
Housing Authority, St. Louis Park, Minnesota
Wednesday, June 10, 2026 5 p.m.
Community Room, first floor

Agenda

1. Call to order - roll call
2. Approval of Minutes for April 2026
3. Hearings:
 - a. None
4. Presentation
 - a. None
5. Unfinished Business
 - a. None
6. New Business
 - a. Recognition of service, Catherine Courtney, Resolution 791
 - b. Review and approve Housing Authority Board purpose statement
 - c. Quarter 1 utilization and occupancy report
 - d. Election of Officers
7. Communications
 - a. Claims Lists: April and May 2026
 - b. Financials: March 2026
 - c. Communications: Minnesota Affordable Housing Week recognition, NSPIRE inspection update and waiting list openings
8. Other: Next scheduled meetings: July 8, 2026 and Aug. 12, 2026
9. Adjournment

Auxiliary Aides for those with disabilities are available upon request. To make arrangements please call the Housing Authority office at 952-924-2579 (TDD 952-924-2668) at least 96 hours in advance of meeting.

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1. Call to order: The meeting was called to order at 5:00 p.m.

Roll call:

Members present: Shelby Conway, Catherine Courtney, Thom Miller, Jolene Tanner and Val Upsher

Staff present: Katie Kline, Marney Olson, Nicole Randall and Angela Nelson

2. Approval of Minutes – Minutes for the February board meeting were reviewed.
It was moved by Commissioner Courtney, seconded by Commissioner Conway to approve the February 2026 minutes as presented.
Motion passed 5-0.
3. Hearings - None
4. Presentation - None
5. Unfinished Business – None
6. New Business
 - a. Bring it Home update – Ms. Randall summarized the timeline of the Bring It Home program including the waiting list opening in January 2026. Priority preferences include households at 30% AMI with children, who are rent-burdened, and who are able to lease in place in St. Louis Park. As of the meeting date, 55 families were screened and 9 vouchers issued, with the first housing assistance payment to be made the following day.
 - b. Terasa project based voucher request – Ms. Olson presented a request for project based vouchers from the Terasa development, a 223-unit mixed-use building that includes 45 affordable units at 50% AMI—nearly double the units required under the city's inclusionary housing policy. Staff recommended denial of the request on the grounds that the project does not meet the eligibility requirements for project-based vouchers, namely:
 - Construction commenced before a required environmental review and subsidy layering review were completed
 - The project did not go through a competitive RFP process for project based vouchersStaff emphasized that tenant based vouchers may still be utilized at this property.
It was moved by Commissioner Courtney, seconded by Commissioner Tanner to deny request for project based vouchers for the Terasa project.
Motion passed 5-0.

c. 2025 Housing Activity Report – Ms. Olson provided highlights from the 2025 Housing Activity Report. The down payment assistance program continues to grow in demand, with an income limit of 115% AMI. The first-generation homeownership program, with an income limit of 80% AMI, also showed strong utilization. The Move up in the Park program saw reduced usage and will be monitored by staff for program effectiveness. Staff noted that a new deferred loan program is set to launch in 2026. Across all Housing Authority rental assistance programs, 81% of households served are at or below 30% AMI. The Board suggested that a future version of the inclusionary housing policy table include a column showing the percentage of affordable units relative to total units in each development.

7. Communications

8. Other

9. Adjournment

It was moved by Commissioner Conway, seconded by Commissioner Tanner, to adjourn the meeting. Motion passed 5-0.

The meeting was adjourned at 5:55 p.m.

Respectfully submitted,

Jolene Tanner, Secretary

Title: Recognition of service, Catherine Courtney, Resolution 791

Recommended action: Staff recommend the board approve Resolution No. 791 recognizing Catherine Courtney for her years of service on the Housing Authority Board.

Policy consideration: Not applicable

Summary: The Housing Authority wishes to express appreciation and recognize the contributions of Catherine Courtney who served as a commissioner on the St. Louis Park Housing Authority Board for 29 years, the majority of those years as the board chair.

Under Catherine's leadership, the Housing Authority (HA) experienced significant growth and consistently increased the programming and resources available to address affordable housing needs in the community. Catherine brought her knowledge and experience from her profession as an attorney to the board and exhibited a high degree of obligation and commitment to addressing affordable housing needs of the community.

Catherine has been a valuable member of the board for 29 years and has made the Housing Authority better through her leadership and dedication. Her knowledge, experience, commitment and keen eye for detail will be sincerely missed.

The attached resolution recognizes Catherine's significant contributions to the Housing Authority and the board.

Supporting documents: Resolution

Prepared by: Marney Olson, housing manager

Reviewed by: Nicole Randall, housing assistance administrator

HOUSING AUTHORITY OF ST. LOUIS PARK

Resolution No. 791

**Recognizing the contributions and expressing appreciation to
Catherine Courtney**

WHEREAS, Catherine Courtney began her service as a commissioner on the board of the Housing Authority of St. Louis Park on June 2, 1997, and

WHEREAS, Catherine has worked conscientiously for the past 29 years to provide safe, affordable housing to the tenants and participants of the housing programs administered by the Housing Authority, and

WHEREAS, Catherine served as the Housing Authority board chair for the majority of her years on the board, dedicating her time and efforts to the oversight of the Housing Authority programs and initiatives to ensure the programming is responsive and administered at the highest level, and

WHEREAS, under Catherine's leadership the Housing Authority experienced significant growth and consistently increased the programming and resources available to address affordable housing needs in the community, and

WHEREAS, Catherine is thoughtful and conscientious in her consideration of housing policy and initiatives and provided input and direction that enhanced the decision making of both the board and staff, and

WHEREAS, Catherine has executed her duties as commissioner with understanding, concern and empathy for the participants of the Housing Authority's housing programs, and

WHEREAS, Catherine's many years of service on the board provided stability and continuity to the board, staff and the programming and policies administered by the Housing Authority.

NOW, THEREFORE BE IT RESOLVED that the Housing Authority of St. Louis Park, by this resolution and public record, wishes to express its appreciation to Catherine Courtney for her contributions and dedicated service to the City of St. Louis Park, the Housing Authority of St. Louis Park and the housing program participants.

Adopted by the Housing Authority June 10, 2026

Thom Miller, Chair

Jolene Tanner, Secretary

Attest:

Karen Barton, Executive Director

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Title: Review and approve Housing Authority Board purpose statement

Recommended action: Staff recommend the board approve the Housing Authority Board purpose statement for City of St. Louis Park documents.

Policy consideration: Does the updated purpose statement accurately reflect the purpose of the Housing Authority Board?

Summary: The City of St. Louis Park encourages residents to share their talents and perspectives by serving on a board or commission. The city has eleven boards and commissions, and each has its own webpage, bylaws, and other guiding documents. The city council has asked staff to review and update the purpose statement for every board and commission so that it accurately reflects the role of each.

Current purpose statement: The St. Louis Park Housing Authority Board oversees the administration of housing programs and policy authorized by the city council. These programs include the Housing Choice Voucher (Section 8) program and Public Housing. Members must be willing to attend a meeting on the second Wednesday of each month at 5 p.m. The housing authority consists of five members.

All board and commission liaisons were asked to review and update the purpose statements with input from the administration department. Below is the recommended updated purpose statement for the Housing Authority Board.

Recommended updated purpose statement: The St. Louis Park Housing Authority Board oversees the administration of housing programs and policy authorized by the city council. These programs include the federal Public Housing, the Housing Choice Voucher (Section 8) programs and local (city, county, state) rental assistance programs including Kids in the Park, Stable Home and Bring it Home. The board also oversees low- and moderate-income housing programs including down payment assistance and rehab programs. The housing authority consists of five members including one Housing Authority program participant.

Prepared by: Marney Olson, housing manager

Reviewed by: Nicole Randall, housing assistance administrator

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Title: Quarter 1 utilization and occupancy report

Recommended action: No action required. This report is for informational purposes only.

Policy consideration: Does the Housing Authority Board have any questions or comments related to utilization of the rental assistance programs and occupancy in public housing? Does the board wish to receive quarterly updates on utilization and occupancy?

Summary: Annually the Housing Activity report is presented to the Housing Authority board which includes utilization and occupancy information for the St. Louis Park Housing Authority rental assistance and public housing programs.

Staff monitor utilization and occupancy continuously throughout the year with a goal to maximize utilization of the rental assistance programs and maintain occupancy in public housing.

Attachments: Quarter 1 utilization charts for the following rental assistance programs:

Housing Choice Voucher including Mainstream

Kids in the Park

Stable Home

Bring it Home

Quarter 1 occupancy for the public housing program

Prepared by: Marney Olson, housing manager

Reviewed by: Nicole Randall, housing assistance administrator

Rental Assistance Utilization Report -2026

Month	HCV	PBV	VASH	FUP	FYI	MS5	Port Ins	Port Outs	Total Voucher Utilization	Total Voucher Utilization %	Stable Home	Kids in the Park	Bring It Home
Maximum # of vouchers	269	36	25	27	24	25			406		45	30	52
Jan	257	36	23	24	24	22	12	24	394	97%	38	30	0
Feb	257	36	22	26	24	21	13	20	389	96%	36	30	0
March	255	36	22	27	23	21	13	21	386	95%	36	30	0
April													
May													
June													
July													
August													
September													
October													
November													
December													

Key

HCV: the number of Housing Choice vouchers that are leased up in St. Louis Park/the max this number can be is 269

PBV: the number of project based vouchers that are leased up in St. Louis Park at Wayside, Vail Place and Bickham Court/the max this number can be is 36.

VASH: the number of Veterans Affairs Support Housing Vouchers that are leased up, either in St. Louis Park or have ported out/the max this number can be is 25.

FUP: the number of Family Unification Program Vouchers that are leased up, either in St. Louis Park or have ported out/the max this number can be is 27.

FYI: the number of Foster Youth to Independence vouchers that are leased up, either in St. Louis Park or have ported out/the max this number can be is 24.

MS5: The number of Mainstream vouchers that are leased up, either in St. Louis Park or have ported out/the max this number can be is 25.

Port Ins: the number of vouchers that belong to other HAs, but are currently leased up in SLP.

Port Outs: the number of vouchers that belong to SLP, but are currently leased up in other jurisdictions (not including special program port outs).

Overall HCV Utilization: This percentage represents the overall utilization of HCV and special purpose vouchers.

Stable Home: The number of Stable Home vouchers that are leased up/the max this number can be is 45.

Kids in the Park: The number of KIPP households that are leased up/the max this number can be is 30.

Bring It Home: The number of Bring It Home vouchers that are leased up/the max this number can be is 52.

Public Housing occupancy report -2026

Month	Louisiana Court	Scattered Sites	Hamilton House	Total	Occupancy %
Units available	12	37	110	159	
Jan	11	37	106	154	96.86%
Feb	10	37	107	154	96.86%
March	10	37	106	153	96.23%
April					
May					
June					
July					
August					
September					
October					
November					
December					

Key

Louisiana Court: 12 two-bedroom units in five buildings at Louisiana Court

Scattered sites: 14 three-bedroom units, 14 four-bedroom units and 3 five-bedroom units

Hamilton House: 108 one-bedroom units, 2 two-bedroom units

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Title: Election of officers

Recommended action: The Board of Commissioners must elect the Chair, Vice-Chair and Secretary to serve as officers for the Housing Authority (HA) Board for the next year from among the Commissioners of the HA.

Policy consideration: None

Summary: According to the bylaws of the HA, the Chair, Vice-Chair, and Secretary shall be elected annually at the first regular meeting following the month of May. Such officers shall hold office for one year or until their successors are elected and qualified. The Chair, Vice-Chair and Secretary shall be elected from among the current commissioners of the HA and shall hold office for one year or until their successors are elected and qualified.

If a position is vacated prior to the annual election, the board must elect a board member to serve in the vacated officer position until the next annual election.

The current slate of officers is as follows:

- Chair: Thom Miller
- Vice-Chair: Shelby Conway
- Secretary: Jolene Tanner

Prepared by: Marney Olson, housing manager

Reviewed by: Angela Nelson, community development office assistant

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Payment Detail

Agenda item: 7a (April 2026)

Page 1

Property=,all AND Bank=genfund AND mm/yy=04/2026-04/2026 AND Check Date=04/01/2026-04/30/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
31779 (genfund) - Adam's Pest Control, Inc. (v0000030) - 04/02/26 (04/26)				
HH Inspection & treatments	P-15494	hamilton	55.00	443007000 - Contract-Pest Control
Total 31779 (genfund) - Adam's Pest Control, Inc. (v0000030) - 04/02/26 (04/26)			55.00	
31780 (genfund) - All Inc. (v0000065) - 04/02/26 (04/26)				
HH range hood	P-15493	hamilton	452.50	442002000 - Supplies-Appliance
Total 31780 (genfund) - All Inc. (v0000065) - 04/02/26 (04/26)			452.50	
31781 (genfund) - Kline (v0000756) - 04/02/26 (04/26)				
2026 Yardi Boston conference	P-15486	hcv	166.96	415000000 - Travel
Total 31781 (genfund) - Kline (v0000756) - 04/02/26 (04/26)			166.96	
31782 (genfund) - Metro Water Conditioning Inc (v0000885) - 04/02/26 (04/26)				
SS solar salt	P-15490	scatter	90.00	442001000 - Maintenance Materials
Total 31782 (genfund) - Metro Water Conditioning Inc (v0000885) - 04/02/26 (04/26)			90.00	
31783 (genfund) - Muska Plumbing LLC (v0000979) - 04/02/26 (04/26)				
HH repair leaking sink	P-15489	hamilton	510.71	443011000 - Contract-Plumbing
Total 31783 (genfund) - Muska Plumbing LLC (v0000979) - 04/02/26 (04/26)			510.71	
31784 (genfund) - Nan Mckay & Associates Inc (v0000986) - 04/02/26 (04/26)				
Annual Subscription Fee	P-15492	hcv	209.50	419022000 - Other Misc Admin Expenses
Annual Subscription Fee	P-15492	hamilton	209.50	419022000 - Other Misc Admin Expenses
Total 31784 (genfund) - Nan Mckay & Associates Inc (v0000986) - 04/02/26 (04/26)			419.00	
31785 (genfund) - STEP (v0001366) - 04/02/26 (04/26)				
KIP Case Mgmt 1st Qtr 2026	P-15491	kidspark	4,450.00	419023000 - Sundry Exp - STEP
Total 31785 (genfund) - STEP (v0001366) - 04/02/26 (04/26)			4,450.00	
31786 (genfund) - Sundberg America LLC (v0001391) - 04/02/26 (04/26)				
SS Materials	P-15487	scatter	82.64	442001000 - Maintenance Materials
Total 31786 (genfund) - Sundberg America LLC (v0001391) - 04/02/26 (04/26)			82.64	
31787 (genfund) - Yardi Systems, Inc. (v0001591) - 04/02/26 (04/26)				
Software licensing fees	P-15488	hamilton	8,888.10	419012000 - Software
Software licensing fees	P-15488	hcv	15,696.12	419012000 - Software
Software licensing fees	P-15488	stablehm	1,945.80	419012000 - Software
Software licensing fees	P-15488	kidspark	1,297.20	419012000 - Software
Software licensing fees	P-15488	ms5	1,081.00	419012000 - Software
Total 31787 (genfund) - Yardi Systems, Inc. (v0001591) - 04/02/26 (04/26)			28,908.22	
31788 (genfund) - Aspen Waste Systems (v0000126) - 04/08/26 (04/26)				

Payment Detail

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Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
HH April '26 Garbage service	P-15503	hamilton	2,570.20	434000000 - Garbage/Trash Removal
Total 31788 (genfund) - Aspen Waste Systems (v0000126) - 04/08/26 (04/26)			2,570.20	
31789 (genfund) - Finn Daniels Architects (v0000491) - 04/08/26 (04/26)				
HH Fire Doors & Electrical project	P-15501	cfp2025	7,750.00	140010000 - Site Improvement
Total 31789 (genfund) - Finn Daniels Architects (v0000491) - 04/08/26 (04/26)			7,750.00	
31790 (genfund) - Hawkins Ash Cpa'S (v0000597) - 04/08/26 (04/26)				
Accounting Services	P-15505	hamilton	3,385.00	417000000 - Accounting Fees
Accounting Services	P-15505	hcv	555.00	417000000 - Accounting Fees
Accounting Services	P-15505	cocc	170.00	417000000 - Accounting Fees
Accounting Services	P-15505	stablehm	160.00	417000000 - Accounting Fees
Accounting Services	P-15505	kidspark	160.00	417000000 - Accounting Fees
Total 31790 (genfund) - Hawkins Ash Cpa'S (v0000597) - 04/08/26 (04/26)			4,430.00	
31791 (genfund) - Junk King (v0000723) - 04/08/26 (04/26)				
HH garbage trip charge	P-15500	hamilton	298.00	443019000 - Unit Turnaround Contract Cost
Total 31791 (genfund) - Junk King (v0000723) - 04/08/26 (04/26)			298.00	
31792 (genfund) - Minnesota NAHRO (v0000923) - 04/08/26 (04/26)				
2026 Spring Conference registration	P-15504	hcv	325.00	414000000 - Staff Training
Total 31792 (genfund) - Minnesota NAHRO (v0000923) - 04/08/26 (04/26)			325.00	
31793 (genfund) - Muska Plumbing LLC (v0000979) - 04/08/26 (04/26)				
HH Install basket strainer	P-15498	hamilton	225.00	443011000 - Contract-Plumbing
Total 31793 (genfund) - Muska Plumbing LLC (v0000979) - 04/08/26 (04/26)			225.00	
31794 (genfund) - Platinum Standard Elevator LLC (v0001095) - 04/08/26 (04/26)				
HH April '26 elevator service	P-15497	hamilton	294.00	443017000 - Contract-Elevator Monitoring
Total 31794 (genfund) - Platinum Standard Elevator LLC (v0001095) - 04/08/26 (04/26)			294.00	
31795 (genfund) - Randall (v0001144) - 04/08/26 (04/26)				
2026 Yardi Boston conference	P-15496	hcv	193.75	415000000 - Travel
Total 31795 (genfund) - Randall (v0001144) - 04/08/26 (04/26)			193.75	
31796 (genfund) - SPS Companies, Inc. (v0001338) - 04/08/26 (04/26)				
SS Water heater	P-15502	scatter	1,047.83	442001000 - Maintenance Materials
Total 31796 (genfund) - SPS Companies, Inc. (v0001338) - 04/08/26 (04/26)			1,047.83	
31797 (genfund) - Vail Place (v0001489) - 04/08/26 (04/26)				
HH - Ser Coord Serv Mar '26	P-15499	rosssvc	7,302.75	421002000 - Project Coordinator
HH - Admin Allocation Mar '26	P-15499	rosssvc	259.75	419022000 - Other Misc Admin Expenses

Payment Detail

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Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
Total 31797 (genfund) - Vail Place (v0001489) - 04/08/26 (04/26)			7,562.50	
31798 (genfund) - Hennepin County Treasurer (v0001662) - 04/08/26 (04/26)				
2025 Pilot payment	P-15506	scatter	23,998.90	452000000 - Payments in Lieu of Taxes
2025 Pilot payment	P-15506	hamilton	12,587.48	452000000 - Payments in Lieu of Taxes
Total 31798 (genfund) - Hennepin County Treasurer (v0001662) - 04/08/26 (04/26)			36,586.38	
31799 (genfund) - Xcel Energy (v0001586) - 04/08/26 (04/26)				
:URP 04/26 [REDACTED]	P-14864	scatter	23.00	471501001 - Tenant Utility Payments-Public Housing
:URP 04/26 [REDACTED]	P-14865	scatter	175.00	471501001 - Tenant Utility Payments-Public Housing
:URP 04/26 [REDACTED]	P-14866	scatter	158.00	471501001 - Tenant Utility Payments-Public Housing
Total 31799 (genfund) - Xcel Energy (v0001586) - 04/08/26 (04/26)			356.00	
31800 (genfund) - [REDACTED] (t0002689) - 04/08/26 (04/26) (Voider)				
FSS Disbursement	P-15495	enhanced	-11,947.14	230700000 - FSS Escrow
Total 31800 (genfund) - [REDACTED] (t0002689) - 04/08/26 (04/26) (Voider)			-11,947.14	
31800 (genfund) - [REDACTED] (t0002689) - 04/08/26 (04/26) (Voided)				
FSS Disbursement	P-15495	enhanced	11,947.14	230700000 - FSS Escrow
Total 31800 (genfund) - [REDACTED] (t0002689) - 04/08/26 (04/26) (Voided)			11,947.14	
31801 (genfund) - [REDACTED] (t0002689) - 04/08/26 (04/26)				
FSS Disbursement	P-15495	enhanced	11,947.14	230700000 - FSS Escrow
Total 31801 (genfund) - [REDACTED] (t0002689) - 04/08/26 (04/26)			11,947.14	
31802 (genfund) - Guardian Property Maintenance (v0000562) - 04/16/26 (04/26)				
Mar Snow Removal	P-15573	hamilton	1,740.00	443018000 - Contract-Snow Removal Contract Cost
HH & SS Emergency maintenance	P-15573	hamilton	869.50	443099000 - Contract Costs-Other
Total 31802 (genfund) - Guardian Property Maintenance (v0000562) - 04/16/26 (04/26)			2,609.50	
31803 (genfund) - Junk King (v0000723) - 04/16/26 (04/26)				
HH garbage trip charge	P-15572	hamilton	198.00	443019000 - Unit Turnaround Contract Cost
Total 31803 (genfund) - Junk King (v0000723) - 04/16/26 (04/26)			198.00	
31804 (genfund) - Menards (v0000873) - 04/16/26 (04/26)				
HH Materials	P-15568	hamilton	178.50	442001000 - Maintenance Materials
Total 31804 (genfund) - Menards (v0000873) - 04/16/26 (04/26)			178.50	
31805 (genfund) - Metro Water Conditioning Inc (v0000885) - 04/16/26 (04/26)				
HH solar salt	P-15567	hamilton	457.80	442001000 - Maintenance Materials
Total 31805 (genfund) - Metro Water Conditioning Inc (v0000885) - 04/16/26 (04/26)			457.80	

Payment Detail

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Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
31806 (genfund) - Minnesota Multi Housing Association (v0000922) - 04/16/26 (04/26)				
Renewal dues	P-15569	hamilton	715.35	419022000 - Other Misc Admin Expenses
Renewal dues	P-15569	hcv	715.35	419022000 - Other Misc Admin Expenses
Total 31806 (genfund) - Minnesota Multi Housing Association (v0000922) - 04/16/26 (04/26)			1,430.70	
31807 (genfund) - Muska Plumbing LLC (v0000979) - 04/16/26 (04/26)				
HH Install toilet & faucet	P-15566	hamilton	618.21	443011000 - Contract-Plumbing
Total 31807 (genfund) - Muska Plumbing LLC (v0000979) - 04/16/26 (04/26)			618.21	
31808 (genfund) - STEP (v0001366) - 04/16/26 (04/26)				
FSS Management Apr. 2026	P-15570	fssgrant	5,094.17	419023000 - Sundry Exp - STEP
Total 31808 (genfund) - STEP (v0001366) - 04/16/26 (04/26)			5,094.17	
31809 (genfund) - City of St. Louis Park (v0001618) - 04/16/26 (04/26)				
PH Legal Fees	P-15571	hamilton	1,439.11	413004000 - General Legal Expense
Total 31809 (genfund) - City of St. Louis Park (v0001618) - 04/16/26 (04/26)			1,439.11	
31810 (genfund) - ImperialDade (v0001624) - 04/16/26 (04/26)				
HH Parts & Supplies	P-15576	hamilton	320.28	442001000 - Maintenance Materials
Total 31810 (genfund) - ImperialDade (v0001624) - 04/16/26 (04/26)			320.28	
31811 (genfund) - Lumen - Century Link (v0001641) - 04/16/26 (04/26)				
HH Lumen service Apr '26	P-15574	hamilton	282.09	419007000 - Telephone
Total 31811 (genfund) - Lumen - Century Link (v0001641) - 04/16/26 (04/26)			282.09	
31812 (genfund) - Joseph Wellentin (v0001683) - 04/16/26 (04/26)				
HCV Inspections	P-15575	hcv	900.00	443099000 - Contract Costs-Other
Total 31812 (genfund) - Joseph Wellentin (v0001683) - 04/16/26 (04/26)			900.00	
31813 (genfund) - ████████(t0002903) - 04/16/26 (04/26)				
Refunding Q-5626	P-15564	hamilton	72.02	211402000 - Security Deposit Clearing Account
Total 31813 (genfund) - ████████(t0002903) - 04/16/26 (04/26)			72.02	
31814 (genfund) - ████████t0002174) - 04/16/26 (04/26)				
Refunding Q-5631	P-15577	scatter	506.44	211402000 - Security Deposit Clearing Account
Total 31814 (genfund) - ████████t0002174) - 04/16/26 (04/26)			506.44	
31815 (genfund) - Brothers Underground (v0000230) - 04/23/26 (04/26)				
SS Dig & Install Liner	P-15582	cfp2025	9,950.00	140010000 - Site Improvement
Total 31815 (genfund) - Brothers Underground (v0000230) - 04/23/26 (04/26)			9,950.00	
31816 (genfund) - JR'S Appliance Disposal Inc (v0000721) - 04/23/26 (04/26)				

Payment Detail

Property=.all AND Bank=genfund AND mm/yy=04/2026-04/2026 AND Check Date=04/01/2026-04/30/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
HH curbside recycling fee	P-15580	hamilton	60.00	434000000 - Garbage/Trash Removal
Total 31816 (genfund) - JR'S Appliance Disposal Inc (v0000721) - 04/23/26 (04/26)			60.00	
31817 (genfund) - Minnesota NAHRO (v0000923) - 04/23/26 (04/26)				
2026 Spring Conference registration	P-15583	hamilton	425.00	414000000 - Staff Training
2026 Spring Conference registration	P-15585	hcv	275.00	414000000 - Staff Training
Total 31817 (genfund) - Minnesota NAHRO (v0000923) - 04/23/26 (04/26)			700.00	
31818 (genfund) - Grainger (v0001647) - 04/23/26 (04/26)				
HH Materials	P-15579	hamilton	118.40	442001000 - Maintenance Materials
Total 31818 (genfund) - Grainger (v0001647) - 04/23/26 (04/26)			118.40	
31819 (genfund) - Northern Lights Plumbing (v0001673) - 04/23/26 (04/26)				
HH boiler repairs	P-15578	hamilton	293.94	443011000 - Contract-Plumbing
HH pipe repair	P-15581	hamilton	668.38	443011000 - Contract-Plumbing
Total 31819 (genfund) - Northern Lights Plumbing (v0001673) - 04/23/26 (04/26)			962.32	
31820 (genfund) - US Bank Corporate Payment Systems (v0001693) - 04/23/26 (04/26)				
Yardi conference flights	P-15584	hcv	1,280.79	415000000 - Travel
Yardi conference hotels	P-15584	hcv	1,253.02	414000000 - Staff Training
Nspire training	P-15584	hamilton	405.09	414000000 - Staff Training
Total 31820 (genfund) - US Bank Corporate Payment Systems (v0001693) - 04/23/26 (04/26)			2,938.90	
31821 (genfund) - Adam's Pest Control, Inc. (v0000030) - 04/30/26 (04/26)				
HH pest treatment	P-16162	hamilton	55.00	443007000 - Contract-Pest Control
Total 31821 (genfund) - Adam's Pest Control, Inc. (v0000030) - 04/30/26 (04/26)			55.00	
31822 (genfund) - All Inc. (v0000065) - 04/30/26 (04/26)				
HH Ranges & recycle	P-16159	hamilton	1,419.50	442002000 - Supplies-Appliance
Total 31822 (genfund) - All Inc. (v0000065) - 04/30/26 (04/26)			1,419.50	
31823 (genfund) - Snyder Electric Co (v0001324) - 04/30/26 (04/26)				
SS change receptacle	P-16156	scatter	549.79	443006000 - Contract-Electrical
SS change receptacles	P-16157	scatter	364.37	443006000 - Contract-Electrical
SS Change receptacles to GFI	P-16158	scatter	288.22	443006000 - Contract-Electrical
Total 31823 (genfund) - Snyder Electric Co (v0001324) - 04/30/26 (04/26)			1,202.38	
31824 (genfund) - Northern Lights Plumbing (v0001673) - 04/30/26 (04/26)				
SS replaced value on hose bib	P-16160	scatter	445.83	443011000 - Contract-Plumbing
SS replace hose bib	P-16161	scatter	564.30	443011000 - Contract-Plumbing
Total 31824 (genfund) - Northern Lights Plumbing (v0001673) - 04/30/26 (04/26)			1,010.13	

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Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
31825 (genfund) - Portfolio Recovery Associates LLC (v0001716) - 04/30/26 (04/26)				
Acct # 5156769253351820	P-16164	wayside	1,830.00	230700000 - FSS Escrow
Total 31825 (genfund) - Portfolio Recovery Associates LLC (v0001716) - 04/30/26 (04/26)			1,830.00	
2400301 (genfund) - Xcel Energy (v0001585) - 04/30/26 (04/26)				
HH Elec service 3.1.26 - 3.30.26	P-16151	hamilton	4,942.96	432000000 - Electricity
Total 2400301 (genfund) - Xcel Energy (v0001585) - 04/30/26 (04/26)			4,942.96	
2400302 (genfund) - Home Depot Credit Services (v0000634) - 04/30/26 (04/26)				
HH - Materials - Apr '26	P-16152	hamilton	442.79	442001000 - Maintenance Materials
SS - Materials - Apr '26	P-16152	scatter	442.78	442001000 - Maintenance Materials
Total 2400302 (genfund) - Home Depot Credit Services (v0000634) - 04/30/26 (04/26)			885.57	
2400303 (genfund) - Centerpoint Energy Minnegasco (v0000288) - 04/30/26 (04/26)				
HH Gas Service 2.25.26 - 3.26.26	P-16153	hamilton	4,064.93	433000000 - Gas
Total 2400303 (genfund) - Centerpoint Energy Minnegasco (v0000288) - 04/30/26 (04/26)			4,064.93	
2400304 (genfund) - Comcast (v0001635) - 04/30/26 (04/26)				
HH Activity Room Apr '26	P-16154	hamilton	140.16	419007000 - Telephone
Total 2400304 (genfund) - Comcast (v0001635) - 04/30/26 (04/26)			140.16	
2400305 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)				
water	P-16165	scatter	100.84	431000000 - Water
sewer	P-16165	scatter	150.52	439000000 - Sewer
solid waste	P-16165	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400305 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)			475.05	
2400306 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)				
water	P-16166	scatter	75.48	431000000 - Water
sewer	P-16166	scatter	108.04	439000000 - Sewer
solid waste	P-16166	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400306 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)			407.21	
2400307 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)				
water	P-16167	scatter	91.99	431000000 - Water
sewer	P-16167	scatter	136.36	439000000 - Sewer
solid waste	P-16167	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400307 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)			452.04	
2400308 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)				
water	P-16168	scatter	75.48	431000000 - Water
sewer	P-16168	scatter	108.04	439000000 - Sewer

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Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
solid waste	P-16168	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400308 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)			407.21	
2400309 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)				
water	P-16169	scatter	164.56	431000000 - Water
sewer	P-16169	scatter	235.48	439000000 - Sewer
solid waste	P-16169	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400309 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)			623.73	
2400310 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)				
Water	P-16170	scatter	221.20	431000000 - Water
sewer	P-16170	scatter	311.00	439000000 - Sewer
solid waste	P-16170	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400310 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)			755.89	
2400311 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)				
water	P-16171	scatter	122.08	431000000 - Water
sewer	P-16171	scatter	178.84	439000000 - Sewer
solid waste	P-16171	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400311 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)			524.61	
2400312 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)				
water	P-16172	scatter	146.86	431000000 - Water
sewer	P-16172	scatter	211.88	439000000 - Sewer
solid waste	P-16172	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400312 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)			582.43	
2400313 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)				
water	P-16173	scatter	129.16	431000000 - Water
sewer	P-16173	scatter	188.28	439000000 - Sewer
solid waste	P-16173	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400313 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)			541.13	
2400314 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)				
water	P-16174	scatter	405.28	431000000 - Water
sewer	P-16174	scatter	556.44	439000000 - Sewer
solid waste	P-16174	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400314 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)			1,185.41	
2400315 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)				
water	P-16175	scatter	107.92	431000000 - Water
sewer	P-16175	scatter	159.96	439000000 - Sewer

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Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
solid waste	P-16175	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400315 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)			491.57	
2400316 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)				
St water	P-16176	scatter	100.84	431000000 - Water
St sewer	P-16176	scatter	150.52	439000000 - Sewer
St solid waste	P-16176	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400316 (genfund) - City of St. Louis Park (v0001618) - 04/30/26 (04/26)			475.05	
			160,029.23	

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Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
31826 (genfund) - Aspen Waste Systems (v0000126) - 05/07/26 (05/26)				
HH May '26 Garbage service	P-16205	hamilton	2,688.82	434000000 - Garbage/Trash Removal
Total 31826 (genfund) - Aspen Waste Systems (v0000126) - 05/07/26 (05/26)			2,688.82	
31827 (genfund) - Louisiana Court Apartments (v0000816) - 05/07/26 (05/26)				
Louisiana Court 1st Qtr Subsidy '26	P-16212	louisian	5,410.00	459000000 - Other General Expense
Total 31827 (genfund) - Louisiana Court Apartments (v0000816) - 05/07/26 (05/26)			5,410.00	
31828 (genfund) - Menards (v0000873) - 05/07/26 (05/26)				
SS Materials	P-16216	scatter	213.99	442001000 - Maintenance Materials
Total 31828 (genfund) - Menards (v0000873) - 05/07/26 (05/26)			213.99	
31829 (genfund) - Platinum Standard Elevator LLC (v0001095) - 05/07/26 (05/26)				
HH May '26 elevator service	P-16207	hamilton	294.00	443017000 - Contract-Elevator Monitoring
Total 31829 (genfund) - Platinum Standard Elevator LLC (v0001095) - 05/07/26 (05/26)			294.00	
31830 (genfund) - Sundberg America LLC (v0001391) - 05/07/26 (05/26)				
SS Materials	P-16215	scatter	13.34	442001000 - Maintenance Materials
Total 31830 (genfund) - Sundberg America LLC (v0001391) - 05/07/26 (05/26)			13.34	
31831 (genfund) - Vail Place (v0001489) - 05/07/26 (05/26)				
HH - Ser Coord Serv Apr '26	P-16208	rosssvc	7,302.75	421002000 - Project Coordinator
HH - Admin Allocation Apr '26	P-16208	rosssvc	259.75	419022000 - Other Misc Admin Expenses
Total 31831 (genfund) - Vail Place (v0001489) - 05/07/26 (05/26)			7,562.50	
31832 (genfund) - Northern Lights Plumbing (v0001673) - 05/07/26 (05/26)				
HH Install vanity & toilet	P-16209	hamilton	557.95	443011000 - Contract-Plumbing
Total 31832 (genfund) - Northern Lights Plumbing (v0001673) - 05/07/26 (05/26)			557.95	
31833 (genfund) - US Bank Corporate Payment Systems (v0001693) - 05/07/26 (05/26)				
HCV training	P-16211	hcv	117.57	414000000 - Staff Training
PH deductible	P-16211	hamilton	1,000.00	443099000 - Contract Costs-Other
HCV Travel NAHRO conference	P-16211	hcv	1,226.26	415000000 - Travel
HCV Travel NAHRO conference	P-16211	hamilton	701.83	415000000 - Travel
Total 31833 (genfund) - US Bank Corporate Payment Systems (v0001693) - 05/07/26 (05/26)			3,045.66	
31834 (genfund) - MN CLN Services Inc. (v0001714) - 05/07/26 (05/26)				
HH Janitorial services - April '26	P-16201	hamilton	1,408.33	443010000 - Contract-Janitorial/Cleaning
Total 31834 (genfund) - MN CLN Services Inc. (v0001714) - 05/07/26 (05/26)			1,408.33	
31835 (genfund) - Concrete Lifting Inc. (v0001715) - 05/07/26 (05/26)				
SS lift step side of house	P-16206	scatter	750.00	443099000 - Contract Costs-Other

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Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
Total 31835 (genfund) - Concrete Lifting Inc. (v0001715) - 05/07/26 (05/26)			750.00	
31836 (genfund) - Snyder Electric Co (v0001324) - 05/07/26 (05/26)				
SS change kitchen receptacle	P-16202	scatter	697.27	443006000 - Contract-Electrical
SS replace circuit breakers	P-16203	scatter	549.54	443006000 - Contract-Electrical
SS replace GFI Receptacles	P-16204	scatter	389.26	443006000 - Contract-Electrical
SS change GFI receptables	P-16210	scatter	357.33	443006000 - Contract-Electrical
SS change receptacles to GFI	P-16213	scatter	463.95	443006000 - Contract-Electrical
SS move Bsmt receptacle	P-16214	scatter	400.32	443006000 - Contract-Electrical
Total 31836 (genfund) - Snyder Electric Co (v0001324) - 05/07/26 (05/26)			2,857.67	
31837 (genfund) - Guardian Property Maintenance (v0000562) - 05/14/26 (05/26)				
Snow Removal - April	P-16217	hamilton	1,740.00	443018000 - Contract-Snow Removal Contract Cost
HH & SS Emergency maintenance	P-16217	hamilton	409.50	443099000 - Contract Costs-Other
Total 31837 (genfund) - Guardian Property Maintenance (v0000562) - 05/14/26 (05/26)			2,149.50	
31838 (genfund) - Hawkins Ash Cpa'S (v0000597) - 05/14/26 (05/26)				
Accounting Fees Jan & Feb '26	P-16229	hamilton	1,444.00	417000000 - Accounting Fees
Accounting Fees Jan & Feb '26	P-16229	hcv	1,298.00	417000000 - Accounting Fees
Accounting Fees Jan & Feb '26	P-16229	cocc	360.00	417000000 - Accounting Fees
Accounting Fees Jan & Feb '26	P-16229	stablehm	340.00	417000000 - Accounting Fees
Accounting Fees Jan & Feb '26	P-16229	kidspark	340.00	417000000 - Accounting Fees
Total 31838 (genfund) - Hawkins Ash Cpa'S (v0000597) - 05/14/26 (05/26)			3,782.00	
31839 (genfund) - Junk King (v0000723) - 05/14/26 (05/26)				
HH garbage trip charge	P-16230	hamilton	148.00	443019000 - Unit Turnaround Contract Cost
Total 31839 (genfund) - Junk King (v0000723) - 05/14/26 (05/26)			148.00	
31840 (genfund) - Muska Plumbing LLC (v0000979) - 05/14/26 (05/26)				
SS Replace piping	P-16218	scatter	428.70	443011000 - Contract-Plumbing
SS Replace water heater	P-16219	scatter	628.73	443011000 - Contract-Plumbing
HH replace basket strainer	P-16220	hamilton	252.95	443011000 - Contract-Plumbing
Total 31840 (genfund) - Muska Plumbing LLC (v0000979) - 05/14/26 (05/26)			1,310.38	
31841 (genfund) - Nan McKay & Associates Inc (v0000986) - 05/14/26 (05/26)				
NSPIRE training	P-16231	hcv	1,000.00	414000000 - Staff Training
Total 31841 (genfund) - Nan McKay & Associates Inc (v0000986) - 05/14/26 (05/26)			1,000.00	
31842 (genfund) - Snyder Electric Co (v0001324) - 05/14/26 (05/26)				
HH parking lot receptacles	P-16221	hamilton	1,440.32	443006000 - Contract-Electrical
SS change kitchen receptacle	P-16222	scatter	256.60	443006000 - Contract-Electrical
SS change receptacles kitchen/laundry	P-16223	scatter	322.37	443006000 - Contract-Electrical

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Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
SS change Laundry receptacles	P-16224	scatter	319.83	443006000 - Contract-Electrical
SS change Laundry receptacles	P-16225	scatter	360.49	443006000 - Contract-Electrical
Total 31842 (genfund) - Snyder Electric Co (v0001324) - 05/14/26 (05/26)			2,699.61	
31843 (genfund) - STEP (v0001366) - 05/14/26 (05/26)				
FSS Management May 2026	P-16228	fssgrant	5,094.17	419023000 - Sundry Exp - STEP
Total 31843 (genfund) - STEP (v0001366) - 05/14/26 (05/26)			5,094.17	
31844 (genfund) - Robert Half Inc. (v0001719) - 05/14/26 (05/26)				
RH Temp week-ended 5.1.26	P-16226	hamilton	756.00	419022000 - Other Misc Admin Expenses
RH Temp week-ended 5.1.26	P-16227	hamilton	210.00	419022000 - Other Misc Admin Expenses
Total 31844 (genfund) - Robert Half Inc. (v0001719) - 05/14/26 (05/26)			966.00	
31845 (genfund) - Institute for Environmental Assessment Inc. (v0001720) - 05/14/26 (05/26)				
HH Radon Testing	P-16237	cfp2025	2,950.00	140010000 - Site Improvement
Total 31845 (genfund) - Institute for Environmental Assessment Inc. (v0001720) - 05/14/26...			2,950.00	
31846 (genfund) - Snyder Electric Co (v0001324) - 05/14/26 (05/26)				
SS change Laundry receptacle	P-16232	scatter	290.75	443006000 - Contract-Electrical
SS change Laundry receptacle	P-16233	scatter	259.15	443006000 - Contract-Electrical
SS change Kitchen receptacles	P-16234	scatter	388.95	443006000 - Contract-Electrical
SS change Kitchen receptacles	P-16235	scatter	463.95	443006000 - Contract-Electrical
SS change multi rooms to GFI	P-16236	scatter	482.18	443006000 - Contract-Electrical
Total 31846 (genfund) - Snyder Electric Co (v0001324) - 05/14/26 (05/26)			1,884.98	
31847 (genfund) - Centerpoint Energy Minnegasco (v0000288) - 05/21/26 (05/26)				
HH Gas Service 3.26.26 - 4.24.26	P-16238	hamilton	2,952.28	433000000 - Gas
Total 31847 (genfund) - Centerpoint Energy Minnegasco (v0000288) - 05/21/26 (05/26)			2,952.28	
31848 (genfund) - Home Depot Credit Services (v0000634) - 05/21/26 (05/26)				
HH - Materials - May '26	P-16239	hamilton	458.23	442001000 - Maintenance Materials
SS - Materials - May '26	P-16239	scatter	1,861.51	442001000 - Maintenance Materials
Total 31848 (genfund) - Home Depot Credit Services (v0000634) - 05/21/26 (05/26)			2,319.74	
31849 (genfund) - Guardian Property Maintenance (v0000562) - 05/28/26 (05/26)				
HH & SS Emergency maintenance	P-16829	hamilton	297.00	443099000 - Contract Costs-Other
Total 31849 (genfund) - Guardian Property Maintenance (v0000562) - 05/28/26 (05/26)			297.00	
31850 (genfund) - Snyder Electric Co (v0001324) - 05/28/26 (05/26)				
HH Change 23 receptacles to GFI	P-16830	hamilton	2,900.00	443006000 - Contract-Electrical
SS change out receptacles	P-16837	scatter	459.14	443006000 - Contract-Electrical
SS change receptacles to GFI	P-16838	scatter	378.46	443006000 - Contract-Electrical

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Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
SS change receptacles to GFI	P-16839	scatter	232.90	443006000 - Contract-Electrical
SS change receptacles to GFI	P-16840	scatter	213.22	443006000 - Contract-Electrical
Total 31850 (genfund) - Snyder Electric Co (v0001324) - 05/28/26 (05/26)			4,183.72	
31851 (genfund) - Northern Lights Plumbing (v0001673) - 05/28/26 (05/26)				
SS install kitchen oven	P-16825	scatter	235.00	443011000 - Contract-Plumbing
SS repair kitchen sink	P-16826	scatter	280.64	443011000 - Contract-Plumbing
SS kitchen sink repairs	P-16835	scatter	280.64	443011000 - Contract-Plumbing
HH Boiler repairs	P-16836	hamilton	363.94	443011000 - Contract-Plumbing
Total 31851 (genfund) - Northern Lights Plumbing (v0001673) - 05/28/26 (05/26)			1,160.22	
31852 (genfund) - Sharon Hopkins & Associates (v0001680) - 05/28/26 (05/26)				
HCV Consulting Services	P-16847	hcv	225.00	419022000 - Other Misc Admin Expenses
Total 31852 (genfund) - Sharon Hopkins & Associates (v0001680) - 05/28/26 (05/26)			225.00	
31853 (genfund) - Joseph Wellentin (v0001683) - 05/28/26 (05/26)				
HCV Inspections	P-16823	hcv	935.00	443099000 - Contract Costs-Other
HCV Inspections	P-16824	hcv	275.00	443099000 - Contract Costs-Other
Total 31853 (genfund) - Joseph Wellentin (v0001683) - 05/28/26 (05/26)			1,210.00	
31854 (genfund) - Robert Half Inc. (v0001719) - 05/28/26 (05/26)				
RH Temp week-ended 5.8.26	P-16827	hamilton	1,127.28	419022000 - Other Misc Admin Expenses
RH Temp week-ended 5.15.26	P-16828	hamilton	1,199.94	419022000 - Other Misc Admin Expenses
Total 31854 (genfund) - Robert Half Inc. (v0001719) - 05/28/26 (05/26)			2,327.22	
31855 (genfund) - Moore's Doors, LLC (v0001721) - 05/28/26 (05/26)				
SS replace garage door	P-16831	scatter	1,811.65	443099000 - Contract Costs-Other
SS garage door lock	P-16832	scatter	294.80	443099000 - Contract Costs-Other
SS replace garage door	P-16833	scatter	1,499.85	443099000 - Contract Costs-Other
SS garage door repairs	P-16834	scatter	414.75	443099000 - Contract Costs-Other
Total 31855 (genfund) - Moore's Doors, LLC (v0001721) - 05/28/26 (05/26)			4,021.05	
31856 (genfund) - Snyder Electric Co (v0001324) - 05/28/26 (05/26)				
SS change receptacles to GFI	P-16841	scatter	395.71	443006000 - Contract-Electrical
SS change receptacles to GFI	P-16842	scatter	181.60	443006000 - Contract-Electrical
SS change receptacles to GFI	P-16843	scatter	376.84	443006000 - Contract-Electrical
SS change receptacles to GFI	P-16844	scatter	227.50	443006000 - Contract-Electrical
HH change receptacles to GFI	P-16845	hamilton	369.99	443006000 - Contract-Electrical
SS change receptacles to GFI	P-16846	scatter	369.99	443006000 - Contract-Electrical
Total 31856 (genfund) - Snyder Electric Co (v0001324) - 05/28/26 (05/26)			1,921.63	
31857 (genfund) - Xcel Energy (v0001586) - 05/28/26 (05/26)				

Payment Detail

Property=,all AND Bank=genfund AND mm/yy=05/2026-05/2026 AND Check Date=05/01/2026-05/31/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
:URP 05/26 [REDACTED]	P-15586	scatter	158.00	471501001 - Tenant Utility Payments-Public Housing
Total 31857 (genfund) - Xcel Energy (v0001586) - 05/28/26 (05/26)			158.00	
31858 (genfund) - All Inc. (v0000065) - 05/28/26 (05/26)				
SS Range install & recycle	P-16857	scatter	831.50	442002000 - Supplies-Appliance
Total 31858 (genfund) - All Inc. (v0000065) - 05/28/26 (05/26)			831.50	
31859 (genfund) - Junk King (v0000723) - 05/28/26 (05/26)				
HH trip charge, Boxspring/electronic removal	P-16851	hamilton	2,266.00	443019000 - Unit Turnaround Contract Cost
Total 31859 (genfund) - Junk King (v0000723) - 05/28/26 (05/26)			2,266.00	
31860 (genfund) - SPS Companies, Inc. (v0001338) - 05/28/26 (05/26)				
HH Parts	P-16856	hamilton	405.30	442001000 - Maintenance Materials
Total 31860 (genfund) - SPS Companies, Inc. (v0001338) - 05/28/26 (05/26)			405.30	
31861 (genfund) - Sundberg America LLC (v0001391) - 05/28/26 (05/26)				
HH Materials	P-16852	hamilton	79.33	442001000 - Maintenance Materials
HH Materials	P-16853	hamilton	74.68	442001000 - Maintenance Materials
Total 31861 (genfund) - Sundberg America LLC (v0001391) - 05/28/26 (05/26)			154.01	
31862 (genfund) - Yardi Systems, Inc. (v0001591) - 05/28/26 (05/26)				
CheckScan transaction fees	P-16858	hamilton	4.50	419022000 - Other Misc Admin Expenses
Total 31862 (genfund) - Yardi Systems, Inc. (v0001591) - 05/28/26 (05/26)			4.50	
31863 (genfund) - City of St. Louis Park (v0001618) - 05/28/26 (05/26)				
PH Admin Salaries - 2026 Q1	P-16859	hamilton	53,807.48	411000000 - Administrative Salaries
PH Admin Benefits - 2026 O1	P-16859	hamilton	19,981.27	411004000 - Employee Benefit Contribution-Admin
PH Maint Salaries - 2026 Q1	P-16859	hamilton	42,715.15	441000000 - Maintenance Salaries
PH Maint Benefits - 2026 Q1	P-16859	hamilton	14,354.94	441005000 - Employee Benefit Contribution-Maint.
HCV Admin Salaries - 2026 Q1	P-16859	hcv	37,015.94	411000000 - Administrative Salaries
HCV Admin Benefits - 2026 Q1	P-16859	hcv	11,341.87	411004000 - Employee Benefit Contribution-Admin
SH Admin Salaries - 2026 Q1	P-16859	stablehm	5,051.86	411000000 - Administrative Salaries
SH Admin Benefits - 2026 Q1	P-16859	stablehm	1,809.94	411004000 - Employee Benefit Contribution-Admin
KIP Admin Salaries - 2026 Q1	P-16859	kidspark	2,598.54	411000000 - Administrative Salaries
KIP Admin Benefits - 2026 Q1	P-16859	kidspark	935.65	411004000 - Employee Benefit Contribution-Admin
MS Admin Salaries - 2026 Q1	P-16859	ms5	3,229.02	411000000 - Administrative Salaries
MS Admin Benefits - 2026 Q1	P-16859	ms5	726.58	411004000 - Employee Benefit Contribution-Admin
Total 31863 (genfund) - City of St. Louis Park (v0001618) - 05/28/26 (05/26)			193,568.24	
31864 (genfund) - A to Z Handyman Services (v0001726) - 05/28/26 (05/26)				
SS Spring cleanup	P-16854	scatter	350.00	443009000 - Contract-Grounds
SS Mowing job	P-16855	scatter	60.00	443009000 - Contract-Grounds

Payment Detail

Property=.all AND Bank=genfund AND mm/yy=05/2026-05/2026 AND Check Date=05/01/2026-05/31/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
Total 31864 (genfund) - A to Z Handyman Services (v0001726) - 05/28/26 (05/26)			410.00	
2400318 (genfund) - Xcel Energy (v0001585) - 05/29/26 (05/26)				
HH Elec service 03.30.26-04.28.26	P-16860	hamilton	5,314.94	432000000 - Electricity
Total 2400318 (genfund) - Xcel Energy (v0001585) - 05/29/26 (05/26)			5,314.94	
2400319 (genfund) - Comcast (v0001635) - 05/29/26 (05/26)				
HH Activity Room May '26	P-16861	hamilton	140.16	419007000 - Telephone
Total 2400319 (genfund) - Comcast (v0001635) - 05/29/26 (05/26)			140.16	
			270,657.41	

Low Income Public Housing (.ph)

Income Statement

Period = Mar 2026

Book = Accrual

		Period to Date	Year to Date
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	82,354	251,965
3114-00-000	Less: Concessions	0	-990
3119-00-000	Total Rental Income	82,354	250,975
3120-00-000	Other Tenant Income		
3120-01-000	Laundry and Vending	1,344	2,133
3120-02-000	Cleaning Fee	300	1,320
3120-03-000	Damages	98	396
3120-04-000	Late Charges	226	648
3120-06-000	NSF Charges	30	90
3120-09-000	Other Income - Laundry	0	2,782
3121-00-000	Tenant Payment Agreement (TPA) Ren	-183	-1,556
3121-01-000	Tenant Payment Agreement (TPA) Frai	-300	5,475
3121-02-000	Tenant Payment Agreement (TPA) Oth	-398	-1,269
3129-00-000	Total Other Tenant Income	1,117	10,020
3199-00-000	TOTAL TENANT INCOME	83,471	260,995
3400-00-000	GRANT INCOME		
3401-00-000	HUD PHA Operating Grants/Subsidy	0	23,775
3499-00-000	TOTAL GRANT INCOME	0	23,775
3600-00-000	OTHER INCOME		
3610-00-000	Investment Income - Unrestricted	-454	500
3640-00-000	Fraud Recovery	300	300
3650-00-000	Miscellaneous Other Income	0	3,215
3699-00-000	TOTAL OTHER INCOME	-154	4,015
3999-00-000	TOTAL INCOME	83,317	288,785
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	6,354	53,807
4110-04-000	Employee Benefit Contribution-Admin	4,654	19,981
4110-99-000	Total Administrative Salaries	11,009	73,789
4130-00-000	Legal Expense		
4130-04-000	General Legal Expense	-1,669	0
4131-00-000	Total Legal Expense	-1,669	0

Income Statement

Period = Mar 2026

Book = Accrual

		Period to Date	Year to Date
4139-00-000	Other Admin Expenses		
4170-00-000	Accounting Fees	0	675
4171-00-000	Auditing Fees	0	1,750
4180-00-000	Office Rent	-1,875	0
4189-00-000	Total Other Admin Expenses	-1,875	2,425
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	0	270
4190-04-000	Office Supplies	0	60
4190-07-000	Telephone	-2,338	1,276
4190-22-000	Other Misc Admin Expenses	729	3,880
4191-00-000	Total Miscellaneous Admin Expenses	9,399	79,275
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	5,856	81,700
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	336	8,324
4320-00-000	Electricity	5,845	17,668
4330-00-000	Gas	6,750	20,496
4340-00-000	Garbage/Trash Removal	2,656	13,922
4390-00-000	Sewer	335	13,887
4399-00-000	TOTAL UTILITY EXPENSES	15,922	74,298
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	12,616	42,715
4410-05-000	Employee Benefit Contribution-Maint.	3,435	14,355
4419-00-000	Total General Maint Expense	16,051	57,070
4420-00-000	Materials		
4420-01-000	Maintenance Materials	1,337	9,203
4420-02-000	Supplies-Appliance	-1,394	848
4429-00-000	Total Materials	-57	10,051
4430-00-000	Contract Costs		
4430-06-000	Contract-Electrical	798	2,471
4430-07-000	Contract-Pest Control	-110	7,305
4430-09-000	Contract-Grounds	-5,843	0
4430-10-000	Contract-Janitorial/Cleaning	1,850	6,200
4430-11-000	Contract-Plumbing	848	6,506
4430-13-000	Contract-HVAC	2,088	18,516
4430-17-000	Contract-Elevator Monitoring	294	2,388
4430-18-000	Contract-Snow Removal Contract Cost	2,154	3,894
4430-19-000	Unit Turnaround Contract Cost	-575	1,726
4430-99-000	Contract Costs-Other	2,029	16,587
4439-00-000	Total Contract Costs	3,533	65,593
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	19,527	132,715

Income Statement

Period = Mar 2026

Book = Accrual

		Period to Date	Year to Date
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance	1,047	3,141
4510-10-000	Property Insurance	4,266	12,799
4510-20-000	Liability Insurance	277	831
4520-00-000	Payments in Lieu of Taxes	3,345	8,857
4570-01-000	Bad Debt-Other	0	75
4590-00-000	Other General Expense	-7,076	0
4599-00-000	TOTAL GENERAL EXPENSES	1,859	25,703
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-01-001	Tenant Utility Payments-Public Housing	338	1,014
4715-06-000	FSS Escrow Payments	1,469	4,584
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,807	5,598
5000-00-000	NON-OPERATING ITEMS		
5100-01-000	Depreciation -Buildings	31,190	93,569
5999-00-000	TOTAL NON-OPERATING ITEMS	31,190	93,569
8000-00-000	TOTAL EXPENSES	76,159	413,582
9000-00-000	NET INCOME	7,157	-124,798

Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	738,131
1111-90-000	Petty Cash	100
1111-99-000	Total Unrestricted Cash	738,231
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted-FSS Escrow	29,790
1112-99-000	Total Restricted Cash	29,790
1119-00-000	TOTAL CASH	768,022
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R -Tenants	28,081
1122-01-000	Allowance for Doubtful Accounts-Tenar	-7,996
1122-02-000	A/R - Tenant Payment Agreement (TPA	15,845
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	35,930
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	345,320
1211-00-000	Prepaid Expenses and Other Assets	58,424
1299-00-000	TOTAL OTHER CURRENT ASSETS	403,744
1300-00-000	TOTAL CURRENT ASSETS	1,207,696
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	655,352
1400-06-000	Buildings	3,629,598
1400-08-000	Furniture and Equipment-Admin.	93,328
1400-09-000	Leasehold Improvements	655,765
1400-10-000	Site Improvement	11,219,192
1405-01-000	Accum Depreciation-Buildings	-13,397,074
1410-00-000	SBITA Asset	32,684
1420-00-000	TOTAL FIXED ASSETS	2,888,846
1499-00-000	TOTAL NONCURRENT ASSETS	2,888,846
1999-00-000	TOTAL ASSETS	4,096,542
2000-00-000	LIABILITIES & EQUITY	

Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	108
2114-00-000	Tenant Security Deposits	43,627
2114-02-000	Security Deposit Clearing Account	374
2116-00-000	A/P-HUD	15,323
2135-00-000	Accrued Payroll & Payroll Taxes	130,859
2137-00-000	Accrued PILOT	45,444
2145-00-000	Interprogram-Due To	11,742
2240-00-000	Tenant Prepaid Rents	13,785
2260-00-000	Accrued Compensated Absences-Curren	65,863
2299-00-000	TOTAL CURRENT LIABILITIES	327,125
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	10,484
2307-00-000	FSS Escrow	29,790
2310-00-000	Notes Payable - LT	255,002
2360-00-000	SBITA Liability	30,184
2399-00-000	TOTAL NONCURRENT LIABILITIES	325,460
2499-00-000	TOTAL LIABILITIES	652,585
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	3,042,173
2809-02-000	Retained Earnings-Unrestricted Net Ass	401,783
2809-99-000	TOTAL RETAINED EARNINGS:	3,443,957
2899-00-000	TOTAL EQUITY	3,443,957
2999-00-000	TOTAL LIABILITIES AND EQUITY	4,096,542

Income Statement

Period = Mar 2026

Book = Accrual

		Period to Date	Year to Date
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3120-00-000	Other Tenant Income		
3121-01-000	Tenant Payment Agreement (TPA) Fra	-621	7,422
3129-00-000	Total Other Tenant Income	-621	7,422
3199-00-000	TOTAL TENANT INCOME	-621	7,422
3400-00-000	GRANT INCOME		
3410-01-000	Section 8 HAP Earned	359,281	1,045,763
3410-02-000	Section 8 Admin. Fee Income	36,364	109,092
3410-04-000	Port-In Admin Fees Earned	1,618	5,040
3410-06-000	Port In HAP Earned	23,422	69,855
3499-00-000	TOTAL GRANT INCOME	420,685	1,229,750
3600-00-000	OTHER INCOME		
3610-00-000	Investment Income - Unrestricted	198	577
3640-00-000	Fraud Recovery	621	1,090
3699-00-000	TOTAL OTHER INCOME	819	1,666
3999-00-000	TOTAL INCOME	420,883	1,238,839
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	8,304	37,016
4110-04-000	Employee Benefit Contribution-Admin	-567	11,342
4110-99-000	Total Administrative Salaries	7,737	48,358
4139-00-000	Other Admin Expenses		
4140-00-000	Staff Training	1,190	2,085
4170-00-000	Accounting Fees	0	698
4171-00-000	Auditing Fees	0	1,750
4172-00-000	Port Out Admin Fee Paid	3,807	13,065
4180-00-000	Office Rent	-1,875	0
4189-00-000	Total Other Admin Expenses	3,122	17,598
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	0	270
4190-07-000	Telephone	-1,156	0
4190-22-000	Other Misc Admin Expenses	-250	381
4191-00-000	Total Miscellaneous Admin Expenses	6,331	49,010
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	9,453	66,608

HCV not including MS5 (.hcv-fin)

Income Statement

Period = Mar 2026

Book = Accrual

		Period to Date	Year to Date
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4430-00-000	Contract Costs		
4430-99-000	Contract Costs-Other	2,405	4,685
4439-00-000	Total Contract Costs	2,405	4,685
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	2,405	4,685
4500-00-000	GENERAL EXPENSES		
4585-00-000	Port-In HAP Expense	23,422	69,855
4599-00-000	TOTAL GENERAL EXPENSES	23,422	69,855
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	286,498	875,258
4715-01-000	Tenant Utility Payments-Voucher	558	1,684
4715-02-000	Port Out HAP Payments	76,653	231,125
4715-06-000	FSS Escrow Payments	4,832	12,154
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	368,541	1,120,221
8000-00-000	TOTAL EXPENSES	403,821	1,261,369
9000-00-000	NET INCOME	17,062	-22,530

Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	494,460
1111-99-000	Total Unrestricted Cash	494,460
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted-FSS Escrow	86,686
1112-03-000	Cash Restricted-HAP	-70,202
1112-99-000	Total Restricted Cash	16,485
1119-00-000	TOTAL CASH	510,944
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R -Tenants	3,320
1122-02-000	A/R - Tenant Payment Agreement (TPA	8,108
1130-00-000	A/R Port Ins	9,849
1131-00-000	A/R Port In Suspense	-182
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	21,095
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	65,993
1299-00-000	TOTAL OTHER CURRENT ASSETS	65,993
1300-00-000	TOTAL CURRENT ASSETS	598,032
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1410-00-000	SBITA Asset	94,841
1410-01-000	Accumulated Amortization	-18,968
1420-00-000	TOTAL FIXED ASSETS	75,873
1499-00-000	TOTAL NONCURRENT ASSETS	75,873
1999-00-000	TOTAL ASSETS	673,905
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	-7,396
2135-00-000	Accrued Payroll & Payroll Taxes	48,358
2150-02-000	Port-In Admin Fee Suspense	19

Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
2240-00-000	Tenant Prepaid Rents	130
2260-00-000	Accrued Compensated Absences-Curren	9,216
2299-00-000	TOTAL CURRENT LIABILITIES	50,327
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	1,467
2307-00-000	FSS Escrow	86,687
2360-00-000	SBITA Liability	70,069
2399-00-000	TOTAL NONCURRENT LIABILITIES	158,222
2499-00-000	TOTAL LIABILITIES	208,549
2800-00-000	EQUITY	
2807-00-000	RESERVED FUND BALANCE	
2807-01-000	Reserved for Operating Activities	-70,202
2808-00-000	TOTAL RESERVED FUND BALANCE	-70,202
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	535,557
2809-99-000	TOTAL RETAINED EARNINGS:	535,557
2899-00-000	TOTAL EQUITY	465,355
2999-00-000	TOTAL LIABILITIES AND EQUITY	673,905

Income Statement

Period = Mar 2026

Book = Accrual

		Period to Date	Year to Date
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3400-00-000	GRANT INCOME		
3410-01-000	Section 8 HAP Earned	17,349	41,635
3410-02-000	Section 8 Admin. Fee Income	2,413	7,239
3499-00-000	TOTAL GRANT INCOME	19,762	48,874
3999-00-000	TOTAL INCOME	19,762	48,874
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	897	3,229
4110-04-000	Employee Benefit Contribution-Admin	-391	727
4110-99-000	Total Administrative Salaries	506	3,956
4139-00-000	Other Admin Expenses		
4172-00-000	Port Out Admin Fee Paid	515	1,545
4189-00-000	Total Other Admin Expenses	515	1,545
4190-00-000	Miscellaneous Admin Expenses		
4190-22-000	Other Misc Admin Expenses	570	570
4191-00-000	Total Miscellaneous Admin Expenses	1,076	4,526
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	1,591	6,070
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	12,026	37,311
4715-02-000	Port Out HAP Payments	7,339	22,017
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	19,365	59,328
8000-00-000	TOTAL EXPENSES	20,956	65,398
9000-00-000	NET INCOME	-1,194	-16,524

Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	20,535
1111-99-000	Total Unrestricted Cash	20,535
1112-00-000	Restricted Cash	
1112-03-000	Cash Restricted-HAP	-17,693
1112-99-000	Total Restricted Cash	-17,693
1119-00-000	TOTAL CASH	2,842
1300-00-000	TOTAL CURRENT ASSETS	2,842
1400-00-000	NONCURRENT ASSETS:	
1999-00-000	TOTAL ASSETS	2,842
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2135-00-000	Accrued Payroll & Payroll Taxes	3,956
2299-00-000	TOTAL CURRENT LIABILITIES	3,956
2499-00-000	TOTAL LIABILITIES	3,956
2800-00-000	EQUITY	
2807-00-000	RESERVED FUND BALANCE	
2807-02-000	Reserved for Capital Activities	-17,693
2808-00-000	TOTAL RESERVED FUND BALANCE	-17,693
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	16,579
2809-99-000	TOTAL RETAINED EARNINGS:	16,579
2899-00-000	TOTAL EQUITY	-1,114
2999-00-000	TOTAL LIABILITIES AND EQUITY	2,842

(fssgrant)

Income Statement

Period = Mar 2026

Book = Accrual

		Period to Date	Year to Date
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3400-00-000	GRANT INCOME		
3428-00-000	FSS Income	10,188	15,283
3499-00-000	TOTAL GRANT INCOME	10,188	15,283
3999-00-000	TOTAL INCOME	10,188	15,283
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4190-00-000	Miscellaneous Admin Expenses		
4190-23-000	Sundry Exp - STEP	10,188	15,283
4191-00-000	Total Miscellaneous Admin Expenses	10,188	15,283
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	10,188	15,283
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
8000-00-000	TOTAL EXPENSES	10,188	15,283
9000-00-000	NET INCOME	0	0

(fssgrant)

Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1400-00-000	NONCURRENT ASSETS:	
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2800-00-000	EQUITY	

(rosssvc)

Income Statement

Period = Mar 2026

Book = Accrual

		Period to Date	Year to Date
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3400-00-000	GRANT INCOME		
3427-00-000	ROSS Revenue	7,562	15,125
3499-00-000	TOTAL GRANT INCOME	7,562	15,125
3999-00-000	TOTAL INCOME	7,562	15,125
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4190-00-000	Miscellaneous Admin Expenses		
4190-22-000	Other Misc Admin Expenses	260	520
4191-00-000	Total Miscellaneous Admin Expenses	260	520
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	260	520
4200-00-000	TENANT SERVICES		
4210-02-000	Project Coordinator	7,303	14,606
4299-00-000	TOTAL TENANT SERVICES EXPENSES	7,303	14,606
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
8000-00-000	TOTAL EXPENSES	7,562	15,125
9000-00-000	NET INCOME	0	0

(rosssvc)

Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1400-00-000	NONCURRENT ASSETS:	
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2800-00-000	EQUITY	

Income Statement

Period = Mar 2026

Book = Accrual

		Period to Date	Year to Date
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3120-00-000	Other Tenant Income		
3121-01-000	Tenant Payment Agreement (TPA) Fra	-453	1,350
3129-00-000	Total Other Tenant Income	-453	1,350
3199-00-000	TOTAL TENANT INCOME	-453	1,350
3400-00-000	GRANT INCOME		
3422-00-000	Hennepin County Rev	43,125	126,332
3423-00-000	Hennepin County Admin Rev	3,761	11,283
3499-00-000	TOTAL GRANT INCOME	46,886	137,615
3600-00-000	OTHER INCOME		
3640-00-000	Fraud Recovery	453	858
3699-00-000	TOTAL OTHER INCOME	453	858
3999-00-000	TOTAL INCOME	46,886	139,823
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	1,322	5,052
4110-04-000	Employee Benefit Contribution-Admin	430	1,810
4110-99-000	Total Administrative Salaries	1,753	6,862
4139-00-000	Other Admin Expenses		
4170-00-000	Accounting Fees	0	160
4189-00-000	Total Other Admin Expenses	0	160
4190-00-000	Miscellaneous Admin Expenses		
4191-00-000	Total Miscellaneous Admin Expenses	1,753	6,862
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	1,753	7,022
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4430-00-000	Contract Costs		
4430-99-000	Contract Costs-Other	0	460
4439-00-000	Total Contract Costs	0	460
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	0	460
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	43,125	124,416
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	43,125	124,416

Stable Home (stablehm)

Income Statement

Period = Mar 2026

Book = Accrual

		Period to Date	Year to Date
8000-00-000	TOTAL EXPENSES	44,878	131,898
9000-00-000	NET INCOME	2,008	7,925

Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	91,454
1111-99-000	Total Unrestricted Cash	91,454
1119-00-000	TOTAL CASH	91,454
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R -Tenants	198
1122-02-000	A/R - Tenant Payment Agreement (TPA	4,814
1129-00-000	A/R -Other	46,956
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	51,968
1300-00-000	TOTAL CURRENT ASSETS	143,422
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1410-00-000	SBITA Asset	5,836
1410-01-000	Accumulated Amortization	-1,167
1420-00-000	TOTAL FIXED ASSETS	4,669
1499-00-000	TOTAL NONCURRENT ASSETS	4,669
1999-00-000	TOTAL ASSETS	148,091
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	-2,721
2135-00-000	Accrued Payroll & Payroll Taxes	6,862
2145-00-000	Interprogram-Due To	99,357
2240-00-000	Tenant Prepaid Rents	4
2260-00-000	Accrued Compensated Absences-Curren	1,524
2299-00-000	TOTAL CURRENT LIABILITIES	105,026
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	243
2360-00-000	SBITA Liability	4,312
2399-00-000	TOTAL NONCURRENT LIABILITIES	4,555

Stable Home (stablehm)

Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
2499-00-000	TOTAL LIABILITIES	109,580
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	38,511
2809-99-000	TOTAL RETAINED EARNINGS:	38,511
2899-00-000	TOTAL EQUITY	38,511
2999-00-000	TOTAL LIABILITIES AND EQUITY	148,091

Income Statement

Period = Mar 2026

Book = Accrual

		Period to Date	Year to Date
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3112-00-000	50059 HAP Subsidy	17,612	53,718
3119-00-000	Total Rental Income	17,612	53,718
3199-00-000	TOTAL TENANT INCOME	17,612	53,718
3400-00-000	GRANT INCOME		
3425-00-000	Admin Fee Revenue	1,650	4,950
3426-00-000	Admin Fee Revenue- to STEP	1,500	4,500
3499-00-000	TOTAL GRANT INCOME	3,150	9,450
3999-00-000	TOTAL INCOME	20,762	63,168
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	722	2,599
4110-04-000	Employee Benefit Contribution-Admin	183	936
4110-99-000	Total Administrative Salaries	904	3,534
4139-00-000	Other Admin Expenses		
4170-00-000	Accounting Fees	0	160
4189-00-000	Total Other Admin Expenses	0	160
4190-00-000	Miscellaneous Admin Expenses		
4191-00-000	Total Miscellaneous Admin Expenses	904	3,534
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	904	3,694
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	17,612	53,718
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	17,612	53,718
8000-00-000	TOTAL EXPENSES	18,516	57,412
9000-00-000	NET INCOME	2,246	5,756

Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	28,699
1111-99-000	Total Unrestricted Cash	28,699
1119-00-000	TOTAL CASH	28,699
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1129-00-000	A/R -Other	41,524
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	41,524
1300-00-000	TOTAL CURRENT ASSETS	70,223
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1410-00-000	SBITA Asset	4,377
1410-01-000	Accumulated Amortization	-875
1420-00-000	TOTAL FIXED ASSETS	3,502
1499-00-000	TOTAL NONCURRENT ASSETS	3,502
1999-00-000	TOTAL ASSETS	73,725
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2135-00-000	Accrued Payroll & Payroll Taxes	3,534
2145-00-000	Interprogram-Due To	44,342
2260-00-000	Accrued Compensated Absences-Current	571
2299-00-000	TOTAL CURRENT LIABILITIES	48,447
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	90
2360-00-000	SBITA Liability	3,234
2399-00-000	TOTAL NONCURRENT LIABILITIES	3,324
2499-00-000	TOTAL LIABILITIES	51,771
2800-00-000	EQUITY	

Kids in the Park (kidspark)

Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	21,954
2809-99-000	TOTAL RETAINED EARNINGS:	21,954
2899-00-000	TOTAL EQUITY	21,954
2999-00-000	TOTAL LIABILITIES AND EQUITY	73,725

Income Statement

Period = Mar 2026

Book = Accrual

		Period to Date	Year to Date
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3600-00-000	OTHER INCOME		
3610-00-000	Investment Income - Unrestricted	869	2,528
3611-00-000	Investment Income - Restricted	41	120
3650-00-000	Miscellaneous Other Income	500	2,921
3699-00-000	TOTAL OTHER INCOME	1,410	5,570
3999-00-000	TOTAL INCOME	1,410	5,570
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4139-00-000	Other Admin Expenses		
4170-00-000	Accounting Fees	0	170
4189-00-000	Total Other Admin Expenses	0	170
4190-00-000	Miscellaneous Admin Expenses		
4190-20-000	Bank Fees	227	627
4191-00-000	Total Miscellaneous Admin Expenses	227	627
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	227	797
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
8000-00-000	TOTAL EXPENSES	227	797
9000-00-000	NET INCOME	1,184	4,773

Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	327,077
1111-99-000	Total Unrestricted Cash	327,077
1119-00-000	TOTAL CASH	327,077
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1129-00-000	A/R -Other	9,256
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	9,256
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	289,429
1162-10-000	Investments-Restricted	13,745
1295-00-000	Interprogram-Due From	55,469
1299-00-000	TOTAL OTHER CURRENT ASSETS	358,643
1300-00-000	TOTAL CURRENT ASSETS	694,976
1400-00-000	NONCURRENT ASSETS:	
1999-00-000	TOTAL ASSETS	694,976
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2800-00-000	EQUITY	
2807-00-000	RESERVED FUND BALANCE	
2807-01-000	Reserved for Operating Activities	13,745
2808-00-000	TOTAL RESERVED FUND BALANCE	13,745
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	681,231
2809-99-000	TOTAL RETAINED EARNINGS:	681,231
2899-00-000	TOTAL EQUITY	694,976
2999-00-000	TOTAL LIABILITIES AND EQUITY	694,976

(cfp2024)

Income Statement

Period = Mar 2026

Book = Accrual

		Period to Date	Year to Date
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3400-00-000	GRANT INCOME		
3420-00-000	Capital Fund Grants	0	3,500
3499-00-000	TOTAL GRANT INCOME	0	3,500
3999-00-000	TOTAL INCOME	0	3,500
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
9000-00-000	NET INCOME	0	3,500

(cfp2024)

Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-10-000	Site Improvement	361,715
1420-00-000	TOTAL FIXED ASSETS	361,715
1499-00-000	TOTAL NONCURRENT ASSETS	361,715
1999-00-000	TOTAL ASSETS	361,715
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	361,715
2809-99-000	TOTAL RETAINED EARNINGS:	361,715
2899-00-000	TOTAL EQUITY	361,715
2999-00-000	TOTAL LIABILITIES AND EQUITY	361,715

(cfp2025)

Income Statement

Period = Mar 2026

Book = Accrual

		Period to Date	Year to Date
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3400-00-000	GRANT INCOME		
3420-00-000	Capital Fund Grants	6,075	6,075
3499-00-000	TOTAL GRANT INCOME	6,075	6,075
3999-00-000	TOTAL INCOME	6,075	6,075
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
9000-00-000	NET INCOME	6,075	6,075

(cfp2025)

Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-10-000	Site Improvement	71,995
1420-00-000	TOTAL FIXED ASSETS	71,995
1499-00-000	TOTAL NONCURRENT ASSETS	71,995
1999-00-000	TOTAL ASSETS	71,995
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	71,995
2809-99-000	TOTAL RETAINED EARNINGS:	71,995
2899-00-000	TOTAL EQUITY	71,995
2999-00-000	TOTAL LIABILITIES AND EQUITY	71,995

Income Statement

Period = Mar 2026

Book = Accrual

		Period to Date	Year to Date
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3400-00-000	GRANT INCOME		
3415-00-000	Other Government Grants	0	15,850
3499-00-000	TOTAL GRANT INCOME	0	15,850
3600-00-000	OTHER INCOME		
3610-00-000	Investment Income - Unrestricted	1	1
3699-00-000	TOTAL OTHER INCOME	1	1
3999-00-000	TOTAL INCOME	1	15,851
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	3,070	10,763
4110-04-000	Employee Benefit Contribution-Admin	877	3,752
4110-99-000	Total Administrative Salaries	3,948	14,514
4190-00-000	Miscellaneous Admin Expenses		
4190-22-000	Other Misc Admin Expenses	0	1,000
4191-00-000	Total Miscellaneous Admin Expenses	3,948	15,514
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	3,948	15,514
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
8000-00-000	TOTAL EXPENSES	3,948	15,514
9000-00-000	NET INCOME	-3,947	337

Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	14,851
1111-99-000	Total Unrestricted Cash	14,851
1119-00-000	TOTAL CASH	14,851
1300-00-000	TOTAL CURRENT ASSETS	14,851
1400-00-000	NONCURRENT ASSETS:	
1999-00-000	TOTAL ASSETS	14,851
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2119-90-000	Other Current Liabilities	99,972
2135-00-000	Accrued Payroll & Payroll Taxes	14,514
2145-00-000	Interprogram-Due To	-99,972
2299-00-000	TOTAL CURRENT LIABILITIES	14,514
2499-00-000	TOTAL LIABILITIES	14,514
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	337
2809-99-000	TOTAL RETAINED EARNINGS:	337
2899-00-000	TOTAL EQUITY	337
2999-00-000	TOTAL LIABILITIES AND EQUITY	14,851