

Unit Occupancy	Occu- pied*	Avail- able	% Filled
Supportive Housing	152	191	80%
Care Homes	12	12	100%
Scattered Sites	56	62	90%
Total Units	220	265	83%

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

Total residents at month-end: 226

Residents with Funding Subsidies		Act- ual	Bud- get	% of Bdgt
Rent	GRH Rate 1	115	124	93%
	Section 8	45	-	-
	HOPWA	36	-	-
	MN Housing	14	-	-
	Shelter Plus Care	3	-	-
Services	CADI	42	47	89%
	GRH Rate 2	96	98	98%
	HSS	2	6	33%

Key Financial Highlights	
•	Program Income is on budget in March, although Bloom Lake's delayed opening will have an increasingly negative impact the rest of the year.
•	March Grant Income includes prior period adjustments. The full impact of Hennepin County's March termination of Ryan White funding is still being assessed.
•	YTD Contributions are running ahead of plan, but this is largely timing-related. The projected annual total is on budget.
•	Staffing costs were less than budget. Open positions continue to result in lowered staffing costs.
•	Investments increased by \$35k during the month to \$2,623k. The entire gain was unrealized.
•	Back billing for 2022 CADI and GRH Rate 2 is nearly complete. Total outstanding as of March is \$12k, 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.

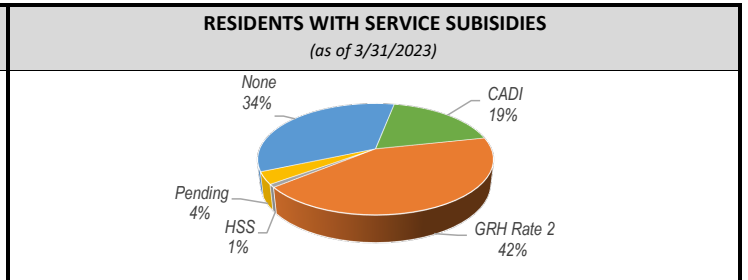
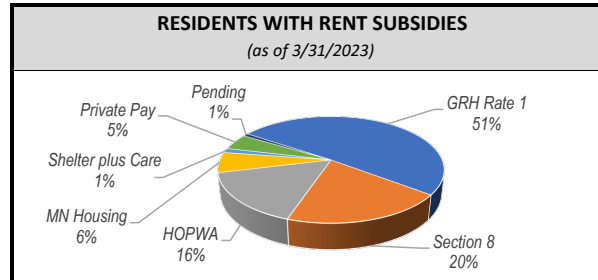
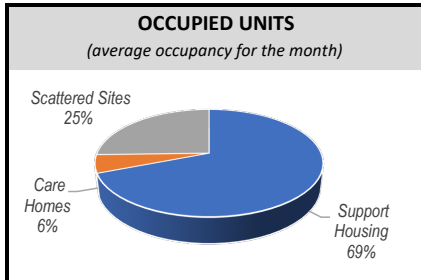
P&L Summary (\$000)	March 2023					March 2023 YTD				
	Actual	Budget	Actual less Budget	2022	Actual less Last Year	Actual	Budget	Actual less Budget	2022	Actual less Last Year
Program Income	598	594	3 1%	265	333 126%	1,087	1,111	(25) -2%	705	381 54%
Grant Income	111	149	(38) -25%	99	12 12%	454	471	(17) -4%	301	153 51%
Contributions	94	56	38 67%	69	25 36%	147	102	45 44%	156	(9) -6%
Other Operating Income	11	26	(15) -57%	3	8 241%	26	34	(8) -23%	11	15 132%
Total Revenue	814	826	(11) -1%	437	378 86%	1,715	1,719	(4) 0%	1,174	541 46%
Salaries & Benefits	365	404	(39) -10%	278	87 31%	1,156	1,212	(55) -5%	854	303 35%
Program Expenses	363	366	(3) -1%	44	319 nm	484	480	4 1%	143	341 239%
Professional Services	31	29	3 9%	29	3 10%	93	89	4 4%	65	28 43%
General & Administrative	21	15	6 40%	3	19 nm	50	58	(8) -14%	31	19 62%
Facility Operations	19	22	(3) -14%	10	8 84%	54	53	1 2%	36	18 51%
Total Expenses	799	835	(36) -4%	364	436 120%	1,836	1,891	(54) -3%	1,128	709 63%
Operating Income	15	(10)	25 257%	73	(58) -79%	(122)	(172)	50 29%	46	(168) -364%
Investment Gain/(Loss)	35	-	35 n/a	(3)	38 nm	70	-	70 n/a	(75)	146 193%
Depr/Other Non-Op	(7)	(7)	0 5%	(7)	0 5%	(21)	(22)	1 4%	(22)	1 4%
Change in Net Assets	44	(17)	60 358%	63	(19) -31%	(72)	(194)	121 63%	(51)	(21) -42%
Year-End Projection:										
Revenue	6,200	6,559	(359) -5%	5,377	823 15%					
Operating Income	(350)	(252)	(98) -39%	(132)	(218) -166%					

Program Income : CADI, GRH, HSS and other fee-for-service income.

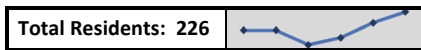
Grant Income : Gov't and other funding for a designated purpose.

Contributions : Unrestricted individual and institutional gifts.

Balance Sheet (\$000)	Mar 2023		Mar 2022	
	Actual	% of Total	Actual	% of Total
Operating Cash	581	7%	1,734	19%
Receivables	867	10%	621	7%
Prepays & Deposits	123	1%	151	2%
Operating Assets	1,571	18%	2,506	27%
Property & Equipment	1,473	17%	1,339	14%
Investments (Schwab)	2,623	29%	2,165	23%
Notes Receivable	2,647	30%	2,647	28%
Partnership Investments	610	7%	649	7%
Other Assets	7,354	82%	6,800	73%
Total Assets	8,925	100%	9,306	100%
Payables & Accruals	348	4%	351	4%
Interest-Bearing Debt	-	0%	-	0%
Deferred Revenue	21	0%	57	1%
Total Liabilities	370	4%	408	4%
Restricted Net Assets	4,356	49%	4,402	47%
Unrestricted Net Assets	4,200	47%	4,496	48%
Total Net Assets	8,556	96%	8,898	96%
Liabilities & Net Assets	8,925	100%	9,306	100%



Available	Occupied	Open	6-Mo Trendline Units Occupied (10/2022 - 3/2023)	Facility	GRH Rate 1								CADI			GRH Rate 2			HSS			Non-Bdgtd		
					Act-ual	Bud-get	B/(W)	Sec-tion 8	HOP-WA	MN Hsng	SPC	Pvt Pay	Pen-ding	Act-ual	Bud-get	B/(W)	Act-ual	Bud-get	B/(W)	Act-ual	Bud-get	B/(W)	Pen-ding	None
32.0	30.0	2.0		Clare Apartments	-	-	-	30	-	-	-	-	-	15	15	-	-	-	-	1	(1)	5	10	
45.0	42.0	3.0		Clare Midtown	15	14	1	-	26	-	-	1	-	14	15	(1)	14	13	1	-	-	-	-	14
36.0	33.0	3.0		Clare Terrace	26	28	(2)	3	-	-	-	3	2	-	-	-	22	23	(1)	-	-	-	2	10
36.0	35.0	1.0		Marshall Flats	34	35	(1)	1	-	-	-	1	-	-	-	-	29	34	(5)	-	-	-	1	6
42.0	12.0	30.0		Bloom Lake Flats	6	7	(1)	6	-	-	-	-	-	1	5	(4)	6	5	1	-	1	(1)	-	5
191.0	152.0	39.0		Support Housing	81	84	(3)	40	26	-	-	5	2	30	35	(5)	71	75	(4)	-	2	(2)	8	45
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	-	-	-	-	-	-
5.0	5.0	-		Spirit on Lake	-	-	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5
48.0	43.0	5.0		Program-Funded*	20	20	-	-	10	14	3	-	-	-	-	-	17	15	2	2	4	(2)	-	28
62.0	56.0	6.0		Scattered Sites	28	28	-	5	10	14	3	-	-	-	-	-	25	23	2	2	4	(2)	-	33
265.0	220.0	45.0		TOTAL	115	124	(9)	45	36	14	3	11	2	42	47	(5)	96	98	(2)	2	6	(4)	8	78
YTD Revenue (\$000)					303 (vs 303 budget)**								575 (vs 567 budget)			109 (vs 133 budget)			0 (vs 2 budget)					



Notes: * Project Cornerstone, HOPWA Scattered, Hennepin Cty GRH, Ramsey County GRH/SPC. Original GRH-1 budget miscalculated resident count and is adjusted here.
** Pass-thru revenue offset by program expenses.

P&L Summary (\$000)	March 2023						March 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	204	195	9 5%	181	23 13%		575	567	8 1%	508	67 13%		While the # of CADI residents is below plan, avg reimb'nt rates are higher. Beginning in 2023, GRH1 activity flows through the P&L rather than B/S. GRH2 (Scattered Sites) is below budget and will continue to be for the ROY.
Rent Income	17	21	(4) -21%	17	(0) -1%		52	63	(11) -18%	49	3 6%		
Housing Support (GRH1)	303	303	- 0%	-	303 n/a		303	303	- 0%	-	303 n/a		
Housing Support (GRH2)	39	46	(7) -15%	39	0 0%		109	133	(24) -18%	111	(2) -2%		
Housing Support Admin Fee	6	7	(1) -20%	5	1 23%		17	22	(5) -25%	14	3 20%		
Housing Stabilization (HSS)	-	1	(1) -100%	-	- n/a		-	2	(2) -100%	-	- n/a		
Other Program Income	29	21	8 38%	23	5 23%		31	21	10 49%	23	8 32%		
Program Income	598	594	3 1%	265	333 126%		1,087	1,111	(25) -2%	705	381 54%		
HOPWA Grants	65	57	9 16%	50	16 31%		180	170	10 6%	145	35 24%		Non-government grants reflects adjustment for revenue booked in January and February for the Mental Health Program that was already booked in 2022. March DHS grants reflect adjustments made for February invoice.
DHS Grants	22	44	(23) -51%	15	6 40%		170	158	12 8%	53	117 220%		
MN Housing Grants	16	18	(2) -11%	22	(5) -25%		52	55	(3) -5%	56	(4) -6%		
Hennepin County Grants	11	17	(6) -34%	6	6 105%		23	52	(29) -57%	20	3 13%		
Minneapolis Grants	11	8	3 42%	7	4 49%		29	23	6 29%	27	2 6%		
Non-Government Grants	(14)	5	(19) -395%	-	(14) n/a		1	14	(13) -93%	-	1 n/a		
Grant Income	111	149	(38) -25%	99	12 12%		454	471	(17) -4%	301	153 51%		
Foundation/Corporate Gifts	4	-	4 n/a	-	4 n/a		20	-	20 n/a	50	(30) -61%		Variances are largely timing-related; projected annual totals remain on budget.
Individual Gifts	60	9	52 nm	7	54 nm		81	23	58 256%	22	59 263%		
Sponsorships & Events	30	48	(17) -37%	63	(33) -52%		47	80	(33) -41%	84	(37) -44%		
Contributions	94	56	38 67%	69	25 36%		147	102	45 44%	156	(9) -6%		
Management Fees	3	3	(0) 0%	3	0 3%		10	10	(0) 0%	10	0 3%		The full developer fee was booked in 2022 even though it had been budgeted in 2023.
Developer Fees	-	23	(23) -100%	-	- n/a		-	23	(23) -100%	-	- n/a		
Operating Interest Income	8	0	8 nm	-	8 n/a		16	1	15 nm	1	14 nm		
Other Operating Income	11	26	(15) -57%	3	8 241%		26	34	(8) -23%	11	15 132%		
Total Revenue	814	826	(11) -1%	437	378 86%		1,715	1,719	(4) 0%	1,174	541 46%		
Wages Expense	293	335	(41) -12%	233	61 26%		944	1,004	(60) -6%	710	234 33%		March wage expense includes a one-time accrual reversal booked in February. Continued open positions resulted in lower than budgeted wage expense.
Payroll Taxes	26	25	1 4%	17	9 53%		74	75	(1) -2%	52	22 42%		
Medical/Dental Insurance	29	27	2 8%	19	10 54%		83	80	2 3%	58	24 42%		
Disability Insurance	5	3	2 60%	2	3 175%		9	10	(1) -10%	9	(0) -2%		
Workers' Compensation	4	4	0 9%	2	2 106%		15	12	3 24%	7	8 105%		
403(b) Match	7	9	(2) -23%	6	1 17%		32	28	5 17%	18	15 82%		
Employee Recognition	0	1	(1) -82%	-	0 n/a		0	2	(2) -94%	-	0 n/a		
Salaries & Benefits	365	404	(39) -10%	278	87 31%		1,156	1,212	(55) -5%	854	303 35%		
Apartment Leases	269	273	(4) -2%	36	233 nm		344	355	(11) -3%	97	247 254%		
Food Expense	72	72	(0) 0%	4	68 nm		85	86	(1) -1%	14	71 nm		
Household Supplies	14	14	(0) 0%	2	12 nm		31	22	10 46%	6	25 422%		

P&L Summary (\$000)	March 2023						March 2023 YTD						Comments
	Actual	Budget	Actual less Budget	2022	Actual less Last Year		Actual	Budget	Actual less Budget	2022	Actual less Last Year		
Medical Supplies	2	2	0 6%	1	1 210%		5	6	(1) -11%	4	1 22%	While the # of CADI residents is below Beginning in 2023, GRH1 activity flows through the P&L rather than B/S.	
Resident Activities	2	0	1 273%	-	2 n/a		4	1	3 200%	5	(1) -11%		
Resident Transportation	2	3	(1) -33%	0	2 nm		3	6	(3) -46%	0	3 nm		
Staff Training	2	1	1 77%	1	1 101%		10	4	6 146%	4	6 163%		
Substitute Caregivers	-	-	- n/a	-	- n/a		0	-	0 n/a	0	0 218%		
Other Program Expense	-	-	- n/a	0	(0) -100%		-	-	- n/a	12	(12) -100%		
Program Expenses	363	366	(3) -1%	44	319 nm		484	480	4 1%	143	341 239%		
Public Relations	-	-	- n/a	-	- n/a		-	-	- n/a	-	- n/a	Dues and subscriptions above budget for the month but on track YTD.	
Human Resources	2	2	0 26%	9	(7) -79%		8	5	3 73%	29	(22) -74%		
Information Technology	8	7	1 10%	12	(4) -33%		27	22	5 21%	21	5 25%		
Finance & Accounting	5	7	(2) -28%	-	5 n/a		20	20	0 0%	-	20 n/a		
Legal	-	0	(0) -100%	-	- n/a		-	1	(1) -100%	-	- n/a		
Government Affairs	2	2	0 10%	-	2 n/a		7	6	0 6%	2	5 219%		
Other Consulting	15	11	3 30%	7	7 96%		32	36	(4) -11%	12	20 164%		
Professional Services	31	29	3 9%	29	3 10%		93	89	4 4%	65	28 43%		
Supplies	6	6	(0) -2%	1	5 nm		14	23	(8) -37%	14	1 6%	Dues and subscriptions above budget for the month but on track YTD.	
Dues & Subscriptions	9	1	8 nm	0	8 nm		13	11	2 15%	5	8 168%		
Meeting Expense	1	0	0 102%	-	1 n/a		2	1	0 27%	1	0 21%		
Postage & Shipping	0	0	(0) -86%	0	(0) -81%		0	1	(0) -65%	0	(0) -41%		
Staff Recruiting	-	0	(0) -100%	-	- n/a		1	1	(1) -63%	-	1 n/a		
Printing & Copying	0	0	0 4%	-	0 n/a		0	1	(0) -65%	-	0 n/a		
Workshops & Conferences	1	1	(1) -50%	-	1 n/a		1	1	(0) -34%	-	1 n/a		
Travel	2	3	(0) -17%	-	2 n/a		2	3	(0) -6%	-	2 n/a		
Auto Expense	1	1	0 2%	-	1 n/a		2	2	0 25%	0	2 429%		
Equipment Rental	0	1	(1) -58%	0	0 82%		1	3	(2) -62%	3	(1) -52%		
Licenses & Permits	1	1	(0) -39%	-	1 n/a		4	7	(3) -46%	3	1 15%		
Bank Fees	1	1	(0) -10%	1	0 18%		7	3	4 153%	2	4 194%		
D&O Liability Insurance	1	0	1 149%	0	1 157%		2	1	1 130%	1	1 137%		
Miscellaneous Expense	-	-	- n/a	-	- n/a		-	-	- n/a	1	(1) -100%		
Administrative Allocation	(0)	-	(0) n/a	-	(0) n/a		0	-	0 n/a	-	0 n/a		
General & Administrative	21	15	6 40%	3	19 nm		50	58	(8) -14%	31	19 62%		
Utilities Expense	9	13	(4) -29%	2	7 331%		16	26	(10) -39%	13	3 26%		
Telephone & Cable	4	3	0 10%	4	0 7%		22	10	11 107%	9	13 155%		
Building Repair & Maint	5	2	3 169%	1	4 328%		12	5	7 139%	5	8 175%		
Damage Claims	-	-	- n/a	-	- n/a		-	-	- n/a	-	- n/a		
Property/Liability Insurance	1	4	(3) -69%	3	(2) -65%		4	11	(8) -67%	10	(6) -63%		
Property Taxes	-	-	- n/a	-	- n/a		-	-	- n/a	-	- n/a		
Interest Allowance	-	-	- n/a	-	- n/a		-	-	- n/a	-	- n/a		

P&L Summary (\$000)	March 2023						March 2023 YTD						Comments
	Actual	Budget	Actual less Budget	2022	Actual less Last Year		Actual	Budget	Actual less Budget	2022	Actual less Last Year		
Facility Operations	19	22	(3) -14%	10	8 84%		54	53	1 2%	36	18 51%	While the # of CADL residents is below	
Total Expenses	799	835	(36) -4%	364	436 120%		1,836	1,891	(54) -3%	1,128	709 63%		
Operating Income/(Loss)	15	(10)	25 257%	73	(58) -79%		(122)	(172)	50 29%	46	(168) -364%		
Investment Gain/(Loss)	35	-	35 n/a	(3)	38 nm		70	-	70 n/a	(75)	146 193%		
Depreciation Expense	(7)	(7)	0 5%	(7)	0 5%		(21)	(22)	1 4%	(22)	1 4%		
Other Non-Operating	-	-	- n/a	-	- n/a		-	-	- n/a	-	- n/a		
Non-Operating Inc/(Loss)	28	(7)	36 493%	(10)	39 377%		49	(22)	71 327%	(97)	146 151%		
Change in Net Assets	44	(17)	60 358%	63	(19) -31%		(72)	(194)	121 63%	(51)	(21) -42%		

Balance Sheet Summary (\$000)	Mar 2023		Mar 2022		Comments
	Actual	% of Total	Actual	% of Total	
ASSETS					
Checking Account	177	2%	176	2%	<i>Bremer Sweep and Money Market were combined in March for ease of operations and interest rate benefits.</i>
Sweep Account	0	0%	1,409	15%	
Money Market	404	5%	150	2%	
Operating Cash	581	7%	1,734	19%	
Program Receivables	287	3%	267	3%	<i>Reflects \$12k in 2022 CADI back billing expected to be collected and \$98k in DHS grants expected to be collected in April</i>
Grants Receivable	288	3%	74	1%	
Contributions Receivable	292	3%	249	3%	
Other Receivables	-	0%	30	0%	
Receivables	867	10%	621	7%	
Prepaid Expenses	123	1%	151	2%	
Deposits	-	0%	-	0%	
Prepays & Deposits	123	1%	151	2%	
OPERATING ASSETS	1,571	18%	2,506	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	(949)	-11%	(895)	-10%	
Furniture & Equipment	305	3%	278	3%	
Furniture & Equip - A/D	(258)	-3%	(228)	-2%	
Development in Progress	-	0%	53	1%	
Property & Equipment	1,473	17%	1,339	14%	
ST Investments	508	6%	-	0%	
MT Investments	644	7%	499	5%	
LT Investments	1,472	16%	1,667	18%	
Investments (Schwab)	2,623	29%	2,165	23%	
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	30%	2,647	28%	

continued	Mar 2023		Mar 2022		Comments
	Actual	% of Total	Actual	% of Total	
Due From/(To) Partners	285	3%	323	3%	
Investments in Partners	325	4%	325	3%	
Partnership Investments	610	7%	649	7%	
OTHER ASSETS	7,354	82%	6,800	73%	
TOTAL ASSETS	8,925	100%	9,306	100%	
<i>vs prior year</i>	-4%				
LIABILITIES & NET ASSETS					
Accounts Payable	50	1%	88	1%	
Accrued Expenses	8	0%	60	1%	
Payroll Accruals	291	3%	203	2%	
Payables & Accruals	348	4%	351	4%	
Interest-Bearing Debt	-	0%	-	0%	
Interest-Bearing Debt	-	0%	-	0%	
Deferred Grants	2	0%	38	0%	
Deferred Developer Fee	19	0%	19	0%	
Deferred Revenue	21	0%	57	1%	
TOTAL LIABILITIES	370	4%	408	4%	
Temporarily-Restricted	3,157	35%	3,203	34%	<i>Temp: \$2.8M (forgivable debt) + \$0.3M (pledges/other) Board: \$0.9M (2017 bequest) + \$0.3M (developer fee balance)</i>
Board-Restricted	1,199	13%	1,199	13%	
Restricted Net Assets	4,356	49%	4,402	47%	
Unrestricted	4,272	48%	4,547	49%	
Change in Net Assets-CY	(72)	-1%	(51)	-1%	
Unrestricted Net Assets	4,200	47%	4,496	48%	
TOTAL NET ASSETS	8,556	96%	8,898	96%	
LIABILITIES & NET ASSETS	8,925	100%	9,306	100%	