



## HOUSING & REDEVELOPMENT AUTHORITY AGENDA

3RD FLOOR CONFERENCE  
ROOM

MONDAY, AUGUST 11, 2025

6:00 PM

1. Call to Order/ Approve Agenda
2. Approval of the Minutes
3. Program Reports
  - A. 230 Central
4. Property Reports
  - A. Robinwood Manor
  - B. Scattered Sites
5. Public Hearings
6. Items for Discussion
  - A. HRA Preliminary Tax Levy 2026
  - B. HRA Planning with Allyson Brunette
  - C. Joint meeting to learn about Reassignments with FDC
  - D. No Smoking sign changes.
7. Director's Report
8. Adjournment



## HOUSING & REDEVELOPMENT AUTHORITY MINUTES

3RD FLOOR  
CONFERENCE ROOM

JULY 14, 2025

6:00 PM

### Meeting Items

#### 1. Call to Order/Approve Agenda

Chair Colin Maltbie called the regular meeting of the Housing and Redevelopment Authority to order at 6:00 pm. Commissioners Travis McColley, Mandy Barnes, Travis Kath, Carrie Winjum, and John Rowan were in attendance. Also in attendance were CED Director David Wanburg, Executive Director Thomas Furman, and Scott Wopata of Community Action Center.

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

A motion was made by Travis McColley, seconded by Mandy Barnes, to approve the June Minutes with one name spelling corrected. 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. Motion made to pay the claims made by Mandy 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. Motion made to pay the claims made by Mandy Barnes, seconded by Carrie Winjum. The motion passed unanimously.

#### 3. Program Reports

A. Scott Wopata of Community Action Center presented on Ridgeview Heights project on the corner of 1<sup>st</sup> & 1<sup>st</sup> NW and invited everyone to the ceremonial ground breaking on August 6th. He also gave the Board an update on the Emergency Vouchers Program. A motion was made to provide \$3,500 for CAC for the emergency Hotel Voucher Program by John Rowan, seconded by Mandy Barnes. The motion passed unanimously.

#### 4. Items for Discussion

- A. There will be an HRA-City Council Joint Meeting on July 21<sup>st</sup> at 5:00
- B. Following the Joint Meeting, Evening in the Park will be at Cannon River Manufactured Home Park and the Board is encouraged to attend.

- C. The Board discussed more on the topic of how the HRA can play a role in purchasing blighted property in support of the City's Comprehensive Plan.
- D. The Tree Removal plan was discussed a bit more again and the forgivable loan program for low-income single family homes settled on 50% of total costs up to \$2,500 from the HRA for each Single Family home to be repaid and forgiven provided the property is in good standing with the city (they do not owe back taxes or are out of current compliance). The deferred loan program amount was increased from \$200,000 to \$250,000 with a 3% interest. The program still needs to go through legal and City Administration for support.
- E. The upcoming NAHRO Commissioner Training will take place August 28<sup>th</sup> and 5 commissioners signed up to take part.
- F. The Board discussed engaging Allyson Brunette to help steer the Board through and HRA Strategic Plan. A motion was made to give Executive Director Furman permission to contract with Allyson Brunette for \$10,000, by Travis McColley. Seconded by Carrie Winjum. The motion passed unanimously.

7. Election of New HRA Board Chair

Elections were held for a new Chair as Colin Maltbie steps down due to relocation. Our new Chair Person is John Rowan.

8. Executive Director Report

Director Furman reported on the Robinwood sale and relationship with Cornerstone, Shumway property repairs, U of M partnership to produce videos for resident education, the folder project working in conjunction with the EDA and Chamber of Commerce.

9. Adjournment

A motion was made by Travis McColley, seconded by Mandy Barnes. The motion passed unanimously at 7:57 pm.

By: \_\_\_\_\_  
Thomas Furman, Executive Director



## Request for Action

**TO:** Faribault Housing & Redevelopment Authority  
**FROM:** Executive Director - Thomas Furman  
**THROUGH:** David Wanberg, Director of Community and Economic Development  
**MEETING DATE:** August 11, 2025  
**SUBJECT:** 230 Central

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### BACKGROUND:

In March of 2021, the HRA entered into a funding agreement with 230 Central, LLC to support the redevelopment of the upper floors of the mixed-use property located at 230 Central Avenue. The project added eight new residential rental units, contributing to both downtown revitalization and local affordable housing goals.

To assist with this development, the HRA provided a \$240,000 loan, structured as follows:

\$180,000 Forgivable Loan – This portion is forgivable if the developer maintains four (4) of the eight units as affordable housing for very low-income households (at or below 50% of Area Median Income) and rented at or below Fair Market Rent (FMR) for a minimum of 15 years.

\$60,000 Repayable Loan – This portion is to be repaid over five (5) years at an interest rate of 3% per annum.

This investment supports the HRA’s mission to expand access to affordable housing while activating underutilized space in the city’s core. Annual compliance monitoring will ensure the affordability commitments are met throughout the term.

### REQUESTED ACTION:

Receive and File.

### ATTACHMENTS:

1. 230CentralAug2025

**230 CENTRAL AVENUE APARTMENTS**

<b>APT. #</b>	<b>BR/BA</b>	<b>NAMES:</b>	<b># OF TENANTS</b>	<b>APT. TYPE</b>	<b>INCOME LIMIT</b>	<b>ANNUAL GROSS INCOME</b>	<b>RENT LIMIT:</b>	<b>RENT AMOUNT:</b>
1	2 BR/1 BA		2	VERY LOW	43,100.00		1,177.00	1,100.00
2	3 BR/2 BA		4	VERY LOW	53,850.00		1,564.00	1,500.00
3	3 BR/2 BA		5	VERY LOW	58,200.00		1,564.00	1,500.00
4	3 BR/2 BA		2	VERY LOW	43,100.00		1,564.00	1,550.00
5	2 BR/1 BA		2	FULL MARKET	N/A		N/A	1,500.00
6	4 BR/3 BA		4	FULL MARKET	N/A		N/A	1,980.00
7	4 BR/3 BA		4	FULL MARKET	N/A		N/A	1,980.00
8	4 BR/3 BA		5	FULL MARKET	N/A		N/A	1,980.00



## Request for Action

**TO:** Faribault Housing & Redevelopment Authority  
**FROM:** Thomas Furman - Executive Director  
**THROUGH:** David Wanberg, Director of Community and Economic Development  
**MEETING DATE:** August 11, 2025  
**SUBJECT:** Robinwood Manor

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### BACKGROUND:

### REQUESTED ACTION:

Listen to reports and list of claims. If applicable, approve the list of claims, so the bills can be paid.

### ATTACHMENTS:

1. 2025.06 City of Faribault - Robinwood Manor Executive Summary
2. Robinwood Financials June2025

# CORNERSTONE



Creating Healthy Communities

## Executive Summary for City of Faribault- Robinwood Manor June 2025

### Overview

- Total operating income was \$43,821 for June.
- Occupancy for June was 100%.
- The increase in revenue compared to budget is mainly due to interest income of \$27,151 for June.

### Financial Summary

	Current Month	Budget	Variance (+/-)	YTD Total	YTD Budget	Variance (+/-)
Total Revenue	46,385	46,250	135	278,401	277,500	901
Operating Expenses	-31,527	-20,472	-11,054	-147,848	-130,161	-17,687
Other Income	28,963	500	28,463	27,329	3,000	24,329
Other Expenses (Debt Service)	-3,450	-3,331	-120	-20,702	-19,983	-719
Net Income	40,371	22,947	17,424	137,180	130,356	6,824
<b>Total Aged</b>			<b>Operating Acct Bal</b>			
Total Accounts Receivable	2,711		Beginning Cash			1,142,066
Total Accounts Payable	46,855		Ending Cash			1,677,146
			Cash Flow			535,080

### Narrative:

- The Accounts Payable balance of \$46,855 is mainly made up of current invoices with payments made in July.
- Accounts Receivable balance is \$2,711.
- The operating cash account balance ended with \$1,677,146, an increase of \$535,080.
- Net Income was \$40,371 for the month of June.

Monthly Status	May 2025	June 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%

# **Cornerstone Financial Package**

## **City of Faribault (Robinwood Manor)**

### **MONTHLY FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION**

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



Professionally Managed By Cornerstone Management Services

**Balance Sheet**

Robinwood Manor

Month = Jun 2025

Book = Accrual ; Tree = YSI Standard Balance Sheet

<b>ACCOUNT</b>	<b>CURRENT BALANCE</b>
<b>ASSETS</b>	
<b>CASH</b>	
Security Deposit Savings	14,478.11
Operating Cash	1,677,145.51
<b>TOTAL CASH</b>	<b>1,691,623.62</b>
Accounts Receivable	2,711.00
Due From	89,928.50
Due From- Other Governments	24,993.00
Prepaid Property/Liability Ins	5,921.76
Land	62,426.00
Accumulated Depr. Building Improvements	-22,060.73
Buildings	1,894,216.81
Building Improvements	74,196.93
Accumulated Depr. Building	-1,676,523.25
Improvements-Other Than Building	226,297.00
Accum. Depreciation- Other	-11,605.97
Machinery, Equipment, & Appliances	83,544.89
Accumulated Depreciation- Machinery and Equipment	-79,726.90
<b>TOTAL ASSETS</b>	<b>2,365,942.66</b>
<b>LIABILITIES AND CAPITAL</b>	
<b>LIABILITIES</b>	
Accounts Payable	46,854.57
Prepaid Rent	792.00
Tenant Deposits	11,412.13
Pet Deposit	1,570.00
Interest on Tenant Deposits	1,288.73
Payments in Lieu-Taxes Payable	10,434.36
Due to- Other Governments	472,924.15
Unreserved Fund Balances	1,169,043.05
<b>TOTAL LIABILITIES</b>	<b>1,714,318.99</b>
<b>CAPITAL</b>	
Owner Contributions	-100.00
Retained Earnings	137,179.89
Prior Years Retained Earnings	514,543.78
<b>TOTAL CAPITAL</b>	<b>651,623.67</b>
<b>TOTAL LIABILITIES AND CAPITAL</b>	<b>2,365,942.66</b>

**12 Months Income Statement**

Robinwood Manor

Period = Jul 2024-Jun 2025

Book = Accrual ; Tree = MutiFamily New

ACCOUNT	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Total
<b>Ops Income or Loss</b>													
<b>OPERATING INCOME</b>													
<b>Residential Income</b>													
Rent-Residential	\$ 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	\$ 15,877.00	\$ 194,069.00
Federal Grants	\$ 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	\$ 30,508.00	\$ 360,633.00
<b>Other Income</b>													
Late Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.00
Laundry Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270.50	\$ 441.50	\$ 112.00	\$ -	\$ 200.25	\$ 270.75	\$ 1,295.00
Miscellaneous Income	\$ 479.00	\$ 816.50	\$ -	\$ 968.75	\$ 452.25	\$ 738.50	\$ 271.00	\$ (264.00)	\$ (1,520.41)	\$ (739.27)	\$ (662.00)	\$ 1,541.00	\$ 2,081.32
CleanUp (Misc)	\$ 2,810.71	\$ (4,908.77)	\$ 4,825.51	\$ -	\$ (11.00)	\$ 1.00	\$ -	\$ 1.00	\$ -	\$ 1.00	\$ -	\$ -	\$ 2,719.45
Bank Interest	\$ 52.19	\$ 47.40	\$ 49.65	\$ 49.68	\$ 47.27	\$ 52.82	\$ 51.78	\$ 46.66	\$ 52.02	\$ 51.44	\$ 52.33	\$ 27,150.99	\$ 27,704.23
<b>Total Other Income</b>	<b>\$ 3,341.90</b>	<b>\$ (4,044.87)</b>	<b>\$ 4,875.16</b>	<b>\$ 1,018.43</b>	<b>\$ 488.52</b>	<b>\$ 802.32</b>	<b>\$ 593.28</b>	<b>\$ 225.16</b>	<b>\$ (1,356.39)</b>	<b>\$ (686.83)</b>	<b>\$ (409.42)</b>	<b>\$ 28,962.74</b>	<b>\$ 33,810.00</b>
<b>TOTAL Residential Income</b>	<b>\$ 46,907.90</b>	<b>\$ 44,330.13</b>	<b>\$ 49,100.16</b>	<b>\$ 46,053.43</b>	<b>\$ 48,893.52</b>	<b>\$ 47,497.32</b>	<b>\$ 47,472.28</b>	<b>\$ 47,104.16</b>	<b>\$ 43,843.61</b>	<b>\$ 45,938.17</b>	<b>\$ 46,023.58</b>	<b>\$ 75,347.74</b>	<b>\$ 588,512.00</b>
<b>TOTAL OPERATING INCOME</b>	<b>\$ 46,907.90</b>	<b>\$ 44,330.13</b>	<b>\$ 49,100.16</b>	<b>\$ 46,053.43</b>	<b>\$ 48,893.52</b>	<b>\$ 47,497.32</b>	<b>\$ 47,472.28</b>	<b>\$ 47,104.16</b>	<b>\$ 43,843.61</b>	<b>\$ 45,938.17</b>	<b>\$ 46,023.58</b>	<b>\$ 75,347.74</b>	<b>\$ 588,512.00</b>
<b>OPS EXPENSES</b>													
<b>Operating Expenses</b>													
<b>Payroll expenses</b>													
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
<b>TOTAL Payroll expenses</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ 24,398.91</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ 51,898.91</b>
<b>Utilities</b>													
Telephone/Internet	\$ -	\$ -	\$ 339.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 339.61
Electricity	\$ 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	\$ 3,062.62	\$ 35,616.92
Water and Sewer	\$ 628.14	\$ 736.93	\$ 654.11	\$ 699.08	\$ 1,012.86	\$ 1,051.17	\$ 754.78	\$ 699.30	\$ 596.22	\$ 672.28	\$ 651.55	\$ -	\$ 8,156.42
Gas	\$ 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	\$ 298.32	\$ 9,496.77
Trash Disposal	\$ 247.54	\$ 602.92	\$ 528.00	\$ 247.54	\$ 307.90	\$ 536.54	\$ 243.24	\$ 10.98	\$ 508.43	\$ 243.24	\$ 243.24	\$ 243.24	\$ 3,962.81
<b>TOTAL Utilities</b>	<b>\$ 4,649.60</b>	<b>\$ 5,805.37</b>	<b>\$ 5,596.00</b>	<b>\$ 4,413.81</b>	<b>\$ 4,462.38</b>	<b>\$ 4,996.62</b>	<b>\$ 5,107.51</b>	<b>\$ 5,250.59</b>	<b>\$ 5,177.11</b>	<b>\$ 4,400.72</b>	<b>\$ 4,108.64</b>	<b>\$ 3,604.18</b>	<b>\$ 57,572.53</b>
<b>Office Expenses</b>													
Office Supplies & Expenses - Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 621.31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 621.31
Computer	\$ -	\$ -	\$ 306.00	\$ -	\$ -	\$ 306.00	\$ -	\$ -	\$ 306.00	\$ -	\$ -	\$ 520.74	\$ 1,438.74
Housekeeping Supplies	\$ 95.31	\$ 75.57	\$ 115.05	\$ 372.84	\$ 251.39	\$ 95.31	\$ -	\$ 95.31	\$ 95.31	\$ 170.88	\$ 39.48	\$ 95.31	\$ 1,501.76
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
<b>TOTAL Office Expenses</b>	<b>\$ 95.31</b>	<b>\$ 1,216.25</b>	<b>\$ 10,979.78</b>	<b>\$ 497.84</b>	<b>\$ 251.39</b>	<b>\$ 651.31</b>	<b>\$ 746.31</b>	<b>\$ 220.31</b>	<b>\$ 401.31</b>	<b>\$ 170.88</b>	<b>\$ 39.48</b>	<b>\$ 616.05</b>	<b>\$ 15,886.22</b>
<b>Maintenance expenses</b>													
Supplies - Maintenance	\$ 85.00	\$ 290.01	\$ 383.66	\$ -	\$ 348.65	\$ 400.61	\$ -	\$ 272.37	\$ 47.00	\$ 1,435.68	\$ (289.91)	\$ 2,113.61	\$ 5,086.68
Repairs & Maintenance - Building	\$ 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	\$ 4,000.00	\$ 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	\$ 1,482.36	\$ 973.79	\$ 2,072.88	\$ 506.81	\$ -	\$ 273.81	\$ -	\$ -	\$ -	\$ 440.24	\$ 214.75	\$ 3,123.88	\$ 9,088.52
Pest Control	\$ -	\$ 50.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50.50
Contracted Labor - Maintenance	\$ 1,500.70	\$ 1,318.96	\$ 70.54	\$ 70.54	\$ 70.54	\$ 19.77	\$ 70.54	\$ 70.54	\$ (70.54)	\$ -	\$ -	\$ 70.54	\$ 3,192.13
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	\$ 226.94	\$ 4,188.35
Snow Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,700.00	\$ -	\$ -	\$ 939.00	\$ 2,639.00
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	\$ 170.00	\$ 140.95	\$ 603.10	\$ 170.00	\$ 1,118.14	\$ 1,764.60	\$ 140.10	\$ 1,730.86	\$ 395.10	\$ -	\$ 140.10	\$ -	\$ 6,372.95
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	\$ 1,338.46	\$ 15,162.19
<b>TOTAL Maintenance expenses</b>	<b>\$ 8,045.32</b>	<b>\$ 7,414.83</b>	<b>\$ 9,239.52</b>	<b>\$ 8,164.79</b>	<b>\$ 8,467.97</b>	<b>\$ 9,802.51</b>	<b>\$ 8,834.05</b>	<b>\$ 8,808.20</b>	<b>\$ 8,441.37</b>	<b>\$ 7,495.01</b>	<b>\$ 11,660.35</b>	<b>\$ 11,812.43</b>	<b>\$ 108,186.35</b>
<b>Miscellaneous expenses</b>													
Administrative Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400.00	\$ 2,400.00
Supplies-Admin	\$ -	\$ -	\$ -	\$ -	\$ 146.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146.40
Miscellaneous Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197.75	\$ 197.75
Tenant Screening Costs	\$ 49.00	\$ 24.50	\$ 73.50	\$ 24.50	\$ 59.00	\$ -	\$ 49.00	\$ 49.00	\$ 24.50	\$ 49.00	\$ 98.00	\$ 196.00	\$ 696.00
Interest Expense	\$ 10.88	\$ -	\$ -	\$ 10.88	\$ 10.97	\$ 6.28	\$ (3.78)	\$ 10.62	\$ 10.08	\$ 17.47	\$ -	\$ 21.66	\$ 95.06
Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,194.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,194.00
<b>TOTAL Miscellaneous expenses</b>	<b>\$ 59.88</b>	<b>\$ 24.50</b>	<b>\$ 73.50</b>	<b>\$ 35.38</b>	<b>\$ 216.37</b>	<b>\$ 7,200.28</b>	<b>\$ 45.22</b>	<b>\$ 59.62</b>	<b>\$ 34.58</b>	<b>\$ 66.47</b>	<b>\$ 98.00</b>	<b>\$ 2,815.41</b>	<b>\$ 10,729.21</b>
<b>Management expense</b>													
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
<b>TOTAL Management expense</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 36,000.00</b>
<b>Professional, Permits and tax expenses</b>													
Fees - Professional	\$ -	\$ -	\$ 516.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 516.66
Tax preparation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,200.00	\$ -	\$ 5,000.00	\$ 12,200.00
Fees - Legal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900.00
Fees - Audit & Accounting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500.00
Legal Fees - Business Entity	\$ -	\$ -	\$ -	\$ -	\$ 12,135.54	\$ -	\$ -	\$ -	\$ -	\$ 23.00	\$ -	\$ 92.00	\$ 12,250.54
<b>TOTAL Professional, Permits and tax expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 516.66</b>	<b>\$ -</b>	<b>\$ 12,135.54</b>	<b>\$ 7,400.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,223.00</b>	<b>\$ -</b>	<b>\$ 5,092.00</b>	<b>\$ 32,367.20</b>
<b>Tax and insurance expenses</b>													
Property Tax	\$ 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	\$ 1,166.47	\$ 7,017.89
Insurance	\$ 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	\$ 920.00	\$ 12,144.00
<b>TOTAL Tax and insurance expenses</b>	<b>\$ 2,202.08</b>	<b>\$ 2,202.08</b>	<b>\$ 2,202.08</b>	<b>\$ 2,202.08</b>	<b>\$ 2,202.08</b>	<b>\$ (4,367.33)</b>	<b>\$ 2,086.47</b>	<b>\$ 2,086.47</b>	<b>\$ 2,086.47</b>	<b>\$ 2,086.47</b>	<b>\$ 2,086.47</b>	<b>\$ 2,086.47</b>	<b>\$ 19,161.89</b>
<b>TOTAL Operating Expenses</b>	<b>\$ 20,552.19</b>	<b>\$ 22,163.03</b>	<b>\$ 34,107.54</b>	<b>\$ 20,813.90</b>	<b>\$ 33,235.73</b>	<b>\$ 53,082.30</b>	<b>\$ 22,319.56</b>	<b>\$ 21,925.19</b>	<b>\$ 21,640.84</b>	<b>\$ 26,942.55</b>	<b>\$ 23,492.94</b>	<b>\$ 31,526.54</b>	<b>\$ 331,802.31</b>
<b>TOTAL OPS EXPENSES</b>	<b>\$ 20,552.19</b>	<b>\$ 22,163.03</b>	<b>\$ 34,107.54</b>	<b>\$ 20,813.90</b>	<b>\$ 33,235.73</b>	<b>\$ 53,082.30</b>	<b>\$ 22,319.56</b>	<b>\$ 21,925.19</b>	<b>\$ 21,640.84</b>	<b>\$ 26,942.55</b>	<b>\$ 23,492.94</b>	<b>\$ 31,526.54</b>	<b>\$ 331,802.31</b>
<b>NET Ops Income (Loss)</b>	<b>\$ 26,355.71</b>	<b>\$ 22,167.10</b>	<b>\$ 14,992.62</b>	<b>\$ 25,239.53</b>	<b>\$ 15,657.79</b>	<b>\$ (5,584.98)</b>	<b>\$ 25,152.72</b>	<b>\$ 25,178.97</b>	<b>\$ 22,202.77</b>	<b>\$ 18,995.62</b>	<b>\$ 22,530.64</b>	<b>\$ 43,821.20</b>	<b>\$ 256,709.69</b>
<b>Depreciation and amortization expense</b>													
Depreciation Expense	\$ 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	\$ 3,450.34	\$ 41,388.27
<b>TOTAL Depreciation and amortization expense</b>	<b>\$ 3,330.55</b>	<b>\$ 3,330.55</b>	<b>\$ 3,330.55</b>	<b>\$ 3,330.55</b>	<b>\$ 3,330.55</b>	<b>\$ 4,033.49</b>	<b>\$ 3,330.55</b>	<b>\$ 3,330.55</b>	<b>\$ 3,689.91</b>	<b>\$ 3,450.34</b>	<b>\$ 3,450.34</b>	<b>\$ 3,450.34</b>	<b>\$ 41,388.27</b>
<b>NET INCOME (LOSS)</b>	<b>\$ 23,025.16</b>	<b>\$ 18,836.55</b>	<b>\$ 11,662.07</b>	<b>\$ 21,908.98</b>	<b>\$ 12,327.24</b>	<b>\$ (9,618.47)</b>	<b>\$ 21,822.17</b>	<b>\$ 21,848.42</b>	<b>\$ 18,512.86</b>	<b>\$ 15,545.28</b>	<b>\$ 19,080.30</b>	<b>\$ 40,370.86</b>	<b>\$ 215,321.42</b>

**Budget Comparison**

Robinwood Manor

Month = Jun 2025

Book = Accrual ; Tree = MultiFamily New

ACCOUNT	June 2025	June 2025	June 2025	2025	2025	2025
Ops Income or Loss	Actual	Budget	Variance	Actual	Budget	Variance
<b>OPERATING INCOME</b>						
<b>Residential Income</b>						
Rent-Residential	\$ 15,877.00	\$ 16,500.00	\$ (623.00)	\$ 96,422.00	\$ 99,000.00	\$ (2,578.00)
Federal Grants	\$ 30,508.00	\$ 29,750.00	\$ 758.00	\$ 181,979.00	\$ 178,500.00	\$ 3,479.00
<b>Other Income</b>						
Laundry Revenue	\$ 270.75	\$ 450.00	\$ (179.25)	\$ 1,295.00	\$ 2,700.00	\$ (1,405.00)
Miscellaneous Income	\$ 1,541.00	\$ -	\$ 1,541.00	\$ (1,373.68)	\$ -	\$ (1,373.68)
CleanUp (Misc)	\$ -	\$ -	\$ -	\$ 2.00	\$ -	\$ 2.00
Bank Interest	\$ 27,150.99	\$ 50.00	\$ 27,100.99	\$ 27,405.22	\$ 300.00	\$ 27,105.22
<b>Total Other Income</b>	<b>\$ 28,962.74</b>	<b>\$ 500.00</b>	<b>\$ 28,462.74</b>	<b>\$ 27,328.54</b>	<b>\$ 3,000.00</b>	<b>\$ 24,328.54</b>
<b>TOTAL Residential Income</b>	<b>\$ 75,347.74</b>	<b>\$ 46,750.00</b>	<b>\$ 28,597.74</b>	<b>\$ 305,729.54</b>	<b>\$ 280,500.00</b>	<b>\$ 25,229.54</b>
<b>TOTAL OPERATING INCOME</b>	<b>\$ 75,347.74</b>	<b>\$ 46,750.00</b>	<b>\$ 28,597.74</b>	<b>\$ 305,729.54</b>	<b>\$ 280,500.00</b>	<b>\$ 25,229.54</b>
<b>OPS EXPENSES</b>						
<b>Operating Expenses</b>						
<b>Payroll expenses</b>						
Pass thru Payroll - Corporate	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 15,000.00	\$ 15,000.00	\$ -
<b>TOTAL Payroll expenses</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ -</b>	<b>\$ 15,000.00</b>	<b>\$ 15,000.00</b>	<b>\$ -</b>
<b>Utilities</b>						
Electricity	\$ 3,062.62	\$ 3,500.00	\$ 437.38	\$ 16,039.93	\$ 16,250.00	\$ 210.07
Water and Sewer	\$ -	\$ 800.00	\$ 800.00	\$ 3,374.13	\$ 4,100.00	\$ 725.87
Gas	\$ 298.32	\$ 250.00	\$ (48.32)	\$ 6,742.32	\$ 4,550.00	\$ (2,192.32)
Trash Disposal	\$ 243.24	\$ 300.00	\$ 56.76	\$ 1,492.37	\$ 1,800.00	\$ 307.63
<b>TOTAL Utilities</b>	<b>\$ 3,604.18</b>	<b>\$ 4,850.00</b>	<b>\$ 1,245.82</b>	<b>\$ 27,648.75</b>	<b>\$ 26,700.00</b>	<b>\$ (948.75)</b>
<b>Office Expenses</b>						
Office Supplies & Expenses - Admin	\$ -	\$ 50.00	\$ 50.00	\$ 621.31	\$ 300.00	\$ (321.31)
Computer	\$ 520.74	\$ 306.00	\$ (214.74)	\$ 826.74	\$ 612.00	\$ (214.74)
Housekeeping Supplies	\$ 95.31	\$ -	\$ (95.31)	\$ 496.29	\$ -	\$ (496.29)
Dues & Subscriptions	\$ -	\$ -	\$ -	\$ 250.00	\$ -	\$ (250.00)
Activities Event	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 6,000.00	\$ 6,000.00
<b>TOTAL Office Expenses</b>	<b>\$ 616.05</b>	<b>\$ 1,356.00</b>	<b>\$ 739.95</b>	<b>\$ 2,194.34</b>	<b>\$ 6,912.00</b>	<b>\$ 4,717.66</b>
<b>Maintenance expenses</b>						
Supplies - Maintenance	\$ 2,113.61	\$ 500.00	\$ (1,613.61)	\$ 3,578.75	\$ 3,000.00	\$ (578.75)
Repairs & Maintenance - Building	\$ 4,000.00	\$ 4,200.00	\$ 200.00	\$ 30,968.86	\$ 25,200.00	\$ (5,768.86)
Routine Maintenance - Equipment	\$ -	\$ -	\$ -	\$ 777.85	\$ -	\$ (777.85)
Grounds/Lawn Care	\$ 3,123.88	\$ 1,000.00	\$ (2,123.88)	\$ 3,778.87	\$ 3,000.00	\$ (778.87)

Pest Control	\$ -	\$ 50.00	\$ 50.00	\$ -	\$ 300.00	\$ 300.00
Contracted Labor - Maintenance	\$ 70.54	\$ -	\$ (70.54)	\$ 141.08	\$ -	\$ (141.08)
Elevator Maintenance	\$ 226.94	\$ 220.00	\$ (6.94)	\$ 2,912.01	\$ 1,320.00	\$ (1,592.01)
Snow Removal	\$ 939.00	\$ -	\$ (939.00)	\$ 2,639.00	\$ 3,750.00	\$ 1,111.00
HVAC	\$ -	\$ -	\$ -	\$ 110.00	\$ -	\$ (110.00)
Fire Prevention & Maintenance	\$ -	\$ 100.00	\$ 100.00	\$ 308.98	\$ 600.00	\$ 291.02
Purchased Services-Maintenance	\$ -	\$ 500.00	\$ 500.00	\$ 2,406.16	\$ 3,000.00	\$ 593.84
Purchased Services-Cleaning	\$ 1,338.46	\$ -	\$ (1,338.46)	\$ 9,429.85	\$ -	\$ (9,429.85)
<b>TOTAL Maintenance expenses</b>	<b>\$ 11,812.43</b>	<b>\$ 6,570.00</b>	<b>\$ (5,242.43)</b>	<b>\$ 57,051.41</b>	<b>\$ 40,170.00</b>	<b>\$ (16,881.41)</b>
<b>Miscellaneous expenses</b>						
Administrative Expense	\$ 2,400.00	\$ -	\$ (2,400.00)	\$ 2,400.00	\$ -	\$ (2,400.00)
Miscellaneous Expenses	\$ 197.75	\$ -	\$ (197.75)	\$ 197.75	\$ -	\$ (197.75)
Tenant Screening Costs	\$ 196.00	\$ -	\$ (196.00)	\$ 465.50	\$ -	\$ (465.50)
Interest Expense	\$ 21.66	\$ 10.00	\$ (11.66)	\$ 56.05	\$ 60.00	\$ 3.95
<b>TOTAL Miscellaneous expenses</b>	<b>\$ 2,815.41</b>	<b>\$ 10.00</b>	<b>\$ (2,805.41)</b>	<b>\$ 3,119.30</b>	<b>\$ 60.00</b>	<b>\$ (3,059.30)</b>
<b>Management expense</b>						
Management Fees	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 18,000.00	\$ 18,000.00	\$ -
<b>TOTAL Management expense</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ -</b>	<b>\$ 18,000.00</b>	<b>\$ 18,000.00</b>	<b>\$ -</b>
<b>Professional, Permits and tax expenses</b>						
Licenses & Permits - Admin	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ 600.00	\$ 600.00
Tax preparation	\$ 5,000.00	\$ -	\$ (5,000.00)	\$ 12,200.00	\$ 2,100.00	\$ (10,100.00)
Fees - Legal	\$ -	\$ -	\$ -	\$ -	\$ 2,100.00	\$ 2,100.00
Fees - Audit & Accounting	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 6,000.00
Legal Fees - Business Entity	\$ 92.00	\$ -	\$ (92.00)	\$ 115.00	\$ -	\$ (115.00)
<b>TOTAL Professional, Permits and tax expenses</b>	<b>\$ 5,092.00</b>	<b>\$ 100.00</b>	<b>\$ (4,992.00)</b>	<b>\$ 12,315.00</b>	<b>\$ 10,800.00</b>	<b>\$ (1,515.00)</b>
<b>Tax and insurance expenses</b>						
Property Tax	\$ 1,166.47	\$ 1,166.47	\$ -	\$ 6,998.82	\$ 6,998.82	\$ -
Insurance	\$ 920.00	\$ 920.00	\$ -	\$ 5,520.00	\$ 5,520.00	\$ -
<b>TOTAL Tax and insurance expenses</b>	<b>\$ 2,086.47</b>	<b>\$ 2,086.47</b>	<b>\$ -</b>	<b>\$ 12,518.82</b>	<b>\$ 12,518.82</b>	<b>\$ -</b>
<b>TOTAL Operating Expenses</b>	<b>\$ 31,526.54</b>	<b>\$ 20,472.47</b>	<b>\$ (11,054.07)</b>	<b>\$ 147,847.62</b>	<b>\$ 130,160.82</b>	<b>\$ (17,686.80)</b>
<b>TOTAL OPS EXPENSES</b>	<b>\$ 31,526.54</b>	<b>\$ 20,472.47</b>	<b>\$ (11,054.07)</b>	<b>\$ 147,847.62</b>	<b>\$ 130,160.82</b>	<b>\$ (17,686.80)</b>
<b>NET Ops Income (Loss)</b>	<b>\$ 43,821.20</b>	<b>\$ 26,277.53</b>	<b>\$ 17,543.67</b>	<b>\$ 157,881.92</b>	<b>\$ 150,339.18</b>	<b>\$ 7,542.74</b>
<b>Depreciation and amortization expense</b>						
Depreciation Expense	\$ 3,450.34	\$ 3,330.55	\$ (119.79)	\$ 20,702.03	\$ 19,983.30	\$ (718.73)
<b>TOTAL Depreciation and amortization expense</b>	<b>\$ 3,450.34</b>	<b>\$ 3,330.55</b>	<b>\$ (119.79)</b>	<b>\$ 20,702.03</b>	<b>\$ 19,983.30</b>	<b>\$ (718.73)</b>
<b>NET INCOME (LOSS)</b>	<b>\$ 40,370.86</b>	<b>\$ 22,946.98</b>	<b>\$ 17,423.88</b>	<b>\$ 137,179.89</b>	<b>\$ 130,355.88</b>	<b>\$ 6,824.01</b>

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

<b>Balance Per Bank Statement as of 6/30/2025</b>	<b>14,478.11</b>
<b>Reconciled Bank E</b>	<b>14,478.11</b>

<b>Balance per GL as of 6/30/2025</b>	<b>14,478.11</b>
<b>Reconciled Balanc</b>	<b>14,478.11</b>

<b>Differenci</b>	<b>0.00</b>
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**Cleared Items:**

**Cleared Other Items**

<b>Date</b>	<b>Tran #</b>	<b>Notes</b>	<b>Amount</b>	<b>Date Cleared</b>
6/10/2025	JE 2199	Transfer between accc	-123,096.29	6/30/2025
6/30/2025	JE 2218	Record Bank Interest	2.30	6/30/2025
<b>Total Cleared Other Items</b>			<b>-123,093.99</b>	

**Routing 291880330**  
**Bank Reconcile History Report**

<b>Balance Per Bank Statement as of 6/30/2025</b>	<b>1,681,803.52</b>
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**Outstanding Checks**

Check Date	Check Number	Payee	Amount
6/2/2025	ACH	Culligan of Faribault (ACH)	115.97
6/10/2025	442	LaRoche's	4,175.00
6/10/2025	446	ShofCorp LLC.	140.10
6/30/2025	ACH	MEI Total Elevator Solutions	226.94
<b>Less: Outstanding Checks</b>			<b>4,658.01</b>

<b>Reconciled Bank Balance</b>	<b>1,677,145.51</b>
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<b>Balance per GL as of 6/30/2025</b>	<b>1,677,145.51</b>
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<b>Reconciled Balance Per</b>	<b>1,677,145.51</b>
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<b>Difference</b>	<b>0.00</b>
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**Cleared Items:**

**Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
6/2/2025	436	Cornerstone Management Servic	5,500.00	6/30/2025
6/2/2025	ACH	MEI Total Elevator Solutions	226.94	6/30/2025
6/5/2025	ACH	City of Faribault	651.55	6/30/2025
6/10/2025	437	Advanced Facilities	4,000.00	6/30/2025
6/10/2025	438	Rental Research Services	98.00	6/30/2025
6/10/2025	439	Cintas Corp	190.62	6/30/2025
6/10/2025	440	Flex Comm Security	70.54	6/30/2025
6/10/2025	441	Kennedy & Graven, Chartered	23.00	6/30/2025
6/10/2025	443	Property Pros of Faribault, LLC	944.90	6/30/2025
6/10/2025	444	Quality Appliance	894.58	6/30/2025
6/10/2025	445	ServiceMaster by Ayotte	2,739.71	6/30/2025
6/10/2025	ACH	Xcel Energy	1,008.30	6/30/2025
6/13/2025	ACH	MEI Total Elevator Solutions	1,338.75	6/30/2025
6/16/2025	447	Cornerstone Management - Crec	197.75	6/30/2025
6/17/2025	ACH	Xcel Energy	2,205.55	6/30/2025
6/20/2025	ACH	FLOM Disposal Service (ACH)	243.24	6/30/2025
6/23/2025	ACH	Culligan of Faribault (ACH)	217.93	6/30/2025
<b>Total Cleared Checks</b>			<b>20,551.36</b>	

**Cleared Deposits**

<b>Date</b>	<b>Tran #</b>	<b>Notes</b>	<b>Amount</b>	<b>Date Cleared</b>
6/2/2025	278		-476.00	6/30/2025
6/2/2025	279		476.00	6/30/2025
6/4/2025	280		31,875.00	6/30/2025
6/5/2025	281		6,092.00	6/30/2025
6/5/2025	282		5,831.00	6/30/2025
6/6/2025	283		659.00	6/30/2025
6/6/2025	284		273.00	6/30/2025
6/13/2025	285		1,722.00	6/30/2025
6/17/2025	286		319.00	6/30/2025
6/23/2025	287		504.00	6/30/2025
<b>Total Cleared Deposits</b>			<b>47,275.00</b>	

**Cleared Other Items**

<b>Date</b>	<b>Tran #</b>	<b>Notes</b>	<b>Amount</b>	<b>Date Cleared</b>
6/4/2025	JE 22399	Reconcile State of MN Payment	-269.00	6/30/2025
6/5/2025	JE 22395	Laundry Deposit	270.25	6/30/2025
6/5/2025	JE 22396		-270.25	6/30/2025
6/5/2025	JE 22397	Laundry Deposit	270.75	6/30/2025
6/10/2025	JE 21992	Transfer between accounts	123,096.29	6/30/2025
6/18/2025	JE 22082	Deposits from the city	389,858.66	6/30/2025
6/30/2025	JE 22191	record bank interest	57.03	6/30/2025
<b>Total Cleared Other Items</b>			<b>513,013.73</b>	

**General Ledger**

Robinwood Manor

Period = Jul 2024-June 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
<b>1325</b>			<b>Due From</b>					<b>0.00 = Beginning Balance =</b>	
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
			<b>Net Change=89,928.50</b>			<b>89,928.50</b>	<b>0.00</b>	<b>89,928.50 = Ending Balance =</b>	

Due from Public Housing HRA

**89,928.50    0.00**

**General Ledger**

Robinwood Manor

Period = Dec 2023-June 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
<b>1327</b>			<b>Due From- Other Governments</b>					<b>0.00 = Beginning Balance =</b>	
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
Robinwood Manor	6/18/2025	06-2025	Deposits from the city	J-22082	Deposits from the city	0.00	362,767.00	24,993.00	Deposits from the city
			<b>Net Change=24,993.00</b>			<b>387,760.00</b>	<b>362,767.00</b>	<b>24,993.00 = Ending Balance =</b>	
						<b>387,760.00</b>	<b>362,767.00</b>		

<b>Robinwood</b> <b>Schedule of Insurance</b> <b>June 30, 2025</b>
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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
June Accrual	920.00	-	5,921.76
<b>Totals</b>	\$ 5,520.00	\$ 11,441.76	

## General Ledger

Robinwood Manor

Period = Jan 2023-June 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
<b>1610</b>			<b>Land</b>					<b>0.00 = Beginning Balance =</b>	
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
			<b>Net Change=62,426.00</b>			<b>62,426.00</b>	<b>0.00</b>	<b>62,426.00 = Ending Balance =</b>	
						<b>62,426.00</b>	<b>0.00</b>		

**General Ledger**

Robinwood Manor

Period = Jan 2023-June 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
<b>1662</b>			<b>Accumulated Depr. Building Improvements</b>					<b>0.00</b>	<b>= Beginning Balance =</b>
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
			<b>Net Change=-22,060.73</b>			<b>0.00</b>	<b>22,060.73</b>	<b>-22,060.73</b>	<b>= Ending Balance =</b>
						<b>0.00</b>	<b>22,060.73</b>		

### General Ledger

Robinwood Manor

Period = Jan 2024-June 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
<b>1701</b>			<b>Building Improvements</b>					<b>0.00</b>	<b>= Beginning Balance =</b>
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	
<b>Net Change=74,196.93</b>						<b>74,196.93</b>	<b>0.00</b>	<b>74,196.93</b>	<b>= Ending Balance =</b>
						<b>74,196.93</b>	<b>0.00</b>		

## General Ledger

Robinwood Manor

Period = Jan 2023-Jun 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
<b>1702</b>			<b>Accumulated Depr. Building</b>					<b>0.00 = Beginning Balance =</b>	
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
Robinwood Manor	6/30/2025	06-2025	Month End Accruals	J-22403	Month End Accruals	0.00	2,911.51	-1,676,523.25	Month End Accruals
<b>Net Change=-1,676,523.25</b>						<b>0.00</b>	<b>1,676,523.25</b>	<b>-1,676,523.25 = Ending Balance =</b>	
						<b>0.00</b>	<b>1,676,523.25</b>		

### General Ledger

Robinwood Manor

Period = Jan 2023-June 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
<b>1704</b>			<b>Improvements-Other Than Building</b>					<b>0.00</b>	<b>= Beginning Balance =</b>
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
<b>Net Change=226,297.00</b>						<b>226,297.00</b>	<b>0.00</b>	<b>226,297.00</b>	<b>= Ending Balance =</b>
						<b>226,297.00</b>	<b>0.00</b>		

## General Ledger

Robinwood Manor

Period = Dec 2023-Jun 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
<b>1705</b>			<b>Accum. Depreciation- Other</b>					<b>0.00</b>	<b>= Beginning Balance =</b>
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	12/31/2023	12-2023	record 2023 depreciation	J-13952	record 2023 depreciation	0.00	4,641.73	-9,283.46	record 2023 depreciation
Robinwood Manor	12/31/2023	12-2023	reverse duplicate entry	J-14622	:Reversal of J-13952	4,641.73	0.00	-4,641.73	reverse duplicate entry
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
Robinwood Manor	6/30/2025	06-2025	Month End Accruals	J-22403	Month End Accruals	0.00	386.81	-11,605.97	Month End Accruals
<b>Net Change=-11,605.97</b>						<b>4,641.73</b>	<b>16,247.70</b>	<b>-11,605.97</b>	<b>= Ending Balance =</b>

**4,641.73    16,247.70**

### General Ledger

Robinwood Manor

Period = Jan 2023-June 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks	
<b>1850</b>			<b>Machinery, Equipment, &amp; Appliances</b>				<b>0.00 = Beginning Balance =</b>			
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	
<b>Net Change=83,544.89</b>						<b>83,544.89</b>	<b>0.00</b>	<b>83,544.89</b>	<b>Ending Balance</b>	
						<b>83,544.89</b>	<b>0.00</b>			

## General Ledger

Robinwood Manor

Period = Jan 2023-Jun 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks	
<b>1851</b>			<b>Accumulated Depreciation- Machinery and Equipment</b>						<b>0.00 = Beginning Balance =</b>	
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	12/31/2023	12-2023	record 2023 depreciation	J-13952	record 2023 depreciation	0.00	1,032.21	-78,022.45	record 2023 depreciation	
Robinwood Manor	12/31/2023	12-2023	reverse duplicate entry	J-14622	:Reversal of J-13952	1,032.21	0.00	-76,990.24	reverse duplicate entry	
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	
Robinwood Manor	6/30/2025	06-2025	Month End Accruals	J-22403	Month End Accruals	0.00	152.02	-79,726.90	Month End Accruals	
<b>Net Change=-79,726.90</b>						<b>1,032.21</b>	<b>80,759.11</b>	<b>-79,726.90 = Ending Balance =</b>		
						<b>1,032.21</b>	<b>80,759.11</b>			

## Payables Aging Report

Period: -06/2025

As of : 06/30/2025

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
<b>Adam Thompson Tree Service LLC</b>											
	Robinwood Manor	5/12/2025	5/12/2025	1701 Building Improvements	05/12/2025	25,500.00	0.00	25,500.00	0.00	0.00	
<b>Adam Thompson Tree Service LLC</b>						<b>25,500.00</b>	<b>0.00</b>	<b>25,500.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Advanced Facilities</b>											
	Robinwood Manor	6/30/2025	6/30/2025	6212 Repairs & Maintenance - Building	Robinwood20	4,000.00	4,000.00	0.00	0.00	0.00	
<b>Advanced Facilities</b>						<b>4,000.00</b>	<b>4,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>BerganKDV</b>											
	Robinwood Manor	6/25/2025	6/25/2025	6355 Tax preparation	1262585	5,000.00	5,000.00	0.00	0.00	0.00	
<b>BerganKDV</b>						<b>5,000.00</b>	<b>5,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Cintas Corp</b>											
	Robinwood Manor	6/12/2025	6/12/2025	7246 Housekeeping Supplies	4233619171	75.57	75.57	0.00	0.00	0.00	
	Robinwood Manor	6/26/2025	6/26/2025	7246 Housekeeping Supplies	4235017379	19.74	19.74	0.00	0.00	0.00	
<b>Cintas Corp</b>						<b>95.31</b>	<b>95.31</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Culligan of Faribault (ACH)</b>											
	Robinwood Manor	6/30/2025	6/30/2025	6216 Supplies - Maintenance	119-09972142-3 06/30/2025	217.93	217.93	0.00	0.00	0.00	
<b>Culligan of Faribault (ACH)</b>						<b>217.93</b>	<b>217.93</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Faribault Ace Hardware &amp; Ace Sports</b>											
	Robinwood Manor	6/12/2025	6/12/2025	6216 Supplies - Maintenance	506901/1	26.08	26.08	0.00	0.00	0.00	
	Robinwood Manor	6/12/2025	6/12/2025	6216 Supplies - Maintenance	506902/1	-26.08	-26.08	0.00	0.00	0.00	
	Robinwood Manor	6/12/2025	6/12/2025	6216 Supplies - Maintenance	506903/1	93.72	93.72	0.00	0.00	0.00	
<b>Faribault Ace Hardware &amp; Ace Sports</b>						<b>93.72</b>	<b>93.72</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Faribault Vacuum &amp; Sewing</b>											
	Robinwood Manor	6/20/2023	6/20/2023	6216 Supplies - Maintenance	39863	121.30	0.00	0.00	0.00	121.30	
<b>Faribault Vacuum &amp; Sewing</b>						<b>121.30</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>121.30</b>	
<b>Fette Electronics</b>											
	Robinwood Manor	6/12/2025	6/12/2025	6853 Computer	11481	214.74	214.74	0.00	0.00	0.00	
<b>Fette Electronics</b>						<b>214.74</b>	<b>214.74</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>FLOM Disposal Service (ACH)</b>											
	Robinwood Manor	6/25/2025	6/25/2025	6450 Trash Disposal	409110024416 06/25/2025	243.24	243.24	0.00	0.00	0.00	
<b>FLOM Disposal Service (ACH)</b>						<b>243.24</b>	<b>243.24</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>HD Supply Facilities Maintenance, Ltd.</b>											

	Robinwood Manor	6/12/2025	6/12/2025	6216 Supplies - Maintenance	9237946342	781.18	781.18	0.00	0.00	0.00
	Robinwood Manor	6/13/2025	6/13/2025	6216 Supplies - Maintenance	9237974243	258.98	258.98	0.00	0.00	0.00
	Robinwood Manor	6/26/2025	6/26/2025	6216 Supplies - Maintenance	9238384929	87.20	87.20	0.00	0.00	0.00
	Robinwood Manor	6/27/2025	6/27/2025	6216 Supplies - Maintenance	9238428818	553.30	553.30	0.00	0.00	0.00
<b>HD Supply Facilities Maintenance, Ltd.</b>						<b>1,680.66</b>	<b>1,680.66</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
J&J All Season Lawn Care LLC										
	Robinwood Manor	3/3/2025	3/3/2025	6226 Snow Removal	1350	939.00	0.00	0.00	0.00	939.00
<b>J&amp;J All Season Lawn Care LLC</b>						<b>939.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>939.00</b>
Kennedy & Graven, Chartered										
	Robinwood Manor	6/19/2025	6/19/2025	7266 Legal Fees - Business Entity	188311	92.00	92.00	0.00	0.00	0.00
<b>Kennedy &amp; Graven, Chartered</b>						<b>92.00</b>	<b>92.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Nicollet Partners, INC.										
	Robinwood Manor	6/23/2025	6/23/2025	6885 Administrative Expense - Admin	13409	2,400.00	2,400.00	0.00	0.00	0.00
<b>Nicollet Partners, INC.</b>						<b>2,400.00</b>	<b>2,400.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Property Pros of Faribault, LLC										
	Robinwood Manor	6/30/2025	6/30/2025	6225 Grounds/Lawn Care	8049	1,312.93	1,312.93	0.00	0.00	0.00
	Robinwood Manor	6/30/2025	6/30/2025	6225 Grounds/Lawn Care	8050	1,080.80	1,080.80	0.00	0.00	0.00
<b>Property Pros of Faribault, LLC</b>						<b>2,393.73</b>	<b>2,393.73</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Rental Research Services										
	Robinwood Manor	6/30/2025	6/30/2025	6890 Tenant Screening Costs	E08610 06/30/2025	196.00	196.00	0.00	0.00	0.00
<b>Rental Research Services</b>						<b>196.00</b>	<b>196.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Xcel Energy										
	Robinwood Manor	6/12/2025	6/12/2025	6410 Electricity	51-5716167-2 06/12/2025	398.97	398.97	0.00	0.00	0.00 Common Area
	Robinwood Manor	6/12/2025	6/12/2025	6420 Gas	51-5716167-2 06/12/2025	298.32	298.32	0.00	0.00	0.00 Common Area
	Robinwood Manor	6/18/2025	6/17/2025	6410 Electricity	51-5716166-1 06/18/2025	2,663.65	2,663.65	0.00	0.00	0.00 Vacant units
<b>Xcel Energy</b>						<b>3,360.94</b>	<b>3,360.94</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Yardi Systems, Inc.										
	Robinwood Manor	6/15/2025	6/15/2025	6853 Computer	4892557	306.00	306.00	0.00	0.00	0.00
<b>Yardi Systems, Inc.</b>						<b>306.00</b>	<b>306.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Grand Total</b>						<b>46,854.57</b>	<b>20,294.27</b>	<b>25,500.00</b>	<b>0.00</b>	<b>1,060.30</b>

**General Ledger**

Robinwood Manor

Period = Jan 2023-Jun 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
<b>2291</b>			<b>Payments in Lieu-Taxes Payable</b>					<b>0.00 = Beginning Balance =</b>	
Robinwood Manor	3/31/2023	03-2023	Robinwood Trial Balance	J-15033	Robinwood Trial Balance	0.00	13,177.02	-13,177.02	Robinwood Trial Balance
Robinwood Manor	12/31/2023	12-2023	payments in lieu of taxes reclass from accrued property tax	J-13585	payments in lieu of taxes	13,440.56	0.00	263.54	payments in lieu of taxes reclass from accrued property tax
Robinwood Manor	12/31/2023	12-2023	late fee for property taxes in oct 2023	J-13586	late fee for property taxes in oct 2023	0.00	263.54	0.00	property tax late fee
Robinwood Manor	12/31/2023	12-2023	payments in lieu of taxes reclass from accrued property tax	J-14629	payments in lieu of taxes	0.00	29,181.51	-29,181.51	payments in lieu of taxes reclass from accrued property tax
Robinwood Manor	12/31/2023	12-2023	wrong amounts	J-14634	:Reversal of J-14629	29,181.51	0.00	0.00	wrong amounts
Robinwood Manor	12/31/2023	12-2023	payments in lieu of taxes reclass from accrued property tax	J-14635	payments in lieu of taxes	0.00	13,392.33	-13,392.33	payments in lieu of taxes reclass from accrued property tax
Robinwood Manor	12/31/2023	12-2023	wrong calculation	J-15205	:Reversal of J-14635	13,392.33	0.00	0.00	wrong calculation
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	Reclassify Property Tax Accrual	J-17811	Reclassify Property Tax Accrual	0.00	1,098.08	-14,197.07	Reclassify Property Tax Accrual
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	Reclassify Accrued Property Tax	J-18893	Reclassify Accrued Property Tax	0.00	1,098.08	-16,393.23	Reclassify Accrued Property Tax
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	Reclassify Accrued Property Taxes	J-21957	Reclassify Accrued Property Taxes	3,435.55	0.00	-8,101.42	Reclassify Accrued Property Taxes
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
Robinwood Manor	6/30/2025	06-2025	Month End Accruals	J-22403	Month End Accruals	0.00	1,166.47	-10,434.36	Month End Accruals
			<b>Net Change=-10,434.36</b>			<b>78,776.84</b>	<b>89,211.20</b>	<b>-10,434.36 = Ending Balance =</b>	

**78,776.84 89,211.20**

**General Ledger**

Robinwood Manor

Period = Dec 2023-June 2025

Book = Accrual

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

### General Ledger

Robinwood Manor

Period = Jan 2023-June 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
<b>2805</b>			<b>Unreserved Fund Balances</b>					<b>0.00</b>	<b>= Beginning Balance =</b>
Robinwood Manor	12/31/2022	03-2023	Robinwood Trial Balance	J-15033	Robinwood Trial Bala	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
<b>Net Change=-1,169,043.05</b>						<b>0.00</b>	<b>1,169,043.05</b>	<b>-1,169,043.05</b>	<b>= Ending Balance =</b>
						<b>0.00</b>	<b>1,169,043.05</b>		



## Request for Action

**TO:** Faribault Housing & Redevelopment Authority  
**FROM:** Thomas Furman - Executive Director  
**THROUGH:** David Wanberg, Director of Community and Economic Development  
**MEETING DATE:** August 11, 2025  
**SUBJECT:** Scattered Sites

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### BACKGROUND:

### REQUESTED ACTION:

Listen to reports and list of claims. If applicable, approve the list of claims, so the bills can be paid.

### ATTACHMENTS:

1. 2025.06 City of Faribault - Public Housing HRA Executive Summary
2. Scattered Sites June 2025 Financials

# CORNERSTONE



Creating Healthy Communities

## Executive Summary for City of Faribault Public Housing HRA June 2025

### Overview

- The total operating income was \$63,873.
- Occupancy for June was 98%.
- The increase in revenue compared to budget is mainly due to interest income of \$28,797.

### Financial Summary

	Current Month	Budget	Variance (+/-)	YTD Total	YTD Budget	Variance (+/-)
<b>Total Revenue</b>	65,213	58,870	6,343	389,883	353,220	36,663
<b>Operating Expenses</b>	-30,137	-22,260	-7,877	-140,810	-133,940	-6,871
<b>Other Income</b>	28,797	35	28,762	26,654	210	26,444
<b>Other Expenses (Debt Service)</b>	0	0	0	0	0	0
<b>Net Income</b>	63,873	36,645	27,228	275,727	219,490	56,236
<b>Total Aged</b>			<b>Operating Acct Bal</b>			
<b>Total Accounts Receivable</b>	11,124		<b>Beginning Cash</b>	534,891		
<b>Total Accounts Payable</b>	17,406		<b>Ending Cash</b>	886,470		
			<b>Cash Flow</b>	351,579		

### Narrative:

- The Accounts Receivable balance is \$11,124 at the end of June.
- The Accounts Payable balance of \$17,406 is mainly made up of current invoices with payments made in July.
- The operating account balance for the month of June ended at \$886,470.

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

# **Cornerstone Financial Package**

## **City of Faribault (Public Housing HRA)**

### **MONTHLY FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION**

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



Professionally Managed By Cornerstone Management Services

**Balance Sheet**

Public Housing HRA

Month = Jun 2025

Book = Accrual ; Tree = YSI Standard Balance Sheet

<b>ACCOUNT</b>	<b>CURRENT BALANCE</b>
<b>ASSETS</b>	
<b>CASH</b>	
Security Deposit Savings	835,319.12
Operating Cash	886,469.63
<b>TOTAL CASH</b>	<b>1,721,788.75</b>
Accounts Receivable	11,123.90
Prepaid Property/Liability Ins	14,745.39
Building Improvements	41,328.68
Machinery, Equipment, & Appliances	7,105.70
<b>TOTAL ASSETS</b>	<b>1,796,092.42</b>
<b>LIABILITIES AND CAPITAL</b>	
<b>LIABILITIES</b>	
Accounts Payable	17,405.57
Prepaid Rent	3,381.13
Accrued Property Tax	-936.73
Other Accrued Liabilities	6,000.00
Tenant Deposits	13,623.00
Pet Deposit	1,271.90
Interest on Tenant Deposits	283.47
Due to- Other Governments	140,030.00
Due to Affiliate	89,928.50
Due to other funds	250,000.00
Unreserved Fund Balances	98,719.77
<b>TOTAL LIABILITIES</b>	<b>619,706.61</b>
<b>CAPITAL</b>	
Retained Earnings	275,726.72
Prior Years Retained Earnings	900,659.09
<b>TOTAL CAPITAL</b>	<b>1,176,385.81</b>
<b>TOTAL LIABILITIES AND CAPITAL</b>	<b>1,796,092.42</b>

**12 Months Income Statement**  
Public Housing HRA  
Period = Jul 2024-Jun 2025  
Book = Accrual ; Tree = MultiFamily New

ACCOUNT	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Total
<b>Ops Income or Loss</b>													
<b>OPERATING INCOME</b>													
<b>Residential Income</b>													
Rent-Residential	\$ 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	\$ 22,384.00	\$ 278,563.00
Tenant Based Subsidy	\$ 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	\$ 42,829.00	\$ 454,616.00
<b>Other Income</b>													
Late Fee	\$ -	\$ -	\$ -	\$ 50.00	\$ -	\$ 25.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75.00
Miscellaneous Income	\$ 10.00	\$ 10.00	\$ -	\$ -	\$ -	\$ -	\$ 1,714.16	\$ (1,075.00)	\$ (3,652.00)	\$ 1,526.00	\$ (1,058.00)	\$ (2,775.00)	\$ (5,299.84)
CleanUp (Misc)	\$ 396.01	\$ (2,055.64)	\$ (6.79)	\$ (35.90)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,702.32)
Pet Fee	\$ 50.00	\$ -	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 350.00
Bank Interest	\$ 36.28	\$ 35.93	\$ 38.67	\$ 39.62	\$ 37.54	\$ 43.25	\$ 48.18	\$ 45.17	\$ 51.65	\$ 51.89	\$ 54.85	\$ 31,542.08	\$ 32,025.11
<b>Total Other Income</b>	<b>\$ 492.29</b>	<b>\$ (2,009.71)</b>	<b>\$ 61.88</b>	<b>\$ 83.72</b>	<b>\$ 67.54</b>	<b>\$ 98.25</b>	<b>\$ 1,792.34</b>	<b>\$ (999.83)</b>	<b>\$ (3,570.35)</b>	<b>\$ 1,607.89</b>	<b>\$ (973.15)</b>	<b>\$ 28,797.08</b>	<b>\$ 25,447.95</b>
<b>TOTAL Residential Income</b>	<b>\$ 55,227.29</b>	<b>\$ 52,725.29</b>	<b>\$ 55,730.88</b>	<b>\$ 57,324.72</b>	<b>\$ 56,096.54</b>	<b>\$ 64,985.25</b>	<b>\$ 66,199.34</b>	<b>\$ 63,031.17</b>	<b>\$ 60,625.65</b>	<b>\$ 68,430.89</b>	<b>\$ 64,239.85</b>	<b>\$ 94,010.08</b>	<b>\$ 758,626.95</b>
<b>TOTAL OPERATING INCOME</b>	<b>\$ 55,227.29</b>	<b>\$ 52,725.29</b>	<b>\$ 55,730.88</b>	<b>\$ 57,324.72</b>	<b>\$ 56,096.54</b>	<b>\$ 64,985.25</b>	<b>\$ 66,199.34</b>	<b>\$ 63,031.17</b>	<b>\$ 60,625.65</b>	<b>\$ 68,430.89</b>	<b>\$ 64,239.85</b>	<b>\$ 94,010.08</b>	<b>\$ 758,626.95</b>
<b>OPS EXPENSES</b>													
<b>Operating Expenses</b>													
<b>Payroll expenses</b>													
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
<b>TOTAL Payroll expenses</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ 10,838.28</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ 38,338.28</b>
<b>Utilities</b>													
Electricity	\$ 240.84	\$ 135.73	\$ 539.72	\$ 217.82	\$ 430.38	\$ 193.52	\$ 228.30	\$ 295.37	\$ 182.32	\$ 112.38	\$ 471.91	\$ 172.28	\$ 3,220.57
Water and Sewer	\$ 193.15	\$ 286.67	\$ 278.25	\$ 523.20	\$ 225.74	\$ 262.97	\$ 285.83	\$ 251.51	\$ 265.18	\$ 277.33	\$ 270.91	\$ 243.66	\$ 3,364.40
Gas	\$ 70.09	\$ 121.90	\$ 171.29	\$ 37.02	\$ 36.99	\$ 198.52	\$ 314.81	\$ 404.39	\$ 356.72	\$ 211.14	\$ 297.60	\$ 38.91	\$ 2,259.38
Trash Disposal	\$ 183.26	\$ 183.26	\$ 199.72	\$ 366.52	\$ 183.26	\$ 180.09	\$ 180.09	\$ 158.55	\$ 201.63	\$ 322.76	\$ 115.25	\$ 398.59	\$ 2,672.98
<b>TOTAL Utilities</b>	<b>\$ 687.34</b>	<b>\$ 727.56</b>	<b>\$ 1,188.98</b>	<b>\$ 1,144.56</b>	<b>\$ 876.37</b>	<b>\$ 835.10</b>	<b>\$ 1,009.03</b>	<b>\$ 1,109.82</b>	<b>\$ 1,005.85</b>	<b>\$ 923.61</b>	<b>\$ 1,155.67</b>	<b>\$ 853.44</b>	<b>\$ 11,517.33</b>
<b>Office Expenses</b>													
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	\$ 13.34	\$ 13.33	\$ 361.67	\$ 361.67	\$ 361.67	\$ 361.66	\$ 361.66	\$ 361.67	\$ -	\$ -	\$ -	\$ 2,210.00
Activities Event	\$ -	\$ 13,840.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,840.67
<b>TOTAL Office Expenses</b>	<b>\$ 13.33</b>	<b>\$ 13,854.01</b>	<b>\$ 307.33</b>	<b>\$ 361.67</b>	<b>\$ 469.18</b>	<b>\$ 655.67</b>	<b>\$ 361.66</b>	<b>\$ 811.49</b>	<b>\$ 655.67</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 294.00</b>	<b>\$ 17,784.01</b>
<b>Maintenance expenses</b>													
Supplies - Maintenance	\$ 179.41	\$ 392.83	\$ (160.43)	\$ 1,302.13	\$ 1,466.27	\$ 346.59	\$ -	\$ -	\$ 162.00	\$ 2,158.96	\$ 1,755.58	\$ 1,110.14	\$ 8,713.48

Repairs & Maintenance - Building	\$ 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	\$ 4,427.00	\$ 56,852.33
Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,138.61	\$ -	\$ -	\$ -	\$ 1,712.17	\$ 132.00	\$ 7,982.78
Grounds/Lawn Care	\$ 5,986.00	\$ 4,732.04	\$ 9,635.50	\$ 2,167.00	\$ -	\$ 1,334.00	\$ -	\$ -	\$ -	\$ 2,029.00	\$ 1,404.00	\$ 9,474.00	\$ 36,761.54
Pest Control	\$ 313.00	\$ 319.00	\$ 89.00	\$ 178.00	\$ 1,534.50	\$ 89.00	\$ -	\$ 89.00	\$ -	\$ -	\$ 2,110.00	\$ 212.50	\$ 4,934.00
Contracted Labor - Maintenance	\$ 104.70	\$ 610.76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 715.46
Snow Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,365.00	\$ -	\$ -	\$ -	\$ -	\$ 2,952.00
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	\$ 473.44	\$ 4,710.82
<b>TOTAL Maintenance expenses</b>	<b>\$ 11,219.16</b>	<b>\$ 10,139.63</b>	<b>\$ 14,776.36</b>	<b>\$ 9,836.30</b>	<b>\$ 8,115.47</b>	<b>\$ 6,908.67</b>	<b>\$ 10,967.91</b>	<b>\$ 11,711.41</b>	<b>\$ 7,671.51</b>	<b>\$ 9,307.34</b>	<b>\$ 12,723.43</b>	<b>\$ 18,781.08</b>	<b>\$ 132,158.27</b>
<b>Miscellaneous expenses</b>													
Administrative Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 6,000.00
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	\$ 24.99	\$ 119.33
Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,638.92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,638.92
<b>TOTAL Miscellaneous expenses</b>	<b>\$ 7.10</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25.16</b>	<b>\$ 157.70</b>	<b>\$ 29,649.25</b>	<b>\$ 1,100.00</b>	<b>\$ 1,091.77</b>	<b>\$ 1,013.63</b>	<b>\$ 1,024.54</b>	<b>\$ 1,000.51</b>	<b>\$ 1,024.99</b>	<b>\$ 36,094.65</b>
<b>Management expense</b>													
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
<b>TOTAL Management expense</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 36,000.00</b>
<b>Professional, Permits and tax expenses</b>													
Licenses & Permits - Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110.00
Fees - Legal	\$ -	\$ -	\$ 43.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43.50
Legal Fees - Business Entity	\$ -	\$ -	\$ -	\$ -	\$ 1,986.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,986.60
<b>TOTAL Professional, Permits and tax expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 43.50</b>	<b>\$ -</b>	<b>\$ 1,986.60</b>	<b>\$ -</b>	<b>\$ 110.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,140.10</b>
<b>Tax and insurance expenses</b>													
Property Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,226.09	\$ 1,226.09	\$ 1,226.09	\$ 1,226.09	\$ 1,226.09	\$ 1,226.09	\$ 7,356.54
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	\$ 2,457.56	\$ 39,043.36
<b>TOTAL Tax and insurance expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,074.50</b>	<b>\$ 6,074.50</b>	<b>\$ 6,074.50</b>	<b>\$ 6,074.50</b>	<b>\$ 3,683.65</b>	<b>\$ 3,683.65</b>	<b>\$ 3,683.65</b>	<b>\$ 3,683.65</b>	<b>\$ 3,683.65</b>	<b>\$ 3,683.65</b>	<b>\$ 46,399.90</b>
<b>TOTAL Operating Expenses</b>	<b>\$ 17,426.93</b>	<b>\$ 30,221.20</b>	<b>\$ 27,890.67</b>	<b>\$ 22,942.19</b>	<b>\$ 23,179.82</b>	<b>\$ 57,961.47</b>	<b>\$ 22,732.25</b>	<b>\$ 23,908.14</b>	<b>\$ 19,530.31</b>	<b>\$ 20,439.14</b>	<b>\$ 24,063.26</b>	<b>\$ 30,137.16</b>	<b>\$ 320,432.54</b>
<b>TOTAL OPS EXPENSES</b>	<b>\$ 17,426.93</b>	<b>\$ 30,221.20</b>	<b>\$ 27,890.67</b>	<b>\$ 22,942.19</b>	<b>\$ 23,179.82</b>	<b>\$ 57,961.47</b>	<b>\$ 22,732.25</b>	<b>\$ 23,908.14</b>	<b>\$ 19,530.31</b>	<b>\$ 20,439.14</b>	<b>\$ 24,063.26</b>	<b>\$ 30,137.16</b>	<b>\$ 320,432.54</b>
<b>NET Ops Income (Loss)</b>	<b>\$ 37,800.36</b>	<b>\$ 22,504.09</b>	<b>\$ 27,840.21</b>	<b>\$ 34,382.53</b>	<b>\$ 32,916.72</b>	<b>\$ 7,023.78</b>	<b>\$ 43,467.09</b>	<b>\$ 39,123.03</b>	<b>\$ 41,095.34</b>	<b>\$ 47,991.75</b>	<b>\$ 40,176.59</b>	<b>\$ 63,872.92</b>	<b>\$ 438,194.41</b>
<b>NET INCOME (LOSS)</b>	<b>\$ 37,800.36</b>	<b>\$ 22,504.09</b>	<b>\$ 27,840.21</b>	<b>\$ 34,382.53</b>	<b>\$ 32,916.72</b>	<b>\$ 7,023.78</b>	<b>\$ 43,467.09</b>	<b>\$ 39,123.03</b>	<b>\$ 41,095.34</b>	<b>\$ 47,991.75</b>	<b>\$ 40,176.59</b>	<b>\$ 63,872.92</b>	<b>\$ 438,194.41</b>

**Budget Comparison**

Public Housing HRA

Month = Jun 2025

Book = Accrual ; Tree = MultiFamily New

<b>ACCOUNT</b>	<b>June 2025</b>	<b>June 2025</b>	<b>June 2025</b>	<b>2025</b>	<b>2025</b>	<b>2025</b>
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>
<b>Ops Income or Loss</b>						
<b>OPERATING INCOME</b>						
<b>Residential Income</b>						
Rent-Residential	\$ 22,384.00	\$ 24,750.00	\$ (2,366.00)	\$ 135,463.00	\$ 148,500.00	\$ (13,037.00)
Tenant Based Subsidy	\$ 42,829.00	\$ 34,120.00	\$ 8,709.00	\$ 254,420.00	\$ 204,720.00	\$ 49,700.00
<b>Other Income</b>						
Miscellaneous Income	\$ (2,775.00)	\$ -	\$ (2,775.00)	\$ (5,319.84)	\$ -	\$ (5,319.84)
Pet Fee	\$ 30.00	\$ -	\$ 30.00	\$ 180.00	\$ -	\$ 180.00
Bank Interest	\$ 31,542.08	\$ 35.00	\$ 31,507.08	\$ 31,793.82	\$ 210.00	\$ 31,583.82
<b>Total Other Income</b>	<b>\$ 28,797.08</b>	<b>\$ 35.00</b>	<b>\$ 28,762.08</b>	<b>\$ 26,653.98</b>	<b>\$ 210.00</b>	<b>\$ 26,443.98</b>
<b>TOTAL Residential Income</b>	<b>\$ 94,010.08</b>	<b>\$ 58,905.00</b>	<b>\$ 35,105.08</b>	<b>\$ 416,536.98</b>	<b>\$ 353,430.00</b>	<b>\$ 63,106.98</b>
<b>TOTAL OPERATING INCOME</b>	<b>\$ 94,010.08</b>	<b>\$ 58,905.00</b>	<b>\$ 35,105.08</b>	<b>\$ 416,536.98</b>	<b>\$ 353,430.00</b>	<b>\$ 63,106.98</b>
<b>OPS EXPENSES</b>						
<b>Operating Expenses</b>						
<b>Payroll expenses</b>						
Pass thru Payroll - Corporate	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 15,000.00	\$ 15,000.00	\$ -
<b>TOTAL Payroll expenses</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ -</b>	<b>\$ 15,000.00</b>	<b>\$ 15,000.00</b>	<b>\$ -</b>
<b>Utilities</b>						
Electricity	\$ 172.28	\$ 250.00	\$ 77.72	\$ 1,462.56	\$ 1,150.00	\$ (312.56)
Water and Sewer	\$ 243.66	\$ 280.00	\$ 36.34	\$ 1,594.42	\$ 1,410.00	\$ (184.42)
Gas	\$ 38.91	\$ 50.00	\$ 11.09	\$ 1,623.57	\$ 475.00	\$ (1,148.57)
Trash Disposal	\$ 398.59	\$ 185.00	\$ (213.59)	\$ 1,376.87	\$ 1,110.00	\$ (266.87)
<b>TOTAL Utilities</b>	<b>\$ 853.44</b>	<b>\$ 765.00</b>	<b>\$ (88.44)</b>	<b>\$ 6,057.42</b>	<b>\$ 4,145.00</b>	<b>\$ (1,912.42)</b>
<b>Office Expenses</b>						
Office Supplies & Expenses - Admin	\$ -	\$ -	\$ -	\$ 84.83	\$ -	\$ (84.83)
Postage	\$ -	\$ -	\$ -	\$ 365.00	\$ -	\$ (365.00)
Computer	\$ 294.00	\$ 294.00	\$ -	\$ 588.00	\$ 588.00	\$ -
Dues & Subscriptions	\$ -	\$ 15.00	\$ 15.00	\$ 1,084.99	\$ 90.00	\$ (994.99)
<b>TOTAL Office Expenses</b>	<b>\$ 294.00</b>	<b>\$ 309.00</b>	<b>\$ 15.00</b>	<b>\$ 2,122.82</b>	<b>\$ 678.00</b>	<b>\$ (1,444.82)</b>
<b>Maintenance expenses</b>						
Supplies - Maintenance	\$ 1,110.14	\$ 350.00	\$ (760.14)	\$ 5,186.68	\$ 2,100.00	\$ (3,086.68)
Repairs & Maintenance - Building	\$ 4,427.00	\$ 4,200.00	\$ (227.00)	\$ 31,790.58	\$ 25,200.00	\$ (6,590.58)
Extraordinary Maintenance	\$ 132.00	\$ 4,000.00	\$ 3,868.00	\$ 7,982.78	\$ 24,000.00	\$ 16,017.22
Grounds/Lawn Care	\$ 9,474.00	\$ 1,500.00	\$ (7,974.00)	\$ 12,907.00	\$ 4,500.00	\$ (8,407.00)
Pest Control	\$ 212.50	\$ 450.00	\$ 237.50	\$ 2,411.50	\$ 2,700.00	\$ 288.50
Snow Removal	\$ 2,952.00	\$ -	\$ (2,952.00)	\$ 6,317.00	\$ 5,000.00	\$ (1,317.00)
Fire Prevention & Maintenance	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ 600.00	\$ 600.00
Purchased Services-Maintenance	\$ -	\$ 300.00	\$ 300.00	\$ 1,304.69	\$ 1,800.00	\$ 495.31
Purchased Services-Cleaning	\$ 473.44	\$ -	\$ (473.44)	\$ 3,262.45	\$ -	\$ (3,262.45)
<b>TOTAL Maintenance expenses</b>	<b>\$ 18,781.08</b>	<b>\$ 10,900.00</b>	<b>\$ (7,881.08)</b>	<b>\$ 71,162.68</b>	<b>\$ 65,900.00</b>	<b>\$ (5,262.68)</b>
<b>Miscellaneous expenses</b>						
Administrative Expense	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 6,000.00	\$ 6,000.00	\$ -
Supplies-Admin	\$ -	\$ -	\$ -	\$ 75.00	\$ -	\$ (75.00)
Bank Fees	\$ -	\$ -	\$ -	\$ 100.00	\$ -	\$ (100.00)
Interest Expense	\$ 24.99	\$ 10.00	\$ (14.99)	\$ 80.44	\$ 60.00	\$ (20.44)
<b>TOTAL Miscellaneous expenses</b>	<b>\$ 1,024.99</b>	<b>\$ 1,010.00</b>	<b>\$ (14.99)</b>	<b>\$ 6,255.44</b>	<b>\$ 6,060.00</b>	<b>\$ (195.44)</b>
<b>Management expense</b>						
Management Fees	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 18,000.00	\$ 18,000.00	\$ -
<b>TOTAL Management expense</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ -</b>	<b>\$ 18,000.00</b>	<b>\$ 18,000.00</b>	<b>\$ -</b>
<b>Professional, Permits and tax expenses</b>						
Licenses & Permits - Admin	\$ -	\$ 350.00	\$ 350.00	\$ 110.00	\$ 2,100.00	\$ 1,990.00
Fees - Legal	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
<b>TOTAL Professional, Permits and tax expenses</b>	<b>\$ -</b>	<b>\$ 350.00</b>	<b>\$ 350.00</b>	<b>\$ 110.00</b>	<b>\$ 3,600.00</b>	<b>\$ 3,490.00</b>
<b>Tax and insurance expenses</b>						
Property Tax	\$ 1,226.09	\$ 1,226.09	\$ -	\$ 7,356.54	\$ 7,356.54	\$ -
Insurance	\$ 2,457.56	\$ 2,200.00	\$ (257.56)	\$ 14,745.36	\$ 13,200.00	\$ (1,545.36)
<b>TOTAL Tax and insurance expenses</b>	<b>\$ 3,683.65</b>	<b>\$ 3,426.09</b>	<b>\$ (257.56)</b>	<b>\$ 22,101.90</b>	<b>\$ 20,556.54</b>	<b>\$ (1,545.36)</b>
<b>TOTAL Operating Expenses</b>	<b>\$ 30,137.16</b>	<b>\$ 22,260.09</b>	<b>\$ (7,877.07)</b>	<b>\$ 140,810.26</b>	<b>\$ 133,939.54</b>	<b>\$ (6,870.72)</b>
<b>TOTAL OPS EXPENSES</b>	<b>\$ 30,137.16</b>	<b>\$ 22,260.09</b>	<b>\$ (7,877.07)</b>	<b>\$ 140,810.26</b>	<b>\$ 133,939.54</b>	<b>\$ (6,870.72)</b>
<b>NET Ops Income (Loss)</b>	<b>\$ 63,872.92</b>	<b>\$ 36,644.91</b>	<b>\$ 27,228.01</b>	<b>\$ 275,726.72</b>	<b>\$ 219,490.46</b>	<b>\$ 56,236.26</b>
<b>NET INCOME (LOSS)</b>	<b>\$ 63,872.92</b>	<b>\$ 36,644.91</b>	<b>\$ 27,228.01</b>	<b>\$ 275,726.72</b>	<b>\$ 219,490.46</b>	<b>\$ 56,236.26</b>

**Security Deposit Savings  
Bank Reconcile History Report**

<b>Balance Per Bank Statement as of 6/30/2025</b>	<b>835,319.12</b>
<b>Reconciled Bank Bal</b>	<b>835,319.12</b>

<b>Balance per GL as of 6/30/2025</b>	<b>835,319.12</b>
<b>Reconciled Balance</b>	<b>835,319.12</b>

<b>Difference</b>	<b>0.00</b>
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**Cleared Items:**

**Cleared Other Items**

<b>Date</b>	<b>Tran #</b>	<b>Notes</b>	<b>Amount</b>	<b>Date Cleared</b>
6/30/2025	JE 22188	Record Bank Interest	35.25	6/30/2025
6/30/2025	JE 22189		37,823.00	6/30/2025
6/30/2025	JE 22192	Transfer cash between op and sec dep	516.00	6/30/2025
<b>Total Cleared Other Items</b>			<b>#####</b>	

**Routing 291880330  
Bank Reconcile History Report**

<b>Balance Per Bank Statement as of 6/30/2025</b>	<b>887,782.37</b>
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**Outstanding Checks**

Check Date	Check Number	Payee	Amount
6/25/2024	261	Patton, Hoversten & Berg, P.A.	1,259.00
5/30/2025	ACH	City of Faribault	53.74
<b>Less: Outstanding Checks</b>			<b>1,312.74</b>

<b>Reconciled Bank Balance</b>	<b>886,469.63</b>
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<b>Balance per GL as of 6/30/2025</b>	<b>886,469.63</b>
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<b>Reconciled Balance Per G/L</b>	<b>886,469.63</b>
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<b>Difference</b>	<b>0.00</b>
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**Cleared Items:**

**Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
6/2/2025	383	Cornerstone Management Servic	5,500.00	6/30/2025
6/2/2025	ACH	Xcel Energy	288.65	6/30/2025
6/2/2025	ACH	Xcel Energy	171.26	6/30/2025
6/2/2025	ACH	Xcel Energy	56.62	6/30/2025
6/4/2025	ACH	City of Faribault	15.02	6/30/2025
6/4/2025	ACH	City of Faribault	14.21	6/30/2025
6/4/2025	ACH	Xcel Energy	32.95	6/30/2025
6/5/2025	ACH	City of Faribault	15.02	6/30/2025
6/5/2025	ACH	City of Faribault	14.21	6/30/2025
6/5/2025	ACH	City of Faribault	14.21	6/30/2025
6/5/2025	ACH	City of Faribault	14.21	6/30/2025
6/5/2025	ACH	City of Faribault	14.21	6/30/2025
6/5/2025	ACH	City of Faribault	15.02	6/30/2025
6/5/2025	ACH	City of Faribault	47.00	6/30/2025
6/5/2025	ACH	City of Faribault	54.06	6/30/2025
6/6/2025	ACH	Xcel Energy	106.13	6/30/2025
6/9/2025	ACH	Xcel Energy	80.60	6/30/2025
6/10/2025	384	Advanced Facilities	4,000.00	6/30/2025
6/10/2025	385	Environmental Pest Managemen	2,110.00	6/30/2025
6/10/2025	386	Faribault Ace Hardware & Ace Sp	69.07	6/30/2025
6/10/2025	387	Faribault Interiors Inc	750.00	6/30/2025
6/10/2025	388	HD Supply Facilities Maintenance	880.97	6/30/2025
6/10/2025	389	Property Pros of Faribault, LLC	4,939.00	6/30/2025

6/10/2025	390	Quality Appliance	1,475.91	6/30/2025
6/10/2025	391	ServiceMaster by Ayotte	946.88	6/30/2025
6/16/2025	392	Cornerstone Management - Crec	497.27	6/30/2025
6/23/2025	ACH	FLOM Disposal Service (ACH)	180.50	6/30/2025
6/23/2025	ACH	FLOM Disposal Service (ACH)	38.00	6/30/2025
<b>Total Cleared Checks</b>			<b>22,340.98</b>	

**Cleared Deposits**

<b>Date</b>	<b>Tran #</b>	<b>Notes</b>	<b>Amount</b>	<b>Date Cleared</b>
6/2/2025	319		37,823.00	6/30/2025
6/5/2025	320		4,318.00	6/30/2025
6/6/2025	321		8,754.00	6/30/2025
6/13/2025	322		900.00	6/30/2025
6/13/2025	323		2,314.00	6/30/2025
6/17/2025	324		1,494.00	6/30/2025
6/23/2025	325		1,618.05	6/30/2025
<b>Total Cleared Deposits</b>			<b>57,221.05</b>	

**Cleared Other Items**

<b>Date</b>	<b>Tran #</b>	<b>Notes</b>	<b>Amount</b>	<b>Date Cleared</b>
6/18/2025	JE 22082	Deposits from the city	354,548.61	6/30/2025
6/30/2025	JE 22189		-37,823.00	6/30/2025
6/30/2025	JE 22190	record bank interest	26.21	6/30/2025
6/30/2025	JE 22192	Transfer cash between op and se	-516.00	6/30/2025
<b>Total Cleared Other Items</b>			<b>316,235.82</b>	

**General Ledger**

Public Housing HRA

Month = Jun 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Num	Reference	Debit	Credit	Balance	Remarks
<b>2352</b>			<b>Due to- Other Governments</b>					<b>0.00 = Beginning Balance =</b>	
Public Housing HRA	6/30/2025	06-2025	Reclassify Due From	J-22606	Reclassify Due From	0.00	140,030.00	-140,030.00	Reclassify Due From
			<b>Net Change=-140,030.00</b>			<b>0.00</b>	<b>140,030.00</b>	<b>-140,030.00 = Ending Balance =</b>	
						<b>0.00</b>	<b>140,030.00</b>		

**Public Housing HRA  
Schedule of Insurance  
June 30, 2025**

	<u>Expense 6320</u>	<u>Payments</u>	<u>(Accrued)/Prepaid 1331</u>
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
June Accrual	2,457.56		14,745.39
<b>Totals</b>	<u>\$ 14,745.36</u>	<u>\$ 29,490.75</u>	

## General Ledger

Public Housing HRA

Period = Jan 2024-Jun 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
<b>1701</b>			<b>Building Improvements</b>					<b>0.00</b>	<b>= Beginning Balance =</b>
Public Housing HRA	11/2/2023	01-2024	Faribo Air Conditioning & Heating, Inc.	P-24539	19997	5,470.00	0.00	5,470.00	
Public Housing HRA	12/15/2023	01-2024	Healy Construction Co., Inc.	P-25805	1100	39,945.50	0.00	45,415.50	Reversed by ctrl# 26718
Public Housing HRA	12/15/2023	02-2024	Healy Construction Co., Inc.	P-26718	1100-26718	0.00	39,945.50	5,470.00	:Prog Gen Reverses invoice ctrl# 25805
Public Housing HRA	12/28/2023	01-2024	Faribo Air Conditioning & Heating, Inc.	P-24544	20277	2,303.00	0.00	7,773.00	
Public Housing HRA	4/1/2024	04-2024	:Reclass Expense P-28534	J-14305	:Reclass P-28534	4,025.00	0.00	11,798.00	:Reclass Expense P-28534
Public Housing HRA	6/6/2024	06-2024	Faribault Interiors Inc	P-32666	50152	12,400.00	0.00	24,198.00	
Public Housing HRA	9/13/2024	09-2024	Faribo Air Conditioning & Heating, Inc.	P-37955	21439	4,920.00	0.00	29,118.00	
Public Housing HRA	9/18/2024	09-2024	Faribo Air Conditioning & Heating, Inc.	P-37261	21375	5,253.00	0.00	34,371.00	
Public Housing HRA	9/23/2024	09-2024	Faribault Interiors Inc	P-38235	46162	6,170.00	0.00	40,541.00	
Public Housing HRA	9/25/2024	09-2024	Faribo Air Conditioning & Heating, Inc.	P-37550	21464	1,287.50	0.00	41,828.50	
Public Housing HRA	1/2/2025	01-2025	Property Pros of Faribault, LLC	P-41714	7780	4,315.82	0.00	46,144.32	
Public Housing HRA	1/2/2025	01-2025	Reclassify Property Pros Invoice	J-20441	Reclassify Property Pros Invoice	0.00	4,315.82	41,828.50	Reclassify Property Pros Invoice
Public Housing HRA	2/6/2025	02-2025	Property Pros of Faribault, LLC	P-43016	7820	2,005.00	0.00	43,833.50	
Public Housing HRA	2/6/2025	03-2025	CCS Cleaning and Restoration	P-45104	1586	5,798.00	0.00	49,631.50	
Public Housing HRA	2/6/2025	04-2025	Faribo Plumbing & Heating	P-46233	64757	1,256.00	0.00	50,887.50	
Public Housing HRA	2/25/2025	06-2025	Faribault Interiors Inc	P-48340	50541	2,060.00	0.00	52,947.50	
Public Housing HRA	3/3/2025	03-2025	Probuilt Construction LLC	P-45109	1816SHUMWAYAVE-BB	21,901.83	0.00	74,849.33	1st payment
Public Housing HRA	3/3/2025	03-2025	Probuilt Construction LLC	P-45109	1816SHUMWAYAVE-BB	21,901.82	0.00	96,751.15	2nd payment
Public Housing HRA	3/4/2025	03-2025	Brian Erickson Construction	P-44054	83	1,504.00	0.00	98,255.15	Reversed by ctrl# 45284
Public Housing HRA	3/4/2025	03-2025	Brian Erickson Construction	P-45284	83-	0.00	1,504.00	96,751.15	:Prog Gen Reverses invoice ctrl# 44054
Public Housing HRA	4/4/2025	04-2025	Check from Insurance	J-21507	Check from Insurance	0.00	55,422.47	41,328.68	Check from Insurance
<b>Net Change=41,328.68</b>						<b>142,516.47</b>	<b>101,187.79</b>	<b>41,328.68</b>	<b>= Ending Balance =</b>
						<b>142,516.47</b>	<b>101,187.79</b>		

**General Ledger**

Public Housing HRA

Period = Jan 2024-June 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
<b>1850</b>			<b>Machinery, Equipment, &amp; Appliances</b>					<b>0.00 = Beginning Balance =</b>	
Public Housing HRA	1/22/2024	01-2024	Virg's Appliance	P-25748	19226	943.00	0.00	943.00	
Public Housing HRA	2/12/2024	02-2024	Virg's Appliance	P-26729	19235	949.00	0.00	1,892.00	
Public Housing HRA	2/27/2024	02-2024	Virg's Appliance	P-27467	19247	329.00	0.00	2,221.00	
Public Housing HRA	3/21/2024	03-2024	Virg's Appliance	P-28788	19268	185.00	0.00	2,406.00	
Public Housing HRA	3/26/2024	03-2024	Virg's Appliance	P-28945	19272	360.90	0.00	2,766.90	
Public Housing HRA	4/9/2024	04-2024	Virg's Appliance	P-29715	19286	240.95	0.00	3,007.85	
Public Housing HRA	5/3/2024	05-2024	Virg's Appliance	P-30869	19298	792.00	0.00	3,799.85	
Public Housing HRA	5/16/2024	05-2024	Virg's Appliance	P-31437	19305	1,049.00	0.00	4,848.85	
Public Housing HRA	5/20/2024	05-2024	Virg's Appliance	P-31549	19307	360.85	0.00	5,209.70	
Public Housing HRA	6/11/2024	06-2024	Virg's Appliance	P-32731	19317	1,034.00	0.00	6,243.70	
Public Housing HRA	7/2/2024	07-2024	Virg's Appliance	P-33976	19332	862.00	0.00	7,105.70	
<b>Net Change=7,105.70</b>						<b>7,105.70</b>	<b>0.00</b>	<b>7,105.70 = Ending Balance =</b>	
						<b>7,105.70</b>	<b>0.00</b>		

## Payables Aging Report

Period: -06/2025

As of : 06/30/2025

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
<b>Notes</b>												
Advanced Facilities												
		Public Housing HRA	6/30/2025	6/30/2025	6212 Repairs & Mair	PublicHRA20	4,000.00	4,000.00	0.00	0.00	0.00	
<b>Advanced Facilities</b>							<b>4,000.00</b>	<b>4,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
City of Faribault												
		Public Housing HRA	6/10/2025	6/10/2025	6430 Water and Sew	005090-000 06/10/2025	14.21	14.21	0.00	0.00	0.00	
		Public Housing HRA	6/10/2025	6/10/2025	6430 Water and Sew	005090-001 06/10/2025	14.21	14.21	0.00	0.00	0.00	
		Public Housing HRA	6/10/2025	6/10/2025	6430 Water and Sew	005090-003 06/10/2025	9.17	9.17	0.00	0.00	0.00	
		Public Housing HRA	6/10/2025	6/10/2025	6430 Water and Sew	005090-004 06/10/2025	15.02	15.02	0.00	0.00	0.00	
		Public Housing HRA	6/10/2025	6/10/2025	6430 Water and Sew	005090-006 06/10/2025	15.02	15.02	0.00	0.00	0.00	
		Public Housing HRA	6/10/2025	6/10/2025	6430 Water and Sew	005090-007 06/10/2025	14.21	14.21	0.00	0.00	0.00	
		Public Housing HRA	6/10/2025	6/10/2025	6430 Water and Sew	005090-016 06/10/2025	15.02	15.02	0.00	0.00	0.00	
		Public Housing HRA	6/10/2025	6/10/2025	6430 Water and Sew	005090-026 06/10/2025	14.21	14.21	0.00	0.00	0.00	
		Reversed by Public Housing HRA	6/10/2025	6/10/2025	6430 Water and Sew	005090-178 06/10/2025	25.57	25.57	0.00	0.00	0.00	0.00 Reversed by ctrl# 48890
		Reversed by Public Housing HRA	6/10/2025	6/10/2025	6430 Water and Sew	005090-177 06/10/2025	47.31	47.31	0.00	0.00	0.00	0.00 Reversed by ctrl# 48898
		Reversed by Public Housing HRA	6/10/2025	6/10/2025	6430 Water and Sew	005090-179 06/10/2025	59.71	59.71	0.00	0.00	0.00	0.00 Reversed by ctrl# 48899
<b>City of Faribault</b>							<b>243.66</b>	<b>243.66</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
Environmental Pest Management												
		Public Housing HRA	6/6/2025	6/6/2025	6227 Pest Control	74893	170.00	170.00	0.00	0.00	0.00	
		Public Housing HRA	6/19/2025	6/19/2025	6227 Pest Control	75244	42.50	42.50	0.00	0.00	0.00	
<b>Environmental Pest Management</b>							<b>212.50</b>	<b>212.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
Faribault Ace Hardware & Ace Sports												
		Public Housing HRA	4/24/2025	4/24/2025	6216 Supplies - Mair	504815/1	30.57	0.00	0.00	30.57	0.00	
		Public Housing HRA	6/2/2025	6/2/2025	6216 Supplies - Mair	506448/1	35.98	35.98	0.00	0.00	0.00	
		Public Housing HRA	6/6/2025	6/6/2025	6216 Supplies - Mair	506676/1	34.36	34.36	0.00	0.00	0.00	
		Public Housing HRA	6/13/2025	6/13/2025	6216 Supplies - Mair	506940/1	41.57	41.57	0.00	0.00	0.00	
		Public Housing HRA	6/17/2025	6/17/2025	6216 Supplies - Mair	507025/1	28.92	28.92	0.00	0.00	0.00	
		Public Housing HRA	6/18/2025	6/18/2025	6216 Supplies - Mair	507117/1	53.95	53.95	0.00	0.00	0.00	
		Public Housing HRA	6/24/2025	6/24/2025	6216 Supplies - Mair	507297/1	30.00	30.00	0.00	0.00	0.00	
		Public Housing HRA	6/27/2025	6/27/2025	6216 Supplies - Mair	507436/1	43.16	43.16	0.00	0.00	0.00	
<b>Faribault Ace Hardware &amp; Ace Sports</b>							<b>298.51</b>	<b>267.94</b>	<b>0.00</b>	<b>30.57</b>	<b>0.00</b>	
Faribault Fleet Supply												

	Public Housing HRA	6/30/2025	6/30/2025	6216 Supplies - Mair 069679		119.99	119.99	0.00	0.00	0.00
<b>Faribault Fleet Supply</b>						<b>119.99</b>	<b>119.99</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Faribault Interiors Inc										
	Public Housing HRA	2/25/2025	2/25/2025	1701 Building Impro 50541		2,060.00	0.00	0.00	0.00	2,060.00
	Public Housing HRA	6/26/2025	6/26/2025	6212 Repairs & Mair 50725		600.00	600.00	0.00	0.00	0.00
<b>Faribault Interiors Inc</b>						<b>2,660.00</b>	<b>600.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,060.00</b>
Faribo Plumbing & Heating										
	Public Housing HRA	4/28/2025	4/28/2025	6216 Supplies - Mair 65149		150.00	0.00	0.00	150.00	0.00
<b>Faribo Plumbing &amp; Heating</b>						<b>150.00</b>	<b>0.00</b>	<b>0.00</b>	<b>150.00</b>	<b>0.00</b>
FLOM Disposal Service (ACH)										
	Public Housing HRA	6/25/2025	6/25/2025	6450 Trash Disposal 409110024428 06/25/2025		158.55	158.55	0.00	0.00	0.00
	Public Housing HRA	6/25/2025	6/25/2025	6450 Trash Disposal 409110024430 06/25/2025		21.54	21.54	0.00	0.00	0.00
<b>FLOM Disposal Service (ACH)</b>						<b>180.09</b>	<b>180.09</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
HD Supply Facilities Maintenance, Ltd.										
	Public Housing HRA	5/20/2025	5/20/2025	6216 Supplies - Mair 9237210080		69.69	0.00	69.69	0.00	0.00
<b>HD Supply Facilities Maintenance, Ltd.</b>						<b>69.69</b>	<b>0.00</b>	<b>69.69</b>	<b>0.00</b>	<b>0.00</b>
J&J All Season Lawn Care LLC										
	Public Housing HRA	3/3/2025	3/3/2025	6226 Snow Removal 1350		2,952.00	0.00	0.00	0.00	2,952.00
<b>J&amp;J All Season Lawn Care LLC</b>						<b>2,952.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,952.00</b>
Property Pros of Faribault, LLC										
	Public Housing HRA	6/30/2025	6/30/2025	6225 Grounds/Lawn 8006		1,404.00	1,404.00	0.00	0.00	0.00
	Public Housing HRA	6/30/2025	6/30/2025	6225 Grounds/Lawn 8007		4,535.00	4,535.00	0.00	0.00	0.00
<b>Property Pros of Faribault, LLC</b>						<b>5,939.00</b>	<b>5,939.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Sherwin Williams Co										
	Public Housing HRA	6/19/2025	6/19/2025	6216 Supplies - Mair 8325-5		74.94	74.94	0.00	0.00	0.00
<b>Sherwin Williams Co</b>						<b>74.94</b>	<b>74.94</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Xcel Energy										
	Public Housing HRA	6/6/2025	6/6/2025	6410 Electricity	51-4282073-7 06/06/2025	33.83	33.83	0.00	0.00	0.00 Outdoor Lighting
	Public Housing HRA	6/10/2025	6/10/2025	6410 Electricity	51-7027671-4 06/10/2025	107.20	107.20	0.00	0.00	0.00 Common Area
	Public Housing HRA	6/11/2025	6/11/2025	6410 Electricity	51-7055687-1 06/11/2025	26.87	26.87	0.00	0.00	0.00 904 A
	Public Housing HRA	6/11/2025	6/11/2025	6420 Gas	51-7055687-1 06/11/2025	36.81	36.81	0.00	0.00	0.00 904 A
	Public Housing HRA	6/20/2025	6/20/2025	6410 Electricity	51-7055687-1 06/20/2025	4.38	4.38	0.00	0.00	0.00 904 A

	Public Housing HRA	6/20/2025	6/20/2025	6420 Gas	51-7055687-1 06/20/2025	2.10	2.10	0.00	0.00	0.00 904 A
<b>Xcel Energy</b>						<b>211.19</b>	<b>211.19</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Yardi Systems, Inc.										
	Public Housing HRA	6/15/2025	6/15/2025	6853 Computer	4892557	294.00	294.00	0.00	0.00	0.00
<b>Yardi Systems, Inc.</b>						<b>294.00</b>	<b>294.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Grand Total</b>						<b>17,405.57</b>	<b>12,143.31</b>	<b>69.69</b>	<b>180.57</b>	<b>5,012.00</b>

**Public Housing HRA  
Schedule of Property Taxes  
June 30, 2025**

	<u>Expense 6350</u>	<u>Payments</u>	<u>(Accrued)/Prepaid 2230</u>
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)
June Accrual	1,226.09	-	(936.73)
<b>Totals</b>	<u>\$ 7,356.54</u>	<u>\$ 8,293.27</u>	

**General Ledger**

Public Housing HRA

Period = Jan 2025-Jun 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
<b>2245</b>			<b>Other Accrued Liabilities</b>					<b>0.00 = Beginning Balance =</b>	
Public Housing HRA	1/31/2025	01-2025	Accrue Activities Expense	J-20438	Accrue Activites Expense	0.00	1,000.00	-1,000.00	Accrue Activities 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	Month End Accruals	J-21552	Month End Accruals	0.00	1,000.00	-4,000.00	Month End Accruals
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
Public Housing HRA	6/30/2025	06-2025	Month End Accruals	J-22402	Month End Accruals	0.00	1,000.00	-6,000.00	Month End Accruals
			<b>Net Change=-6,000.00</b>			<b>0.00</b>	<b>6,000.00</b>	<b>-6,000.00 = Ending Balance =</b>	
						<b>0.00</b>	<b>6,000.00</b>		

**General Ledger**

Public Housing HRA

Period = Jul 2024-June 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
<b>2516</b>			<b>Due to Affiliate</b>					<b>0.00 = Beginning Balance =</b>	
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
			<b>Net Change=-89,928.50</b>			<b>0.00</b>	<b>89,928.50</b>	<b>-89,928.50 = Ending Balance =</b>	
			Due to Robinwood			<b>0.00</b>	<b>89,928.50</b>		

**General Ledger**

Public Housing HRA

Period = Jan 2023-June 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
<b>2527</b>			<b>Due to other funds</b>					<b>0.00 = Beginning Balance =</b>	
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
			<b>Net Change=-250,000.00</b>			<b>0.00</b>	<b>250,000.00</b>	<b>-250,000.00 = Ending Balance =</b>	
						<u>0.00</u>	<u>250,000.00</u>		

**General Ledger**

Public Housing HRA

Period = Jan 2023-June 2025

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
<b>2805</b>			<b>Unreserved Fund Balances</b>					<b>0.00 = Beginning Balance =</b>	
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
			<b>Net Change=-98,719.77</b>			<b>0.00</b>	<b>98,719.77</b>	<b>-98,719.77 = Ending Balance =</b>	
						<b>0.00</b>	<b>98,719.77</b>		



## Request for Action

**TO:** Faribault Housing & Redevelopment Authority  
**FROM:** Thomas Furman - Executive Director  
**THROUGH:** David Wanberg, Director of Community and Economic Development  
**MEETING DATE:** August 11, 2025  
**SUBJECT:** HRA Preliminary Tax Levy 2026

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### BACKGROUND:

The Housing and Redevelopment Authority must establish its preliminary tax levy request to the City Council for fiscal year 2026. Minnesota Statute 469.033 allows cities to levy taxes on behalf of their HRA, up to a maximum of 0.0185% of the estimated taxable market value within the district.

Based on the 2025 actual taxable market value of \$2,377,664,400, the maximum allowable preliminary levy for 2026 is \$439,867.91. The final levy amount will be calculated using the 2026 property tax values when available.

The HRA's ability to fulfill its work program and budget commitments depends on receiving the maximum levy amount allowed by statute. The Board will consider Resolution #2025-06 to establish and recommend the City Council approve this preliminary levy request.

### REQUESTED ACTION:

### ATTACHMENTS:

1. Resolution 2025-06, Preliminary HRA Tax Levy for 2026

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

**Resolution #2025-06**

**ESTABLISH THE HRA PRELIMINARY TAX LEVY FOR FISCAL YEAR 2026**

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

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

**WHEREAS**, the 2025 actual taxable market value in the district is \$2,377,664,400; and

**WHEREAS**, the maximum the City Council can levy for HRA purposes in 2026 is \$439,867.91 ( $\$2,377,664,400 \times 0.000185 = \$439,867.91$ ); and

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Housing and Redevelopment Authority of Faribault, Minnesota (the "HRA"), that it establishes and recommends the City Council approve a 2026 tax levy of \$439,867.91 for HRA purposes.

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**ADOPTED:** August 11, 2025

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**ATTEST:**

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## Request for Action

**TO:** Faribault Housing & Redevelopment Authority  
**FROM:** Executive Director - Thomas Furman  
**THROUGH:** David Wanberg, Director of Community and Economic Development  
**MEETING DATE:** August 11, 2025  
**SUBJECT:** HRA Planning with Allyson Brunette

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### **BACKGROUND:**

The Housing and Redevelopment Authority (HRA) board has decided to engage Allyson Brunette to assist with its strategic planning efforts. Brunette brings extensive experience in urban planning, community development, and organizational strategy, making her well-suited to support the HRA's initiatives.

Her role will involve working closely with the board, staff, and community stakeholders to assess current programs, gather input, and analyze data. Brunette will facilitate workshops and outreach efforts to ensure diverse community voices are incorporated into the planning process. The goal is to develop a comprehensive, forward-looking plan that addresses affordable housing, redevelopment opportunities, funding strategies, and sustainability.

This engagement reflects the HRA board's commitment to transparent, strategic governance and community-centered planning. With Brunette's expertise, the HRA aims to create a clear roadmap for future growth, equitable development, and improved quality of life for residents. Overall, her involvement is a key step toward building a more strategic and inclusive approach to housing and redevelopment.

### **REQUESTED ACTION:**

Staff will report on status and future plans.

### **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:** August 11, 2025  
**SUBJECT:** Joint meeting to learn about Reassignments with FDC

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### **BACKGROUND:**

The Housing and Redevelopment Authority (HRA), Economic Development Authority (EDA), and City Council will hold a joint listening session on August 18th at 6:00 PM regarding Faribault Downtown Corporation building reassignments.

City staff will present historical background and analysis to help each body understand the challenges and consider options moving forward. This informational session allows all three entities to receive consistent information before returning to their individual meetings to deliberate and vote on proposals.

### **REQUESTED ACTION:**

### **ATTACHMENTS:**



## Request for Action

**TO:** Faribault Housing & Redevelopment Authority  
**FROM:** Executive Director - Thomas Furman  
**THROUGH:** David Wanberg, Director of Community and Economic Development  
**MEETING DATE:** August 11, 2025  
**SUBJECT:** No Smoking sign changes.

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### BACKGROUND:

At the July 14th HRA Board meeting, the Board approved updating the No Smoking signage. The old signs will be removed from doors and replaced with new, smaller stickers in a window near entry to units. This change provides cleaner, more modern signage while maintaining compliance with no smoking policies across HRA properties.

### REQUESTED ACTION:

### ATTACHMENTS:



## Request for Action

**TO:** Faribault Housing & Redevelopment Authority  
**FROM:** Executive Director - Thomas Furman  
**THROUGH:** David Wanberg, Director of Community and Economic Development  
**MEETING DATE:** August 11, 2025  
**SUBJECT:** Director's Report

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**BACKGROUND:**

Oral report on germane topics.

**REQUESTED ACTION:**

**ATTACHMENTS:**