

STATE OF MINNESOTA

Office of the State Auditor



Rebecca Otto
State Auditor

METROPOLITAN COUNCIL
HOUSING AND REDEVELOPMENT AUTHORITY
SAINT PAUL, MINNESOTA

YEAR ENDED DECEMBER 31, 2008

Description of the Office of the State Auditor

The mission of the Office of the State Auditor is to oversee local government finances for Minnesota taxpayers by helping to ensure financial integrity and accountability in local governmental financial activities.

Through financial, compliance, and special audits, the State Auditor oversees and ensures that local government funds are used for the purposes intended by law and that local governments hold themselves to the highest standards of financial accountability.

The State Auditor performs approximately 160 financial and compliance audits per year and has oversight responsibilities for over 3,300 local units of government throughout the state. The office currently maintains five divisions:

Audit Practice - conducts financial and legal compliance audits of local governments;

Government Information - collects and analyzes financial information for cities, towns, counties, and special districts;

Legal/Special Investigations - provides legal analysis and counsel to the Office and responds to outside inquiries about Minnesota local government law; as well as investigates allegations of misfeasance, malfeasance, and nonfeasance in local government;

Pension - monitors investment, financial, and actuarial reporting for approximately 730 public pension funds; and

Tax Increment Financing - promotes compliance and accountability in local governments' use of tax increment financing through financial and compliance audits.

The State Auditor serves on the State Executive Council, State Board of Investment, Land Exchange Board, Public Employees Retirement Association Board, Minnesota Housing Finance Agency, and the Rural Finance Authority Board.

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**METROPOLITAN COUNCIL
HOUSING AND REDEVELOPMENT AUTHORITY
SAINT PAUL, MINNESOTA**

Year Ended December 31, 2008



Financial Data Schedule

**Audit Practice Division
Office of the State Auditor
State of Minnesota**

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**METROPOLITAN COUNCIL
HOUSING AND REDEVELOPMENT AUTHORITY
SAINT PAUL, MINNESOTA**

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REBECCA OTTO
STATE AUDITOR

STATE OF MINNESOTA OFFICE OF THE STATE AUDITOR

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INDEPENDENT AUDITOR'S REPORT

Metropolitan Council of the Twin Cities Area
Saint Paul, Minnesota

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the Metropolitan Council, a component unit of the State of Minnesota, as of and for the year ended December 31, 2008, and have issued our report thereon dated June 25, 2009. The financial statements are the responsibility of the Metropolitan Council's management. Our responsibility is to express opinions on the financial statements based on our audit. We did not audit the financial statements of the Metropolitan Sports Facilities Commission component unit as of and for the year ended December 31, 2008. Those financial statements were audited by other auditors.

Our audit was performed for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements of the Metropolitan Council. The accompanying Financial Data Schedule is presented for purposes of additional analysis as required by the U.S. Department of Housing and Urban Development (HUD) and is not a required part of the basic financial statements. Information on the Financial Data Schedule has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

This report is intended solely for the information and use of the management and members of the Metropolitan Council and HUD and is not intended to be, and should not be, used by anyone other than those specified parties.

/s/Rebecca Otto

REBECCA OTTO
STATE AUDITOR

/s/Greg Hierlinger

GREG HIERLINGER, CPA
DEPUTY STATE AUDITOR

June 25, 2009

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FINANCIAL DATA SCHEDULE

**Metropolitan Council
Housing and Redevelopment Authority
Financial Data Schedule
For the Year Ended December 31, 2008**

**PHA Financial Data
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Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
Balance Sheet							
111	Cash-unrestricted	\$ 827,397	\$ 5,338,419	\$ -	\$ 6,165,816		\$ 6,165,816
112	Cash-restricted-modernization and development	\$ -	\$ -	\$ -	\$ -		\$ -
113	Cash-other restricted	\$ -	\$ 6,066,947	\$ -	\$ 6,066,947		\$ 6,066,947
114	Cash-tenant security deposits	\$ -	\$ -	\$ -	\$ -		\$ -
115	Cash - Restricted for payment of current liability	\$ -	\$ -	\$ -	\$ -		\$ -
100	Total Cash	\$ 827,397	\$ 11,405,366	\$ -	\$ 12,232,763	\$ -	\$ 12,232,763
121	Accounts receivable - PHA projects	\$ -	\$ 148,261	\$ -	\$ 148,261		\$ 148,261
122-010	Accounts receivable - HUD other projects - Operating Subsidy	\$ -	\$ -	\$ -	\$ -		\$ -
122-020	Accounts receivable - HUD other projects - Capital fund	\$ -	\$ -	\$ -	\$ -		\$ -
122-030	Accounts receivable - HUD other projects - Other	\$ -	\$ -	\$ -	\$ -		\$ -
122	Accounts receivable - HUD other projects	\$ -	\$ 186,378	\$ -	\$ 186,378		\$ 186,378
124	Account receivable - other government	\$ -	\$ 126,500	\$ -	\$ 126,500		\$ 126,500
125-010	Account receivable - miscellaneous - Not For Profit	\$ -	\$ -	\$ -	\$ -		\$ -
125-020	Account receivable - miscellaneous - Partnership	\$ -	\$ -	\$ -	\$ -		\$ -
125-030	Account receivable - miscellaneous - Joint Venture	\$ -	\$ -	\$ -	\$ -		\$ -
125-040	Account receivable - miscellaneous - Tax Credit	\$ -	\$ -	\$ -	\$ -		\$ -
125-050	Account receivable - miscellaneous - Other	\$ 55,825	\$ -	\$ -	\$ 55,825		\$ 55,825
125-060	Other - Comment						
125	Account receivable - miscellaneous	\$ 55,825	\$ 69,899	\$ -	\$ 125,724		\$ 125,724
126	Accounts receivable - tenants	\$ 1,390	\$ -	\$ -	\$ 1,390		\$ 1,390
126.1	Allowance for doubtful accounts - tenants	\$ -	\$ -	\$ -	\$ -		\$ -
126.2	Allowance for doubtful accounts - other	\$ -	\$ -	\$ -	\$ -		\$ -
127	Notes, Loans, & Mortgages Receivable - Current	\$ -	\$ -	\$ -	\$ -		\$ -
128	Fraud recovery	\$ -	\$ -	\$ -	\$ -		\$ -
128.1	Allowance for doubtful accounts - fraud	\$ -	\$ -	\$ -	\$ -		\$ -
129	Accrued interest receivable	\$ 4,357	\$ 70,936	\$ -	\$ 75,293		\$ 75,293
120	Total receivables, net of allowance for doubtful account:	\$ 61,572	\$ 601,974	\$ -	\$ 663,546	\$ -	\$ 663,546
131	Investments - unrestricted	\$ -	\$ -	\$ -	\$ -		\$ -
132	Investments - restricted	\$ -	\$ -	\$ -	\$ -		\$ -
135	Investments - Restricted for payment of current liability	\$ -	\$ -	\$ -	\$ -		\$ -
142	Prepaid expenses and other assets	\$ -	\$ -	\$ -	\$ -		\$ -
143	Inventories	\$ -	\$ -	\$ -	\$ -		\$ -
143.1	Allowance for obsolete inventories	\$ -	\$ -	\$ -	\$ -		\$ -
144	Inter program - due from	\$ 9,153	\$ 153,000	\$ -	\$ 162,153	\$ -162,153	\$ -
145	Assets held for sale	\$ -	\$ -	\$ -	\$ -		\$ -
150	Total Current Assets	\$ 898,122	\$ 12,160,340	\$ -	\$ 13,058,462	\$ (162,153)	\$ 12,896,309
161	Land	\$ 5,925,831	\$ 480,000	\$ -	\$ 6,405,831		\$ 6,405,831
162	Buildings	\$ 21,366,752	\$ -	\$ -	\$ 21,366,752		\$ 21,366,752
163	Furniture, equipment and machinery - dwellings	\$ -	\$ -	\$ -	\$ -		\$ -
164	Furniture, equipment and machinery - administration	\$ 99,998	\$ -	\$ -	\$ 99,998		\$ 99,998
165	Leasehold improvements	\$ -	\$ -	\$ -	\$ -		\$ -
166	Accumulated depreciation	\$ (6,410,960)	\$ -	\$ -	\$ (6,410,960)		\$ (6,410,960)
167	Construction in progress	\$ -	\$ -	\$ -	\$ -		\$ -
168	Infrastructure	\$ -	\$ -	\$ -	\$ -		\$ -

Metropolitan Council
Housing and Redevelopment Authority
Financial Data Schedule
For the Year Ended December 31, 2008

PHA Financial Data
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Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
160	Total capital assets, net of accumulated depreciation	\$ 20,981,621	\$ 480,000	\$ -	\$ 21,461,621	\$ -	\$ 21,461,621
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit	\$ -	\$ -	\$ -	\$ -		\$ -
171-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	\$ -	\$ -	\$ -	\$ -		\$ -
171-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	\$ -	\$ -	\$ -	\$ -		\$ -
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	\$ -	\$ -	\$ -	\$ -		\$ -
171-050	Notes, Loans, & mortgages receivable - Non-current - Other	\$ -	\$ -	\$ -	\$ -		\$ -
171-060	Other - Comment						
171	Notes, Loans, & mortgages receivable – Non-current	\$ -	\$ -	\$ -	\$ -		\$ -
172-010	Notes, Loans, & mortgages receivable - Non-current - past due - Not For Profit	\$ -	\$ -	\$ -	\$ -		\$ -
172-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	\$ -	\$ -	\$ -	\$ -		\$ -
172-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	\$ -	\$ -	\$ -	\$ -		\$ -
172-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	\$ -	\$ -	\$ -	\$ -		\$ -
172-050	Notes, Loans, & mortgages receivable - Non-current - Other	\$ -	\$ -	\$ -	\$ -		\$ -
172-060	Other - Comment						
172	Notes, Loans, & mortgages receivable – Non-current - past due	\$ -	\$ -	\$ -	\$ -		\$ -
173	Grants receivable – Non-current	\$ -	\$ -	\$ -	\$ -		\$ -
174-010	Other assets - Not For Profit	\$ -	\$ -	\$ -	\$ -		\$ -
174-020	Other assets - Partnership	\$ -	\$ -	\$ -	\$ -		\$ -
174-030	Other assets - Joint Venture	\$ -	\$ -	\$ -	\$ -		\$ -
174-040	Other assets - Tax Credit	\$ -	\$ -	\$ -	\$ -		\$ -
174-050	Other assets - Other	\$ -	\$ -	\$ -	\$ -		\$ -
174-060	Other - Comment						
174	Other assets	\$ -	\$ -	\$ -	\$ -		\$ -
176-010	Investment in Joint venture - Not For Profit	\$ -	\$ -	\$ -	\$ -		\$ -
176-020	Investment in Joint venture - Partnership	\$ -	\$ -	\$ -	\$ -		\$ -
176-030	Investment in Joint venture - Joint Venture	\$ -	\$ -	\$ -	\$ -		\$ -
176-040	Investment in Joint venture - Tax Credit	\$ -	\$ -	\$ -	\$ -		\$ -
176-050	Investment in Joint venture - Other	\$ -	\$ -	\$ -	\$ -		\$ -
176-060	Other - Comment						
176	Investment in joint venture	\$ -	\$ -	\$ -	\$ -		\$ -
180	Total Non-current Assets	\$ 20,981,621	\$ 480,000	\$ -	\$ 21,461,621	\$ -	\$ 21,461,621
190	Total Assets	\$ 21,879,743	\$ 12,640,340	\$ -	\$ 34,520,083	\$ (162,153)	\$ 34,357,930
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -		\$ -
312	Accounts payable <= 90 days	\$ 68,139	\$ 515,647	\$ -	\$ 583,786		\$ 583,786
313	Accounts payable > 90 days past due	\$ -	\$ -	\$ -	\$ -		\$ -
321	Accrued wage/payroll taxes payable	\$ -	\$ 99,795	\$ -	\$ 99,795		\$ 99,795
322	Accrued compensated absences - current portion	\$ -	\$ 104,015	\$ -	\$ 104,015		\$ 104,015
324	Accrued contingency liability	\$ -	\$ -	\$ -	\$ -		\$ -
325	Accrued interest payable	\$ -	\$ -	\$ -	\$ -		\$ -
331-010	Accounts payable - HUD PHA Programs - Operating Subsidy	\$ -	\$ -	\$ -	\$ -		\$ -
331-020	Accounts payable - HUD PHA Programs - Capital fund	\$ -	\$ -	\$ -	\$ -		\$ -
331-030	Accounts payable - HUD PHA Programs - Other	\$ -	\$ -	\$ -	\$ -		\$ -
331	Accounts payable - HUD PHA Programs	\$ -	\$ -	\$ -	\$ -		\$ -
332	Accounts payable - PHA Projects	\$ -	\$ -	\$ -	\$ -		\$ -
333	Accounts payable - other government	\$ -	\$ -	\$ -	\$ -		\$ -

Metropolitan Council
Housing and Redevelopment Authority
Financial Data Schedule
For the Year Ended December 31, 2008

PHA Financial Data
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Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
341	Tenant security deposits	\$ -	\$ -	\$ -	\$ -		\$ -
342-010	Deferred revenue - Operating Subsidy	\$ -	\$ -	\$ -	\$ -		\$ -
342-020	Deferred revenue - Capital fund	\$ -	\$ -	\$ -	\$ -		\$ -
342-030	Deferred revenue - Other	\$ -	\$ -	\$ -	\$ -		\$ -
342	Deferred revenue	\$ -	\$ -	\$ -	\$ -		\$ -
343-010	CFFP	\$ -	\$ -	\$ -	\$ -		\$ -
343-020	Capital Projects/ Mortgage Revenue	\$ -	\$ -	\$ -	\$ -		\$ -
343	Current portion of long-term debt - capital projects/mortgage revenue bond	\$ -	\$ -	\$ -	\$ -		\$ -
344	Current portion of long-term debt - operating borrowings	\$ -	\$ -	\$ -	\$ -		\$ -
345	Other current liabilities	\$ -	\$ -	\$ -	\$ -		\$ -
346	Accrued liabilities - other	\$ -	\$ -	\$ -	\$ -		\$ -
347	Inter program - due to	\$ 9,153	\$ 153,000	\$ -	\$ 162,153	\$ -162,153	\$ -
348-010	Loan liability - current - Not For Profit	\$ -	\$ -	\$ -	\$ -		\$ -
348-020	Loan liability - current - Partnership	\$ -	\$ -	\$ -	\$ -		\$ -
348-030	Loan liability - current - Joint Venture	\$ -	\$ -	\$ -	\$ -		\$ -
348-040	Loan liability - current - Tax Credit	\$ -	\$ -	\$ -	\$ -		\$ -
348-050	Loan liability - current - Other	\$ -	\$ -	\$ -	\$ -		\$ -
348-060	Other - Comment						
348	Loan liability - current	\$ -	\$ -	\$ -	\$ -		\$ -
310	Total Current Liabilities	\$ 77,292	\$ 872,457	\$ -	\$ 949,749	\$ (162,153)	\$ 787,596
351-010	Long-term debt - CFFP	\$ -	\$ -	\$ -	\$ -		\$ -
351-020	Long-term - Capital Projects/ Mortgage Revenue	\$ -	\$ -	\$ -	\$ -		\$ -
351	Capital Projects/ Mortgage Revenue Bonds	\$ -	\$ -	\$ -	\$ -		\$ -
352	Long-term debt, net of current - operating borrowings	\$ -	\$ -	\$ -	\$ -		\$ -
353	Non-current liabilities - other	\$ -	\$ -	\$ -	\$ -		\$ -
354	Accrued compensated absences- Non-current	\$ -	\$ -	\$ -	\$ -		\$ -
355-010	Loan liability - Non-current - Not For Profit	\$ 1,405,000	\$ -	\$ -	\$ 1,405,000		\$ 1,405,000
355-020	Loan liability - Non-current - Partnership	\$ -	\$ -	\$ -	\$ -		\$ -
355-030	Loan liability - Non-current - Joint Venture	\$ -	\$ -	\$ -	\$ -		\$ -
355-040	Loan liability - Non-current - Tax Credit	\$ -	\$ -	\$ -	\$ -		\$ -
355-050	Loan liability - Non-current - Other	\$ -	\$ -	\$ -	\$ -		\$ -
355-060	Other - Comment						
355	Loan liability - Non-current	\$ 1,405,000	\$ -	\$ -	\$ 1,405,000		\$ 1,405,000
356	FASB 5 Liabilities	\$ -	\$ -	\$ -	\$ -		\$ -
357	Accrued Pension and OPEB Liability	\$ -	\$ -	\$ -	\$ -		\$ -
350	Total Non-current liabilities	\$ 1,405,000	\$ -	\$ -	\$ 1,405,000	\$ -	\$ 1,405,000
300	Total Liabilities	\$ 1,482,292	\$ 872,457	\$ -	\$ 2,354,749	\$ (162,153)	\$ 2,192,596
508.1	Invested in capital assets, net of related debt	\$ 19,576,621	\$ 480,000	\$ -	\$ 20,056,621		\$ 20,056,621
511.1	Restricted Net Assets	\$ -	\$ 6,066,947	\$ -	\$ 6,066,947		\$ 6,066,947
512.1	Unrestricted Net Assets	\$ 820,830	\$ 5,220,936	\$ -	\$ 6,041,766		\$ 6,041,766
513	Total Equity/Net Assets	\$ 20,397,451	\$ 11,767,883	\$ -	\$ 32,165,334	\$ -	\$ 32,165,334
600	Total Liabilities and Equity/Net assets	\$ 21,879,743	\$ 12,640,340	\$ -	\$ 34,520,083	\$ (162,153)	\$ 34,357,930

**Metropolitan Council
Housing and Redevelopment Authority
Financial Data Schedule
For the Year Ended December 31, 2008**

**PHA Financial Data
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Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
Income Statement							
70300	Net tenant rental revenue	\$ 513,060	\$ -	\$ -	\$ 513,060		\$ 513,060
70400	Tenant revenue - other	\$ -	\$ -	\$ -	\$ -		\$ -
70500	Total Tenant Revenue	\$ 513,060	\$ -	\$ -	\$ 513,060	\$ -	\$ 513,060
70600-010	Housing assistance payments	\$ -	\$ 43,097,063	\$ -	\$ 43,097,063		\$ 43,097,063
70600-020	Ongoing administrative fees earned	\$ -	\$ 4,035,652	\$ -	\$ 4,035,652		\$ 4,035,652
70600-030	Hard to house fee revenue	\$ -	\$ -	\$ -	\$ -		\$ -
70600-031	FSS Coordinator	\$ -	\$ 62,017	\$ -	\$ 62,017		\$ 62,017
70600-040	Actual independent public accountant audit costs	\$ -	\$ -	\$ -	\$ -		\$ -
70600-050	Total preliminary fees earned	\$ -	\$ -	\$ -	\$ -		\$ -
70600-060	All other fees	\$ -	\$ -	\$ -	\$ -		\$ -
70600-070	Admin fee calculation description						
70600	HUD PHA operating grants	\$ 256,795	\$ 49,358,975	\$ -	\$ 49,615,770		\$ 49,615,770
70610	Capital grants	\$ 167,567	\$ -	\$ -	\$ 167,567		\$ 167,567
70710	Management Fee	\$ -	\$ -	\$ -	\$ -		\$ -
70720	Asset Management Fee	\$ -	\$ -	\$ -	\$ -		\$ -
70730	Book-Keeping Fee	\$ -	\$ -	\$ -	\$ -		\$ -
70740	Front Line Service Fee	\$ -	\$ -	\$ -	\$ -		\$ -
70750	Other Fees	\$ -	\$ -	\$ -	\$ -		\$ -
70700	Total Fee Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70800	Other government grants	\$ 150,000	\$ 1,835,369	\$ -	\$ 1,985,369		\$ 1,985,369
71100-010	Housing Assistance Payment	\$ -	\$ -	\$ -	\$ -		\$ -
71100-020	Administrative Fee	\$ -	\$ 246,148	\$ -	\$ 246,148		\$ 246,148
71100	Investment income - unrestricted	\$ 38,039	\$ 335,005	\$ -	\$ 373,044		\$ 373,044
71200	Mortgage interest income	\$ -	\$ -	\$ -	\$ -		\$ -
71300	Proceeds from disposition of assets held for sale	\$ -	\$ -	\$ -	\$ -		\$ -
71310	Cost of sale of assets	\$ -	\$ -	\$ -	\$ -		\$ -
71400-010	Housing Assistance Payment	\$ -	\$ 22,500	\$ -	\$ 22,500		\$ 22,500
71400-020	Administrative Fee	\$ -	\$ 22,500	\$ -	\$ 22,500		\$ 22,500
71400	Fraud recovery	\$ -	\$ 45,000	\$ -	\$ 45,000		\$ 45,000
71500	Other revenue	\$ 21,312	\$ 164,414	\$ -	\$ 185,726		\$ 185,726
71600	Gain or loss on sale of capital assets	\$ -	\$ -	\$ -	\$ -		\$ -
72000-010	Housing Assistance Payment	\$ -	\$ 90,952	\$ -	\$ 90,952		\$ 90,952
72000-020	Administrative Fee	\$ -	\$ -	\$ -	\$ -		\$ -
72000	Investment income - restricted	\$ -	\$ 90,952	\$ -	\$ 90,952		\$ 90,952
70000	Total Revenue	\$ 1,146,773	\$ 51,829,715	\$ -	\$ 52,976,488	\$ -	\$ 52,976,488
91100	Administrative salaries	\$ 96,597	\$ 2,681,347	\$ -	\$ 2,777,944		\$ 2,777,944
91200	Auditing fees	\$ -	\$ 8,110	\$ -	\$ 8,110		\$ 8,110
91300	Management Fee	\$ 114,285	\$ 859,550	\$ -	\$ 973,835		\$ 973,835
91310	Book-Keeping Fee	\$ -	\$ -	\$ -	\$ -		\$ -
91400	Advertising and Marketing	\$ -	\$ -	\$ -	\$ -		\$ -
91500	Employee benefit contributions - administrative	\$ -	\$ -	\$ -	\$ -		\$ -
91600	Office Expenses	\$ -	\$ -	\$ -	\$ -		\$ -
91700	Legal Expense	\$ -	\$ -	\$ -	\$ -		\$ -

**Metropolitan Council
Housing and Redevelopment Authority
Financial Data Schedule
For the Year Ended December 31, 2008**

**PHA Financial Data
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Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
91800	Travel	\$ -	\$ -	\$ -	\$ -		\$ -
91810	Allocated Overhead	\$ -	\$ -	\$ -	\$ -		\$ -
91900	Other	\$ 25,008	\$ 735,777	\$ -	\$ 760,785		\$ 760,785
91000	Total Operating-Administrative	\$ 235,890	\$ 4,284,784	\$ -	\$ 4,520,674	\$ -	\$ 4,520,674
92000	Asset Management Fee	\$ -	\$ -	\$ -	\$ -		\$ -
92100	Tenant services - salaries	\$ -	\$ -	\$ -	\$ -		\$ -
92200	Relocation Costs	\$ -	\$ -	\$ -	\$ -		\$ -
92300	Employee benefit contributions - tenant services	\$ -	\$ -	\$ -	\$ -		\$ -
92400	Tenant services - other	\$ -	\$ -	\$ -	\$ -		\$ -
92500	Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93100	Water	\$ 60,999	\$ -	\$ -	\$ 60,999		\$ 60,999
93200	Electricity	\$ 3,664	\$ -	\$ -	\$ 3,664		\$ 3,664
93300	Gas	\$ 6,066	\$ -	\$ -	\$ 6,066		\$ 6,066
93400	Fuel	\$ -	\$ -	\$ -	\$ -		\$ -
93500	Labor	\$ -	\$ -	\$ -	\$ -		\$ -
93600	Sewer	\$ -	\$ -	\$ -	\$ -		\$ -
93700	Employee benefit contributions - utilities	\$ 384	\$ -	\$ -	\$ 384		\$ 384
93800	Other utilities expense	\$ -	\$ 194,501	\$ -	\$ 194,501		\$ 194,501
93000	Total Utilities	\$ 71,113	\$ 194,501	\$ -	\$ 265,614	\$ -	\$ 265,614
94100	Ordinary maintenance and operations - labor	\$ 133,346	\$ -	\$ -	\$ 133,346		\$ 133,346
94200	Ordinary maintenance and operations - materials and other	\$ 132,551	\$ -	\$ -	\$ 132,551		\$ 132,551
94300-010	Ordinary Maintenance and Operations Contracts - Garbage and Trash Removal Contracts	\$ -	\$ -	\$ -	\$ -		\$ -
94300-020	Ordinary Maintenance and Operations Contracts - Heating & Cooling Contracts	\$ -	\$ -	\$ -	\$ -		\$ -
94300-030	Ordinary Maintenance and Operations Contracts - Snow Removal Contracts	\$ -	\$ -	\$ -	\$ -		\$ -
94300-040	Ordinary Maintenance and Operations Contracts - Elevator Maintenance Contracts	\$ -	\$ -	\$ -	\$ -		\$ -
94300-050	Ordinary Maintenance and Operations Contracts - Landscape & Grounds Contracts	\$ -	\$ -	\$ -	\$ -		\$ -
94300-060	Ordinary Maintenance and Operations Contracts - Unit Turnaround Contracts	\$ -	\$ -	\$ -	\$ -		\$ -
94300-070	Ordinary Maintenance and Operations Contracts - Electrical Contracts	\$ -	\$ -	\$ -	\$ -		\$ -
94300-080	Ordinary Maintenance and Operations Contracts - Plumbing Contracts	\$ -	\$ -	\$ -	\$ -		\$ -
94300-090	Ordinary Maintenance and Operations Contracts - Extermination Contracts	\$ -	\$ -	\$ -	\$ -		\$ -
94300-100	Ordinary Maintenance and Operations Contracts - Janitorial Contracts	\$ -	\$ -	\$ -	\$ -		\$ -
94300-110	Ordinary Maintenance and Operations Contracts - Routine Maintenance Contracts	\$ -	\$ -	\$ -	\$ -		\$ -
94300-120	Ordinary Maintenance and Operations Contracts - Misc Contracts	\$ 176,351	\$ -	\$ -	\$ 176,351		\$ 176,351
94300	Ordinary Maintenance and Operations Contracts	\$ 176,351	\$ -	\$ -	\$ 176,351		\$ 176,351
94500	Employee benefit contribution - ordinary maintenance	\$ -	\$ -	\$ -	\$ -		\$ -
94000	Total Maintenance	\$ 442,248	\$ -	\$ -	\$ 442,248	\$ -	\$ 442,248
95100	Protective services - labor	\$ -	\$ -	\$ -	\$ -		\$ -
95200	Protective services - other contract costs	\$ -	\$ -	\$ -	\$ -		\$ -
95300	Protective services - other	\$ -	\$ -	\$ -	\$ -		\$ -

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Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
95500	Employee benefit contributions - protective services	\$ -	\$ -	\$ -	\$ -		\$ -
95000	Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96110	Property Insurance	\$ 93,769	\$ -	\$ -	\$ 93,769		\$ 93,769
96120	Liability Insurance	\$ -	\$ -	\$ -	\$ -		\$ -
96130	Workmen's Compensation	\$ -	\$ -	\$ -	\$ -		\$ -
96140	All other Insurance	\$ -	\$ -	\$ -	\$ -		\$ -
96100	Total Insurance Premiums	\$ 93,769	\$ -	\$ -	\$ 93,769	\$ -	\$ 93,769
96200	Other general expenses	\$ 161,359	\$ 21,600	\$ -	\$ 182,959		\$ 182,959
96210	Compensated absences	\$ -	\$ -	\$ -	\$ -		\$ -
96300	Payments in lieu of taxes	\$ 49,453	\$ -	\$ -	\$ 49,453		\$ 49,453
96400	Bad debt - tenant rents	\$ -	\$ -	\$ -	\$ -		\$ -
96500	Bad debt - mortgages	\$ -	\$ -	\$ -	\$ -		\$ -
96600	Bad debt - other	\$ -	\$ -	\$ -	\$ -		\$ -
96800	Severance expense	\$ -	\$ -	\$ -	\$ -		\$ -
96000	Total Other General Expenses	\$ 210,812	\$ 21,600	\$ -	\$ 232,412	\$ -	\$ 232,412
96710	Interest of Mortgage (or Bonds) Payable	\$ -	\$ -	\$ -	\$ -		\$ -
96720	Interest on Notes Payable (Short and Long Term)	\$ -	\$ -	\$ -	\$ -		\$ -
96730	Amortization of Bond Issue Costs	\$ -	\$ -	\$ -	\$ -		\$ -
96700	Total Interest Expense and Amortization Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96900	Total Operating Expenses	\$ 1,053,832	\$ 4,500,885	\$ -	\$ 5,554,717	\$ -	\$ 5,554,717
97000	Excess Revenue Over Operating Expenses	\$ 92,941	\$ 47,328,830	\$ -	\$ 47,421,771	\$ -	\$ 47,421,771
97100	Extraordinary maintenance	\$ 326,296	\$ -	\$ -	\$ 326,296		\$ 326,296
97200	Casualty losses- Non-capitalized	\$ -	\$ -	\$ -	\$ -		\$ -
97300-010	Mainstream 1 & 5 year	\$ -	\$ 1,503,441	\$ -	\$ 1,503,441		\$ 1,503,441
97300-020	Home-Ownership	\$ -	\$ -	\$ -	\$ -		\$ -
97300-025	Litigation	\$ -	\$ -	\$ -	\$ -		\$ -
97300-030	Hope IV	\$ -	\$ -	\$ -	\$ -		\$ -
97300-035	Moving to Work	\$ -	\$ -	\$ -	\$ -		\$ -
97300-040	Tenant Protection	\$ -	\$ 338,236	\$ -	\$ 338,236		\$ 338,236
97300-050	All Other	\$ -	\$ 41,365,292	\$ -	\$ 41,365,292		\$ 41,365,292
97300	Housing assistance payments	\$ -	\$ 46,929,819	\$ -	\$ 46,929,819		\$ 46,929,819
97350	HAP Portability-in	\$ -	\$ -	\$ -	\$ -		\$ -
97400	Depreciation expense	\$ 1,069,108	\$ -	\$ -	\$ 1,069,108		\$ 1,069,108
97500	Fraud losses	\$ -	\$ -	\$ -	\$ -		\$ -
97800	Dwelling units rent expense	\$ -	\$ -	\$ -	\$ -		\$ -
90000	Total Expenses	\$ 2,449,236	\$ 51,430,704	\$ -	\$ 53,879,940	\$ -	\$ 53,879,940
10010	Operating transfer in	\$ -	\$ -	\$ -	\$ -		\$ -
10020	Operating transfer out	\$ -	\$ -	\$ -	\$ -		\$ -
10030-010	Not For Profit	\$ -	\$ -	\$ -	\$ -		\$ -
10030-020	Partnership	\$ -	\$ -	\$ -	\$ -		\$ -
10030-030	Joint Venture	\$ -	\$ -	\$ -	\$ -		\$ -
10030-040	Tax Credit	\$ -	\$ -	\$ -	\$ -		\$ -

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Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
10030-050	Other	\$ -	\$ -	\$ -	\$ -		\$ -
10030-060	Other - Comment						
10030	Operating transfers from / to primary government	\$ -	\$ -	\$ -	\$ -		\$ -
10040	Operating transfers from / to component unit	\$ -	\$ -	\$ -	\$ -		\$ -
10070	Extraordinary items, net gain/loss	\$ -	\$ -	\$ -	\$ -		\$ -
10080	Special items, net gain/loss	\$ -	\$ -	\$ -	\$ -		\$ -
10091	Inter Project Excess Cash Transfer In	\$ -	\$ -	\$ -	\$ -		\$ -
10092	Inter Project Excess Cash Transfer Out	\$ -	\$ -	\$ -	\$ -		\$ -
10093	Transfers between Programs and Projects - in	\$ -	\$ -	\$ -	\$ -	\$ -167,567	\$ (167,567)
10094	Transfers between Programs and Projects - out	\$ -	\$ -	\$ -	\$ -	\$ 167,567	\$ 167,567
10100	Total other financing sources (uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	\$ (1,302,463)	\$ 399,011	\$ -	\$ (903,452)	\$ -	\$ (903,452)
11020	Required Annual Debt Principal Payments	\$ -	\$ -	\$ -	\$ -		\$ -
11030	Beginning equity	\$ 21,699,914	\$ 11,368,872	\$ -	\$ 33,068,786		\$ 33,068,786
11040-010	Prior period adjustments and correction of errors - Editable	\$ -	\$ -	\$ -	\$ -		\$ -
11040-020	Prior period adjustments and correction of errors - Editable	\$ -	\$ -	\$ -	\$ -		\$ -
11040-030	Prior period adjustments and correction of errors - Editable	\$ -	\$ -	\$ -	\$ -		\$ -
11040-040	Prior period adjustments and correction of errors - Editable	\$ -	\$ -	\$ -	\$ -		\$ -
11040-050	Prior period adjustments and correction of errors - Editable	\$ -	\$ -	\$ -	\$ -		\$ -
11040-060	Prior period adjustments and correction of errors - Editable	\$ -	\$ -	\$ -	\$ -		\$ -
11040-070	Equity Transfers	\$ -	\$ -	\$ -	\$ -		\$ -
11040-080	Equity Transfers	\$ -	\$ -	\$ -	\$ -		\$ -
11040-090	Equity Transfers	\$ -	\$ -	\$ -	\$ -		\$ -
11040-100	Equity Transfers	\$ -	\$ -	\$ -	\$ -		\$ -
11040-110	Equity Transfers	\$ -	\$ -	\$ -	\$ -		\$ -
11040	Prior period adjustments, equity transfers, and correction of error:	\$ -	\$ -	\$ -	\$ -		\$ -
11170-001	Administrative Fee Equity- Beginning Balance	\$ -	\$ 3,461,751	\$ -	\$ 3,461,751		\$ 3,461,751
11170-010	Administrative Fee Revenue	\$ -	\$ 4,035,652	\$ -	\$ 4,035,652		\$ 4,035,652
11170-020	Hard to House Fee Revenue	\$ -	\$ -	\$ -	\$ -		\$ -
11170-021	FSS Coordinator Grant	\$ -	\$ 62,017	\$ -	\$ 62,017		\$ 62,017
11170-030	Audit Costs	\$ -	\$ -	\$ -	\$ -		\$ -
11170-040	Investment Income	\$ -	\$ 246,148	\$ -	\$ 246,148		\$ 246,148
11170-045	Fraud Recovery Revenue	\$ -	\$ 22,500	\$ -	\$ 22,500		\$ 22,500
11170-050	Other Revenue	\$ -	\$ 162,044	\$ -	\$ 162,044		\$ 162,044
11170-051	Comment for Other Revenue						
11170-060	Total Admin Fee Revenues	\$ -	\$ 4,528,361	\$ -	\$ 4,528,361		\$ 4,528,361
11170-080	Total Operating Expenses	\$ -	\$ 4,275,824	\$ -	\$ 4,275,824		\$ 4,275,824
11170-090	Depreciation	\$ -	\$ -	\$ -	\$ -		\$ -
11170-095	Housing Assistance Portability In	\$ -	\$ -	\$ -	\$ -		\$ -
11170-100	Other Expenses	\$ -	\$ -	\$ -	\$ -		\$ -
11170-101	Comment for Other Expense						
11170-110	Total Expenses	\$ -	\$ 4,275,824	\$ -	\$ 4,275,824		\$ 4,275,824
11170-002	Net Administrative Fee	\$ -	\$ 252,537	\$ -	\$ 252,537		\$ 252,537
11170-003	Administrative Fee Equity- Ending Balance	\$ -	\$ 3,714,288	\$ -	\$ 3,714,288		\$ 3,714,288

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Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
11170	Administrative Fee Equity	\$ -	\$ 3,714,288	\$ -	\$ 3,714,288		\$ 3,714,288
11180-001	Housing Assistance Payments Equity - Begining Balance	\$ -	\$ 6,063,401	\$ -	\$ 6,063,401		\$ 6,063,401
11180-010	Housing Assistance Payment Revenues	\$ -	\$ 43,097,063	\$ -	\$ 43,097,063		\$ 43,097,063
11180-015	Fraud Recovery Revenue	\$ -	\$ 22,500	\$ -	\$ 22,500		\$ 22,500
11180-020	Other Revenue	\$ -	\$ -	\$ -	\$ -		\$ -
11180-021	Comment for Other Revenue						
11180-025	Investment Income	\$ -	\$ 90,952	\$ -	\$ 90,952		\$ 90,952
11180-030	Total HAP Revenues	\$ -	\$ 43,210,515	\$ -	\$ 43,210,515		\$ 43,210,515
11180-080	Housing Assistance Payments	\$ -	\$ 43,206,969	\$ -	\$ 43,206,969		\$ 43,206,969
11180-090	Other Expenses	\$ -	\$ -	\$ -	\$ -		\$ -
11180-091	Comments for Other Expenses						
11180-100	Total Housing Assistance Payments Expenses	\$ -	\$ 43,206,969	\$ -	\$ 43,206,969		\$ 43,206,969
11180-002	Net Housing Assistance Payments	\$ -	\$ 3,546	\$ -	\$ 3,546		\$ 3,546
11180-003	Housing Assistance Payments Equity-Ending Balance	\$ -	\$ 6,066,947	\$ -	\$ 6,066,947		\$ 6,066,947
11180	Housing Assistance Payments Equity	\$ -	\$ 6,066,947	\$ -	\$ 6,066,947		\$ 6,066,947
11190-210	Total ACC HCV Units	0	70810	0	70810		70810
11190-220	Unfunded Units	0	0	0	0		0
11190-230	Other Adjustments	0	0	0	0		0
11190	Unit Months Available	1800	77470	0	79270		79270
11210	Unit Months Leased	1720	76938	0	78658		78658
11270	Excess Cash	\$ 820,830	\$ -	\$ -	\$ 820,830		\$ 820,830
11610	Land Purchases	\$ -	\$ -	\$ -	\$ -		\$ -
11620	Building Purchases	\$ -	\$ -	\$ -	\$ -		\$ -
11630	Furniture & Equipment-Dwelling Purchases	\$ -	\$ -	\$ -	\$ -		\$ -
11640	Furniture & Equipment-Administrative Purchases	\$ -	\$ -	\$ -	\$ -		\$ -
11650	Leasehold Improvements Purchases	\$ -	\$ -	\$ -	\$ -		\$ -
11660	Infrastructure Purchases	\$ -	\$ -	\$ -	\$ -		\$ -
13510	CFFP Debt Service Payments	\$ -	\$ -	\$ -	\$ -		\$ -
13901	Replacement Housing Factor Funds	\$ -	\$ -	\$ -	\$ -		\$ -

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**Project Balance Sheet
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Line Item No.	Description	Total Projects	MN163000001	Other Project
111	Cash-unrestricted	\$ 827,397	\$827,397	
112	Cash-restricted-modernization and development	\$ -		
113	Cash-other restricted	\$ -		
114	Cash-tenant security deposits	\$ -		
115	Cash - Restricted for payment of current liability	\$ -		
100	Total Cash	\$ 827,397	\$ 827,397	\$ -
121	Accounts receivable - PHA projects	\$ -		
122-010	Accounts receivable - HUD other projects - Operating Subsidy	\$ -		
122-020	Accounts receivable - HUD other projects - Capital fund	\$ -		
122-030	Accounts receivable - HUD other projects - Other	\$ -		
122	Accounts receivable - HUD other projects	\$ -	\$ -	\$ -
124	Account receivable - other government	\$ -		
125-010	Account receivable - miscellaneous - Not For Profit	\$ -		
125-020	Account receivable - miscellaneous - Partnership	\$ -		
125-030	Account receivable - miscellaneous - Joint Venture	\$ -		
125-040	Account receivable - miscellaneous - Tax Credit	\$ -		
125-050	Account receivable - miscellaneous - Other	\$ 55,825	\$55,825	
125-060	Other - Comment			
125	Account receivable - miscellaneous	\$ 55,825	\$ 55,825	\$ -
126	Accounts receivable - tenants	\$ 1,390	\$1,390	
126.1	Allowance for doubtful accounts - tenants	\$ -		
126.2	Allowance for doubtful accounts - other	\$ -		
127	Notes, Loans, & Mortgages Receivable - Current	\$ -		
128	Fraud recovery	\$ -		
128.1	Allowance for doubtful accounts - fraud	\$ -		
129	Accrued interest receivable	\$ 4,357	\$4,357	
120	Total receivables, net of allowance for doubtful accounts	\$ 61,572	\$ 61,572	\$ -
131	Investments - unrestricted	\$ -		
132	Investments - restricted	\$ -		
135	Investments - Restricted for payment of current liability	\$ -		
142	Prepaid expenses and other assets	\$ -		
143	Inventories	\$ -		
143.1	Allowance for obsolete inventories	\$ -		
144	Inter program - due from	\$ 9,153	\$9,153	
145	Assets held for sale	\$ -		
150	Total Current Assets	\$ 898,122	\$ 898,122	\$ -

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**Project Balance Sheet
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Line Item No.	Description	Total Projects	MN163000001	Other Project
161	Land	\$ 5,925,831	\$5,925,831	
162	Buildings	\$ 21,366,752	\$21,366,752	
163	Furniture, equipment and machinery - dwellings	\$ -		
164	Furniture, equipment and machinery - administration	\$ 99,998	\$99,998	
165	Leasehold improvements	\$ -		
166	Accumulated depreciation	\$ (6,410,960)	-\$6,410,960	
167	Construction in progress	\$ -		
168	Infrastructure	\$ -		
160	Total capital assets, net of accumulated depreciation	\$ 20,981,621	\$ 20,981,621	\$ -
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit	\$ -		
171-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	\$ -		
171-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	\$ -		
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	\$ -		
171-050	Notes, Loans, & mortgages receivable - Non-current - Other	\$ -		
171-060	Other - Comment			
171	Notes, Loans, & mortgages receivable – Non-current	\$ -	\$ -	\$ -
172-010	Notes, Loans, & mortgages receivable - Non-current - past due - Not For Profit	\$ -		
172-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	\$ -		
172-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	\$ -		
172-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	\$ -		
172-050	Notes, Loans, & mortgages receivable - Non-current - Other	\$ -		
172-060	Other - Comment			
172	Notes, Loans, & mortgages receivable – Non-current - past due	\$ -	\$ -	\$ -
173	Grants receivable – Non-current	\$ -		
174-010	Other assets - Not For Profit	\$ -		
174-020	Other assets - Partnership	\$ -		
174-030	Other assets - Joint Venture	\$ -		
174-040	Other assets - Tax Credit	\$ -		
174-050	Other assets - Other	\$ -		
174-060	Other - Comment			
174	Other assets	\$ -	\$ -	\$ -
176-010	Investment in Joint venture - Not For Profit	\$ -		
176-020	Investment in Joint venture - Partnership	\$ -		
176-030	Investment in Joint venture - Joint Venture	\$ -		
176-040	Investment in Joint venture - Tax Credit	\$ -		
176-050	Investment in Joint venture - Other	\$ -		
176-060	Other - Comment			

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**Project Balance Sheet
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Line Item No.	Description	Total Projects	MN163000001	Other Project
176	Investment in joint venture	\$ -	\$ -	\$ -
180	Total Non-current Assets	\$ 20,981,621	\$ 20,981,621	\$ -
190	Total Assets	\$ 21,879,743	\$ 21,879,743	\$ -
311	Bank overdraft	\$ -		
312	Accounts payable <= 90 days	\$ 68,139	\$68,139	
313	Accounts payable > 90 days past due	\$ -		
321	Accrued wage/payroll taxes payable	\$ -		
322	Accrued compensated absences - current portion	\$ -		
324	Accrued contingency liability	\$ -		
325	Accrued interest payable	\$ -		
331-010	Accounts payable - HUD PHA Programs - Operating Subsidy	\$ -		
331-020	Accounts payable - HUD PHA Programs - Capital fund	\$ -		
331-030	Accounts payable - HUD PHA Programs - Other	\$ -		
331	Accounts payable - HUD PHA Programs	\$ -	\$ -	\$ -
332	Accounts payable - PHA Projects	\$ -		
333	Accounts payable - other government	\$ -		
341	Tenant security deposits	\$ -		
342-010	Deferred revenue - Operating Subsidy	\$ -		
342-020	Deferred revenue - Capital fund	\$ -		
342-030	Deferred revenue - Other	\$ -		
342	Deferred revenue	\$ -	\$ -	\$ -
343-010	CFFP	\$ -		
343-020	Capital Projects/ Mortgage Revenue	\$ -		
343	Current portion of long-term debt - capital projects/mortgage revenue bonds	\$ -	\$ -	\$ -
344	Current portion of long-term debt - operating borrowings	\$ -		
345	Other current liabilities	\$ -		
346	Accrued liabilities - other	\$ -		
347	Inter program - due to	\$ 9,153	\$9,153	
348-010	Loan liability - current - Not For Profit	\$ -		
348-020	Loan liability - current - Partnership	\$ -		
348-030	Loan liability - current - Joint Venture	\$ -		
348-040	Loan liability - current - Tax Credit	\$ -		
348-050	Loan liability - current - Other	\$ -		
348-060	Other - Comment			
348	Loan liability - current	\$ -	\$ -	\$ -
310	Total Current Liabilities	\$ 77,292	\$ 77,292	\$ -
351-010	Long-term debt - CFFP	\$ -		

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Line Item No.	Description	Total Projects	MN163000001	Other Project
351-020	Long-term - Capital Projects/ Mortgage Revenue	\$ -		
351	Capital Projects/ Mortgage Revenue Bonds	\$ -	\$ -	\$ -
352	Long-term debt, net of current - operating borrowings	\$ -		
353	Non-current liabilities - other	\$ -		
354	Accrued compensated absences- Non-current	\$ -		
355-010	Loan liability - Non-current - Not For Profit	\$ 1,405,000	\$1,405,000	
355-020	Loan liability - Non-current - Partnership	\$ -		
355-030	Loan liability - Non-current - Joint Venture	\$ -		
355-040	Loan liability - Non-current - Tax Credit	\$ -		
355-050	Loan liability - Non-current - Other	\$ -		
355-060	Other - Comment			
355	Loan liability – Non-current	\$ 1,405,000	\$ 1,405,000	\$ -
356	FASB 5 Liabilities	\$ -		
357	Accrued Pension and OPEB Liability	\$ -		
350	Total Non-Current Liabilities	\$ 1,405,000	\$ 1,405,000	\$ -
300	Total Liabilities	\$ 1,482,292	\$ 1,482,292	\$ -
508.1	Invested in capital assets, net of related debt	\$ 19,576,621	\$19,576,621	
511.1	Restricted Net Assets	\$ -		
512.1	Unrestricted Net Assets	\$ 820,830	\$820,830	
513	Total Equity/Net Assets	\$ 20,397,451	\$ 20,397,451	\$ -
600	Total Liabilities and Equity/Net assets	\$ 21,879,743	\$ 21,879,743	\$ -

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Project Income Statement
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Line Item No.	Description	Total Projects	MN163000001	Operating Fund Program	Capital Fund Program	Other Project	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	\$ 513,060	\$ 513,060	\$513,060		\$ -		
70400	Tenant revenue - other	\$ -	\$ -			\$ -		
70500	Total Tenant Revenue	\$ 513,060	\$ 513,060	\$ 513,060	\$ -	\$ -	\$ -	\$ -
70600-010	Housing assistance payments	\$ -	\$ -			\$ -		
70600-020	Ongoing administrative fees earned	\$ -	\$ -			\$ -		
70600-030	Hard to house fee revenue	\$ -	\$ -			\$ -		
70600-031	FSS Coordinator	\$ -	\$ -			\$ -		
70600-040	Actual independent public accountant audit costs	\$ -	\$ -			\$ -		
70600-050	Total preliminary fees earned	\$ -	\$ -			\$ -		
70600-060	All other fees	\$ -	\$ -			\$ -		
70600-070	Admin fee calculation description					\$ -		
70600	HUD PHA operating grants	\$ 256,795	\$ 256,795	\$256,795		\$ -		
70610	Capital grants	\$ 167,567	\$ 167,567		\$167,567	\$ -		
70710	Management Fee	\$ -	\$ -			\$ -		
70720	Asset Management Fee	\$ -	\$ -			\$ -		
70730	Book-Keeping Fee	\$ -	\$ -			\$ -		
70740	Front Line Service Fee	\$ -	\$ -			\$ -		
70750	Other Fees	\$ -	\$ -			\$ -		
70700	Total Fee Revenue	\$ -	\$ -			\$ -		
70800	Other government grants	\$ 150,000	\$ 150,000	\$150,000		\$ -		
71100-010	Housing Assistance Payment	\$ -	\$ -			\$ -		
71100-020	Administrative Fee	\$ -	\$ -			\$ -		
71100	Investment income - unrestricted	\$ 38,039	\$ 38,039	\$38,039		\$ -		
71200	Mortgage interest income	\$ -	\$ -			\$ -		
71300	Proceeds from disposition of assets held for sale	\$ -	\$ -			\$ -		
71310	Cost of sale of assets	\$ -	\$ -			\$ -		
71400-010	Housing Assistance Payment	\$ -	\$ -			\$ -		
71400-020	Administrative Fee	\$ -	\$ -			\$ -		
71400	Fraud recovery	\$ -	\$ -			\$ -		
71500	Other revenue	\$ 21,312	\$ 21,312	\$21,312		\$ -		
71600	Gain or loss on sale of capital assets	\$ -	\$ -			\$ -		
72000-010	Housing Assistance Payment	\$ -	\$ -			\$ -		
72000-020	Administrative Fee	\$ -	\$ -			\$ -		
72000	Investment income - restricted	\$ -	\$ -			\$ -		
70000	Total Revenue	\$ 1,146,773	\$ 1,146,773	\$ 979,206	\$ 167,567	\$ -	\$ -	\$ -
91100	Administrative salaries	\$ 96,597	\$ 96,597	\$96,597		\$ -		
91200	Auditing fees	\$ -	\$ -			\$ -		
91300	Management Fee	\$ 114,285	\$ 114,285	\$114,285		\$ -		
91310	Book-Keeping Fee	\$ -	\$ -			\$ -		
91400	Advertising and Marketing	\$ -	\$ -			\$ -		
91500	Employee benefit contributions - administrative	\$ -	\$ -			\$ -		

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**Project Income Statement
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Line Item No.	Description	Total Projects	MN163000001	Operating Fund Program	Capital Fund Program	Other Project	Operating Fund Program	Capital Fund Program
91600	Office Expenses	\$ -	\$ -			\$ -		
91700	Legal Expense	\$ -	\$ -			\$ -		
91800	Travel	\$ -	\$ -			\$ -		
91810	Allocated Overhead	\$ -	\$ -			\$ -		
91900	Other	\$ 25,008	\$ 25,008	\$25,008		\$ -		
91000	Total Operating-Administrative	\$ 235,890	\$ 235,890	\$ 235,890	\$ -	\$ -	\$ -	\$ -
92000	Asset Management Fee	\$ -	\$ -			\$ -		
92100	Tenant services - salaries	\$ -	\$ -			\$ -		
92200	Relocation Costs	\$ -	\$ -			\$ -		
92300	Employee benefit contributions - tenant services	\$ -	\$ -			\$ -		
92400	Tenant services - other	\$ -	\$ -			\$ -		
92500	Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93100	Water	\$ 60,999	\$ 60,999	\$60,999		\$ -		
93200	Electricity	\$ 3,664	\$ 3,664	\$3,664		\$ -		
93300	Gas	\$ 6,066	\$ 6,066	\$6,066		\$ -		
93400	Fuel	\$ -	\$ -			\$ -		
93500	Labor	\$ -	\$ -			\$ -		
93600	Sewer	\$ -	\$ -			\$ -		
93700	Employee benefit contributions - utilities	\$ 384	\$ 384	\$384		\$ -		
93800	Other utilities expense	\$ -	\$ -			\$ -		
93000	Total Utilities	\$ 71,113	\$ 71,113	\$ 71,113	\$ -	\$ -	\$ -	\$ -
94100	Ordinary maintenance and operations - labor	\$ 133,346	\$ 133,346	\$133,346		\$ -		
94200	Ordinary maintenance and operations - materials and other	\$ 132,551	\$ 132,551	\$132,551		\$ -		
94300-010	Ordinary Maintenance and Operations Contracts - Garbage and Trash Removal Contracts	\$ -	\$ -			\$ -		
94300-020	Ordinary Maintenance and Operations Contracts - Heating & Cooling Contracts	\$ -	\$ -			\$ -		
94300-030	Ordinary Maintenance and Operations Contracts - Snow Removal Contracts	\$ -	\$ -			\$ -		
94300-040	Ordinary Maintenance and Operations Contracts - Elevator Maintenance Contracts	\$ -	\$ -			\$ -		
94300-050	Ordinary Maintenance and Operations Contracts - Landscape & Grounds Contracts	\$ -	\$ -			\$ -		
94300-060	Ordinary Maintenance and Operations Contracts - Unit Turnaround Contracts	\$ -	\$ -			\$ -		
94300-070	Ordinary Maintenance and Operations Contracts - Electrical Contracts	\$ -	\$ -			\$ -		
94300-080	Ordinary Maintenance and Operations Contracts - Plumbing Contracts	\$ -	\$ -			\$ -		
94300-090	Ordinary Maintenance and Operations Contracts - Extermination Contracts	\$ -	\$ -			\$ -		
94300-100	Ordinary Maintenance and Operations Contracts - Janitorial Contracts	\$ -	\$ -			\$ -		
94300-110	Ordinary Maintenance and Operations Contracts - Routine Maintenance Contracts	\$ -	\$ -			\$ -		
94300-120	Ordinary Maintenance and Operations Contracts - Misc Contracts	\$ 176,351	\$ 176,351	\$176,351		\$ -		
94300	Ordinary Maintenance and Operations Contracts	\$ 176,351	\$ 176,351	\$ 176,351	\$ -	\$ -	\$ -	\$ -
94500	Employee benefit contribution - ordinary maintenance	\$ -	\$ -			\$ -		
94000	Total Maintenance	\$ 442,248	\$ 442,248	\$ 442,248	\$ -	\$ -	\$ -	\$ -
95100	Protective services - labor	\$ -	\$ -			\$ -		
95200	Protective services - other contract costs	\$ -	\$ -			\$ -		

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Line Item No.	Description	Total Projects	MN163000001	Operating Fund Program	Capital Fund Program	Other Project	Operating Fund Program	Capital Fund Program
95300	Protective services - other	\$ -	\$ -			\$ -		
95500	Employee benefit contributions - protective services	\$ -	\$ -			\$ -		
95000	Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96110	Property Insurance	\$ 93,769	\$ 93,769	\$93,769		\$ -		
96120	Liability Insurance	\$ -	\$ -			\$ -		
96130	Workmen's Compensation	\$ -	\$ -			\$ -		
96140	All other Insurance	\$ -	\$ -			\$ -		
96100	Total Insurance Premiums	\$ 93,769	\$ 93,769	\$ 93,769	\$ -	\$ -	\$ -	\$ -
96200	Other general expenses	\$ 161,359	\$ 161,359	\$161,359		\$ -		
96210	Compensated absences	\$ -	\$ -			\$ -		
96300	Payments in lieu of taxes	\$ 49,453	\$ 49,453	\$49,453		\$ -		
96400	Bad debt - tenant rents	\$ -	\$ -			\$ -		
96500	Bad debt - mortgages	\$ -	\$ -			\$ -		
96600	Bad debt - other	\$ -	\$ -			\$ -		
96800	Severance expense	\$ -	\$ -			\$ -		
96000	Total Other General Expenses	\$ 210,812	\$ 210,812	\$ 210,812	\$ -	\$ -	\$ -	\$ -
96710	Interest of Mortgage (or Bonds) Payable	\$ -	\$ -			\$ -		
96720	Interest on Notes Payable (Short and Long Term)	\$ -	\$ -			\$ -		
96730	Amortization of Bond Issue Costs	\$ -	\$ -			\$ -		
96700	Total Interest Expense and Amortization Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96900	Total Operating Expenses	\$ 1,053,832	\$ 1,053,832	\$ 1,053,832	\$ -	\$ -	\$ -	\$ -
97000	Excess Revenue Over Operating Expenses	\$ 92,941	\$ 92,941	\$ (74,626)	\$ 167,567	\$ -	\$ -	\$ -
97100	Extraordinary maintenance	\$ 326,296	\$ 326,296	\$326,296		\$ -		
97200	Casualty losses- Non-capitalized	\$ -	\$ -			\$ -		
97300-010	Mainstream 1 & 5 year	\$ -	\$ -			\$ -		
97300-020	Home-Ownership	\$ -	\$ -			\$ -		
97300-025	Litigation	\$ -	\$ -			\$ -		
97300-030	Hope IV	\$ -	\$ -			\$ -		
97300-035	Moving to Work	\$ -	\$ -			\$ -		
97300-040	Tenant Protection	\$ -	\$ -			\$ -		
97300-050	All Other	\$ -	\$ -			\$ -		
97300	Housing assistance payments	\$ -	\$ -			\$ -		
97350	HAP Portability-in	\$ -	\$ -			\$ -		
97400	Depreciation expense	\$ 1,069,108	\$ 1,069,108	\$1,069,108		\$ -		
97500	Fraud losses	\$ -	\$ -			\$ -		
97800	Dwelling units rent expense	\$ -	\$ -			\$ -		
90000	Total Expenses	\$ 2,449,236	\$ 2,449,236	\$ 2,449,236	\$ -	\$ -	\$ -	\$ -
10010	Operating transfer in	\$ -	\$ -			\$ -		
10020	Operating transfer out	\$ -	\$ -			\$ -		
10030-010	Not For Profit	\$ -	\$ -			\$ -		

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Line Item No.	Description	Total Projects	MN163000001	Operating Fund Program	Capital Fund Program	Other Project	Operating Fund Program	Capital Fund Program
10030-020	Partnership	\$ -	\$ -			\$ -		
10030-030	Joint Venture	\$ -	\$ -			\$ -		
10030-040	Tax Credit	\$ -	\$ -			\$ -		
10030-050	Other	\$ -	\$ -			\$ -		
10030-060	Other - Comment							
10030	Operating transfers from / to primary government	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10040	Operating transfers from / to component unit	\$ -	\$ -			\$ -		
10070	Extraordinary items, net gain/loss	\$ -	\$ -			\$ -		
10080	Special items, net gain/loss	\$ -	\$ -			\$ -		
10091	Inter Project Excess Cash Transfer In	\$ -	\$ -			\$ -		
10092	Inter Project Excess Cash Transfer Out	\$ -	\$ -			\$ -		
10093	Transfers between Programs and Projects - in	\$ -	\$ -			\$ -		
10094	Transfers between Programs and Projects - out	\$ -	\$ -			\$ -		
10100	Total other financing sources (uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	\$ (1,302,463)	\$ (1,302,463)	\$ (1,470,030)	\$ 167,567	\$ -	\$ -	\$ -
11020	Required Annual Debt Principal Payments	\$ -	\$ -			\$ -		
11030	Beginning equity	\$ 21,699,914	\$ 21,699,914	\$21,699,914		\$ -		
11040-010	Prior period adjustments and correction of errors - Editable	\$ -	\$ -			\$ -		
11040-020	Prior period adjustments and correction of errors - Editable	\$ -	\$ -			\$ -		
11040-030	Prior period adjustments and correction of errors - Editable	\$ -	\$ -			\$ -		
11040-040	Prior period adjustments and correction of errors - Editable	\$ -	\$ -			\$ -		
11040-050	Prior period adjustments and correction of errors - Editable	\$ -	\$ -			\$ -		
11040-060	Prior period adjustments and correction of errors - Editable	\$ -	\$ -			\$ -		
11040-070	Equity Transfers	\$ -	\$ -	\$167,567	-\$167,567	\$ -		
11040-080	Equity Transfers	\$ -	\$ -			\$ -		
11040-090	Equity Transfers	\$ -	\$ -			\$ -		
11040-100	Equity Transfers	\$ -	\$ -			\$ -		
11040-110	Equity Transfers	\$ -	\$ -			\$ -		
11040	Prior period adjustments, equity transfers, and correction of errors	\$ -	\$ -	\$ 167,567	\$ (167,567)	\$ -	\$ -	\$ -
11170-001	Administrative Fee Equity- Beginning Balance	\$ -	\$ -			\$ -		
11170-010	Administrative Fee Revenue	\$ -	\$ -			\$ -		
11170-020	Hard to House Fee Revenue	\$ -	\$ -			\$ -		
11170-021	FSS Coordinator Grant	\$ -	\$ -			\$ -		
11170-030	Audit Costs	\$ -	\$ -			\$ -		
11170-040	Investment Income	\$ -	\$ -			\$ -		
11170-045	Fraud Recovery Revenue	\$ -	\$ -			\$ -		
11170-050	Other Revenue	\$ -	\$ -			\$ -		
11170-051	Comment for Other Revenue					\$ -		
11170-060	Total Admin Fee Revenues	\$ -	\$ -			\$ -		
11170-080	Total Operating Expenses	\$ -	\$ -			\$ -		
11170-090	Depreciation	\$ -	\$ -			\$ -		
11170-095	Housing Assistance Portability In	\$ -	\$ -			\$ -		

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Line Item No.	Description	Total Projects	MN163000001	Operating Fund Program	Capital Fund Program	Other Project	Operating Fund Program	Capital Fund Program
11170-100	Other Expenses	\$ -	\$ -			\$ -		
11170-101	Comment for Other Expense					\$ -		
11170-110	Total Expenses	\$ -	\$ -			\$ -		
11170-002	Net Administrative Fee	\$ -	\$ -			\$ -		
11170-003	Administrative Fee Equity- Ending Balance	\$ -	\$ -			\$ -		
11170	Administrative Fee Equity	\$ -	\$ -			\$ -		
11180-001	Housing Assistance Payments Equity - Beginning Balance	\$ -	\$ -			\$ -		
11180-010	Housing Assistance Payment Revenues	\$ -	\$ -			\$ -		
11180-015	Fraud Recovery Revenue	\$ -	\$ -			\$ -		
11180-020	Net Housing Assistance Payments	\$ -	\$ -			\$ -		
11180-021	Comment for Other Revenue					\$ -		
11180-025	Investment Income	\$ -	\$ -			\$ -		
11180-030	Total HAP Revenues	\$ -	\$ -			\$ -		
11180-080	Housing Assistance Payments	\$ -	\$ -			\$ -		
11180-090	Other Expenses	\$ -	\$ -			\$ -		
11180-091	Comments for Other Expenses					\$ -		
11180-100	Total Housing Assistance Payments Expenses	\$ -	\$ -			\$ -		
11180-002	Net Housing Assistance Payments	\$ -	\$ -			\$ -		
11180-003	Housing Assistance Payments Equity-Ending Balance	\$ -	\$ -			\$ -		
11180	Housing Assistance Payments Equity	\$ -	\$ -			\$ -		
11190-210	Total ACC HCV Units	0	0			0		
11190-220	Unfunded Units	0	0			0		
11190-230	Other Adjustments	0	0			0		
11190	Unit Months Available	1800	1800	1800		0		
11210	Unit Months Leased	1720	1720	1720		0		
11270	Excess Cash	\$ 820,830	\$ 820,830	\$ 820,830		\$ -	\$ -	
11610	Land Purchases	\$ -	\$ -			\$ -		
11620	Building Purchases	\$ -	\$ -			\$ -		
11630	Furniture & Equipment-Dwelling Purchases	\$ -	\$ -			\$ -		
11640	Furniture & Equipment-Administrative Purchases	\$ -	\$ -			\$ -		
11650	Leasehold Improvements Purchases	\$ -	\$ -			\$ -		
11660	Infrastructure Purchases	\$ -	\$ -			\$ -		
13510	CFFP Debt Service Payments	\$ -	\$ -			\$ -		
13901	Replacement Housing Factor Funds	\$ -	\$ -			\$ -		

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Line Item No.	Description	Total Programs	State/Local	Community Development Block Grants/Entitlement Grants	Shelter Plus Care	Housing Opportunities for Persons with AIDS	Housing Choice Vouchers
	Balance Sheet						
111	Cash-unrestricted	\$ 5,338,419	\$1,406,433		\$888	\$906	\$3,930,192
112	Cash-restricted-modernization and development	\$ -					
113	Cash-other restricted	\$ 6,066,947					\$6,066,947
114	Cash-tenant security deposits	\$ -					
115	Cash - Restricted for payment of current liability	\$ -					
100	Total Cash	\$ 11,405,366	\$ 1,406,433	\$ -	\$ 888	\$ 906	\$ 9,997,139
121	Accounts receivable - PHA projects	\$ 148,261					\$148,261
122-010	Accounts receivable - HUD other projects - Operating Subsidy	\$ -					
122-020	Accounts receivable - HUD other projects - Capital fund	\$ -					
122-030	Accounts receivable - HUD other projects - Other	\$ -					
122	Accounts receivable - HUD other projects	\$ 186,378			\$15,744	\$170,634	
124	Account receivable - other government	\$ 126,500	\$126,500				
125-010	Account receivable - miscellaneous - Not For Profit	\$ -					
125-020	Account receivable - miscellaneous - Partnership	\$ -					
125-030	Account receivable - miscellaneous - Joint Venture	\$ -					
125-040	Account receivable - miscellaneous - Tax Credit	\$ -					
125-050	Account receivable - miscellaneous - Other	\$ -					
125-060	Other - Comment						
125	Account receivable - miscellaneous	\$ 69,899					\$69,899
126	Accounts receivable - tenants	\$ -					
126.1	Allowance for doubtful accounts - tenants	\$ -					
126.2	Allowance for doubtful accounts - other	\$ -					
127	Notes, Loans, & Mortgages Receivable - Current	\$ -					
128	Fraud recovery	\$ -					
128.1	Allowance for doubtful accounts - fraud	\$ -					
129	Accrued interest receivable	\$ 70,936	\$61		\$258	\$18	\$70,599
120	Total receivables, net of allowance for doubtful accounts	\$ 601,974	\$ 126,561	\$ -	\$ 16,002	\$ 170,652	\$ 288,759
131	Investments - unrestricted	\$ -					
132	Investments - restricted	\$ -					
135	Investments - Restricted for payment of current liability	\$ -					
142	Prepaid expenses and other assets	\$ -					
143	Inventories	\$ -					
143.1	Allowance for obsolete inventories	\$ -					
144	Inter program - due from	\$ 153,000	\$153,000				
145	Assets held for sale	\$ -					
150	Total Current Assets	\$ 12,160,340	\$ 1,685,994	\$ -	\$ 16,890	\$ 171,558	\$ 10,285,898
161	Land	\$ 480,000		\$480,000			
162	Buildings	\$ -					
163	Furniture, equipment and machinery - dwellings	\$ -					
164	Furniture, equipment and machinery - administration	\$ -					
165	Leasehold improvements	\$ -					
166	Accumulated depreciation	\$ -					
167	Construction in progress	\$ -					
168	Infrastructure	\$ -					

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Line Item No.	Description	Total Programs	State/Local	Community Development Block Grants/Entitlement Grants	Shelter Plus Care	Housing Opportunities for Persons with AIDS	Housing Choice Vouchers
160	Total capital assets, net of accumulated depreciation	\$ 480,000	\$ -	\$ 480,000	\$ -	\$ -	\$ -
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit	\$ -					
171-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	\$ -					
171-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	\$ -					
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	\$ -					
171-050	Notes, Loans, & mortgages receivable - Non-current - Other	\$ -					
171-060	Other - Comment						
171	Notes, Loans, & mortgages receivable - Non-current	\$ -					
172-010	Notes, Loans, & mortgages receivable - Non-current - past due - Not For Profit	\$ -					
172-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	\$ -					
172-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	\$ -					
172-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	\$ -					
172-050	Notes, Loans, & mortgages receivable - Non-current - Other	\$ -					
172-060	Other - Comment						
172	Notes, Loans, & mortgages receivable - Non-current - past due	\$ -					
173	Grants receivable - Non-current	\$ -					
174-010	Other assets - Not For Profit	\$ -					
174-020	Other assets - Partnership	\$ -					
174-030	Other assets - Joint Venture	\$ -					
174-040	Other assets - Tax Credit	\$ -					
174-050	Other assets - Other	\$ -					
174-060	Other - Comment						
174	Other assets	\$ -					
176-010	Investment in Joint venture - Not For Profit	\$ -					
176-020	Investment in Joint venture - Partnership	\$ -					
176-030	Investment in Joint venture - Joint Venture	\$ -					
176-040	Investment in Joint venture - Tax Credit	\$ -					
176-050	Investment in Joint venture - Other	\$ -					
176-060	Other - Comment						
176	Investment in joint venture	\$ -					
180	Total Non-current Assets	\$ 480,000	\$ -	\$ 480,000	\$ -	\$ -	\$ -
190	Total Assets	\$ 12,640,340	\$ 1,685,994	\$ 480,000	\$ 16,890	\$ 171,558	\$ 10,285,898
311	Bank overdraft	\$ -					
312	Accounts payable <= 90 days	\$ 515,647	\$10,984				\$504,663
313	Accounts payable > 90 days past due	\$ -					
321	Accrued wage/payroll taxes payable	\$ 99,795	\$99,795				
322	Accrued compensated absences - current portion	\$ 104,015	\$104,015				
324	Accrued contingency liability	\$ -					
325	Accrued interest payable	\$ -					
331-010	Accounts payable - HUD PHA Programs - Operating Subsidy	\$ -					
331-020	Accounts payable - HUD PHA Programs - Capital fund	\$ -					
331-030	Accounts payable - HUD PHA Programs - Other	\$ -					
331	Accounts payable - HUD PHA Programs	\$ -					
332	Accounts payable - PHA Projects	\$ -					
333	Accounts payable - other government	\$ -					

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Line Item No.	Description	Total Programs	State/Local	Community Development Block Grants/Entitlement Grants	Shelter Plus Care	Housing Opportunities for Persons with AIDS	Housing Choice Vouchers
341	Tenant security deposits	\$ -					
342-010	Deferred revenue - Operating Subsidy	\$ -					
342-020	Deferred revenue - Capital fund	\$ -					
342-030	Deferred revenue - Other	\$ -					
342	Deferred revenue	\$ -					
343-010	CFPP	\$ -					
343-020	Capital Projects/ Mortgage Revenue	\$ -					
343	Current portion of long-term debt - capital projects/mortgage revenue bonds	\$ -					
344	Current portion of long-term debt - operating borrowings	\$ -					
345	Other current liabilities	\$ -					
346	Accrued liabilities - other	\$ -					
347	Inter program - due to	\$ 153,000			\$3,000	\$150,000	
348-010	Loan liability - current - Not For Profit	\$ -					
348-020	Loan liability - current - Partnership	\$ -					
348-030	Loan liability - current - Joint Venture	\$ -					
348-040	Loan liability - current - Tax Credit	\$ -					
348-050	Loan liability - current - Other	\$ -					
348-060	Other - Comment						
348	Loan liability - current	\$ -					
310	Total Current Liabilities	\$ 872,457	\$ 214,794	\$ -	\$ 3,000	\$ 150,000	\$ 504,663
351-010	Long-term debt - CFPP	\$ -					
351-020	Long-term - Capital Projects/ Mortgage Revenue	\$ -					
351	Capital Projects/ Mortgage Revenue Bonds	\$ -					
352	Long-term debt, net of current - operating borrowings	\$ -					
353	Non-current liabilities - other	\$ -					
354	Accrued compensated absences- Non-current	\$ -					
355-010	Loan liability - Non-current - Not For Profit	\$ -					
355-020	Loan liability - Non-current - Partnership	\$ -					
355-030	Loan liability - Non-current - Joint Venture	\$ -					
355-040	Loan liability - Non-current - Tax Credit	\$ -					
355-050	Loan liability - Non-current - Other	\$ -					
355-060	Other - Comment						
355	Loan liability - Non-current	\$ -					
356	FASB 5 Liabilities	\$ -					
357	Accrued Pension and OPEB Liability	\$ -					
350	Total Non-current liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
300	Total Liabilities	\$ 872,457	\$ 214,794	\$ -	\$ 3,000	\$ 150,000	\$ 504,663
508.1	Invested in capital assets, net of related debt	\$ 480,000		\$480,000			
511.1	Restricted Net Assets	\$ 6,066,947					\$6,066,947
512.1	Unrestricted Net Assets	\$ 5,220,936	\$1,471,200		\$13,890	\$21,558	\$3,714,288
513	Total Equity/Net Assets	\$ 11,767,883	\$ 1,471,200	\$ 480,000	\$ 13,890	\$ 21,558	\$ 9,781,235
600	Total Liabilities and Equity/Net assets	\$ 12,640,340	\$ 1,685,994	\$ 480,000	\$ 16,890	\$ 171,558	\$ 10,285,898

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Line Item No.	Description	Total Programs	State/Local	Community Development Block Grants/Entitlement Grants	Shelter Plus Care	Housing Opportunities for Persons with AIDS	Housing Choice Vouchers
Income Statement							
70300	Net tenant rental revenue	\$ -					
70400	Tenant revenue - other	\$ -					
70500	Total Tenant Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70600-010	Housing assistance payments	\$ 43,097,063					\$43,097,063
70600-020	Ongoing administrative fees earned	\$ 4,035,652					\$4,035,652
70600-030	Hard to house fee revenue	\$ -					
70600-031	FSS Coordinator	\$ 62,017					\$62,017
70600-040	Actual independent public accountant audit costs	\$ -					
70600-050	Total preliminary fees earned	\$ -					
70600-060	All other fees	\$ -					
70600-070	Admin fee calculation description						
70600	HUD PHA operating grants	\$ 49,358,975			\$1,776,985	\$387,258	\$ 47,194,732
70610	Capital grants	\$ -					
70710	Management Fee	\$ -					
70720	Asset Management Fee	\$ -					
70730	Book-Keeping Fee	\$ -					
70740	Front Line Service Fee	\$ -					
70750	Other Fees	\$ -					
70700	Total Fee Revenue	\$ -					
70800	Other government grants	\$ 1,835,369	\$1,835,369				
71100-010	Housing Assistance Payment	\$ -					
71100-020	Administrative Fee	\$ 246,148					\$246,148
71100	Investment income - unrestricted	\$ 335,005	\$84,308		\$3,593	\$956	\$ 246,148
71200	Mortgage interest income	\$ -					
71300	Proceeds from disposition of assets held for sale	\$ -					
71310	Cost of sale of assets	\$ -					
71400-010	Housing Assistance Payment	\$ 22,500					\$22,500
71400-020	Administrative Fee	\$ 22,500					\$22,500
71400	Fraud recovery	\$ 45,000					\$ 45,000
71500	Other revenue	\$ 164,414	\$2,370				\$162,044
71600	Gain or loss on sale of capital assets	\$ -					
72000-010	Housing Assistance Payment	\$ 90,952					\$90,952
72000-020	Administrative Fee	\$ -					
72000	Investment income - restricted	\$ 90,952					\$ 90,952
70000	Total Revenue	\$ 51,829,715	\$ 1,922,047	\$ -	\$ 1,780,578	\$ 388,214	\$ 47,738,876
91100	Administrative salaries	\$ 2,681,347	\$1,150,312		\$33,236	\$7,055	\$1,490,744
91200	Auditing fees	\$ 8,110					\$8,110
91300	Management Fee	\$ 859,550	\$25				\$859,525
91310	Book-Keeping Fee	\$ -					
91400	Advertising and Marketing	\$ -					
91500	Employee benefit contributions - administrative	\$ -					
91600	Office Expenses	\$ -					

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Line Item No.	Description	Total Programs	State/Local	Community Development Block Grants/Entitlement Grants	Shelter Plus Care	Housing Opportunities for Persons with AIDS	Housing Choice Vouchers
91700	Legal Expense	\$ -					
91800	Travel	\$ -					
91810	Allocated Overhead	\$ -					
91900	Other	\$ 735,777	-\$1,212,213		\$40,428	\$8,582	\$1,898,980
91000	Total Operating-Administrative	\$ 4,284,784	\$ (61,876)	\$ -	\$ 73,664	\$ 15,637	\$ 4,257,359
92000	Asset Management Fee	\$ -					
92100	Tenant services - salaries	\$ -					
92200	Relocation Costs	\$ -					
92300	Employee benefit contributions - tenant services	\$ -					
92400	Tenant services - other	\$ -					
92500	Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93100	Water	\$ -					
93200	Electricity	\$ -					
93300	Gas	\$ -					
93400	Fuel	\$ -					
93500	Labor	\$ -					
93600	Sewer	\$ -					
93700	Employee benefit contributions - utilities	\$ -					
93800	Other utilities expense	\$ 194,501	\$194,501				
93000	Total Utilities	\$ 194,501	\$ 194,501	\$ -	\$ -	\$ -	\$ -
94100	Ordinary maintenance and operations - labor	\$ -					
94200	Ordinary maintenance and operations - materials and other	\$ -					
94300-010	Ordinary Maintenance and Operations Contracts - Garbage and Trash Removal Contracts	\$ -					
94300-020	Ordinary Maintenance and Operations Contracts - Heating & Cooling Contracts	\$ -					
94300-030	Ordinary Maintenance and Operations Contracts - Snow Removal Contracts	\$ -					
94300-040	Ordinary Maintenance and Operations Contracts - Elevator Maintenance Contracts	\$ -					
94300-050	Ordinary Maintenance and Operations Contracts - Landscape & Grounds Contracts	\$ -					
94300-060	Ordinary Maintenance and Operations Contracts - Unit Turnaround Contracts	\$ -					
94300-070	Ordinary Maintenance and Operations Contracts - Electrical Contracts	\$ -					
94300-080	Ordinary Maintenance and Operations Contracts - Plumbing Contracts	\$ -					
94300-090	Ordinary Maintenance and Operations Contracts - Extermination Contracts	\$ -					
94300-100	Ordinary Maintenance and Operations Contracts - Janitorial Contracts	\$ -					
94300-110	Ordinary Maintenance and Operations Contracts - Routine Maintenance Contracts	\$ -					
94300-120	Ordinary Maintenance and Operations Contracts - Misc Contracts	\$ -					
94300	Ordinary Maintenance and Operations Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
94500	Employee benefit contribution - ordinary maintenance	\$ -					
94000	Total Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
95100	Protective services - labor	\$ -					
95200	Protective services - other contract costs	\$ -					

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Line Item No.	Description	Total Programs	State/Local	Community Development Block Grants/Entitlement Grants	Shelter Plus Care	Housing Opportunities for Persons with AIDS	Housing Choice Vouchers
95300	Protective services - other	\$ -					
95500	Employee benefit contributions - protective services	\$ -					
95000	Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96110	Property Insurance	\$ -					
96120	Liability Insurance	\$ -					
96130	Workmen's Compensation	\$ -					
96140	All Other Insurance	\$ -					
96100	Total Insurance Premiums	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96200	Other general expenses	\$ 21,600	\$414			\$2,721	\$18,465
96210	Compensated absences	\$ -					
96300	Payments in lieu of taxes	\$ -					
96400	Bad debt - tenant rents	\$ -					
96500	Bad debt - mortgages	\$ -					
96600	Bad debt - other	\$ -					
96800	Severance expense	\$ -					
96000	Total Other General Expenses	\$ 21,600	\$ 414	\$ -	\$ -	\$ 2,721	\$ 18,465
96710	Interest of Mortgage (or Bonds) Payable	\$ -					
96720	Interest on Notes Payable (Short and Long Term)	\$ -					
96730	Amortization of Bond Issue Costs	\$ -					
96700	Total Interest Expense and Amortization Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96900	Total Operating Expenses	\$ 4,500,885	\$ 133,039	\$ -	\$ 73,664	\$ 18,358	\$ 4,275,824
97000	Excess Revenue Over Operating Expenses	\$ 47,328,830	\$ 1,789,008	\$ -	\$ 1,706,914	\$ 369,856	\$ 43,463,052
97100	Extraordinary maintenance	\$ -					
97200	Casualty losses- Non-capitalized	\$ -					
97300-010	Mainstream 1 & 5 year	\$ 1,503,441					\$1,503,441
97300-020	Home-Ownership	\$ -					
97300-025	Litigation	\$ -					
97300-030	Hope IV	\$ -					
97300-035	Moving to Work	\$ -					
97300-040	Tenant Protection	\$ 338,236					\$338,236
97300-050	All Other	\$ 41,365,292					\$41,365,292
97300	Housing assistance payments	\$ 46,929,819	\$1,637,041		\$1,721,830	\$363,979	\$ 43,206,969
97350	HAP Portability-in	\$ -					
97400	Depreciation expense	\$ -					
97500	Fraud losses	\$ -					
97800	Dwelling units rent expense	\$ -					
90000	Total Expenses	\$ 51,430,704	\$ 1,770,080	\$ -	\$ 1,795,494	\$ 382,337	\$ 47,482,793
10010	Operating transfer in	\$ -					
10020	Operating transfer out	\$ -					
10030-010	Not For Profit	\$ -					
10030-020	Partnership	\$ -					
10030-030	Joint Venture	\$ -					

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Line Item No.	Description	Total Programs	State/Local	Community Development Block Grants/Entitlement Grants	Shelter Plus Care	Housing Opportunities for Persons with AIDS	Housing Choice Vouchers
10030-040	Tax Credit	\$ -					
10030-050	Other	\$ -					
10030-060	Other Comment						
10030	Operating transfers from / to primary government	\$ -					
10040	Operating transfers from / to component unit	\$ -					
10070	Extraordinary items, net gain/loss	\$ -					
10080	Special items, net gain/loss	\$ -					
10091	Inter Project Excess Cash Transfer In	\$ -					
10092	Inter Project Excess Cash Transfer Out	\$ -					
10093	Transfers between Programs and Projects - in	\$ -					
10094	Transfers between Programs and Projects - out	\$ -					
10100	Total other financing sources (uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	\$ 399,011	\$ 151,967	\$ -	\$ (14,916)	\$ 5,877	\$ 256,083
11020	Required Annual Debt Principal Payments	\$ -					
11030	Beginning equity	\$ 11,368,872	\$1,319,233	\$480,000	\$28,806	\$15,681	\$9,525,152
11040-010	Prior period adjustments and correction of errors - Editable	\$ -					
11040-020	Prior period adjustments and correction of errors - Editable	\$ -					
11040-030	Prior period adjustments and correction of errors - Editable	\$ -					
11040-040	Prior period adjustments and correction of errors - Editable	\$ -					
11040-050	Prior period adjustments and correction of errors - Editable	\$ -					
11040-060	Prior period adjustments and correction of errors - Editable	\$ -					
11040-070	Equity Transfers	\$ -					
11040-080	Equity Transfers	\$ -					
11040-090	Equity Transfers	\$ -					
11040-100	Equity Transfers	\$ -					
11040-110	Equity Transfers	\$ -					
11040	Prior period adjustments, equity transfers, and correction of errors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11170-001	Administrative Fee Equity- Beginning Balance	\$ 3,461,751					\$3,461,751
11170-010	Administrative Fee Revenue	\$ 4,035,652					\$ 4,035,652
11170-020	Hard to House Fee Revenue	\$ -					\$ -
11170-021	FSS Coordinator Grant	\$ 62,017					\$ 62,017
11170-030	Audit Costs	\$ -					\$ -
11170-040	Investment Income	\$ 246,148					\$ 246,148
11170-045	Fraud Recovery Revenue	\$ 22,500					\$ 22,500
11170-050	Other Revenue	\$ 162,044					\$162,044
11170-051	Comment for Other Revenue						
11170-060	Total Admin Fee Revenues	\$ 4,528,361					\$ 4,528,361
11170-080	Total Operating Expenses	\$ 4,275,824					\$ 4,275,824
11170-090	Depreciation	\$ -					\$ -
11170-095	Housing Assistance Portability In	\$ -					\$ -
11170-100	Other Expenses	\$ -					
11170-101	Comment for Other Expense						
11170-110	Total Expenses	\$ 4,275,824					\$ 4,275,824
11170-002	Net Administrative Fee	\$ 252,537					\$ 252,537

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Line Item No.	Description	Total Programs	State/Local	Community Development Block Grants/Entitlement Grants	Shelter Plus Care	Housing Opportunities for Persons with AIDS	Housing Choice Vouchers
11170-003	Administrative Fee Equity- Ending Balance	\$ 3,714,288					\$ 3,714,288
11170	Administrative Fee Equity	\$ 3,714,288					\$ 3,714,288
11180-001	Housing Assistance Payments Equity - Begining Balance	\$ 6,063,401					\$6,063,401
11180-010	Housing Assistance Payment Revenues	\$ 43,097,063					\$ 43,097,063
11180-015	Fraud Recovery Revenue	\$ 22,500					\$ 22,500
11180-020	Other Revenue	\$ -					
11180-021	Comment for Other Revenue						
11180-025	Investment Income	\$ 90,952					\$ 90,952
11180-030	Total HAP Revenues	\$ 43,210,515					\$ 43,210,515
11180-080	Housing Assistance Payments	\$ 43,206,969					\$ 43,206,969
11180-090	Other Expenses	\$ -					
11180-091	Comments for Other Expenses						
11180-100	Total Housing Assistance Payments Expenses	\$ 43,206,969					\$ 43,206,969
11180-002	Net Housing Assistance Payments	\$ 3,546					\$ 3,546
11180-003	Housing Assistance Payments Equity-Ending Balance	\$ 6,066,947					\$ 6,066,947
11180	Housing Assistance Payments Equity	\$ 6,066,947					\$ 6,066,947
11190-210	Total ACC HCV Units	70810					70,810
11190-220	Unfunded Units	0					
11190-230	Other Adjustments	0					
11190	Unit Months Available	77470	3360		2688	612	70810
11210	Unit Months Leased	76938	3209		2770	596	70363
11270	Excess Cash	\$ -					
11610	Land Purchases	\$ -					
11620	Building Purchases	\$ -					
11630	Furniture & Equipment-Dwelling Purchases	\$ -					
11640	Furniture & Equipment-Administrative Purchases	\$ -					
11650	Leasehold Improvements Purchases	\$ -					
11660	Infrastructure Purchases	\$ -					
13510	CFFP Debt Service Payments	\$ -					
13901	Replacement Housing Factor Funds	\$ -					