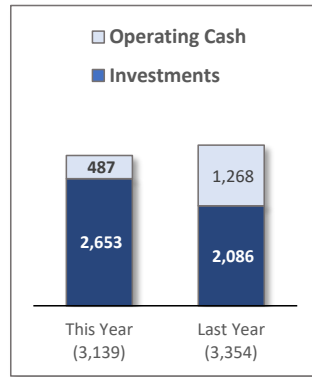
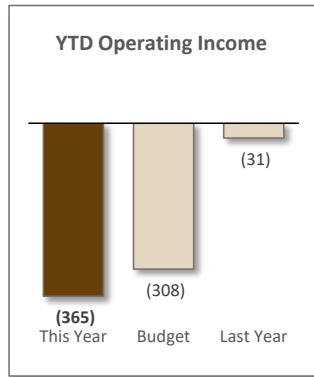
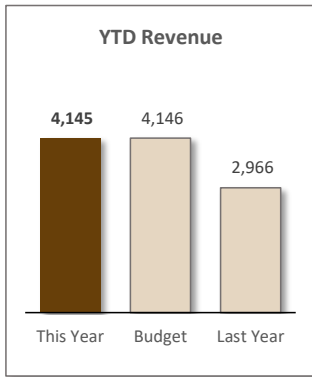


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Key Financial Highlights	
•	July Program Income is above budget due to finalization of outstanding CADI agreements allowing for back-billing in July.
•	Grant Income is above budget for July due to recognizing June accruals for several HOPWA contracts in July. Expected to be ahead of budget going forward.
•	YTD Contributions were below budget for month and are running ahead of plan, but this is largely timing-related. The projected annual total remains on budget.
•	Staffing costs for July were slightly more than budget due to the timing of recognition of some employee benefits (HSA and 403(b) match), but are on track for the year.
•	Program expenses exceed budget primarily due to the accounting change in the recognizing HOPWA expenses which were previously netted against revenue.
•	Investments increased by \$38k during the month to \$2,653k, which included \$57k in unrealized gains. Total gain for the year is \$174k.
•	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)	July 2023					July 2023 YTD				
	Actual	Budget	Actual less Budget	2022	Actual less Last Year	Actual	Budget	Actual less Budget	2022	Actual less Last Year
Program Income	410	400	11 3%	232	178 77%	2,561	2,651	(91) -3%	1,644	916 56%
Grant Income	180	150	30 20%	180	0 0%	1,061	1,060	1 0%	937	124 13%
Contributions	134	177	(43) -24%	32	102 317%	497	387	110 29%	358	139 39%
Other Operating Income	4	4	(0) -2%	3	0 11%	26	49	(23) -46%	26	(0) 0%
<b>Total Revenue</b>	<b>728</b>	<b>730</b>	<b>(2) 0%</b>	<b>448</b>	<b>280 63%</b>	<b>4,145</b>	<b>4,146</b>	<b>(1) 0%</b>	<b>2,966</b>	<b>1,179 40%</b>
Salaries & Benefits	449	417	32 8%	311	138 44%	2,861	2,879	(18) -1%	2,204	657 30%
Program Expenses	155	149	6 4%	63	92 147%	1,187	1,115	72 6%	372	815 219%
Professional Services	29	27	2 9%	66	(37) -55%	239	212	26 12%	232	7 3%
General & Administrative	27	18	8 46%	11	16 154%	127	125	1 1%	102	25 25%
Facility Operations	11	16	(5) -32%	14	(3) -19%	97	122	(26) -21%	88	9 11%
<b>Total Expenses</b>	<b>671</b>	<b>627</b>	<b>44 7%</b>	<b>464</b>	<b>207 45%</b>	<b>4,511</b>	<b>4,455</b>	<b>56 1%</b>	<b>2,997</b>	<b>1,513 50%</b>
<b>Operating Income</b>	<b>57</b>	<b>103</b>	<b>(46) -44%</b>	<b>(16)</b>	<b>73 463%</b>	<b>(365)</b>	<b>(308)</b>	<b>(57) -19%</b>	<b>(31)</b>	<b>(334) nm</b>
Investment Gain/(Loss)	38	-	38 n/a	65	(27) -42%	174	-	174 n/a	(153)	327 213%
Depr/Other Non-Op	(7)	(7)	1 9%	(7)	1 9%	(48)	(51)	3 5%	(51)	3 5%
<b>Change in Net Assets</b>	<b>89</b>	<b>96</b>	<b>(7) -8%</b>	<b>42</b>	<b>46 110%</b>	<b>(239)</b>	<b>(359)</b>	<b>119 33%</b>	<b>(235)</b>	<b>(4) -2%</b>
<b>Year-End Projection:</b>										
Revenue	7,100	6,972	128 2%	5,575	1,525 27%					
Operating Income	(300)	(252)	(48) -19%	(139)	(161) -116%					

**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)	Jul 2023		Jul 2022	
	Actual	% of Total	Actual	% of Total
Operating Cash	487	6%	1,268	14%
Receivables	841	10%	931	10%
Prepays & Deposits	128	1%	133	1%
<b>Operating Assets</b>	<b>1,456</b>	<b>17%</b>	<b>2,332</b>	<b>26%</b>
Property & Equipment	1,440	16%	1,402	15%
Investments (Schwab)	2,653	30%	2,086	23%
Notes Receivable	2,647	30%	2,647	29%
Partnership Investments	623	7%	669	7%
<b>Other Assets</b>	<b>7,362</b>	<b>83%</b>	<b>6,804</b>	<b>74%</b>
<b>Total Assets</b>	<b>8,818</b>	<b>100%</b>	<b>9,136</b>	<b>100%</b>
Payables & Accruals	426	5%	422	5%
Interest-Bearing Debt	-	0%	-	0%
Deferred Revenue	21	0%	50	1%
<b>Total Liabilities</b>	<b>447</b>	<b>5%</b>	<b>472</b>	<b>5%</b>
Restricted Net Assets	3,118	35%	3,153	35%
Unrestricted Net Assets	5,253	60%	5,511	60%
<b>Total Net Assets</b>	<b>8,371</b>	<b>95%</b>	<b>8,664</b>	<b>95%</b>
<b>Liabilities &amp; Net Assets</b>	<b>8,818</b>	<b>100%</b>	<b>9,136</b>	<b>100%</b>

Investment Matrix (\$000)		Short-Term	Mid-Term	Long-Term	ESG Fund	Total	Target
Designated Funds	New Construction	100	642	-	-	742	1,000
	Strategic Initiatives	100	382	150	-	632	500
	Sustainability	212	-	245	821	1,279	1,100
	<b>Total</b>	<b>412</b>	<b>1,024</b>	<b>395</b>	<b>821</b>	<b>2,653</b>	<b>2,600</b>
Target		400	1,000	400	800	2,600	



Top 10 Active Grants (\$000)		Current Year's Funding	Contract End Date	Contract Year's Spending To-Date	Funds Remaining	2023 YTD Revenue
1	HUD Midtown	994	Jun 2026	55  6%	939	55
2	MN Housing HTF	426	Sep 2023	403  95%	23	121
3	HUD Clare Apartments	421	Feb 2024	328  78%	94	82
4	Non-Medical Case Management	316	Jun 2024	25  8%	291	25
5	HOPWA TBRA	243	Jul 2024	208  86%	34	113
6	Housing Assistance Services - Part A	184	Feb 2024	27  15%	157	27
7	Mental Health (Medica, Target, Allina)	150	n/a	123  82%	27	1
8	Medical Case Management	130	Jun 2024	12  9%	118	12
9	Provider Capacity - Round 2	125	Mar 2024	18  14%	107	18
10	HUD Covid - Clare Midtown	106	Feb 2024	106  100%	-	21
All Other Grants						586
YTD Grant Revenue						1,061

Grant Funders (\$000)	# of Active Grants	Current Year's Funding
HOPWA (HUD)	4	1,568 46%
Dept of Human Services (DHS)	3	571 17%
MN Housing (MHFA)	1	426 12%
HOPWA (Mpls)	4	502 15%
Hennepin County	1	184 5%
City of Minneapolis	1	27 1%
Non-Government	1	150 4%
<b>Total Active Grant:</b>	<b>15</b>	<b>3,429 100%</b>

Unit Occupancy	Occu-pied*	Avail-able	% Filled
Supportive Housing	170	191	89%
Care Homes	11	12	90%
Scattered Sites	52	68	76%
<b>Total Units</b>	<b>232</b>	<b>271</b>	<b>86%</b>

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

Residents with Funding Subsidies		Actual	Budget	% of Bdgt
Rent	GRH Rate 1	117	136	86%
	Section 8	58	-	-
	HOPWA	36	-	-
	MN Housing	11	-	-
	Shelter Plus Care	4	-	-
Services	CADI	51	55	93%
	GRH Rate 2	93	112	83%
	HSS	15	30	50%

**Total residents at month-end: 239**

Reserved for Resident Demographics (to be added later)

Reserved for Key Development Metrics (to be added later)

<b>Resident Count Summary</b>	<b>OCCUPIED UNITS*</b>				
	<p>Support Housing: 73%      Care Homes: 5% Scattered Sites: 22%</p>				
<b>July 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	29.5	92.2%	2.5		2 vacancies at 7/31 with applicants for each unit. Waiting for MPHA response on both applications.
Clare Midtown	45.0	40.6	90.3%	4.4		3 vacancies at 7/31 with applicants for each. One application delayed by CADI assessor.
Clare Terrace	36.0	32.6	90.6%	3.4		2 vacancies at 7/31 with applicants for each unit.
Marshall Flats	36.0	32.7	90.9%	3.3		3 vacancies at 7/31 with applicants for each unit.
Bloom Lake Flats	42.0	34.0	81.0%	8.0		8 vacancies at 7/31 with applicants for each unit.
<b>Support Housing</b>	<b>191.0</b>	<b>169.5</b>	<b>88.7%</b>	<b>21.5</b>		
Agape Dos	4.0	3.6	89.5%	0.4		1 vacancy at 7/31 with applicant for the unit.
Grace House	4.0	4.0	100.0%	0.0		
Damiano House	4.0	3.2	79.8%	0.8		1 vacancy at 7/31 with applicant for the unit.
<b>Care Homes</b>	<b>12.0</b>	<b>10.8</b>	<b>89.8%</b>	<b>1.2</b>		
Blue Line Flats	9.0	8.0	88.9%	1.0		1 vacancy at 7/31 with applicant for the unit.
Spirit on Lake	5.0	5.0	100.0%	0.0		
Program-Funded	54.0	39.0	72.2%	15.0		Project Cornerstone, HOPWA Scattered, Hennepin Count GRH, Ramsey County GRH/SPC.
<b>Scattered Sites</b>	<b>68.0</b>	<b>52.0</b>	<b>76.4%</b>	<b>16.0</b>		
<b>TOTAL</b>	<b>271.0</b>	<b>232.3</b>	<b>85.7%</b>	<b>38.7</b>		

**Total Residents on 7/31/2023: 239**

Resident Count Summary	RESIDENTS WITH RENT SUBSIDIES										RESIDENTS WITH SERVICE SUBSIDIES										
July 2023	GRH Rate 1			Non-Budgeted							CADI			GRH Rate 2			HSS			Non-Budgeted	
Facility	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	-	-	-	30	-	-	-	-	-	16	16	-	-	-	-	4	5	(1)	1	9	
Clare Midtown	15	14	1	1	25	-	-	2	-	15	16	(1)	13	13	-	-	-	-	1	14	
Clare Terrace	26	30	(4)	3	-	-	-	6	-	-	-	-	20	25	(5)	-	2	(2)	-	15	
Marshall Flats	31	35	(4)	1	-	-	-	-	-	-	-	-	27	34	(7)	-	-	-	-	5	
Bloom Lake Flats	16	17	(1)	18	-	-	-	-	-	10	11	(1)	16	15	1	2	5	(3)	-	6	
Support Housing	88	96	(8)	53	25	-	-	8	-	41	43	(2)	76	87	(11)	6	12	(6)	2	49	
Agape Dos	1	4	(3)	-	-	-	-	2	-	3	4	(1)	-	-	-	-	-	-	-	-	
Grace House	1	4	(3)	-	-	-	-	3	-	4	4	-	-	-	-	-	-	-	-	-	
Damiano House	3	4	(1)	-	-	-	-	-	-	3	4	(1)	-	-	-	-	-	-	-	-	
Care Homes	5	12	(7)	-	-	-	-	5	-	10	12	(2)	-	-	-	-	-	-	-	-	
Blue Line Flats	8	8	-	-	-	-	-	-	-	-	-	-	8	8	-	-	1	(1)	-	-	
Spirit on Lake	-	-	-	5	-	-	-	-	-	-	-	-	-	-	-	-	1	(1)	-	5	
Program-Funded*	16	20	(4)	-	11	11	4	-	-	-	-	-	9	17	(8)	9	16	(7)	-	24	
Scattered Sites	24	28	(4)	5	11	11	4	-	-	-	-	-	17	25	(8)	9	18	(9)	-	29	
<b>TOTAL</b>	<b>117</b>	<b>136</b>	<b>(19)</b>	<b>58</b>	<b>36</b>	<b>11</b>	<b>4</b>	<b>13</b>	<b>-</b>	<b>51</b>	<b>55</b>	<b>(4)</b>	<b>93</b>	<b>112</b>	<b>(19)</b>	<b>15</b>	<b>30</b>	<b>(15)</b>	<b>2</b>	<b>78</b>	
YTD Revenue	\$687k (pass-thru)										\$1,420k (+2% vs budget)			\$242k (-29% vs budget)			\$1k (-92% vs budget)				

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

P&L Summary (\$000)	July 2023						July 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	263	222	40 18%	171	91 53%		1,420	1,391	29 2%	1,204	216 18%		Finalization of several outstanding CADI agreements in July resulted in catch-up billing. GRH2 will continue to be short for ROY due to Scattered Site budgeting error and there have been issues with getting service agreements finalized with the county.
Rent Income	20	21	(2) -8%	15	5 34%		127	148	(20) -14%	111	16 14%		
Housing Support (GRH1)	92	92	- 0%	-	92 n/a		687	687	- 0%	-	687 n/a		
Housing Support (GRH2)	27	52	(25) -48%	43	(16) -37%		242	339	(97) -29%	275	(33) -12%		
Housing Support Admin Fee	4	8	(4) -44%	4	1 18%		37	53	(16) -30%	31	6 20%		
Housing Stabilization (HSS)	0	4	(4) -94%	-	0 n/a		1	12	(11) -90%	-	1 n/a		
Other Program Income	4	-	4 n/a	-	4 n/a		46	21	25 122%	24	22 95%		
<b>Program Income</b>	<b>410</b>	<b>400</b>	<b>11 3%</b>	<b>232</b>	<b>178 77%</b>		<b>2,561</b>	<b>2,651</b>	<b>(91) -3%</b>	<b>1,644</b>	<b>916 56%</b>		
HOPWA Grants	110	57	53 94%	58	51 88%		477	396	81 20%	375	102 27%		HOPWA Midtown, Bloom Lake Flats, and Marshall Flats contracts all ended prior to June. Grant renewals expected soon, so accrued June and July revenue in current month.
DHS Grants	45	44	1 2%	64	(19) -29%		361	335	25 8%	169	192 114%		
MN Housing Grants	16	18	(3) -14%	20	(4) -22%		121	128	(6) -5%	133	(11) -9%		
Hennepin County Grants	9	17	(8) -45%	14	(5) -33%		50	121	(71) -59%	83	(33) -40%		
Minneapolis Grants	-	-	- n/a	24	(24) -100%		51	38	13 36%	178	(127) -71%		
Non-Government Grants	-	13	(13) -100%	-	- n/a		1	42	(41) -98%	-	1 n/a		
<b>Grant Income</b>	<b>180</b>	<b>150</b>	<b>30 20%</b>	<b>180</b>	<b>0 0%</b>		<b>1,061</b>	<b>1,060</b>	<b>1 0%</b>	<b>937</b>	<b>124 13%</b>		
Foundation/Corporate Gifts	93	165	(73) -44%	16	76 469%		240	204	36 18%	184	56 30%		Variances are largely timing-related; projected annual totals remain on budget.
Individual Gifts	32	10	22 215%	13	19 145%		165	81	84 104%	68	97 143%		
Sponsorships & Events	10	2	8 404%	3	7 232%		93	102	(9) -9%	106	(14) -13%		
<b>Contributions</b>	<b>134</b>	<b>177</b>	<b>(43) -24%</b>	<b>32</b>	<b>102 317%</b>		<b>497</b>	<b>387</b>	<b>110 29%</b>	<b>358</b>	<b>139 39%</b>		
Management Fees	3	3	(0) 0%	3	0 3%		24	24	(0) 0%	23	1 3%		
Developer Fees	-	-	- n/a	-	- n/a		-	23	(23) -100%	-	- n/a		
Operating Interest Income	0	0	(0) -21%	-	0 n/a		2	2	(0) 0%	3	(1) -25%		
<b>Other Operating Income</b>	<b>4</b>	<b>4</b>	<b>(0) -2%</b>	<b>3</b>	<b>0 11%</b>		<b>26</b>	<b>49</b>	<b>(23) -46%</b>	<b>26</b>	<b>(0) 0%</b>		
<b>Total Revenue</b>	<b>728</b>	<b>730</b>	<b>(2) 0%</b>	<b>448</b>	<b>280 63%</b>		<b>4,145</b>	<b>4,146</b>	<b>(1) 0%</b>	<b>2,966</b>	<b>1,179 40%</b>		
Wages Expense	347	346	2 0%	256	91 35%		2,338	2,386	(48) -2%	1,839	500 27%		July above budget mainly due to semi-annual contributions to HSA accounts and timing with the 403(b) match. Salaries in budget were spread evenly over the year. Total annuals remain on budget.
Payroll Taxes	25	26	(0) -2%	19	6 32%		181	178	3 2%	135	47 35%		
Medical/Dental Insurance	48	28	20 74%	14	34 240%		214	191	23 12%	141	73 52%		
Disability Insurance	4	3	1 28%	2	2 78%		27	24	3 12%	20	6 31%		
Workers' Compensation	4	4	0 5%	9	(4) -50%		32	29	4 13%	22	10 46%		
403(b) Match	19	10	9 99%	6	13 210%		68	66	2 3%	43	24 57%		
Employee Recognition	0	1	(0) -55%	4	(3) -90%		1	6	(5) -81%	4	(3) -75%		
<b>Salaries &amp; Benefits</b>	<b>449</b>	<b>417</b>	<b>32 8%</b>	<b>311</b>	<b>138 44%</b>		<b>2,861</b>	<b>2,879</b>	<b>(18) -1%</b>	<b>2,204</b>	<b>657 30%</b>		
Apartment Leases	116	110	6 5%	38	78 207%		865	814	51 6%	259	606 234%		To provide greater transparency, HOPWA
Food Expense	25	26	(1) -3%	9	16 167%		205	208	(3) -1%	40	165 417%		
Household Supplies	9	7	1 18%	5	4 80%		68	54	14 27%	15	53 355%		

P&L Summary (\$000)	July 2023						July 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) -7%	1	1 178%	14	14	(0) -3%	10	3 33%	To provide greater transparency; HOPWA expenses from April forward are booked to Apartment Lease Expense rather than netted against HOPWA Grant Revenue.		
Resident Activities	(0)	0	(1) -107%	6	(6) -101%	10	3	7 204%	16	(5) -35%			
Resident Transportation	3	2	1 65%	0	2 nm	8	12	(4) -32%	2	7 398%			
Staff Training	1	1	(1) -38%	1	(1) -41%	16	10	6 65%	11	5 49%			
Substitute Caregivers	-	-	- n/a	0	(0) -100%	0	-	0 n/a	0	0 61%			
Other Program Expense	-	-	- n/a	2	(2) -100%	-	-	- n/a	20	(20) -100%			
<b>Program Expenses</b>	<b>155</b>	<b>149</b>	<b>6 4%</b>	<b>63</b>	<b>92 147%</b>	<b>1,187</b>	<b>1,115</b>	<b>72 6%</b>	<b>372</b>	<b>815 219%</b>			
Public Relations	-	-	- n/a	-	- n/a	-	-	- n/a	0	(0) -100%			
Human Resources	-	2	(2) -100%	4	(4) -100%	13	11	3 28%	54	(40) -75%			
Information Technology	11	8	3 37%	14	(3) -18%	78	53	25 47%	60	18 30%			
Finance & Accounting	6	7	(1) -12%	19	(14) -70%	59	74	(15) -20%	44	15 33%			
Legal	-	0	(0) -100%	-	- n/a	-	2	(2) -100%	0	(0) -100%			
Government Affairs	2	2	0 10%	2	0 10%	18	15	3 23%	15	3 23%			
Other Consulting	10	8	2 19%	26	(16) -62%	71	59	12 20%	59	12 20%			
<b>Professional Services</b>	<b>29</b>	<b>27</b>	<b>2 9%</b>	<b>66</b>	<b>(37) -55%</b>	<b>239</b>	<b>212</b>	<b>26 12%</b>	<b>232</b>	<b>7 3%</b>			
Supplies	11	13	(2) -14%	0	11 nm	37	65	(28) -44%	42	(5) -13%			
Dues & Subscriptions	2	0	2 321%	1	1 162%	20	13	7 55%	12	8 68%			
Meeting Expense	0	0	0 19%	0	0 60%	3	3	1 18%	3	0 8%			
Postage & Shipping	0	0	0 233%	0	0 194%	1	1	0 18%	1	1 53%			
Staff Recruiting	-	0	(0) -100%	-	- n/a	1	3	(2) -79%	2	(1) -68%			
Printing & Copying	0	0	0 100%	1	(1) -64%	2	2	(0) 0%	3	(1) -40%			
Workshops & Conferences	0	-	0 n/a	0	0 29%	1	3	(1) -45%	0	1 291%			
Travel	1	-	1 n/a	-	1 n/a	12	5	7 137%	2	10 424%			
Auto Expense	1	1	0 54%	4	(3) -74%	6	4	2 47%	4	2 59%			
Equipment Rental	-	1	(1) -100%	0	(0) -100%	2	8	(5) -71%	7	(5) -68%			
Licenses & Permits	4	1	3 423%	3	2 66%	16	11	5 49%	15	1 8%			
Bank Fees	6	1	5 nm	1	5 nm	19	6	13 205%	5	14 247%			
D&O Liability Insurance	1	0	1 149%	0	1 157%	6	2	3 141%	2	3 148%			
Miscellaneous Expense	-	-	- n/a	0	(0) -100%	-	-	- n/a	2	(2) -100%			
Administrative Allocation	(0)	(0)	- 0%	-	(0) n/a	0	0	- 0%	-	0 n/a			
<b>General &amp; Administrative</b>	<b>27</b>	<b>18</b>	<b>8 46%</b>	<b>11</b>	<b>16 154%</b>	<b>127</b>	<b>125</b>	<b>1 1%</b>	<b>102</b>	<b>25 25%</b>			
Utilities Expense	3	7	(4) -56%	3	(0) -7%	30	58	(28) -48%	31	(1) -3%			
Telephone & Cable	4	3	1 20%	4	1 15%	38	24	14 56%	19	19 101%			
Building Repair & Maint	2	2	1 43%	1	1 82%	20	12	7 62%	12	7 60%			
Damage Claims	-	-	- n/a	-	- n/a	-	-	- n/a	-	- n/a			
Property/Liability Insurance	1	4	(3) -69%	4	(3) -71%	8	26	(18) -69%	25	(16) -66%			
Property Taxes	-	-	- n/a	1	(1) -100%	1	1	(0) -34%	1	(0) -19%			
Interest Allowance	-	-	- n/a	-	- n/a	-	-	- n/a	-	- n/a			

P&L Summary (\$000)	July 2023					July 2023 YTD					Comments
	Actual	Budget	Actual less Budget	2022	Actual less Last Year	Actual	Budget	Actual less Budget	2022	Actual less Last Year	
<b>Facility Operations</b>	11	16	(5) -32%	14	(3) -19%	97	122	(26) -21%	88	9 11%	
<b>Total Expenses</b>	671	627	44 7%	464	207 45%	4,511	4,455	56 1%	2,997	1,513 50%	
<b>Operating Income/(Loss)</b>	57	103	(46) -44%	(16)	73 463%	(365)	(308)	(57) -19%	(31)	(334) nm	
Investment Gain/(Loss)	38	-	38 n/a	65	(27) -42%	174	-	174 n/a	(153)	327 213%	
Depreciation Expense	(7)	(7)	1 9%	(7)	1 9%	(48)	(51)	3 5%	(51)	3 5%	
Other Non-Operating	-	-	- n/a	-	- n/a	-	-	- n/a	-	- n/a	
<b>Non-Operating Inc/(Loss)</b>	31	(7)	38 nm	58	(27) -46%	126	(51)	177 349%	(204)	330 162%	
<b>Change in Net Assets</b>	89	96	(7) -8%	42	46 110%	(239)	(359)	119 33%	(235)	(4) -2%	



Balance Sheet Summary (\$000)	Jul 2023		Jul 2022		Comments
	Actual	% of Total	Actual	% of Total	
<b>ASSETS</b>					
Checking Account	281	3%	106	1%	<i>Sweep account closed 4/2023</i>
Sweep Account	-	0%	1,062	12%	
Money Market	206	2%	100	1%	
<b>Operating Cash</b>	<b>487</b>	<b>6%</b>	<b>1,268</b>	<b>14%</b>	
Program Receivables	329	4%	348	4%	
Grants Receivable	198	2%	332	4%	
Contributions Receivable	314	4%	222	2%	
Other Receivables	-	0%	29	0%	
<b>Receivables</b>	<b>841</b>	<b>10%</b>	<b>931</b>	<b>10%</b>	
Prepaid Expenses	128	1%	133	1%	
Deposits	-	0%	-	0%	
<b>Prepays &amp; Deposits</b>	<b>128</b>	<b>1%</b>	<b>133</b>	<b>1%</b>	
<b>OPERATING ASSETS</b>	<b>1,456</b>	<b>17%</b>	<b>2,332</b>	<b>26%</b>	
Land	170	2%	170	2%	
Land - Accum Dep'n	(69)	-1%	(64)	-1%	
Buildings	2,273	26%	2,113	23%	
Buildings - Accum Dep'n	(970)	-11%	(924)	-10%	
Furniture & Equipment	299	3%	278	3%	
Furniture & Equip - A/D	(264)	-3%	(228)	-3%	
Development in Progress	0	0%	56	1%	
<b>Property &amp; Equipment</b>	<b>1,440</b>	<b>16%</b>	<b>1,402</b>	<b>15%</b>	
ST Investments	412	5%	306	3%	<i>Opened new ESG account with with Aperio (still managed through Schwab) in July</i>
MT Investments	1,024	12%	490	5%	
LT Investments	395	4%	1,291	14%	
ESG Investments	821	9%	-	0%	
<b>Investments (Schwab)</b>	<b>2,653</b>	<b>30%</b>	<b>2,086</b>	<b>23%</b>	
HOPWA Note Receivable	1,100	12%	1,100	12%	
FHLB Note Receivable	1,147	13%	1,147	13%	
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>29%</b>	

continued	Jul 2023		Jul 2022		Comments
	Actual	% of Total	Actual	% of Total	
Due From/(To) Partners	298	3%	344	4%	
Investments in Partners	325	4%	325	4%	
<b>Partnership Investments</b>	<b>623</b>	<b>7%</b>	<b>669</b>	<b>7%</b>	
<b>OTHER ASSETS</b>	<b>7,362</b>	<b>83%</b>	<b>6,804</b>	<b>74%</b>	
<b>TOTAL ASSETS</b>	<b>8,818</b>	<b>100%</b>	<b>9,136</b>	<b>100%</b>	
<i>vs prior year</i>	-3%				
<b>LIABILITIES &amp; NET ASSETS</b>					
Accounts Payable	100	1%	44	0%	
Accrued Expenses	47	1%	160	2%	
Payroll Accruals	279	3%	218	2%	
<b>Payables &amp; Accruals</b>	<b>426</b>	<b>5%</b>	<b>422</b>	<b>5%</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%	31	0%	
Deferred Developer Fee	19	0%	19	0%	
<b>Deferred Revenue</b>	<b>21</b>	<b>0%</b>	<b>50</b>	<b>1%</b>	
<b>TOTAL LIABILITIES</b>	<b>447</b>	<b>5%</b>	<b>472</b>	<b>5%</b>	
Temporarily-Restricted	3,118	35%	3,153	35%	<i>\$2.8M (forgivable debt) + \$0.3M (pledges/other)</i>
<b>Restricted Net Assets</b>	<b>3,118</b>	<b>35%</b>	<b>3,153</b>	<b>35%</b>	
Board Designated	1,199	14%	1,199	13%	<i>Board: \$0.9M (2017 bequest) + \$0.3M (developer fee balance)</i>
Unrestricted	4,294	49%	4,547	50%	
Change in Net Assets-CY	(239)	-3%	(235)	-3%	
<b>Unrestricted Net Assets</b>	<b>5,253</b>	<b>60%</b>	<b>5,511</b>	<b>60%</b>	
<b>TOTAL NET ASSETS</b>	<b>8,371</b>	<b>95%</b>	<b>8,664</b>	<b>95%</b>	
<b>LIABILITIES &amp; NET ASSETS</b>	<b>8,818</b>	<b>100%</b>	<b>9,136</b>	<b>100%</b>	