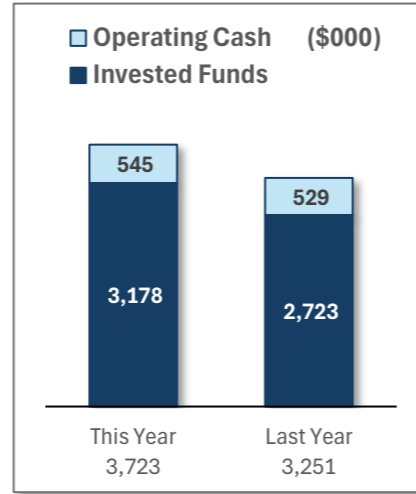
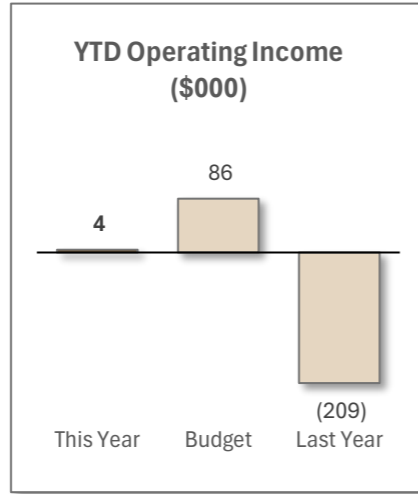
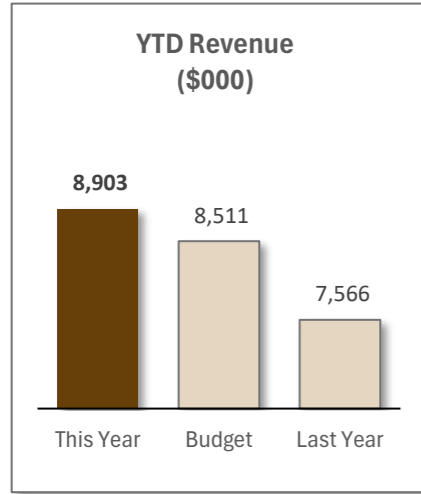


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P&L Financial Highlights	
<b>Revenue</b>	Program Income YTD continued to be below budget due to fewer residents on rent and services subsidies. Grant Income YTD was higher than budget, but is slightly offset by increased program expenses. Contribution Income for the month was below budget, but was \$141k above budget for the year, as expected.
<b>Expenses</b>	Salaries and Benefits above budget for the month due to exit at Bloom Lake Flats. Program expenses up YTD are offset by grant income. Professional Services are expected to be higher than planned for the year due to unbudgeted nursing costs, while, G&A, and Facility Operations are expected to be on track for the year.
<b>Other</b>	Investments decreased by \$25k during the month, to a total of \$3,178k, which included \$41k in unrealized losses.
<b>Proj'n</b>	For the year, revenue was \$392k better than budget, while overall operating income was \$82k less than planned.











P&L Summary (\$000)	December 2024					December 2024 YTD				
	Actual	Budget	Actual less Budget	2023	Actual less Last Year	Actual	Budget	Actual less Budget	2023	Actual less Last Year
Program Income	423	453	(30) -7%	405	18 4%	5,026	5,207	(181) -3%	4,567	458 10%
Grant Income	249	185	64 35%	224	25 11%	2,754	2,331	423 18%	2,040	714 35%
Contributions Income	63	198	(135) -68%	41	22 54%	1,071	930	141 15%	911	160 18%
Other Operating Income	12	4	9 245%	7	6 86%	52	44	8 18%	47	4 9%
<b>Total Revenue</b>	<b>747</b>	<b>839</b>	<b>(92) -11%</b>	<b>677</b>	<b>70 10%</b>	<b>8,903</b>	<b>8,511</b>	<b>392 5%</b>	<b>7,566</b>	<b>1,336 18%</b>
Salaries & Benefits	501	467	33 7%	442	59 13%	5,501	5,403	98 2%	4,977	525 11%
Program Expenses	245	194	51 26%	191	54 28%	2,600	2,311	289 12%	2,041	559 27%
Professional Services	27	20	7 38%	47	(20) -43%	372	325	47 15%	398	(26) -7%
General & Administrative	16	11	5 47%	17	(2) -9%	204	185	19 10%	197	7 3%
Facility Operations	14	11	3 28%	11	3 26%	221	201	20 10%	162	59 36%
<b>Total Expenses</b>	<b>802</b>	<b>703</b>	<b>100 14%</b>	<b>708</b>	<b>94 13%</b>	<b>8,898</b>	<b>8,425</b>	<b>474 6%</b>	<b>7,775</b>	<b>1,123 14%</b>
<b>Operating Income</b>	<b>(55)</b>	<b>136</b>	<b>(192) -140%</b>	<b>(32)</b>	<b>(23) -74%</b>	<b>4</b>	<b>86</b>	<b>(82) -95%</b>	<b>(209)</b>	<b>214 102%</b>
Investment Gains/(Losses)	(25)	-	(25) n/a	64	(89) -139%	212	-	212 n/a	234	(22) -10%
Property Gains/(Losses)	(7)	(7)	0 6%	(6)	(1) -14%	(81)	(86)	6 7%	(80)	(1) -1%
Other Non-Operating	-	-	- n/a	-	- n/a	-	-	- n/a	-	- n/a
<b>Change in Net Assets</b>	<b>(87)</b>	<b>129</b>	<b>(216) -167%</b>	<b>26</b>	<b>(113) -431%</b>	<b>135</b>	<b>-</b>	<b>135 n/a</b>	<b>(55)</b>	<b>190 347%</b>
<b>Year-End Projection:</b>										
Revenue	<b>8,903</b>	8,511	392 5%	7,566	1,336 18%					
Operating Income	<b>4</b>	86	(82) -95%	(209)	214 102%					

**Program Income** : CADI, GRH, HSS and other fee-for-service income.  
**Grant Income**: Gov't and other funding for a designated purpose.  
**Contributions** : Unrestricted individual and institutional gifts.

Balance Sheet (\$000)	Dec 2024		Dec 2023	
	Actual	% of Total	Actual	% of Total
Operating Cash	545	6%	529	6%
Receivables	970	10%	971	11%
Prepays & Deposits	98	1%	221	2%
<b>Operating Assets</b>	<b>1,612</b>	<b>17%</b>	<b>1,720</b>	<b>19%</b>
Property & Equipment	1,434	15%	1,424	16%
Invested Funds	3,178	33%	2,723	30%
Investment in Partnerships	671	7%	605	7%
Notes Receivable	2,647	28%	2,647	29%
<b>Other Assets</b>	<b>7,931</b>	<b>83%</b>	<b>7,399</b>	<b>81%</b>
<b>Total Assets</b>	<b>9,543</b>	<b>100%</b>	<b>9,119</b>	<b>100%</b>
Payables & Accruals	392	4%	497	5%
Interest Bearing Debt	43	0%	38	0%
Deferred Revenue	408	4%	19	0%
<b>Total Liabilities</b>	<b>843</b>	<b>9%</b>	<b>555</b>	<b>6%</b>
Restricted Net Assets	3,020	32%	3,027	33%
Designated Net Assets	3,178	33%	2,723	30%
Unrestricted Net Assets	2,501	26%	2,815	31%
<b>Total Net Assets</b>	<b>8,700</b>	<b>91%</b>	<b>8,564</b>	<b>94%</b>
<b>Liabilities &amp; Net Assets</b>	<b>9,543</b>	<b>100%</b>	<b>9,119</b>	<b>100%</b>

Residents/Clients with Funding Subsidies		Actual Count	Budget Count	% of Budget
Rent	GRH Rate 1	124	130	95%
	HOPWA	42	37	114%
	HUD CoC	9	5	180%
	MN Housing	7	14	50%
	Pending	6	-	
	Private Pay	2	17	12%
	Ryan White Part A	5	-	
	Section 8	43	60	72%
	<b>Total</b>	<b>238</b>	<b>263</b>	<b>90%</b>
Services	CADI	40	63	63%
	GRH Rate 2	104	108	96%
	HSS	11	40	28%
	None	68	52	131%
	Pending	10	-	
	Ryan White Part A	5	-	
<b>Total</b>	<b>238</b>	<b>263</b>	<b>90%</b>	

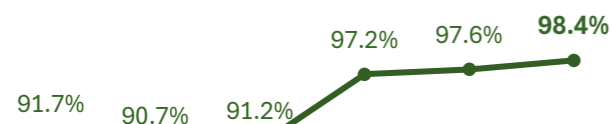
Investment Matrix (\$000)	Invested Funds						Target (12/17/2024)
	Short-Term	Mid-Term	Long-Term	ESG Fund	Total		
Designated Funds	New Construction	250	750	-	-	1,000	1,000
	Strategic Initiatives	250	374	196	132	952	1,000
	Sustainability	0	(123)	379	971	1,227	1,200
	<b>Total</b>	<b>500</b>	<b>1,001</b>	<b>575</b>	<b>1,102</b>	<b>3,178</b>	<b>3,200</b>
	Target (12/17/2024)	500	1,000	600	1,100	3,200	

Top 10 Active Grants (\$000)		Current Year's Funding	Contract End Date	Contract Year's Spending To-Date	Funds Remaining	2024 YTD Revenue
1	HUD Midtown	994	Jun 2026	525  53%	469	331
2	MN Housing HTF	515	Sep 2025	216  42%	299	171
3	Non-Medical Case Management	435	Jun 2025	213  49%	222	212
4	HUD Clare Apartments	432	Feb 2027	120  28%	312	120
5	MHFA STRMU	340	Feb 2025	217  64%	123	217
6	HOPWA TBRA	339	May 2026	325  96%	15	273
7	HOPWA TBRA	339	May 2027	18  5%	321	18
8	Housing Assistance Services - Part A	262	Feb 2025	206  79%	56	206
9	HOPWA Clare Terrace	247	May 2026	247  100%	0	133
10	HOPWA Clare Terrace	247	May 2027	119  48%	128	119
<b>All Other Grants</b>						<b>953</b>
<b>YTD Grant Revenue</b>						<b>2,754</b>

Total Residents/Clients



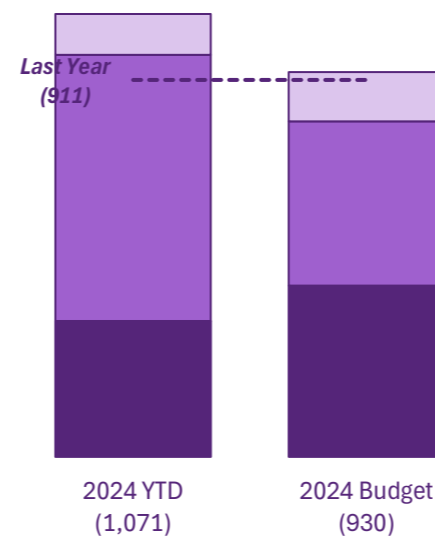
Average Occupancy



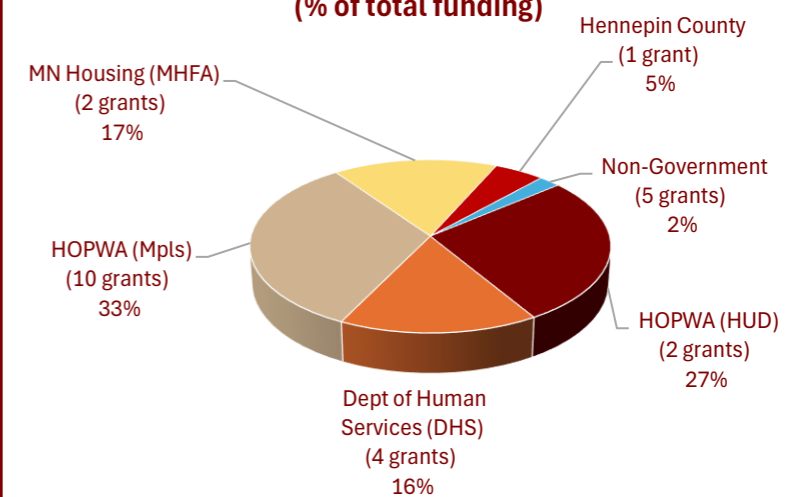
Development Revenue (\$000)

- Events & Sponsorships
- Individual Gifts
- Foundation & Corporate Gifts

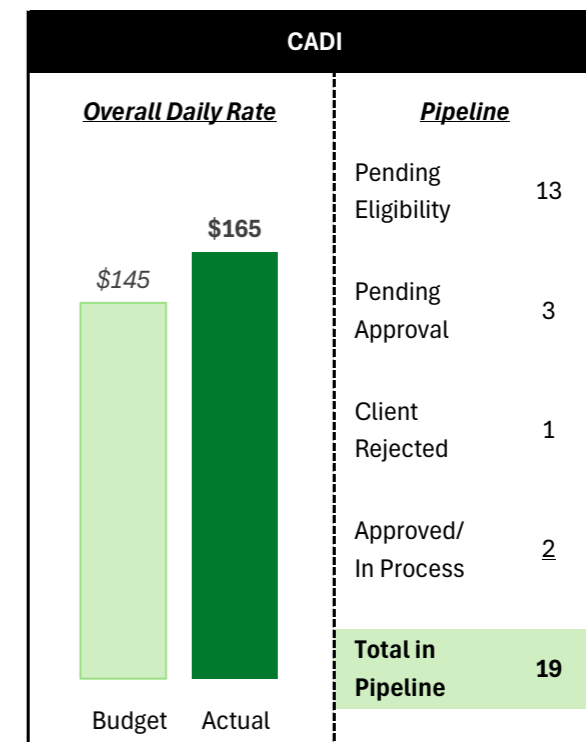
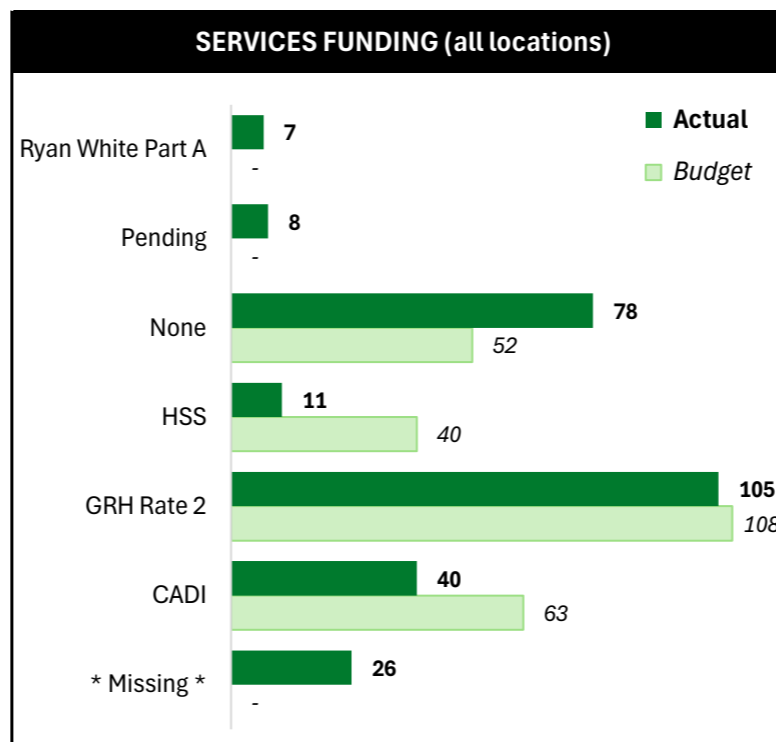
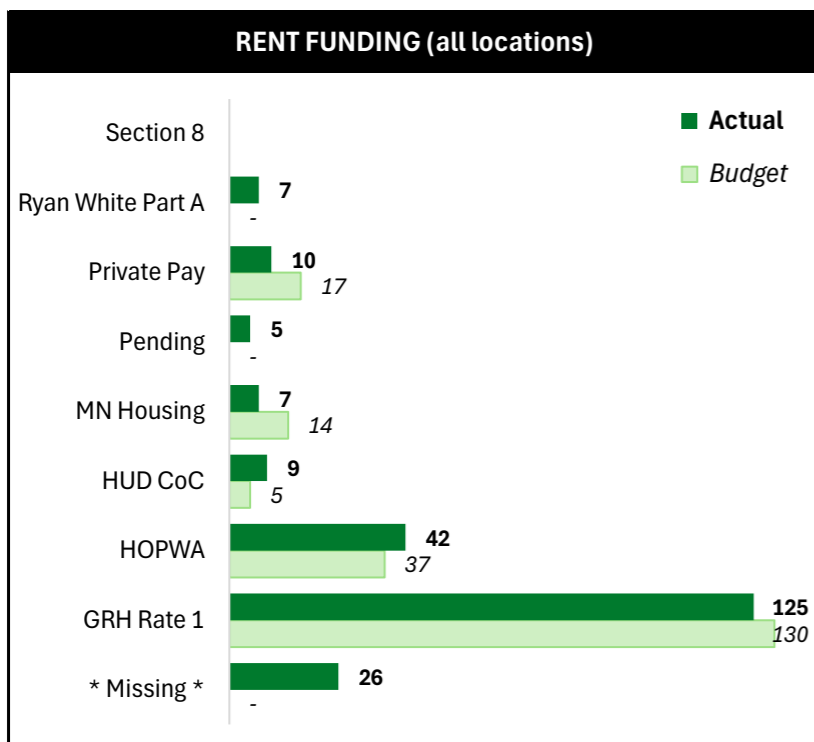
Outstanding Gifts	
Secured	0
Pending	0
<b>Total</b>	<b>0</b>



All Active Grants (% of total funding)



OCCUPANCY		Board Summary December 2024	RESIDENT COUNTS							PROGRAM & GRANT REVENUE			
Units Available	Average Occu-pancy		Residents on 12/1/2024	Admissions & Transfers In	Discharges & Transfers Out	Residents on 12/31/2024	Budgeted Residents	6-Month Trendline	Residents One Year Ago 12/31/2023	YTD Actual (\$000)	YTD Budget (\$000)	Actual less Budget	
32	100%	Clare Apartments	32	1	(1)	32	30 +2		31 +1	830	860	(30)	-4%
45	98%	Clare Midtown	44	0	0	44	45 -1		43 +1	1,354	1,513	(158)	-10%
36	100%	Clare Terrace	35	1	0	36	36 -		35 +1	710	698	13	2%
36	94%	Marshall Flats	32	2	0	34	35 -1		32 +2	900	891	9	1%
149	98%	Support Housing	143	4	(1)	146	146 -		141 +5	3,794	3,961	(167)	-4%
4	100%	Agape Dos	4	0	0	4	4 -		4 -	410	389	22	6%
4	100%	Damiano House	4	0	0	4	4 -		4 -	459	367	93	25%
4	100%	Grace House	4	0	0	4	4 -		3 +1	460	474	(14)	-3%
12	100%	Care Homes	12	0	0	12	12 -		11 +1	1,330	1,229	100	8%
		Scattered Sites	88	1	(5)	84	64 +20		91 -7	1,300	1,190	110	9%
Permanent Support Housing Residents			243	5	(6)	242	222 +20		243 -1	6,423	6,381	43	1%
		Hotel to Housing	5	4	0	9	0 +9		0 +9	-	-	-	n/a
		Bridge to Stability	21	19	(16)	24	0 +24		0 +24	-	-	-	n/a
Short Term Clients			26	23	(16)	33	0 +33		0 +33	-	-	-	n/a
		Non-Allocated								1,356	1,157	199	17%
TOTAL CLARE HOUSING			269	28	(22)	275	222 +53		243 +32	7,780	7,537	242	3%



Clare Housing P&L STATEMENT (\$000)	DECEMBER 2024					DECEMBER 2024 YTD					Comments
	Actual	Budget	Actual Less Budget	2023	Actual Less Last Year	Actual	Budget	Actual Less Budget	2023	Actual Less Last Year	
GRH-1 Housing Support	134	134	0 0%	119	15 12%	1,552	1,580	(28) -2%	1,251	301 24%	CADI revenue continues to be below budget due to less residents enrolled in services than budgeted and expected to continue to be lower due to exit at Bloom Lake Flats.
Private Pay Rent Income	11	13	(2) -19%	17	(7) -39%	148	157	(9) -5%	213	(65) -31%	
GRH-2 Housing Support	48	47	1 2%	33	15 44%	572	550	22 4%	471	101 22%	
CADI Income	192	251	(59) -23%	227	(34) -15%	2,639	2,823	(184) -7%	2,516	123 5%	
Housing Stabilization Support (HSS)	1	2	(1) -65%	1	0 20%	5	22	(17) -75%	4	2 43%	
Housing Support Admin Fee	6	6	0 7%	6	(0) -5%	73	66	7 10%	66	7 10%	
Other Program Income	31	1	31 nm	2	29 nm	36	8	27 328%	46	(10) -22%	
<b>Total Program Income</b>	<b>423</b>	<b>453</b>	<b>(30) -7%</b>	<b>405</b>	<b>18 4%</b>	<b>5,026</b>	<b>5,207</b>	<b>(181) -3%</b>	<b>4,567</b>	<b>458 10%</b>	
DHS Grants	56	44	12 26%	73	(17) -24%	629	625	4 1%	636	(7) -1%	MN Housing STRMU and HC Hotel to Housing grant were not budgeted, but is largely offset by new expenses. MDH grants not awarded, but offset by expenses that will not be incurred.
HOPWA Grants	94	103	(9) -9%	109	(15) -14%	1,266	1,237	28 2%	1,002	264 26%	
Hennepin County Grants	29	10	20 206%	24	5 21%	284	139	145 105%	121	163 134%	
MDH Grants	-	5	(5) -100%	-	- n/a	-	59	(59) -100%	-	- n/a	
MN Housing Grants	47	13	33 249%	10	37 389%	396	167	229 137%	182	215 118%	
Other Government Grants	23	9	14 167%	8	15 185%	179	103	76 73%	99	80 82%	
Corporate Grants	-	-	- n/a	-	- n/a	-	-	- n/a	1	(1) -100%	
<b>Total Grant Income</b>	<b>249</b>	<b>185</b>	<b>64 35%</b>	<b>224</b>	<b>25 11%</b>	<b>2,754</b>	<b>2,331</b>	<b>423 18%</b>	<b>2,040</b>	<b>714 35%</b>	
Foundation/Corporate Gifts	13	107	(93) -87%	-	13 n/a	328	414	(86) -21%	389	(60) -15%	Contribution income YTD finished \$141k above budget, due to unplanned one-time gift.
Individual Gifts	47	84	(37) -44%	35	12 35%	643	397	246 62%	394	249 63%	
Sponsorships	3	-	3 n/a	-	3 n/a	100	105	(5) -5%	92	8 8%	
Community Events	-	8	(8) -100%	6	(6) -100%	0	14	(14) -98%	37	(36) -99%	
<b>Total Contributions Income</b>	<b>63</b>	<b>198</b>	<b>(135) -68%</b>	<b>41</b>	<b>22 54%</b>	<b>1,071</b>	<b>930</b>	<b>141 15%</b>	<b>911</b>	<b>160 18%</b>	
Management Fee Income	4	4	- 0%	3	0 3%	42	42	- 0%	41	1 3%	
Developer Fee Income	-	-	- n/a	-	- n/a	-	-	- n/a	0	(0) -100%	
Operating Interest Income	9	0	9 nm	3	6 171%	10	2	8 nm	6	3 57%	
<b>Total Other Operating Income</b>	<b>12</b>	<b>4</b>	<b>9 245%</b>	<b>7</b>	<b>6 86%</b>	<b>52</b>	<b>44</b>	<b>8 18%</b>	<b>47</b>	<b>4 9%</b>	
<b>TOTAL REVENUE</b>	<b>747</b>	<b>839</b>	<b>(92) -11%</b>	<b>677</b>	<b>70 10%</b>	<b>8,903</b>	<b>8,511</b>	<b>392 5%</b>	<b>7,566</b>	<b>1,336 18%</b>	
Wages Expense	381	373	8 2%	350	31 9%	4,417	4,399	17 0%	4,070	346 9%	
Payroll Taxes	43	28	15 52%	31	13 41%	376	334	43 13%	312	65 21%	
Medical/Dental Insurance	37	35	2 5%	31	6 21%	465	418	47 11%	365	100 27%	
Disability Insurance	4	4	(0) -2%	4	(0) -1%	55	51	4 7%	48	7 14%	
403(b) Match	20	10	10 98%	12	8 65%	106	120	(13) -11%	112	(6) -5%	
Workers' Compensation	5	6	(1) -16%	6	(1) -15%	64	69	(5) -8%	57	7 12%	

Clare Housing P&L STATEMENT (\$000)	DECEMBER 2024					DECEMBER 2024 YTD					Comments
	Actual	Budget	Actual Less Budget	2023	Actual Less Last Year	Actual	Budget	Actual Less Budget	2023	Actual Less Last Year	
Employee Recognition	10	10	(0) -2%	8	1 17%	18	12	6 48%	12	6 52%	
<b>Total Salaries &amp; Benefits</b>	<b>501</b>	<b>467</b>	<b>33 7%</b>	<b>442</b>	<b>59 13%</b>	<b>5,501</b>	<b>5,403</b>	<b>98 2%</b>	<b>4,977</b>	<b>525 11%</b>	
Apartment Lease Expense	201	162	39 24%	152	48 32%	2,165	1,928	237 12%	1,537	628 41%	Apartment lease expense offset by grant income. Household supplies greater than budget slightly offset by lower food and medical supplies on expense.
Food Expense	26	20	6 28%	23	2 10%	233	239	(6) -3%	317	(84) -27%	
Household Supplies	9	7	2 34%	8	1 11%	120	78	41 53%	111	8 8%	
Medical Supplies	1	2	(1) -53%	1	(0) -11%	16	27	(11) -41%	22	(6) -28%	
Resident Activities	3	0	3 nm	2	1 44%	22	3	19 nm	14	8 60%	
Resident Transportation	2	1	1 47%	3	(1) -40%	14	13	1 6%	17	(3) -19%	
Staff Training	3	2	2 96%	1	2 275%	28	23	6 24%	22	7 31%	
Substitute Caregivers	-	-	- n/a	-	- n/a	1	-	1 n/a	1	1 175%	
Other Program Expense	-	-	- n/a	0	(0) -100%	-	-	- n/a	0	(0) -100%	
<b>Total Program Expenses</b>	<b>245</b>	<b>194</b>	<b>51 26%</b>	<b>191</b>	<b>54 28%</b>	<b>2,600</b>	<b>2,311</b>	<b>289 12%</b>	<b>2,041</b>	<b>559 27%</b>	
Finance & Accounting	2	7	(5) -71%	10	(8) -80%	107	113	(6) -6%	101	6 6%	Other consulting services YTD greater than budget due to unbudgeted nursing consulting costs.
Government Affairs	3	(2)	5 300%	2	1 45%	29	20	9 44%	30	(1) -3%	
HR Consulting	-	-	- n/a	-	- n/a	-	2	(2) -100%	7	(7) -100%	
IT Support	6	5	1 29%	3	2 73%	76	65	11 17%	72	4 5%	
Legal Services	-	-	- n/a	-	- n/a	2	-	2 n/a	-	2 n/a	
Online Services	4	4	0 9%	4	0 6%	55	52	3 6%	54	1 2%	
Payroll Processing	1	2	(1) -35%	8	(7) -87%	9	20	(11) -55%	17	(8) -49%	
Public Relations	-	-	- n/a	0	(0) -100%	1	1	(1) -41%	0	0 61%	
Other Consulting Services	11	4	6 142%	19	(9) -46%	93	52	41 80%	117	(23) -20%	
<b>Total Professional Services</b>	<b>27</b>	<b>20</b>	<b>7 38%</b>	<b>47</b>	<b>(20) -43%</b>	<b>372</b>	<b>325</b>	<b>47 15%</b>	<b>398</b>	<b>(26) -7%</b>	
Bank Fees	2	1	0 16%	1	0 17%	15	17	(2) -10%	15	0 1%	
D&O Liability Insurance	1	0	0 331%	2	(2) -74%	7	2	6 316%	11	(3) -31%	
Dues & Subscriptions	5	1	3 241%	5	(0) -3%	30	31	(1) -3%	28	2 8%	
Equipment Rental	1	0	0 36%	1	(0) -4%	7	5	2 38%	5	3 61%	
Fundraising & Event Supplies	-	-	- n/a	-	- n/a	0	-	0 n/a	-	0 n/a	
Licenses & Permits	0	1	(1) -74%	0	0 nm	18	15	3 21%	20	(1) -5%	
Meeting Expense	0	1	(0) -51%	0	0 3%	4	9	(5) -53%	7	(3) -39%	
Mileage Reimbursements	1	1	1 82%	1	(0) -15%	16	8	8 93%	12	4 34%	
Office & General Supplies	2	3	(1) -21%	5	(2) -53%	79	74	5 7%	77	2 2%	
Postage & Shipping	1	1	1 89%	0	1 nm	4	3	1 36%	4	1 15%	
Printing & Copying	2	1	1 152%	0	2 nm	5	3	2 84%	4	0 5%	
Staff Recruiting & Onboarding	0	0	(0) -83%	-	0 n/a	0	2	(2) -87%	1	(0) -63%	
Travel	1	-	1 n/a	1	(0) -21%	13	8	5 64%	13	0 0%	

Clare Housing P&L STATEMENT (\$000)	DECEMBER 2024					DECEMBER 2024 YTD					Comments
	Actual	Budget	Actual Less Budget	2023	Actual Less Last Year	Actual	Budget	Actual Less Budget	2023	Actual Less Last Year	
<b>Total General &amp; Administrative</b>	<b>16</b>	<b>11</b>	<b>5</b> 47%	<b>17</b>	<b>(2)</b> -9%	<b>204</b>	<b>185</b>	<b>19</b> 10%	<b>197</b>	<b>7</b> 3%	
Building Repairs & Maintenance	1	3	(2) -60%	2	(1) -55%	78	77	0 0%	26	52 198%	
Custodial & General Maintenance	-	-	- n/a	0	(0) -100%	-	-	- n/a	3	(3) -100%	
Property Taxes	0	-	0 n/a	-	0 n/a	1	1	(0) -27%	1	(0) -22%	
Property/Liability Insurance	2	2	1 48%	2	1 36%	17	19	(1) -7%	13	4 31%	
Telephone, Cable & Internet	4	3	0 4%	3	0 4%	47	41	6 14%	65	(18) -28%	
Utilities Expense	7	4	4 106%	4	4 100%	79	63	16 26%	54	24 45%	
<b>Total Facility Operations</b>	<b>14</b>	<b>11</b>	<b>3</b> 28%	<b>11</b>	<b>3</b> 26%	<b>221</b>	<b>201</b>	<b>20</b> 10%	<b>162</b>	<b>59</b> 36%	
<i>Total Operating Expenses</i>	<b>802</b>	703	100 14%	708	94 13%	<b>8,898</b>	8,425	474 6%	7,775	1,123 14%	
<b>TOTAL OPERATING INCOME</b>	<b>(55)</b>	136	(192) -140%	(32)	(23) -74%	<b>4</b>	86	(82) -95%	(209)	214 102%	
Investment Interest & Dividends	16	-	16 n/a	14	3 19%	108	-	108 n/a	89	19 21%	
Realized Capital Gains/(Losses)	-	-	- n/a	0	(0) -100%	3	-	3 n/a	(44)	47 107%	
Unrealized Capital Gains/(Losses)	(41)	-	(41) n/a	50	(92) -182%	118	-	118 n/a	204	(86) -42%	
Investment Fees	(0)	-	(0) n/a	(1)	1 90%	(17)	-	(17) n/a	(15)	(2) -12%	
<b>Total Investment Gains/(Losses)</b>	<b>(25)</b>	-	<b>(25)</b> n/a	<b>64</b>	<b>(89)</b> -139%	<b>212</b>	-	<b>212</b> n/a	<b>234</b>	<b>(22)</b> -10%	
Depreciation Expense	(7)	(7)	0 6%	(6)	(1) -14%	(81)	(86)	6 7%	(80)	(1) -1%	
<b>Total Property Gains/(Losses)</b>	<b>(7)</b>	<b>(7)</b>	<b>0</b> 6%	<b>(6)</b>	<b>(1)</b> -14%	<b>(81)</b>	<b>(86)</b>	<b>6</b> 7%	<b>(80)</b>	<b>(1)</b> -1%	
SHP Interest Income	51	50	1 2%	49	2 5%	51	50	1 2%	49	2 5%	
SHP Interest Allowance	(51)	-	(51) n/a	(49)	(2) -5%	(51)	-	(51) n/a	(49)	(2) -5%	
CSH Imputed Interest Expense	(5)	(50)	45 90%	(1)	(4) nm	(5)	(50)	45 90%	(1)	(4) nm	
CSH Debt Forgiveness	5	-	5 n/a	1	4 nm	5	-	5 n/a	1	4 nm	
Administrative Allocations	-	-	- n/a	0	(0) -100%	-	-	- n/a	(0)	0 100%	
<i>Total Non-Operating Gains/(Losses)</i>	<b>(32)</b>	(7)	(25) -336%	58	(90) -155%	<b>131</b>	(86)	217 252%	154	(23) -15%	
<b>NET CHANGE IN ASSETS</b>	<b>(87)</b>	129	(216) -167%	26	(113) -431%	<b>135</b>	0	135 nm	(55)	190 347%	

Clare Housing BALANCE SHEET (\$000)	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Comments
<b>ASSETS</b>														
Petty Cash	-	-	-	-	-	-	-	-	-	-	-	-	-	
Checking - Bremer	219	440	357	241	404	351	313	192	228	262	206	268	226	
Money Market - Bremer	56	56	56	57	57	57	57	57	57	57	57	57	57	
Sweep Account	0	0	0	0	0	0	0	0	0	0	0	0	0	
Certificates of Deposit	253	253	253	253	253	253	253	253	253	253	253	253	262	
Undeposited Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Operating Cash</b>	<b>529</b>	<b>750</b>	<b>667</b>	<b>551</b>	<b>714</b>	<b>661</b>	<b>623</b>	<b>502</b>	<b>538</b>	<b>572</b>	<b>516</b>	<b>578</b>	<b>545</b>	
Accounts Receivable - General	271	267	224	287	309	305	323	276	369	335	308	315	307	
Accounts Receivable - Tenant Rents	0	1	2	5	(3)	(5)	(4)	(7)	(7)	(5)	(2)	(9)	(5)	
Accounts Receivable - Program Services	54	42	51	57	52	52	47	54	54	56	57	59	59	
Allowance for Doubtful Receivables	(23)	(22)	(21)	(26)	(30)	(26)	(24)	(24)	(22)	(23)	(23)	(23)	(23)	
Grants Receivable	430	256	435	360	326	478	293	408	356	395	422	403	400	
Contributions Receivable	71	31	25	19	13	6	(0)	79	72	65	88	50	58	
Multi-Year Pledges Receivable	183	186	184	172	167	213	218	205	201	257	236	232	186	
Allowance for Doubtful Pledges	(5)	(6)	(6)	(5)	(5)	(6)	(7)	(6)	(6)	(8)	(7)	(7)	(6)	
Discount on Long-Term Pledges	(10)	(9)	(9)	(8)	(8)	(10)	(9)	(9)	(8)	(12)	(10)	(9)	(7)	
Employee Advances	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Receivables</b>	<b>971</b>	<b>744</b>	<b>886</b>	<b>860</b>	<b>819</b>	<b>1,007</b>	<b>837</b>	<b>977</b>	<b>1,008</b>	<b>1,060</b>	<b>1,069</b>	<b>1,012</b>	<b>970</b>	
Prepaid Expenses	221	165	210	149	104	44	155	85	91	39	38	64	98	
<b>Total Prepaids &amp; Deposits</b>	<b>221</b>	<b>165</b>	<b>210</b>	<b>149</b>	<b>104</b>	<b>44</b>	<b>155</b>	<b>85</b>	<b>91</b>	<b>39</b>	<b>38</b>	<b>64</b>	<b>98</b>	
Land	94	94	94	94	94	94	94	94	94	94	94	94	94	
Land Improvements	77	77	77	77	77	77	77	77	77	77	77	77	77	
Accum Depr - Land Improvements	(69)	(69)	(70)	(70)	(70)	(70)	(70)	(70)	(70)	(70)	(71)	(71)	(71)	
Buildings (Office)	520	520	520	520	520	520	520	520	520	520	520	520	520	
Buidings (Homes)	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	
Accum Depr - Buildings	(816)	(821)	(825)	(829)	(833)	(837)	(841)	(845)	(849)	(854)	(858)	(862)	(866)	
Building Improvements	344	344	344	344	344	344	344	344	353	353	353	353	353	
Accum Depr - Building Improvements	(179)	(180)	(181)	(182)	(183)	(183)	(184)	(185)	(186)	(187)	(188)	(189)	(189)	
Furniture & Equipment	305	305	305	333	333	334	334	334	334	334	334	334	334	
Accum Depr - Furniture & Equipment	(270)	(270)	(272)	(273)	(275)	(276)	(278)	(280)	(282)	(284)	(285)	(287)	(289)	
Development in Progress	10	10	10	11	11	13	14	17	35	44	55	55	64	
<b>Total Property &amp; Equipment</b>	<b>1,424</b>	<b>1,418</b>	<b>1,413</b>	<b>1,434</b>	<b>1,427</b>	<b>1,424</b>	<b>1,417</b>	<b>1,414</b>	<b>1,433</b>	<b>1,435</b>	<b>1,440</b>	<b>1,433</b>	<b>1,434</b>	
Short-Term Investments - Schwab	420	421	421	598	599	601	604	606	610	613	613	616	500	\$250k transferred from operating cash to investments in March 2024
Mid-Term Investments - Schwab	1,049	1,051	1,050	1,128	1,126	1,132	1,138	1,144	1,153	1,159	1,158	1,162	1,001	
Long-Term Investments - Schwab	406	406	401	403	394	401	404	412	417	423	412	416	575	



Clare Housing BALANCE SHEET (\$000)	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Comments
ESG Investments - Aperio	847	852	890	917	884	921	938	951	974	995	974	1,010	1,102	Investments in March 2024.
Investments - Flourish	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Invested Funds</b>	<b>2,723</b>	<b>2,730</b>	<b>2,761</b>	<b>3,047</b>	<b>3,002</b>	<b>3,055</b>	<b>3,083</b>	<b>3,113</b>	<b>3,154</b>	<b>3,190</b>	<b>3,158</b>	<b>3,203</b>	<b>3,178</b>	
Due From Partnerships	280	320	332	345	340	352	371	377	367	369	346	330	346	
Investment in Clare Apartments LP	75	75	75	75	75	75	75	75	75	75	75	75	75	
Investment in Clare Hiawatha LP	30	30	30	30	30	30	30	30	30	30	30	30	30	
Investment in Clare Terrace LP	221	221	221	221	221	221	221	221	221	221	221	221	221	
<b>Total Investment in Partnerships</b>	<b>605</b>	<b>646</b>	<b>658</b>	<b>670</b>	<b>665</b>	<b>677</b>	<b>696</b>	<b>703</b>	<b>692</b>	<b>694</b>	<b>672</b>	<b>655</b>	<b>671</b>	
Notes Receivable - HOPWA	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	
Notes Receivable - FHLB	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	
Notes Receivable - SHP	400	400	400	400	400	400	400	400	400	400	400	400	400	
Interest Receivable - SHP	618	618	618	618	618	618	618	618	618	618	618	618	669	
Interest Allowance - SHP	(618)	(618)	(618)	(618)	(618)	(618)	(618)	(618)	(618)	(618)	(618)	(618)	(669)	
Other Long-Term Receivables	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Notes Receivable</b>	<b>2,647</b>	<b>2,647</b>	<b>2,647</b>	<b>2,647</b>	<b>2,647</b>	<b>2,647</b>	<b>2,647</b>	<b>2,647</b>	<b>2,647</b>	<b>2,647</b>	<b>2,647</b>	<b>2,647</b>	<b>2,647</b>	
<b>TOTAL ASSETS</b>	<b>9,119</b>	<b>9,100</b>	<b>9,240</b>	<b>9,359</b>	<b>9,380</b>	<b>9,515</b>	<b>9,458</b>	<b>9,441</b>	<b>9,563</b>	<b>9,637</b>	<b>9,539</b>	<b>9,593</b>	<b>9,543</b>	
<b>LIABILITIES &amp; NET ASSETS</b>														
Accounts Payable	203	105	60	54	53	118	119	25	19	24	38	69	64	
Bill.com Clearing	-	-	-	(0)	(9)	(3)	(11)	(1)	3	(11)	(3)	(7)	-	
Miscellaneous Payables	26	72	14	14	14	14	12	12	72	12	64	12	20	
GRH Pooled Funds	14	14	14	14	14	14	14	14	14	14	14	14	14	
Accrued Payroll	98	139	150	185	201	77	108	153	190	210	78	89	129	
Accrued PTO	157	156	164	158	155	156	141	149	155	158	164	163	166	
<b>Total Payables &amp; Accruals</b>	<b>497</b>	<b>487</b>	<b>402</b>	<b>425</b>	<b>429</b>	<b>376</b>	<b>382</b>	<b>352</b>	<b>452</b>	<b>406</b>	<b>355</b>	<b>340</b>	<b>392</b>	
Pre-Development Loans	38	38	38	38	38	38	38	38	38	38	38	38	43	
<b>Total Interest Bearing Debt</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>43</b>	
Deferred Developer Fees	19	19	19	19	19	19	19	19	19	19	19	19	-	Deferred grants includes SHORP funds, capital grant for Clare NE, transportation grant, and resident council grant.
Deferred Grants	(0)	55	98	150	213	305	305	383	378	376	408	408	408	
Other Deferred Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Deferred Revenue</b>	<b>19</b>	<b>74</b>	<b>117</b>	<b>169</b>	<b>232</b>	<b>324</b>	<b>324</b>	<b>402</b>	<b>397</b>	<b>395</b>	<b>427</b>	<b>427</b>	<b>408</b>	
<b>Total Liabilities</b>	<b>555</b>	<b>599</b>	<b>557</b>	<b>632</b>	<b>699</b>	<b>738</b>	<b>744</b>	<b>792</b>	<b>888</b>	<b>839</b>	<b>820</b>	<b>806</b>	<b>843</b>	

Clare Housing BALANCE SHEET (\$000)	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Comments
Restricted Net Assets	3,027	3,023	3,017	3,017	3,001	3,044	3,049	3,037	3,034	3,084	3,066	3,064	3,020	
<b>Total Restricted Net Assets</b>	<b>3,027</b>	<b>3,023</b>	<b>3,017</b>	<b>3,017</b>	<b>3,001</b>	<b>3,044</b>	<b>3,049</b>	<b>3,037</b>	<b>3,034</b>	<b>3,084</b>	<b>3,066</b>	<b>3,064</b>	<b>3,020</b>	
Board Designated - New Construction	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
Board Designated - Strategic Initiatives	534	536	535	820	776	828	857	887	927	963	931	977	952	
Board Designated - Sustainability Fund	1,188	1,194	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	
Other Board Designated	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Designated Net Assets</b>	<b>2,723</b>	<b>2,730</b>	<b>2,761</b>	<b>3,047</b>	<b>3,002</b>	<b>3,055</b>	<b>3,083</b>	<b>3,113</b>	<b>3,154</b>	<b>3,190</b>	<b>3,158</b>	<b>3,203</b>	<b>3,178</b>	
Unrestricted Net Assets	2,869	2,814	2,787	2,501	2,561	2,466	2,431	2,414	2,377	2,291	2,341	2,297	2,366	
YTD Change in Net Assets	(55)	(67)	119	162	116	213	150	84	111	233	155	223	135	
<b>Total Unrestricted Net Assets</b>	<b>2,815</b>	<b>2,747</b>	<b>2,905</b>	<b>2,663</b>	<b>2,678</b>	<b>2,679</b>	<b>2,581</b>	<b>2,498</b>	<b>2,488</b>	<b>2,524</b>	<b>2,495</b>	<b>2,520</b>	<b>2,501</b>	
<b>Total Net Assets</b>	<b>8,564</b>	<b>8,501</b>	<b>8,683</b>	<b>8,727</b>	<b>8,681</b>	<b>8,778</b>	<b>8,714</b>	<b>8,649</b>	<b>8,676</b>	<b>8,797</b>	<b>8,719</b>	<b>8,787</b>	<b>8,700</b>	
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<b>9,119</b>	<b>9,100</b>	<b>9,240</b>	<b>9,359</b>	<b>9,380</b>	<b>9,515</b>	<b>9,458</b>	<b>9,441</b>	<b>9,563</b>	<b>9,637</b>	<b>9,539</b>	<b>9,593</b>	<b>9,543</b>	