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Metropolitan Council Housing and Redevelopment Authority Saint Paul, Minnesota

Agreed-Upon Procedure and Financial Data Schedule Report

Year Ended December 31, 2025

Audit Practice Division

STATE OF MINNESOTA
OFFICE OF THE STATE AUDITOR
State Auditor Julie Blaha

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Metropolitan Council
Housing and Redevelopment Authority
Saint Paul, Minnesota

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STATE OF MINNESOTA

Office of the State Auditor

Julie Blaha
State Auditor

Suite 500
525 Park Street
Saint Paul, MN 55103

Independent Auditor's Report on the Financial Data Schedule

Metropolitan Council of the Twin Cities Area
Saint Paul, Minnesota

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Metropolitan Council of the Twin Cities Area (Metropolitan Council), a component unit of the State of Minnesota, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Metropolitan Council's basic financial statements. We have issued our report thereon dated June 26, 2026, which contained unmodified opinions on those financial statements.

Our audit was conducted for the purpose of forming opinions on the basic financial statements of the Metropolitan Council taken as a whole. We have not performed any procedures with respect to the audited financial statements subsequent to June 26, 2026. The accompanying Financial Data Schedule, as required by the U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The Metropolitan Council is responsible for the accuracy and completeness of the Financial Data Schedule, which was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Financial Data Schedule is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

/s/Julie Blaha

Julie Blaha
State Auditor

/s/Lisa Young

Lisa Young, CPA
Deputy State Auditor

September 21, 2026

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Agreed-Upon Procedure

STATE OF MINNESOTA

Julie Blaha
State Auditor

Office of the State Auditor

Suite 500
525 Park Street
Saint Paul, MN 55103

Independent Accountant's Report on Applying Agreed-Upon Procedure on the Financial Data Schedule

Metropolitan Council of the Twin Cities Area
Saint Paul, Minnesota

We have performed the procedure described in the second paragraph, which was agreed to by the Metropolitan Council of the Twin Cities Area (Metropolitan Council) and the U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), solely to assist them in determining whether the electronic submission of certain information agrees with related hard copy documents. The Metropolitan Council is responsible for the accuracy and completeness of the electronic submission. The Metropolitan Council has agreed to the procedure performed and acknowledged that the procedure performed is appropriate to meet the intended purpose as described above. This agreed-upon procedure engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedure is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedure described below either for the purpose for which this report has been requested or for any other purpose. This report may not be suitable for any other purpose. The procedure performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedure performed is appropriate for their purposes.

We compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed documents listed in the "Hard Copy Documents" column. The results of the performance of our agreed-upon procedure indicate agreement or non-agreement of electronically submitted information and hard copy documents as shown in the chart below.

Results of Agreed-Upon Procedure

Procedure	UFRS Rule Information	Hard Copy Documents	Agrees	Does Not Agree
1	Balance Sheet and Revenue and Expense (data line items 111 to 11210)	Financial Data Schedule of component unit	X	
2	Footnotes (data element G5000-010)	Footnotes to audited basic financial statements of the reporting entity	X	
3	Type of opinion on FDS (data element G3100-040)	Auditor's supplemental report on FDS	X	

The Housing and Redevelopment Authority is a department of the Metropolitan Council. We were engaged to perform an audit in accordance with Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), for the Metropolitan Council as of and for the year ended December 31, 2025, and have issued our reports thereon dated June 26, 2026. The information in the "Hard Copy Documents" column was included within the scope, or was a by-product, of that audit. Further, our opinion on the fair presentation of the Housing and Redevelopment Authority's Financial Data

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Schedule (FDS) dated September 21, 2026, was expressed in relation to the basic financial statements of the Metropolitan Council taken as a whole.

We were not engaged to, and did not, conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the hard copy documents or the electronically submitted information. Accordingly, we do not express such an opinion or conclusion beyond the opinions resulting from our audit described in the preceding paragraph and provided in our reports dated June 26, 2026. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

A copy of the reporting package required by Uniform Guidance, which includes the auditor's reports, is available in its entirety from the Metropolitan Council. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

We are required to be independent of the Metropolitan Council and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedure engagement.

This report is intended solely for the information and use of the Metropolitan Council and the U.S. Department of Housing and Urban Development, REAC, and is not intended to be, and should not be, used by anyone other than these specified parties.

/s/Julie Blaha

Julie Blaha
State Auditor

/s/Lisa Young

Lisa Young, CPA
Deputy State Auditor

September 21, 2026

Financial Data Schedule

METROPOLITAN COUNCIL (MN163)

St. Paul, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2025

	14.218 Community Development Block Grants/Entitlement Grants	2 State/Local	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.241 Housing Opportunities for Persons with AIDS
111 Cash - Unrestricted		$5,012,165	$955,386	$3,220,954	
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted			$99,372	$583,052	
114 Cash - Tenant Security Deposits					
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	$0	$5,012,165	$1,054,758	$3,804,006	$0
121 Accounts Receivable - PHA Projects				$2,508,374	
122 Accounts Receivable - HUD Other Projects				$713,590	
124 Accounts Receivable - Other Government		$48,202			
125 Accounts Receivable - Miscellaneous					
126 Accounts Receivable - Tenants				$0	
126.1 Allowance for Doubtful Accounts -Tenants				-$250,000	
126.2 Allowance for Doubtful Accounts - Other		$0		$0	
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable		$15,197		$17,047	
120 Total Receivables, Net of Allowances for Doubtful Accounts	$0	$63,399	$0	$2,989,011	$0
131 Investments - Unrestricted					
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets					
143 Inventories					

METROPOLITAN COUNCIL (MN163)

St. Paul, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2025

	14.218 Community Development Block Grants/Entitlement Grants	2 State/Local	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.241 Housing Opportunities for Persons with AIDS
143.1 Allowance for Obsolete Inventories					
144 Inter Program Due From		$179,513			
145 Assets Held for Sale					
150 Total Current Assets	$0	$5,255,077	$1,054,758	$6,793,017	$0
161 Land	$480,000				
162 Buildings					
163 Furniture, Equipment & Machinery - Dwellings					
164 Furniture, Equipment & Machinery - Administration					
165 Leasehold Improvements					
166 Accumulated Depreciation					
167 Construction in Progress					
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	$480,000	$0	$0	$0	$0
171 Notes, Loans and Mortgages Receivable - Non-Current					
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets					
176 Investments in Joint Ventures					
180 Total Non-Current Assets	$480,000	$0	$0	$0	$0
200 Deferred Outflow of Resources		$111,022		$499,597	
290 Total Assets and Deferred Outflow of Resources	$480,000	$5,366,099	$1,054,758	$7,292,614	$0

METROPOLITAN COUNCIL (MN163)

St. Paul, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2025

	14.218 Community Development Block Grants/Entitlement Grants	2 State/Local	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.241 Housing Opportunities for Persons with AIDS
311 Bank Overdraft					
312 Accounts Payable <= 90 Days		$1,756		$32,718	
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable		$235,131			
322 Accrued Compensated Absences - Current Portion		$396,478			
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government					
341 Tenant Security Deposits					
342 Unearned Revenue		$36,330			
343 Current Portion of Long-term Debt - Capital					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities					
346 Accrued Liabilities - Other					
347 Inter Program - Due To					$179,513
348 Loan Liability - Current					
310 Total Current Liabilities	$0	$669,695	$0	$32,718	$179,513
351 Long-term Debt, Net of Current - Capital Projects/Mortgage					
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other					
354 Accrued Compensated Absences - Non Current		$264,319			
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					

METROPOLITAN COUNCIL (MN163)

St. Paul, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2025

	14.218 Community Development Block Grants/Entitlement Grants	2 State/Local	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.241 Housing Opportunities for Persons with AIDS
357 Accrued Pension and OPEB Liabilities		$50,398		$226,790	
350 Total Non-Current Liabilities	$0	$314,717	$0	$226,790	$0
300 Total Liabilities	$0	$984,412	$0	$259,508	$179,513
400 Deferred Inflow of Resources		$188,891		$850,011	
508.4 Net Investment in Capital Assets	$480,000				
511.4 Restricted Net Position	$0		$99,372	$583,052	
512.4 Unrestricted Net Position	$0	$4,192,796	$955,386	$5,600,043	-$179,513
513 Total Equity - Net Assets / Position	$480,000	$4,192,796	$1,054,758	$6,183,095	-$179,513
600 Total Liabilities, Deferred Inflows of Resources and Equity -	$480,000	$5,366,099	$1,054,758	$7,292,614	$0

METROPOLITAN COUNCIL (MN163)

St. Paul, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2025

	14.EHV Emergency Housing Voucher	Subtotal	ELIM	Total
111 Cash - Unrestricted	$881,884	$10,070,389		$10,070,389
112 Cash - Restricted - Modernization and Development				
113 Cash - Other Restricted	$44,038	$726,462		$726,462
114 Cash - Tenant Security Deposits				
115 Cash - Restricted for Payment of Current Liabilities				
100 Total Cash	$925,922	$10,796,851	$0	$10,796,851
121 Accounts Receivable - PHA Projects	$148	$2,508,522		$2,508,522
122 Accounts Receivable - HUD Other Projects		$713,590		$713,590
124 Accounts Receivable - Other Government		$48,202		$48,202
125 Accounts Receivable - Miscellaneous				
126 Accounts Receivable - Tenants		$0		$0
126.1 Allowance for Doubtful Accounts -Tenants		-$250,000		-$250,000
126.2 Allowance for Doubtful Accounts - Other	$0	$0		$0
127 Notes, Loans, & Mortgages Receivable - Current				
128 Fraud Recovery				
128.1 Allowance for Doubtful Accounts - Fraud				
129 Accrued Interest Receivable	$2,870	$35,114		$35,114
120 Total Receivables, Net of Allowances for Doubtful Accounts	$3,018	$3,055,428	$0	$3,055,428
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				

METROPOLITAN COUNCIL (MN163)

St. Paul, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2025

	14.EHV Emergency Housing Voucher	Subtotal	ELIM	Total
144 Inter Program Due From		$179,513	-$179,513	$0
145 Assets Held for Sale				
150 Total Current Assets	$928,940	$14,031,792	-$179,513	$13,852,279
161 Land		$480,000		$480,000
162 Buildings				
163 Furniture, Equipment & Machinery - Dwellings				
164 Furniture, Equipment & Machinery - Administration				
165 Leasehold Improvements				
166 Accumulated Depreciation				
167 Construction in Progress				
168 Infrastructure				
160 Total Capital Assets, Net of Accumulated Depreciation	$0	$480,000	$0	$480,000
171 Notes, Loans and Mortgages Receivable - Non-Current				
172 Notes, Loans, & Mortgages Receivable - Non Current - Past				
173 Grants Receivable - Non Current				
174 Other Assets				
176 Investments in Joint Ventures				
180 Total Non-Current Assets	$0	$480,000	$0	$480,000
200 Deferred Outflow of Resources		$610,619		$610,619
290 Total Assets and Deferred Outflow of Resources	$928,940	$15,122,411	-$179,513	$14,942,898
311 Bank Overdraft				

METROPOLITAN COUNCIL (MN163)

St. Paul, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2025

	14.EHV Emergency Housing Voucher	Subtotal	ELIM	Total
312 Accounts Payable <= 90 Days	$250	$34,724		$34,724
313 Accounts Payable >90 Days Past Due				
321 Accrued Wage/Payroll Taxes Payable		$235,131		$235,131
322 Accrued Compensated Absences - Current Portion		$396,478		$396,478
324 Accrued Contingency Liability				
325 Accrued Interest Payable				
331 Accounts Payable - HUD PHA Programs				
332 Account Payable - PHA Projects				
333 Accounts Payable - Other Government				
341 Tenant Security Deposits				
342 Unearned Revenue	$200,750	$237,080		$237,080
343 Current Portion of Long-term Debt - Capital				
344 Current Portion of Long-term Debt - Operating Borrowings				
345 Other Current Liabilities				
346 Accrued Liabilities - Other				
347 Inter Program - Due To		$179,513	-$179,513	$0
348 Loan Liability - Current				
310 Total Current Liabilities	$201,000	$1,082,926	-$179,513	$903,413
351 Long-term Debt, Net of Current - Capital Projects/Mortgage				
352 Long-term Debt, Net of Current - Operating Borrowings				
353 Non-current Liabilities - Other				
354 Accrued Compensated Absences - Non Current		$264,319		$264,319
355 Loan Liability - Non Current				
356 FASB 5 Liabilities				
357 Accrued Pension and OPEB Liabilities		$277,188		$277,188

METROPOLITAN COUNCIL (MN163)

St. Paul, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2025

	14.EHV Emergency Housing Voucher	Subtotal	ELIM	Total
350 Total Non-Current Liabilities	$0	$541,507	$0	$541,507
300 Total Liabilities	$201,000	$1,624,433	-$179,513	$1,444,920
400 Deferred Inflow of Resources		$1,038,902		$1,038,902
508.4 Net Investment in Capital Assets		$480,000		$480,000
511.4 Restricted Net Position	$44,038	$726,462		$726,462
512.4 Unrestricted Net Position	$683,902	$11,252,614		$11,252,614
513 Total Equity - Net Assets / Position	$727,940	$12,459,076	$0	$12,459,076
600 Total Liabilities, Deferred Inflows of Resources and Equity -	$928,940	$15,122,411	-$179,513	$14,942,898

METROPOLITAN COUNCIL (MN163)

St. Paul, MN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2025

	14.218 Community Development Block Grants/Entitlement Grants	2 State/Local	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.241 Housing Opportunities for Persons with AIDS
70300 Net Tenant Rental Revenue					
70400 Tenant Revenue - Other					
70500 Total Tenant Revenue	$0	$0	$0	$0	$0
70600 HUD PHA Operating Grants			$3,229,058	$106,882,344	$739,813
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		$80,168			
71100 Investment Income - Unrestricted		$173,949		$17,937	-$7,239
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery					
71500 Other Revenue				$14,055,437	
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					
70000 Total Revenue	$0	$254,117	$3,229,058	$120,955,718	$732,574
91100 Administrative Salaries		$1,152,917	$23,156	$6,599,583	$32,246

METROPOLITAN COUNCIL (MN163)

St. Paul, MN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2025

	14.218 Community Development Block Grants/Entitlement Grants	2 State/Local	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.241 Housing Opportunities for Persons with AIDS
91200 Auditing Fees					
91300 Management Fee		$68,614	$12,373	$1,263,818	$2,890
91310 Book-keeping Fee					
91400 Advertising and Marketing					
91500 Employee Benefit contributions - Administrative					
91600 Office Expenses					
91700 Legal Expense					
91800 Travel					
91810 Allocated Overhead					
91900 Other		-$1,597,630	$51,037	$2,286,963	$16,375
91000 Total Operating - Administrative	$0	-$376,099	$86,566	$10,150,364	$51,511
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	$0	$0	$0	$0	$0
93100 Water					
93200 Electricity					
93300 Gas					
93400 Fuel					
93500 Labor					
93600 Sewer					
93700 Employee Benefit Contributions - Utilities					

METROPOLITAN COUNCIL (MN163)

St. Paul, MN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2025

	14.218 Community Development Block Grants/Entitlement Grants	2 State/Local	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.241 Housing Opportunities for Persons with AIDS
93800 Other Utilities Expense		$280,621			
93000 Total Utilities	$0	$280,621	$0	$0	$0
94100 Ordinary Maintenance and Operations - Labor					
94200 Ordinary Maintenance and Operations - Materials and					
94300 Ordinary Maintenance and Operations Contracts					
94500 Employee Benefit Contributions - Ordinary Maintenance					
94000 Total Maintenance	$0	$0	$0	$0	$0
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs					
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	$0	$0	$0	$0	$0
96110 Property Insurance					
96120 Liability Insurance					
96130 Workmen's Compensation					
96140 All Other Insurance					
96100 Total insurance Premiums	$0	$0	$0	$0	$0
96200 Other General Expenses					
96210 Compensated Absences		$76,541		$509,777	$2,236
96300 Payments in Lieu of Taxes					
96400 Bad debt - Tenant Rents				$1	
96500 Bad debt - Mortgages					

METROPOLITAN COUNCIL (MN163)

St. Paul, MN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2025

	14.218 Community Development Block Grants/Entitlement Grants	2 State/Local	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.241 Housing Opportunities for Persons with AIDS
96600 Bad debt - Other				$0	
96800 Severance Expense					
96000 Total Other General Expenses	$0	$76,541	$0	$509,778	$2,236
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	$0	$0	$0	$0	$0
96900 Total Operating Expenses	$0	-$18,937	$86,566	$10,660,142	$53,747
97000 Excess of Operating Revenue over Operating Expenses	$0	$273,054	$3,142,492	$110,295,576	$678,827
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments		$134,200	$2,924,333	$97,094,176	$677,316
97350 HAP Portability-In				$13,302,877	
97400 Depreciation Expense					
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	$0	$115,263	$3,010,899	$121,057,195	$731,063
10010 Operating Transfer In					
10020 Operating transfer Out					

METROPOLITAN COUNCIL (MN163)

St. Paul, MN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2025

	14.218 Community Development Block Grants/Entitlement Grants	2 State/Local	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.241 Housing Opportunities for Persons with AIDS
10030 Operating Transfers from/to Primary Government		$66,174			
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
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 Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	$0	$66,174	$0	$0	$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	$0	$205,028	$218,159	-$101,477	$1,511
11020 Required Annual Debt Principal Payments	$0	$0	$0	$0	$0
11030 Beginning Equity	$480,000	$3,987,768	$836,599	$6,284,572	-$181,024
11040 Prior Period Adjustments, Equity Transfers and	$0				
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity				$5,600,043	
11180 Housing Assistance Payments Equity				$583,052	

METROPOLITAN COUNCIL (MN163)

St. Paul, MN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2025

	14.218 Community Development Block Grants/Entitlement Grants	2 State/Local	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.241 Housing Opportunities for Persons with AIDS
11190 Unit Months Available		540	3036	82109	900
11210 Number of Unit Months Leased		58	2843	80477	780
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					

METROPOLITAN COUNCIL (MN163)

St. Paul, MN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2025

	14.EHV Emergency Housing Voucher	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue				
70400 Tenant Revenue - Other				
70500 Total Tenant Revenue	$0	$0		$0
70600 HUD PHA Operating Grants	$2,885,158	$113,736,373		$113,736,373
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		$80,168		$80,168
71100 Investment Income - Unrestricted	$32,161	$216,808		$216,808
71200 Mortgage Interest Income				
71300 Proceeds from Disposition of Assets Held for Sale				
71310 Cost of Sale of Assets				
71400 Fraud Recovery				
71500 Other Revenue	$11,391	$14,066,828		$14,066,828
71600 Gain or Loss on Sale of Capital Assets				
72000 Investment Income - Restricted				
70000 Total Revenue	$2,928,710	$128,100,177		$128,100,177
91100 Administrative Salaries	$7,885	$7,815,787		$7,815,787
91200 Auditing Fees				

METROPOLITAN COUNCIL (MN163)

St. Paul, MN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2025

	14.EHV Emergency Housing Voucher	Subtotal	ELIM	Total
91300 Management Fee	$48,713	$1,396,408		$1,396,408
91310 Book-keeping Fee				
91400 Advertising and Marketing				
91500 Employee Benefit contributions - Administrative				
91600 Office Expenses				
91700 Legal Expense				
91800 Travel				
91810 Allocated Overhead				
91900 Other	$192,575	$949,320		$949,320
91000 Total Operating - Administrative	$249,173	$10,161,515		$10,161,515
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	$0	$0		$0
93100 Water				
93200 Electricity				
93300 Gas				
93400 Fuel				
93500 Labor				
93600 Sewer				
93700 Employee Benefit Contributions - Utilities				
93800 Other Utilities Expense		$280,621		$280,621

METROPOLITAN COUNCIL (MN163)

St. Paul, MN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2025

	14.EHV Emergency Housing Voucher	Subtotal	ELIM	Total
93000 Total Utilities	$0	$280,621		$280,621
94100 Ordinary Maintenance and Operations - Labor				
94200 Ordinary Maintenance and Operations - Materials and				
94300 Ordinary Maintenance and Operations Contracts				
94500 Employee Benefit Contributions - Ordinary Maintenance				
94000 Total Maintenance	$0	$0		$0
95100 Protective Services - Labor				
95200 Protective Services - Other Contract Costs				
95300 Protective Services - Other				
95500 Employee Benefit Contributions - Protective Services				
95000 Total Protective Services	$0	$0		$0
96110 Property Insurance				
96120 Liability Insurance				
96130 Workmen's Compensation				
96140 All Other Insurance				
96100 Total insurance Premiums	$0	$0		$0
96200 Other General Expenses				
96210 Compensated Absences		$588,554		$588,554
96300 Payments in Lieu of Taxes				
96400 Bad debt - Tenant Rents		$1		$1
96500 Bad debt - Mortgages				
96600 Bad debt - Other		$0		$0

METROPOLITAN COUNCIL (MN163)

St. Paul, MN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2025

	14.EHV Emergency Housing Voucher	Subtotal	ELIM	Total
96800 Severance Expense				
96000 Total Other General Expenses	$0	$588,555		$588,555
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	$0	$0		$0
96900 Total Operating Expenses	$249,173	$11,030,691		$11,030,691
97000 Excess of Operating Revenue over Operating Expenses	$2,679,537	$117,069,486		$117,069,486
97100 Extraordinary Maintenance				
97200 Casualty Losses - Non-capitalized				
97300 Housing Assistance Payments	$2,443,380	$103,273,405		$103,273,405
97350 HAP Portability-In	$10,803	$13,313,680		$13,313,680
97400 Depreciation Expense				
97500 Fraud Losses				
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense				
90000 Total Expenses	$2,703,356	$127,617,776		$127,617,776
10010 Operating Transfer In				
10020 Operating transfer Out				
10030 Operating Transfers from/to Primary Government		$66,174		$66,174

METROPOLITAN COUNCIL (MN163)

St. Paul, MN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2025

	14.EHV Emergency Housing Voucher	Subtotal	ELIM	Total
10040 Operating Transfers from/to Component Unit				
10050 Proceeds from Notes, Loans and Bonds				
10060 Proceeds from Property Sales				
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 Program and Project - In				
10094 Transfers between Project and Program - Out				
10100 Total Other financing Sources (Uses)	$0	$66,174		$66,174
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	$225,354	$548,575		$548,575
11020 Required Annual Debt Principal Payments	$0	$0		$0
11030 Beginning Equity	$502,586	$11,910,501		$11,910,501
11040 Prior Period Adjustments, Equity Transfers and		$0		$0
11050 Changes in Compensated Absence Balance				
11060 Changes in Contingent Liability Balance				
11070 Changes in Unrecognized Pension Transition Liability				
11080 Changes in Special Term/Severance Benefits Liability				
11090 Changes in Allowance for Doubtful Accounts - Dwelling				
11100 Changes in Allowance for Doubtful Accounts - Other				
11170 Administrative Fee Equity		$5,600,043		$5,600,043
11180 Housing Assistance Payments Equity		$583,052		$583,052
11190 Unit Months Available	2616	89201		89201

METROPOLITAN COUNCIL (MN163)

St. Paul, MN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2025

	14.EHV Emergency Housing Voucher	Subtotal	ELIM	Total
11210 Number of Unit Months Leased	2212	86370		86370
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				