 Machiner	05285008	729.58	729.58	0.00	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											
		Public Housing HRA	6/3/2025	6/3/2025	1850 Machiner	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	
ServiceMaster by Ayotte												
		Public Housing HRA	5/1/2025	5/1/2025	6235 Purchasec	912153	473.44	0.00	473.44	0.00	0.00	
		Public Housing HRA	6/1/2025	6/1/2025	6235 Purchasec	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	

Summary Check Register

Period = 06/2025-07/2025

Date = 06/04/2025 - 07/09/2025

Person	Property	Date	Amount	Payment#	Notes
Xcel Energy	Public Housing HRA	6/4/2025	32.95	ACH	
City of Faribault	Public Housing HRA	6/4/2025	14.21	ACH	
City of Faribault	Public Housing HRA	6/4/2025	15.02	ACH	
City of Faribault	Public Housing HRA	6/5/2025	14.21	ACH	
City of Faribault	Public Housing HRA	6/5/2025	14.21	ACH	
City of Faribault	Public Housing HRA	6/5/2025	14.21	ACH	
City of Faribault	Public Housing HRA	6/5/2025	14.21	ACH	
City of Faribault	Public Housing HRA	6/5/2025	14.21	ACH	
City of Faribault	Public Housing HRA	6/5/2025	15.02	ACH	
City of Faribault	Public Housing HRA	6/5/2025	15.02	ACH	
City of Faribault	Public Housing HRA	6/5/2025	47.00	ACH	
City of Faribault	Public Housing HRA	6/5/2025	54.06	ACH	
Xcel Energy	Public Housing HRA	6/6/2025	106.13	ACH	
Xcel Energy	Public Housing HRA	6/9/2025	80.60	ACH	
Advanced Facilities	Public Housing HRA	6/10/2025	4,000.00	384	
Environmental Pest Management	Public Housing HRA	6/10/2025	2,110.00	385	
Faribault Ace Hardware & Ace Sports	Public Housing HRA	6/10/2025	69.07	386	
Faribault Interiors Inc	Public Housing HRA	6/10/2025	750.00	387	
HD Supply Facilities Maintenance, Ltd.	Public Housing HRA	6/10/2025	880.97	388	
Property Pros of Faribault, LLC	Public Housing HRA	6/10/2025	4,939.00	389	
Quality Appliance	Public Housing HRA	6/10/2025	1,475.91	390	
ServiceMaster by Ayotte	Public Housing HRA	6/10/2025	946.88	391	
Cornerstone Management - Credit Card	Public Housing HRA	6/16/2025	497.27	392	
FLOM Disposal Service (ACH)	Public Housing HRA	6/23/2025	180.50	ACH	
FLOM Disposal Service (ACH)	Public Housing HRA	6/23/2025	38.00	ACH	
Cornerstone Management Services LLC	Public Housing HRA	7/2/2025	5,500.00	393	
Total	Total		21,824.45		

Check Run Comparison

06/04/2025 Check Authorization Total	\$15,171.83
Checks Authorized From Aging Report	\$15,171.83
Check Authorized not from Aging	\$1,152.62
Cornerstone Management Fees	\$5,500.00
Total	\$21,824.45

Payables Aging Report

Period: -07/2025

As of : 07/09/2025

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 HI	6/30/2025	6/30/2025	6212 Repairs & Maintenance - Bu	PublicHRA20	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 HI	6/10/2025	6/10/2025	6430 Water and Sewer	005090-000 06/1	14.21	14.21	0.00	0.00	0.00	
		Public Housing HI	6/10/2025	6/10/2025	6430 Water and Sewer	005090-001 06/1	14.21	14.21	0.00	0.00	0.00	
		Public Housing HI	6/10/2025	6/10/2025	6430 Water and Sewer	005090-003 06/1	9.17	9.17	0.00	0.00	0.00	
		Public Housing HI	6/10/2025	6/10/2025	6430 Water and Sewer	005090-004 06/1	15.02	15.02	0.00	0.00	0.00	
		Public Housing HI	6/10/2025	6/10/2025	6430 Water and Sewer	005090-006 06/1	15.02	15.02	0.00	0.00	0.00	
		Public Housing HI	6/10/2025	6/10/2025	6430 Water and Sewer	005090-007 06/1	14.21	14.21	0.00	0.00	0.00	
		Public Housing HI	6/10/2025	6/10/2025	6430 Water and Sewer	005090-016 06/1	15.02	15.02	0.00	0.00	0.00	
		Public Housing HI	6/10/2025	6/10/2025	6430 Water and Sewer	005090-026 06/1	14.21	14.21	0.00	0.00	0.00	
		Public Housing HI	6/10/2025	6/10/2025	6430 Water and Sewer	005090-177 06/1	47.34	47.34	0.00	0.00	0.00	
		Public Housing HI	6/10/2025	6/10/2025	6430 Water and Sewer	005090-178 06/1	25.57	25.57	0.00	0.00	0.00	
		Public Housing HI	6/10/2025	6/10/2025	6430 Water and Sewer	005090-179 06/1	59.74	59.74	0.00	0.00	0.00	
City of Faribault							243.66	243.66	0.00	0.00	0.00	
Environmental Pest Management												
		Public Housing HI	6/6/2025	6/6/2025	6227 Pest Control	74893	170.00	0.00	170.00	0.00	0.00	
		Public Housing HI	6/19/2025	6/19/2025	6227 Pest Control	75244	42.50	42.50	0.00	0.00	0.00	
Environmental Pest Management							212.50	42.50	170.00	0.00	0.00	
Faribault Ace Hardware & Ace Sports												
		Public Housing HI	4/24/2025	4/24/2025	6216 Supplies - Maintenance	504815/1	30.57	0.00	0.00	30.57	0.00	
		Public Housing HI	6/2/2025	6/2/2025	6216 Supplies - Maintenance	506448/1	35.98	0.00	35.98	0.00	0.00	
		Public Housing HI	6/6/2025	6/6/2025	6216 Supplies - Maintenance	506676/1	34.36	0.00	34.36	0.00	0.00	
		Public Housing HI	6/13/2025	6/13/2025	6216 Supplies - Maintenance	506940/1	41.57	0.00	0.00	0.00	0.00	
		Public Housing HI	6/17/2025	6/17/2025	6216 Supplies - Maintenance	507025/1	28.92	28.92	0.00	0.00	0.00	
		Public Housing HI	6/18/2025	6/18/2025	6216 Supplies - Maintenance	507117/1	53.95	53.95	0.00	0.00	0.00	
		Public Housing HI	6/24/2025	6/24/2025	6216 Supplies - Maintenance	507297/1	30.00	30.00	0.00	0.00	0.00	
		Public Housing HI	6/27/2025	6/27/2025	6216 Supplies - Maintenance	507436/1	43.16	43.16	0.00	0.00	0.00	
Faribault Ace Hardware & Ace Sports							298.51	197.60	70.34	30.57	0.00	
Faribault Fleet Supply												
		Public Housing HI	6/30/2025	6/30/2025	6216 Supplies - Maintenance	069679	119.99	119.99	0.00	0.00	0.00	
Faribault Fleet Supply							119.99	119.99	0.00	0.00	0.00	
Faribault Interiors Inc												
		Public Housing HI	2/25/2025	2/25/2025	1701 Building Improvements	50541	2,060.00	0.00	0.00	0.00	2,060.00	
		Public Housing HI	6/26/2025	6/26/2025	6212 Repairs & Maintenance - Bu	50725	600.00	600.00	0.00	0.00	0.00	
Faribault Interiors Inc							2,660.00	600.00	0.00	0.00	2,060.00	
Faribo Plumbing & Heating												
		Public Housing HI	4/28/2025	4/28/2025	6216 Supplies - Maintenance	65149	150.00	0.00	0.00	150.00	0.00	
Faribo Plumbing & Heating							150.00	0.00	0.00	150.00	0.00	
FLOM Disposal Service (ACH)												
		Public Housing HI	6/25/2025	6/25/2025	6450 Trash Disposal	409110024428 01	158.55	158.55	0.00	0.00	0.00	
		Public Housing HI	6/25/2025	6/25/2025	6450 Trash Disposal	409110024430 01	21.54	21.54	0.00	0.00	0.00	
FLOM Disposal Service (ACH)							180.09	180.09	0.00	0.00	0.00	
HD Supply Facilities Maintenance, Ltd.												
		Public Housing HI	5/20/2025	5/20/2025	6216 Supplies - Maintenance	9237210080	69.69	0.00	69.69	0.00	0.00	
HD Supply Facilities Maintenance, Ltd.							69.69	0.00	69.69	0.00	0.00	
J&J All Season Lawn Care LLC												
		Public Housing HI	3/3/2025	3/3/2025	6226 Snow Removal	1350	2,952.00	0.00	0.00	0.00	2,952.00	
J&J All Season Lawn Care LLC							2,952.00	0.00	0.00	0.00	2,952.00	
Property Pros of Faribault, LLC												
		Public Housing HI	6/30/2025	6/30/2025	6225 Grounds/Lawn Care	8006	1,404.00	1,404.00	0.00	0.00	0.00	
		Public Housing HI	6/30/2025	6/30/2025	6225 Grounds/Lawn Care	8007	4,535.00	4,535.00	0.00	0.00	0.00	
Property Pros of Faribault, LLC							5,939.00	5,939.00	0.00	0.00	0.00	
Sherwin Williams Co												
		Public Housing HI	6/19/2025	6/19/2025	6216 Supplies - Maintenance	8325-5	74.94	74.94	0.00	0.00	0.00	
Sherwin Williams Co							74.94	74.94	0.00	0.00	0.00	
Xcel Energy												
		Public Housing HI	6/6/2025	6/6/2025	6410 Electricity	51-4282073-7 06	33.83	0.00	33.83	0.00	0.00	Outdoor Lighting
		Public Housing HI	6/10/2025	6/10/2025	6410 Electricity	51-7027671-4 06	107.20	107.20	0.00	0.00	0.00	Common Area
		Public Housing HI	6/11/2025	6/11/2025	6410 Electricity	51-7055687-1 06	26.87	26.87	0.00	0.00	0.00	904 A
		Public Housing HI	6/11/2025	6/11/2025	6420 Gas	51-7055687-1 06	36.81	36.81	0.00	0.00	0.00	904 A

Payables Aging Report

Period: -07/2025
As of : 07/09/2025

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											
		Public Housing HI	6/20/2025	6/20/2025	6410 Electricity	51-7055687-1 06	4.38	4.38	0.00	0.00	0.00	904 A
		Public Housing HI	6/20/2025	6/20/2025	6420 Gas	51-7055687-1 06	2.10	2.10	0.00	0.00	0.00	904 A
Xcel Energy							211.19	177.36	33.83	0.00	0.00	
Yardi Systems, Inc.												
		Public Housing HI	6/15/2025	6/15/2025	6853 Computer	4892557	294.00	294.00	0.00	0.00	0.00	
Yardi Systems, Inc.							294.00	294.00	0.00	0.00	0.00	
Grand Total							17,405.57	11,869.14	343.86	180.57	5,012.00	

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 JCB 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 [Signature]

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

06/02/25 10:36AM RJ 553 SALE

2812550 1 EA 14.99 EA SN
11IN1 SCRW/NUT DRVR SQR 14.99
Return Value : 12.99
Instant Savings
3202603 2 EA 1.99 EA N
WALLPLATE OVERSIZE1G WHT 3.98
3202595 2 EA 1.79 EA N
WALLPLATE OVERSIZE 1G IV 3.58
1188192 2 EA 8.99 EA N
PAINTBRUSH 2" SHORTCUT 17.98
IS477637 -1 EA 2.00 EA SNR
\$2 INSTANT SAVINGS-2812550 -2.00

SUB-TOTAL:\$ 38.53 TAX: \$.00
DISCOUNT: -2.55 TOTAL: \$ 35.98
CHARGE AMT: 35.98

¶.5064481³/₄,

==>> JRNL# D02526 INV#506448/1
CUST NO: 50
ACE REWARDS ID # 19826915250

000 NO TAX - FARIBA .00
AIS ACE INSTANT SAV .00
Customer Copy

YOU SAVED \$ 4.55 BY SHOPPING AT
FARIBAULT ACE HARDWARE

YOU SAVED \$ 2.00 AS A MEMBER OF
ACE REWARDS.



Name : X _____
Acct: *CITY OF FARIBAULT
PO#: 830 SW 9TH

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

06/06/25 10:32AM MEU 553 SALE

19252 1 EA 10.99 EA *N
JNT CMPND LT WT AP 3.5QT 10.99
1014295 2 EA 7.99 EA N
CHISEL PAINT BRSH 2" 8PK 15.98
1490739 1 EA 9.99 EA N
THREADLOCKER 242 BLUE 9.99

SUB-TOTAL:\$ 36.96 TAX: \$.00
DISCOUNT: -2.60 TOTAL: \$ 34.36
CHARGE AMT: 34.36

¶.5066761*,

==>> JRNL# D04192 INV#506676/1
CUST NO: 50
ACE REWARDS ID # 19826915250

Customer Copy

YOU SAVED \$ 2.60 BY SHOPPING AT
FARIBAULT ACE HARDWARE



Name : X
Acct: *CITY OF FARIBAULT
PO#: SCATTER SITE RESTOCK

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		552	SALE
06/13/25	10:57AM MEU		

2472595	1 EA	19.99	EA SN
MAGNETIC TAPE 1"X25'			19.99
41658	1 EA	13.99	EA N
NIPPLE GALV 1.25"X8"			13.99
41643	1 EA	9.99	EA N
NIPPLE GALV 1"X8"			9.99
SUB-TOTAL:\$	43.97	TAX: \$	.00
DISCOUNT:	-2.40	TOTAL: \$	41.57
CHARGE AMT:	41.57		

77.5069401d,

==>> JRN# D06939 INV#506940/1
CUST NO: 50
ACE REWARDS ID # 19826915250

Customer Copy

YOU SAVED \$ 7.40 BY SHOPPING AT
FARIBAUT ACE HARDWARE

Name : X
Acct: *CITY OF FARIBAUT
PO#: SCATTER SIGHTS

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

06/17/25	9:08AM	MK	553	SALE

1006700	1	EA	5.99	EA N
ACE BEST RLRJ W4X3/8 2PK				5.99
1006699	1	EA	6.99	EA N
ACE BEST RLRJ WFRM 4X3/8				6.99
12914	1	EA	7.99	EA N
CAULK DFLEX230 BRN10.10Z				7.99
1006704	4	EA	2.79	EA N
PNT TRAY WH 8X4" 1PK				11.16
SUB-TOTAL:\$	32.13	TAX: \$		.00
DISCOUNT:	-3.21	TOTAL: \$		28.92
CHARGE AMT:	28.92			

¶.5070251R,

==>> JRNL# D08162 INV#507025/1
CUST NO: 50
ACE REWARDS ID # 19826915250

Customer Copy

YOU SAVED \$ 3.21 BY SHOPPING AT
FARIBAULT ACE HARDWARE



Name : X
Acct: *CITY OF FARIBAULT
PO#: 521 LINCOLN

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

06/18/25 4:26PM LIB 552 SALE

4011103 2 EA 9.99 EA N
POP-UP DRAIN PLSTC CHRM 19.98
4335311 4 EA 9.99 EA N
FAUCT SUPLY LINE SS 24" 39.96

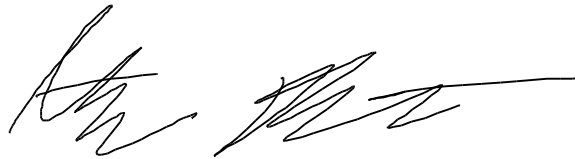
SUB-TOTAL:\$ 59.94 TAX: \$.00
DISCOUNT: -5.99 TOTAL: \$ 53.95
CHARGE AMT: 53.95

¶.5071171_.

==>> JRNL# D08868 INV#507117/1
CUST NO: 50
ACE REWARDS ID # 19826915250

Customer Copy

YOU SAVED \$ 5.99 BY SHOPPING AT
FARIBAULT ACE HARDWARE



Name : X_____
Acct: *CITY OF FARIBAULT
PO#: 725 WILLOW

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

06/24/25	9:58AM	ABT	553	SALE

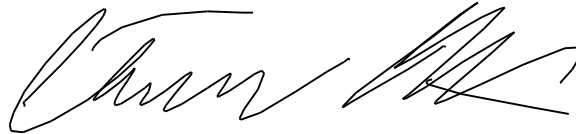
5027131	3	EA	4.99	EA N
WALL PROTECTOR WHT 5"DIA				14.97
5294764	3	EA	2.79	EA N
DOOR STOP FLOOR 1-1/4BB				8.37
1499334	1	EA	9.99	EA N
JOINT KNIF W/HAMMR4"FLEX				9.99
SUB-TOTAL:\$		33.33	TAX: \$	.00
DISCOUNT:		-3.33	TOTAL: \$	30.00
CHARGE AMT:		30.00		

¶.5072971-,

==>> JRNL# D10806 INV#507297/1
CUST NO: 50
ACE REWARDS ID # 19826915250

Customer Copy

YOU SAVED \$ 3.33 BY SHOPPING AT
FARIBAULT ACE HARDWARE



Name : X _____
Acct: *CITY OF FARIBAULT
PO#: 521 LINCOLN

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

06/27/25 10:58AM JCB 553 SALE

1533801 1 EA 31.99 EA N
TEXTURE SPRAY POPCRN140Z 31.99
1006464 1 EA 5.99 EA N
HP GOOD BRUSH FLAT 3" 5.99
1004381 1 EA 7.99 EA N
TEXTURE POPCORN RM QT 7.99
2408680 1 EA 1.99 EA N
FINE POINT MARKER BLK 1.99

SUB-TOTAL:\$ 47.96 TAX: \$.00
DISCOUNT: -4.80 TOTAL: \$ 43.16
CHARGE AMT: 43.16

¶.5074361s,

==>> JRNL# D11848 INV#507436/1
CUST NO: 50
ACE REWARDS ID # 19826915250

Customer Copy

YOU SAVED \$ 4.80 BY SHOPPING AT
FARIBAULT ACE HARDWARE



Name : X
Acct: *CITY OF FARIBAULT
PO#: 900B SPRING ROAD

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 # PublicHRA20

DATE 06/30/2025

DUE DATE 06/30/2025

TERMS Net 30

DESCRIPTION		AMOUNT
Monthly Maintenance Fee	June 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



Agency Information

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

Account Information

ACCOUNT NUMBER NAME
005090-000 Faribault HRA LLC

SERVICE ADDRESS
910 1 St SW - Irrig

Bill Details

SERVICE PERIOD BILLING DATE
5/1/2025 to 5/31/2025 (31 days) 6/10/2025

DUE DATE
7/5/2025

Current Charges

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

Bill Summary

Type	Amount
Previous Balance	\$14.21
Payments Received	\$14.21
Adjustments / Additional Charges	\$0.00
Current Charges Due By 7/5/2025	\$14.21

Total Amount Due

\$14.21*

*Amount due at the time of billing

Meter Readings

Serial: 77083251 **Cons:** 0.00000

Previous Reading		Current Reading	
Date	Reading	Date	Reading
4/30/2025	2.00000	5/20/2025	2.00000



Agency Information

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

Account Information

ACCOUNT NUMBER NAME
005090-001 Faribault HRA LLC

SERVICE ADDRESS
920 1 St SW - Irrig

Bill Details

SERVICE PERIOD BILLING DATE
5/1/2025 to 5/31/2025 (31 days) 6/10/2025

DUE DATE
7/5/2025

Current Charges

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

Bill Summary

Type	Amount
Previous Balance	\$14.21
Payments Received	\$14.21
Adjustments / Additional Charges	\$0.00
Current Charges Due By 7/5/2025	\$14.21

Total Amount Due

\$14.21*

*Amount due at the time of billing

Meter Readings

Serial: 77082093 **Cons:** 0.00000

Previous Reading		Current Reading	
Date	Reading	Date	Reading
4/30/2025	2.00000	5/20/2025	2.00000



Agency Information

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

Account Information

ACCOUNT NUMBER NAME
005090-003 Faribault HRA LLC

SERVICE ADDRESS
1528 Western Ave - Irrig

Bill Details

SERVICE PERIOD BILLING DATE
5/1/2025 to 5/31/2025 (31 days) 6/10/2025

DUE DATE
7/5/2025

Current Charges

Type	Amount
Water: Water Base	\$9.17
Water: Water Irrigation Consumption	\$0.00
Total Current Charges	\$9.17

Bill Summary

Type	Amount
Previous Balance	\$14.21
Payments Received	\$14.21
Adjustments / Additional Charges	\$0.00
Current Charges Due By 7/5/2025	\$9.17

Total Amount Due	\$9.17*
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*Amount due at the time of billing

Meter Readings

Serial: 77083853 Cons: 1.00000

Previous Reading		Current Reading	
Date	Reading	Date	Reading
4/30/2025	2934.00000	5/20/2025	2935.00000



Agency Information

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

Account Information

ACCOUNT NUMBER NAME
005090-004 Faribault HRA LLC

SERVICE ADDRESS
1818 Shumway Ave - Irrig

Bill Details

SERVICE PERIOD BILLING DATE
5/1/2025 to 5/31/2025 (31 days) 6/10/2025

DUE DATE
7/5/2025

Current Charges

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

Bill Summary

Type	Amount
Previous Balance	\$15.02
Payments Received	\$15.02
Adjustments / Additional Charges	\$0.00
Current Charges Due By 7/5/2025	\$15.02

Total Amount Due

\$15.02*

*Amount due at the time of billing

Meter Readings

Serial: 77082923 **Cons:** 0.00000

Previous Reading		Current Reading	
Date	Reading	Date	Reading
4/30/2025	78.00000	5/31/2025	78.00000



Agency Information

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

Account Information

ACCOUNT NUMBER NAME
005090-006 Faribault HRA LLC

SERVICE ADDRESS
1810 Shumway Ave - Irrig

Bill Details

SERVICE PERIOD BILLING DATE
5/1/2025 to 5/31/2025 (31 days) 6/10/2025

DUE DATE
7/5/2025

Current Charges

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

Bill Summary

Type	Amount
Previous Balance	\$15.02
Payments Received	\$15.02
Adjustments / Additional Charges	\$0.00
Current Charges Due By 7/5/2025	\$15.02

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

*Amount due at the time of billing

Meter Readings

Serial: 77084954 Cons: 0.00000

Previous Reading		Current Reading	
Date	Reading	Date	Reading
4/30/2025	5284.00000	5/31/2025	5284.00000



Agency Information

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

Account Information

ACCOUNT NUMBER NAME
005090-007 Faribault HRA LLC

SERVICE ADDRESS
1806 Shumway Ave - Irrig

Bill Details

SERVICE PERIOD BILLING DATE
5/1/2025 to 5/31/2025 (31 days) 6/10/2025

DUE DATE
7/5/2025

Current Charges

Type	Amount
Water: Water Base	\$14.21
Water: Water Consumption Consumption	\$0.00
Total Current Charges	\$14.21

Bill Summary

Type	Amount
Previous Balance	\$14.21
Payments Received	\$14.21
Adjustments / Additional Charges	\$0.00
Current Charges Due By 7/5/2025	\$14.21

Total Amount Due

\$14.21*

*Amount due at the time of billing

Meter Readings

Serial: 77084955 **Cons:** 2.00000

Previous Reading		Current Reading	
Date	Reading	Date	Reading
4/30/2025	17399.00000	5/31/2025	17401.00000



Agency Information

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

Account Information

ACCOUNT NUMBER NAME
005090-016 Faribault HRA LLC

SERVICE ADDRESS
1814 Shumway Ave - Irrig

Bill Details

SERVICE PERIOD BILLING DATE
5/1/2025 to 5/31/2025 (31 days) 6/10/2025

DUE DATE
7/5/2025

Current Charges

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

Bill Summary

Type	Amount
Previous Balance	\$15.02
Payments Received	\$15.02
Adjustments / Additional Charges	\$0.00
Current Charges Due By 7/5/2025	\$15.02

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

*Amount due at the time of billing

Meter Readings

Serial: 77080632 Cons: 0.00000

Previous Reading		Current Reading	
Date	Reading	Date	Reading
4/30/2025	2032.00000	5/31/2025	2032.00000



Agency Information

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

Account Information

ACCOUNT NUMBER NAME
005090-026 Faribault HRA LLC

SERVICE ADDRESS
1526 Western Ave - Irrig

Bill Details

SERVICE PERIOD BILLING DATE
5/1/2025 to 5/31/2025 (31 days) 6/10/2025

DUE DATE
7/5/2025

Current Charges

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

Bill Summary

Type	Amount
Previous Balance	\$14.21
Payments Received	\$14.21
Adjustments / Additional Charges	\$0.00
Current Charges Due By 7/5/2025	\$14.21

Total Amount Due

\$14.21*

*Amount due at the time of billing

Meter Readings

Serial: 77083921 **Cons:** 0.00000

Previous Reading		Current Reading	
Date	Reading	Date	Reading
4/30/2025	1.00000	5/31/2025	1.00000



APPOINTMENT RECORD & INVOICE

Invoice # : 74893
Service Date : Jun 6, 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 : 8:07AM-9:40AM
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
(NMDU) - Bedbug Treatment	\$42.50	1	\$42.50
Bedbug Inspection	\$42.50	1	\$42.50
Roach Treatment	\$42.50	1	\$42.50
Roach Treatment	\$42.50	1	\$42.50
NOTES 1812 shumway garage full treatment none seen 1812 shumway none seen at this time , after 2 weeks if any live bugs are seen please provide sample bug 918 1st st SW - roaches, not ready, partial treatment done no live roaches scene 904 Spring Road- roaches- not ready, partial treatment done, still seeing live roaches schedule a third treatment for June 19th in the morning			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
	(NMDU) - Bedbug Treatment	\$42.50
	Bedbug Inspection	\$42.50
	Roach Treatment	\$42.50
	Roach Treatment	\$42.50

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	0.075% - 0.27 fl oz (8 ml) per gal	0.5 gal		Handheld Sprayer

TARGETED PESTS 1-Bed Bugs

AREAS TREATED 1-Garage

----- 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 Management - Attn: Samantha Callan

Today's Total Due: \$170

Due Date: Jul 6, 2025

Account #100984

Invoice #74893

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 # : 75244
Service Date : Jun 19, 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 : 8:06AM-8:30AM
Service Address : 208 1St Ave Nw
Faribault, MN 55021

Invoice to:
Cornerstone Mgmt City Of Faribault

(507) 333-0375

Today's Total Due:
\$42.5

SERVICE	PRICE	QTY	TOTAL
Multi-Family Housing Service - Regular Service Charge	\$0.00	1	\$0.00
Roach Treatment	\$42.50	1	\$42.50
NOTES 904 C Spring Road 3rd treatment, not ready, partial treatment done , no live roaches seen. Told tenant if he continues to see roaches to please call and make appointment	Sub Total		\$42.50
	Tax		\$0.00
	Today's Total		\$42.50
	Amount Paid		\$0.00
	Today's Total Due		\$42.5

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	0.1% - 10 g per gal up to 1,000 sq ft	0.2 gal		Handheld Sprayer

TARGETED PESTS 1-Roaches - German

AREAS TREATED 1-Bathroom(s), 2-Kitchen

----- 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 Management - Attn: Samantha Callan

Today's Total Due: \$42.5

Due Date: Jul 19, 2025

Account #100984

Invoice #75244

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.



SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
FARIBAULT PUBLIC HOUSING 922 1ST ST SW FARIBAULT, MN 55021-5701	51-4282073-7		07/07/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	930501874	06/06/2025	\$33.83

DAILY AVERAGES	Last Year	This Year
Temperature	63° F	60° F
Electricity kWh	0.7	0.7
Electricity Cost	\$1.11	\$1.13

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

Electricity Service	05/06/25 - 06/05/25	22 kWh	\$33.83
Current Charges			\$33.83

ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 05/06	\$32.95
Payment Received	Online Payment 06/04	-\$32.95 CR
Balance Forward		\$0.00
Current Charges		\$33.83
Amount Due (Cantidad a pagar)		\$33.83

QUESTIONS ABOUT YOUR BILL?

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

INFORMATION ABOUT YOUR BILL

Thank you for your payment.

041923 1/3



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



ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
51-4282073-7	07/07/2025	\$33.83	Automated Bank Payment

Your bill is paid through an automated bank payment plan.

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

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



FARIBAULT PUBLIC HOUSING
 C/O CORNERSTONE MANAGEMENT
 3520 E RIVER RD NE
 ROCHESTER MN 55906-5407



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

--- no inserts ---



SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
FARIBAULT PUBLIC HOUSING 922 1ST ST SW FARIBAULT, MN 55021-5701	51-4282073-7		07/07/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	930501874	06/06/2025	\$33.83

SERVICE ADDRESS: 922 1ST ST SW FARIBAULT, MN 55021-5701
NEXT READ DATE: 07/10/25

ELECTRICITY SERVICE DETAILS

PREMISES NUMBER: 302419655
INVOICE NUMBER: 1189138158

METER READING INFORMATION

METER 360297146			Read Dates: 05/06/25 - 06/05/25 (30 Days)
DESCRIPTION	USAGE TYPE	USAGE	
Total Energy	Actual	22 kWh	
Demand	Actual	0.052 kW	
Billable Demand		0 kW	

ELECTRICITY CHARGES

RATE: Sm Gen Svc (Metered)

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Basic Service Chg			\$6.00
Energy Charge Summer	3.67 kWh	\$0.117990	\$0.43
Energy Charge Winter	18.33 kWh	\$0.100940	\$1.85
Fuel Cost Charge	22 kWh	\$0.026364	\$0.58
Sales True Up	18.33 kWh	\$0.001700	\$0.03
Sales True Up	3.67 kWh	\$0.005180	\$0.02
Affordability Chrg			\$2.12
Resource Adjustment			\$0.27
Interim Rate Adj			\$0.59
Subtotal			\$11.89
City Fees			\$21.94
Total			\$33.83



ENERGY YOU CAN COUNT ON.

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

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



SAVE POWER. SAVE MONEY.

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

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



SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
FARIBAULT PUBLIC HOUSING 922 1ST ST SW FARIBAULT, MN 55021-5701	51-4282073-7		07/07/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	930501874	06/06/2025	\$33.83

Cooling Efficiency Rebate Options

Along with budding plants and birds chirping to signify spring, prepare your business for warmer weather and earn fixed rebates for purchasing qualifying energy-efficient equipment, including:

- Hotel room controllers
- Rooftop units (RTU)
- Food service equipment such as commercial dishwashers and hot food holding cabinets

Taking steps to upgrade or improve the efficiency of your cooling equipment can help your business gain year-over-year energy and cost savings. For how to get started, visit xcelenergy.com/Programs.

WANT HELP MANAGING YOUR ENERGY BILL?

Let us help you with that. From bill stabilization to payment assistance, and checking your usage rates, we have solutions that are right just for you.

Find out more at
xcelenergy.com/WaysToSave.

041923 2/3



06/06/2025

51-4282073-7

IMPORTANT PHONE NUMBERS

Electric Emergencies:	800-895-1999	24 hours, 7 days a week
Natural Gas Emergencies:	800-895-2999	24 hours, 7 days a week
Residential Customer Service*:	800-895-4999	7 a.m. – 7 p.m., Mon.–Fri. 9 a.m. – 5 p.m., Sat.
Business Solutions Center*:	800-481-4700	8 a.m. – 5 p.m., Mon.–Fri.
Telecommunications Relay Service -TRS	711	24 hours, 7 days a week
Call Before You Dig	811	24 hours, 7 days a week

*Register any inquiry or complaint at the above.

IMPORTANT ADDRESSES

General Inquiries*

Xcel Energy
PO Box 8
Eau Claire, WI 54702-0008
xcelenergy.com

Payments

Xcel Energy
PO BOX 4176
CAROL STREAM, IL 60197-4176
Please include stub for
faster processing.

GENERAL INFORMATION

City Fees

A fee some cities impose that Xcel Energy collects from customers and pays directly to the city.

Electronic Check Conversion

When you pay your bill by check, in most cases Xcel Energy will use your check information to make a one-time electronic debit from your checking account on the day we receive your check. There are no fees for this electronic conversion. In all other cases we will process your check.

Environmental Information

Fuels used to generate electricity have different costs, reliability and air emissions. For more information, contact Xcel Energy at 800-895-4999 or online at xcelenergy.com. You can also contact the Minnesota Department of Commerce at <http://mn.gov/commerce/> or the Minnesota Pollution Control Agency at <https://www.pca.state.mn.us/quick-links/electricity-and-environment>.

Estimated Bills

Xcel Energy attempts to read meters each month. If no reading is taken, Xcel Energy estimates your month's bill based on your past use.

Governing Regulatory Agency

The Minnesota Public Utilities Commission regulates this utility and is available for mediation.
MPUC: 121 7th Place E., Suite 350, St. Paul, MN 55101-2147 – <http://mn.gov/puc/>.

Late Payment Charge

Xcel Energy will assess a late payment charge on unpaid amounts two working days after the due date. The late payment charge is 1.5% monthly or \$1, whichever is greater. No late payment charge will be assessed if the unpaid amount is less than \$10.

Payment Responsibility

If the name on the front of your bill is not that of a person or business who has payment responsibility, call Xcel Energy at 800-895-4999.

Further information is available to customers upon request.

ABOUT YOUR ELECTRIC RATES

Affordability Charge

A surcharge to recover the costs of offering bill payment assistance and discount programs for low-income customers.

Basic Service Charge

Fixed monthly charge for certain fixed costs (metering, billing, maintenance, etc.)

Conservation Improvement Programs

Minnesota law requires Xcel Energy to invest in programs that help customers save energy.

Decoupling Adjustment

A credit or surcharge to residential and non-demand business customers that separates the recovery of fixed costs from sales, adjusted annually based on the average use of each of these two customer classes.

Demand Charge

Charge to commercial and industrial customers for the fixed costs of the electric capacity required to meet the peak electric loads on Xcel Energy's system. The charge, which is adjusted seasonally, applies to the highest 15 minute kW demand during the billing period.

Energy Charge

Charge per kWh of electricity usage to recover the variable costs of producing energy.

Fuel Cost Charge

Charge per kWh to recover the costs of fuel needed to run Xcel Energy's generating plants, as well as the cost of purchasing energy from other suppliers.

kWh

One kilowatt-hour (kWh) is a unit of electrical usage. One kWh equals 1,000 watts of electricity used for one hour. This is enough electricity to light a 100-watt light bulb for 10 hours.

Meter Reading Information

Smart meters track your energy use in 15-minute intervals. Your bill is based on the total kWh you used in each 15-minute interval in the billing period.

Mercury Cost Recovery

Minnesota law allows Xcel Energy to recover costs related to reducing Mercury emissions at two of Xcel Energy's fossil fuel power plants.

Renewable Development Fund

Minnesota law requires Xcel Energy to allocate money to support research and development of renewable energy technologies, grid modernization, and other projects that increase system efficiency.

Renewable Energy Standard

Minnesota law allows Xcel Energy to recover the costs of new renewable generation.

Resource Adjustment

This includes costs related to: Conservation Improvement Programs, Mercury Cost Recovery, Renewable Development Fund, Renewable Energy Standard, State Energy Policy, Transmission Cost Recovery.

State Energy Policy

Minnesota law allows Xcel Energy to recover costs related to various energy policies approved by the Legislature.

Transmission Cost Recovery

Minnesota law allows Xcel Energy to recover costs associated with new investments in the electric transmission system necessary to deliver electric energy to customers.

Windsources®

Windsources is an optional program where you choose how much wind energy you would like to support. You can choose a fixed number of Windsources blocks (100 kWh each) or choose a 100% Windsources option.

ABOUT YOUR NATURAL GAS RATES

Basic Service Charge

Monthly charge for certain fixed costs (metering, billing, maintenance, etc.)

Charge per therm

Charge to recover the cost of natural gas purchases from wholesale suppliers and delivered to Xcel Energy's distribution system via pipeline. This charge is adjusted each month.

Conservation Improvement Programs

Minnesota law requires Xcel Energy to invest in programs that help customers save energy.

Distribution Charge

Charge per therm that covers only the delivery costs of natural gas to a home or business through our distribution system. It does not include the charges for the natural gas itself.

Gas Affordability Program

A surcharge to recover the costs of offering a low-income customer co-pay program designed to reduce natural gas service disconnections. Billed to all non-interruptible customers.

Gas Utility Infrastructure Costs

Minnesota law allows Xcel Energy to recover MPUC-approved costs of assessments, modifications, and replacement of natural gas facilities as required to comply with state and federal pipeline safety programs.

Heat Content Adjustment

Corrects for variances in the heating capability of natural gas, and the adjustment varies monthly. The higher the heat content, the lower the volume of natural gas needed to provide the same heating.

Natural Gas Innovation Act Costs

Minnesota law allows Xcel Energy to recover approved costs for pilot programs and technologies aimed at reducing natural gas emissions and helping meet the state's clean energy goals.

New Area Service/Extension Surcharge

Monthly charge for extending natural gas service to areas where the cost would otherwise have been prohibitive under Company's present rates and service extension policy.

Pressure Correction Adjustment

Adjusts for variances in the amount of natural gas measured by different types of meters due to pressure differences in the natural gas delivered to a service.

Resource Adjustment

This includes costs related to Conservation Improvement Programs, Gas Utility Infrastructure Costs and State Energy Policy Rider.

State Energy Policy

Minnesota law allows Xcel Energy to recover costs related to various energy policies approved by the Legislature.

Therm

A therm is a unit of heating value equal to 100,000 British Thermal Units (BTUs). Since natural gas meters measure the volume of natural gas consumed in cubic feet, the Heat Content Adjustment is used to determine how much heat, in therms, is contained in the volume consumed.

PAYMENT OPTIONS

Learn more at xcelenergy.com

Standard Payment Options: (No fees apply)

- **My Account/eBill/Mobile App** — View/pay your bill electronically, view energy usage and access account information.
- **Auto Pay** — Automatically pay your bill directly from your bank account.
- **Credit/Debit Card Payment** — Pay with your credit or debit card electronically in My Account/eBill/Mobile App, or by calling 833-660-1365.
- **Pay By Phone** — Make your payment by phone from your checking or savings account by calling 800-895-4999.
- **Pay By Mail** — Return the enclosed envelope and attached bill stub with your payment. Apply proper postage.
- **Bank View and Pay** — View and pay your bills online through a third-party vendor.

Other Payment Options

(Third-party fees will apply. Xcel Energy does not collect nor benefit from these fees.)

- **Pay Stations** — Pay your bill in-person at a location near you. A processing fee is charged for payments made at a pay station.

Learn more in **My Account** on xcelenergy.com or the **Xcel Energy mobile app**.



2024 SALES TRUE-UP ADJUSTMENT ON YOUR BILL

Effective June 1, 2025

The Minnesota Public Utilities Commission (MPUC) issued a decision on July 17, 2023, granting Xcel Energy's request to use a sales true-up mechanism.

True-up of approved revenue to actual sales

A true-up adjustment is a customer credit if electric sales are above the established sales level. If electric sales are below the established sales level, the adjustment is a surcharge to customers. The Sales True-Up adjustment may be a separate credit or a charge per kilowatt hour (kWh). The MPUC decision based electric service rates on a fixed sales level with a true-up rate adjustment allowed for later differences from those sales.

2024 Sales True-Up rate adjustment

The 2024 Sales True-Up applies to all customer rate classifications. Xcel Energy reviewed 2024 actual electric sales and calculated revenues by customer rate classification at current authorized electric base rates. Electric sales for the Residential customer rate classification were less than the established sales level, resulting in a \$9.6 million under-collection of approved revenue and a corresponding surcharge to the Residential customer class. Electric sales for the Commercial, Demand, and Interdepartmental customer rate classifications were less than the established sales level, resulting in a combined \$29.3 million under-collection of approved revenue and corresponding surcharges to customers in those classes. Other Public Authorities were measured as a separate customer rate classification. Sales were less than the established sales level, resulting in a \$228,000 under-collection of approved revenue and a corresponding surcharge to the Other Public Authorities class. Electric sales for the Metered Lighting customer class were more than the established sales level, resulting in a \$381,000 over-collection of approved revenue and corresponding credit to customers in those classes.

As approved by the MPUC, Xcel Energy is also including a surcharge of \$107.4 million from the 2024 Midwest Independent System Operator Planning Resource Auction in the 2024 Sales True-Up rates. This changes the over-/under-collection amounts to the following: Residential - \$52.1 million under-collected; Commercial, Demand, and Interdepartmental - \$94.0 million under-collected; Other Public Authorities - \$479,000 under-collected; and Metered Lighting - \$381,000 over-collected.

Rate adjustment for 2024 will go into effect on June 1, 2025, and remain in effect for 12 months to offset the over- or under-collections of 2024 authorized electric revenue for the respective customer rate classifications.

The chart below shows the surcharge or credit adjustment amount to each customer rate classification for the period of June 1, 2025 through May 31, 2026.

Customer Rate Classification	Rate Adjustment per kWh (Credit) or Surcharge
Residential	\$0.00570
Commercial Non-Demand	\$0.00518
Demand-Metered and Interdepartmental	\$0.00488
Other Public Authorities	\$0.00759
Lighting-Metered Energy	(\$0.01104)

Effect of true-up on monthly bills

The effect of the true-up adjustment on your bill will vary depending on the amount of electricity you use, in kWh. The chart below shows the average monthly credit or surcharge amounts for the most commonly used rate schedules, based on average monthly kWh energy usage. Individual customer credit or surcharge amounts are specific to each customer's monthly kWh energy usage. The chart excludes lighting and interdepartmental customers that have a large number of account combinations affecting average kWh usage.

Rate Schedule	Average Monthly kWh Usage	Monthly Amount (Credit) or Surcharge
Residential Service	600	\$3.42
Small General Service	800	\$4.14
General Service	14,000	\$68.32
General Time-of-Day Service	120,000	\$585.60
Peak-Controlled Service	65,000	\$317.20
Peak-Controlled Time-of-Day Service	570,000	\$2,781.60
Small Municipal Pumping	600	\$4.55
Municipal Pumping	8,000	\$60.72

For more information

If you would like more information from Xcel Energy regarding the Sales True-Up, please contact:

Residential 800-895-4999	TDD/TTY Support 800-895-4949	Commercial 800-481-4700
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MAILING ADDRESS	ACCOUNT NUMBER		DUE DATE
RENTALS FARIBAULT CITY OF C/O CORNERSTONE MANAGEMENT 3520 E RIVER RD NE ROCHESTER MN 55906-5407	51-7027671-4		07/09/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	930955782	06/10/2025	\$107.20

QUESTIONS ABOUT YOUR BILL?

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

ACCOUNT BALANCE *(Balance de su cuenta)*

Previous Balance	As of 05/05	\$106.13
Payment Received	Online Payment 06/06	-\$106.13 CR
Balance Forward		\$0.00
Current Charges		\$107.20
Amount Due <i>(Cantidad a pagar)</i>		\$107.20

PREMISES SUMMARY

PREMISES NUMBER	PREMISES IDENTIFIER	PREMISES DESCRIPTOR	CURRENT BILL
302211412	1526 WESTERN AVE NW		\$69.73
302539971	1526 WESTERN AVE NW		\$37.47
Total			\$107.20

INFORMATION ABOUT YOUR BILL

Your bill includes a surcharge of \$0.00570 per kWh as a result of a rate adjustment for the differences between 2024 forecast and actual sales. The surcharge begins June 1, 2025, and will be effective for 12 months. See the enclosed notice for details.

New gas base rates became effective June 1, 2025.
 See the enclosed bill insert for details.

This month's Resource Adjustment includes an updated Natural Gas Innovation Act (NGIA) Rider rate, which recovers the costs of innovative natural gas investments that aim to reduce lifecycle greenhouse gas emissions. The NGIA Rider portion of the Resource Adjustment is \$0.017214 per therm for Residential Customers; \$0.010520 per therm for Commercial Firm customers; \$0.001194 per therm for Commercial Demand Billed customers; and \$0.006601 per therm for Interruptible customers.

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



ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
51-7027671-4	07/09/2025	\$107.20	Automated Bank Payment

Your bill is paid through an automated bank payment plan.

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

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



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



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





MAILING ADDRESS	ACCOUNT NUMBER		DUE DATE
RENTALS FARIBAULT CITY OF C/O CORNERSTONE MANAGEMENT 3520 E RIVER RD NE ROCHESTER MN 55906-5407	51-7027671-4		07/09/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	930955782	06/10/2025	\$107.20

INFORMATION ABOUT YOUR BILL

Thank you for your payment.



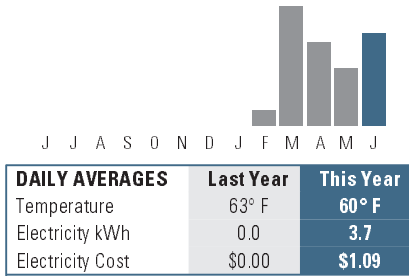
SAVE POWER. SAVE MONEY.

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

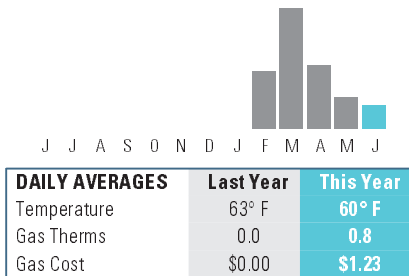
Get more tips at [xcelenergy.com/EnergySavingTips](https://www.xcelenergy.com/EnergySavingTips).



YOUR MONTHLY ELECTRICITY USAGE



YOUR MONTHLY NATURAL GAS USAGE



MAILING ADDRESS	ACCOUNT NUMBER		DUE DATE
RENTALS FARIBAULT CITY OF C/O CORNERSTONE MANAGEMENT 3520 E RIVER RD NE ROCHESTER MN 55906-5407	51-7027671-4		07/09/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	930955782	06/10/2025	\$107.20

SERVICE ADDRESS: 1526 WESTERN AVE NW FARIBAULT, MN 55021-9266
NEXT READ DATE: 07/09/25

ELECTRICITY SERVICE DETAILS

PREMISES NUMBER: 302211412
INVOICE NUMBER: 1189928076

METER READING INFORMATION		
METER 360378387 Read Dates: 05/05/25 - 06/04/25 (30 Days)		
DESCRIPTION	USAGE TYPE	USAGE
Total Energy	Actual	110 kWh

ELECTRICITY CHARGES

RATE: Res Underground

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Basic Service Chg			\$6.00
Energy Charge Summer	14.67 kWh	\$0.130690	\$1.92
Energy Charge Winter	95.33 kWh	\$0.113640	\$10.83
Fuel Cost Charge	110 kWh	\$0.026545	\$2.92
Sales True Up	95.33 kWh	- \$0.000150	- \$0.01 CR
Sales True Up	14.67 kWh	\$0.005700	\$0.08
Affordability Chrg			\$2.12
Resource Adjustment			\$1.02
Interim Rate Adj			\$1.34
Subtotal			\$26.22
City Fees			\$6.63
Total			\$32.85

SERVICE ADDRESS: 1526 WESTERN AVE NW FARIBAULT, MN 55021-9266
NEXT READ DATE: 07/09/25

NATURAL GAS SERVICE DETAILS

PREMISES NUMBER: 302211412
INVOICE NUMBER: 0560799143

METER READING INFORMATION			
METER 513190 Read Dates: 05/06/25 - 06/05/25 (30 Days)			
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	4980 Actual	4958 Actual	22 ccf

NATURAL GAS ADJUSTMENTS

DESCRIPTION	VALUE UNITS	CONVERSION	VALUE UNITS
Heat Content Adjustment	22 ccf	x 1.080800	24 therms

NATURAL GAS CHARGES

RATE: Residential Firm Service

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Basic Service Chg			\$9.00
Distribution Chg	2.13 therms	\$0.380239	\$0.81
Distribution Chg	21.87 therms	\$0.274927	\$6.01
Cost Of Gas	24 therms	\$0.340417	\$8.17
Gas Affordability	24 therms	\$0.008750	\$0.21
Interim Rate Adjust			\$2.77
Pricing Event Surcharge	24 therms	\$0.042190	\$1.01
Decoupling Adj	21.87 therms	\$0.017392	\$0.38
Decoupling Adj	2.13 therms	\$0.050691	\$0.11
Resource Adjustment			\$1.45
Subtotal			\$29.92
City Fees			\$6.96
Total			\$36.88



MAILING ADDRESS	ACCOUNT NUMBER		DUE DATE
RENTALS FARIBAULT CITY OF C/O CORNERSTONE MANAGEMENT 3520 E RIVER RD NE ROCHESTER MN 55906-5407	51-7027671-4		07/09/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	930955782	06/10/2025	\$107.20

Premises Total**\$69.73****INFORMATION ABOUT YOUR BILL**

Effective June 1, 2025, the Decoupling Adj on your natural gas bill reflects the results of the Xcel Energy's 2024 revenue decoupling program. The Decoupling Adj is a surcharge of \$0.050691 per therm, which will be reflected on your bill for the next 12 months. See the enclosed notice for details.

**ENERGY YOU CAN COUNT ON.**

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

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

**OUR EXPERTISE. TOGETHER**

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

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



MAILING ADDRESS	ACCOUNT NUMBER		DUE DATE
RENTALS FARIBAULT CITY OF C/O CORNERSTONE MANAGEMENT 3520 E RIVER RD NE ROCHESTER MN 55906-5407	51-7027671-4		07/09/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	930955782	06/10/2025	\$107.20

SERVICE ADDRESS: 1526 WESTERN AVE NW FARIBAULT, MN 55021-9266
NEXT READ DATE: 07/09/25

ELECTRICITY SERVICE DETAILS

PREMISES NUMBER: 302539971
INVOICE NUMBER: 1189934691

METER READING INFORMATION		
METER 360378281		Read Dates: 05/05/25 - 06/04/25 (30 Days)
DESCRIPTION	USAGE TYPE	USAGE
Total Energy	Actual	47 kWh
Demand	Actual	0.072 kW
Billable Demand		0 kW

ELECTRICITY CHARGES

RATE: Sm Gen Svc (Metered)

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Basic Service Chg			\$6.00
Energy Charge Summer	6.27 kWh	\$0.117990	\$0.74
Energy Charge Winter	40.73 kWh	\$0.100940	\$4.11
Fuel Cost Charge	47 kWh	\$0.026596	\$1.25
Sales True Up	40.73 kWh	\$0.001700	\$0.07
Sales True Up	6.27 kWh	\$0.005180	\$0.03
Affordability Chrg			\$2.12
Resource Adjustment			\$0.43
Interim Rate Adj			\$0.78
Subtotal			\$15.53
City Fees			\$21.94
Total			\$37.47
Premises Total			\$37.47

076206 3/5



OUR EXPERTISE. TOGETHER

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

Learn more at xcelenergy.com/Business.

06/10/2025

51-7027671-4

IMPORTANT PHONE NUMBERS

Electric Emergencies:	800-895-1999	24 hours, 7 days a week
Natural Gas Emergencies:	800-895-2999	24 hours, 7 days a week
Residential Customer Service*:	800-895-4999	7 a.m. – 7 p.m., Mon.–Fri. 9 a.m. – 5 p.m., Sat.
Business Solutions Center*:	800-481-4700	8 a.m. – 5 p.m., Mon.–Fri.
Telecommunications Relay Service -TRS	711	24 hours, 7 days a week
Call Before You Dig	811	24 hours, 7 days a week

*Register any inquiry or complaint at the above.

IMPORTANT ADDRESSES

General Inquiries*

Xcel Energy
PO Box 8
Eau Claire, WI 54702-0008
xcelenergy.com

Payments

Xcel Energy
PO BOX 4176
CAROL STREAM, IL 60197-4176
Please include stub for
faster processing.

GENERAL INFORMATION

City Fees

A fee some cities impose that Xcel Energy collects from customers and pays directly to the city.

Electronic Check Conversion

When you pay your bill by check, in most cases Xcel Energy will use your check information to make a one-time electronic debit from your checking account on the day we receive your check. There are no fees for this electronic conversion. In all other cases we will process your check.

Environmental Information

Fuels used to generate electricity have different costs, reliability and air emissions. For more information, contact Xcel Energy at 800-895-4999 or online at xcelenergy.com. You can also contact the Minnesota Department of Commerce at <http://mn.gov/commerce/> or the Minnesota Pollution Control Agency at <https://www.pca.state.mn.us/quick-links/electricity-and-environment>.

Estimated Bills

Xcel Energy attempts to read meters each month. If no reading is taken, Xcel Energy estimates your month's bill based on your past use.

Governing Regulatory Agency

The Minnesota Public Utilities Commission regulates this utility and is available for mediation.
MPUC: 121 7th Place E., Suite 350, St. Paul, MN 55101-2147 – <http://mn.gov/puc/>.

Late Payment Charge

Xcel Energy will assess a late payment charge on unpaid amounts two working days after the due date. The late payment charge is 1.5% monthly or \$1, whichever is greater. No late payment charge will be assessed if the unpaid amount is less than \$10.

Payment Responsibility

If the name on the front of your bill is not that of a person or business who has payment responsibility, call Xcel Energy at 800-895-4999.

Further information is available to customers upon request.

ABOUT YOUR ELECTRIC RATES

Affordability Charge

A surcharge to recover the costs of offering bill payment assistance and discount programs for low-income customers.

Basic Service Charge

Fixed monthly charge for certain fixed costs (metering, billing, maintenance, etc.)

Conservation Improvement Programs

Minnesota law requires Xcel Energy to invest in programs that help customers save energy.

Decoupling Adjustment

A credit or surcharge to residential and non-demand business customers that separates the recovery of fixed costs from sales, adjusted annually based on the average use of each of these two customer classes.

Demand Charge

Charge to commercial and industrial customers for the fixed costs of the electric capacity required to meet the peak electric loads on Xcel Energy's system. The charge, which is adjusted seasonally, applies to the highest 15 minute kW demand during the billing period.

Energy Charge

Charge per kWh of electricity usage to recover the variable costs of producing energy.

Fuel Cost Charge

Charge per kWh to recover the costs of fuel needed to run Xcel Energy's generating plants, as well as the cost of purchasing energy from other suppliers.

kWh

One kilowatt-hour (kWh) is a unit of electrical usage. One kWh equals 1,000 watts of electricity used for one hour. This is enough electricity to light a 100-watt light bulb for 10 hours.

Meter Reading Information

Smart meters track your energy use in 15-minute intervals. Your bill is based on the total kWh you used in each 15-minute interval in the billing period.

Mercury Cost Recovery

Minnesota law allows Xcel Energy to recover costs related to reducing Mercury emissions at two of Xcel Energy's fossil fuel power plants.

Renewable Development Fund

Minnesota law requires Xcel Energy to allocate money to support research and development of renewable energy technologies, grid modernization, and other projects that increase system efficiency.

Renewable Energy Standard

Minnesota law allows Xcel Energy to recover the costs of new renewable generation.

Resource Adjustment

This includes costs related to: Conservation Improvement Programs, Mercury Cost Recovery, Renewable Development Fund, Renewable Energy Standard, State Energy Policy, Transmission Cost Recovery.

State Energy Policy

Minnesota law allows Xcel Energy to recover costs related to various energy policies approved by the Legislature.

Transmission Cost Recovery

Minnesota law allows Xcel Energy to recover costs associated with new investments in the electric transmission system necessary to deliver electric energy to customers.

Windsources®

Windsources is an optional program where you choose how much wind energy you would like to support. You can choose a fixed number of Windsources blocks (100 kWh each) or choose a 100% Windsources option.

ABOUT YOUR NATURAL GAS RATES

Basic Service Charge

Monthly charge for certain fixed costs (metering, billing, maintenance, etc.)

Charge per therm

Charge to recover the cost of natural gas purchases from wholesale suppliers and delivered to Xcel Energy's distribution system via pipeline. This charge is adjusted each month.

Conservation Improvement Programs

Minnesota law requires Xcel Energy to invest in programs that help customers save energy.

Distribution Charge

Charge per therm that covers only the delivery costs of natural gas to a home or business through our distribution system. It does not include the charges for the natural gas itself.

Gas Affordability Program

A surcharge to recover the costs of offering a low-income customer co-pay program designed to reduce natural gas service disconnections. Billed to all non-interruptible customers.

Gas Utility Infrastructure Costs

Minnesota law allows Xcel Energy to recover MPUC-approved costs of assessments, modifications, and replacement of natural gas facilities as required to comply with state and federal pipeline safety programs.

Heat Content Adjustment

Corrects for variances in the heating capability of natural gas, and the adjustment varies monthly. The higher the heat content, the lower the volume of natural gas needed to provide the same heating.

Natural Gas Innovation Act Costs

Minnesota law allows Xcel Energy to recover approved costs for pilot programs and technologies aimed at reducing natural gas emissions and helping meet the state's clean energy goals.

New Area Service/Extension Surcharge

Monthly charge for extending natural gas service to areas where the cost would otherwise have been prohibitive under Company's present rates and service extension policy.

Pressure Correction Adjustment

Adjusts for variances in the amount of natural gas measured by different types of meters due to pressure differences in the natural gas delivered to a service.

Resource Adjustment

This includes costs related to Conservation Improvement Programs, Gas Utility Infrastructure Costs and State Energy Policy Rider.

State Energy Policy

Minnesota law allows Xcel Energy to recover costs related to various energy policies approved by the Legislature.

Therm

A therm is a unit of heating value equal to 100,000 British Thermal Units (BTUs). Since natural gas meters measure the volume of natural gas consumed in cubic feet, the Heat Content Adjustment is used to determine how much heat, in therms, is contained in the volume consumed.

PAYMENT OPTIONS

Learn more at xcelenergy.com

Standard Payment Options: (No fees apply)

- **My Account/eBill/Mobile App** — View/pay your bill electronically, view energy usage and access account information.
- **Auto Pay** — Automatically pay your bill directly from your bank account.
- **Credit/Debit Card Payment** — Pay with your credit or debit card electronically in My Account/eBill/Mobile App, or by calling 833-660-1365.
- **Pay By Phone** — Make your payment by phone from your checking or savings account by calling 800-895-4999.
- **Pay By Mail** — Return the enclosed envelope and attached bill stub with your payment. Apply proper postage.
- **Bank View and Pay** — View and pay your bills online through a third-party vendor.

Other Payment Options

(Third-party fees will apply. Xcel Energy does not collect nor benefit from these fees.)

- **Pay Stations** — Pay your bill in-person at a location near you. A processing fee is charged for payments made at a pay station.

Learn more in **My Account** on xcelenergy.com or the **Xcel Energy mobile app**.



XCEL ENERGY'S MINNESOTA NATURAL GAS DECOUPLING PROGRAM

WHAT IS DECOUPLING?

Decoupling separates recovery of fixed costs from sales. Sales revenue levels are approved by the Minnesota Public Utilities Commission (MPUC). The Decoupling Adjustment is balanced annually and is based on average use for a customer class. The adjustment will appear as a credit or a surcharge on your bill. This annual balancing insures there is no incentive for the company to sell more gas in order to generate more revenue. The "How Decoupling Works" chart shows how decoupling adjusts rates to smooth out revenue fluctuations over time.

WHAT IS XCEL ENERGY'S NATURAL GAS DECOUPLING PILOT PROGRAM?

Recently, Xcel Energy began a natural gas decoupling pilot program for residential, small commercial, large commercial, large demand-billed, small interruptible and medium interruptible customers. Each year starting in 2024, Xcel Energy applies a decoupling adjustment to customer bills that corrects non-gas revenue to MPUC approved levels. This shows on your bill as either a surcharge or a credit. The decoupling pilot program began with a baseline comparison in summer of 2023. The decoupling adjustment will appear as a line item, "Decoupling Adj.," on your bill.

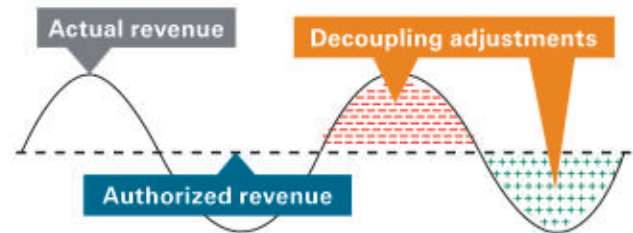
WHAT DOES DECOUPLING MEAN FOR YOU?

Over time, decoupling will not have a large impact on customer bills, because the majority of a customer's bill comes from the amount of natural gas used. If you use less natural gas, you reduce the consumption-based portion of your bill — saving money, even with a decoupling adjustment.

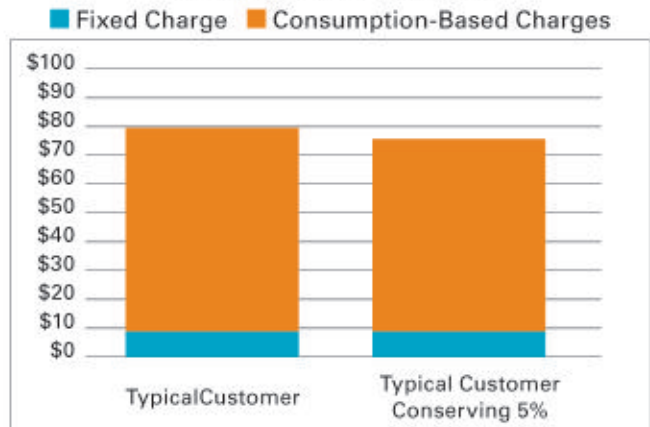
WHAT DOES DECOUPLING MEAN FOR ENERGY EFFICIENCY AND ENERGY CONSERVATION?

The decoupling program helps ensure Xcel Energy remains focused on helping customers conserve natural gas. Customers who reduce their energy consumption are rewarded with lower natural gas bills.

HOW DECOUPLING WORKS



TYPICAL RESIDENTIAL BILL



*Chart illustrates a typical residential customer's monthly bill. Actual results will vary by class and customer usage.





2024 SALES TRUE-UP ADJUSTMENT ON YOUR BILL

Effective June 1, 2025

The Minnesota Public Utilities Commission (MPUC) issued a decision on July 17, 2023, granting Xcel Energy's request to use a sales true-up mechanism.

True-up of approved revenue to actual sales

A true-up adjustment is a customer credit if electric sales are above the established sales level. If electric sales are below the established sales level, the adjustment is a surcharge to customers. The Sales True-Up adjustment may be a separate credit or a charge per kilowatt hour (kWh). The MPUC decision based electric service rates on a fixed sales level with a true-up rate adjustment allowed for later differences from those sales.

2024 Sales True-Up rate adjustment

The 2024 Sales True-Up applies to all customer rate classifications. Xcel Energy reviewed 2024 actual electric sales and calculated revenues by customer rate classification at current authorized electric base rates. Electric sales for the Residential customer rate classification were less than the established sales level, resulting in a \$9.6 million under-collection of approved revenue and a corresponding surcharge to the Residential customer class. Electric sales for the Commercial, Demand, and Interdepartmental customer rate classifications were less than the established sales level, resulting in a combined \$29.3 million under-collection of approved revenue and corresponding surcharges to customers in those classes. Other Public Authorities were measured as a separate customer rate classification. Sales were less than the established sales level, resulting in a \$228,000 under-collection of approved revenue and a corresponding surcharge to the Other Public Authorities class. Electric sales for the Metered Lighting customer class were more than the established sales level, resulting in a \$381,000 over-collection of approved revenue and corresponding credit to customers in those classes.

As approved by the MPUC, Xcel Energy is also including a surcharge of \$107.4 million from the 2024 Midwest Independent System Operator Planning Resource Auction in the 2024 Sales True-Up rates. This changes the over-/under-collection amounts to the following: Residential - \$52.1 million under-collected; Commercial, Demand, and Interdepartmental - \$94.0 million under-collected; Other Public Authorities - \$479,000 under-collected; and Metered Lighting - \$381,000 over-collected.

Rate adjustment for 2024 will go into effect on June 1, 2025, and remain in effect for 12 months to offset the over- or under-collections of 2024 authorized electric revenue for the respective customer rate classifications.

The chart below shows the surcharge or credit adjustment amount to each customer rate classification for the period of June 1, 2025 through May 31, 2026.

Customer Rate Classification	Rate Adjustment per kWh (Credit) or Surcharge
Residential	\$0.00570
Commercial Non-Demand	\$0.00518
Demand-Metered and Interdepartmental	\$0.00488
Other Public Authorities	\$0.00759
Lighting-Metered Energy	(\$0.01104)

Effect of true-up on monthly bills

The effect of the true-up adjustment on your bill will vary depending on the amount of electricity you use, in kWh. The chart below shows the average monthly credit or surcharge amounts for the most commonly used rate schedules, based on average monthly kWh energy usage. Individual customer credit or surcharge amounts are specific to each customer's monthly kWh energy usage. The chart excludes lighting and interdepartmental customers that have a large number of account combinations affecting average kWh usage.

Rate Schedule	Average Monthly kWh Usage	Monthly Amount (Credit) or Surcharge
Residential Service	600	\$3.42
Small General Service	800	\$4.14
General Service	14,000	\$68.32
General Time-of-Day Service	120,000	\$585.60
Peak-Controlled Service	65,000	\$317.20
Peak-Controlled Time-of-Day Service	570,000	\$2,781.60
Small Municipal Pumping	600	\$4.55
Municipal Pumping	8,000	\$60.72

For more information

If you would like more information from Xcel Energy regarding the Sales True-Up, please contact:

Residential	TDD/TTY Support	Commercial
800-895-4999	800-895-4949	800-481-4700







SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
RENTALS FARIBAULT CITY OF 904 SPRING RD APT A FARIBAULT, MN 55021-6995	51-7055687-1		07/10/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	931154304	06/11/2025	\$63.68

YOUR MONTHLY ELECTRICITY USAGE



DAILY AVERAGES	Last Year	This Year
Temperature	64° F	60° F
Electricity kWh	0.0	2.0
Electricity Cost	\$0.00	\$0.90

YOUR MONTHLY NATURAL GAS USAGE



DAILY AVERAGES	Last Year	This Year
Temperature	64° F	60° F
Gas Therms	0.0	0.7
Gas Cost	\$0.00	\$1.23

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

Electricity Service	05/11/25 - 06/10/25	59 kWh	\$26.87
Natural Gas Service	05/12/25 - 06/11/25	21 therms	\$36.81
Current Charges			\$63.68

ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 05/11	\$80.60
Payment Received	Online Payment 06/09	-\$80.60 CR
Balance Forward		\$0.00
Current Charges		\$63.68
Amount Due (Cantidad a pagar)		\$63.68

INFORMATION ABOUT YOUR BILL

Your bill includes a surcharge of \$0.00570 per kWh as a result of a rate adjustment for the differences between 2024 forecast and actual sales. The surcharge begins June 1, 2025, and will be effective for 12 months. See the enclosed notice for details.

New gas base rates became effective June 1, 2025.

See the enclosed bill insert for details.

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com

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

Please Call: 1-800-895-4999

Español: 1-800-687-8778

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



This month's Resource Adjustment includes an updated Natural Gas Innovation Act (NGIA) Rider rate, which recovers the costs of innovative natural gas investments that aim to reduce lifecycle greenhouse gas emissions. The NGIA Rider portion of the Resource Adjustment is \$0.017214 per therm for Residential Customers; \$0.010520 per therm for Commercial Firm customers; \$0.001194 per therm for Commercial Demand Billed customers; and \$0.006601 per therm for Interruptible customers.

Thank you for your payment.

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

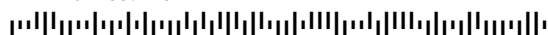


ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
51-7055687-1	07/10/2025	\$63.68	Automated Bank Payment

Your bill is paid through an automated bank payment plan.

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

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



FARIBAULT CITY OF
UNIT AT SPRING RD
208 1ST AVE NW
FARIBAULT MN 55021-5105



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



SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
RENTALS FARIBAUT CITY OF 904 SPRING RD APT A FARIBAUT, MN 55021-6995	51-7055687-1		07/10/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	931154304	06/11/2025	\$63.68

SERVICE ADDRESS: 904 SPRING RD APT A FARIBAUT, MN 55021-6995
NEXT READ DATE: 07/15/25

ELECTRICITY SERVICE DETAILS

PREMISES NUMBER: 303073763
INVOICE NUMBER: 1190383493

METER READING INFORMATION

METER 358772725			Read Dates: 05/11/25 - 06/10/25 (30 Days)
DESCRIPTION	USAGE TYPE	USAGE	
Total Energy	Actual	59 kWh	

ELECTRICITY CHARGES

RATE: Res Underground

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Basic Service Chg			\$6.00
Energy Charge Summer	19.67 kWh	\$0.130690	\$2.57
Energy Charge Winter	39.33 kWh	\$0.113640	\$4.47
Fuel Cost Charge	59 kWh	\$0.026949	\$1.59
Sales True Up	39.33 kWh	-\$0.000150	-\$0.01 CR
Sales True Up	19.67 kWh	\$0.005700	\$0.11
Affordability Chrg			\$2.12
Resource Adjustment			\$0.61
Interim Rate Adj			\$0.93
Subtotal			\$18.39
City Fees			\$6.63
County Tax		0.50%	\$0.12
State Tax		6.875%	\$1.73
Total			\$26.87

SERVICE ADDRESS: 904 SPRING RD APT A FARIBAUT, MN 55021-6995
NEXT READ DATE: 07/15/25

NATURAL GAS SERVICE DETAILS

PREMISES NUMBER: 303073763
INVOICE NUMBER: 0560930136



ENERGY YOU CAN COUNT ON.

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



STAY SAFE. CALL 811 BEFORE YOU DIG.

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

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





SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
RENTALS FARIBAULT CITY OF 904 SPRING RD APT A FARIBAULT, MN 55021-6995	51-7055687-1		07/10/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	931154304	06/11/2025	\$63.68

METER READING INFORMATION			
METER 680679		Read Dates: 05/12/25 - 06/11/25 (30 Days)	
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	9464 Actual	9446 Actual	18 ccf

NATURAL GAS ADJUSTMENTS

DESCRIPTION	VALUE UNITS	CONVERSION	VALUE UNITS
Pressure Correction Adjustm	18 ccf	x 1.100000	19.80 ccf
Heat Content Adjustment	19.80 ccf	x 1.079500	21 therms

NATURAL GAS CHARGES

RATE: Residential Firm Service

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Basic Service Chg			\$9.00
Distribution Chg	4.55 therms	\$0.380239	\$1.73
Distribution Chg	16.45 therms	\$0.274927	\$4.52
Cost Of Gas	21 therms	\$0.340952	\$7.16
Gas Affordability	21 therms	\$0.008750	\$0.18
Interim Rate Adjust			\$2.08
Pricing Event Surcharge	21 therms	\$0.042190	\$0.88
Decoupling Adj	16.45 therms	\$0.017392	\$0.29
Decoupling Adj	4.55 therms	\$0.050691	\$0.23
Resource Adjustment			\$1.31
Subtotal			\$27.38
City Fees			\$6.96
County Tax		0.50%	\$0.17
State Tax		6.875%	\$2.30
Total			\$36.81

INFORMATION ABOUT YOUR BILL

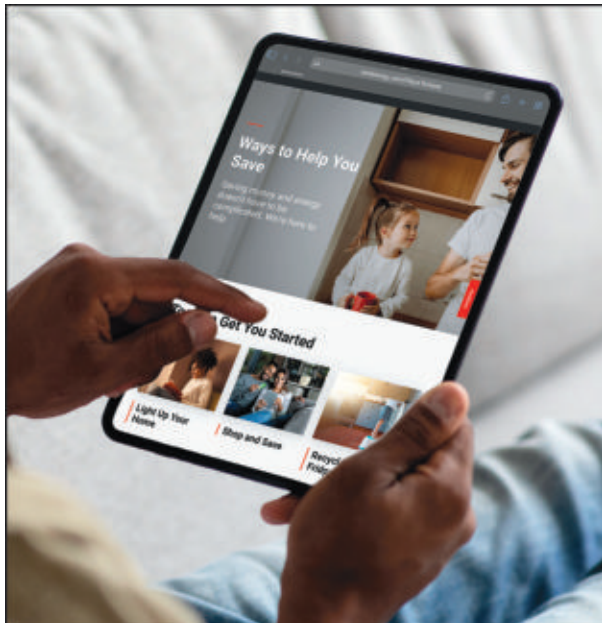
Effective June 1, 2025, the Decoupling Adj on your natural gas bill reflects the results of the Xcel Energy's 2024 revenue decoupling program. The Decoupling Adj is a surcharge of \$0.050691 per therm, which will be reflected on your bill for the next 12 months. See the enclosed notice for details.



ENERGY SAVING TIP.

Stay comfortable all year long by adjusting your ceiling fan seasonally. Set yours to run counterclockwise in summer to circulate cooler air.

To find more ways to save energy, visit xcelenergy.com/EnergySavingTips.



WANT HELP MANAGING YOUR ENERGY BILL?

Let us help you with that. From bill stabilization to payment assistance, and checking your usage rates, we have solutions that are right just for you.

Find out more at xcelenergy.com/WaysToSave.

065944 2/4



06/11/2025

51-7055687-1

IMPORTANT PHONE NUMBERS

Electric Emergencies:	800-895-1999	24 hours, 7 days a week
Natural Gas Emergencies:	800-895-2999	24 hours, 7 days a week
Residential Customer Service*:	800-895-4999	7 a.m. – 7 p.m., Mon.–Fri. 9 a.m. – 5 p.m., Sat.
Business Solutions Center*:	800-481-4700	8 a.m. – 5 p.m., Mon.–Fri.
Telecommunications Relay Service -TRS	711	24 hours, 7 days a week
Call Before You Dig	811	24 hours, 7 days a week

*Register any inquiry or complaint at the above.

IMPORTANT ADDRESSES

General Inquiries*

Xcel Energy
PO Box 8
Eau Claire, WI 54702-0008
xcelenergy.com

Payments

Xcel Energy
PO BOX 4176
CAROL STREAM, IL 60197-4176
Please include stub for faster processing.

GENERAL INFORMATION

City Fees

A fee some cities impose that Xcel Energy collects from customers and pays directly to the city.

Electronic Check Conversion

When you pay your bill by check, in most cases Xcel Energy will use your check information to make a one-time electronic debit from your checking account on the day we receive your check. There are no fees for this electronic conversion. In all other cases we will process your check.

Environmental Information

Fuels used to generate electricity have different costs, reliability and air emissions. For more information, contact Xcel Energy at 800-895-4999 or online at xcelenergy.com. You can also contact the Minnesota Department of Commerce at <http://mn.gov/commerce/> or the Minnesota Pollution Control Agency at <https://www.pca.state.mn.us/quick-links/electricity-and-environment>.

Estimated Bills

Xcel Energy attempts to read meters each month. If no reading is taken, Xcel Energy estimates your month's bill based on your past use.

Governing Regulatory Agency

The Minnesota Public Utilities Commission regulates this utility and is available for mediation. MPUC: 121 7th Place E., Suite 350, St. Paul, MN 55101-2147 – <http://mn.gov/puc/>.

Late Payment Charge

Xcel Energy will assess a late payment charge on unpaid amounts two working days after the due date. The late payment charge is 1.5% monthly or \$1, whichever is greater. No late payment charge will be assessed if the unpaid amount is less than \$10.

Payment Responsibility

If the name on the front of your bill is not that of a person or business who has payment responsibility, call Xcel Energy at 800-895-4999.

Further information is available to customers upon request.

ABOUT YOUR ELECTRIC RATES

Affordability Charge

A surcharge to recover the costs of offering bill payment assistance and discount programs for low-income customers.

Basic Service Charge

Fixed monthly charge for certain fixed costs (metering, billing, maintenance, etc.)

Conservation Improvement Programs

Minnesota law requires Xcel Energy to invest in programs that help customers save energy.

Decoupling Adjustment

A credit or surcharge to residential and non-demand business customers that separates the recovery of fixed costs from sales, adjusted annually based on the average use of each of these two customer classes.

Demand Charge

Charge to commercial and industrial customers for the fixed costs of the electric capacity required to meet the peak electric loads on Xcel Energy's system. The charge, which is adjusted seasonally, applies to the highest 15 minute kW demand during the billing period.

Energy Charge

Charge per kWh of electricity usage to recover the variable costs of producing energy.

Fuel Cost Charge

Charge per kWh to recover the costs of fuel needed to run Xcel Energy's generating plants, as well as the cost of purchasing energy from other suppliers.

kWh

One kilowatt-hour (kWh) is a unit of electrical usage. One kWh equals 1,000 watts of electricity used for one hour. This is enough electricity to light a 100-watt light bulb for 10 hours.

Meter Reading Information

Smart meters track your energy use in 15-minute intervals. Your bill is based on the total kWh you used in each 15-minute interval in the billing period.

Mercury Cost Recovery

Minnesota law allows Xcel Energy to recover costs related to reducing Mercury emissions at two of Xcel Energy's fossil fuel power plants.

Renewable Development Fund

Minnesota law requires Xcel Energy to allocate money to support research and development of renewable energy technologies, grid modernization, and other projects that increase system efficiency.

Renewable Energy Standard

Minnesota law allows Xcel Energy to recover the costs of new renewable generation.

Resource Adjustment

This includes costs related to: Conservation Improvement Programs, Mercury Cost Recovery, Renewable Development Fund, Renewable Energy Standard, State Energy Policy, Transmission Cost Recovery.

State Energy Policy

Minnesota law allows Xcel Energy to recover costs related to various energy policies approved by the Legislature.

Transmission Cost Recovery

Minnesota law allows Xcel Energy to recover costs associated with new investments in the electric transmission system necessary to deliver electric energy to customers.

Windsources®

Windsources is an optional program where you choose how much wind energy you would like to support. You can choose a fixed number of Windsources blocks (100 kWh each) or choose a 100% Windsources option.

ABOUT YOUR NATURAL GAS RATES

Basic Service Charge

Monthly charge for certain fixed costs (metering, billing, maintenance, etc.)

Charge per therm

Charge to recover the cost of natural gas purchases from wholesale suppliers and delivered to Xcel Energy's distribution system via pipeline. This charge is adjusted each month.

Conservation Improvement Programs

Minnesota law requires Xcel Energy to invest in programs that help customers save energy.

Distribution Charge

Charge per therm that covers only the delivery costs of natural gas to a home or business through our distribution system. It does not include the charges for the natural gas itself.

Gas Affordability Program

A surcharge to recover the costs of offering a low-income customer co-pay program designed to reduce natural gas service disconnections. Billed to all non-interruptible customers.

Gas Utility Infrastructure Costs

Minnesota law allows Xcel Energy to recover MPUC-approved costs of assessments, modifications, and replacement of natural gas facilities as required to comply with state and federal pipeline safety programs.

Heat Content Adjustment

Corrects for variances in the heating capability of natural gas, and the adjustment varies monthly. The higher the heat content, the lower the volume of natural gas needed to provide the same heating.

Natural Gas Innovation Act Costs

Minnesota law allows Xcel Energy to recover approved costs for pilot programs and technologies aimed at reducing natural gas emissions and helping meet the state's clean energy goals.

New Area Service/Extension Surcharge

Monthly charge for extending natural gas service to areas where the cost would otherwise have been prohibitive under Company's present rates and service extension policy.

Pressure Correction Adjustment

Adjusts for variances in the amount of natural gas measured by different types of meters due to pressure differences in the natural gas delivered to a service.

Resource Adjustment

This includes costs related to Conservation Improvement Programs, Gas Utility Infrastructure Costs and State Energy Policy Rider.

State Energy Policy

Minnesota law allows Xcel Energy to recover costs related to various energy policies approved by the Legislature.

Therm

A therm is a unit of heating value equal to 100,000 British Thermal Units (BTUs). Since natural gas meters measure the volume of natural gas consumed in cubic feet, the Heat Content Adjustment is used to determine how much heat, in therms, is contained in the volume consumed.

PAYMENT OPTIONS

Learn more at xcelenergy.com

Standard Payment Options: (No fees apply)

- **My Account/eBill/Mobile App** — View/pay your bill electronically, view energy usage and access account information.
- **Auto Pay** — Automatically pay your bill directly from your bank account.
- **Credit/Debit Card Payment** — Pay with your credit or debit card electronically in My Account/eBill/Mobile App, or by calling 833-660-1365.
- **Pay By Phone** — Make your payment by phone from your checking or savings account by calling 800-895-4999.
- **Pay By Mail** — Return the enclosed envelope and attached bill stub with your payment. Apply proper postage.
- **Bank View and Pay** — View and pay your bills online through a third-party vendor.

Other Payment Options

(Third-party fees will apply. Xcel Energy does not collect nor benefit from these fees.)

- **Pay Stations** — Pay your bill in-person at a location near you. A processing fee is charged for payments made at a pay station.

Learn more in **My Account** on xcelenergy.com or the **Xcel Energy mobile app**.



XCEL ENERGY'S MINNESOTA NATURAL GAS DECOUPLING PROGRAM

WHAT IS DECOUPLING?

Decoupling separates recovery of fixed costs from sales. Sales revenue levels are approved by the Minnesota Public Utilities Commission (MPUC). The Decoupling Adjustment is balanced annually and is based on average use for a customer class. The adjustment will appear as a credit or a surcharge on your bill. This annual balancing insures there is no incentive for the company to sell more gas in order to generate more revenue. The "How Decoupling Works" chart shows how decoupling adjusts rates to smooth out revenue fluctuations over time.

WHAT IS XCEL ENERGY'S NATURAL GAS DECOUPLING PILOT PROGRAM?

Recently, Xcel Energy began a natural gas decoupling pilot program for residential, small commercial, large commercial, large demand-billed, small interruptible and medium interruptible customers. Each year starting in 2024, Xcel Energy applies a decoupling adjustment to customer bills that corrects non-gas revenue to MPUC approved levels. This shows on your bill as either a surcharge or a credit. The decoupling pilot program began with a baseline comparison in summer of 2023. The decoupling adjustment will appear as a line item, "Decoupling Adj.," on your bill.

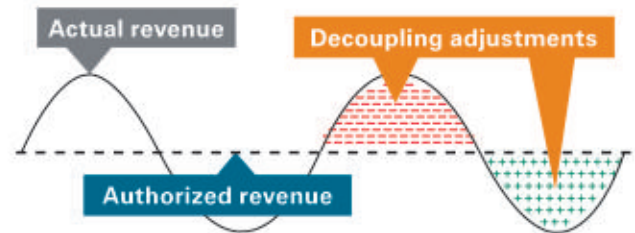
WHAT DOES DECOUPLING MEAN FOR YOU?

Over time, decoupling will not have a large impact on customer bills, because the majority of a customer's bill comes from the amount of natural gas used. If you use less natural gas, you reduce the consumption-based portion of your bill — saving money, even with a decoupling adjustment.

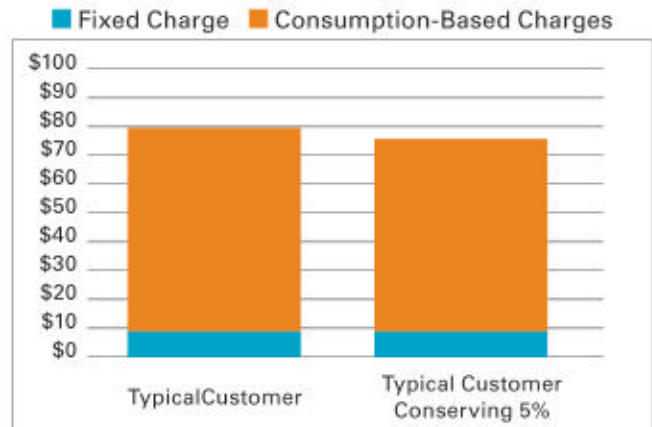
WHAT DOES DECOUPLING MEAN FOR ENERGY EFFICIENCY AND ENERGY CONSERVATION?

The decoupling program helps ensure Xcel Energy remains focused on helping customers conserve natural gas. Customers who reduce their energy consumption are rewarded with lower natural gas bills.

HOW DECOUPLING WORKS



TYPICAL RESIDENTIAL BILL



*Chart illustrates a typical residential customer's monthly bill. Actual results will vary by class and customer usage.





2024 SALES TRUE-UP ADJUSTMENT ON YOUR BILL

Effective June 1, 2025

The Minnesota Public Utilities Commission (MPUC) issued a decision on July 17, 2023, granting Xcel Energy's request to use a sales true-up mechanism.

True-up of approved revenue to actual sales

A true-up adjustment is a customer credit if electric sales are above the established sales level. If electric sales are below the established sales level, the adjustment is a surcharge to customers. The Sales True-Up adjustment may be a separate credit or a charge per kilowatt hour (kWh). The MPUC decision based electric service rates on a fixed sales level with a true-up rate adjustment allowed for later differences from those sales.

2024 Sales True-Up rate adjustment

The 2024 Sales True-Up applies to all customer rate classifications. Xcel Energy reviewed 2024 actual electric sales and calculated revenues by customer rate classification at current authorized electric base rates. Electric sales for the Residential customer rate classification were less than the established sales level, resulting in a \$9.6 million under-collection of approved revenue and a corresponding surcharge to the Residential customer class. Electric sales for the Commercial, Demand, and Interdepartmental customer rate classifications were less than the established sales level, resulting in a combined \$29.3 million under-collection of approved revenue and corresponding surcharges to customers in those classes. Other Public Authorities were measured as a separate customer rate classification. Sales were less than the established sales level, resulting in a \$228,000 under-collection of approved revenue and a corresponding surcharge to the Other Public Authorities class. Electric sales for the Metered Lighting customer class were more than the established sales level, resulting in a \$381,000 over-collection of approved revenue and corresponding credit to customers in those classes.

As approved by the MPUC, Xcel Energy is also including a surcharge of \$107.4 million from the 2024 Midwest Independent System Operator Planning Resource Auction in the 2024 Sales True-Up rates. This changes the over-/under-collection amounts to the following: Residential - \$52.1 million under-collected; Commercial, Demand, and Interdepartmental - \$94.0 million under-collected; Other Public Authorities - \$479,000 under-collected; and Metered Lighting - \$381,000 over-collected.

Rate adjustment for 2024 will go into effect on June 1, 2025, and remain in effect for 12 months to offset the over- or under-collections of 2024 authorized electric revenue for the respective customer rate classifications.

The chart below shows the surcharge or credit adjustment amount to each customer rate classification for the period of June 1, 2025 through May 31, 2026.

Customer Rate Classification	Rate Adjustment per kWh (Credit) or Surcharge
Residential	\$0.00570
Commercial Non-Demand	\$0.00518
Demand-Metered and Interdepartmental	\$0.00488
Other Public Authorities	\$0.00759
Lighting-Metered Energy	(\$0.01104)

Effect of true-up on monthly bills

The effect of the true-up adjustment on your bill will vary depending on the amount of electricity you use, in kWh. The chart below shows the average monthly credit or surcharge amounts for the most commonly used rate schedules, based on average monthly kWh energy usage. Individual customer credit or surcharge amounts are specific to each customer's monthly kWh energy usage. The chart excludes lighting and interdepartmental customers that have a large number of account combinations affecting average kWh usage.

Rate Schedule	Average Monthly kWh Usage	Monthly Amount (Credit) or Surcharge
Residential Service	600	\$3.42
Small General Service	800	\$4.14
General Service	14,000	\$68.32
General Time-of-Day Service	120,000	\$585.60
Peak-Controlled Service	65,000	\$317.20
Peak-Controlled Time-of-Day Service	570,000	\$2,781.60
Small Municipal Pumping	600	\$4.55
Municipal Pumping	8,000	\$60.72

For more information

If you would like more information from Xcel Energy regarding the Sales True-Up, please contact:

Residential 800-895-4999	TDD/TTY Support 800-895-4949	Commercial 800-481-4700
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SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
RENTALS FARIBAULT CITY OF 904 SPRING RD APT A FARIBAULT, MN 55021-6995	51-7055687-1		07/18/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	932610265	06/20/2025	\$6.48

YOUR MONTHLY ELECTRICITY USAGE



DAILY AVERAGES	Last Year	This Year
Temperature	69° F	60° F
Electricity kWh	0.0	4.7
Electricity Cost	\$0.00	\$1.46

YOUR MONTHLY NATURAL GAS USAGE



DAILY AVERAGES	Last Year	This Year
Temperature	69° F	57° F
Gas Therms	0.0	0.5
Gas Cost	\$0.00	\$1.05

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com

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

Please Call: 1-800-895-4999

Español: 1-800-687-8778

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



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

Electricity Service	06/10/25 - 06/13/25	14 kWh	\$4.38
Natural Gas Service	06/11/25 - 06/13/25	1 therms	\$2.10
Current Charges			\$6.48

ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 06/10	\$63.68
No Payments Received		\$0.00
Balance Forward		\$63.68
Current Charges		\$6.48
Pending Withdrawal	07/10	-\$63.68 CR
Amount Due (Cantidad a pagar)		\$6.48

INFORMATION ABOUT YOUR BILL

Your bill includes a surcharge of \$0.00570 per kWh as a result of a rate adjustment for the differences between 2024 forecast and actual sales. The surcharge begins June 1, 2025, and will be effective for 12 months. See the enclosed notice for details.

New gas base rates became effective June 1, 2025.

See the enclosed bill insert for details.

This month's Resource Adjustment includes an updated Natural Gas Innovation Act (NGIA) Rider rate, which recovers the costs of innovative natural gas investments that aim to reduce lifecycle greenhouse gas emissions. The NGIA Rider portion of the Resource Adjustment is \$0.017214 per therm for Residential Customers; \$0.010520 per therm for Commercial Firm customers; \$0.001194 per therm for Commercial Demand Billed customers; and \$0.006601 per therm for Interruptible customers.

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



ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
51-7055687-1	07/18/2025	\$6.48	Automated Bank Payment

Your bill is paid through an automated bank payment plan.

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

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



FARIBAULT CITY OF
UNIT AT SPRING RD
208 1ST AVE NW
FARIBAULT MN 55021-5105



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



SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
RENTALS FARIBAUT CITY OF 904 SPRING RD APT A FARIBAUT, MN 55021-6995	51-7055687-1		07/18/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	932610265	06/20/2025	\$6.48

INFORMATION ABOUT YOUR BILL

THIS IS YOUR FINAL BILL.



**STAY SAFE. CALL 811
BEFORE YOU DIG.**

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

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



Know what's below.
Call before you dig.



ENERGY YOU CAN COUNT ON.

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

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

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RENTALS FARIBAULT CITY OF 904 SPRING RD APT A FARIBAULT, MN 55021-6995	51-7055687-1		07/18/2025
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	932610265	06/20/2025	\$6.48

SERVICE ADDRESS: 904 SPRING RD APT A FARIBAULT, MN 55021-6995
NEXT READ DATE: FINAL BILL

ELECTRICITY SERVICE DETAILS

PREMISES NUMBER: 303073763
INVOICE NUMBER: 1193345289

METER READING INFORMATION		
METER 358772725 Read Dates: 06/10/25 - 06/13/25 (3 Days)		
DESCRIPTION	USAGE TYPE	USAGE
Total Energy	Actual	14 kWh

ELECTRICITY CHARGES

RATE: Res Underground

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Basic Service Chg			\$0.60
Energy Charge Summer	14 kWh	\$0.130690	\$1.83
Fuel Cost Charge	14 kWh	\$0.028390	\$0.40
Sales True Up	14 kWh	\$0.005700	\$0.08
Affordability Chrg			\$0.22
Resource Adjustment			\$0.12
Interim Rate Adj			\$0.17
Subtotal			\$3.42
City Fees			\$0.66
County Tax		0.50%	\$0.01
State Tax		6.875%	\$0.29
Total			\$4.38

SERVICE ADDRESS: 904 SPRING RD APT A FARIBAULT, MN 55021-6995
NEXT READ DATE: FINAL BILL

NATURAL GAS SERVICE DETAILS

PREMISES NUMBER: 303073763
INVOICE NUMBER: 0561659105

METER READING INFORMATION			
METER 680679 Read Dates: 06/11/25 - 06/13/25 (2 Days)			
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	9465 Estimate	9464 Actual	1 ccf

NATURAL GAS ADJUSTMENTS

DESCRIPTION	VALUE UNITS	CONVERSION	VALUE UNITS
Pressure Correction Adjustm	1 ccf	x 1.100000	1.10 ccf
Heat Content Adjustment	1.10 ccf	x 1.075800	1 therms

NATURAL GAS CHARGES

RATE: Residential Firm Service

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Basic Service Chg			\$0.60
Distribution Chg	1 therms	\$0.380239	\$0.38
Cost Of Gas	1 therms	\$0.345180	\$0.35
Gas Affordability	1 therms	\$0.008750	\$0.01
Pricing Event Surcharge	1 therms	\$0.042190	\$0.04
Decoupling Adj	1 therms	\$0.050691	\$0.05
Resource Adjustment			\$0.08
Subtotal			\$1.51
City Fees			\$0.46
County Tax		0.50%	\$0.00
State Tax		6.875%	\$0.13
Total			\$2.10

069510 2/5



06/20/2025

51-7055687-1



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	932610265	06/20/2025	\$6.48

INFORMATION ABOUT YOUR BILL

Effective June 1, 2025, the Decoupling Adj on your natural gas bill reflects the results of the Xcel Energy's 2024 revenue decoupling program. The Decoupling Adj is a surcharge of \$0.050691 per therm, which will be reflected on your bill for the next 12 months. See the enclosed notice for details.

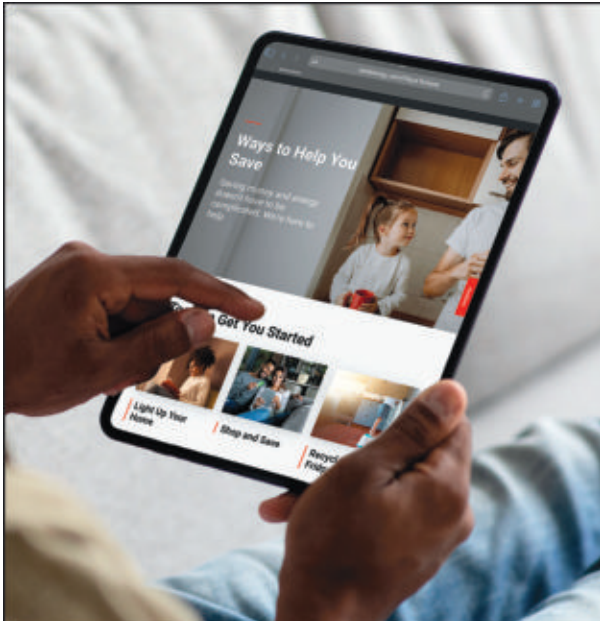
This bill reflects an estimate. We are committed to obtaining monthly actual meter readings. At times circumstances may prevent us from obtaining an actual read. If you feel this estimate is above or below your average billing this will be corrected when we obtain an actual reading.



ENERGY SAVING TIP.

Stay comfortable all year long by adjusting your ceiling fan seasonally. Set yours to run counterclockwise in summer to circulate cooler air.

To find more ways to save energy, visit xcelenergy.com/EnergySavingTips.



WANT HELP MANAGING YOUR ENERGY BILL?

Let us help you with that. From bill stabilization to payment assistance, and checking your usage rates, we have solutions that are right just for you.

Find out more at xcelenergy.com/WaysToSave.



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Spring into Energy Savings

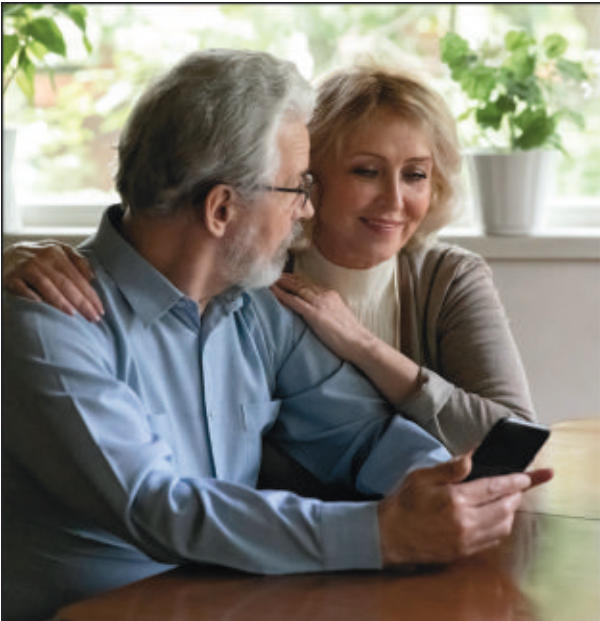
Along with budding plants and birds chirping to signify spring, start preparing your home for summer. Consider these low-cost energy saving tips, your energy bill will be happy you do.

- Reverse your ceiling fan motion to circulate cooler, conditioned air.
- Keep your AC coils clean to help improve efficiency.
- Find and seal leaky ducts, drafts around doors and windows, fireplace dampers, and other places where air might escape.
- Plant a tree in front of your house. Carefully positioned trees can save up to 25% of the cooling energy a typical household uses.

For more savings, check out the money-saving rebates available to you at xcelenergy.com/Rebates.

APPLY THE 20 FOOT RULE.

Power lines are just what they sound like—powerful. When you're cleaning out gutters, trimming trees, or working close to overhead powerlines, stay safe by keeping yourself, ladder and tools at least 20 feet from overhead power lines.



WHERE THERE'S A BILL, THERE'S A BETTER WAY

From averaged monthly payments to custom due dates to automatic bill pay, we can help you tailor your energy bill so it better suits your schedule and budget.

Get started at xcelenergy.com/MyBill.

069510 3/5



06/20/2025

51-7055687-1

IMPORTANT PHONE NUMBERS

Electric Emergencies:	800-895-1999	24 hours, 7 days a week
Natural Gas Emergencies:	800-895-2999	24 hours, 7 days a week
Residential Customer Service*:	800-895-4999	7 a.m. – 7 p.m., Mon.–Fri. 9 a.m. – 5 p.m., Sat.
Business Solutions Center*:	800-481-4700	8 a.m. – 5 p.m., Mon.–Fri.
Telecommunications Relay Service -TRS	711	24 hours, 7 days a week
Call Before You Dig	811	24 hours, 7 days a week

*Register any inquiry or complaint at the above.

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General Inquiries*

Xcel Energy
PO Box 8
Eau Claire, WI 54702-0008
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Minnesota law allows Xcel Energy to recover MPUC-approved costs of assessments, modifications, and replacement of natural gas facilities as required to comply with state and federal pipeline safety programs.

Heat Content Adjustment

Corrects for variances in the heating capability of natural gas, and the adjustment varies monthly. The higher the heat content, the lower the volume of natural gas needed to provide the same heating.

Natural Gas Innovation Act Costs

Minnesota law allows Xcel Energy to recover approved costs for pilot programs and technologies aimed at reducing natural gas emissions and helping meet the state's clean energy goals.

New Area Service/Extension Surcharge

Monthly charge for extending natural gas service to areas where the cost would otherwise have been prohibitive under Company's present rates and service extension policy.

Pressure Correction Adjustment

Adjusts for variances in the amount of natural gas measured by different types of meters due to pressure differences in the natural gas delivered to a service.

Resource Adjustment

This includes costs related to Conservation Improvement Programs, Gas Utility Infrastructure Costs and State Energy Policy Rider.

State Energy Policy

Minnesota law allows Xcel Energy to recover costs related to various energy policies approved by the Legislature.

Therm

A therm is a unit of heating value equal to 100,000 British Thermal Units (BTUs). Since natural gas meters measure the volume of natural gas consumed in cubic feet, the Heat Content Adjustment is used to determine how much heat, in therms, is contained in the volume consumed.

PAYMENT OPTIONS

Learn more at xcelenergy.com

Standard Payment Options: (No fees apply)

- **My Account/eBill/Mobile App** — View/pay your bill electronically, view energy usage and access account information.
- **Auto Pay** — Automatically pay your bill directly from your bank account.
- **Credit/Debit Card Payment** — Pay with your credit or debit card electronically in My Account/eBill/Mobile App, or by calling 833-660-1365.
- **Pay By Phone** — Make your payment by phone from your checking or savings account by calling 800-895-4999.
- **Pay By Mail** — Return the enclosed envelope and attached bill stub with your payment. Apply proper postage.
- **Bank View and Pay** — View and pay your bills online through a third-party vendor.

Other Payment Options

(Third-party fees will apply. Xcel Energy does not collect nor benefit from these fees.)

- **Pay Stations** — Pay your bill in-person at a location near you. A processing fee is charged for payments made at a pay station.

Learn more in **My Account** on xcelenergy.com or the **Xcel Energy mobile app**.



XCEL ENERGY'S MINNESOTA NATURAL GAS DECOUPLING PROGRAM

WHAT IS DECOUPLING?

Decoupling separates recovery of fixed costs from sales. Sales revenue levels are approved by the Minnesota Public Utilities Commission (MPUC). The Decoupling Adjustment is balanced annually and is based on average use for a customer class. The adjustment will appear as a credit or a surcharge on your bill. This annual balancing insures there is no incentive for the company to sell more gas in order to generate more revenue. The "How Decoupling Works" chart shows how decoupling adjusts rates to smooth out revenue fluctuations over time.

WHAT IS XCEL ENERGY'S NATURAL GAS DECOUPLING PILOT PROGRAM?

Recently, Xcel Energy began a natural gas decoupling pilot program for residential, small commercial, large commercial, large demand-billed, small interruptible and medium interruptible customers. Each year starting in 2024, Xcel Energy applies a decoupling adjustment to customer bills that corrects non-gas revenue to MPUC approved levels. This shows on your bill as either a surcharge or a credit. The decoupling pilot program began with a baseline comparison in summer of 2023. The decoupling adjustment will appear as a line item, "Decoupling Adj.," on your bill.

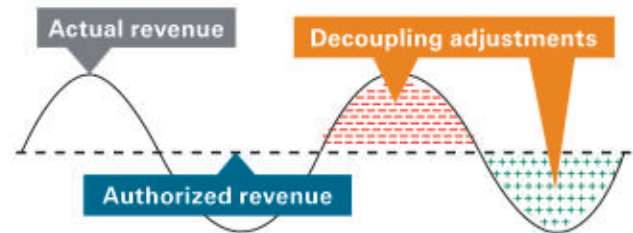
WHAT DOES DECOUPLING MEAN FOR YOU?

Over time, decoupling will not have a large impact on customer bills, because the majority of a customer's bill comes from the amount of natural gas used. If you use less natural gas, you reduce the consumption-based portion of your bill — saving money, even with a decoupling adjustment.

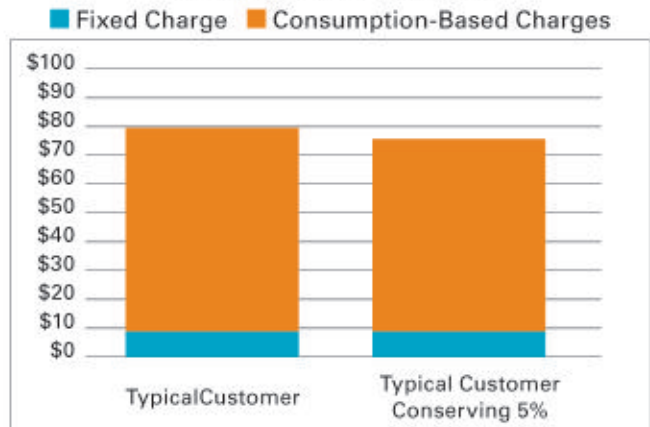
WHAT DOES DECOUPLING MEAN FOR ENERGY EFFICIENCY AND ENERGY CONSERVATION?

The decoupling program helps ensure Xcel Energy remains focused on helping customers conserve natural gas. Customers who reduce their energy consumption are rewarded with lower natural gas bills.

HOW DECOUPLING WORKS



TYPICAL RESIDENTIAL BILL



*Chart illustrates a typical residential customer's monthly bill. Actual results will vary by class and customer usage.





2024 SALES TRUE-UP ADJUSTMENT ON YOUR BILL

Effective June 1, 2025

The Minnesota Public Utilities Commission (MPUC) issued a decision on July 17, 2023, granting Xcel Energy's request to use a sales true-up mechanism.

True-up of approved revenue to actual sales

A true-up adjustment is a customer credit if electric sales are above the established sales level. If electric sales are below the established sales level, the adjustment is a surcharge to customers. The Sales True-Up adjustment may be a separate credit or a charge per kilowatt hour (kWh). The MPUC decision based electric service rates on a fixed sales level with a true-up rate adjustment allowed for later differences from those sales.

2024 Sales True-Up rate adjustment

The 2024 Sales True-Up applies to all customer rate classifications. Xcel Energy reviewed 2024 actual electric sales and calculated revenues by customer rate classification at current authorized electric base rates. Electric sales for the Residential customer rate classification were less than the established sales level, resulting in a \$9.6 million under-collection of approved revenue and a corresponding surcharge to the Residential customer class. Electric sales for the Commercial, Demand, and Interdepartmental customer rate classifications were less than the established sales level, resulting in a combined \$29.3 million under-collection of approved revenue and corresponding surcharges to customers in those classes. Other Public Authorities were measured as a separate customer rate classification. Sales were less than the established sales level, resulting in a \$228,000 under-collection of approved revenue and a corresponding surcharge to the Other Public Authorities class. Electric sales for the Metered Lighting customer class were more than the established sales level, resulting in a \$381,000 over-collection of approved revenue and corresponding credit to customers in those classes.

As approved by the MPUC, Xcel Energy is also including a surcharge of \$107.4 million from the 2024 Midwest Independent System Operator Planning Resource Auction in the 2024 Sales True-Up rates. This changes the over-/under-collection amounts to the following: Residential - \$52.1 million under-collected; Commercial, Demand, and Interdepartmental - \$94.0 million under-collected; Other Public Authorities - \$479,000 under-collected; and Metered Lighting - \$381,000 over-collected.

Rate adjustment for 2024 will go into effect on June 1, 2025, and remain in effect for 12 months to offset the over- or under-collections of 2024 authorized electric revenue for the respective customer rate classifications.

The chart below shows the surcharge or credit adjustment amount to each customer rate classification for the period of June 1, 2025 through May 31, 2026.

Customer Rate Classification	Rate Adjustment per kWh (Credit) or Surcharge
Residential	\$0.00570
Commercial Non-Demand	\$0.00518
Demand-Metered and Interdepartmental	\$0.00488
Other Public Authorities	\$0.00759
Lighting-Metered Energy	(\$0.01104)

Effect of true-up on monthly bills

The effect of the true-up adjustment on your bill will vary depending on the amount of electricity you use, in kWh. The chart below shows the average monthly credit or surcharge amounts for the most commonly used rate schedules, based on average monthly kWh energy usage. Individual customer credit or surcharge amounts are specific to each customer's monthly kWh energy usage. The chart excludes lighting and interdepartmental customers that have a large number of account combinations affecting average kWh usage.

Rate Schedule	Average Monthly kWh Usage	Monthly Amount (Credit) or Surcharge
Residential Service	600	\$3.42
Small General Service	800	\$4.14
General Service	14,000	\$68.32
General Time-of-Day Service	120,000	\$585.60
Peak-Controlled Service	65,000	\$317.20
Peak-Controlled Time-of-Day Service	570,000	\$2,781.60
Small Municipal Pumping	600	\$4.55
Municipal Pumping	8,000	\$60.72

For more information

If you would like more information from Xcel Energy regarding the Sales True-Up, please contact:

Residential 800-895-4999	TDD/TTY Support 800-895-4949	Commercial 800-481-4700
------------------------------------	--	-----------------------------------





SALES INVOICE

DATE 2/25/25

FARIBAULT INTERIORS

Decor & More

550 Wilson Avenue, Suite 103
Faribault, MN 55021
Phone: 507-334-4357
Fax: 507-334-4359

50541

Page of

PURCHASER

NAME Commissioner
ADDRESS 3520 East River Road NE
CITY Rochester STATE MN ZIP 55906

HOME
BUS. 3963492
CELL
CELL

DELTIVER
ADDRESS 902 B Spring
CITY Faribault
EMAIL occupied

SOLD BY Sam
WRITTEN BY Sam

INSTALLATION	O	R	D	QTY	DESCRIPTION	OUR P.O. NO.	PROD CODE	OFFICE USE ONLY	UNIT PRICE	EXTENSION
--------------	---	---	---	-----	-------------	--------------	-----------	-----------------	------------	-----------

1					Prep - Base Teardrop Carpet - Part Teardrop					
2					Prep - Existing Floor, Clean					
3										
4										
5										
6					Faribault Interiors					
7					new vinyl, vinyl base, carpet pad					
8										
9										
10					Dining - Kitchen - Steps					
11					12-110					
12										
13										
14										
15					Prep over Existing Vinyl					
16					Mike 2/19/27					
17					Vinyl					
18					Cpt Pad					
19					Base					
20					Labour					

CASH	CHECK	CHG	M/C	VISA	DISC	SCRIPT	#	MATERIALS	TOTAL
								SALES TAX	AMOUNT PD.
								FREIGHT	BAL. DUE
									2060

SIGNATURE

WHITE - Customer • CANARY - Accounting • PINK - Will Call

SALES INVOICE

FARIBAULT INTERIORS

550 Wilson Avenue, Suite 103
Faribault, MN 55021
Phone: 507-334-4357
Fax: 507-334-4359

Page 50725 of 50725

DATE 6 / 26 / 15

Decor & More

55906

NAME Cty Flt Cornerstone
ADDRESS 3520 East River Road N2
CITY Flt Rockville STATE MD ZIP 55021

HOME Steve
BUS. 3234283
CELL
CELL

DELTIVER
ADDRESS 1319 NW 7th St
CITY SAM
EMAIL SAM

DEL CPU INST

PURCHASE

INSTALLATION	O	R	D	QTY	DESCRIPTION	OUR P.O. NO.	PROD CODE	OFFICE USE ONLY	UNIT PRICE	EXTENSION
				1	Steps					
				2						
				3						
				4						
				5	Carpet pad					
				6						
				7						
				8	Tilework install					
				9						
				10						
				11						
				12						
				13						
				14						
				15						
				16						
				17						
				18						
				19						
				20						
CASH	CHECK	CHG	M/C	VISA	DISC	SCRIPT	#	MATERIALS	TOTAL	600-
								SALES TAX	AMOUNT PD.	
								FREIGHT	BAL. DUE	600-

SIGNATURE Per Steve

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

Invoice

Date	Invoice #
4/28/2025	65149

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

Due Date
4/28/2025

Item	Description	Qty	Rate	Amount
Service Labor Hours Material	902A Spring Rd Faribault, MN 55021		150.00	150.00
	Parts / Material		0.00	0.00
	Toilet clogged-ran auger to clear			
Thank you for your business.			Balance Due	\$150.00

FARIBAULT FLEET SUPPLY
80 WESTERN AVE NW
FARIBAULT, MN
55021
PHONE: (507) 334-3232

PAGE NO 1

THE RECEIPT IS REQUIRED FOR RETURN
OR EXCHANGE MERCHANDISE!!!

CITY OF FARIBAULT
208 1ST AVE NW

FARIBAULT MN 55021
(507) 334-2222

CUST # 75066
TERMS: DUE THE 10TH
P.O. # SCATTERED SI

REF. # PO # SCATTERED SITES

INV # 069679
DATE : 6/30/25
CLERK: CASHIER
TERM # 712

TIME :11:35

* INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
1	EA	4505418	MOVER AIR PTBL 3-SPEED 550CFM	119.99	119.99 /EA	119.99 N
REPRINT						
** AMOUNT CHARGED TO ACCOUNT **				119.99	TAXABLE	0.00
					NON-TAXABLE	119.99
					SUB-TOTAL	119.99
					TAX AMOUNT	0.00
					TOTAL INVOICE	119.99

X

Received By

FLOM DISPOSAL SERVICE

DO NOT REPLY TO THIS EMAIL

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

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

Wed Jun 25, 2025	Statement
------------------	-----------

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

Terms: 15 days
Due Date: Fri Jul 25, 2025

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

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

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

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

Date	Description	Amount	Balance
5/27/25	Balance		\$158.55
6/9/25	Tires	\$20.00	\$178.55
6/20/25	Payment ACH AP **0690	-\$180.50	-\$1.95
6/25/25	Recycling 07/01-07/31	\$30.00	\$28.05
6/25/25	garb serv 07/01-07/31	\$103.75	\$131.80
6/25/25	Fuel Surcharge 07/01-07/31	\$13.38	\$145.18
	SWM fee	\$13.37	\$158.55
	Statement Balance Due:		\$158.55

ATTENTION CUSTOMERS:

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

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

** Garbage not fitting in can will be charged accordingly

**Additional service will be charged accordingly

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

JULY 4TH WEEK-NO ROUTE CHANGES

*** ROUTES WILL BE PICK UP ON FRIDAY JULY 4TH***

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

FLOM DISPOSAL SERVICE

DO NOT REPLY TO THIS EMAIL

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

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

Wed Jun 25, 2025	Statement
------------------	-----------

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

Terms: 15 days
Due Date: Fri Jul 25, 2025

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

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

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

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

Date	Description	Amount	Balance
5/27/25	Balance		\$21.54
6/19/25	toilet-Lincoln Av	\$15.00	\$36.54
6/20/25	Payment ACH AP **0690	-\$38.00	-\$1.46
6/25/25	Garb serv 07/01-07/31	\$17.85	\$16.39
6/25/25	Fuel Surcharge 07/01-07/31	\$1.78	\$18.17
	SWM fee	\$3.37	\$21.54
Statement Balance Due:			\$21.54

ATTENTION CUSTOMERS:

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

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

** Garbage not fitting in can will be charged accordingly

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JULY 4TH WEEK-NO ROUTE CHANGES

*** ROUTES WILL BE PICK UP ON FRIDAY JULY 4TH***

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



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

If you need invoice copies please email us at invoicecopies@hdsupply.com
Your prompt payment is appreciated.

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

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

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

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

Customer Number: **3215019**

Statement Date: **06/04/25**

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
1320.07	0.00	0.00	0.00	-369.41	950.66

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
05/08/25	9236861104		Invoice	*restock	KARI CASPER	118.80
05/09/25	9236892209		Invoice	*restock	KARI CASPER	930.72
05/20/25	9237210080		Invoice	*725 willow street	STEVE BRYANT	69.69
05/22/25	9237304948		Invoice	*	STEVE BRYANT	200.86
Balance						950.66

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.

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 # 8006
DATE 06/30/2025

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
	JUNE 2025		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 # 8007
DATE 06/30/2025

SHIP DATE
01/30/2023

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Mowing	16 SE 1st Street 6/2, 6/9, 6/17, 6/23, 6/30	5	30.00	150.00
Mowing	1518-1536 Western Ave 6/4, 6/9, 6/17, 6/25, 6/30	5	155.00	775.00
Mowing	1806-1820 Shumway 6/2, 6/9, 6/18, 6/23, 6/30	5	93.00	465.00
Mowing	910-920 SW 1st Street 6/2, 6/9, 6/17, 6/23, 6/30	5	51.00	255.00
Mowing	20 NE 14th Street 6/2, 6/9, 6/16, 6/23, 6/30	5	45.00	225.00
Mowing	404-408 NW 13th Street 6/2, 6/9, 6/16, 6/23, 6/30	5	51.00	255.00
Mowing	1319-1323 NW 7th Street 6/2, 6/9, 6/16, 6/23, 6/30	5	38.00	190.00
Mowing	621 Hulett Ave 6/2, 6/9, 6/16, 6/23, 6/30	5	32.00	160.00
Mowing	519-527 Lincoln 6/2, 6/9, 6/17, 6/23, 6/30	5	98.00	490.00
Mowing	1225 NW 2nd Street 6/2, 6/9, 6/17, 6/23, 6/30	5	45.00	225.00
Mowing	725 Willow Street 6/2, 6/9, 6/17, 6/23, 6/30	5	43.00	215.00
Mowing	830 SW 9th Ave 6/2, 6/9, 6/17, 6/23, 6/30	5	38.00	190.00
Mowing	523 W Division 6/2, 6/9, 6/17, 6/23, 6/30	5	38.00	190.00
Mowing	900-904 Spring Rd 6/4, 6/9, 6/17, 6/23, 6/30	5	150.00	750.00
				0.00
				0.00
	2025/2026 Contract			0.00

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
				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			4,535.00
	TAX			0.00
	TOTAL			4,535.00
	BALANCE DUE			\$4,535.00

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



SHERWIN-WILLIAMS.

Visit www.sherwin-williams.com
Store 703037
(507) 334-3404
Fax: (507) 334-5695
JOB 1 FARIBAULT*CITY OF

**CHARGE
INVOICE
No. 8325-5**

TRC# 1170819
PAGE 1 OF 1
PO# 521 LINCOLN
ORDER: OE0187534Q703037
DATE: 06/19/2025
TIME: 10:25 AM
2-4197
E44/11347

ACCOUNT: **3119-4831-9**

FARIBAULT*CITY OF
C/O FINANCE DEPARTMENT
208 1ST AVE NW
FARIBAULT MN 55021 5105

(507) 334-2222

TERMS: NET PAYMENT DUE ON JULY 20th

SALES NUMBER	SIZE	PRODUCT	DESCRIPTION	QTY	PRICE	VALUE
6501-87206	GALLON	B31W2651	PM 200 0 SG EXTRA	1	62.83	62.83N
			Custom: MULTI-UNIT OFF WHITE MATCH			
			CCE*Color Cast			
			OZ 32 64 128			
			N1 Raw Umber	- 2 - 1		
			Y1 Yellow	- 2 - 1		
			Y3 Deep Gold	- 3 1 -		
			Custom Manual Match			
			OFF WHITE MATCH			
10			GOVT IMPOSED PAINT FEE	1	0.99	0.99N
963-3934	EACH	61	PAINT CAN SPOUT	1	1.39	1.39N
			DISCOUNT (% 15.00)			-0.21
6511-46136	EACH		CP002- MED SAND 6PK	1	11.69	11.69N
			DISCOUNT (% 15.00)			-1.75
			MFG NBR:CP002-6P-CC			

Thank You
receipt required for refund

SUBTOTAL BEFORE TAX 74.94
7.375% SALES TAX:1-245502100 0.00
CHARGE \$74.94

MERCHANDISE RECEIVED IN GOOD ORDER BY:

STEVE

STORE HOURS

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

YARDI SYSTEMS, INC.

PO BOX 209412

Austin, TX 78720-9280

(805) 699-2040 / (800) 866-1144



INVOICE #4892557

Bill To:

Cornerstone Management Services LLC
Anders Nygren
421 1st Ave SW
Ste 303
Rochester, MN 55902-3612

Ship To:

Cornerstone Management Services LLC
Anders Nygren
421 1st Ave SW
Ste 303
Rochester, MN 55902-3612

Client	100100558	Yardi Invoice Number	4892557
Due Date	06/30/2025	Invoice Date	06/15/2025
Currency	USD		

Product Description	Unit of Measure	Quantity	\$/UOM	Amount
Breeze Premier - Residential	Units	589	\$6.00	\$3,534.00
Breeze Premier Affordable Housing	Units	284	\$9.00	\$2,556.00

HRA's Portion
Units 49 X \$6.00 = \$294.00

Invoice Sub Total	\$6,090.00
Sales Tax	\$0.00
Payment/Credit	\$0.00

Total Fees Due	\$6,090.00
-----------------------	-------------------

INVOICE NOTES:

Breeze Premier Quarterly invoice for the period of July 01, 2025 - September 30, 2025. If you have a question regarding this invoice, please contact Marina Bendurska Wheeler at Marina.Bendurska@Yardi.com

Cornerstone Financial Package

City of Faribault (Public Housing HRA)

MONTHLY FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

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



Professionally Managed By Cornerstone Management Services

Balance Sheet

Public Housing HRA

Month = May 2025

Book = Accrual ; Tree = YSI Standard Balance Sheet

ACCOUNT	CURRENT BALANCE
ASSETS	
CASH	
Security Deposit Savings	796,944.87
Operating Cash	534,891.48
TOTAL CASH	1,331,836.35
Accounts Receivable	5,973.95
Due From- Other Governments	183,037.99
Prepaid Property/Liability Ins	17,202.95
Building Improvements	39,268.68
Machinery, Equipment, & Appliances	7,105.70
TOTAL ASSETS	1,584,425.62
LIABILITIES AND CAPITAL	
LIABILITIES	
Accounts Payable	12,069.08
Prepaid Rent	3,171.13
Accrued Property Tax	-2,162.82
Other Accrued Liabilities	5,000.00
Tenant Deposits	13,587.00
Pet Deposit	1,271.90
Interest on Tenant Deposits	258.48
Due to Affiliate	89,928.50
Due to other funds	250,000.00
Unreserved Fund Balances	98,719.77
TOTAL LIABILITIES	471,843.04
CAPITAL	
Retained Earnings	211,923.49
Prior Years Retained Earnings	900,659.09
TOTAL CAPITAL	1,112,582.58
TOTAL LIABILITIES AND CAPITAL	1,584,425.62

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

ACCOUNT	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Total
Ops Income or Loss													
OPERATING INCOME													
Residential Income													
Rent-Residential	\$ 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	\$ 23,343.00	\$ 277,143.00
Tenant Based Subsidy	\$ 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	\$ 41,870.00	\$ 445,558.00
Other Income													
Late Fee	\$ -	\$ -	\$ -	\$ -	\$ 50.00	\$ -	\$ 25.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75.00
Miscellaneous Income	\$ 20.00	\$ 10.00	\$ 10.00	\$ -	\$ -	\$ -	\$ -	\$ 1,714.16	\$ (1,075.00)	\$ (3,652.00)	\$ 1,526.00	\$ (1,058.00)	\$ (2,504.84)
CleanUp (Misc)	\$ 10,641.33	\$ 396.01	\$ (2,055.64)	\$ (6.79)	\$ (35.90)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,939.01
Pet Fee	\$ 280.00	\$ 50.00	\$ -	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 600.00
Bank Interest	\$ 28.78	\$ 36.28	\$ 35.93	\$ 38.67	\$ 39.62	\$ 37.54	\$ 43.25	\$ 48.18	\$ 45.17	\$ 51.65	\$ 51.89	\$ 54.85	\$ 511.81
Total Other Income	\$ 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	\$ (973.15)	\$ 7,620.98
TOTAL Residential Income	\$ 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	\$ 64,239.85	\$ 730,321.98
TOTAL OPERATING INCOME	\$ 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	\$ 64,239.85	\$ 730,321.98
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	\$ 10,838.28	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 38,338.28
Utilities													
Electricity	\$ 181.22	\$ 240.84	\$ 135.73	\$ 539.72	\$ 217.82	\$ 430.38	\$ 193.52	\$ 228.30	\$ 295.37	\$ 182.32	\$ 112.38	\$ 471.91	\$ 3,229.51
Water and Sewer	\$ 365.71	\$ 193.15	\$ 286.67	\$ 278.25	\$ 523.20	\$ 225.74	\$ 262.97	\$ 285.83	\$ 251.51	\$ 265.18	\$ 277.33	\$ 270.91	\$ 3,486.45
Gas	\$ 100.13	\$ 70.09	\$ 121.90	\$ 171.29	\$ 37.02	\$ 36.99	\$ 198.52	\$ 314.81	\$ 404.39	\$ 356.72	\$ 211.14	\$ 297.60	\$ 2,320.60
Trash Disposal	\$ 183.26	\$ 183.26	\$ 183.26	\$ 199.72	\$ 366.52	\$ 183.26	\$ 180.09	\$ 180.09	\$ 158.55	\$ 201.63	\$ 322.76	\$ 115.25	\$ 2,457.65
TOTAL Utilities	\$ 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	\$ 1,155.67	\$ 11,494.21
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	\$ 13.33	\$ 13.33	\$ 13.34	\$ 13.33	\$ 361.67	\$ 361.67	\$ 361.67	\$ 361.66	\$ 361.66	\$ 361.67	\$ -	\$ -	\$ 2,223.33
Activities Event	\$ -	\$ -	\$ 13,840.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,840.67
TOTAL Office Expenses	\$ 307.33	\$ 13.33	\$ 13,854.01	\$ 307.33	\$ 361.67	\$ 469.18	\$ 655.67	\$ 361.66	\$ 811.49	\$ 655.67	\$ -	\$ -	\$ 17,797.34
Maintenance expenses													
Supplies - Maintenance	\$ -	\$ 179.41	\$ 392.83	\$ (160.43)	\$ 1,302.13	\$ 1,466.27	\$ 346.59	\$ -	\$ -	\$ 162.00	\$ 2,158.96	\$ 1,685.89	\$ 7,533.65
Repairs & Maintenance - Building	\$ 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	\$ 5,268.24	\$ 56,425.33

Extraordinary Maintenance	\$ 4,549.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,138.61	\$ -	\$ -	\$ -	\$ 1,712.17	\$ 12,400.20
Grounds/Lawn Care	\$ -	\$ 5,986.00	\$ 4,732.04	\$ 9,635.50	\$ 2,167.00	\$ -	\$ 1,334.00	\$ -	\$ -	\$ -	\$ 2,029.00	\$ 1,404.00	\$ 27,287.54
Pest Control	\$ 321.00	\$ 313.00	\$ 319.00	\$ 89.00	\$ 178.00	\$ 1,534.50	\$ 89.00	\$ -	\$ 89.00	\$ -	\$ -	\$ 2,110.00	\$ 5,042.50
Contracted Labor - Maintenance	\$ 139.60	\$ 104.70	\$ 610.76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 855.06
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	\$ 473.44	\$ 4,237.38
TOTAL Maintenance expenses	\$ 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	\$ 12,653.74	\$ 122,317.52
Miscellaneous expenses													
Administrative Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 5,000.00
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	\$ 0.51	\$ 94.34
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	\$ 1,000.51	\$ 35,069.66
Management expense													
Management Fees	\$ 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	\$ 3,000.00	\$ 36,000.00
TOTAL Management expense	\$ 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	\$ 3,000.00	\$ 36,000.00
Professional, Permits and tax expenses													
Licenses & Permits - Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110.00	\$ -	\$ -	\$ -	\$ -	\$ 110.00
Fees - Legal	\$ -	\$ -	\$ -	\$ 43.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43.50
Legal Fees - Business Entity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,986.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,986.60
TOTAL Professional, Permits and tax expenses	\$ -	\$ -	\$ -	\$ 43.50	\$ -	\$ 1,986.60	\$ -	\$ 110.00	\$ -	\$ -	\$ -	\$ -	\$ 2,140.10
Tax and insurance expenses													
Property Tax	\$ 1,596.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,226.09	\$ 1,226.09	\$ 1,226.09	\$ 1,226.09	\$ 1,226.09	\$ 7,727.25
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	\$ 2,457.56	\$ 36,585.80
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	\$ 3,683.65	\$ 44,313.05
TOTAL Operating Expenses	\$ 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	\$ 23,993.57	\$ 307,470.16
TOTAL OPS EXPENSES	\$ 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	\$ 23,993.57	\$ 307,470.16
NET Ops Income (Loss)	\$ 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	\$ 40,246.28	\$ 422,851.82
NET INCOME (LOSS)	\$ 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	\$ 40,246.28	\$ 422,851.82

Budget Comparison
Public Housing HRA
Month = May 2025
Book = Accrual ; Tree = MutiFamily New

ACCOUNT	May 2025	May 2025	May 2025	2025	2025	2025
Ops Income or Loss	Actual	Budget	Variance	Actual	Budget	Variance
OPERATING INCOME						
Residential Income						
Rent-Residential	\$ 23,343.00	\$ 24,750.00	\$ (1,407.00)	\$ 113,079.00	\$ 123,750.00	\$ (10,671.00)
Tenant Based Subsidy	\$ 41,870.00	\$ 34,120.00	\$ 7,750.00	\$ 211,591.00	\$ 170,600.00	\$ 40,991.00
Other Income						
Miscellaneous Income	\$ (1,058.00)	\$ -	\$ (1,058.00)	\$ (2,544.84)	\$ -	\$ (2,544.84)
Pet Fee	\$ 30.00	\$ -	\$ 30.00	\$ 150.00	\$ -	\$ 150.00
Bank Interest	\$ 54.85	\$ 35.00	\$ 19.85	\$ 251.74	\$ 175.00	\$ 76.74
Total Other Income	\$ (973.15)	\$ 35.00	\$ (1,008.15)	\$ (2,143.10)	\$ 175.00	\$ (2,318.10)
TOTAL Residential Income	\$ 64,239.85	\$ 58,905.00	\$ 5,334.85	\$ 322,526.90	\$ 294,525.00	\$ 28,001.90
TOTAL OPERATING INCOME	\$ 64,239.85	\$ 58,905.00	\$ 5,334.85	\$ 322,526.90	\$ 294,525.00	\$ 28,001.90
OPS EXPENSES						
Operating Expenses						
Payroll expenses						
Pass thru Payroll - Corporate	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 12,500.00	\$ 12,500.00	\$ -
TOTAL Payroll expenses	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 12,500.00	\$ 12,500.00	\$ -
Utilities						
Electricity	\$ 471.91	\$ 200.00	\$ (271.91)	\$ 1,290.28	\$ 900.00	\$ (390.28)
Water and Sewer	\$ 270.91	\$ 260.00	\$ (10.91)	\$ 1,350.76	\$ 1,130.00	\$ (220.76)
Gas	\$ 297.60	\$ 75.00	\$ (222.60)	\$ 1,584.66	\$ 425.00	\$ (1,159.66)
Trash Disposal	\$ 115.25	\$ 185.00	\$ 69.75	\$ 978.28	\$ 925.00	\$ (53.28)
TOTAL Utilities	\$ 1,155.67	\$ 720.00	\$ (435.67)	\$ 5,203.98	\$ 3,380.00	\$ (1,823.98)
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	\$ 75.00	\$ (1,009.99)
TOTAL Office Expenses	\$ -	\$ 15.00	\$ 15.00	\$ 1,828.82	\$ 369.00	\$ (1,459.82)
Maintenance expenses						
Supplies - Maintenance	\$ 1,685.89	\$ 350.00	\$ (1,335.89)	\$ 4,006.85	\$ 1,750.00	\$ (2,256.85)
Repairs & Maintenance - Building	\$ 5,268.24	\$ 4,200.00	\$ (1,068.24)	\$ 27,363.58	\$ 21,000.00	\$ (6,363.58)
Extraordinary Maintenance	\$ 1,712.17	\$ 4,000.00	\$ 2,287.83	\$ 7,850.78	\$ 20,000.00	\$ 12,149.22
Grounds/Lawn Care	\$ 1,404.00	\$ 1,500.00	\$ 96.00	\$ 3,433.00	\$ 3,000.00	\$ (433.00)
Pest Control	\$ 2,110.00	\$ 450.00	\$ (1,660.00)	\$ 2,199.00	\$ 2,250.00	\$ 51.00
Snow Removal	\$ -	\$ -	\$ -	\$ 3,365.00	\$ 5,000.00	\$ 1,635.00
Fire Prevention & Maintenance	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ 500.00	\$ 500.00
Purchased Services-Maintenance	\$ -	\$ 300.00	\$ 300.00	\$ 1,304.69	\$ 1,500.00	\$ 195.31
Purchased Services-Cleaning	\$ 473.44	\$ -	\$ (473.44)	\$ 2,789.01	\$ -	\$ (2,789.01)
TOTAL Maintenance expenses	\$ 12,653.74	\$ 10,900.00	\$ (1,753.74)	\$ 52,311.91	\$ 55,000.00	\$ 2,688.09

Miscellaneous expenses

Administrative Expense	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 5,000.00	\$ 5,000.00	\$ -
Supplies-Admin	\$ -	\$ -	\$ -	\$ 75.00	\$ -	\$ (75.00)
Bank Fees	\$ -	\$ -	\$ -	\$ 100.00	\$ -	\$ (100.00)
Interest Expense	\$ 0.51	\$ 10.00	\$ 9.49	\$ 55.45	\$ 50.00	\$ (5.45)

TOTAL Miscellaneous expenses	\$ 1,000.51	\$ 1,010.00	\$ 9.49	\$ 5,230.45	\$ 5,050.00	\$ (180.45)
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Management expense

Management Fees	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 15,000.00	\$ 15,000.00	\$ -
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TOTAL Management expense	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 15,000.00	\$ 15,000.00	\$ -
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Professional, Permits and tax expenses

Licenses & Permits - Admin	\$ -	\$ 350.00	\$ 350.00	\$ 110.00	\$ 1,750.00	\$ 1,640.00
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Fees - Legal	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
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TOTAL Professional, Permits and tax expenses	\$ -	\$ 350.00	\$ 350.00	\$ 110.00	\$ 3,250.00	\$ 3,140.00
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Tax and insurance expenses

Property Tax	\$ 1,226.09	\$ 1,226.09	\$ -	\$ 6,130.45	\$ 6,130.45	\$ -
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Insurance	\$ 2,457.56	\$ 2,200.00	\$ (257.56)	\$ 12,287.80	\$ 11,000.00	\$ (1,287.80)
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TOTAL Tax and insurance expenses	\$ 3,683.65	\$ 3,426.09	\$ (257.56)	\$ 18,418.25	\$ 17,130.45	\$ (1,287.80)
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TOTAL Operating Expenses	\$ 23,993.57	\$ 21,921.09	\$ (2,072.48)	\$ 110,603.41	\$ 111,679.45	\$ 1,076.04
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TOTAL OPS EXPENSES

NET Ops Income (Loss)	\$ 40,246.28	\$ 36,983.91	\$ 3,262.37	\$ 211,923.49	\$ 182,845.55	\$ 29,077.94
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NET INCOME (LOSS)

NET INCOME (LOSS)	\$ 40,246.28	\$ 36,983.91	\$ 3,262.37	\$ 211,923.49	\$ 182,845.55	\$ 29,077.94
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**Security Deposit Savings
Bank Reconcile History Report**

Balance Per Bank Statement as of 5/31/2025	796,944.87
Reconciled Bank	796,944.87

Balance per GL as of 5/31/2025	796,944.87
Reconciled Balance	796,944.87

Difference	0.00
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Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
5/2/2025	JE 21855	Deposit from Rice County	39,890.00	5/31/2025
5/30/2025	JE 21854	Interest Income	32.70	5/31/2025
Total Cleared Other Items			39,922.70	

Routing 291880330
Bank Reconcile History Report

Balance Per Bank Statement as of 5/31/2025	536,150.48
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Outstanding Checks

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

Reconciled Bank Balance	534,891.48
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Balance per GL as of 5/31/2025	534,891.48
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Reconciled Balance Per G/L	534,891.48
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Difference	0.00
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Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
4/15/2025	358	Environmental Pest Management	89.00	5/31/2025
4/15/2025	363	Tom's Lock & Key	12.00	5/31/2025
5/5/2025	365	Cornerstone Management Services LLC	5,500.00	5/31/2025
5/5/2025	1	Xcel Energy	29.57	5/31/2025
5/7/2025	ACH	City of Faribault	53.07	5/31/2025
5/7/2025	ACH	City of Faribault	60.32	5/31/2025
5/7/2025	ACH	City of Faribault	47.83	5/31/2025
5/7/2025	ACH	City of Faribault	14.21	5/31/2025
5/7/2025	ACH	City of Faribault	15.02	5/31/2025
5/7/2025	ACH	City of Faribault	14.21	5/31/2025
5/7/2025	ACH	City of Faribault	15.02	5/31/2025
5/7/2025	ACH	City of Faribault	15.02	5/31/2025
5/7/2025	ACH	City of Faribault	14.21	5/31/2025
5/7/2025	ACH	City of Faribault	14.21	5/31/2025
5/7/2025	ACH	City of Faribault	14.21	5/31/2025
5/7/2025	ACH	Xcel Energy	33.30	5/31/2025
5/8/2025	ACH	Xcel Energy	168.28	5/31/2025
5/14/2025	366	Advanced Facilities	3,699.20	5/31/2025
5/14/2025	369	Faribo Plumbing & Heating	3,426.25	5/31/2025
5/14/2025	371	Probuil Construction LLC	21,901.82	5/31/2025
5/14/2025	372	Property Pros of Faribault, LLC	2,029.00	5/31/2025
5/14/2025	375	Sherwin Williams Co	289.91	5/31/2025
5/14/2025	376	Tom's Lock & Key	103.00	5/31/2025
5/14/2025	377	Faribault Ace Hardware & Ace Sports	54.15	5/31/2025

5/14/2025	378	Quality Appliance	886.50	5/31/2025
5/14/2025	379	ServiceMaster by Ayotte	1,118.69	5/31/2025
5/15/2025	380	Rice County Property Tax & Elections Office	6,773.27	5/31/2025
5/15/2025	381	Rice County Property Taxes	1,520.00	5/31/2025
5/16/2025	382	Faribault Ace Hardware & Ace Sports	41.77	5/31/2025
5/21/2025	ACH	FLOM Disposal Service (ACH)	103.85	5/31/2025
5/21/2025	ACH	FLOM Disposal Service (ACH)	175.01	5/31/2025
5/21/2025	ACH	FLOM Disposal Service (ACH)	115.25	5/31/2025
Total Cleared Checks			48,347.15	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
5/1/2025	312		39,890.00	5/31/2025
5/7/2025	313		16,728.00	5/31/2025
5/9/2025	315		3,819.00	5/31/2025
5/14/2025	316		1,408.00	5/31/2025
5/23/2025	317		1,896.00	5/31/2025
5/23/2025	318		1,545.00	5/31/2025
Total Cleared Deposits			65,286.00	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
5/2/2025	JE 21855	Deposit from Rice County	-39,890.00	5/31/2025
5/30/2025	JE 21854	Interest Income	22.15	5/31/2025
Total Cleared Other Items			-39,867.85	

General Ledger

Public Housing HRA

Period = Dec 2023-May 2025

Book = Accrual

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

Public Housing HRA Schedule of Insurance May 31, 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
May Accrual	2,457.56		17,202.95
Totals	<u><u>\$ 12,287.80</u></u>	<u><u>\$ 29,490.75</u></u>	

Payables Aging Report

Period: -05/2025

As of : 05/31/2025

Payee Name	Invoice Date	Due Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed Notes
Advanced Facilities									
	5/31/2025	5/31/2025	6212 Repairs & Maintenance - Building	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									
	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
	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
	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
	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
	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
	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
	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
	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
	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
	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
	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									
	5/20/2025	5/20/2025	6227 Pest Control	74437	170.00	170.00	0.00	0.00	0.00
	5/22/2025	5/22/2025	6227 Pest Control	74431	777.50	777.50	0.00	0.00	0.00
	5/20/2025	5/20/2025	6227 Pest Control	74430	277.50	277.50	0.00	0.00	0.00
	5/22/2025	5/22/2025	6227 Pest Control	74429	650.00	650.00	0.00	0.00	0.00
	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									
	5/9/2025	5/9/2025	6216 Supplies - Maintenance	505463/1	28.78	28.78	0.00	0.00	0.00
	5/8/2025	5/8/2025	6216 Supplies - Maintenance	505395/1	4.31	4.31	0.00	0.00	0.00
	5/20/2025	5/20/2025	6216 Supplies - Maintenance	505921/1	35.98	35.98	0.00	0.00	0.00
	4/24/2025	4/24/2025	6216 Supplies - Maintenance	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									
	5/1/2025	5/1/2025	6212 Repairs & Maintenance - Building	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.									
	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

	5/9/2025	5/9/2025	6216 Supplies - Maintenance	9236892209	930.72	930.72	0.00	0.00	0.00
	5/8/2025	5/8/2025	6216 Supplies - Maintenance	9236861104	118.80	118.80	0.00	0.00	0.00
	5/22/2025	5/22/2025	6216 Supplies - Maintenance	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									
	5/15/2025	5/15/2025	6225 Grounds/Lawn Care	7958	1,404.00	1,404.00	0.00	0.00	0.00
Property Pros of Faribault, LLC					1,404.00	1,404.00	0.00	0.00	0.00
Quality Appliance									
	5/5/2025	5/5/2025	1850 Machinery, Equipment, & Appliances	12528	96.09	96.09	0.00	0.00	0.00
	5/22/2025	5/22/2025	6212 Repairs & Maintenance - Building	12584A-C	165.00	165.00	0.00	0.00	0.00
	5/21/2025	5/21/2025	6212 Repairs & Maintenance - Building	12586	176.62	176.62	0.00	0.00	0.00
	5/21/2025	5/21/2025	6212 Repairs & Maintenance - Building	12587	176.62	176.62	0.00	0.00	0.00
	5/28/2025	5/28/2025	1850 Machinery, Equipment, & Appliances	05285008	729.58	729.58	0.00	0.00	0.00
Quality Appliance					1,343.91	1,343.91	0.00	0.00	0.00
ServiceMaster by Ayotte									
	5/1/2025	5/1/2025	6235 Purchased Services - Cleaning	912153	473.44	0.00	473.44	0.00	0.00
ServiceMaster by Ayotte					473.44	0.00	473.44	0.00	0.00
Xcel Energy									
	5/9/2025	5/9/2025	6410 Electricity	926736905	106.13	106.13	0.00	0.00	0.00 Common Area
	5/12/2025	5/12/2025	6410 Electricity	926937228	28.44	28.44	0.00	0.00	0.00 904 A
	5/12/2025	5/12/2025	6420 Gas	926937228	52.16	52.16	0.00	0.00	0.00 904 A
	3/11/2025	4/7/2025	6410 Electricity	918250904	148.79	0.00	0.00	148.79	0.00
	3/11/2025	4/7/2025	6420 Gas	918250904	139.86	0.00	0.00	139.86	0.00
	4/9/2025	5/6/2025	6410 Electricity	922399094	85.48	0.00	85.48	0.00	0.00
	4/9/2025	5/6/2025	6420 Gas	922399094	85.78	0.00	85.78	0.00	0.00
	5/8/2025	6/5/2025	6410 Electricity	926524952	36.82	36.82	0.00	0.00	0.00
	5/8/2025	6/5/2025	6420 Gas	926524952	19.80	19.80	0.00	0.00	0.00
	5/7/2025	6/4/2025	6410 Electricity	926295555	32.95	32.95	0.00	0.00	0.00
Xcel Energy					736.21	276.30	171.26	288.65	0.00
Grand Total					12,069.08	10,724.57	1,425.27	288.65	-369.41

Public Housing HRA Schedule of Property Taxes May 31, 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
May Payment/Accrual	1,226.09	8,293.27	(2,162.82)
Totals	<u>\$ 6,130.45</u>	<u>\$ 8,293.27</u>	

General Ledger

Public Housing HRA

Month = Jan 2025-May 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
Public Housing HRA	5/31/2025	05-2025	Month End Accruals	J-21777	Month End Accruals	0.00	1,000.00	-5,000.00	Month End Accruals
			Net Change=-5,000.00			0.00	5,000.00	-5,000.00	= Ending Balance =
						0.00	5,000.00		

General Ledger

Public Housing HRA

Period = Jul 2024-May 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-May 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-May 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		

Cornerstone Financial Package

City of Faribault (Robinwood Manor)

MONTHLY FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

CURRENT MONTH AND YEAR-TO-DATE
FOR

May 31, 2025



Balance Sheet

Robinwood Manor

Month = May 2025

Book = Accrual ; Tree = YSI Standard Balance Sheet

ACCOUNT	CURRENT BALANCE
ASSETS	
CASH	
Security Deposit Savings	137,572.10
Operating Cash	1,142,066.15
TOTAL CASH	1,279,638.25
Accounts Receivable	1,535.00
Due From	89,928.50
Due From- Other Governments	387,760.00
Prepaid Property/Liability Ins	6,841.76
Land	62,426.00
Accumulated Depr. Building Improvements	-22,060.73
Buildings	1,894,216.81
Building Improvements	74,196.93
Accumulated Depr. Building	-1,673,611.74
Improvements-Other Than Building	226,297.00
Accum. Depreciation- Other	-11,219.16
Machinery, Equipment, & Appliances	83,544.89
Accumulated Depreciation- Machinery and Equipmment	-79,574.88
TOTAL ASSETS	2,319,918.63
LIABILITIES AND CAPITAL	
LIABILITIES	
Accounts Payable	42,645.53
Prepaid Rent	536.00
Tenant Deposits	11,412.13
Pet Deposit	1,570.00
Interest on Tenant Deposits	1,267.07
Payments in Lieu-Taxes Payable	9,267.89
Due to- Other Governments	472,924.15
Unreserved Fund Balances	1,169,043.05
TOTAL LIABILITIES	1,708,665.82
CAPITAL	
Owner Contributions	-100.00
Retained Earnings	96,809.03
Prior Years Retained Earnings	514,543.78
TOTAL CAPITAL	611,252.81
TOTAL LIABILITIES AND CAPITAL	2,319,918.63

12 Months Income Statement

Robinwood Manor

Period = Jun 2024-May 2025

Book = Accrual ; Tree = MutiFamily New

ACCOUNT	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Total
Ops Income or Loss													
OPERATING INCOME													
Residential Income													
Rent-Residential	\$ 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	\$ 16,141.00	\$ 193,609.00
Federal Grants	\$ 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	\$ 30,292.00	\$ 359,146.00
Other Income													
Late Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.00
Laundry Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270.50	\$ 441.50	\$ 112.00	\$ -	\$ 200.25	\$ 1,024.25
Miscellaneous Income	\$ 232.42	\$ 479.00	\$ 816.50	\$ -	\$ 968.75	\$ 452.25	\$ 738.50	\$ 271.00	\$ (264.00)	\$ (1,520.41)	\$ (739.27)	\$ (662.00)	\$ 772.74
CleanUp (Misc)	\$ 4,177.96	\$ 2,810.71	\$ (4,908.77)	\$ 4,825.51	\$ -	\$ (11.00)	\$ 1.00	\$ -	\$ 1.00	\$ -	\$ 1.00	\$ -	\$ 6,897.41
Bank Interest	\$ 44.31	\$ 52.19	\$ 47.40	\$ 49.65	\$ 49.68	\$ 47.27	\$ 52.82	\$ 51.78	\$ 46.66	\$ 52.02	\$ 51.44	\$ 52.33	\$ 597.55
Total Other Income	\$ 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)	\$ (409.42)	\$ 9,301.95
TOTAL Residential Income	\$ 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	\$ 46,023.58	\$ 562,056.95
TOTAL OPERATING INCOME	\$ 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	\$ 46,023.58	\$ 562,056.95
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	\$ 24,398.91	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 51,898.91
Utilities													
Telephone/Internet	\$ -	\$ -	\$ -	\$ 339.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 339.61
Electricity	\$ 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	\$ 2,541.71	\$ 35,864.28
Water and Sewer	\$ 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	\$ 651.55	\$ 9,432.77
Gas	\$ 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	\$ 672.14	\$ 9,267.94
Trash Disposal	\$ 247.54	\$ 247.54	\$ 602.92	\$ 528.00	\$ 247.54	\$ 307.90	\$ 536.54	\$ 243.24	\$ 10.98	\$ 508.43	\$ 243.24	\$ 243.24	\$ 3,967.11
TOTAL Utilities	\$ 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	\$ 4,108.64	\$ 58,871.71
Office Expenses													
Office Supplies & Expenses - Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 621.31	\$ -	\$ -	\$ -	\$ -	\$ 621.31
Computer	\$ 306.00	\$ -	\$ -	\$ 306.00	\$ -	\$ -	\$ 306.00	\$ -	\$ -	\$ 306.00	\$ -	\$ -	\$ 1,224.00
Housekeeping Supplies	\$ 19.74	\$ 95.31	\$ 75.57	\$ 115.05	\$ 372.84	\$ 251.39	\$ 95.31	\$ -	\$ 95.31	\$ 95.31	\$ 170.88	\$ 39.48	\$ 1,426.19
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	\$ 325.74	\$ 95.31	\$ 1,216.25	\$ 10,979.78	\$ 497.84	\$ 251.39	\$ 651.31	\$ 746.31	\$ 220.31	\$ 401.31	\$ 170.88	\$ 39.48	\$ 15,595.91

Maintenance expenses

Supplies - Maintenance	\$ 71.90	\$ 85.00	\$ 290.01	\$ 383.66	\$ -	\$ 348.65	\$ 400.61	\$ -	\$ 272.37	\$ 47.00	\$ 1,435.68	\$ (289.91)	\$ 3,044.97
Repairs & Maintenance - Building	\$ 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	\$ 8,340.00	\$ 57,999.27
Routine Maintenance - Equipment	\$ -	\$ -	\$ 336.15	\$ 148.20	\$ 259.35	\$ 222.30	\$ 222.30	\$ 270.00	\$ -	\$ 115.97	\$ 173.95	\$ 217.93	\$ 1,966.15
Grounds/Lawn Care	\$ 912.69	\$ 1,482.36	\$ 973.79	\$ 2,072.88	\$ 506.81	\$ -	\$ 273.81	\$ -	\$ -	\$ -	\$ 440.24	\$ 214.75	\$ 6,877.33
Pest Control	\$ -	\$ -	\$ 50.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50.50
Contracted Labor - Maintenance	\$ 1,388.02	\$ 1,500.70	\$ 1,318.96	\$ 70.54	\$ 70.54	\$ 70.54	\$ 19.77	\$ 70.54	\$ 70.54	\$ (70.54)	\$ -	\$ -	\$ 4,509.61
Elevator Maintenance	\$ -	\$ 532.26	\$ (369.00)	\$ 216.13	\$ 443.07	\$ 226.94	\$ 226.94	\$ 226.94	\$ 226.94	\$ 368.02	\$ 297.48	\$ 1,565.69	\$ 3,961.41
Snow Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,700.00	\$ -	\$ -	\$ -	\$ 1,700.00
HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110.00	\$ -	\$ -	\$ -	\$ -	\$ 110.00
Fire Prevention & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 496.63	\$ 325.00	\$ 1,200.00	\$ -	\$ -	\$ -	\$ 238.44	\$ 70.54	\$ 2,330.61
Purchased Services-Maintenance	\$ 744.44	\$ 170.00	\$ 140.95	\$ 603.10	\$ 170.00	\$ 1,118.14	\$ 1,764.60	\$ 140.10	\$ 1,730.86	\$ 395.10	\$ -	\$ 140.10	\$ 7,117.39
Purchased Services-Cleaning	\$ -	\$ -	\$ -	\$ 1,745.01	\$ 1,518.15	\$ 1,256.40	\$ 1,212.78	\$ 2,619.27	\$ -	\$ 2,690.55	\$ 1,380.32	\$ 1,401.25	\$ 13,823.73
TOTAL Maintenance expenses	\$ 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	\$ 7,495.01	\$ 11,660.35	\$ 103,490.97

Miscellaneous expenses

Supplies-Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146.40
Tenant Screening Costs	\$ 597.29	\$ 49.00	\$ 24.50	\$ 73.50	\$ 24.50	\$ 59.00	\$ -	\$ 49.00	\$ 49.00	\$ 24.50	\$ 49.00	\$ 98.00	\$ 1,097.29
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	\$ 597.29	\$ 59.88	\$ 24.50	\$ 73.50	\$ 35.38	\$ 216.37	\$ 7,200.28	\$ 45.22	\$ 59.62	\$ 34.58	\$ 66.47	\$ 98.00	\$ 8,511.09

Management expense

Management Fees	\$ 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	\$ 3,000.00	\$ 36,000.00
TOTAL Management expense	\$ 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	\$ 3,000.00	\$ 36,000.00

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500.00
Legal Fees - Business Entity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,135.54	\$ -	\$ -	\$ -	\$ -	\$ 23.00	\$ -	\$ 12,158.54
TOTAL Professional, Permits and tax expenses	\$ -	\$ -	\$ -	\$ 516.66	\$ -	\$ 12,135.54	\$ 7,400.00	\$ -	\$ -	\$ -	\$ 7,223.00	\$ -	\$ 27,275.20

Tax and insurance expenses

Property Tax	\$ 1,098.08	\$ 1,098.08	\$ 1,098.08	\$ 1,098.08	\$ 1,098.08	\$ 1,098.08	\$ (5,471.33)	\$ 1,166.47	\$ 1,166.47	\$ 1,166.47	\$ 1,166.47	\$ 1,166.47	\$ 6,949.50
Insurance	\$ 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	\$ 920.00	\$ 12,328.00
TOTAL Tax and insurance expenses	\$ 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	\$ 2,086.47	\$ 19,277.50
TOTAL Operating Expenses	\$ 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	\$ 26,942.55	\$ 23,492.94	\$ 320,921.29

TOTAL OPS EXPENSES**NET Ops Income (Loss)**

	\$ 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	\$ 26,942.55	\$ 23,492.94	\$ 320,921.29
	\$ 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	\$ 18,995.62	\$ 22,530.64	\$ 241,135.66

Depreciation and amortization expense

Depreciation Expense	\$ 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	\$ 3,450.34	\$ 41,268.48
TOTAL Depreciation and amortization expense	\$ 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	\$ 3,450.34	\$ 41,268.48

NET INCOME (LOSS)

	\$ 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	\$ 15,545.28	\$ 19,080.30	\$ 199,867.18
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Budget Comparison

Robinwood Manor

Month = May 2025

Book = Accrual ; Tree = MutiFamily New

ACCOUNT	May 2025	May 2025	May 2025	2025	2025	2025
Ops Income or Loss	Actual	Budget	Variance	Actual	Budget	Variance
OPERATING INCOME						
Residential Income						
Rent-Residential	\$ 16,141.00	\$ 16,500.00	\$ (359.00)	\$ 80,545.00	\$ 82,500.00	\$ (1,955.00)
Federal Grants	\$ 30,292.00	\$ 29,750.00	\$ 542.00	\$ 151,471.00	\$ 148,750.00	\$ 2,721.00
Other Income						
Laundry Revenue	\$ 200.25	\$ 450.00	\$ (249.75)	\$ 1,024.25	\$ 2,250.00	\$ (1,225.75)
Miscellaneous Income	\$ (662.00)	\$ -	\$ (662.00)	\$ (2,914.68)	\$ -	\$ (2,914.68)
CleanUp (Misc)	\$ -	\$ -	\$ -	\$ 2.00	\$ -	\$ 2.00
Bank Interest	\$ 52.33	\$ 50.00	\$ 2.33	\$ 254.23	\$ 250.00	\$ 4.23
Total Other Income	\$ (409.42)	\$ 500.00	\$ (909.42)	\$ (1,634.20)	\$ 2,500.00	\$ (4,134.20)
TOTAL Residential Income	\$ 46,023.58	\$ 46,750.00	\$ (726.42)	\$ 230,381.80	\$ 233,750.00	\$ (3,368.20)
TOTAL OPERATING INCOME	\$ 46,023.58	\$ 46,750.00	\$ (726.42)	\$ 230,381.80	\$ 233,750.00	\$ (3,368.20)
OPS EXPENSES						
Operating Expenses						
Payroll expenses						
Pass thru Payroll - Corporate	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 12,500.00	\$ 12,500.00	\$ -
TOTAL Payroll expenses	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 12,500.00	\$ 12,500.00	\$ -
Utilities						
Electricity	\$ 2,541.71	\$ 2,750.00	\$ 208.29	\$ 12,977.31	\$ 12,750.00	\$ (227.31)
Water and Sewer	\$ 651.55	\$ 700.00	\$ 48.45	\$ 3,374.13	\$ 3,300.00	\$ (74.13)
Gas	\$ 672.14	\$ 800.00	\$ 127.86	\$ 6,444.00	\$ 4,300.00	\$ (2,144.00)
Trash Disposal	\$ 243.24	\$ 300.00	\$ 56.76	\$ 1,249.13	\$ 1,500.00	\$ 250.87
TOTAL Utilities	\$ 4,108.64	\$ 4,550.00	\$ 441.36	\$ 24,044.57	\$ 21,850.00	\$ (2,194.57)
Office Expenses						
Office Supplies & Expenses - Admin	\$ -	\$ 50.00	\$ 50.00	\$ 621.31	\$ 250.00	\$ (371.31)
Computer	\$ -	\$ -	\$ -	\$ 306.00	\$ 306.00	\$ -
Housekeeping Supplies	\$ 39.48	\$ -	\$ (39.48)	\$ 400.98	\$ -	\$ (400.98)
Dues & Subscriptions	\$ -	\$ -	\$ -	\$ 250.00	\$ -	\$ (250.00)
Activities Event	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 5,000.00	\$ 5,000.00
TOTAL Office Expenses	\$ 39.48	\$ 1,050.00	\$ 1,010.52	\$ 1,578.29	\$ 5,556.00	\$ 3,977.71
Maintenance expenses						
Supplies - Maintenance	\$ (289.91)	\$ 500.00	\$ 789.91	\$ 1,465.14	\$ 2,500.00	\$ 1,034.86
Repairs & Maintenance - Building	\$ 8,340.00	\$ 4,200.00	\$ (4,140.00)	\$ 26,968.86	\$ 21,000.00	\$ (5,968.86)
Routine Maintenance - Equipment	\$ 217.93	\$ -	\$ (217.93)	\$ 777.85	\$ -	\$ (777.85)
Grounds/Lawn Care	\$ 214.75	\$ 1,000.00	\$ 785.25	\$ 654.99	\$ 2,000.00	\$ 1,345.01
Pest Control	\$ -	\$ 50.00	\$ 50.00	\$ -	\$ 250.00	\$ 250.00
Contracted Labor - Maintenance	\$ -	\$ -	\$ -	\$ 70.54	\$ -	\$ (70.54)

Elevator Maintenance	\$ 1,565.69	\$ 220.00	\$ (1,345.69)	\$ 2,685.07	\$ 1,100.00	\$ (1,585.07)
Snow Removal	\$ -	\$ -	\$ -	\$ 1,700.00	\$ 3,750.00	\$ 2,050.00
HVAC	\$ -	\$ -	\$ -	\$ 110.00	\$ -	\$ (110.00)
Fire Prevention & Maintenance	\$ 70.54	\$ 100.00	\$ 29.46	\$ 308.98	\$ 500.00	\$ 191.02
Purchased Services-Maintenance	\$ 140.10	\$ 500.00	\$ 359.90	\$ 2,406.16	\$ 2,500.00	\$ 93.84
Purchased Services-Cleaning	\$ 1,401.25	\$ -	\$ (1,401.25)	\$ 8,091.39	\$ -	\$ (8,091.39)
TOTAL Maintenance expenses	\$ 11,660.35	\$ 6,570.00	\$ (5,090.35)	\$ 45,238.98	\$ 33,600.00	\$ (11,638.98)
Miscellaneous expenses						
Tenant Screening Costs	\$ 98.00	\$ -	\$ (98.00)	\$ 269.50	\$ -	\$ (269.50)
Interest Expense	\$ -	\$ 10.00	\$ 10.00	\$ 34.39	\$ 50.00	\$ 15.61
TOTAL Miscellaneous expenses	\$ 98.00	\$ 10.00	\$ (88.00)	\$ 303.89	\$ 50.00	\$ (253.89)
Management expense						
Management Fees	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 15,000.00	\$ 15,000.00	\$ -
TOTAL Management expense	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 15,000.00	\$ 15,000.00	\$ -
Professional, Permits and tax expenses						
Licenses & Permits - Admin	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ 500.00	\$ 500.00
Tax preparation	\$ -	\$ -	\$ -	\$ 7,200.00	\$ 2,100.00	\$ (5,100.00)
Fees - Legal	\$ -	\$ -	\$ -	\$ -	\$ 2,100.00	\$ 2,100.00
Fees - Audit & Accounting	\$ -	\$ 6,000.00	\$ 6,000.00	\$ -	\$ 6,000.00	\$ 6,000.00
Legal Fees - Business Entity	\$ -	\$ -	\$ -	\$ 23.00	\$ -	\$ (23.00)
TOTAL Professional, Permits and tax expenses	\$ -	\$ 6,100.00	\$ 6,100.00	\$ 7,223.00	\$ 10,700.00	\$ 3,477.00
Tax and insurance expenses						
Property Tax	\$ 1,166.47	\$ 1,166.47	\$ -	\$ 5,832.35	\$ 5,832.35	\$ -
Insurance	\$ 920.00	\$ 920.00	\$ -	\$ 4,600.00	\$ 4,600.00	\$ -
TOTAL Tax and insurance expenses	\$ 2,086.47	\$ 2,086.47	\$ -	\$ 10,432.35	\$ 10,432.35	\$ -
TOTAL Operating Expenses	\$ 23,492.94	\$ 25,866.47	\$ 2,373.53	\$ 116,321.08	\$ 109,688.35	\$ (6,632.73)
TOTAL OPS EXPENSES	\$ 23,492.94	\$ 25,866.47	\$ 2,373.53	\$ 116,321.08	\$ 109,688.35	\$ (6,632.73)
NET Ops Income (Loss)	\$ 22,530.64	\$ 20,883.53	\$ 1,647.11	\$ 114,060.72	\$ 124,061.65	\$ (10,000.93)
Depreciation and amortization expense						
Depreciation Expense	\$ 3,450.34	\$ 3,330.55	\$ (119.79)	\$ 17,251.69	\$ 16,652.75	\$ (598.94)
TOTAL Depreciation and amortization expense	\$ 3,450.34	\$ 3,330.55	\$ (119.79)	\$ 17,251.69	\$ 16,652.75	\$ (598.94)
NET INCOME (LOSS)	\$ 19,080.30	\$ 17,552.98	\$ 1,527.32	\$ 96,809.03	\$ 107,408.90	\$ (10,599.87)

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

Balance Per Bank Statement as of 5/31/2025	137,572.10
Reconciled Bank	137,572.10

Balance per GL as of 5/31/2025	137,572.10
Reconciled Balance	137,572.10

Difference	0.00
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Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
5/30/2025	JE 21854	Interest Income	5.65	5/31/2025
Total Cleared Other Items			5.65	

Routing 291880330
Bank Reconcile History Report

Balance Per Bank Statement as of 5/31/2025	1,142,066.15
Reconciled Bank	1,142,066.15

Balance per GL as of 5/31/2025	1,142,066.15
Reconciled Balance	1,142,066.15

Difference	0.00
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Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
4/15/2025	423	Sherwin Williams Co	252.87	5/31/2025
4/15/2025	424	Tom's Lock & Key	19.50	5/31/2025
5/1/2025	ACH	MEI Total Elevator Solutions	226.94	5/31/2025
5/5/2025	426	Cornerstone Management Services LLC	5,500.00	5/31/2025
5/7/2025	ACH	City of Faribault	672.28	5/31/2025
5/9/2025	ACH	Xcel Energy	1,419.94	5/31/2025
5/14/2025	427	Advanced Facilities	4,000.00	5/31/2025
5/14/2025	428	BerganKDV	7,200.00	5/31/2025
5/14/2025	430	Faribo Plumbing & Heating	1,054.50	5/31/2025
5/14/2025	431	Flex Comm Security	308.98	5/31/2025
5/14/2025	432	Property Pros of Faribault, LLC	440.24	5/31/2025
5/14/2025	433	Quality Appliance	91.27	5/31/2025
5/14/2025	434	Rental Research Services	49.00	5/31/2025
5/15/2025	435	Rice County Property Tax & Elections Office	3,435.55	5/31/2025
5/19/2025	ACH	Xcel Energy	2,065.26	5/31/2025
5/21/2025	ACH	Culligan of Faribault	173.95	5/31/2025
5/21/2025	ACH	FLOM Disposal Service (ACH)	243.24	5/31/2025
Total Cleared Checks			27,153.52	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
5/1/2025	269		30,965.00	5/31/2025
5/5/2025	270		7,686.00	5/31/2025
5/5/2025	271		4,000.00	5/31/2025
5/6/2025	272		645.00	5/31/2025
5/9/2025	273		1,715.00	5/31/2025
5/14/2025	274		303.00	5/31/2025

5/19/2025	275	493.00	5/31/2025
5/20/2025	276	181.00	5/31/2025
5/23/2025	277	150.00	5/31/2025
Total Cleared Deposits		46,138.00	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
5/2/2025	JE 21856	Reconcile State of MN Payment	-1,131.00	5/31/2025
5/19/2025	JE 21857	Laundry Deposit	200.25	5/31/2025
5/30/2025	JE 21854	Interest Income	46.68	5/31/2025
Total Cleared Other Items			-884.07	

General Ledger

Robinwood Manor

Period = Jul 2024-May 2025

Book = Accrual

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

General Ledger

Robinwood Manor

Period = Dec 2023-May 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 May 31, 2025
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	Expense 6350	Payments	(Accrued)/Prepaid 2330
Balance at 12/31/24	\$ -	\$ -	\$ -
January Payment/Accrual	920.00	11,441.76	10,521.76
February Accrual	920.00	-	9,601.76
March Accrual	920.00	-	8,681.76
April Accrual	920.00	-	7,761.76
May Accrual	920.00	-	6,841.76
Totals	\$ 4,600.00	\$ 11,441.76	

General Ledger

Robinwood Manor

Period = Jan 2023-May 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-May 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-May 2025

Book = Accrual

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

1,900,382.44 6,165.63

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

General Ledger

Robinwood Manor

Period = Jan 2024-May 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	
Robinwood Manor	5/12/2025	05-2025	Adam Thompson Tree Service LLC	P-47445	5/12/2025	25,500.00	0.00	74,196.93	
Net Change=74,196.93						74,196.93	0.00	74,196.93	= Ending Balance =
						74,196.93	0.00		

General Ledger

Robinwood Manor

Period = Jan 2023-May 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
Robinwood Manor	5/31/2025	05-2025	Month End Accruals	J-21777	Month End Accruals	0.00	2,911.51	-1,673,611.74	Month End Accruals
Net Change=-1,673,611.74						0.00	1,673,611.74	-1,673,611.74 = Ending Balance =	

0.00 1,673,611.74

General Ledger

Robinwood Manor

Period = Jan 2023-May 2025

Book = Accrual

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

General Ledger

Robinwood Manor

Period = Dec 2023-May 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
Robinwood Manor	5/31/2025	05-2025	Month End Accruals	J-21777	Month End Accruals	0.00	386.81	-11,219.16	Month End Accruals
Net Change=-11,219.16						0.00	11,219.16	-11,219.16 = Ending Balance =	

0.00 11,219.16

General Ledger

Robinwood Manor

Period = Jan 2023-May 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1850			Machinery, Equipment, & Appliances					0.00 = Beginning Balance =	
Robinwood Manor	12/31/2022	03-2023	Robinwood Trial Balance	J-15033	Robinwood Trial Balance	79,754.39	0.00	79,754.39	Robinwood Trial Balance
Robinwood Manor	1/19/2024	01-2024	Virg's Appliance	P-25653	19221	898.40	0.00	80,652.79	New Hotpoint Electric Range
Robinwood Manor	1/24/2024	01-2024	Virg's Appliance	P-25803	19228	859.00	0.00	81,511.79	New Washer
Robinwood Manor	1/30/2024	01-2024	Virg's Appliance	P-25976	19232	188.22	0.00	81,700.01	Parts for Freezer
Robinwood Manor	7/24/2024	07-2024	Virg's Appliance	P-34702	19341	1,115.30	0.00	82,815.31	New Refrigerator
Robinwood Manor	5/28/2025	05-2025	Quality Appliance	P-47184	5275003	729.58	0.00	83,544.89	New Refrigerator
Net Change=83,544.89						83,544.89	0.00	83,544.89	Ending Balance
						83,544.89	0.00		

General Ledger

Robinwood Manor

Period = Jan 2023-May 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
Robinwood Manor	5/31/2025	05-2025	Month End Accruals	J-21777	Month End Accruals	0.00	152.02	-79,574.88	Month End Accruals
Net Change=-79,574.88						0.00	79,574.88	-79,574.88 = Ending Balance =	

0.00 79,574.88

Payables Aging Report

Period: -05/2025

As of : 05/31/2025

Payee Name	Invoice Date	Due Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
Adam Thompson Tree Service LLC										
	5/12/2025	5/12/2025	1701 Building Improvements	05/12/2025	25,500.00	25,500.00	0.00	0.00	0.00	
Adam Thompson Tree Service LLC					25,500.00	25,500.00	0.00	0.00	0.00	
Advanced Facilities										
	5/31/2025	5/31/2025	6212 Repairs & Maintenance - Building	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										
	5/1/2025	5/1/2025	7246 Housekeeping Supplies	4229135099	19.74	0.00	19.74	0.00	0.00	
	4/17/2025	4/17/2025	7246 Housekeeping Supplies	4227707319	75.57	0.00	75.57	0.00	0.00	
	5/15/2025	5/15/2025	7246 Housekeeping Supplies	4230664919	75.57	75.57	0.00	0.00	0.00	
	5/29/2025	5/29/2025	7246 Housekeeping Supplies	4232025048	19.74	19.74	0.00	0.00	0.00	
Cintas Corp					190.62	95.31	95.31	0.00	0.00	
City of Faribault										
	5/9/2025	6/5/2025	6430 Water and Sewer	014197-000 05/09/2025	651.55	651.55	0.00	0.00	0.00	
City of Faribault					651.55	651.55	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	0.00	115.97	0.00	
	5/31/2025	5/31/2025	6214 Routine Maintenance - Equipment	119-09972142-3 05/31/2025	217.93	217.93	0.00	0.00	0.00	
Culligan of Faribault					333.90	217.93	0.00	115.97	0.00	
FLOM Disposal Service (ACH)										
	5/25/2025	6/9/2025	6450 Trash Disposal	409110024416 05/25/2025	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	0.00	23.00	0.00	0.00	
Kennedy & Graven, Chartered					23.00	0.00	23.00	0.00	0.00	
LaRoche's										
	5/5/2025	5/5/2025	1701 Building Improvements	30791	4,175.00	4,175.00	0.00	0.00	0.00	
LaRoche's					4,175.00	4,175.00	0.00	0.00	0.00	

MEI Total Elevator Solutions									
	5/1/2025	5/1/2025	6257 Elevator Maintenance	1126879	226.94	0.00	226.94	0.00	0.00
	5/16/2025	5/16/2025	1701 Building Improvements	1128560	1,338.75	1,338.75	0.00	0.00	0.00
MEI Total Elevator Solutions					1,565.69	1,338.75	226.94	0.00	0.00
Property Pros of Faribault, LLC									
	5/15/2025	5/15/2025	6225 Grounds/Lawn Care	7959	214.75	214.75	0.00	0.00	0.00
Property Pros of Faribault, LLC					214.75	214.75	0.00	0.00	0.00
Quality Appliance									
	5/12/2025	5/12/2025	6212 Repairs & Maintenance - Building	12525A-C	165.00	165.00	0.00	0.00	0.00
	5/28/2025	5/28/2025	1850 Machinery, Equipment, & Appliances	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									
	5/31/2025	5/31/2025	6890 Tenant Screening Costs	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									
	5/1/2025	5/1/2025	6235 Purchased Services - Cleaning	912152	1,401.25	0.00	1,401.25	0.00	0.00
ServiceMaster by Ayotte					1,401.25	0.00	1,401.25	0.00	0.00
ShofCorp LLC.									
	5/5/2025	5/5/2025	6219 Purchased Services - Maintenance	174671	140.10	140.10	0.00	0.00	0.00
ShofCorp LLC.					140.10	140.10	0.00	0.00	0.00
Xcel Energy									
	5/13/2025	5/13/2025	6410 Electricity	927140762	336.16	336.16	0.00	0.00	0.00 Common Area
	5/13/2025	5/13/2025	6420 Gas	927140762	672.14	672.14	0.00	0.00	0.00 Common Area
	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					42,645.53	40,783.06	1,746.50	115.97	0.00

General Ledger

Robinwood Manor

Period = Jan 2023-May 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
Robinwood Manor	5/15/2025	05-2025	Rice County Property Tax & Elections Office	P-45897	Robinwood 05/15/2025	3,435.55	0.00	-8,101.42	
Robinwood Manor	5/31/2025	05-2025	Month End Accruals	J-21777	Month End Accruals	0.00	1,166.47	-9,267.89	Month End Accruals
Net Change=-9,267.89						22,762.44	32,030.33	-9,267.89 = Ending Balance =	
						22,762.44	32,030.33		

General Ledger

Robinwood Manor

Period = Dec 2023-May 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-May 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		

**ROBINWOOD MANOR
DEPRECIATION SCHEDULE 2024**

LAND

DESCRIPTION	DATE	LIFE	COST
Land	06/19/77		62,426.00

BUILDINGS & STRUCTURES

DESCRIPTION	DATE	LIFE	COST	Depreciation 2025	Accumulated Depreciation
Building	06/19/77	40	1,014,784.40	0	1014784.4
Carpeting	01/01/86	10	1,894.55	0	1894.55
Carpeting	07/01/88	10	7,280.53	0	7280.53
Carpeting	01/01/89	10	11,361.06	0	11361.06
Carpeting	06/01/89	10	8,156.06	0	8156.06
Buildings	01/01/83	15	8,260.65	0	8260.65
Painting	11/01/86	10	6,054.00	0	6054
Air conditioning work	08/01/88	10	6,820.70	0	6820.7
Storage shed	07/01/93	10	11,475.00	0	11475
Fire alarm system addition	07/01/93	7	7314	0	7314
Carpeting	07/01/93	5	15,271.24	0	15271.24
Carpeting	01/01/95	10	16,640.04	0	16640.04
Deck	08/06/97	27.5	4,900.00	0	4900
Exterior doors	07/08/98	10	3,940.00	0	3940
Elevator Upgrade	09/21/01	10	20,832.00	0	20832
Exterior doors	11/13/01	10	14,937.00	0	14937
Cabinets	09/25/02	25	14,000.00	560	12320
Cabinets	10/01/02	25	14,189.00	567.56	12478.76
Cabinets	03/04/03	25	40,270.00	1610.8	33548.77151
Window Replacement	02/16/04	25	14,225.00	569	11285.16667
Elevator Hydraulic Jack	09/13/04	10	18,275.00	0	18274.995
Roof Replacement	10/13/04	25	102,818.18	4112.73	78827.325
Window Replacement	12/31/05	25	14,200.00	568	10224
Security Camera	05/23/06	5	6,609.15	0	6609.15
Window Replacement	12/03/07	25	41,500.00	1660	26698.33333
Siding/Soffit/Roof Replacement	02/21/08	25	139,990.76	5599.63	88660.80833
Interior Remodeling	02/21/08	25	98,171.65	3926.87	62175.44167
Door Access System	10/05/10	10	15,695.00	0	15695.00333
Sprinkler System-Olympic	12/16/16	20	133,633.70	6681.69	46771.83
LED Lighting Interior & Exterior	03/28/17	10	15,907.77	1590.78	10737.765
Elevator Upgrade	12/31/18	10	46,000.00	4600	23000
Update Fire Alarm System	01/14/19	10	13,446.00	1344.6	6723
Vinyl	05/20/23	25	4,200.00	168	168
Carpeting	07/21/23	10	3,630.00	363	363
Carpeting	12/04/23	10	3,700.00	370	370
Carpeting	11/18/24	10	3,665.00	366.5	366.5
Window Replacement	02/01/25	10	2,790.00	279	279
			1,906,837.44	34,938.16	1,624,852.58

OTHER IMPROVEMENTS

DESCRIPTION	DATE	LIFE	COST	DEPR 25	ACCUM DEPR
Increased parking stalls	07/09/98	15	8,954.00		8954
Sidewalk & driveway	12/09/98	15	3,080.00		3080
Parking lot	07/01/93	5	5,385.00		5385
Parking Lot Improvements	08/31/22	15	208,878.00	4641.733333	9283.466667
			226,297.00	4,641.73	26,702.47

MACHINERY & EQUIPMENT

DESCRIPTION	DATE	LIFE	COST	DEPR 25	ACCUM DEPR
49 ref & ranges	07/01/93	7	32,354.46		32354.46
50 ceiling fans/lights	07/01/93	7	3,434.90		3434.9
Water heater	12/08/98	10	3,400.00		3400
Chairs-common area	09/01/88	10	1,004.00		1004
Maint equip	01/01/87	7	4,071.76		4071.76
Water heater	02/18/03	10	3,900.00		3900.003836
Water heater	03/01/05	10	5,077.00		5077.003333
2 Prestige Boilers	06/17/08	10	18,377.24		18377.24
Water Softener	08/22/17	10	8,135.03	813.5	5152.166667
Washer Dryer Hook Ups	08/13/23	7	1,530.98	218.71	218.71
Washer Dryer Hook Ups	01/30/24	7	188.22	26.88857143	26.88857143
Stove	01/19/24	7	898.40	128.3428571	128.3428571
Washer and Dryer	01/24/24	7	859.00	122.7142857	122.7142857
Washer	01/02/24	7	2,296.43	328.0614286	328.0614286
Refrigerator	07/24/24	7	1,115.30	66.39	66.39
Electric Range	02/13/25	7	836.95	119.5642857	119.5642857
			87,479.67	1,824.17	77,662.64

2283040.11

41404.06

Jan-25	\$	3,330.55
Feb-25	\$	3,330.55
Mar-25	\$	3,689.91
Apr-25	\$	3,450.34
May-25	\$	3,450.34



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: July 14, 2025
SUBJECT: Community Action Center (CAC)

BACKGROUND:

The Community Action Center (CAC) will be joining us to provide an update on several key initiatives impacting housing and community development in Faribault. Their presentation will offer insights into the following programs and projects:

1. Emergency Housing Vouchers (EHVs):

CAC will provide a status update on the utilization of Emergency Housing Vouchers in the community, including placement success, challenges faced in connecting households to housing, and ongoing support services. These vouchers are part of a federal response to housing instability exacerbated by the COVID-19 pandemic, aimed at assisting individuals and families who are homeless or at risk of homelessness.

2. 1st & 1st Development:

An overview of the "1st and 1st" build, a CAC-led development project located at the intersection of 1st Avenue and 1st Street. This initiative is designed to increase the supply of affordable housing in the core of Faribault and support community revitalization. CAC will discuss the project's current stage, funding sources, intended use, and timeline for completion.

3. Proposed Project on 5th Street:

CAC is also exploring a new housing project on 5th Street. They will share preliminary information on the concept, potential site

Agenda Item: 5.A

acquisition, community needs being addressed, and how the project fits into their broader strategic goals for expanding affordable housing access in the city.

This presentation will give the HRA Board an opportunity to ask questions, discuss areas of alignment, and consider how our agency may support or collaborate on these efforts going forward.

REQUESTED ACTION:

Listen and give feedback as well as see if their project(s) can continue to be supported by the HRA and if so, how best to do that.

ATTACHMENTS:



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: July 14, 2025
SUBJECT: HRA-City Council Joint Meeting

BACKGROUND:

On July 21st (next Monday), the Housing and Redevelopment Authority (HRA) and the Faribault City Council will hold a joint meeting to discuss shared priorities, explore opportunities for collaboration, and align strategic goals related to housing, redevelopment, and community development initiatives. The purpose of this meeting is to strengthen coordination between the two bodies, identify areas where joint efforts can have the greatest impact, and ensure that resources are being used effectively to meet the needs of Faribault residents.

Discussion topics may include:

- Affordable housing development and preservation
- Blight reduction and property improvement strategies
- Downtown revitalization efforts
- Use of federal and state funding resources
- Long-term redevelopment planning

This meeting is intended to foster open communication and partnership between the HRA and City Council as we work toward a more vibrant and inclusive Faribault.

REQUESTED ACTION:

Discuss.

ATTACHMENTS:



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: July 14, 2025
SUBJECT: Evening in the Cannon River Mobile Home Park

BACKGROUND:

Following the HRA–City Council joint meeting, HRA staff and commissioners are invited to join *Growing Up Healthy* and *Healthy Community Initiative (HCI)* for their **Evening in the Park** event at Cannon River Mobile Home Park.

This community engagement event is part of an ongoing effort to build relationships with residents, provide access to resources, and promote safe, healthy living environments. The HRA will participate by distributing **energy-saving kits** and **LED light bulbs** to residents, supporting both sustainability and cost-saving measures for families.

Participation in this event helps reinforce the HRA’s role in neighborhood outreach, resident engagement, and community-based housing support.

REQUESTED ACTION:

Discuss and find availability

ATTACHMENTS:



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: July 14, 2025
SUBJECT: HRA Role in Purchasing Blighted Property and Supporting the City's Comprehensive Plan

BACKGROUND:

As part of our broader mission to improve housing conditions and support community revitalization, the HRA is exploring a more proactive role in **acquiring and redeveloping blighted properties** within Faribault. These efforts align directly with the goals outlined in the City's Comprehensive Plan, particularly in addressing substandard housing, promoting neighborhood stability, and encouraging reinvestment in underutilized areas.

By acquiring targeted properties, the HRA can:

- Prevent long-term vacancy and deterioration
- Prepare sites for future redevelopment aligned with city goals
- Partner with local developers or nonprofits to create new housing options
- Reduce blight-related impacts on adjacent properties and neighborhoods

This discussion will focus on how the HRA can strategically assist the City in implementing its long-range planning efforts through property

acquisition, land banking, and site preparation activities that position Faribault for stronger, more sustainable growth.

REQUESTED ACTION:

Discuss

ATTACHMENTS:



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: July 14, 2025
SUBJECT: Tree Removal Assistance Program Guidelines

BACKGROUND:

Earlier this year, the HRA approved the creation of the Tree Removal Assistance Program to help homeowners remove diseased or dying trees, with a focus on mitigating the spread of the Emerald Ash Borer (EAB). The program includes a combination of forgivable and deferred loan options to make tree removal more accessible to residents.

Now that the program is ready to launch, staff is requesting final direction from the Board on a few key components that were left open during initial approval:

- Confirmation of the **interest rate** structure for deferred loans
- Determination of a **per-household cap** for deferred loans (currently proposed at \$10,000)
- Confirmation of **total funding caps** for both the forgivable and deferred loan pools for the first year of operation (currently proposed at \$40,000 and \$100,000 respectively)

Clarifying these items will allow staff to finalize program materials, begin processing applications, and ensure equitable administration within budgeted limits.

REQUESTED ACTION:

The HRA Board is asked to:

1. Confirm or amend the proposed **interest rate** for deferred loans (prime minus 3%, with a floor of 0%).
2. Approve a **maximum loan amount per household** under the deferred loan option (currently proposed at \$10,000).
3. Confirm or amend the **total program funding limits** for the initial year:
 - Forgivable Loans: \$40,000
 - Deferred Loans: \$100,000

Once approved, staff will begin marketing, accepting applications and administering the program as outlined.

ATTACHMENTS:

1. Appendix A - Draft

Appendix A

Tree Removal Assistance Program Guidelines

Program Purpose Statement

The Tree Removal Assistance Program is designed to help protect the urban forest in the City of Faribault by reducing the spread of the Emerald Ash Borer (EAB) and removing diseased or dying trees that pose a threat to public safety and property. This program provides financial assistance to residential property owners by offering a forgivable loan for income-qualified households (up to 110% of Area Median Income) and a low-interest deferred loan option for all other residents. The goal is to make tree removal more accessible and affordable for all homeowners while supporting a healthier, safer environment for the entire community.

1. What the Program Helps With

We help homeowners remove diseased or dying trees. We will help remove any diseased trees (prioritizing ash trees infected by the Emerald Ash Beetle (EAB)). The deferred loan will also pay for stump grinding, but only in front yards or boulevard areas.

2. Who Qualifies for the Forgivable Loan

- Must live in and own a house in Faribault.
 - Household income is under 110% of Area Median Income.
 - Tree must be certified as diseased or dying by a qualified arborist.
-

3. Two Types of Help

A. Forgivable Loan

- Covers **50% of tree removal costs**, up to **\$2,000 per home**.
- Homeowner pays full cost, submits receipts, and we send a check—up to \$2,000.
- Funds are limited—**only \$40,000 total** is available for this.
- No interest.
- Loan forgiven if homeowner paid property taxes in 2025 and is in good standing with the city.

B. Deferred Loan

- Helps pay for **any amount above** the forgivable loan and/or to residents who do not qualify.
 - Homeowner can borrow up to **\$10,000**.
 - Interest is **prime rate minus 3%**, but never less than **0%**, currently at 7.5% - 3.0% = 4.5%
 - A **\$100 fee** covers loan origination and recording fees.
 - Repaid when the homeowner **sells, transfers, refinances, or moves out**.
-

4. Step-by-Step What to Do

Step 1: Apply

- Fill out the application form.
- Send proof of income (if applying for forgivable portion), home ownership, and a certificate showing tree is diseased.
- Provide a contractor's cost estimate.

Step 2: Approval

- We review your application.
- If approved:
 - Get the work done by a licensed contractor.
 - Pay the contractor and keep your receipt.

Step 3: Submit and Get Paid

- Send us proof of payment (receipt).
 - **Forgivable Loan:** We send you a check for 50% of the cost, up to \$2,000.
 - **Deferred Loan:** You sign loan paperwork, and we place a second lien.
 - This loan only needs to be paid when you sell, refinance, or move.
-

5. How We Run This Program

- The **Executive Director** manages the program.
 - Loans are given out **first-come, first-served** until money runs out.
 - The **total budget** is **\$40,000** for forgivable loans and **\$100,000** for deferred loans.
 - We may update rules to keep things fair and within budget.
-

6. Key Things to Remember

- Only trees in front yards and boulevards qualify for stump grinding.
- Deferred loans stay until a big change like moving or refinancing happens.
- Program money is limited—so apply early!



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: July 14, 2025
SUBJECT: Upcoming NAHRO Commissioner Training – August 28

BACKGROUND:

This is a valuable opportunity for commissioners to deepen their understanding of how HRA funding works, what financial reports really tell us, and how board oversight can positively shape the direction of our work. Whether you're new to the board or have years of experience, this training is designed to build your confidence and effectiveness in serving the community.

REQUESTED ACTION:

Let staff know your availability and we can get you signed up ASAP.

ATTACHMENTS:

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



HRA Commissioner 4 Part Online Series

Begins June 2025

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

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

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

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

Session 1: HRA Commissioner Role and Responsibilities

Session 2: Understanding the HRA Financial Position

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

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

PRICING: Two options and two ways to SAVE!

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

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

Commissioner Roles & Responsibilities

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

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

Understanding the PHA's Financial Position

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

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

Building An Effective Partnership: The Board & Executive Director

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

What you Need to Know About Salaries & Benefits

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

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

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



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: July 14, 2025
SUBJECT: HRA Strategic Plan - Consultant Engagement and Project Overview.

BACKGROUND:

The HRA is in the process of engaging **Allyson Brunette**, to guide the development of a **Strategic Plan** that will help shape the Authority's direction and priorities over the next five years. This plan will also help inform longer-term visioning and align with the HRA levy process, future work plans, and broader City objectives.

This effort is being pursued in response to a growing need for the HRA to operate more proactively—identifying goals, evaluating existing programs, strengthening partnerships, and targeting resources where they will make the most impact.

Why this Matters Now

The HRA is at a pivotal point in its evolution. As we look ahead, there is a strong possibility of accessing new or expanded funding sources—whether through local levies, state programs, or federal partnerships. With this growth comes the need for **clarity, direction, and purpose**. Without a shared strategic framework, there's a real risk of reacting to opportunities rather than **intentionally pursuing the most impactful ones**.

A strategic plan gives us the foundation to move forward with confidence. It will help the Board and staff prioritize efforts, allocate future funds wisely, and evaluate current programs to ensure we're doing the right work, with the right partners, for the right outcomes. Rather than being

caught off guard by financial or programmatic growth, this plan positions the HRA to **lead with vision** and maximize its value to the community.

A **Strategic Plan** will give us:

- **A clear vision and mission** that aligns with community needs and council priorities
- **Defined goals and strategies** to guide funding decisions and staffing capacity
- **A framework** to assess current programs and identify where changes or improvements are needed
- **Better leverage in partnerships** with the City, County, developers, nonprofits, and funders
- **An accountable, forward-thinking work plan** that strengthens transparency and purpose

With a preliminary levy discussion coming in August, and program growth on the horizon, this planning effort is well-timed to ensure we're making strategic, not just reactive, decisions.

Scope of Work

Allyson will facilitate and compile the plan, working closely with staff and the board. Possibilities of the project will include:

- One to two **on-site facilitation sessions** with commissioners, staff, and housing partners
- A combination of **one-on-one interviews and focus groups** to gather meaningful input
- Coordination with the ongoing **Faribault Housing Study** (to be completed in September)

- Delivery of a professional **Strategic Plan in Word format**, allowing for updates and revisions over time
- A planning horizon of **5 years**, with optional visioning out to 20 years

The project will **not** include high-cost graphic design or excessive administrative support, keeping the focus on meaningful planning, commissioner engagement, and realistic implementation.

Cost & Recommendation

The proposed **budget is \$10,000**, which includes all facilitation, interviews, plan writing, and project coordination. By keeping design and travel costs low, this investment provides **substantial value** for a high-impact tool that will serve the board, staff, and community well into the future.

Staff recommends moving forward with this plan and engaging Allyson to begin immediately, so that the process can be completed by late summer or early fall. This timeline allows us to align our next work plan, levy requests, and policy efforts around the clear, board-supported direction outlined in the Strategic Plan.

REQUESTED ACTION:

Discuss and approve if you feel it's right to move forward.

ATTACHMENTS:



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: July 14, 2025
SUBJECT: Election of New HRA Chairperson

BACKGROUND:

With current Chairperson Colin Maltbie stepping down at the end of the month due to relocation, the HRA Board will hold an election to appoint a new Chair to serve the remainder of the current term beginning August 1st. The Chairperson plays a key leadership role in guiding the direction of the HRA, facilitating board meetings, and serving as a liaison between the HRA, City Council, and broader community stakeholders.

Board members will be asked to nominate and vote for a new Chair during this meeting.

This transition provides an opportunity to reaffirm the board's leadership and continue momentum on current initiatives, including housing redevelopment, community engagement, and long-term strategic planning.

REQUESTED ACTION:

Elections

ATTACHMENTS:



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Thomas Furman - Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: July 14, 2025
SUBJECT: Director's Report

BACKGROUND:

Verbal presentation of germane topics.

REQUESTED ACTION:

ATTACHMENTS: