



**Governing Board of Directors
Agenda**

Monday, June 21, 2021

Via MS Teams

- 5:00 p.m. **Convene** (Miki Herman, Board Chair)
- 5:01 p.m. **ACTION: Approve Consent Agenda** (All)
pp. 3-6 -Minutes of the April 26th Board Meeting
pp. 7-9 -Policies Reviewed & Approved by the Finance, Audit & Compliance
Committee, and Recommended for Approval by the Board:
>Code of Ethics
>Finance, Audit & Compliance Committee Chair Job Description
-Policies Reviewed & Approved by the Program & Accreditation
Committee, and Recommended for Approval by the Board:
>Program & Accreditation Committee Chair Job Description
pp. 10-13 -Fundraising Report (Anne Adler)
pp. 14-16 -CEO Written Report (Jeff Carr)
- 5:10 **ACTION: Approve Slate of Officers as Follows** (Miki Herman, All)
Board of Directors & Corporate Officers for FY2021-2022
Board Chair: Miki Herman
Board Chair Elect: David Lake
Corporate President/CEO: Jeff Carr
Corporate Treasurer/CFO: Open
Corporate Secretary: Holly Edgar
Board Standing Committee Officers FY2021-2022
Finance, Audit & Compliance Chair: Paul Litwinczuk
Finance, Audit & Compliance Chair Elect: Open
Program & Accreditation Chair: Lisa Powell
Program & Accreditation Chair: Heidi Steeves
Board Recruitment & Engagement Chair: David Wilson
Foundation Board of Trustees Officers FY2021-2022
Foundation Chair: Terry Donahe
Foundation Chair Elect: Mary Lago
Corporate President/CEO: Jeff Carr
Corporate Treasurer/CFO: Open
Corporate Secretary: Holly Edgar
- ACTION: Approve Board of Director Renewal** (Miki Herman, All)
Paul Litwinczuk, Third 3-Year Term, July 1, 2021 – June 30, 2024

ACTION: Approve New Foundation Board of Trustees Appointments
(Miki Herman, All)

Melissa May, First 3-Year Term, July 1, 2021 – June 30, 2024

Aaron Cilek, First 3-Year Term, July 1, 2021 – June 30, 2024

Thank You Teri Barichello (Miki Herman, All)

Three Terms as Board Member, April 16, 2012 – June 30, 2021

Two Terms as Program & Accreditation Committee Chair, July 1, 2015 – June 30, 2019

Thank You Melissa May (Miki Herman, All)

Two Terms on the Board of Directors and Assignments to the Operations/Finance, Audit & Compliance Committee and the Program & Accreditation Committee, November 15, 2015 – June 30, 2021

Thank You Karen Rasmussen & David Wilson (Miki Herman, All)

Karen: One-half Term as Audit & Compliance Committee Chair, July 1, 2016 – June 30, 2017; One Term as Finance, Audit & Compliance Committee Chair, July 1, 2019 – June 30, 2021

David: Two Terms as Program & Accreditation Committee Chair, July 1, 2013 – June 30, 2015 and July 1, 2019 – June 30, 2021

pp. 17-18

ACTION: Approve FY2021-2022 Board, Foundation & Committee Rosters & Meeting Schedule

5:25

Finance, Audit & Compliance Committee Report (Karen Rasmussen)
-Audit Update

5:40

April Financial Report (Jeff Carr)

pp. 19-23

ACTION: Accept April Financial Report (All)

6:00

Program & Accreditation Committee Report (David Wilson)

6:30

Executive Session (Miki Herman)

6:45 p.m.

Adjourn (Miki Herman)

Next Board Meeting: Monday, July 26th, 2021

ALBERTINA KERR CENTERS
Governing Board Meeting Minutes
April 26, 2021
5 to 7 p.m.
Via Teams

Governing Board Members Present

Teri Barichello, David Boxberger, David Connell, Kim Curry, Miki Herman, David Lake, Paul Litwinczuk, Rod Malone, Melissa May, Jill Nickerson, Craig Payne, Karen Rasmussen, Heidi Steeves, Dennis Warneke, David Wilson

Board Members Excused

Susan Hobbel, Lisa Powell

A quorum was present.

Staff Present

Anne Adler, Jeff Carr, Owen Gibson, Janice Jacobs, Derrick Perry, Craig Rusch, Matthew Warner

Convene (Miki Herman, Chair)

Miki convened the meeting at 5:05 p.m.

Approve Consent Agenda

- Minutes of the January 25th Board Meeting
- Policies Recommended for Approval:
 - Agency Mission, Vision, Value Statement;
 - Code of Ethics;
 - Strategic Planning Process;
 - Affirmative Action;
 - Suitability of Board Members;
 - Goal Setting, Evaluation & Compensation of the CEO;
 - Public Affairs;
 - Advocacy and Grassroots & Direct Lobbying Activities; and
 - Financial Reserves
- Fundraising Report
- Strategic Plan Updates

ACTION: Teri Barichello moved that the Consent Agenda, with the removal of the Code of Ethics policy, be approved. Paul Litwinczuk seconded. The motion passed via unanimous vote.

ACTION: Discussion was held and the decision was made to remove the Code of Ethics Policy from the Consent Agenda. A revision to the policy will be made to address the process for handling confidentiality in the event that a complaint is lodged against the Board Chair. The revised policy will be returned to the FAC Committee for recommendation, and then to the full Board for final approval.

A question was raised about fundraising and the current status of the Golf Tournament. Foursomes are still needed and the Development team is reaching out to donors and networks. A question was asked about the Giving Tuesday that occurred in the spring of last year. That campaign was geared toward

funding the purchase of PPE early on in the outbreak of the COVID-19 pandemic and will not be repeated this year. The regular annual Giving Tuesday event is held on the Tuesday after Thanksgiving.

ACTION: Board members asked that Anne Adler provide year-over-year fundraising event comparisons in the future.

Craig Rusch was thanked for the comprehensive Strategic Plan Update and for his work in gathering the data from the various sources.

CEO Written Report & Discussion (Jeff Carr)

This information is confidential. Jeff shared that conversations are being held to explore a potential partnership with Providence. Kerr Board member and Providence's Chief HR Officer Lisa Powell reached out to Jeff and Derrick Perry several months ago to discuss the idea of Kerr taking over the care and support for kids who are currently in Providence's Center for Medically Fragile Children, a residential hospital setting with some respite services available as well. Census in the Center has dropped over time from the 50-60 range down to approximately 30. The services are expensive and not sustainable in their current setting and model. The idea is that the kids would be moved to two or three group homes, staffed by Kerr, where residents could age in place. Preliminary exploration suggests the move would be financially and operationally feasible, therefore, Kerr and Providence will begin deeper financial analysis. A project plan and timeline is targeted to be ready in June 2021.

Board Compliance Training (Owen Gibson)

Owen delivered training to inform Board members about Kerr's accreditation process. Currently, Kerr's mental health programs attain accreditation through the Joint Commission. At the beginning of the new fiscal year, the MH programs will transition to accreditation by the Commission on Accreditation of Rehabilitation Facilities (CARF). In recent years, the Joint Commission has moved more toward accreditation in hospital settings, which does not closely align with Kerr's programs and strategic plan. Kerr will get mental health programs transitioned to CARF beginning in July 2021, and then the plan is to get Employment Services accredited next year and to eventually see accreditation for all group homes. The change will not affect rates or reimbursements and will open up opportunities for Kerr Employment Services in Washington State, where CARF is preferred. The CARF review conducted on April 12th and 13th went well. Of the 1633 standards reviewed, recommendations were made for Kerr to update 30 minor items, all of which will be addressed within two to three months.

Owen covered details of the challenges in caring for individuals experiencing IDD in group home settings. Studies show individuals with IDD living in group homes or similar settings experience emotional, mental health, and physical challenges that can increase in congregate care. Individual care plans are developed to address each person's strengths and vulnerabilities. Still, people cared for by rotating staff often have difficulty creating deep emotional bonds. The missing bonds lead to behavioral and mental health issues, often eventually requiring medication and chronic diseases, which require further medication. Patients with IDD often have difficulty describing their symptoms and feelings, making it hard to get accurate diagnoses. Kerr carefully screens and performs risk assessments on all incoming individuals in order to develop appropriate care and support systems. Regular visits with medical teams is a part of each person's ongoing care plan. Kerr's youth group homes have access to mental health therapists and psychiatrists when needed, and they work with families to develop goals to ensure life enrichment. The Quality Improvement and Compliance Department works with program staff from a compliance perspective to make sure clients' needs are met. The transition to Epic in group homes, while still in the early stages of implementation, assists with providing full documentation and understanding of clients' health. Quality of life is linked to overall health.

ACTION: Owen Gibson and the Quality Improvement and Compliance team will look into quality of life factors that could be built into the overall Compliance Plan. When drafted, the additions to the Compliance Plan will be presented to the Finance, Audit & Compliance Committee for review and recommendation, and then to the full Board to be adopted as part of the Compliance Plan.

Program & Accreditation Committee Report (David Wilson, Derrick Perry)

David provided a report on the latest Program & Accreditation Committee meeting. Currently, the biggest concern in programs is staffing. COVID-19, federal stimulus funds distribution, tax credits, and difficulty of the work are all contributing to the lack of applicants and hiring for DSP openings. Human Resources and management are working hard on ways to get new employees hired including a more robust onboarding and new hire training program, standardized schedules, and manager training. Raising wages to \$16.00/hr from the current \$15.40/hr would cost Kerr \$2+ million, so the State would need to raise its reimbursements in order to use wage increases as an incentive. David pointed out highlights of the quarterly compliance report (provided in the meeting packet).

Finance, Audit & Compliance Committee Report (Karen Rasmussen)

Karen provided an update on the process audit work being done by consultant Ann Ferguson and new Kerr Director of Accounting, Judy Croxford in addressing the FY2019-20 audit findings. Gary McGee & Co. staff will visit Kerr next week to review and report on progress. Reconciliations continue to be a focus item and a significant number will be completed by next week. Emphasis is being placed on large items.

Ratify Land Purchase for Group Homes (All)

Per information provided in Jeff Carr's CEO Written Report about land purchased to build two new group homes, a vote to ratify the purchase is needed.

ACTION: David Lake moved to ratify the purchase of land to build two new group homes. David Wilson seconded. The motion passed via unanimous vote.

February FY2020-2021 Financial Report (Janice Jacobs)

March financial results will close this week as well. February MTD performance was solid. The conservative budget plan plus COVID-19 related assistance has helped. COVID continues to have a negative impact in some areas such as Employment Services. The shortfall in group home census is due to staffing issues.

February YTD performance is strong despite all of the challenges of the year. Grants contributed to the positive results. Kerr Bikes is rebounding and having the best spring on record. Expenses are being managed well, and investment gains remain healthy. Group homes are doing well against budget due to additional funding for the new Children's DD Residential model and a 5% temporary rate increase from January 2021-June 2021. Outpatient mental health is struggling due to staffing shortages. The balance sheet is strong, and cash is in a good position.

ACTION: A final draft of the FY2019-2020 990s will be distributed this week to the Finance, Audit & Compliance Committee for review. Upon review, Committee members will be asked to provide an electronic vote to recommend the 990s for final approval to the full Board. Upon recommendation by the FAC Committee, the 990s will be forwarded to the full Board for electronic vote for final approval. 100% membership participation in electronic voting is required for both votes. The deadline for filing is May 15th.

Everyone wished Janice Jacobs well on her retirement, and thanked her for her work at Kerr.

Board Ad Hoc Working Groups Updates (Miki Herman, David Lake)

Two Board ad hoc working groups were launched to define a clear Board strategy and to refresh Board member recruitment and engagement toward that strategy and Board goals. Members of the two working groups were thanked for their time and contributions to this effort. The groups combined information to develop a matrix of deliverables, Board org chart, Board orientation process, and Board meeting and member evaluation. Through their work, it was determined that a dedicated, ongoing group needs to be established to continue focusing on engagement of existing and new Board members. A new Board member recruitment process (included in the meeting packet) was reviewed. Discussion was held regarding implementation of a new Board Standing Committee.

ACTION: David Wilson moved to adopt the new recruiting process. Heidi Steeves seconded. The motion passed via unanimous vote.

ACTION: David Lake moved to approve combining the two working groups into one and establishing a new Board Standing Committee titled Board Engagement & Recruitment Committee. David Wilson seconded. The motion passed via unanimous vote.

Presentation: Housing on Thrift Shop Site (Jeff Carr)

Jeff presented an idea for developing the lot where the old Kerr Thrift Shop sits into an affordable and IDD inclusive housing project, and to bundle the project into a joint venture between Kerr and Edlen & Co. to develop additional housing on three interested church sites. The bundled project would qualify for tax credits, much like the Gresham Campus housing project; however, Kerr's pre-development cash flow will be much less than the Gresham Campus. The joint venture and multiple property development pro forma was reviewed. Properties on which housing would be built would be sold to the joint venture for 80% of market value. Gap funds would be sought from the City of Portland's Metro Housing Bond NOFA. A question was asked about the focus and expansion of Kerr services. The housing project does not reduce focus on existing Kerr services, rather expands services to include independent housing for people with IDD and for frontline DSPs in the care industry.

PROPOSED ACTION: Board authorization to submit an application to the Portland Housing Bureau with Edlen & Co.

Discussion was held regarding the timing of the application deadline, which is early-July 2021, whether or not there is an opportunity to exit should that become necessary, and taking more time to conduct a deeper review before the Board approves submission of an application. After the application is complete, a 60-day period is allowed for discussion and a decision to continue or withdraw.

ACTION: It was decided that a fuller pro forma with more details will be provided to the Executive Committee on May 24th. The Executive Committee will then decide to proceed with the application or not.

Executive Session (Miki Herman)

Board members entered Executive Session at 7:00 p.m.

Adjourn

Miki Herman adjourned the meeting at 7:14 p.m.

Recorded by Holly Edgar, Corporate Secretary

Chapter 1: Core Board Policies

SECTION: CODE OF ETHICS

As a nonprofit organization serving some of Oregon’s most vulnerable adults and children, Albertina Kerr’s policy is to uphold the highest legal, ethical, and moral standards. Those we serve, our donors, volunteers, and employees support Albertina Kerr because they trust us to be good stewards of their resources and to uphold rigorous standards of conduct. Our reputation for integrity and excellence requires careful observance of all applicable laws and regulations, as well as a scrupulous regard for the highest ethical standards of conduct and personal integrity.

Albertina Kerr will comply with all applicable laws and regulations and expects its directors, officers, and employees to conduct business by following all relevant laws in carrying out their respective duties; to refrain from any illegal, dishonest, or unethical conduct; to act in a professional, businesslike manner; and to treat others with respect.

The use of sound judgment, based on high ethical principles, will guide directors, officers, and employees concerning what is considered acceptable conduct. However, if a situation arises where a Board Member finds it challenging to determine the proper course of conduct or where questions arise concerning the propriety of certain conduct by an individual or others, the matter should be brought to the attention of Albertina Kerr's Board Chair. If the conduct of concern involves the Board Chair, the issue will be brought to the attention of the Board Chair-Elect, and they will work towards a resolution in coordination with the Board. In all questions involving ethics and conduct, individuals whose conduct is at issue will not participate in such decisions, and the Board will make relevant determinations in the best interest of Albertina Kerr’s mission.

Sources:

Rule/Source	Summary	Last rule revision date
NAO	Example code of conduct	2019
CARF	Code of Ethics	2020

Revision and Approval History:

Policy	Revised by	Revision Date	Approved by/ Date	Approved by/ Date
Code of Ethics	Owen Gibson	12/20/20	FAC Committee/ 3/10/2021	
<u>Code of Ethics</u>	<u>Owen Gibson</u>	<u>04/28/2021</u>	<u>FAC Committee/ TBA</u>	<u>Kerr Board/ TBA</u>

Chapter: Governance

SECTION: FINANCE, AUDIT & COMPLIANCE COMMITTEE CHAIR JOB DESCRIPTION

The Finance, Audit & Compliance Committee Chair is responsible ~~for ensuring to assure that~~ annual goals are set for the Committee, for controlling the meeting agenda content, and for providing leadership to and facilitation for ~~e~~Committee meetings. The Chair is also responsible ~~to for periodically providing a Committee report on Committee goals establishment, goal attainment and committee activities~~ to the Board of Directors at regular Board meetings.

Responsibilities also include ensuring that all areas of authority and responsibility outlined in the Committee Charter are addressed, that the Corporate Compliance Plan is implemented and updated, and that the ~~associated following~~ Board policies are adhered to.:

- ~~• Budgeting~~
- ~~• Financial Conditions~~
- ~~• Investment Spending Rate~~
- ~~• Signatory Authority~~
- ~~• Bequests & Endowment Funds~~
- ~~• Insurance: Directors & Officers~~
- ~~• Whistle Blower Protection~~
- ~~• Risk Management~~
- ~~• Transfer of Funds between Albertina Kerr Centers and the Albertina Kerr Centers Foundation~~

The Chair will act as mentor ~~to for~~ the Chair Elect. Though Chair Elect succession to the Chair position is not automatic, the Chair will provide opportunities that will prepare the Chair Elect to assume the role of the Chair at a future date.

~~Approved by the Board of Directors on July 16, 2012~~

~~Updated on September 25, 2017~~

Chapter: Governance

SECTION: PROGRAM & ACCREDITATION CHAIR JOB DESCRIPTION

The Program & Accreditation Committee Chair is responsible to assure that annual goals are set for the Committee, for controlling the meeting agenda content, and for providing leadership to and facilitation for committee meetings. The Chair is also responsible to periodically report on Committee goals establishment, goal attainment and committee activities to the Board of Directors.

Responsibilities also include ensuring that all areas of authority and responsibility outlined in the committee charter are addressed and that all associated ~~the~~ following ~~h~~Board policies are adhered to:

- ~~Mission, Vision & Value Statements~~
- ~~Service Recipients, Global Results & Acceptable Cost~~
- ~~Affirmative Action~~
- ~~Anti-Discrimination~~
- ~~Agency Growth and Service Modification and/or Reduction~~
- ~~Personnel Philosophy~~
- ~~Staff Compensation~~
- ~~Evaluation of Business Line Performance~~
- ~~Advocacy and Grassroots & Direct Lobbying~~
- ~~Volunteer Engagement~~

The Chair will act as mentor for the ~~Vice-Chair~~ Elect ~~and. Though Vice-Chair succession to the Chair position is not automatic, the Chair~~ will provide opportunities that will prepare the ~~Vice~~ Chair Elect to assume the role of the Chair at a future date.

FY21 Fundraising to date

A FY21 Fundraising Update through June 10th, 2021 is outlined on page 12.

As shown, we have secured 120% of our annual cash and pledges budget and 120% of budget when in-kind revenues are accounted for. These results compare with 92% against overall budget achievement for last year at fiscal year-end.

As previously reported, better than budget performance stems from outstanding results for Individual Giving and significantly better than budget performance for Grants and 24 Hours of Kerr.

Lower than budget performance for Rip City Race for the Roses and Corporate Giving are directly attributable to COVID impacts, including needing to take our race virtual again this year. On a positive note, race registrations continue to steadily roll in. According to our friends at Hood to Coast Relay, our current registration of just over 1200 is an outstanding result for a virtual race.

Thank you, to all Board Members who have generously supported Kerr this year!

And thank you, to Kerr's wonderful development and marketing team for their superb dedication and work!

Additional Highlights

Rip City Race for the Roses

There's still time to lace up your shoes and run, walk or roll, anytime, anywhere before June 30. [Click here to register](#) for a half marathon, 10k, 5k, or Nike Kids Made to Play 1k. All participants will receive both a physical and virtual swag bag with an official race t-shirt (these rock!), race medal, and so much more. Proceeds support Kerr's lifesaving care for children and teens facing mental health challenges and individuals experiencing I/DD.

24 Hours of Kerr

As previously reported, we are working to bring 24 Hours of Kerr (HOK) back **LIVE** this year, with Ferguson Wellman as our \$20,000 Presenting Sponsor and Walen Construction as a \$10,000 Mission Sponsor. Our 24 HOK Golf Tournament will take place on Monday, August 30th at the private and highly-rated Witch Hollow Golf Course at Pumpkin Ridge. Our Country Gala will again take place at Hotchkiss Farm on the evening of Saturday, September 11th. While we are pleased by strong sponsor response so far, we have a long way to go to ensure 24 HOK will be a success this year. Some of our key supporters have retired or left the area so we need Kerr's leadership and faithful supporters to rally and renew their support. You can do so by hosting a table of friends and colleagues, confirming a corporate sponsorship, making a pre-commit gift to our special appeal and/or by donating a high value experience to our auction. You can learn more and register here: [24 Hours of Kerr 2021 \(ejoinme.org\)](#)

If you haven't already committed your support, please contact Anne at anne.adler@albertinakerr.org or 503-262-0185 or Chris at chris.canter@albertinakerr.org or 503-262-0188 to brainstorm and determine what makes sense for you. As requested at our last meeting, a year over year comparison for 24 HOK is provided on page 13.

FY22 Planning

In addition to ensuring we open FY22 with a successful 24 Hours of Kerr, we are working to confirm and develop compelling cases of support for Kerr's programmatic and capital initiatives for FY22 and beyond. We look forward to sharing new donor investments as they become available. In the meantime, please

check out our new Kerr Overview: [Albertina Kerr: Case for Support](#) Please feel free to share it with your networks and to reach out with any questions or feedback.

Thank you to all for making Kerr's continuing work and success possible!

Anne

FY21 Campaign Performance through 6/10

Description	Total Given 6/10/2021	Goal FY21	%Goal	Last Year Total Given 6/30/2020	Variance (FY20 vs. FY21)	Outstanding to raise or below budget	Notes
24 HOK	\$ 451,064	\$ 380,000	119%	\$ 498,298	\$ (47,234)	\$ (71,064)	
Race for the Roses	\$ 83,601	\$ 150,500	56%	\$ 128,099	\$ (44,499)	\$ 66,900	(1)
Non-Event Corporate & Workplace Giving	\$ 93,775	\$ 107,193	87%	\$ 152,717	\$ (58,942)	\$ 13,418	
Planned Giving/Endowment Funds	\$ 26,839	\$ 150,000	18%	\$ 201,145	\$ (174,306)	\$ 123,161	
Individual Giving	\$ 891,635	\$ 550,000	162%	\$ 628,158	\$ 263,477	\$ (341,635)	
Grants	\$ 1,373,787	\$ 1,117,750	123%	\$ 1,207,365	\$ 166,422	\$ (256,037)	
Dues/Other	\$ 17,327	\$ -	n/a	\$ 23,681	\$ (6,354)	\$ (17,327)	(2)
Total Cash & Pledges	\$ 2,938,028	\$ 2,455,443	120%	\$ 2,839,463	\$ 98,565	\$ (482,585)	
Grant a Wish Holiday Giving	\$ 36,074	\$ 35,000	103%	\$ 60,121	\$ (24,047)	\$ (1,074)	
Non-GAW In-Kind	\$ 315,147	\$ 250,000	126%	\$ 438,784	\$ (123,637)	\$ (65,147)	
Total In-Kind	\$ 351,221	\$ 285,000	123%	\$ 498,905	\$ (147,684)	\$ (66,221)	(3)
Grand Totals	\$ 3,289,249	\$ 2,740,443	120%	\$ 3,338,368	\$ (49,120)	\$ (548,806)	

FY20 Results for the same period:

FY20 YTD - Cash	\$ 2,839,463
FY20 YTD - In-Kind	\$ 498,905
FY20 YTD Total	\$ 3,338,368
FY20 Goal	\$ 3,617,324
FY20 YTD %	92%

Notes:

- (1) Due to virtual vs. live budget
- (2) Nonbudgeted TOKNA related revenues (e.g. jewelry sales)
- (3) Non-GAW In-kind includes a conservative estimate of \$250,000 based upon current commitments and last year's values for Entercom, KOIN, and Portland Trailblazers

FY22 24 HOK - Financial Overview & Status Report

	FY22 Live Budget	FY22 Status	FY21 Actual Virtual	FY21 Budget	FY20 Actual Live	Notes
Gala Registrants	250+	150+	400+	n/a	340	(1)
Revenue Gross	\$ 492,500	\$ 143,000	\$ 451,064	\$ 380,000	\$ 495,119	
Expenses	\$ 120,855	\$ 3,500	\$ 43,950	\$ 47,332	\$ 123,321	
Net	\$ 371,645	\$ 139,500	\$ 407,114	\$ 332,668	\$ 371,798	
			FY21 Actual Virtual	FY21 Budget	FY20 Actual Live	
Revenue						
Sponsorships	\$ 120,000	\$ 120,500	\$ 97,500	\$ 80,000	\$ 116,000	(2)
Special Appeal	\$ 295,000	\$ 22,500	\$ 281,119	\$ 300,000	\$ 240,445	(2)
Live/Super silent Auction	\$ 50,000	\$ -	\$ 48,000	\$ -	\$ 92,000	(3)
Table/Ticket Sales	\$ 10,000	\$ -	\$ 5,745	\$ -	\$ 20,774	
Raffle	\$ 17,500	\$ -	\$ 18,700	\$ -	\$ 9,900	(4)
Silent Auction	\$ -	\$ -	\$ -	\$ -	\$ 16,000	
	\$ 492,500	\$ 143,000	\$ 451,064	\$ 380,000	\$ 495,119	
Expenses						
Venue	\$ 1,500	\$ -	\$ -	\$ -	\$ 19,024	
Food & Drink	\$ 20,000	\$ -	\$ 900	\$ -	\$ 17,442	
Golf	\$ 28,000	\$ 1,000	\$ -	\$ 20,700	\$ 21,000	
Auction consignment	\$ 26,000	\$ -	\$ 14,050	\$ -	\$ 26,000	(3)
Videos	\$ 5,000	\$ -	\$ 4,000	\$ 2,000	\$ 5,000	
Event Consultant	\$ 7,500	\$ -	\$ 10,000	\$ -	\$ -	
Auctioneer host	\$ 7,000	\$ 2,500	\$ 5,500	\$ 7,000	\$ 7,000	
AV	\$ 20,855	\$ -	\$ 4,000	\$ 5,000	\$ 20,855	
Promo & Other	\$ 5,000	\$ -	\$ 5,500	\$ 12,632	\$ 7,000	
	\$ 120,855	\$ 3,500	\$ 43,950	\$ 47,332	\$ 123,321	

Notes

- (1) Smaller audience projected for FY22 live event due to COVID
- (2) FY21 decrease due to COVID and subsequent corp outreach staff transition
- (3) Increase/decrease due to no live auction and therefore greater promotion of Special Appeal
- (4) Increase from 2019 due to significantly broader pre-event promotion

ALBERTINA KERR

June 21, 2021

Report to the Albertina Kerr Board

Jeff Carr, CEO

Introduction

It's hard to believe that 15 months ago this week, due to COVID-19, Kerr moved administrative and support staff to working from home, shuttered PALS, our employment programs, the TOKNA Albertina's Place shops, and essentially went into protection/isolation mode for our congregate care facilities to protect our vulnerable clients. I'm proud of the resiliency of our staff and for their dedication to the mission of Kerr during this once-in-a-lifetime event. As we continue to see progress in lower rates of infections and higher vaccination rates, I'm hopeful that we can squelch this virus and forge a new future in a post-pandemic world.

Staffing Updates

We continue to be challenged by a direct care staffing crisis unlike any in my five years at Kerr. We are hopeful that if in-person schooling fully restarts in September as planned, and the federally enhanced unemployment benefits expire in September, that this will increase applicants to fill the over 100 vacant positions we currently have for Direct Support Professionals. In addition, it will be critical to make some progress on wages in the new fiscal year to also make these positions more attractive and competitive with other organizations and companies that are competing for these entry level workers. As a result of these vacancies, we have consolidated clients we serve in our group homes and currently have four homes (3 kids and 1 adult) that we are "vacationing" until we can hire additional employees that will enable us to staff these homes and intake clients who are on various waiting lists.

Organizational Highlights

April Financials

Our financial results continue to remain strong both for the month of April and Year-To-Date. We had a Net Operating Income (NOI) surplus of \$425,326 for the month of April, and a Consolidated NOI (including the Foundation assets) surplus for the month of \$710,783.75. Our Year-To-Date performance is an NOI surplus of \$3,237,508.46 and on a consolidated basis it is \$5,381,329.15. I expect we will continue to have a positive NOI through the rest of this fiscal year. The detailed April financials are in your packet.

State Budget

It is looking like the Oregon Legislature is going to go right up to their constitutional deadline of June 30th to finalize and pass a budget. My expectation is that there will be some rate increases in the budget for I/DD services, however, the current conversations continue to be a moving target, which is why we have delayed finalizing our budget until the July 26th Board meeting. This should allow us to have a better understanding of the funds we will have available for increased general operating costs, as well as what we will have available for wage increases and possible backfilling of positions that were part of last year's reduction in our administrative and support team's workforce.

In addition, there is a push behind the scenes for an allocation of resources within the Oregon Health Authority (OHA) to establish a location/program for kids who have co-occurring IDD/Mental Health challenges, of which Kerr has been looking at doing for the last few years. How this will develop and be funded is still in process, however, all the involved parties are looking at the possibility of Kerr expanding our subacute program to serve these kids in what is now our 165th Kids DD group home. Funding for this could be upwards of \$3.5 million for startup and operations. We should also have a better idea on this once the Legislature passes the budget.

Workforce & Inclusive Housing Update

Construction continues to move forward on our Workforce & Inclusive Housing project, and we are ahead of schedule on many components of the project. We are managing our contingency funds well, even with the upward pressure on pricing in the construction industry in general, and we are on target to complete construction in May 2022 and to begin leasing up the building. If any of you were still wondering whether there is a need for this type of housing, the lead story in the Oregonian on Sunday, June 13th highlighted the challenges many human services workers are facing in the Metro Portland area.

<https://www.oregonlive.com/politics/2021/06/teetering-on-the-edge-portland-homelessness-workers-at-risk-of-becoming-homeless-due-to-low-pay.html>

Other Highlights

We continue to make progress on the development of our "model group home" design for the property at NE 157th & Glisan that we purchased in January. We should be ready to submit plans for construction of the first home in the next 30-60 days and the lot split should be completed this fall.

We held our second townhall with families and other community stakeholders regarding our Inclusive Continuing Care Community (IC3) concept for families that have an adult child who experiences an intellectual and or developmental disability. Thanks to GBD Architects for their surveys and interviews of families, we are starting to see some possibilities for the type(s) of

housing and community that families are looking for. There is a long way to go, but families seem very appreciative of Kerr's exploration of this and are hoping we find some solutions.

We continue to discuss the possibility of partnering with Providence Health Systems regarding developing a community-based option for medically fragile kids who experience I/DD and have developed a preliminary proforma and Letter of Intent.

I was recently asked to be the featured guest on a Murdock Trust podcast and spent about 20-30 minutes doing a recording with Murdock CEO, Steve Moore, discussing the issue of children's mental health and the effect the pandemic has had on kids and their families.

Conclusion

Finally, I would like to extend my appreciation to Teri Barichello and Melissa May for their service on the Kerr Governing Board over the last number of years as they transition off. Melissa has agreed to join the Foundation Board as a Trustee beginning in July, so she will still be involved at Kerr. I'd also like to thank David Wilson (Program & Accreditation Committee) and Karen Rasmussen (Finance, Audit, & Compliance Committee) for their service as Chairs of these committees.

Albertina Kerr FY21-22 Board & Foundation, Standing

Rev: June 2021

Governing Board of Directors

Name	Position	Term expires	Committee(s)
David Boxberger	Immediate Past Chair	3rd term FY22	Executive
David Connell	Member	3rd term FY22	FAC
Kim Curry	Member	1st term FY23	P&A
Miki Herman	Chair	2nd term FY23	Executive
Susan Hobbel	Member	1st term FY22	P&A
David Lake	Chair Elect	1st term FY22	Executive
Paul Litwinczuk	FAC Chair	3rd term FY24	FAC, Executive
Rod Malone	Member	1st term FY23	FAC
Jill Nickerson	Member	2nd term FY22	FAC
Craig Payne	Member	3rd term FY23	FAC
Lisa Powell	P&A Chair	2nd term FY22	P&A, Executive
Karen Rasmussen	Member	3rd term FY23	FAC
Heidi Steeves	Member	1st term FY23	P&A
Dennis Warneke	Member	3rd term FY23	P&A
David Wilson	BREC Chair	4th term FY22	P&A, BREC, Executive

Board Standing Committees**Executive Committee**

David Boxberger	Immediate Past Chair	3rd term FY22
Miki Herman	Board Chair	2nd term FY23
David Lake	Board Chair Elect	1st term FY22
Paul Litwinczuk	FAC Chair	3rd term FY24
Lisa Powell	P&A Chair	2nd term FY22
David Wilson	BREC Chair	4th term FY22

Finance, Audit & Compliance Committee

David Connell	Member	3rd term FY22
Paul Litwinczuk	Chair, Exp FY23	3rd term FY24
Rod Malone	Member	1st term FY23
Jill Nickerson	Member	2nd term FY22
Craig Payne	Member	3rd term FY23
Karen Rasmussen	Member	3rd term FY23

Community Members

Tony Seashore

Program & Accreditation Committee

Kim Curry	Member	1st term FY23
Susan Hobbel	Member	1st term FY22
Lisa Powell	Chair, Exp FY23	2nd term FY22
Heidi Steeves	Member	1st term FY23
Dennis Warneke	Member	3rd term FY23
David Wilson	Member	4th term FY22

Board Recruitment & Retention Committee

Kim Curry	Member	1st term FY23
Rod Malone	Member	1st term FY23
Lisa Powell	Member	2nd term FY22
Heidi Steeves	Member	1st term FY23
David Wilson	Chair, Exp FY 23	4th term FY22

Foundation Board of Trustees

Name	Position	Term expires
Jeff Carr	Trustee	Ex-officio
Tery Donahe	Chair, Exp FY22	1st term FY23
Mary Lago	Chair Elect, Exp FY22	1st term FY23
Paul Litwinczuk	Trustee	3rd term FY24
Melissa May	Trustee	1st term FY24
Sarah Robinson	Trustee	1st term FY23

1st Half FY2021-2022

July 2021

Wed, Jul 14 Ad Hoc FAC to Approve Budget
Tue, Jul 20 Foundation
Mon, Jul 26 Governing Board

August 2021

Wed, Aug 11 FAC
Mon, Aug 23 Executive

September 2021

Wed, Sep 1 P&A
Mon, Sep 20 Governing Board

October 2021

Wed, Oct 13 FAC
Tue, Oct 19 Foundation
Mon, Oct 25 Executive

November 2021

Wed, Nov 10 FAC
Mon, Nov 15 Governing Board

December 2021

Wed, Dec 1 P&A
Mon, Dec 13 Executive (if needed)

Rev June 2021

2nd Half FY2021-2022

January 2022

Wed, Jan 12 FAC
Tue, Jan 18 Foundation
Mon, Jan 24 Governing Board

February 2022

Mon, Feb 21 Executive

March 2022

Wed, Mar 2 P&A
Wed, Mar 9 FAC

April 2022

Tue, Apr 19 Foundation
Mon, Apr 25 Governing Board

May 2022

Wed, May 11 FAC
Mon, May 23 Executive

June 2022

Wed, Jun 1 P&A
Wed, Jun 8 FAC
Mon, Jun 20 Governing Board

DRAFT

Albertina Kerr

Consolidated Statement of Activities

April 2021

This Month

	Actual 4/30/21	Budget 4/30/21	Variance	% Change
Revenue				
Contract and Program Revenue	\$3,741,571.77	\$3,798,659.29	(\$57,087.52)	(1.50)%
Contribution and Event Revenue	\$367,964.66	\$215,766.05	\$152,198.61	70.54 %
Kerr Bikes/Sales to Public	\$25,424.97	\$23,057.70	\$2,367.27	10.27 %
Investment Spend	\$27,909.91	\$27,909.91	\$0.00	0.00 %
In-Kind Contributions	\$25,980.00	\$204,166.67	(\$178,186.67)	(87.28)%
Total Revenue	\$4,188,851.31	\$4,269,559.62	(\$80,708.31)	(1.89)%
Expenses				
Salaries & Wages	\$2,418,015.92	\$2,591,652.01	\$173,636.09	6.70 %
Employee Benefits	\$328,058.78	\$324,217.51	(\$3,841.27)	(1.18)%
Payroll Taxes	\$231,009.70	\$249,740.12	\$18,730.42	7.50 %
Contracted Direct Labor	\$53,169.76	\$7,586.49	(\$45,583.27)	(600.85)%
Other Employee Related Costs	\$19,746.84	\$27,392.24	\$7,645.40	27.91 %
Professional Fees & Insurance	\$40,858.39	\$53,488.30	\$12,629.91	23.61 %
Telecommunications	\$2,026.83	\$8,760.34	\$6,733.51	76.86 %
Facilities & Occupancy	\$197,990.77	\$212,497.28	\$14,506.51	6.83 %
Utilities	\$49,878.91	\$56,999.40	\$7,120.49	12.49 %
Equipment	\$22,187.95	\$22,647.37	\$459.42	2.03 %
Program & Office Supplies	\$146,241.67	\$110,014.18	(\$36,227.49)	(32.93)%
MIS	\$133,838.89	\$115,521.17	(\$18,317.72)	(15.86)%
Vehicles	\$39,104.26	\$39,537.62	\$433.36	1.10 %
PR & Fundraising	\$24,740.05	\$77,418.15	\$52,678.10	68.04 %
Cost of In-Kind Goods/Services	\$25,980.00	\$204,166.67	\$178,186.67	87.28 %
Training & Other	\$15,355.44	\$60,921.68	\$45,566.24	74.79 %
Interest Expense	\$15,321.15	\$17,412.48	\$2,091.33	12.01 %
Total Manageable Expenses	\$3,763,525.31	\$4,179,973.01	\$416,447.70	9.96 %
OPERATIONAL NET SURPLUS/(DEFICIT)	\$425,326.00	\$89,586.61	\$335,739.39	374.77 %
Investment/SWAP Changes	\$285,457.75	\$0.00	\$285,457.75	0.00 %
Workforce Housing Grants	\$0.00	\$0.00	\$0.00	0.00 %
NET SURPLUS/(DEFICIT)	\$710,783.75	\$89,586.61	\$621,197.14	693.40 %

Albertina Kerr

Consolidated Statement of Activities April Year-to-Date 2021

	Year to Date			
	Actual	Budget	Variance	% Change
	4/30/21	4/30/21		
Revenue				
Contract and Program Revenue	\$38,738,951.37	\$37,321,799.42	\$1,417,151.95	3.80 %
Contribution and Event Revenue	\$2,513,277.65	\$1,505,910.40	\$1,007,367.25	66.89 %
Kerr Bikes/Sales to Public	\$84,623.23	\$101,964.45	(\$17,341.22)	(17.01)%
Investment Spend	\$279,099.10	\$279,099.10	\$0.00	0.00 %
In-Kind Contributions	\$76,868.71	\$286,016.66	(\$209,147.95)	(73.12)%
Total Revenue	\$41,692,820.06	\$39,494,790.03	\$2,198,030.03	5.57 %
Expenses				
Salaries & Wages	\$25,750,479.38	\$26,206,783.51	\$456,304.13	1.74 %
Employee Benefits	\$3,411,926.24	\$3,242,215.95	(\$169,710.29)	(5.23)%
Payroll Taxes	\$2,767,835.50	\$2,616,273.31	(\$151,562.19)	(5.79)%
Contracted Direct Labor	\$281,873.95	\$75,864.49	(\$206,009.46)	(271.55)%
Other Employee Related Costs	\$264,743.99	\$282,173.33	\$17,429.34	6.18 %
Professional Fees & Insurance	\$421,752.05	\$534,888.40	\$113,136.35	21.15 %
Telecommunications	\$36,388.47	\$87,603.32	\$51,214.85	58.46 %
Facilities & Occupancy	\$2,063,534.15	\$2,124,969.40	\$61,435.25	2.89 %
Utilities	\$509,396.35	\$569,993.91	\$60,597.56	10.63 %
Equipment	\$234,087.10	\$230,822.92	(\$3,264.18)	(1.41)%
Program & Office Supplies	\$1,089,852.99	\$1,101,639.18	\$11,786.19	1.07 %
MIS	\$978,834.53	\$1,155,210.88	\$176,376.35	15.27 %
Vehicles	\$325,806.72	\$395,374.94	\$69,568.22	17.60 %
PR & Fundraising	\$118,556.47	\$352,026.70	\$233,470.23	66.32 %
Cost of In-Kind Goods/Services	\$76,868.71	\$276,666.66	\$199,797.95	72.22 %
Training & Other	(\$35,518.39)	\$609,214.23	\$644,732.62	105.83 %
Interest Expense	\$158,893.39	\$176,650.75	\$17,757.36	10.05 %
Total Manageable Expenses	\$38,455,311.60	\$40,038,371.88	\$1,583,060.28	3.95 %
OPERATIONAL NET SURPLUS/(DEFICIT)	\$3,237,508.46	(\$543,581.85)	\$3,781,090.31	695.59 %
Investment Income	\$1,718,820.69	\$0.00	\$1,718,820.69	0.00 %
Workforce Housing Grants	\$425,000.00	\$425,000.00	\$0.00	0.00 %
NET SURPLUS/(DEFICIT)	\$5,381,329.15	(\$118,581.85)	\$5,499,911.00	N/A

Albertina Kerr Centers Program Operating Recap

April 2021

	MTD Grant & Contribution & Prg_Rev	MTD Other Revenue	MTD Total Revenue	MTD Direct Expenses	MTD Margin Generated	MTD Indirect Allocations	MTD Total Expenses	MTD Operating Results	MTD Budget	Actual vs. Budget Variance
Programs										
Adult Group Homes										
Clackamas County Adult DD	449,516.35	0.00	449,516.35	425,400.81	24,115.54	31,258.31	456,659.12	(7,142.77)	(66,195.08)	59,052.31
Multnomah County Adult DD	321,020.98	0.00	321,020.98	325,927.59	(4,906.61)	24,589.89	350,517.48	(29,496.50)	(36,594.80)	7,098.30
Washington County Adult DD	165,703.51	0.00	165,703.51	148,851.73	16,851.78	10,760.14	159,611.87	6,091.64	16,002.20	(9,910.56)
Marion County Adult DD	384,346.46	0.00	384,346.46	390,836.69	(6,490.23)	29,975.29	420,811.98	(36,465.52)	(38,663.03)	2,197.51
	1,320,587.30	0.00	1,320,587.30	1,291,016.82	29,570.48	96,583.63	1,387,600.45	(67,013.15)	(125,450.71)	58,437.56
Employment Services	125,266.98	24.60	125,291.58	116,515.69	8,775.89	9,121.88	125,637.57	(345.99)	13,812.99	(14,158.98)
Studios	254.65	0.00	254.65	10,071.99	(9,817.34)	(1,233.41)	8,838.58	(8,583.93)	(12,804.83)	4,220.90
Kids DD Group Homes	1,539,771.83	0.00	1,539,771.83	1,072,327.58	467,444.25	82,282.20	1,154,609.78	385,162.05	215,759.55	169,402.50
Transition-Aged Group Homes	190,284.82	0.00	190,284.82	236,106.56	(45,821.74)	17,769.83	253,876.39	(63,591.57)	(54,040.74)	(9,550.83)
Kerr Bikes	25,170.32	0.00	25,170.32	19,406.36	5,763.96	1,026.84	20,433.20	4,737.12	11,860.42	(7,123.30)
Outpatient Mental Health	29,539.54	30,822.17	60,361.71	84,178.81	(23,817.10)	4,167.16	88,345.97	(27,984.26)	(4,197.46)	(23,786.80)
Subacute	394,546.54	47,246.35	576,455.39	539,440.73	37,014.66	28,830.96	568,271.69	8,183.70	(8,582.37)	16,766.07
Program Oversight and Other	0.00	15,373.16	15,373.16	14,435.27	937.89	0.00	14,435.27	937.89	(94,674.53)	95,612.42
Behavioral Specialists	6,912.26	0.00	6,912.26	54,389.36	(47,477.10)	4,163.46	58,552.82	(51,640.56)	(44,507.40)	(7,133.16)
Total Programs	3,632,334.24	93,466.28	3,860,463.02	3,437,889.17	422,573.85	242,712.55	3,680,601.72	179,861.30	(102,825.08)	282,686.38
Admin & Other										
Campus Buildings	0.00	0.00	0.00	2,362.99	(2,362.99)	0.00	2,362.99	(2,362.99)	11,616.35	(13,979.34)
Indirect Admin	0.00	303,419.22	303,419.22	318,630.16	(15,210.94)	(242,712.55)	75,962.40	227,456.82	66,859.04	160,597.78
Inv. Spend Rate	0.00	24,969.07	24,969.07	4,319.00	20,650.07	0.00	4,319.00	20,650.07	(16,776.16)	37,426.23
Other Pooled Direct Costs	0.00	0.00	0.00	279.20	(279.20)	0.00	279.20	(279.20)	130,712.49	(130,991.69)
Total Admin & Other	0.00	328,388.29	328,388.29	325,591.35	2,796.94	(242,712.55)	82,923.59	245,464.70	192,411.72	53,052.98
Total Operating (Before Contingency)	3,632,334.24	421,854.57	4,188,851.31	3,763,480.52	425,370.79	0.00	3,763,525.31	425,326.00	89,586.64	335,739.36
Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(41,666.67)	(41,666.67)
Investment Income	0.00	0.00	285,457.75	0.00	285,457.75	0.00	0.00	285,457.75	0.00	285,457.75
Workforce Housing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Albertina Kerr Centers
Program Operating Recap
For April YTD 2021

	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	Actual vs.	
YTD_Contr	Grant &	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	Actual vs.	
& Prg_Rev	Contribution	Other	Total	Direct	Margin	Indirect	Total	Operating	YTD	Budget	
	Revenue	Revenue	Revenue	Expenses	Generated	Allocations	Expenses	Results	Budget	Variance	
Programs											
Adult Group Homes											
Clackamas County Adult DD	4,210,892.44	0.00	13,874.68	4,224,767.12	4,496,865.67	(272,098.55)	301,760.22	4,798,625.89	(573,858.77)	(719,581.28)	145,722.51
Multnomah County Adult DD	3,369,433.91	0.00	12,413.82	3,381,847.73	3,419,532.81	(37,685.08)	227,533.64	3,647,066.45	(265,218.72)	(409,681.39)	144,462.67
Washington County Adult DD	1,810,933.38	0.00	18,613.80	1,829,547.18	1,538,953.59	290,593.59	101,925.71	1,640,879.30	188,667.88	140,573.77	48,094.11
Marion County Adult DD	3,772,681.99	0.00	20,207.96	3,792,889.95	3,770,682.81	22,207.14	275,162.59	4,045,845.40	(252,955.45)	(431,483.21)	178,527.76
	13,163,941.72	0.00	65,110.26	13,229,051.98	13,226,034.88	3,017.10	906,382.16	14,132,417.04	(903,365.06)	(1,420,172.11)	516,807.05
Employment Services											
Studios	828,343.36	162.00	155,745.13	984,250.49	1,175,879.41	(191,628.92)	82,542.44	1,258,421.85	(274,171.36)	132,641.81	(406,813.17)
Kids DD Group Homes	40,667.33	200.00	143,022.13	183,889.46	305,753.39	(121,863.93)	(509.85)	305,243.54	(121,354.08)	(260,897.52)	139,543.44
Transition-Aged Group Homes	15,788,711.58	202,500.00	5,756.79	15,996,968.37	11,433,065.54	4,563,902.83	799,988.73	12,233,054.27	3,763,914.10	1,999,561.60	1,764,352.50
Kerr Bikes	2,381,764.44	0.00	0.00	2,381,764.44	2,665,774.71	(284,010.27)	186,313.80	2,852,088.51	(470,324.07)	(575,782.40)	105,458.33
Outpatient Mental Health	82,767.65	0.00	30,000.00	112,767.65	131,874.53	(19,106.88)	7,093.90	138,968.43	(26,200.78)	(894.17)	(25,306.61)
Subacute	749,078.65	332,841.01	34,831.01	1,116,750.67	951,520.64	165,230.03	47,859.06	999,379.70	117,370.97	(77,132.00)	194,502.97
Program Oversight and Other	4,824,211.45	76,432.00	331,578.87	5,232,222.32	5,188,268.04	43,954.28	289,846.87	5,478,114.91	(245,892.59)	(637,498.59)	391,606.00
Behavioral Specialists	0.00	148,190.25		148,190.25	171,220.02	(23,029.77)	0.00	171,220.02	(23,029.77)	(950,957.43)	927,927.66
Total Programs	81,756.31	0.00	49.09	81,805.40	533,946.22	(452,140.82)	37,229.81	571,176.03	(489,370.63)	(453,069.91)	(36,300.72)
Admin & Other											
Campus Buildings	37,941,242.49	760,325.26	766,093.28	39,467,661.03	35,783,337.38	3,684,323.65	2,356,746.92	38,140,084.30	1,327,576.73	(2,244,200.72)	3,571,777.45
Indirect Admin	0.00	0.00	0.00	0.00	48,982.05	(48,982.05)	0.00	48,982.05	(48,982.05)	116,163.31	(165,145.36)
Investment Spend Rate	0.00	1,748,631.71	171,584.15	1,920,215.86	2,618,393.97	(698,178.11)	(2,356,746.92)	261,647.05	1,658,568.81	851,053.34	807,515.47
Other Pooled Direct Costs	0.00	304,068.17	0.00	304,068.17	4,319.00	299,749.17	0.00	4,319.00	299,749.17	262,322.94	37,426.23
Total Admin & Other	0.00	0.00	875.00	875.00	279.20	595.80	0.00	279.20	595.80	471,079.28	(470,483.48)
Total Operating (Before Contingency)	37,941,242.49	2,813,025.14	938,552.43	41,692,820.06	38,455,311.60	3,237,508.46	0.00	38,455,311.60	3,237,508.46	(543,581.85)	3,781,090.31
Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(416,666.66)	416,666.66
Investment Income	0.00	0.00	1,718,820.69	1,718,820.69	0.00	1,718,820.69	0.00	0.00	1,718,820.69	0.00	1,718,820.69
Workforce Housing	0.00	425,000.00	0.00	425,000.00	0.00	425,000.00	0.00	0.00	425,000.00	425,000.00	0.00

Albertina Kerr Consolidated Balance Sheet

	04/30/2021	03/31/2021
Cash and Cash Equivalents	\$3,790,285.19	\$2,092,103.81
Cash held for others	\$360,636.46	\$243,637.05
Contract/Program Receivables	\$2,765,625.44	\$3,679,863.48
Less: Allowance for Doubtful Accounts	(\$8,214.00)	(\$8,783.00)
Investments	\$10,832,024.23	\$10,611,850.77
Charitable remainder trust receivables	\$281,688.73	\$281,688.73
Contributions Receivable	\$21,635.08	\$46,270.45
Other Receivables	\$65,089.06	\$34,050.16
Prepaid Expenses, Deposits & Other Current Assets	\$459,478.17	\$524,233.03
Other Long-Term Assets	(\$23,769.36)	(\$14,598.83)
Fixed Assets, Net	\$22,260,033.71	\$22,271,810.81
Due From / (To) Other Funds	(\$0.00)	(\$0.00)
Total Assets	\$40,804,512.71	\$39,762,126.46
Accounts Payable and Accrued Expenses	\$956,359.44	\$723,182.01
Accrued Payroll Liabilities	\$1,072,646.89	\$920,179.52
PAL Liability	\$803,389.36	\$815,491.16
Contract Overpayments/Advances	\$53,483.54	\$70,888.54
Unemployment Reserve	\$228,166.02	\$214,652.45
Long-term debt	\$3,952,895.42	\$3,990,944.49
Total Liabilities	\$7,066,940.67	\$6,735,338.17
Available for Operations	\$10,760,229.34	\$10,112,589.28
Investment in Fixed Assets	\$18,283,368.93	\$18,266,267.49
Temporarily restricted	\$2,441,760.64	\$2,394,652.27
Permanently restricted	\$2,252,213.13	\$2,253,279.25
Total Net Assets	\$33,737,572.04	\$33,026,788.29
Total Liabilities and Net Assets	\$40,804,512.71	\$39,762,126.46