

Unit Occupancy	Occu- pied*	Avail- able	% Filled
Supportive Housing	161	191	84%
Care Homes	12	12	100%
Scattered Sites	51	62	81%
<b>Total Units</b>	<b>223</b>	<b>265</b>	<b>84%</b>

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

**Total residents at month-end: 234**

Residents with Funding Subsidies		Act- ual	Bud- get	% of Bdgt
Rent	GRH Rate 1	119	134	89%
	Section 8	51	-	-
	HOPWA	35	-	-
	MN Housing	12	-	-
	Shelter Plus Care	3	-	-
Services	CADI	47	50	94%
	GRH Rate 2	95	112	85%
	HSS	7	14	50%

### Key Financial Highlights

- May Program Income is above budget due to Bloom Lake Flats CADI service agreements starting to be finalized and higher than budgeted CADI rates.
- Grant Income is below budget due to HOPWA contacts that ended in April but will be renewed in June, leaving May without revenue.
- YTD Contributions are running ahead of plan, but this is largely timing-related. The projected annual total remains on budget.
- Staffing costs for May were slightly more than budget as most open positions have now been filled.
- Program expenses exceed budget primarily due to the accounting change in the recognizing HOPWA expenses which were previously netted against revenue.
- Total Investments increased to \$2,818k as \$200k was transferred from Operating Cash into the investment accounts. The unrealized loss for the month was \$19k.
- 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)	May 2023					May 2023 YTD				
	Actual	Budget	Actual less Budget	2022	Actual less Last Year	Actual	Budget	Actual less Budget	2022	Actual less Last Year
Program Income	409	380	29 8%	235	174 74%	1,815	1,871	(56) -3%	1,179	636 54%
Grant Income	107	149	(42) -28%	141	(34) -24%	750	769	(19) -2%	588	162 27%
Contributions	60	27	33 125%	113	(54) -47%	239	146	93 64%	286	(46) -16%
Other Operating Income	4	4	0 4%	3	1 18%	19	41	(22) -54%	19	(0) -1%
<b>Total Revenue</b>	<b>580</b>	<b>559</b>	<b>21 4%</b>	<b>493</b>	<b>87 18%</b>	<b>2,823</b>	<b>2,827</b>	<b>(4) 0%</b>	<b>2,072</b>	<b>751 36%</b>
Salaries & Benefits	426	417	9 2%	308	118 38%	1,989	2,045	(56) -3%	1,458	531 36%
Program Expenses	192	155	38 24%	54	138 256%	856	795	62 8%	250	606 242%
Professional Services	55	38	17 46%	29	26 92%	189	162	27 17%	124	65 52%
General & Administrative	21	11	10 91%	15	7 46%	90	87	3 3%	71	19 27%
Facility Operations	11	17	(6) -36%	8	3 43%	75	89	(14) -15%	62	13 21%
<b>Total Expenses</b>	<b>706</b>	<b>638</b>	<b>68 11%</b>	<b>413</b>	<b>293 71%</b>	<b>3,199</b>	<b>3,178</b>	<b>22 1%</b>	<b>1,965</b>	<b>1,235 63%</b>
<b>Operating Income</b>	<b>(126)</b>	<b>(79)</b>	<b>(47) -59%</b>	<b>80</b>	<b>(206) -257%</b>	<b>(377)</b>	<b>(351)</b>	<b>(26) -7%</b>	<b>107</b>	<b>(484) -452%</b>
Investment Gain/(Loss)	(19)	-	(19) n/a	5	(25) -460%	85	-	85 n/a	(143)	228 159%
Depr/Other Non-Op	(7)	(7)	0 6%	(7)	0 6%	(35)	(36)	2 4%	(36)	2 4%
<b>Change in Net Assets</b>	<b>(152)</b>	<b>(86)</b>	<b>(66) -76%</b>	<b>78</b>	<b>(230) -294%</b>	<b>(327)</b>	<b>(387)</b>	<b>61 16%</b>	<b>(72)</b>	<b>(254) -351%</b>
<b>Year-End Projection:</b>										
Revenue	6,400	6,763	(363) -5%	5,575	825 15%					
Operating Income	(350)	(252)	(98) -39%	(139)	(211) -152%					

**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)	May 2023		May 2022	
	Actual	% of Total	Actual	% of Total
Operating Cash	412	5%	1,542	17%
Receivables	699	8%	822	9%
Prepays & Deposits	112	1%	161	2%
<b>Operating Assets</b>	<b>1,223</b>	<b>14%</b>	<b>2,525</b>	<b>27%</b>
Property & Equipment	1,453	17%	1,416	15%
Investments (Schwab)	2,818	32%	2,097	23%
Notes Receivable	2,647	30%	2,647	28%
Partnership Investments	619	7%	635	7%
<b>Other Assets</b>	<b>7,537</b>	<b>86%</b>	<b>6,795</b>	<b>73%</b>
<b>Total Assets</b>	<b>8,760</b>	<b>100%</b>	<b>9,319</b>	<b>100%</b>
Payables & Accruals	447	5%	385	4%
Interest-Bearing Debt	-	0%	-	0%
Deferred Revenue	21	0%	57	1%
<b>Total Liabilities</b>	<b>467</b>	<b>5%</b>	<b>442</b>	<b>5%</b>
Restricted Net Assets	3,139	36%	3,203	34%
Unrestricted Net Assets	5,154	59%	5,674	61%
<b>Total Net Assets</b>	<b>8,292</b>	<b>95%</b>	<b>8,877</b>	<b>95%</b>
<b>Liabilities &amp; Net Assets</b>	<b>8,760</b>	<b>100%</b>	<b>9,319</b>	<b>100%</b>

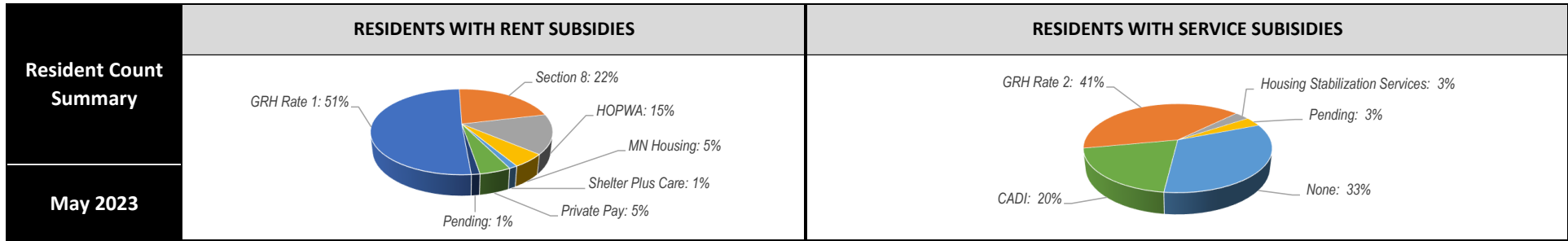
P&L Summary (\$000)	May 2023						May 2023 YTD						Comments
	Actual	Budget	Actual less Budget	2022	Actual less Last Year		Actual	Budget	Actual less Budget	2022	Actual less Last Year		
CADI Income	250	205	45 22%	176	75 42%		989	970	18 2%	863	126 15%		
Rent Income	19	21	(2) -10%	15	4 29%		89	106	(17) -16%	82	7 8%	May CADI positive variance relates to rates remaining higher than budgeted and finalization of a few Bloom Lake Flats service agreements. GRH2 will continue to be short for ROY due to Scattered Site budgeting error.	
Housing Support (GRH1)	91	91	- 0%	-	91 n/a		494	494	- 0%	-	494 n/a		
Housing Support (GRH2)	43	52	(9) -18%	40	3 8%		183	236	(53) -23%	188	(5) -3%		
Housing Support Admin Fee	5	8	(3) -37%	4	1 12%		27	38	(11) -29%	23	4 17%		
Housing Stabilization (HSS)	1	2	(1) -73%	-	1 n/a		1	6	(5) -86%	-	1 n/a		
Other Program Income	-	-	- n/a	0	(0) -100%		33	21	12 59%	24	9 39%		
<b>Program Income</b>	<b>409</b>	<b>380</b>	<b>29 8%</b>	<b>235</b>	<b>174 74%</b>		<b>1,815</b>	<b>1,871</b>	<b>(56) -3%</b>	<b>1,179</b>	<b>636 54%</b>		
HOPWA Grants	33	57	(23) -41%	58	(24) -43%		332	283	49 17%	252	79 31%	HOPWA Midtown and Bloom Lake contracts ended 4/30 and will be renewed 6/1, leaving May without revenue.	
DHS Grants	43	44	(2) -4%	21	21 100%		251	247	5 2%	91	160 177%		
MN Housing Grants	16	18	(3) -15%	22	(6) -29%		89	91	(2) -2%	93	(4) -4%	HC shortfall is related to Clare Digs contract that was not renewed.	
Hennepin County Grants	4	17	(13) -77%	19	(15) -79%		26	87	(60) -69%	44	(18) -40%		
Minneapolis Grants	12	8	4 54%	21	(10) -45%		51	38	13 35%	108	(57) -53%		
Non-Government Grants	-	5	(5) -100%	-	- n/a		1	24	(23) -96%	-	1 n/a		
<b>Grant Income</b>	<b>107</b>	<b>149</b>	<b>(42) -28%</b>	<b>141</b>	<b>(34) -24%</b>		<b>750</b>	<b>769</b>	<b>(19) -2%</b>	<b>588</b>	<b>162 27%</b>		
Foundation/Corporate Gifts	6	-	6 n/a	94	(88) -93%		37	-	37 n/a	144	(107) -74%	Variances are largely timing-related; projected annual totals remain on budget.	
Individual Gifts	26	12	14 115%	8	18 244%		124	50	74 149%	46	78 168%		
Sponsorships & Events	28	15	13 91%	12	16 130%		78	97	(18) -19%	96	(17) -18%		
<b>Contributions</b>	<b>60</b>	<b>27</b>	<b>33 125%</b>	<b>113</b>	<b>(54) -47%</b>		<b>239</b>	<b>146</b>	<b>93 64%</b>	<b>286</b>	<b>(46) -16%</b>		
Management Fees	3	3	(0) 0%	3	0 3%		17	17	(0) 0%	16	0 3%		
Developer Fees	-	-	- n/a	-	- n/a		-	23	(23) -100%	-	- n/a		
Operating Interest Income	0	0	0 50%	-	0 n/a		2	2	0 9%	3	(1) -29%		
<b>Other Operating Income</b>	<b>4</b>	<b>4</b>	<b>0 4%</b>	<b>3</b>	<b>1 18%</b>		<b>19</b>	<b>41</b>	<b>(22) -54%</b>	<b>19</b>	<b>(0) -1%</b>		
<b>Total Revenue</b>	<b>580</b>	<b>559</b>	<b>21 4%</b>	<b>493</b>	<b>87 18%</b>		<b>2,823</b>	<b>2,827</b>	<b>(4) 0%</b>	<b>2,072</b>	<b>751 36%</b>		
Wages Expense	358	346	13 4%	257	101 39%		1,638	1,695	(58) -3%	1,209	429 36%	Only one open position as of May 31 and overage in month relates to extra day in month not accounted for in budget.	
Payroll Taxes	26	26	1 2%	19	8 41%		125	126	(2) -1%	88	37 41%		
Medical/Dental Insurance	25	28	(3) -11%	21	4 19%		136	136	1 1%	103	34 33%		
Disability Insurance	4	3	1 21%	3	2 61%		18	17	1 7%	15	3 22%		
Workers' Compensation	4	4	0 5%	2	2 106%		24	20	3 17%	11	12 108%		
403(b) Match	8	10	(2) -16%	6	1 23%		48	47	1 3%	31	17 55%		
Employee Recognition	0	1	(1) -89%	-	0 n/a		0	4	(4) -92%	1	(0) -57%		
<b>Salaries &amp; Benefits</b>	<b>426</b>	<b>417</b>	<b>9 2%</b>	<b>308</b>	<b>118 38%</b>		<b>1,989</b>	<b>2,045</b>	<b>(56) -3%</b>	<b>1,458</b>	<b>531 36%</b>		
Apartment Leases	140	109	31 28%	41	99 240%		618	579	39 7%	175	443 253%	To provide greater transparency, HOPWA	
Food Expense	30	31	(0) -1%	6	25 431%		148	149	(1) -1%	26	122 474%		
Household Supplies	11	9	1 16%	1	10 nm		52	38	13 35%	9	43 471%		

<b>Resident Count Summary</b>	<b>OCCUPIED UNITS*</b>				
	<p>Support Housing: 72%      Care Homes: 5% Scattered Sites: 23%</p>				
<b>May 2023</b>					

\* Reported occupancy is the calculated average over the entire month

Facility	Units Available	Units Occupied (Average)	Average Occupancy Rate	Units Vacant (Average)	Units Occupied Trend (last 6 months)	Comments
Clare Apartments	32.0	26.7	83.6%	5.3		3 vacancies at 5/31 with applicants for each unit. One appeal in process.
Clare Midtown	45.0	40.2	89.4%	4.8		5 vacancies at 5/31 with applicants for each. Death in 1 unit; 2 water-damaged units being repaired.
Clare Terrace	36.0	32.0	89.0%	4.0		2 vacancies at 5/31 with applicants for each unit.
Marshall Flats	36.0	34.8	96.6%	1.2		2 vacancies at 5/31 with applicant for one unit.
Bloom Lake Flats	42.0	27.1	64.6%	14.9		13 vacancies at 5/31 with applicants for 10 of the units.
<b>Support Housing</b>	<b>191.0</b>	<b>160.9</b>	<b>84.2%</b>	<b>30.1</b>		
Agape Dos	4.0	4.0	100.0%	0.0		
Grace House	4.0	4.0	100.0%	0.0		
Damiano House	4.0	4.0	100.0%	0.0		
<b>Care Homes</b>	<b>12.0</b>	<b>12.0</b>	<b>100.0%</b>	<b>0.0</b>		
Blue Line Flats	9.0	7.5	83.9%	1.5		2 vacancies at 5/31 with applicants for each unit.
Spirit on Lake	5.0	5.0	100.0%	0.0		
Program-Funded	48.0	38.0	79.2%	10.0		Project Cornerstone, HOPWA Scattered, Hennepin Count GRH, Ramsey County GRH/SPC.
<b>Scattered Sites</b>	<b>62.0</b>	<b>50.5</b>	<b>81.5%</b>	<b>11.5</b>		
<b>TOTAL</b>	<b>265.0</b>	<b>223.5</b>	<b>84.3%</b>	<b>41.5</b>		

**Total Residents on 5/31/2023: 234**



Facility	GRH Rate 1			Non-Budgeted						CADI			GRH Rate 2			HSS			Non-Budgeted	
	Actual	Budget	Better/(Worse)	Section 8	HOP-WA	MN Housing	Shelter + Care	Private Pay	Pending	Actual	Budget	Better/(Worse)	Actual	Budget	Better/(Worse)	Actual	Budget	Better/(Worse)	Pending	None
Clare Apartments	-	-	-	29	-	-	-	-	-	15	15	-	-	-	-	-	2	(2)	5	9
Clare Midtown	13	14	(1)	-	25	-	-	1	1	14	15	(1)	11	13	(2)	-	-	-	1	14
Clare Terrace	27	28	(1)	3	-	-	-	4	1	-	-	-	23	25	(2)	-	1	(1)	1	11
Marshall Flats	34	35	(1)	1	-	-	-	-	-	-	-	-	30	34	(4)	-	-	-	-	5
Bloom Lake Flats	15	17	(2)	13	-	-	-	-	1	6	8	(2)	15	15	-	1	2	(1)	1	6
<b>Support Housing</b>	<b>89</b>	<b>94</b>	<b>(5)</b>	<b>46</b>	<b>25</b>	<b>-</b>	<b>-</b>	<b>5</b>	<b>3</b>	<b>35</b>	<b>38</b>	<b>(3)</b>	<b>79</b>	<b>87</b>	<b>(8)</b>	<b>1</b>	<b>5</b>	<b>(4)</b>	<b>8</b>	<b>45</b>
Agape Dos	1	4	(3)	-	-	-	-	3	-	4	4	-	-	-	-	-	-	-	-	-
Grace House	1	4	(3)	-	-	-	-	3	-	4	4	-	-	-	-	-	-	-	-	-
Damiano House	4	4	-	-	-	-	-	-	-	4	4	-	-	-	-	-	-	-	-	-
<b>Care Homes</b>	<b>6</b>	<b>12</b>	<b>(6)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6</b>	<b>-</b>	<b>12</b>	<b>12</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Blue Line Flats	7	8	(1)	-	-	-	-	-	-	-	-	-	7	8	(1)	-	-	-	-	-
Spirit on Lake	-	-	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5
Program-Funded*	17	20	(3)	-	10	12	3	-	-	-	-	-	9	17	(8)	6	9	(3)	-	27
<b>Scattered Sites</b>	<b>24</b>	<b>28</b>	<b>(4)</b>	<b>5</b>	<b>10</b>	<b>12</b>	<b>3</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>16</b>	<b>25</b>	<b>(9)</b>	<b>6</b>	<b>9</b>	<b>(3)</b>	<b>-</b>	<b>32</b>
<b>TOTAL</b>	<b>119</b>	<b>134</b>	<b>(15)</b>	<b>51</b>	<b>35</b>	<b>12</b>	<b>3</b>	<b>11</b>	<b>3</b>	<b>47</b>	<b>50</b>	<b>(3)</b>	<b>95</b>	<b>112</b>	<b>(17)</b>	<b>7</b>	<b>14</b>	<b>(7)</b>	<b>8</b>	<b>77</b>
YTD Revenue	\$494k (pass-thru)									\$989k (+2% vs budget)			\$183k (-22% vs budget)			\$1k (-83% vs budget)				

\* Project Cornerstone, HOPWA Scattered, Hennepin County GRH, Ramsey County GRH/SPC

P&L Summary (\$000)	May 2023						May 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	3	2	1 36%	1	1 115%	10	10	(0) 0%	9	2 19%	expenses from April forward are booked to Apartment Lease Expense rather than netted against HOPWA Grant Revenue. March - May rents were all booked in May.		
Resident Activities	6	0	5 nm	0	5 nm	10	2	7 301%	6	4 57%			
Resident Transportation	1	2	(1) -58%	0	1 235%	5	9	(4) -48%	1	4 328%			
Staff Training	2	1	1 64%	1	1 53%	14	7	7 101%	8	6 76%			
Substitute Caregivers	-	-	- n/a	-	- n/a	0	-	0 n/a	0	0 218%			
Other Program Expense	-	-	- n/a	3	(3) -100%	-	-	- n/a	17	(17) -100%			
<b>Program Expenses</b>	<b>192</b>	<b>155</b>	<b>38 24%</b>	<b>54</b>	<b>138 256%</b>	<b>856</b>	<b>795</b>	<b>62 8%</b>	<b>250</b>	<b>606 242%</b>			
Public Relations	-	-	- n/a	0	(0) -100%	-	-	- n/a	0	(0) -100%	Other consulting includes \$7.3k in nursing consulting vs. \$2k budgeted as well as Clare 5 pre-development consulting budgeted in subsequent months.		
Human Resources	2	2	1 54%	6	(4) -62%	13	8	5 73%	45	(32) -71%			
Information Technology	11	7	3 48%	12	(1) -9%	58	36	22 60%	37	21 57%			
Finance & Accounting	24	22	2 8%	-	24 n/a	49	61	(11) -18%	7	42 nm			
Legal	-	0	(0) -100%	(4)	4 100%	-	1	(1) -100%	0	(0) -100%			
Government Affairs	2	2	0 10%	4	(2) -45%	13	11	3 28%	6	7 113%			
Other Consulting	16	5	11 245%	11	5 50%	55	46	9 20%	28	27 95%			
<b>Professional Services</b>	<b>55</b>	<b>38</b>	<b>17 46%</b>	<b>29</b>	<b>26 92%</b>	<b>189</b>	<b>162</b>	<b>27 17%</b>	<b>124</b>	<b>65 52%</b>			
Supplies	8	5	2 45%	9	(2) -18%	24	41	(17) -42%	37	(13) -36%	License and permits includes Care Home License previously budgeted for in January. On track for YTD.		
Dues & Subscriptions	2	0	2 321%	0	2 nm	17	12	5 42%	11	6 54%			
Meeting Expense	1	0	0 43%	1	(0) -38%	3	2	1 27%	3	(0) -10%			
Postage & Shipping	0	0	(0) -56%	0	(0) -68%	0	1	(1) -57%	1	(0) -42%			
Staff Recruiting	-	0	(0) -100%	2	(2) -100%	1	2	(1) -73%	2	(1) -68%			
Printing & Copying	-	1	(1) -100%	-	- n/a	1	2	(1) -66%	-	1 n/a			
Workshops & Conferences	0	-	0 n/a	0	0 nm	1	1	0 7%	0	1 306%			
Travel	1	-	1 n/a	-	1 n/a	9	3	7 261%	0	9 nm			
Auto Expense	0	1	(0) -53%	0	0 nm	4	3	1 24%	0	3 nm			
Equipment Rental	1	1	(0) -31%	0	0 171%	2	6	(3) -61%	5	(3) -57%			
Licenses & Permits	8	1	7 nm	-	8 n/a	12	9	3 29%	4	8 185%			
Bank Fees	1	1	(0) -33%	1	(0) -24%	13	4	9 192%	4	9 234%			
D&O Liability Insurance	1	0	1 149%	0	1 157%	4	2	2 138%	2	2 145%			
Miscellaneous Expense	-	-	- n/a	1	(1) -100%	-	-	- n/a	1	(1) -100%			
Administrative Allocation	(0)	(0)	- 0%	-	(0) n/a	0	0	- 0%	-	0 n/a			
<b>General &amp; Administrative</b>	<b>21</b>	<b>11</b>	<b>10 91%</b>	<b>15</b>	<b>7 46%</b>	<b>90</b>	<b>87</b>	<b>3 3%</b>	<b>71</b>	<b>19 27%</b>			
Utilities Expense	4	8	(4) -53%	2	2 99%	23	42	(19) -45%	24	(1) -4%			
Telephone & Cable	3	3	(0) -7%	2	1 35%	29	17	11 65%	14	15 101%			
Building Repair & Maint	3	2	1 57%	0	3 nm	16	9	7 87%	7	9 130%			
Damage Claims	-	-	- n/a	-	- n/a	-	-	- n/a	-	- n/a			
Property/Liability Insurance	1	4	(3) -69%	3	(2) -65%	6	19	(13) -68%	16	(11) -64%			
Property Taxes	-	-	- n/a	-	- n/a	1	1	(0) -34%	-	1 n/a			
Interest Allowance	-	-	- n/a	-	- n/a	-	-	- n/a	-	- n/a			

P&L Summary (\$000)	May 2023					May 2023 YTD					Comments
	Actual	Budget	Actual less Budget	2022	Actual less Last Year	Actual	Budget	Actual less Budget	2022	Actual less Last Year	
<i>Facility Operations</i>	11	17	(6) -36%	8	3 43%	75	89	(14) -15%	62	13 21%	
<b>Total Expenses</b>	<b>706</b>	<b>638</b>	<b>68 11%</b>	<b>413</b>	<b>293 71%</b>	<b>3,199</b>	<b>3,178</b>	<b>22 1%</b>	<b>1,965</b>	<b>1,235 63%</b>	
<b>Operating Income/(Loss)</b>	<b>(126)</b>	<b>(79)</b>	<b>(47) -59%</b>	<b>80</b>	<b>(206) -257%</b>	<b>(377)</b>	<b>(351)</b>	<b>(26) -7%</b>	<b>107</b>	<b>(484) -452%</b>	
Investment Gain/(Loss)	(19)	-	(19) n/a	5	(25) -460%	85	-	85 n/a	(143)	228 159%	
Depreciation Expense	(7)	(7)	0 6%	(7)	0 6%	(35)	(36)	2 4%	(36)	2 4%	
Other Non-Operating	-	-	- n/a	-	- n/a	-	-	- n/a	-	- n/a	
<b>Non-Operating Inc/(Loss)</b>	<b>(26)</b>	<b>(7)</b>	<b>(19) -260%</b>	<b>(2)</b>	<b>(24) nm</b>	<b>50</b>	<b>(36)</b>	<b>86 239%</b>	<b>(179)</b>	<b>229 128%</b>	
<b>Change in Net Assets</b>	<b>(152)</b>	<b>(86)</b>	<b>(66) -76%</b>	<b>78</b>	<b>(230) -294%</b>	<b>(327)</b>	<b>(387)</b>	<b>61 16%</b>	<b>(72)</b>	<b>(254) -351%</b>	

Balance Sheet Summary (\$000)	May 2023		May 2022		Comments
	Actual	% of Total	Actual	% of Total	
<b>ASSETS</b>					
Checking Account	207	2%	181	2%	<i>Sweep account closed 4/2023</i>
Sweep Account	-	0%	1,261	14%	
Money Market	205	2%	100	1%	
<b>Operating Cash</b>	<b>412</b>	<b>5%</b>	<b>1,542</b>	<b>17%</b>	
Program Receivables	313	4%	335	4%	
Grants Receivable	129	1%	218	2%	
Contributions Receivable	258	3%	235	3%	
Other Receivables	-	0%	34	0%	
<b>Receivables</b>	<b>699</b>	<b>8%</b>	<b>822</b>	<b>9%</b>	
Prepaid Expenses	112	1%	161	2%	
Deposits	-	0%	-	0%	
<b>Prepays &amp; Deposits</b>	<b>112</b>	<b>1%</b>	<b>161</b>	<b>2%</b>	
<b>OPERATING ASSETS</b>	<b>1,223</b>	<b>14%</b>	<b>2,525</b>	<b>27%</b>	
Land	170	2%	170	2%	
Land - Accum Dep'n	(68)	-1%	(64)	-1%	
Buildings	2,273	26%	2,113	23%	
Buildings - Accum Dep'n	(960)	-11%	(909)	-10%	
Furniture & Equipment	299	3%	278	3%	
Furniture & Equip - A/D	(261)	-3%	(228)	-2%	
Development in Progress	-	0%	56	1%	
<b>Property &amp; Equipment</b>	<b>1,453</b>	<b>17%</b>	<b>1,416</b>	<b>15%</b>	
ST Investments	709	8%	-	0%	
MT Investments	643	7%	491	5%	
LT Investments	1,466	17%	1,606	17%	
<b>Investments (Schwab)</b>	<b>2,818</b>	<b>32%</b>	<b>2,097</b>	<b>23%</b>	
HOPWA Note Receivable	1,100	13%	1,100	12%	
FHLB Note Receivable	1,147	13%	1,147	12%	
SHP Note Receivable	400	5%	400	4%	
Other LT Receivables	-	0%	-	0%	
<b>Notes Receivable</b>	<b>2,647</b>	<b>30%</b>	<b>2,647</b>	<b>28%</b>	

continued	May 2023		May 2022		Comments
	Actual	% of Total	Actual	% of Total	
Due From/(To) Partners	294	3%	310	3%	
Investments in Partners	325	4%	325	3%	
<b>Partnership Investments</b>	<b>619</b>	<b>7%</b>	<b>635</b>	<b>7%</b>	
<b>OTHER ASSETS</b>	<b>7,537</b>	<b>86%</b>	<b>6,795</b>	<b>73%</b>	
<b>TOTAL ASSETS</b>	<b>8,760</b>	<b>100%</b>	<b>9,319</b>	<b>100%</b>	
<i>vs prior year</i>	-6%				
<b>LIABILITIES &amp; NET ASSETS</b>					
Accounts Payable	57	1%	194	2%	
Accrued Expenses	8	0%	(13)	0%	
Payroll Accruals	383	4%	204	2%	
<b>Payables &amp; Accruals</b>	<b>447</b>	<b>5%</b>	<b>385</b>	<b>4%</b>	
Interest-Bearing Debt	-	0%	-	0%	
<b>Interest-Bearing Debt</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	
Deferred Grants	2	0%	38	0%	
Deferred Developer Fee	19	0%	19	0%	
<b>Deferred Revenue</b>	<b>21</b>	<b>0%</b>	<b>57</b>	<b>1%</b>	
<b>TOTAL LIABILITIES</b>	<b>467</b>	<b>5%</b>	<b>442</b>	<b>5%</b>	
Temporarily-Restricted	3,139	36%	3,203	34%	\$2.8M (forgivable debt) + \$0.3M (pledges/other)
<b>Restricted Net Assets</b>	<b>3,139</b>	<b>36%</b>	<b>3,203</b>	<b>34%</b>	
Board Designated	1,199	14%	1,199	13%	Board: \$0.9M (2017 bequest) + \$0.3M (developer fee balance)
Unrestricted	4,281	49%	4,547	49%	
Change in Net Assets-CY	(327)	-4%	(72)	-1%	
<b>Unrestricted Net Assets</b>	<b>5,154</b>	<b>59%</b>	<b>5,674</b>	<b>61%</b>	
<b>TOTAL NET ASSETS</b>	<b>8,292</b>	<b>95%</b>	<b>8,877</b>	<b>95%</b>	
<b>LIABILITIES &amp; NET ASSETS</b>	<b>8,760</b>	<b>100%</b>	<b>9,319</b>	<b>100%</b>	