

Unit Occupancy	Occu- pied*	Avail- able	% Filled
Supportive Housing	149	191	78%
Care Homes	12	12	100%
Scattered Sites	56	72	78%
Total Units	217	275	79%

* monthly average (days occupied / days in the month)

Total residents at month-end: 223

Residents with Funding Subsidies		Act- ual	Bud- get	% of Bdgt
Rent	GRH Rate 1	115	146	79%
	Section 8	42	-	-
	HOPWA	37	-	-
	MN Housing	14	-	-
	Shelter Plus Care	3	-	-
Services	CADI	43	47	91%
	GRH Rate 2	96	98	98%
	HSS	4	6	67%

Key Financial Highlights

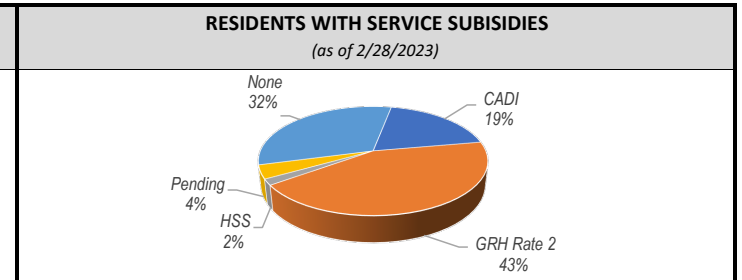
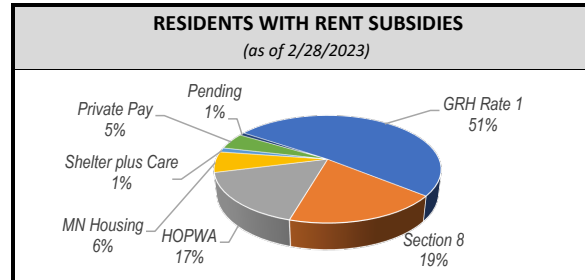
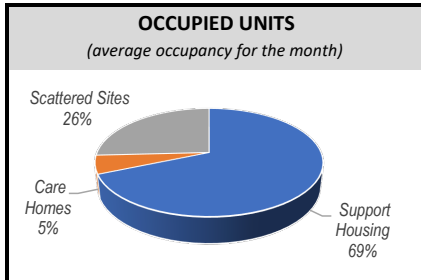
- Program income is \$9k more than budget in Feb. due to billing for service agreements related to prior months. Bloom Lake delayed opening is continuing to have an impact.
- Grant income is slightly above budget YTD (7%), but will be impacted during the year by the March termination of Hennepin County's Ryan White funding.
- Contribution income YTD is more than budget (12%), but there is no expectation for that to be the case for the year, rather the increase is timing related.
- Staffing costs were less than budget. Open positions continue to result in lowered staffing costs.
- Investments decreased by \$47k during the month to \$2,581k. Of the decrease, \$47k was due to unrealized losses, partially offsetting January's \$85k in unrealized gains.
- Back billing for 2022 CADI and GRH Rate 2 continues. Total outstanding as of February is \$31k, all of which is expected to be collected.
- For the year, Revenue and Operating Income are both projected to be significantly less than budgeted due to Bloom Lake's delayed opening and the termination of the HC Ryan White grant. Plans to address this shortfall are ongoing.

P&L Summary (\$000)	February 2023					February 2023 YTD				
	Actual	Budget	Actual less Budget	2022	Actual less Last Year	Actual	Budget	Actual less Budget	2022	Actual less Last Year
Program Income	256	247	9 4%	215	41 19%	489	517	(29) -6%	441	48 11%
Grant Income	184	161	23 14%	100	84 84%	343	322	21 7%	202	142 70%
Contributions	33	25	8 32%	38	(5) -13%	52	46	6 12%	87	(35) -40%
Other Operating Income	10	4	6 155%	4	6 143%	15	7	7 97%	8	7 86%
Total Revenue	482	437	45 10%	356	126 35%	898	893	5 1%	737	161 22%
Salaries & Benefits	373	404	(31) -8%	292	81 28%	791	808	(16) -2%	575	216 38%
Program Expenses	63	57	6 11%	46	17 37%	122	114	8 7%	99	23 23%
Professional Services	31	30	1 4%	13	18 132%	66	60	5 9%	36	29 80%
General & Administrative	10	16	(6) -35%	14	(4) -26%	31	42	(12) -28%	28	3 9%
Facility Operations	22	16	7 42%	14	8 61%	35	31	4 12%	25	10 38%
Total Expenses	500	523	(23) -4%	379	120 32%	1,044	1,055	(11) -1%	764	280 37%
Operating Income	(18)	(86)	68 79%	(23)	5 23%	(146)	(163)	16 10%	(27)	(119) -440%
Investment Gain/(Loss)	(47)	-	(47) n/a	(25)	(22) -88%	35	-	35 n/a	(72)	107 148%
Depr/Other Non-Op	(7)	(7)	0 2%	(7)	0 2%	(14)	(14)	0 3%	(14)	0 3%
Change in Net Assets	(72)	(93)	22 23%	(55)	(16) -30%	(125)	(177)	52 29%	(114)	(11) -10%

Program Income : CADI, GRH, HSS, tenant rent and other related.
Grant Income : Gov't and other funding for a specific purpose.
Contributions : Unrestricted individual and institutional gifts.

Year-End Projection:		Actual	Budget	Actual less Budget	%	2022	Actual less Last Year
Revenue		5,929	6,244	(315)	-5%	5,411	518 10%
Operating Income		(375)	(252)	(123)	-49%	(154)	(220) -143%

Balance Sheet (\$000)	Feb 2023		Feb 2022	
	Actual	% of Total	Actual	% of Total
Operating Cash	442	5%	1,576	17%
Receivables	1,072	12%	770	8%
Prepays & Deposits	110	1%	152	2%
Operating Assets	1,623	18%	2,497	27%
Property & Equipment	1,473	16%	1,346	15%
Investments (Schwab)	2,581	29%	2,168	24%
Notes Receivable	2,647	29%	2,647	29%
Partnership Investments	663	7%	560	6%
Other Assets	7,364	82%	6,721	73%
Total Assets	8,987	100%	9,218	100%
Payables & Accruals	542	6%	325	4%
Interest-Bearing Debt	-	0%	-	0%
Deferred Revenue	22	0%	58	1%
Total Liabilities	564	6%	383	4%
Restricted Net Assets	4,354	48%	4,402	48%
Unrestricted Net Assets	4,069	45%	4,433	48%
Total Net Assets	8,423	94%	8,835	96%
Liabilities & Net Assets	8,987	100%	9,218	100%



Available	Occupied	Open	6-Mo Trendline Units Occupied (9/2022 - 2/2023)	Facility	GRH Rate 1					Non-Budgeted					CADI			GRH Rate 2			HSS			Non-Bdgtd	
					Actual	Budget	B/(W)	Section 8	HOP-WA	MN Hsng	SPC	Pvt Pay	Pending	Actual	Budget	B/(W)	Actual	Budget	B/(W)	Actual	Budget	B/(W)	Pending	None	
32.0	30.0	2.0		Clare Apartments	-	-	-	30	-	-	-	-	-	15	15	-	-	-	-	-	1	(1)	5	10	
45.0	41.0	4.0		Clare Midtown	14	14	-	-	27	-	-	1	-	15	15	-	13	13	-	-	-	-	-	14	
36.0	35.0	1.0		Clare Terrace	28	28	-	3	-	-	-	3	2	-	-	-	23	23	-	-	-	-	3	10	
36.0	36.0	-		Marshall Flats	35	35	-	1	-	-	-	1	-	1	-	1	30	34	(4)	-	-	-	1	5	
42.0	7.0	35.0		Bloom Lake Flats	4	7	(3)	3	-	-	-	-	-	-	5	(5)	4	5	(1)	3	1	2	-	-	
191.0	149.0	42.0		Support Housing	81	84	(3)	37	27	-	-	5	2	31	35	(4)	70	75	(5)	3	2	1	9	39	
4.0	4.0	-		Agape Dos	1	4	(3)	-	-	-	-	3	-	4	4	-	-	-	-	-	-	-	-	-	
4.0	4.0	-		Grace House	1	4	(3)	-	-	-	-	3	-	4	4	-	-	-	-	-	-	-	-	-	
4.0	4.0	-		Damiano House	4	4	-	-	-	-	-	-	-	4	4	-	-	-	-	-	-	-	-	-	
12.0	12.0	-		Care Homes	6	12	(6)	-	-	-	-	6	-	12	12	-	-	-	-	-	-	-	-	-	
9.0	8.0	1.0		Blue Line Flats	8	8	-	-	-	-	-	-	-	-	-	-	8	8	-	-	-	-	-	-	
10.0	4.0	6.0		Hamline Station	1	5	(4)	-	-	-	3	-	-	-	-	-	1	5	(4)	-	-	-	-	3	
5.0	5.0	-		Spirit on Lake	-	-	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	
48.0	39.0	9.0		Other Scattered	19	37	(18)	-	10	14	-	-	-	-	-	-	17	10	7	1	4	(3)	-	25	
72.0	56.0	16.0		Scattered Sites	28	50	(22)	5	10	14	3	-	-	-	-	-	26	23	3	1	4	(3)	-	33	
275.0	217.0	58.0		TOTAL	115	146	(31)	42	37	14	3	11	2	43	47	(4)	96	98	(2)	4	6	(2)	9	72	

Total Residents at 2/28/2023: **223**

Data is current as of 3/9/2023 11:01 AM

P&L Summary (\$000)	February 2023							February 2023 YTD							Comments
	Actual	Budget	Actual less Budget	2022	Actual less Last Year	Actual	Budget	Actual less Budget	2022	Actual less Last Year					
CADI Income	196	176	20 11%	158	38 24%	371	371	(1) 0%	327	43 13%	CADI income increased due to finalization of expired service agreements.				
Rent Income	17	21	(4) -19%	16	1 6%	35	42	(7) -17%	32	3 10%					
Housing Support (GRH2)	34	41	(7) -17%	36	(1) -4%	70	87	(17) -20%	72	(2) -3%					
Housing Support Admin Fee	6	7	(2) -23%	4	1 27%	11	15	(4) -27%	9	2 18%					
Housing Stabilization	-	1	(1) -100%	-	- n/a	-	2	(2) -100%	-	- n/a					
Other Program Income	2	-	2 n/a	-	2 n/a	2	-	2 n/a	-	2 n/a					
Program Income	256	247	9 4%	215	41 19%	489	517	(29) -6%	441	48 11%					
HOPWA Grants	38	57	(18) -32%	45	(6) -14%	99	113	(15) -13%	95	4 4%	HOPWA grants reflects catch up of January HOPWA rents passed through to LPs. DHS grants represents a one-time increase due to identification of costs incurred in prior periods reimbursed in February.				
DHS Grants	93	57	36 64%	19	74 395%	148	113	35 31%	38	111 295%					
MN Housing Grants	17	18	(1) -7%	16	1 7%	36	36	(1) -2%	34	2 6%					
Hennepin County Grants	19	17	2 9%	9	10 119%	27	35	(7) -22%	15	12 77%					
Minneapolis Grants	9	8	2 22%	12	(3) -25%	18	15	3 22%	20	(2) -9%					
Non-Government Grants	8	5	3 63%	-	8 n/a	15	10	5 57%	-	15 n/a					
Grant Income	184	161	23 14%	100	84 84%	343	322	21 7%	202	142 70%					
Foundation/Corporate Gifts	9	-	9 n/a	25	(16) -66%	16	-	16 n/a	50	(34) -68%					
Individual Gifts	8	8	1 7%	8	0 4%	19	14	5 38%	16	4 23%					
Sponsorships & Events	16	18	(1) -7%	5	11 226%	16	32	(16) -48%	21	(5) -22%					
Contributions	33	25	8 32%	38	(5) -13%	52	46	6 12%	87	(35) -40%					
Management Fees	3	3	(0) 0%	3	0 3%	7	7	(0) 0%	7	0 3%					
Developer Fees	-	-	- n/a	-	- n/a	-	-	- n/a	-	- n/a					
Operating Interest Income	6	0	6 nm	1	6 nm	8	1	7 nm	1	7 nm					
Other Operating Income	10	4	6 155%	4	6 143%	15	7	7 97%	8	7 86%					
Total Revenue	482	437	45 10%	356	126 35%	898	893	5 1%	737	161 22%					
Wages Expense	313	335	(21) -6%	243	71 29%	650	669	(19) -3%	477	174 36%	Continued open positions resulted in lower than budgeted wage expense.				
Payroll Taxes	21	25	(4) -17%	18	3 16%	48	50	(2) -4%	35	13 37%					
Medical/Dental Insurance	28	27	1 3%	19	9 47%	54	54	0 0%	39	14 36%					
Disability Insurance	-	3	(3) -100%	5	(5) -100%	4	7	(3) -45%	7	(4) -49%					
Workers' Compensation	4	4	0 9%	2	2 106%	11	8	3 32%	5	5 104%					
403(b) Match	7	9	(2) -25%	6	1 9%	25	18	7 37%	12	14 116%					
Employee Recognition	-	1	(1) -100%	-	- n/a	-	2	(2) -100%	-	- n/a					
Salaries & Benefits	373	404	(31) -8%	292	81 28%	791	808	(16) -2%	575	216 38%					
Apartment Leases	38	41	(3) -7%	30	8 26%	75	82	(7) -9%	61	14 23%					
Food Expense	7	7	(0) -1%	3	3 100%	13	14	(0) -3%	10	4 38%					
Household Supplies	13	4	9 247%	1	12 nm	17	7	10 136%	4	13 316%					
Medical Supplies	2	2	(0) -25%	2	(0) -6%	4	4	(0) -12%	4	(0) -5%					

P&L Summary (\$000)	February 2023						February 2023 YTD						Comments
	Actual	Budget	Actual less Budget	2022	Actual less Last Year	Actual	Budget	Actual less Budget	2022	Actual less Last Year			
Resident Activities	0	0	(0) -36%	5	(5) -94%	3	1	2 163%	5	(2) -48%			
Resident Transportation	0	1	(1) -74%	0	0 25%	1	3	(2) -60%	0	1 286%			
Staff Training	3	1	1 105%	1	2 196%	8	3	5 192%	3	6 205%			
Substitute Caregivers	-	-	- n/a	-	- n/a	0	-	0 n/a	0	0 218%			
Other Program Expense	-	-	- n/a	3	(3) -100%	-	-	- n/a	12	(12) -100%			
Program Expenses	63	57	6 11%	46	17 37%	122	114	8 7%	99	23 23%			
Public Relations	-	-	- n/a	-	- n/a	-	-	- n/a	-	- n/a			
Human Resources	2	2	1 50%	8	(6) -73%	6	3	3 96%	20	(14) -71%			
Information Technology	8	7	1 10%	3	5 132%	19	15	4 27%	9	9 101%			
Finance & Accounting	7	7	1 13%	-	7 n/a	15	13	2 15%	-	15 n/a			
Legal	-	0	(0) -100%	-	- n/a	-	1	(1) -100%	-	- n/a			
Government Affairs	2	2	0 10%	-	2 n/a	4	4	0 5%	2	2 110%			
Other Consulting	11	12	(1) -10%	2	9 nm	22	25	(3) -13%	5	17 353%			
Professional Services	31	30	1 4%	13	18 132%	66	60	5 9%	36	29 80%			
Supplies	3	11	(7) -71%	10	(7) -69%	9	17	(8) -49%	13	(4) -33%			
Dues & Subscriptions	3	0	3 nm	1	2 306%	6	10	(4) -39%	4	2 44%			
Meeting Expense	0	0	(0) -37%	0	(0) -25%	1	1	(0) -6%	1	(1) -39%			
Postage & Shipping	0	0	(0) -17%	0	0 15%	0	0	(0) -39%	0	0 53%			
Staff Recruiting	0	1	(0) -29%	-	0 n/a	1	1	(1) -54%	-	1 n/a			
Printing & Copying	-	0	(0) -100%	-	- n/a	0	0	(0) -57%	-	0 n/a			
Workshops & Conferences	0	-	0 n/a	-	0 n/a	0	-	0 n/a	-	0 n/a			
Travel	0	-	0 n/a	-	0 n/a	0	-	0 n/a	-	0 n/a			
Auto Expense	1	1	0 39%	0	1 292%	2	1	0 38%	0	1 278%			
Equipment Rental	1	1	(1) -48%	1	(1) -48%	1	2	(1) -60%	2	(2) -63%			
Licenses & Permits	-	1	(1) -100%	0	(0) -100%	4	7	(3) -47%	3	0 0%			
Bank Fees	1	1	(0) -32%	1	(0) -22%	6	2	4 235%	2	4 268%			
D&O Liability Insurance	1	0	1 149%	0	1 157%	1	1	1 120%	1	1 126%			
Miscellaneous Expense	-	-	- n/a	0	(0) -100%	-	-	- n/a	1	(1) -100%			
Administrative Allocation	-	-	- n/a	-	- n/a	0	-	0 n/a	-	0 n/a			
General & Administrative	10	16	(6) -35%	14	(4) -26%	31	42	(12) -28%	28	3 9%			
Utilities Expense	4	7	(3) -44%	6	(3) -40%	7	13	(6) -48%	10	(4) -34%	Several months of billing from new internet provider for the Admin office led to over budget in current month, which is a one-time timing issue.		
Telephone & Cable	13	3	9 263%	2	10 422%	18	7	11 156%	5	13 262%			
Building Repair & Maint	5	2	3 168%	2	3 157%	8	3	4 124%	3	4 126%			
Damage Claims	-	-	- n/a	-	- n/a	-	-	- n/a	-	- n/a			
Property/Liability Insurance	1	4	(3) -69%	3	(2) -65%	3	8	(5) -66%	7	(4) -62%			
Property Taxes	-	-	- n/a	-	- n/a	-	-	- n/a	-	- n/a			
Interest Allowance	-	-	- n/a	-	- n/a	-	-	- n/a	-	- n/a			
Facility Operations	22	16	7 42%	14	8 61%	35	31	4 12%	25	10 38%			

P&L Summary (\$000)	February 2023					February 2023 YTD					Comments
	Actual	Budget	Actual less Budget	2022	Actual less Last Year	Actual	Budget	Actual less Budget	2022	Actual less Last Year	
Total Expenses	500	523	(23) -4%	379	120 32%	1,044	1,055	(11) -1%	764	280 37%	
Operating Income/(Loss)	(18)	(86)	68 79%	(23)	5 23%	(146)	(163)	16 10%	(27)	(119) -440%	
Investment Gain/(Loss)	(47)	-	(47) n/a	(25)	(22) -88%	35	-	35 n/a	(72)	107 148%	
Depreciation Expense	(7)	(7)	0 2%	(7)	0 2%	(14)	(14)	0 3%	(14)	0 3%	
Other Non-Operating	-	-	- n/a	-	- n/a	-	-	- n/a	-	- n/a	
Non-Operating Inc/(Loss)	(54)	(7)	(46) nm	(32)	(22) -67%	21	(14)	35 245%	(87)	108 124%	
Change in Net Assets	(72)	(93)	22 23%	(55)	(16) -30%	(125)	(177)	52 29%	(114)	(11) -10%	

Balance Sheet Summary (\$000)	Feb 2023		Feb 2022		Comments
	Actual	% of Total	Actual	% of Total	
ASSETS					
Checking Account	2	0%	17	0%	<i>Bremer Sweep and Money Market account to be combined in March for ease of operations and interest rate benefits.</i>
Sweep Account	339	4%	1,409	15%	
Money Market	100	1%	150	2%	
Operating Cash	442	5%	1,576	17%	
Program Receivables	308	3%	279	3%	<i>Reflects \$31k in 2022 CADI and GRH Rate 2 back billing expected to be collected and \$145k in HOPWA Mpls expected to be collected in March</i>
Grants Receivable	513	6%	181	2%	
Contributions Receivable	251	3%	255	3%	
Other Receivables	-	0%	54	1%	
Receivables	1,072	12%	770	8%	
Prepaid Expenses	110	1%	152	2%	
Deposits	-	0%	-	0%	
Prepays & Deposits	110	1%	152	2%	
OPERATING ASSETS	1,623	18%	2,497	27%	
Land	170	2%	170	2%	
Land - Accum Dep'n	(68)	-1%	(64)	-1%	
Buildings	2,273	25%	2,025	22%	
Buildings - Accum Dep'n	(944)	-11%	(888)	-10%	
Furniture & Equipment	299	3%	278	3%	
Furniture & Equip - A/D	(257)	-3%	(228)	-2%	
Development in Progress	-	0%	53	1%	
Property & Equipment	1,473	16%	1,346	15%	
ST Investments	504	6%	-	0%	
MT Investments	1,443	16%	1,161	13%	
LT Investments	634	7%	1,007	11%	
Investments (Schwab)	2,581	29%	2,168	24%	
HOPWA Note Receivable	1,100	12%	1,100	12%	
FHLB Note Receivable	1,147	13%	1,147	12%	
SHP Note Receivable	400	4%	400	4%	
Other LT Receivables	-	0%	-	0%	
Notes Receivable	2,647	29%	2,647	29%	

continued	Feb 2023		Feb 2022		Comments
	Actual	% of Total	Actual	% of Total	
Due From/(To) Partners	338	4%	234	3%	
Investments in Partners	325	4%	325	4%	
Partnership Investments	663	7%	560	6%	
OTHER ASSETS	7,364	82%	6,721	73%	
TOTAL ASSETS	8,987	100%	9,218	100%	
<i>vs prior year</i>	-3%				
LIABILITIES & NET ASSETS					
Accounts Payable	202	2%	70	1%	
Accrued Expenses	51	1%	45	0%	
Payroll Accruals	290	3%	210	2%	
Payables & Accruals	542	6%	325	4%	
Interest-Bearing Debt	-	0%	-	0%	
Interest-Bearing Debt	-	0%	-	0%	
Deferred Grants	3	0%	39	0%	
Deferred Developer Fee	19	0%	19	0%	
Deferred Revenue	22	0%	58	1%	
TOTAL LIABILITIES	564	6%	383	4%	
Temporarily-Restricted	3,155	35%	3,203	35%	<i>Temp: \$2.8M (forgivable debt) + \$0.3M (pledges/other)</i>
Board-Restricted	1,199	13%	1,199	13%	
Restricted Net Assets	4,354	48%	4,402	48%	<i>Board: \$0.9M (2017 bequest) + \$0.3M (developer fee balance)</i>
Unrestricted	4,194	47%	4,547	49%	
Change in Net Assets-CY	(125)	-1%	(114)	-1%	
Unrestricted Net Assets	4,069	45%	4,433	48%	
TOTAL NET ASSETS	8,423	94%	8,835	96%	
LIABILITIES & NET ASSETS	8,987	100%	9,218	100%	