

**HOPKINS HRA  
SPECIAL MEETING AGENDA  
Tuesday, August 15, 2023  
6:30 pm**

**THIS AGENDA IS SUBJECT TO CHANGE  
UNTIL THE START OF THE HRA MEETING**

- I. **CALL TO ORDER**
  
- II. **ADOPT AGENDA**
  
- III. **CONSENT AGENDA**
  - 1. Approve Minutes of the July 11, 2023 regular meeting
  - 2. Approve Disbursements through July 14, 2023
  - 3. Approve Fiscal Year End Report (March 2023)
  
- IV. **ADJOURN**

**HOPKINS HOUSING AND REDEVELOPMENT AUTHORITY  
REGULAR MEETING PROCEEDINGS  
TUESDAY, JULY 11, 2023**

**CALL TO ORDER**

Pursuant to due call and notice thereof a regular meeting of the Hopkins Housing and Redevelopment Authority was held on Tuesday, July 11, 2023 at 6:30 p.m. in the Council Chambers at City Hall, 1010 1<sup>st</sup> Street South.

Board Chairperson Hanlon called the meeting to order with Board Members Balan, Beck, Hunke and Garrido attending. Others attending included Executive Director Mornson and Assistant Executive Director Elverum.

**ADOPT AGENDA**

**Motion** by Balan. **Second** by Hunke.

**Motion** to Adopt the Agenda.

**Ayes: All.**

**Nays: None. Motion carried.**

**CONSENT AGENDA**

**Motion** by Garrido. **Second** by Beck.

**Motion** to approve the Consent Agenda.

1. Approve Minutes of the June 6, 2023 special meeting
2. Approve Disbursements through June 23, 2023

**Ayes: All.**

**Nays: None. Motion carried.**

**ADJOURNMENT**

There being no further business to come before the HRA and upon a motion by Balan, second by Hunke, the meeting was unanimously adjourned at 6:31 p.m.

Respectfully Submitted,



Courtney Pearsall, Administrative Assistant

# Accounts Payable

## Checks by Date - Summary by Check Date

User: klindbery  
 Printed: 7/27/2023 9:54 AM

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
15825	236	BRAD JOHNSON	07/03/2023	0.00	675.00
15826	202	ROBERT B. HILL CO.	07/03/2023	0.00	479.25
15827	234	THERMALPRO, INC.	07/03/2023	0.00	3,000.00
15828	118	VAIL PLACE	07/03/2023	0.00	6,620.83
Total for 7/3/2023:				0.00	10,775.08
15829	235	JODIE ARFMANN	07/10/2023	0.00	200.00
15830	187	BOBBY PARKER	07/10/2023	0.00	200.00
15831	228	THOMAS PERRY	07/10/2023	0.00	200.00
Total for 7/10/2023:				0.00	600.00
15832	106	C. NABER & ASSOCIATES	07/14/2023	0.00	1,023.54
15833	128	CANON FINANCIAL SERVICES	07/14/2023	0.00	324.00
15834	221	CINTAS CORPORATION	07/14/2023	0.00	101.90
15835	120	CITY OF HOPKINS	07/14/2023	0.00	5,002.87
15836	212	DICK'S SANITATION SERVICE, INC.	07/14/2023	0.00	1,010.96
15837	137	FINKEN	07/14/2023	0.00	12.60
15838	141	GRAINGER	07/14/2023	0.00	108.54
15839	103	HANCE ACE HARDWARE	07/14/2023	0.00	457.49
15840	110	HD SUPPLY FACILITIES MAINT	07/14/2023	0.00	98.31
15841	142	HOME DEPOT CREDIT SERVICES	07/14/2023	0.00	1,303.52
15842	122	MIDWEST MAINTENANCE & MECHANICAL	07/14/2023	0.00	50.00
15843	107	ROOT-O-MATIC	07/14/2023	0.00	750.00
15844	234	THERMALPRO, INC.	07/14/2023	0.00	1,000.00
15845	139	TRUGREEN	07/14/2023	0.00	70.00
15846	119	XCEL ENERGY	07/14/2023	0.00	4,892.33
Total for 7/14/2023:				0.00	16,206.06
Report Total (22 checks):				0.00	27,581.14



CITY OF HOPKINS

HOUSING AND  
REDEVELOPMENT  
AUTHORITY

## HRA Board Report 2023-04

To: Honorable Mayor and Council Members  
Mike Mornson, City Manager

From: Muse Mohamed, Executive Director

Date: August 15, 2023

Subject: Approval of the Fiscal Year End Report (March 2023)

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### **RECOMMENDED ACTION**

**MOTION TO** Approve the fiscal year-end financial statements for Hopkins HRA/Dow Towers for fiscal year end March 2023.

### **OVERVIEW**

The United States Department of Housing and Urban Development (HUD) requires Hopkins HRA to submit fiscal year end statements regarding the operations of Dow Towers to the Board Chair and to the Board Members of the HRA on annual basis. The financial statements were prepared in accordance with Generally Accepted Accounting Principles (GAAP) and to comply with federal accounting standards.

HUD staff have reviewed the financial year-end statements prepared by C. Naber Associates (Fee-Accountant). HRA staff has reviewed the statements to ensure all requirements and line items comply with current Federal Regulations. The board approval complies with Federal Regulations 24 CFR § 990.285 and will ensure the financial statements are readily available to the general public or interested member of the community.

### **SUPPORTING INFORMATION**

- Closing General Ledger
- Closing Journal
- Closing Balance Sheet
- Closing Trial Balance

Hopkins, MN - Public Housing  
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Date	Index	Description	Current Month	Year To Date
02 28	111101	Cash General Fund		
		Beginning Balance		800,440.24 Dr
03 30	111101	J010048 Mar 23 Cash Disbursements	111,280.63 Cr	
03 21	111101	J300006 Mar 23 Cash Receipts	<u>37,620.89 Dr</u>	
		Current Total	73,659.74 Cr	
		Ending Balance		726,780.50 Dr
02 28	111700	Petty Cash		
02 28	112200	Tenants Accounts Receivable		
		Beginning Balance		10,401.56 Dr
03 31	112200	002322 To Record March 23 Rent R	23,251.66 Dr	
03 31	112200	002326 Record Allowance For Doub	6,596.62 Dr	
03 06	112200	000065 Rent	9,955.66 Cr	
03 08	112200	000066 Rent	11,724.00 Cr	
03 21	112200	000067 Rent	<u>921.00 Cr</u>	
		Current Total	7,247.62 Dr	
		Ending Balance		17,649.18 Dr
02 28	112201	Doubtful Allowance		
		Beginning Balance		6,457.00 Cr
03 31	112201	002326 Record Allowance For Doub	416.00 Cr	
03 31	112201	002326 Record Allowance For Doub	<u>6,457.00 Dr</u>	
		Current Total	6,041.00 Dr	
		Ending Balance		416.00 Cr
02 28	112500	A/R Hud Operating Subsidy		
02 28	112518	Accounts Receivable Ross Grant		
03 31	112518	002329 To Record Deficiency Of A	<u>18,908.36 Dr</u>	
		Current Total	18,908.36 Dr	
		Ending Balance		18,908.36 Dr
02 28	112519	Accounts Receivable Pohp Grant		
03 31	112519	002329 Set Up A/R Pohp	<u>163,425.86 Dr</u>	
		Current Total	163,425.86 Dr	
		Ending Balance		163,425.86 Dr
02 28	112522	Acct Receivable CF 2022		
03 31	112522	002329 Set Up A/R Hud CF 22	<u>4,398.00 Dr</u>	
		Current Total	4,398.00 Dr	
		Ending Balance		4,398.00 Dr
02 28	112528	Accounts Receivable CF 2018		
02 28	112529	Accounts Receivable CF 2019		
02 28	112572	Accounts Receivable CF 20		

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Date	Index	Description	Current Month	Year To Date
02 28	121100	Prepaid Insurance		
		Beginning Balance		13,429.49 Dr
03 31	121100	002323 To Write-Off Insurance	<u>1,492.17 Cr</u>	
		Current Total	1,492.17 Cr	
		Ending Balance		11,937.32 Dr
02 28	121460	Pohp Plumbing Upgrades		
		Beginning Balance		556,430.86 Dr
		Ending Balance		556,430.86 Dr
02 28	121480	Pohp Water Htrs, Softeners, Windo		
		Beginning Balance		211,795.42 Dr
		Ending Balance		211,795.42 Dr
02 28	129000	Deferred Charge		
02 28	140002	Development Cost		
		Beginning Balance		1460,641.74 Dr
		Ending Balance		1460,641.74 Dr
02 28	140003	Development Cost Contra		
		Beginning Balance		4660,164.74 Cr
		Ending Balance		4660,164.74 Cr
02 28	140005	Accumulated Depreciation		
		Beginning Balance		4576,824.22 Cr
03 31	140005	002325 Record 3/31/23 Depreciati	<u>187,614.61 Cr</u>	
		Current Total	187,614.61 Cr	
		Ending Balance		4764,438.83 Cr
02 28	140006	Land		
		Beginning Balance		95,376.00 Dr
		Ending Balance		95,376.00 Dr
02 28	140007	Buildings		
		Beginning Balance		1708,389.10 Dr
		Ending Balance		1708,389.10 Dr
02 28	140008	Dwelling Equipment		
		Beginning Balance		17,343.10 Dr
03 09	140008	015723 Hd Supply Fac(Range)	<u>1,505.99 Dr</u>	
		Current Total	1,505.99 Dr	
		Ending Balance		18,849.09 Dr
02 28	140009	Furniture, Equipment, Maintenance		
		Beginning Balance		41,058.40 Dr
		Ending Balance		41,058.40 Dr
02 28	140016	Land Improvements		
		Beginning Balance		112,876.00 Dr

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Date	Index	Description	Current Month	Year To Date
		Ending Balance		112,876.00 Dr
02 28	140017	Building Improvements		
		Beginning Balance		3327,556.46 Dr
		Ending Balance		3327,556.46 Dr
02 28	140055	Mod Cost Complete		
		Beginning Balance		3199,523.00 Dr
		Ending Balance		3199,523.00 Dr
02 28	161168	Rg Project Coordinator		
02 28	161268	Rg Training Costs		
		Beginning Balance		500.00 Dr
		Ending Balance		500.00 Dr
02 28	161868	Rg Administrative Costs		
02 28	181168	Rg Project Coordinator		
		Beginning Balance		183,620.74 Dr
03 09	181168	015731 Vail Place	6,000.00 Dr	
03 31	181168	002324 Record 03/31/23 Payable	8,300.00 Dr	
03 31	181168	002335 To Close Other Accounts	<u>197,920.74 Cr</u>	
		Current Total	183,620.74 Cr	
		Ending Balance		
02 28	181268	Rg Training Costs		
		Beginning Balance		1,443.99 Dr
03 31	181268	002335 To Close Other Accounts	<u>1,443.99 Cr</u>	
		Current Total	1,443.99 Cr	
		Ending Balance		
02 28	181868	Rg Administrative Costs		
		Beginning Balance		41,312.53 Dr
03 09	181868	015731 Vail Place	620.83 Dr	
03 31	181868	002324 Record 03/31/23 Payable	1,241.65 Dr	
03 31	181868	002335 To Close Other Accounts	<u>43,175.01 Cr</u>	
		Current Total	41,312.53 Cr	
		Ending Balance		
02 28	211100	Accounts Payable Vendors		
03 31	211100	002324 Record 03/31/23 Payable	3,321.72 Cr	
03 31	211100	002324 Record 03/31/23 Payable	<u>9,541.65 Cr</u>	
		Current Total	12,863.37 Cr	
		Ending Balance		12,863.37 Cr
02 28	211400	Tenants Security Deposits		
		Beginning Balance		14,012.50 Cr
		Ending Balance		14,012.50 Cr

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Date	Index	Description	Current Month	Year To Date
02 28	211410	Tenants Pet Deposits		
		Beginning Balance		2,655.00 Cr
		Ending Balance		2,655.00 Cr
02 28	211499	Security Deposit Interest		
		Beginning Balance		13.78 Dr
		Ending Balance		13.78 Dr
02 28	212900	City of Hopkins Loan		
02 28	213400	Accrued Utilities		
03 31	213400	002324 Record 03/31/23 Payable	<u>7,092.87 Cr</u>	
		Current Total	7,092.87 Cr	
		Ending Balance		7,092.87 Cr
02 28	213500	Accrued Payroll		
02 28	213501	Accrued Absences		
		Beginning Balance		4,054.53 Cr
03 31	213501	002327 Record 3/31/23 Maint Accr	<u>1,472.39 Dr</u>	
		Current Total	1,472.39 Dr	
		Ending Balance		2,582.14 Cr
02 28	213502	Accrued Absences - Non Current		
		Beginning Balance		5,198.84 Cr
03 31	213502	002327 Record 3/31/23 Admin Accr	<u>178.97 Cr</u>	
		Current Total	178.97 Cr	
		Ending Balance		5,377.81 Cr
02 28	213700	Payments in Lieu of Taxes		
		Beginning Balance		3,909.11 Dr
03 31	213700	002331 To Close Pilot - Current	<u>6,891.07 Cr</u>	
		Current Total	6,891.07 Cr	
		Ending Balance		2,981.96 Cr
02 28	213701	Pilot Current Year		
		Beginning Balance		7,123.62 Cr
03 31	213701	002328 Adjust Pilot	354.65 Dr	
03 31	213701	002331 To Close Pilot - Current	6,891.07 Dr	
03 31	213701	J110002 Current Year Pilot	<u>122.10 Cr</u>	
		Current Total	7,123.62 Dr	
		Ending Balance		
02 28	224000	Prepaid Tenants		
03 31	224000	002326 Record Allowance For Doub	<u>6,596.62 Cr</u>	
		Current Total	6,596.62 Cr	
		Ending Balance		6,596.62 Cr
02 28	229020	Capital Fund 2020 Defered Credit		
03 31	229020	002329 Set Up A/R Hud CF 20	<u>42,008.89 Cr</u>	



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Date	Index	Description	Current Month	Year To Date
		Current Total	42,008.89 Cr	
		Ending Balance		42,008.89 Cr
02 28	229021	Capital Fund 2021 Deferred Credit		
03 31	229021	002329 Set Up A/R Hud CF 21	<u>92,467.00 Cr</u>	
		Current Total	92,467.00 Cr	
		Ending Balance		92,467.00 Cr
02 28	229080	Deferred Credits Subsidy		
03 31	229080	002329 To Record Deficiency Of A	<u>21,707.00 Cr</u>	
		Current Total	21,707.00 Cr	
		Ending Balance		21,707.00 Cr
02 28	280200	Investments in Capital Assets - N		
		Beginning Balance		1478,142.44 Cr
03 31	280200	002334 To Close Depreciation	<u>187,614.61 Dr</u>	
		Current Total	187,614.61 Dr	
		Ending Balance		1290,527.83 Cr
02 28	280600	Unrestricted Net Assets		
		Beginning Balance		547,120.58 Cr
03 31	280600	002332 To Close Operating Income	282,540.99 Cr	
03 31	280600	002333 To Close Operating Expens	488,104.74 Dr	
03 31	280600	002335 To Close Other Accounts	242,539.74 Dr	
03 31	280600	002336 To Close Hud Contribution	174,070.00 Cr	
03 31	280600	002336 To Close Hud Contribution	518,070.91 Cr	
03 31	280600	002336 To Close Hud Contribution	<u>11,898.00 Dr</u>	
		Current Total	232,139.42 Cr	
		Ending Balance		779,260.00 Cr
02 28	311000	Dwelling Rental		
		Beginning Balance		251,290.73 Cr
03 31	311000	002322 To Record March 23 Rent R	23,111.66 Cr	
03 31	311000	002332 To Close Operating Income	<u>274,402.39 Dr</u>	
		Current Total	251,290.73 Dr	
		Ending Balance		
02 28	312000	Excess Utilities		
		Beginning Balance		4,837.00 Cr
03 31	312000	002332 To Close Operating Income	<u>4,837.00 Dr</u>	
		Current Total	4,837.00 Dr	
		Ending Balance		
02 28	361000	Interest on General Fund Investme		
02 28	369000	Other Tenant Income		
		Beginning Balance		3,105.65 Cr
03 31	369000	002322 To Record March 23 Rent R	140.00 Cr	
03 31	369000	002332 To Close Operating Income	<u>3,245.65 Dr</u>	
		Current Total	3,105.65 Dr	

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		Ending Balance		
02 28	369200	Other Income - Misc		
		Beginning Balance		55.95 Cr
03 31	369200	002332 To Close Operating Income	55.95 Dr	
		Current Total	55.95 Dr	
		Ending Balance		
02 28	411000	Administrative Salary		
		Beginning Balance		67,165.61 Dr
03 09	411000	015718 City Of Hopkins	7,674.06 Dr	
03 27	411000	015738 City Of Hopkins	19,065.14 Dr	
03 31	411000	002333 To Close Operating Expens	93,904.81 Cr	
		Current Total	67,165.61 Cr	
		Ending Balance		
02 28	411045	Employee Benefits Adminstrative		
		Beginning Balance		5,425.64 Dr
03 09	411045	015718 City Of Hopkins	564.06 Dr	
03 27	411045	015738 City Of Hopkins	1,482.28 Dr	
03 31	411045	002333 To Close Operating Expens	7,471.98 Cr	
		Current Total	5,425.64 Cr	
		Ending Balance		
02 28	411050	Accrued Absences-Admin		
03 31	411050	002327 Record 3/31/23 Admin Accr	178.97 Dr	
03 31	411050	002333 To Close Operating Expens	178.97 Cr	
		Current Total		
		Ending Balance		
02 28	413000	Legal Fees		
		Beginning Balance		1,220.80 Dr
03 09	413000	015725 Kennedy & Graven, Charter	66.45 Dr	
03 31	413000	002333 To Close Operating Expens	1,287.25 Cr	
		Current Total	1,220.80 Cr	
		Ending Balance		
02 28	414000	Staff Training		
		Beginning Balance		1,485.00 Dr
03 30	414000	015745 Nahro MN	425.00 Dr	
03 31	414000	002333 To Close Operating Expens	1,910.00 Cr	
		Current Total	1,485.00 Cr	
		Ending Balance		
02 28	415000	Travel		
		Beginning Balance		1,106.27 Dr
03 31	415000	002324 Record 03/31/23 Payable	495.00 Dr	
03 31	415000	002333 To Close Operating Expens	1,601.27 Cr	
		Current Total	1,106.27 Cr	
		Ending Balance		

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02 28	417000	Accounting Fees		
		Beginning Balance		3,195.00 Dr
03 09	417000	015715 C. Naber & Associates	231.00 Dr	
03 31	417000	002324 Record 03/31/23 Payable	381.00 Dr	
03 31	417000	002333 To Close Operating Expens	<u>3,807.00 Cr</u>	
		Current Total	3,195.00 Cr	
		Ending Balance		
02 28	417100	Audit Expense		
02 28	419000	Office Expense		
		Beginning Balance		8,145.35 Dr
03 09	419000	015717 Cintas Corporation	75.55 Dr	
03 09	419000	015718 City Of Hopkins	1,670.46 Dr	
03 09	419000	015720 Finken	12.60 Dr	
03 09	419000	015729 Thomas Perry	200.00 Dr	
03 09	419000	015732 Verizon	55.37 Dr	
03 27	419000	015737 Canon Financial Services	324.00 Dr	
03 27	419000	015738 City Of Hopkins	2,236.50 Dr	
03 27	419000	015739 Ecm Publishers, Inc.	64.00 Dr	
03 30	419000	015746 Thomas Perry	200.00 Dr	
03 31	419000	002324 Record 03/31/23 Payable	481.53 Dr	
03 31	419000	002333 To Close Operating Expens	<u>13,465.36 Cr</u>	
		Current Total	8,145.35 Cr	
		Ending Balance		
02 28	419200	Advertising		
		Beginning Balance		55.35 Dr
03 31	419200	002333 To Close Operating Expens	<u>55.35 Cr</u>	
		Current Total	55.35 Cr	
		Ending Balance		
02 28	419400	Other Admin Expenses		
		Beginning Balance		4,113.96 Dr
03 09	419400	015727 Mri Software LLC	787.56 Dr	
03 14	419400	015735 Phada	185.00 Dr	
03 31	419400	002333 To Close Operating Expens	<u>5,086.52 Cr</u>	
		Current Total	4,113.96 Cr	
		Ending Balance		
02 28	431000	Water		
		Beginning Balance		9,982.73 Dr
03 14	431000	015733 City Of Hopkins(320504 G)	1,164.27 Dr	
03 31	431000	002324 Record 03/31/23 Payable	1,220.30 Dr	
03 31	431000	002333 To Close Operating Expens	<u>12,367.30 Cr</u>	
		Current Total	9,982.73 Cr	
		Ending Balance		
02 28	432000	Electricity		
		Beginning Balance		42,178.50 Dr

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03 14	432000	015736 Xcel ENERGY(30480 Kw)	3,350.84 Dr	
03 31	432000	002324 Record 03/31/23 Payable	3,261.84 Dr	
03 31	432000	002333 To Close Operating Expens	<u>48,791.18 Cr</u>	
		Current Total	42,178.50 Cr	
		Ending Balance		
02 28	433000	Gas		
		Beginning Balance		25,819.03 Dr
03 09	433000	015716 Centerpoint(4945 Th)	5,764.12 Dr	
03 30	433000	015744 Centerpoint(4598 th)	4,854.09 Dr	
03 31	433000	002333 To Close Operating Expens	<u>36,437.24 Cr</u>	
		Current Total	25,819.03 Cr	
		Ending Balance		
02 28	439000	Other Utility Expense		
		Beginning Balance		22,823.37 Dr
03 09	439000	015730 Robert B Hill Co.(SALT)	969.42 Dr	
03 14	439000	015733 City Of Hopkins	2,198.92 Dr	
03 27	439000	015743 Robert B Hill Co.(SALT)	346.00 Dr	
03 31	439000	002324 Record 03/31/23 Payable	2,610.73 Dr	
03 31	439000	002333 To Close Operating Expens	<u>28,948.44 Cr</u>	
		Current Total	22,823.37 Cr	
		Ending Balance		
02 28	439100	Garbage Removal		
		Beginning Balance		12,851.87 Dr
03 09	439100	015719 Dick's Sanitation Service	2,021.92 Dr	
03 31	439100	002333 To Close Operating Expens	<u>14,873.79 Cr</u>	
		Current Total	12,851.87 Cr	
		Ending Balance		
02 28	441000	Maintenance Labor		
		Beginning Balance		49,164.50 Dr
03 09	441000	015718 City Of Hopkins	6,588.90 Dr	
03 27	441000	015738 City Of Hopkins	14,264.86 Dr	
03 31	441000	002327 Record 3/31/23 Maint Accr	1,472.39 Cr	
03 31	441000	002333 To Close Operating Expens	<u>68,545.87 Cr</u>	
		Current Total	49,164.50 Cr	
		Ending Balance		
02 28	441045	Employee Benefits Maintenance		
		Beginning Balance		28,990.74 Dr
03 09	441045	015718 City Of Hopkins	3,889.16 Dr	
03 27	441045	015738 City Of Hopkins	8,250.42 Dr	
03 31	441045	002333 To Close Operating Expens	<u>41,130.32 Cr</u>	
		Current Total	28,990.74 Cr	
		Ending Balance		
02 28	441050	Accrued Absences - Maintenance		

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02 28	442000	Materials		
		Beginning Balance		22,567.64 Dr
03 09	442000	015718 City Of Hopkins	871.01 Dr	
03 09	442000	015722 Hance Ace Hardware	311.40 Dr	
03 14	442000	015734 Grainger	49.38 Dr	
03 27	442000	015738 City Of Hopkins	207.96 Dr	
03 27	442000	015740 Embroidery Shop Inc	162.92 Dr	
03 27	442000	015741 Home Depot Credit Service	360.23 Dr	
03 31	442000	002324 Record 03/31/23 Payable	1,864.19 Dr	
03 31	442000	002333 To Close Operating Expens	<u>26,394.73 Cr</u>	
		Current Total	22,567.64 Cr	
		Ending Balance		
02 28	443000	Contract Costs - Misc.		
		Beginning Balance		9,782.91 Dr
03 09	443000	015721 Finn Daniels Architects	843.75 Dr	
03 09	443000	015724 Johnson Controls Fire Pro	3,256.27 Dr	
03 09	443000	015726 Midwest Maintenance & Mec	50.00 Dr	
03 27	443000	015742 Midwest Maintenance & Mec	50.00 Dr	
03 31	443000	002333 To Close Operating Expens	<u>13,982.93 Cr</u>	
		Current Total	9,782.91 Cr	
		Ending Balance		
02 28	443200	Contract Costs - Heating & Coolin		
		Beginning Balance		3,863.48 Dr
03 09	443200	015728 Owens Companies, Inc	1,868.11 Dr	
03 31	443200	002333 To Close Operating Expens	<u>5,731.59 Cr</u>	
		Current Total	3,863.48 Cr	
		Ending Balance		
02 28	443400	Contract Costs - Elevator		
		Beginning Balance		6,586.79 Dr
03 31	443400	002333 To Close Operating Expens	<u>6,586.79 Cr</u>	
		Current Total	6,586.79 Cr	
		Ending Balance		
02 28	443500	Contract Costs - Landscape/Ground		
		Beginning Balance		980.60 Dr
03 31	443500	002333 To Close Operating Expens	<u>980.60 Cr</u>	
		Current Total	980.60 Cr	
		Ending Balance		
02 28	443600	Contract Costs - Unit Turnaround		
		Beginning Balance		17,970.25 Dr
03 31	443600	002333 To Close Operating Expens	<u>17,970.25 Cr</u>	
		Current Total	17,970.25 Cr	
		Ending Balance		
02 28	443700	Contract Costs - Electrical		
		Beginning Balance		578.00 Dr

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Date	Index	Description	Current Month	Year To Date
03 31	443700	002333 To Close Operating Expens	578.00 Cr	
		Current Total	578.00 Cr	
		Ending Balance		
02 28	443800	Contract Costs - Plumbing		
		Beginning Balance		6,708.52 Dr
03 31	443800	002333 To Close Operating Expens	6,708.52 Cr	
		Current Total	6,708.52 Cr	
		Ending Balance		
02 28	443900	Contract Costs - Extermination		
		Beginning Balance		4,390.89 Dr
03 30	443900	015747 Thermalpro Inc.	2,000.00 Dr	
03 31	443900	002324 Record 03/31/23 Payable	100.00 Dr	
03 31	443900	002333 To Close Operating Expens	6,490.89 Cr	
		Current Total	4,390.89 Cr	
		Ending Balance		
02 28	444000	Contract Costs - Janitorial		
		Beginning Balance		1,645.00 Dr
03 31	444000	002333 To Close Operating Expens	1,645.00 Cr	
		Current Total	1,645.00 Cr	
		Ending Balance		
02 28	444100	Contract Costs - Routine		
02 28	451000	Property Insurance		
		Beginning Balance		14,536.00 Dr
03 27	451000	015738 City Of Hopkins	257.17 Cr	
03 31	451000	002323 To Write-Off Insurance	1,238.50 Dr	
03 31	451000	002333 To Close Operating Expens	15,517.33 Cr	
		Current Total	14,536.00 Cr	
		Ending Balance		
02 28	451100	Liability Insurance		
		Beginning Balance		2,996.15 Dr
03 31	451100	002323 To Write-Off Insurance	253.67 Dr	
03 31	451100	002333 To Close Operating Expens	3,249.82 Cr	
		Current Total	2,996.15 Cr	
		Ending Balance		
02 28	451200	Work Comp Insurance		
		Beginning Balance		1,555.57 Dr
03 31	451200	002333 To Close Operating Expens	1,555.57 Cr	
		Current Total	1,555.57 Cr	
		Ending Balance		
02 28	451300	Other Insurance		

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Date	Index	Description	Current Month	Year To Date
02 28	452000	Payments In Lieu Of Taxes		
		Beginning Balance		7,123.62 Dr
03 31	452000	002328 Adjust Pilot	354.65 Cr	
03 31	452000	002333 To Close Operating Expens	6,891.07 Cr	
03 31	452000	J110001 Current Year Pilot	<u>122.10 Dr</u>	
		Current Total	7,123.62 Cr	
		Ending Balance		
02 28	457000	Collection Loss		
03 31	457000	002326 Record Allowance For Doub	416.00 Dr	
03 31	457000	002326 Record Allowance For Doub	6,457.00 Cr	
03 31	457000	002333 To Close Operating Expens	<u>6,041.00 Dr</u>	
		Current Total		
		Ending Balance		
02 28	459000	Other General Expense		
02 28	462003	Casualty Loss Contract Costs		
02 28	468000	Special Project		
02 28	485000	Depreciation Expense - Current		
03 31	485000	002325 Record 3/31/23 Depreciati	134,539.38 Dr	
03 31	485000	002334 To Close Depreciation	<u>134,539.38 Cr</u>	
		Current Total		
		Ending Balance		
02 28	485100	Depreciation Expense - CF		
03 31	485100	002325 Record 3/31/23 Depreciati	1,860.14 Dr	
03 31	485100	002334 To Close Depreciation	<u>1,860.14 Cr</u>	
		Current Total		
		Ending Balance		
02 28	485200	Depreciation Expense - Pohp		
03 31	485200	002325 Record 3/31/23 Depreciati	51,215.09 Dr	
03 31	485200	002334 To Close Depreciation	<u>51,215.09 Cr</u>	
		Current Total		
		Ending Balance		
02 28	504430	Capital Fund - Soft Cost		
03 31	504430	002330 Record Soft Costs CF 2020	2,500.00 Dr	
03 31	504430	002330 Record Soft Costs CF 2021	5,000.00 Dr	
03 31	504430	002330 Record Soft Costs CF 2022	4,398.00 Dr	
03 31	504430	002336 To Close Hud Contribution	<u>11,898.00 Cr</u>	
		Current Total		
		Ending Balance		
02 28	721480	Cf 2020 Capital Activity		
		Beginning Balance		26,978.11 Dr
		Ending Balance		26,978.11 Dr

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Date	Index	Description	Current Month	Year To Date
02 28	721510	Cf 2020 Expendable Contra		
03 31	721510	002330 Record Soft Costs CF 2020	<u>2,500.00 Cr</u>	
		Current Total	2,500.00 Cr	
		Ending Balance		2,500.00 Cr
02 28	741480	Cf 2021 Capital Activity		
		Beginning Balance		9,565.38 Dr
		Ending Balance		9,565.38 Dr
02 28	741510	Cf 2021 Expendable Contra		
03 31	741510	002330 Record Soft Costs CF 2021	<u>5,000.00 Cr</u>	
		Current Total	5,000.00 Cr	
		Ending Balance		5,000.00 Cr
02 28	761406	Cf 2022 Operations		
		Beginning Balance		110,000.00 Dr
		Ending Balance		110,000.00 Dr
02 28	761480	Cf 2022 Capital Activity		
03 09	761480	015721 Finn Dan(Architects Fee)	<u>4,398.00 Dr</u>	
		Current Total	4,398.00 Dr	
		Ending Balance		4,398.00 Dr
02 28	761506	Cf 2022 Operations Contra		
		Beginning Balance		110,000.00 Cr
		Ending Balance		110,000.00 Cr
02 28	761510	Cf 2022 Expendable Contra		
03 31	761510	002330 Record Soft Costs CF 2022	<u>4,398.00 Cr</u>	
		Current Total	4,398.00 Cr	
		Ending Balance		4,398.00 Cr
02 28	781480	Cf 2018 Capital Activity		
02 28	791480	Cf 2019 Capital Activity		
02 28	802000	Operating Subsidy		
		Beginning Balance		187,377.60 Cr
03 31	802000	002329 To Record Deficiency Of A	21,707.00 Dr	
03 31	802000	002336 To Close Hud Contribution	174,070.00 Dr	
03 03	802000	000064 Operating Subsidy	<u>8,399.40 Cr</u>	
		Current Total	187,377.60 Dr	
		Ending Balance		
02 28	802900	Ross Grant Advances		
		Beginning Balance		50,570.76 Cr
03 31	802900	002329 To Record Deficiency Of A	18,908.36 Cr	
03 31	802900	002336 To Close Hud Contribution	76,099.95 Dr	
03 03	802900	000064 Ross Grant	<u>6,620.83 Cr</u>	
		Current Total	50,570.76 Dr	



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Date	Index	Description	Current Month	Year To Date
		Ending Balance		
02 28	802901	Pohp Grant		
		Beginning Balance		152,081.72 Cr
03 31	802901	002329 Set Up A/R Pohp	163,425.86 Cr	
03 31	802901	002336 To Close Hud Contribution	<u>315,507.58 Dr</u>	
		Current Total	152,081.72 Dr	
		Ending Balance		
02 28	802902	Cares Act Subsidy		
02 28	802917	Capital Fund 2017 Advances		
02 28	802918	Capital Fund 2018 Advances		
02 28	802919	Capital Fund 2019 Advances		
02 28	802920	Capital Fund 2020 Advances		
		Beginning Balance		44,508.89 Cr
03 31	802920	002329 Set Up A/R Hud CF 20	42,008.89 Dr	
03 31	802920	002336 To Close Hud Contribution	<u>2,500.00 Dr</u>	
		Current Total	44,508.89 Dr	
		Ending Balance		
02 28	802921	Capital Fund 2021 Advances		
		Beginning Balance		102,032.38 Cr
03 31	802921	002329 Set Up A/R Hud CF 21	92,467.00 Dr	
03 31	802921	002336 To Close Hud Contribution	<u>9,565.38 Dr</u>	
		Current Total	102,032.38 Dr	
		Ending Balance		
02 28	802922	Capital Fund 2022 Advances		
		Beginning Balance		110,000.00 Cr
03 31	802922	002329 Set Up A/R Hud CF 22	4,398.00 Cr	
03 31	802922	002336 To Close Hud Contribution	<u>114,398.00 Dr</u>	
		Current Total	110,000.00 Dr	
		Ending Balance		
02 28	894190	Cares Act Admin Expense		
02 28	894310	Cares Act Water / Sewer		
02 28	894391	Cares Act Recycling		
02 28	894420	Cares Act Supplies		
02 28	894510	Cares Act Insurance		
		Line Count:	288	.00

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1	2331		To Close Pilot - Current Y	213701	6,891.07
2			To Close Pilot - Current Y	213700	6,891.07-
3	2332		To Close Operating Income	311000	274,402.39
4				312000	4,837.00
5				369000	3,245.65
6				369200	55.95
7				280600	282,540.99-
8	2333		To Close Operating Expense	280600	488,104.74
9			To Close Operating Expense	411000	93,904.81-
10			To Close Operating Expense	411045	7,471.98-
11			To Close Operating Expense	411050	178.97-
12			To Close Operating Expense	413000	1,287.25-
13			To Close Operating Expense	414000	1,910.00-
14			To Close Operating Expense	415000	1,601.27-
15			To Close Operating Expense	417000	3,807.00-
16			To Close Operating Expense	419000	13,465.36-
17			To Close Operating Expense	419200	55.35-
18			To Close Operating Expense	419400	5,086.52-
19			To Close Operating Expense	431000	12,367.30-
20			To Close Operating Expense	432000	48,791.18-
21			To Close Operating Expense	433000	36,437.24-
22			To Close Operating Expense	439000	28,948.44-
23			To Close Operating Expense	439100	14,873.79-
24			To Close Operating Expense	441000	68,545.87-
25			To Close Operating Expense	441045	41,130.32-
26			To Close Operating Expense	442000	26,394.73-
27			To Close Operating Expense	443000	13,982.93-
28			To Close Operating Expense	443200	5,731.59-
29			To Close Operating Expense	443400	6,586.79-
30			To Close Operating Expense	443500	980.60-
31			To Close Operating Expense	443600	17,970.25-
32			To Close Operating Expense	443700	578.00-
33			To Close Operating Expense	443800	6,708.52-
34			To Close Operating Expense	443900	6,490.89-
35			To Close Operating Expense	444000	1,645.00-
36			To Close Operating Expense	451000	15,517.33-
37			To Close Operating Expense	451100	3,249.82-
38			To Close Operating Expense	451200	1,555.57-
39			To Close Operating Expense	452000	6,891.07-
40			To Close Operating Expense	457000	6,041.00
41	2334		To Close Depreciation	280200	187,614.61
42				485000	134,539.38-
43				485100	1,860.14-
44				485200	51,215.09-
45	2335		To Close Other Accounts	280600	242,539.74
46				181168	197,920.74-
47				181268	1,443.99-
48				181868	43,175.01-
49	2336		To Close Hud Contribution	802000	174,070.00
50				802920	2,500.00

Seq#	SKIP	DATE	Description	Account#	Tran Amount
51	2336		To Close Hud Contribution	802921	9,565.38
52				802922	114,398.00
53				802900	76,099.95
54				802901	315,507.58
55				280600	174,070.00-
56				280600	518,070.91-
57				280600	11,898.00
58				504430	11,898.00-
** Totals **				2497523900*	.00

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BALANCE SHEET

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ACCT DESCRIPTION

**ASSETS**

111101	Cash General Fund	\$	726,780.50
112200	Tenants Accounts Receivable		17,649.18
112201	Doubtful Allowance		(416.00)
112518	Accounts Receivable Ross Grant		18,908.36
112519	Accounts Receivable Pohp Grant		163,425.86
112522	Acct Receivable CF 2022		4,398.00
121100	Prepaid Insurance		11,937.32
121460	Pohp Plumbing Upgrades		556,430.86
121480	Pohp Water Htrs, Softeners, Windows		211,795.42
140002	Development Cost		1,460,641.74
140003	Development Cost Contra		(4,660,164.74)
140005	Accumulated Depreciation		(4,764,438.83)
140006	Land		95,376.00
140007	Buildings		1,708,389.10
140008	Dwelling Equipment		18,849.09
140009	Furniture, Equipment, Maintenance-Ad		41,058.40
140016	Land Improvements		112,876.00
140017	Building Improvements		3,327,556.46
140055	Mod Cost Complete		3,199,523.00
161268	Rg Training Costs		500.00
	Mod Cost Incomplete		150,941.49
	Capital Fund Operations Contra		(110,000.00)
	Capital Fund Non Exp Contra		<u>(11,898.00)</u>

**TOTAL ASSETS**

**\$ 2,280,119.21**

**SURPLUS & LIABILITIES**

211100	Accounts Payable Vendors	\$	12,863.37
211400	Tenants Security Deposits		14,012.50
211410	Tenants Pet Deposits		2,655.00
211499	Security Deposit Interest		(13.78)
213400	Accrued Utilities		7,092.87
213501	Accrued Absences		2,582.14
213502	Accrued Absences - Non Current		5,377.81
213700	Payments in Lieu of Taxes		2,981.96
224000	Prepaid Tenants		6,596.62
229020	Capital Fund 2020 Deferred Credit		42,008.89
229021	Capital Fund 2021 Deferred Credit		92,467.00
229080	Deferred Credits Subsidy		21,707.00
280200	Investments in Capital Assets - Net		1,290,527.83
280600	Unrestricted Net Assets		779,260.00
	Current Year Net Activity		

**TOTAL SURPLUS & LIABILITIES**

**\$ 2,280,119.21**

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BALANCE SHEET

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SUBSIDIARY SCHEDULES

MOD COST INCOMPLETE

721480	Cf 2020 Capital Activity	\$ 26,978.11
741480	Cf 2021 Capital Activity	9,565.38
761406	Cf 2022 Operations	110,000.00
761480	Cf 2022 Capital Activity	<u>4,398.00</u>

TOTAL MOD COST INCOMPLETE

\$ 150,941.49

CAPITAL FUNDS OPERATIONS CONTRA

761506	Cf 2022 Operations Contra	\$ (110,000.00)
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TOTAL CAPITAL FUND OPER CONTRA

\$ (110,000.00)

CAPITAL FUNDS NON-EXP. CONTRA

721510	Cf 2020 Expendable Contra	\$ (2,500.00)
741510	Cf 2021 Expendable Contra	(5,000.00)
761510	Cf 2022 Expendable Contra	<u>(4,398.00)</u>

TOTAL CAPITAL FUNDS NON-EXP.

\$ (11,898.00)

Account#	Account Title	Current	Balance
111101	Cash General Fund	73,659.74-	726,780.50
111700	Petty Cash		.00
112200	Tenants Accounts Receivable	7,247.62	17,649.18
112201	Doubtful Allowance	6,041.00	416.00-
112500	A/R Hud Operating Subsidy		.00
112518	Accounts Receivable Ross Grant	18,908.36	18,908.36
112519	Accounts Receivable Pohp Grant	163,425.86	163,425.86
112522	Acct Receivable CF 2022	4,398.00	4,398.00
112528	Accounts Receivable CF 2018		.00
112529	Accounts Receivable CF 2019		.00
112572	Accounts Receivable CF 20		.00
121100	Prepaid Insurance	1,492.17-	11,937.32
121460	Pohp Plumbing Upgrades		556,430.86
121480	Pohp Water Htrs, Softeners, Wi		211,795.42
129000	Deferred Charge		.00
140002	Development Cost		1,460,641.74
140003	Development Cost Contra		4,660,164.74-
140005	Accumulated Depreciation	187,614.61-	4,764,438.83-
140006	Land		95,376.00
140007	Buildings		1,708,389.10
140008	Dwelling Equipment	1,505.99	18,849.09
140009	Furniture, Equipment, Maintena		41,058.40
140016	Land Improvements		112,876.00
140017	Building Improvements		3,327,556.46
140055	Mod Cost Complete		3,199,523.00
161168	Rg Project Coordinator		.00
161268	Rg Training Costs		500.00
161868	Rg Administrative Costs		.00
181168	Rg Project Coordinator	183,620.74-	.00
181268	Rg Training Costs	1,443.99-	.00
181868	Rg Administrative Costs	41,312.53-	.00
211100	Accounts Payable Vendors	12,863.37-	12,863.37-
211400	Tenants Security Deposits		14,012.50-
211410	Tenants Pet Deposits		2,655.00-
211499	Security Deposit Interest		13.78
212900	City of Hopkins Loan		.00
213400	Accrued Utilities	7,092.87-	7,092.87-
213500	Accrued Payroll		.00
213501	Accrued Absences	1,472.39	2,582.14-
213502	Accrued Absences - Non Current	178.97-	5,377.81-
213700	Payments in Lieu of Taxes	6,891.07-	2,981.96-
213701	Pilot Current Year	7,123.62	.00
224000	Prepaid Tenants	6,596.62-	6,596.62-
229020	Capital Fund 2020 Defered Cred	42,008.89-	42,008.89-
229021	Capital Fund 2021 Deferred Cre	92,467.00-	92,467.00-
229080	Defered Credits Subsidy	21,707.00-	21,707.00-
280200	Investments in Capital Assets	187,614.61	1,290,527.83-
280600	Unrestricted Net Assets	232,139.42-	779,260.00-
	** Subtotal **	513,351.54-	29,043.49-
311000	Dwelling Rental	251,290.73	.00
312000	Excess Utilities	4,837.00	.00
361000	Interest on General Fund Inves		.00
369000	Other Tenant Income	3,105.65	.00

Account#	Account Title	Current	Balance
369200	Other Income - Misc	55.95	.00
411000	Administrative Salary	67,165.61-	.00
411045	Employee Benefits Administrativ	5,425.64-	.00
411050	Accrued Absences-Admin		.00
413000	Legal Fees	1,220.80-	.00
414000	Staff Training	1,485.00-	.00
415000	Travel	1,106.27-	.00
417000	Accounting Fees	3,195.00-	.00
417100	Audit Expense		.00
419000	Office Expense	8,145.35-	.00
419200	Advertising	55.35-	.00
419400	Other Admin Expenses	4,113.96-	.00
431000	Water	9,982.73-	.00
432000	Electricity	42,178.50-	.00
433000	Gas	25,819.03-	.00
439000	Other Utility Expense	22,823.37-	.00
439100	Garbage Removal	12,851.87-	.00
441000	Maintenance Labor	49,164.50-	.00
441045	Employee Benefits Maintenance	28,990.74-	.00
441050	Accrued Absences - Maintenance		.00
442000	Materials	22,567.64-	.00
443000	Contract Costs - Misc.	9,782.91-	.00
443200	Contract Costs - Heating & Co	3,863.48-	.00
443400	Contract Costs - Elevator	6,586.79-	.00
443500	Contract Costs - Landscape/Gro	980.60-	.00
443600	Contract Costs - Unit Turnarou	17,970.25-	.00
443700	Contract Costs - Electrical	578.00-	.00
443800	Contract Costs - Plumbing	6,708.52-	.00
443900	Contract Costs - Extermination	4,390.89-	.00
444000	Contract Costs - Janitorial	1,645.00-	.00
444100	Contract Costs - Routine		.00
451000	Property Insurance	14,536.00-	.00
451100	Liability Insurance	2,996.15-	.00
451200	Work Comp Insurance	1,555.57-	.00
451300	Other Insurance		.00
452000	Payments In Lieu Of Taxes	7,123.62-	.00
457000	Collection Loss		.00
459000	Other General Expense		.00
462003	Casualty Loss Contract Costs		.00
468000	Special Project		.00
485000	Depreciation Expense - Current		.00
485100	Depreciation Expense - CF		.00
485200	Depreciation Expense - Pohp		.00
504430	Capital Fund - Soft Cost		.00
	** Subtotal **	125,719.81-	.00
721480	Cf 2020 Capital Activity		26,978.11
721510	Cf 2020 Expendable Contra	2,500.00-	2,500.00-
741480	Cf 2021 Capital Activity		9,565.38
741510	Cf 2021 Expendable Contra	5,000.00-	5,000.00-
761406	Cf 2022 Operations		110,000.00
761480	Cf 2022 Capital Activity	4,398.00	4,398.00
761506	Cf 2022 Operations Contra		110,000.00-
761510	Cf 2022 Expendable Contra	4,398.00-	4,398.00-

Account#	Account Title	Current	Balance
781480	Cf 2018 Capital Activity		.00
791480	Cf 2019 Capital Activity		.00
	** Subtotal **	7,500.00-	29,043.49
802000	Operating Subsidy	187,377.60	.00
802900	Ross Grant Advances	50,570.76	.00
802901	Pohp Grant	152,081.72	.00
802902	Cares Act Subsidy		.00
802917	Capital Fund 2017 Advances		.00
802918	Capital Fund 2018 Advances		.00
802919	Capital Fund 2019 Advances		.00
802920	Capital Fund 2020 Advances	44,508.89	.00
802921	Capital Fund 2021 Advances	102,032.38	.00
802922	Capital Fund 2022 Advances	110,000.00	.00
894190	Cares Act Admin Expense		.00
894310	Cares Act Water / Sewer		.00
894391	Cares Act Recycling		.00
894420	Cares Act Supplies		.00
894510	Cares Act Insurance		.00
	** Subtotal **	646,571.35	.00
	** Total **	.00	.00