

Greg Adelmann Properties 8000 18th Street West St. Louis Park, MN 55426 (612) 834-1555 adelmanngreg@gmail.com

January 6, 2025

St. Paul City Clerk 15 W. Kellogg Blvd. 310 City Hall St. Paul, MN 55102

REFERENCE: File # - VB2505 / Assessment # - 258804 / Property Address – 355 Cook Avenue East / Parcel ID # 29-29-22-23-0043

To Whom it May Concern,

The following information is provided regarding the vacant property at 355 Cook Avenue East, St. Paul, MN 55102.

Prior to the outbreak of Covid-19 in March 2020, both units in this property were rented as follows:

Lower – Andre Conner / Moved in May 1, 2019 / Pre Covid-19 Balance \$6,376.00 / Encl 1 Upper – Juanita Merriman / Moved in August 1, 2008 / Pre Covid-19 Balance \$6,765.55 / Encl 2

As both tenants had outstanding balances at that time, we were in the process of working with each tenant to address these issues. With the Covid-19 outbreak and the implementation of the rent moratorium, I was unable to make any additional steps forward to collect any of the previous balances. Andre Conner made no payments and Juanita Merriman made only her minimum payment and St Paul PHA paid their portion of her rent.

Additionally, during the rent moratorium, Andre Conner moved his mother into the unit without authorization and Juanita Merriman moved her son into her unit without authorization and I was unable to do anything about it.

When the RentHelpMN program was initiated, I presented all of my tenants with outstanding balances and the resources and assistance to prepare and submit their online applications. Juanita Merriam started the process with us but never completed the application and would not cooperate with our attempts to assist her in getting her rent paid. Andre Conner did, in fact, complete his application and was awarded as follows:

11/22/21 - \$15,675.00 01/31/22 - \$ 9,405.00 08/19/22 -<\$ 6,720.00> Overpayment was refunded to the program \$18,360.00 Total amount received

Still left an outstanding balance of \$18,171.00 after the overpayment was refunded.

I attempted to initiate the eviction process several times however, my attorney of 18 plus years became extremely ill in 2022 and never returned to his practice and passed away in early 2024. It was virtually impossible to find a law firm to help navigate this process. They would tell me they were not taking on any new evictions due to the backlog at Ramsey County. Some would not even return phone calls. The only way to get the property back was by giving them an opportunity to avoid a formal eviction process if they would move-out by September 30, 2022.

Andre Conner moved out prior to this date, leaving behind a lot of his personal property that he never returned to collect. I was required to store this property for an additional 28 days before I was able to dispose of it. A complete list of all of his damages and additional charges are enclosed at enclosure 3 and pictures of the items and condition of the unit are attached at enclosure 4.

Juanita Merriman did not move out until November 15, 2022 and left behind a lot of her personal property that she never returned to collect. I was required to store this property for an additional 28 days before I was able to dispose of it. A complete list of all her damages and additional charges are enclosed at enclosure 5 and pictures of the items and condition of the unit are attached at enclosure 6.

Once both tenants were out of the property, I was in no position financially due to the Covid-19 Rent Moratorium and lost revenue to do any and/or all of the repairs that were required based upon the way the units were left upon the tenant's departures.

Repairs were initiated in late spring of 2023 that I was able to do myself and were completed as contractors and funds became available. Please note that I am a single owner/operator of these properties with no staff to speak of and rely on the availability of contractors and day workers to complete these tasks. Funding has been a key element as I have mentioned with the Rent Moratorium causing a severe hit to my revenue; planning and paying for my youngest daughter's wedding, keeping up with other financial obligations; mother passing away as I was the executor of her estate; personal health issues and life in general. Pictures of both units after repairs have been completed and are attached at enclosures 7 and 8.

On April 11, 2023, I received a Correction Notice with the following Deficiencies:

- 1. Entire Building SPLC 40.06 Uncertified portions of the building must not be occupied until inspected and approved by this office. Property is currently unoccupied.
- Entire Building SPLC 34.19 Provide access to the inspector to all areas of the building.
- Exterior Front stairs SPLC 34.09(3), 34.33(2) Repair or replace the damaged handrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989. Handrail has rotted wood and peeling paint.

 Exterior – Throughout – SPLC 34.09(1)(2)(a), 34.33(1)(b) – Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional

manner free from chipped or peeling paint. Soffit and fascia have holes, rotted wood and peeling paint.

- 5. Exterior Throughout SPLC 34.09(4), 34.33(3) Repair and maintain the window frame. Window frames have rotted wood and peeling paint.
- Exterior SPLC 34.09(1)(2)(a), 34.33(1)(b) Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint. – Siding is damaged in multiple places.
- 7. Exterior SPLC 34.09(2)(b), 34.33(1)(d) Provide and maintain the roof weather tight and free from defects. Shingles are deteriorating, curling and damaged.
- Front Door SPLC 34.09(4), 34.33(3) Repair and maintain the door in good condition,
 Door has peeling paint and broken window.

A Revocation of Fire Certificate of Occupancy and Order to Vacate Inspection conducted on June 21, 2023 by the City of St. Paul with the following deficiencies is included at enclosure 9 and pictures at enclosure 9a.

A second Revocation of Fire Certificate of Occupancy was received dated June 27, 2023 by the City of St. Paul with the following deficiencies is included at enclosure 10 with pictures showing completion at enclosure 10a.

Vacant Building Registration Notice dated June 30, 2023 received with amount due of \$2,459.00 payable by July 31.2023 is attached at enclosed 11. This amount was paid on July 18, 2023, check # 5305 (enclosure 12).

Vacant Building Registration Fee Warning Letter dated July 31, 2023 received with amount due of \$2,459.00 stating amount was past due is attached at enclosure 13. Again, amount was paid on July 18, 2023, check # 5305 (enclosure 12).

Vacant Building Registration Renewal Notice dated May 30, 2024 was received with amount due of \$4,918.00 is attached at enclosure 14. No action was taken as the property was still not ready to be occupied as I was still in the process of making repairs as funds became available.

After receiving the first correction notice from the city, I contacted a contractor that I had used in the past and discovered he was unavailable and would not be back from Florida for several weeks. I was personally not going to be able to complete all of these items on my own. After several weeks went by, I contacted him again and he informed me that he had decided not to return to Minnesota. This left me high and dry. I contacted numerous contractors that I did not know and could not locate one that was willing or able to take on new work. I eventually was able to locate several day workers to work with me as they could throughout a long period of time working through the list to complete the deficiencies noted.

As you can see from the photos provided for each discrepancy attached at enclosure 15, each item has been addressed during the above referenced inspections have been addressed as indicated and rectified to code standards.

All issues for 355 Cook Avenue East have been successfully resolved and the unit is now ready to be reoccupied pending the reissuance of the City Rental Certificate.

Smoke and Carbon Monoxide Detector Inspection Affidavits are attached at enclosures 16 and 17.

Request that the Vacant Building Registration Fee of \$5,077.00 be waived and the initial fee of \$2,459.00 (enclosure 12) that I paid back in July 2023 be refunded based on the information provided. Your careful consideration and approval of this request is greatly appreciated.

Sincerely,

Greg P. Adelmann

Greg P. Adelmann Owner

17 Encls as

Statement

Greg Adelmann Properties 8000 18th Street West St. Louis Park, MN 55426

Date 12/31/2024

To:

Andre Conner 355 Cook Avenue East - Lower St. Paul, MN55104

				Amount Due	Amount Enc.
				\$19,562.27	
Date		Transaction		Amount	Balance
04/30/2019	Balance forward				0.0
	355-Lower:Conner, Andre-				
05/01/2019	Due 05/24/2019.			1,045.00	1,045.0
	Security Deposit - 355 \$1,0	045.00			
05/01/2019	Due 05/24/2019.			865.00	1,910.0
	Monthly Rent				
0.6.101.1001.0	Monthly Rent \$865.00				0.555
06/01/2019	Due 06/01/2019.			865.00	2,775.0
	Monthly Rent				
07/01/2010	Monthly Rent \$865.00 Due 07/01/2019.			865.00	2 (40 0
07/01/2019				865.00	3,640.0
	Monthly Rent Monthly Rent \$865.00				
07/07/2019	Due 09/30/2022.			207.00	3,847.0
07/07/2019	Late Fees May - Jul 2019			207.00	3,047.0
	Late Fee, 3 (a) \$69.00 = 20	7.00			
08/01/2019	Due $08/01/2019$.	7.00		1,045.00	4,892.0
00/01/2019	Monthly Rent			1,015.00	1,092.0
	Monthly Rent \$1,045.00				
09/01/2019	Due 09/01/2019.			1,045.00	5,937.0
000000000000000000000000000000000000000	Monthly Rent			1,0 10100	0,90,10
	Monthly Rent \$1,045.00				
09/07/2019	Due 09/30/2022.			166.00	6,103.0
	Late Fees Aug - Sep 2022				-)
	Late Fee, $2 @ \$83.00 = 16$	6.00			
10/01/2019	Due 10/01/2019.			1,045.00	7,148.0
	Monthly Rent				
	Monthly Rent \$1,045.00				
10/10/2019	PMT			-600.00	6,548.0
10/24/2019	PMT			-600.00	5,948.0
11/01/2019	Due 11/01/2019.			1,045.00	6,993.0
	Monthly Rent				
	Monthly Rent \$1,045.00				
CURRENT	1-30 DAYS PAST	31-60 DAYS PAST	61-90 DAYS PAST	OVER 90 DAYS	Amount Due
CURRENT	DUE	DUE	DUE	PAST DUE	Amount Due
0.00	0.00	0.00	0.00	19,562.27	\$19,562.27
0.00	0.00	0.00	0.00	17,502.27	ψ1 <i>9,302.21</i>
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Phor	ne # (612) 834-1555	Pag		E-mail adelma	nngreg@gmail.com

Statement

Date 12/31/2024

To:

Andre Conner 355 Cook Avenue East - Lower St. Paul, MN55104

				Amount Due	Amount Enc.
				\$19,562.27	
Date		Transaction		Amount	Balance
11/05/2019	PMT			-600.00	6,393.00
11/07/2019	Due 01/15/2020. November Late Fee			83.00	6,476.00
12/01/2019	Late Fee \$83.00 Due 12/01/2019. Monthly Rent Monthly Rent \$1,045.00			1,045.00	7,521.00
12/06/2019	PMT			-669.00	6,852.00
12/30/2019	PMT			-800.00	6,052.00
12/30/2019	PMT			-1,000.00	5,052.00
01/01/2020	Due 01/01/2020. Monthly Rent Monthly Rent \$1,045.00			1,045.00	6,097.00
01/07/2020	Due 01/15/2020. January Late Fee Late Fee \$83.00			83.00	6,180.00
01/10/2020	PMT			-1,045.00	5,135.00
02/01/2020	Due 02/01/2020. Feb Rent			1,045.00	6,180.00
02/07/2020	Monthly Rent \$1,045.00 Due 11/30/2021. February Late Fee Late Fee \$83.00			83.00	6,263.00
03/01/2020	Due 03/01/2020. Mar Rent Monthly Rent \$1,045.00			1,045.00	7,308.00
03/03/2020	PMT			-1,100.00	6,208.00
03/07/2020	Due 11/30/2021. March Late Fee			83.00	6,291.00
03/11/2020 03/11/2020	Late Fee \$83.00 PMT PMT			-40.00 -1,000.00	6,251.00 5,251.00
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	0.00	0.00	0.00	19,562.27	\$19,562.27
Phor	ne # (612) 834-1555	Pag	je 2	E-mail adelmar	ngreg@gmail.com

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Date 12/31/2024

To:

Andre Conner 355 Cook Avenue East - Lower St. Paul, MN55104

				Amount Due	Amount Enc.
				\$19,562.27	
Date		Transaction		Amount	Balance
03/11/2020	Due 11/30/2021.			1,100.00	6,351.00
03/11/2020	NSF Check Monthly Rent \$1,100.00 Due 11/30/2021. NSF Check			25.00	6,376.00
04/01/2020	Bounce Check Charge \$25. Due 04/01/2020. Apr Rent	00		1,045.00	7,421.00
05/01/2020	Monthly Rent \$1,045.00 Due 05/01/2020. May Rent			1,045.00	8,466.00
06/01/2020	Monthly Rent \$1,045.00 Due 06/01/2020. Jun Rent			1,045.00	9,511.00
07/01/2020	Monthly Rent \$1,045.00 Due 07/01/2020. Jul Rent			1,045.00	10,556.00
08/01/2020	Monthly Rent \$1,045.00 Due 08/01/2020. Aug Rent			1,045.00	11,601.00
09/01/2020	Monthly Rent \$1,045.00 Due 09/01/2020. Sep Rent			1,045.00	12,646.00
10/01/2020	Monthly Rent \$1,045.00 Due 10/01/2020. Oct Rent			1,045.00	13,691.00
11/01/2020	Monthly Rent \$1,045.00 Due 11/01/2020. Nov Rent			1,045.00	14,736.00
12/01/2020	Monthly Rent \$1,045.00 Due 12/01/2020. Dec Rent Monthly Rent \$1,045.00			1,045.00	15,781.00
	1-30 DAYS PAST	31-60 DAYS PAST	61-90 DAYS PAST	OVER 90 DAYS	A 15
CURRENT	DUE	DUE	DUE	PAST DUE	Amount Due
0.00	0.00	0.00	0.00	19,562.27	\$19,562.27
Phor	ie # (612) 834-1555	Pag	ge 3	E-mail adelmar	nngreg@gmail.com

Statement

Date 12/31/2024

To:

Andre Conner 355 Cook Avenue East - Lower St. Paul, MN55104

				Amount Due	Amount Enc.
				\$19,562.27	
Date		Transaction		Amount	Balance
01/01/2021	Due 01/01/2021.			1,045.00	16,826.0
	Jan Rent				
02/01/2021	Monthly Rent \$1,045.00 Due 02/01/2021.			1.045.00	17.071.0
02/01/2021	Feb Rent			1,045.00	17,871.0
	Monthly Rent \$1,045.00				
03/01/2021	Due 03/01/2021.			1,045.00	18,916.0
00/01/2021	Mar Rent			1,0 10100	10,91010
	Monthly Rent \$1,045.00				
04/01/2021	Due 04/01/2021.			1,045.00	19,961.0
	April Rent				
	Monthly Rent \$1,045.00				
05/01/2021	Due 05/01/2021.			1,045.00	21,006.0
	May Rent				
06/01/2021	Monthly Rent \$1,045.00 Due 06/01/2021.			1 045 00	22.051.0
06/01/2021	June Rent			1,045.00	22,051.0
	Monthly Rent \$1,045.00				
07/01/2021	Due 07/01/2021.			1,045.00	23,096.0
0,,,01,2021	July Rent			1,0 10100	20,000
	Monthly Rent \$1,045.00				
08/01/2021	Due 08/01/2021.			1,045.00	24,141.0
	August Rent				
	Monthly Rent \$1,045.00				
09/01/2021	Due 09/01/2021.			1,045.00	25,186.0
	Sep Rent				
10/01/2021	Monthly Rent \$1,045.00			1.045.00	26 221 0
10/01/2021	Due 10/01/2021.			1,045.00	26,231.0
	Oct Rent Monthly Rent \$1,045.00				
11/01/2021	Due 11/01/2021.			1,045.00	27,276.0
11/01/2021	Nov Rent			1,015.00	27,270.0
	Monthly Rent \$1,045.00				
11/22/2021	PMT			-15,675.00	11,601.0
CURRENT	1-30 DAYS PAST	31-60 DAYS PAST	61-90 DAYS PAST	OVER 90 DAYS	Amount Due
	DUE	DUE	DUE	PAST DUE	
0.00	0.00	0.00	0.00	10 5 (2 27	¢10.5(0.07
0.00	0.00	0.00	0.00	19,562.27	\$19,562.27
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Phone	e # (612) 834-1555	Da	ge 4	E-mail adelma	anngreg@gmail.com

Statement

Date 12/31/2024

To:

Andre Conner 355 Cook Avenue East - Lower St. Paul, MN55104

				Amount Due	Amount Enc.
				\$19,562.27	
Date		Transaction		Amount	Balance
12/01/2021	Due 12/01/2021.			1,045.00	12,646.00
	Dec Rent				
01/01/2022	Monthly Rent \$1,045.00			1 0 4 5 0 0	12 (01 0
01/01/2022	Due 01/01/2022.			1,045.00	13,691.0
	Monthly Rent				
01/15/2022	Monthly Rent \$1,045.00 PMT			700.00	12 001 0
01/13/2022	PMT			-700.00 -9,405.00	12,991.0 3,586.0
01/31/2022 02/01/2022	Due 04/30/2022.			1,045.00	4,631.0
02/01/2022	Monthly Rent			1,045.00	4,031.0
	Monthly Rent \$1,045.00				
03/01/2022	Due 03/01/2022.			1,045.00	5,676.0
05/01/2022	Monthly Rent			1,015.00	5,070.00
	Monthly Rent \$1,045.00				
04/01/2022	Due 04/01/2022.			1,045.00	6,721.00
0 0 2022	Monthly Rent			1,0.000	0,72110
	Monthly Rent \$1,045.00				
05/01/2022	Due 05/01/2022.			1,045.00	7,766.0
	Monthly Rent			, , , , , , , , , , , , , , , , , , ,	,
	Monthly Rent \$1,045.00				
06/01/2022	Due 06/01/2022.			1,045.00	8,811.0
	Monthly Rent				
	Monthly Rent \$1,045.00				
07/01/2022	Due 07/01/2022.			1,045.00	9,856.0
	Monthly Rent				
	Monthly Rent \$1,045.00				
08/01/2022	Due 08/01/2022.			1,045.00	10,901.0
	Monthly Rent				
	Monthly Rent \$1,045.00				
08/19/2022	Due 09/30/2022.			6,720.00	17,621.0
	MN Rent Help Recoupment				
	Monthly Rent \$6,720.00				
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	0.00	0.00	0.00		¢10.562.05
0.00	0.00	0.00	0.00	19,562.27	\$19,562.27
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Phor	ne # (612) 834-1555	Pad	ge 5	E-mail adelmar	ngreg@gmail.com

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Greg Adelmann Properties 8000 18th Street West St. Louis Park, MN 55426

Date 12/31/2024

To:

Andre Conner 355 Cook Avenue East - Lower St. Paul, MN55104

				Amou	nt Due	Amount Enc.
				\$19,5	62.27	
Date		Transaction		Amo	ount	Balance
08/24/2022	Due 09/30/2022.				550.00	18,171.00
09/01/2022	Unlawful Detainer Filing Fo Legal Fees \$550.00 Due 09/01/2022. Monthly Rent				1,045.00	19,216.00
09/07/2022	Monthly Rent \$1,045.00 Due 09/30/2022. Late Fees Jan - Sep 2022				747.00	19,963.00
10/18/2022	Late Fee, 9 @ \$83.00 = Due 10/19/2022. Damages	747.00			680.00	20,643.00
10/18/2022	Damages upon Move-Ou Due 10/19/2022. Security Deposit Credit				-1,045.00	19,598.00
10/18/2022	Security Deposit - 10108 Due 10/19/2022. Deposit Interest Security Deposit Interest				-35.73	19,562.27
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PA DUE	AST 61-90 DAYS PA DUE		R 90 DAYS ST DUE	Amount Due
0.00	0.00	0.00	0.00		9,562.27	\$19,562.27
Phon	e # (612) 834-1555	· 	Page 6	E-mail	adelma	nngreg@gmail.com

Statement

Greg Adelmann Properties 8000 18th Street West St. Louis Park, MN 55426

Date 12/31/2024

To:

			Ľ	Amount Due	Amount Enc.
				\$8,921.40	
Date		Transaction		Amount	Balance
12/31/2014	Balance forward				0.00
12/31/2015	355 Upper:Merriman, Juanita- Due 12/31/2017. Carry Forward Balance			4,077.00	4,077.00
01/01/2016	Beginning Balance \$4,077. Due 01/01/2016. Subsidy Portion	00		505.00	4,582.00
01/01/2016	Monthly Rent \$505.00 Due 01/01/2016. Tenant Portion			150.00	4,732.00
01/04/2016	Monthly Rent \$150.00 PMT			-505.00	4,227.00
01/06/2016 02/01/2016	PMT Due 02/01/2016. Subsidy Portion			-150.00 505.00	4,077.00 4,582.00
02/01/2016	Monthly Rent \$505.00 Due 02/01/2016. Tenant Portion			150.00	4,732.00
02/01/2016 02/11/2016	Monthly Rent \$150.00 PMT PMT			-505.00 -150.00	4,227.00 4,077.00
02/11/2016 03/01/2016	PMT Due 03/01/2016. Tenant Portion			-437.00 150.00	3,640.00 3,790.00
03/01/2016	Monthly Rent \$150.00 Due 03/01/2016. Subsidy Portion			505.00	4,295.00
03/01/2016 03/03/2016	Monthly Rent \$505.00 PMT PMT			-505.00 -150.00	3,790.00 3,640.00
04/01/2016	Due 04/01/2016. Tenant Portion Monthly Rent \$150.00			150.00	3,790.00
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40
Phor	ne # (612) 834-1555	Pag	ge 1	E-mail adelman	ngreg@gmail.com

Statement

Date 12/31/2024

To:

				Amount Due	Amount Enc.
				\$8,921.40	
Date		Transaction		Amount	Balance
04/01/2016	Due 04/01/2016.			505.00	4,295.0
	Subsidy Portion				
	Monthly Rent \$505.00				
04/04/2016	PMT			-505.00	3,790.0
04/11/2016	PMT			-150.00	3,640.0
05/01/2016	Due 05/01/2016.			150.00	3,790.0
	Tenant Portion				
	Monthly Rent \$150.00				
05/01/2016	Due 05/01/2016.			505.00	4,295.0
	Subsidy Portion				
	Monthly Rent \$505.00				
05/04/2016	PMT			-505.00	3,790.0
06/01/2016	Due 06/01/2016.			150.00	3,940.0
	Tenant Portion				
	Monthly Rent \$150.00				
06/01/2016	Due 06/01/2016.			505.00	4,445.0
	Subsidy Portion				
	Monthly Rent \$505.00				
06/02/2016	PMT			-505.00	3,940.0
06/15/2016	PMT			-150.00	3,790.0
07/01/2016	Due 07/01/2016.			150.00	3,940.0
	Tenant Portion				
	Monthly Rent \$150.00				
07/01/2016	Due 07/01/2016.			505.00	4,445.0
	Subsidy Portion				,
	Monthly Rent \$505.00				
07/05/2016	PMT			-505.00	3,940.0
07/08/2016	PMT			-150.00	3,790.0
08/01/2016	Due 08/01/2016.			150.00	3,940.0
	Tenant Portion				-)
	Monthly Rent \$150.00				
08/01/2016	Due 08/01/2016.			505.00	4,445.0
	Subsidy Portion				.,
	Monthly Rent \$505.00				
	1-30 DAYS PAST	31-60 DAYS PAST	61-90 DAYS PAST	OVER 90 DAYS	Arrest Dure
CURRENT	DUE	DUE	DUE	PAST DUE	Amount Due
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40
Phor	ne # (612) 834-1555		ge 2	E-mail adelman	ngreg@gmail.com

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Date 12/31/2024

To:

				Amount Due	Amount Enc.
				\$8,921.40	
Date		Transaction		Amount	Balance
08/04/2016	PMT			-150.00	4,295.0
08/05/2016	PMT			-505.00	3,790.0
08/06/2016	PMT			-150.00	3,640.0
09/01/2016	Due 09/01/2016.			150.00	3,790.0
	Tenant Portion				
	Monthly Rent \$150.00				
09/01/2016	Due 09/01/2016.			505.00	4,295.0
	Subsidy Portion				
	Monthly Rent \$505.00				
09/05/2016	PMT			-505.00	3,790.0
10/01/2016	Due 10/01/2016.			150.00	3,940.0
	Tenant Portion				
	Monthly Rent \$150.00				
10/01/2016	Due 10/01/2016.			505.00	4,445.0
	Subsidy Portion				
	Monthly Rent \$505.00				
10/05/2016	PMT			-505.00	3,940.0
10/07/2016	Due 10/31/2016.			12.00	3,952.0
	October Late Fee				
	Late Fee \$12.00				
11/01/2016	Due 11/01/2016.			150.00	4,102.0
	Tenant Portion				
	Monthly Rent \$150.00				
11/01/2016	Due 11/01/2016.			505.00	4,607.0
	Subsidy Portion				
	Monthly Rent \$505.00				
11/02/2016	PMT			-505.00	4,102.0
11/07/2016	Due 12/31/2016.			12.00	4,114.0
	November Late Fee				
	Late Fee \$12.00				
12/01/2016	Due 12/01/2016.			150.00	4,264.0
	Tenant Portion				
	Monthly Rent \$150.00				
	1-30 DAYS PAST	31-60 DAYS PAST	61-90 DAYS PAST	OVER 90 DAYS	
CURRENT	DUE	DUE	DUE	PAST DUE	Amount Due
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40
Phor	ne # (612) 834-1555		ge 3	E-mail adelman	ngreg@gmail.com

Statement

Date 12/31/2024

To:

Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

				Amount Due	Amount Enc.
				\$8,921.40	
Date		Transaction		Amount	Balance
12/01/2016	Due 12/01/2016.			505.00	4,769.00
	Subsidy Portion				
12/02/2016	Monthly Rent \$505.00 PMT			-505.00	4,264.00
12/02/2010	PMT			-150.00	4,114.00
01/01/2017	Due 01/01/2017.			150.00	4,264.00
01/01/2017	Tenant Portion			150.00	1,201.00
	Monthly Rent \$150.00				
01/01/2017	Due 01/01/2017.			505.00	4,769.00
	Subsidy Portion				,
	Monthly Rent \$505.00				
01/04/2017	PMT			-505.00	4,264.00
01/06/2017	PMT			-150.00	4,114.00
01/06/2017	Due 12/31/2017.			12.00	4,126.00
	January Late Fee				
	Late Fee \$12.00				
02/01/2017	Due 02/01/2017.			150.00	4,276.00
	Tenant Portion				
02/01/2017	Monthly Rent \$150.00			505.00	4 701 00
02/01/2017	Due 02/01/2017.			505.00	4,781.00
	Subsidy Portion Monthly Rent \$505.00				
02/03/2017	PMT			-505.00	4,276.00
02/03/2017	Due 12/31/2017.			12.00	4,288.00
02/14/2017	February Late Fee			12.00	7,200.00
	Late Fee \$12.00				
03/01/2017	Due 03/01/2017.			150.00	4,438.00
00/01/2017	Tenant Portion			100100	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	Monthly Rent \$150.00				
03/01/2017	Due 03/01/2017.			505.00	4,943.00
	Subsidy Portion				
	Monthly Rent \$505.00				
03/03/2017	PMT			-505.00	4,438.00
03/10/2017	PMT			-150.00	4,288.00
CURRENT	1-30 DAYS PAST	31-60 DAYS PAST	61-90 DAYS PAST	OVER 90 DAYS	Amount Due
CONNEINT	DUE	DUE	DUE	PAST DUE	Amount Due
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40
1,700.00	0.00	0.00	0.00	7,101.10	φ0,721. 4 0
		·	9	· 	•
Phor	ne # (612) 834-1555	Ba	ge 4	E-mail adelma	nngreg@gmail.com

Statement

Date 12/31/2024

To:

Tenant H 04/01/2017 Due 04, 04/01/2017 Due 04, Subsidy Mont 05/01/2017 PMT 05/01/2017 Due 05, Tenant H Mont 05/01/2017 Due 05, Subsidy Mont 05/01/2017 Due 05, Subsidy Mont 05/02/2017 PMT 06/01/2017 Due 06, Subsidy Mont 06/01/2017 Due 06, Subsidy Mont 06/02/2017 PMT 07/01/2017 Due 07, Tenant H Mont 07/01/2017 Due 07, Subsidy Mont 07/03/2017 PMT 08/01/2017 Due 08, Tenant H Mont 08/01/2017 Due 08, Tenant H Mont	thly Rent \$150.00 /01/2017. Portion thly Rent \$505.00 /01/2017. Portion thly Rent \$150.00 /01/2017. Portion thly Rent \$505.00 /01/2017. Portion	Transaction		\$8,921.40 Amount 150.00 505.00 -505.00 150.00 505.00 -505.00 -505.00 -150.00	Balance 4,438.00 4,943.00 4,438.00 4,588.00 5,093.00 4,588.00
04/01/2017 Due 04/ Tenant H Mont 04/01/2017 Due 04/ Subsidy Mont 05/01/2017 PMT 05/01/2017 Due 05/ Tenant H Mont 05/02/2017 Due 05/ Subsidy Mont 05/02/2017 PMT 05/04/2017 PMT 06/01/2017 Due 06/ Subsidy Mont 06/01/2017 Due 06/ Subsidy Mont 06/02/2017 PMT 07/01/2017 Due 07/ Tenant H Mont 07/01/2017 Due 07/ Subsidy Mont 07/01/2017 Due 08/ Tenant H Mont	Portion thly Rent \$150.00 /01/2017. Portion thly Rent \$505.00 /01/2017. Portion thly Rent \$150.00 /01/2017. Portion thly Rent \$505.00 /01/2017. Portion	Transaction		150.00 505.00 -505.00 150.00 505.00 -505.00	4,438.00 4,943.00 4,438.00 4,588.00 5,093.00
Tenant H 04/01/2017 Due 04, 04/01/2017 Due 04, Subsidy Mont 05/01/2017 PMT 05/01/2017 Due 05, Tenant H Mont 05/01/2017 Due 05, Subsidy Mont 05/01/2017 Due 05, Subsidy Mont 05/02/2017 PMT 06/01/2017 Due 06, Subsidy Mont 06/01/2017 Due 06, Subsidy Mont 06/02/2017 PMT 07/01/2017 Due 07, Tenant H Mont 07/01/2017 Due 07, Subsidy Mont 07/03/2017 PMT 08/01/2017 Due 08, Tenant H Mont	Portion thly Rent \$150.00 /01/2017. Portion thly Rent \$505.00 /01/2017. Portion thly Rent \$150.00 /01/2017. Portion thly Rent \$505.00 /01/2017. Portion			505.00 -505.00 150.00 505.00 -505.00	4,943.00 4,438.00 4,588.00 5,093.00
04/01/2017 Monti Due 04, Subsidy 04/04/2017 PMT 05/01/2017 Due 05, Tenant I 05/01/2017 Due 05, Subsidy 05/02/2017 Due 05, Subsidy 05/02/2017 PMT 05/04/2017 PMT 06/01/2017 Due 06, Subsidy Monti Monti 06/01/2017 Due 06, Subsidy 06/02/2017 PMT 07/01/2017 Due 07, Subsidy 07/01/2017 Due 07, Subsidy 07/03/2017 PMT 07/03/2017 PMT 08/01/2017 Due 08, Tenant H Monti Monti	thly Rent \$150.00 /01/2017. Portion thly Rent \$505.00 /01/2017. Portion thly Rent \$150.00 /01/2017. Portion thly Rent \$505.00 /01/2017. Portion			-505.00 150.00 505.00 -505.00	4,438.00 4,588.00 5,093.00
04/01/2017 Due 04/ Subsidy Mont 05/01/2017 PMT 05/01/2017 Due 05/ Tenant H Mont 05/01/2017 Due 05/ Subsidy Mont 05/02/2017 PMT 05/04/2017 Due 06/ Tenant H Mont 06/01/2017 Due 06/ Subsidy Mont 06/02/2017 PMT 07/01/2017 Due 07/ Tenant H Mont 07/01/2017 Due 07/ Subsidy Mont 07/01/2017 Due 07/ Subsidy Mont 07/01/2017 Due 08/ Tenant H Mont	/01/2017. Portion thly Rent \$505.00 /01/2017. Portion thly Rent \$150.00 /01/2017. Portion thly Rent \$505.00 /01/2017. Portion			-505.00 150.00 505.00 -505.00	4,438.00 4,588.00 5,093.00
Subsidy 04/04/2017 PMT 05/01/2017 Due 05/ Tenant I Mont 05/01/2017 Due 05/ Subsidy Mont 05/02/2017 PMT 05/04/2017 PMT 06/01/2017 Due 06/ Subsidy Mont 06/01/2017 Due 06/ Subsidy Mont 06/02/2017 PMT 07/01/2017 Due 07/ Tenant I Mont 07/01/2017 Due 07/ Subsidy Mont 07/01/2017 Due 07/ Subsidy Mont 07/03/2017 PMT 08/01/2017 Due 08/ Tenant I Mont	Portion thly Rent \$505.00 /01/2017. Portion thly Rent \$150.00 /01/2017. Portion thly Rent \$505.00 /01/2017. Portion			-505.00 150.00 505.00 -505.00	4,438.00 4,588.00 5,093.00
Mont 04/04/2017 PMT 05/01/2017 Due 05/ Tenant H Mont 05/01/2017 Due 05/ Subsidy Mont 05/02/2017 PMT 05/04/2017 Due 06/ Tenant H Mont 06/01/2017 Due 06/ Subsidy Mont 06/02/2017 PMT 07/01/2017 Due 07/ Tenant H Mont 07/01/2017 Due 08/ Tenant H Mont 07/03/2017 PMT 08/01/2017 Due 08/ Tenant H Mont	thly Rent \$505.00 /01/2017. Portion thly Rent \$150.00 /01/2017. Portion thly Rent \$505.00 /01/2017. Portion			150.00 505.00 -505.00	4,588.00
04/04/2017 PMT 05/01/2017 Due 05/ Tenant H Mont 05/01/2017 Due 05/ Subsidy Mont 05/02/2017 PMT 05/04/2017 PMT 06/01/2017 Due 06/ Tenant H Mont 06/02/2017 PMT 07/01/2017 Due 07/ Tenant H Mont 07/01/2017 Due 07/ Subsidy Mont 07/01/2017 Due 07/ Subsidy Mont 07/03/2017 PMT 08/01/2017 Due 08/ Tenant H Mont	/01/2017. Portion thly Rent \$150.00 /01/2017. Portion thly Rent \$505.00 /01/2017. Portion			150.00 505.00 -505.00	4,588.00
05/01/2017 Due 05/ Tenant H Mont 05/01/2017 Due 05/ Subsidy Mont 05/02/2017 PMT 05/04/2017 PMT 06/01/2017 Due 06/ Subsidy Mont 06/02/2017 PMT 07/01/2017 Due 07/ Tenant H Mont 07/01/2017 Due 07/ Subsidy Mont 07/01/2017 Due 07/ Subsidy Mont 07/03/2017 PMT 08/01/2017 Due 08/ Tenant H Mont	Portion thly Rent \$150.00 /01/2017. Portion thly Rent \$505.00 /01/2017. Portion			150.00 505.00 -505.00	4,588.00
Tenant H 05/01/2017 Due 05/ Subsidy Mont 05/02/2017 PMT 05/04/2017 PMT 06/01/2017 Due 06/ Tenant H Mont 06/01/2017 Due 06/ Subsidy Mont 06/01/2017 Due 06/ Subsidy Mont 06/02/2017 PMT 07/01/2017 Due 07/ Subsidy Mont 07/01/2017 Due 07/ Subsidy Mont 07/03/2017 PMT 08/01/2017 Due 08/ Tenant H Mont	Portion thly Rent \$150.00 /01/2017. Portion thly Rent \$505.00 /01/2017. Portion			505.00 -505.00	5,093.0
05/01/2017 Mont Due 05/ Subsidy 05/02/2017 PMT 05/04/2017 PMT 06/01/2017 Due 06/ Tenant H Mont 06/01/2017 Due 06/ Subsidy 06/02/2017 Due 06/ Subsidy 06/02/2017 Due 07/ Tenant H 07/01/2017 Due 07/ Subsidy 07/03/2017 Due 08/ Tenant H 08/01/2017 Due 08/ Tenant H Mont Mont	thly Rent \$150.00 /01/2017. Portion thly Rent \$505.00 /01/2017. Portion			-505.00	
05/01/2017 Due 05/ Subsidy Mont 05/02/2017 PMT 05/04/2017 PMT 06/01/2017 Due 06/ Tenant H Mont 06/02/2017 Due 06/ Subsidy Mont 06/02/2017 PMT 07/01/2017 Due 07/ Tenant H Mont 07/01/2017 Due 07/ Subsidy Mont 07/03/2017 PMT 08/01/2017 Due 08/ Tenant H Mont	/01/2017. Portion thly Rent \$505.00 /01/2017. Portion			-505.00	
Subsidy Mont 05/02/2017 PMT 06/01/2017 Due 06/ Tenant I Mont 06/01/2017 Due 06/ Subsidy Mont 06/02/2017 PMT 07/01/2017 Due 07/ Tenant I Mont 07/01/2017 Due 07/ Subsidy Mont 07/03/2017 PMT 08/01/2017 Due 08/ Tenant I Mont	Portion thly Rent \$505.00 /01/2017. Portion			-505.00	
Mont 05/02/2017 PMT 05/04/2017 PMT 06/01/2017 Due 06/ Tenant H Mont 06/01/2017 Due 06/ Subsidy Mont 06/02/2017 PMT 07/01/2017 Due 07/ Subsidy Mont 07/01/2017 Due 07/ Subsidy Mont 07/03/2017 PMT 08/01/2017 Due 08/ Tenant H Mont	thly Rent \$505.00 /01/2017. Portion				4,588.00
05/02/2017 PMT 05/04/2017 PMT 06/01/2017 Due 06/ Tenant H Mont 06/01/2017 Due 06/ Subsidy Mont 06/02/2017 PMT 07/01/2017 Due 07/ Subsidy Mont 07/01/2017 Due 07/ Subsidy Mont 07/03/2017 PMT 08/01/2017 Due 08/ Tenant H Mont	/01/2017. Portion				4,588.00
06/01/2017 Due 06/ Tenant H Mont 06/01/2017 Due 06/ Subsidy Mont 06/02/2017 PMT 07/01/2017 Due 07/ Tenant H Mont 07/03/2017 PMT 08/01/2017 Due 08/ Tenant H Mont	Portion				
Tenant H 06/01/2017 Due 06/ Subsidy 06/02/2017 PMT 07/01/2017 Due 07/ Tenant H Mont 07/01/2017 Due 07/ Subsidy 07/03/2017 Due 07/ 08/01/2017 Due 08/ Tenant H Mont	Portion				4,438.00
06/01/2017 Mont 06/02/2017 Due 06/ Subsidy Mont 06/02/2017 PMT 07/01/2017 Due 07/ Tenant H Mont 07/03/2017 PMT 08/01/2017 Due 08/ Tenant H Mont				150.00	4,588.0
06/01/2017 Due 06/ Subsidy Mont 06/02/2017 PMT 07/01/2017 Due 07/ Tenant I Mont 07/01/2017 Due 07/ Subsidy Mont 07/03/2017 PMT 08/01/2017 Due 08/ Tenant I Mont	11 D (0150.00				
Subsidy Mont 06/02/2017 PMT 07/01/2017 Due 07/ Tenant I Mont 07/01/2017 Due 07/ Subsidy Mont 07/03/2017 PMT 08/01/2017 Due 08/ Tenant I Mont	thly Rent \$150.00				
06/02/2017 PMT 07/01/2017 Due 07/ Tenant H Mont 07/01/2017 Due 07/ Subsidy Mont 07/03/2017 PMT 08/01/2017 Due 08/ Tenant H Mont				505.00	5,093.0
06/02/2017 PMT 07/01/2017 Due 07/ Tenant H Mont 07/01/2017 Due 07/ Subsidy Mont 07/03/2017 PMT 08/01/2017 Due 08/ Tenant H Mont					
07/01/2017 Due 07/ Tenant H Mont 07/01/2017 Due 07/ Subsidy Mont 07/03/2017 PMT 08/01/2017 Due 08/ Tenant H Mont	thly Rent \$505.00			505.00	4 500 0
Tenant I Mont 07/01/2017 Due 07/ Subsidy Mont 07/03/2017 PMT 08/01/2017 Due 08/ Tenant I Mont	/01/2017			-505.00	4,588.00
07/01/2017 Due 07/ Subsidy Mont 07/03/2017 PMT 08/01/2017 Due 08/ Tenant F Mont				150.00	4,738.0
07/01/2017 Due 07/ Subsidy Mont 07/03/2017 PMT 08/01/2017 Due 08/ Tenant F Mont					
07/03/2017 PMT 08/01/2017 Due 08/ Tenant F Mont	thly Rent \$150.00			505.00	5,243.0
07/03/2017 PMT 08/01/2017 Due 08/ Tenant I Mont				505.00	5,245.0
07/03/2017 PMT 08/01/2017 Due 08/ Tenant I Mont	thly Rent \$505.00				
08/01/2017 Due 08/ Tenant I Mont	my Kent \$505.00			-505.00	4,738.0
Tenant I Mont	/01/2017.			151.00	4,889.00
					.,
	thly Rent \$151.00				
CURRENT	1-30 DAYS PAST	31-60 DAYS PAST	61-90 DAYS PAST		Amount Due
	DUE	DUE	DUE	PAST DUE	
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40
Phone #		_I		E-mail adelmann	ngreg@gmail.com

Statement

Date 12/31/2024

To:

				Amount Due	Amount Enc.
				\$8,921.40	
Date		Transaction		Amount	Balance
08/01/2017	Due 08/01/2017.			504.00	5,393.0
	Subsidy Portion				
	Monthly Rent \$504.00				
08/01/2017	PMT			-504.00	4,889.0
08/09/2017	PMT			-150.00	4,739.0
09/01/2017	Due 09/01/2017.			150.00	4,889.0
	Tenant Portion				
	Monthly Rent \$150.00				
09/01/2017	Due 09/01/2017.			505.00	5,394.0
	Subsidy Portion				
	Monthly Rent \$505.00				
09/05/2017	PMT			-504.00	4,890.0
09/07/2017	PMT			-152.00	4,738.0
10/01/2017	Due 10/01/2017.			150.00	4,888.0
	Tenant Portion				
	Monthly Rent \$150.00				
10/01/2017	Due 10/01/2017.			505.00	5,393.0
	Subsidy Portion				
10/00/00/7	Monthly Rent \$505.00				
10/03/2017	PMT			-494.00	4,899.0
10/07/2017	Due 12/31/2017.			12.00	4,911.0
	October Late Fee				
10/17/2017	Late Fee \$12.00			151.00	4760.0
10/17/2017	PMT			-151.00	4,760.0
11/01/2017	Due 11/01/2017.			150.00	4,910.0
	Tenant Portion				
11/01/2017	Monthly Rent \$150.00			505.00	5 415 0
11/01/2017	Due 11/01/2017.			505.00	5,415.0
	Subsidy Portion				
11/02/2017	Monthly Rent \$505.00 PMT			-494.00	4,921.0
11/02/2017	Due 12/31/2017.			12.00	4,921.0
11/0//2017	November Late Fee			12.00	4,955.0
	Late Fee \$12.00				
	1-30 DAYS PAST	31-60 DAYS PAST	61-90 DAYS PAST	OVER 90 DAYS	Arrest Dure
CURRENT	DUE	DUE	DUE	PAST DUE	Amount Due
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40
Phon	e # (612) 834-1555		ge 6	E-mail adelman	ngreg@gmail.com

Statement

Date 12/31/2024

To:

				Amount Due	Amount Enc.
				\$8,921.40	
Date		Transaction		Amount	Balance
11/15/2017	PMT			-151.00	4,782.00
12/01/2017	Due 12/01/2017. Tenant Portion Monthly Rent \$150.00			150.00	4,932.00
12/01/2017	Due 12/01/2017. Subsidy Portion Monthly Rent \$505.00			505.00	5,437.00
12/04/2017	PMT			-494.00	4,943.00
12/07/2017	Due 02/28/2018. December Late Fee Late Fee \$12.00			12.00	4,955.00
01/01/2018	Due 01/01/2018. Tenant Portion			150.00	5,105.00
01/01/2018	Monthly Rent \$150.00 Due 01/01/2018. Subsidy Portion			505.00	5,610.00
01/03/2018	Monthly Rent \$505.00 PMT			-504.00	5,106.00
01/07/2018	Due 02/28/2018. January Late Fee			12.00	5,118.00
02/01/2018	Late Fee \$12.00 Due 02/01/2018. Tenant Portion			150.00	5,268.00
02/01/2018	Monthly Rent \$150.00 Due 02/01/2018. Subsidy Portion			505.00	5,773.00
02/07/2018	Monthly Rent \$505.00 Due 02/28/2018. February Late Fee			12.00	5,785.00
02/13/2018	Late Fee \$12.00 PMT			-504.00	5,281.00
03/01/2018	Due 03/01/2018. Tenant Portion Monthly Rent \$150.00			150.00	5,431.00
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40
Phor	ne # (612) 834-1555	Pa	ge 7	E-mail adelmar	nngreg@gmail.com

Statement

Date 12/31/2024

To:

Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

				Amount Due	Amount Enc.
				\$8,921.40	
Date		Transaction		Amount	Balance
03/01/2018	Due 03/01/2018.			505.00	5,936.0
	Subsidy Portion				
0010510010	Monthly Rent \$505.00				5 (20)
03/05/2018	PMT			-504.00	5,432.0
03/09/2018	Due 03/31/2018.			12.00	5,444.0
	March Late Fee Late Fee \$12.00				
03/12/2018	PMT			-152.00	5,292.0
04/01/2018	Due 04/01/2018.			150.00	5,442.0
04/01/2010	Tenant Portion			150.00	5,772.0
	Monthly Rent \$150.00				
04/01/2018	Due 04/01/2018.			505.00	5,947.0
	Subsidy Portion				,
	Monthly Rent \$505.00				
04/05/2018	PMT			-504.00	5,443.0
04/07/2018	Due 07/11/2018.			12.00	5,455.0
	April Late Fee				
	Late Fee \$12.00				
05/01/2018	Due 05/01/2018.			150.00	5,605.0
	Tenant Portion				
05/01/2010	Monthly Rent \$150.00			505.00	(110.0
05/01/2018	Due 05/01/2018.			505.00	6,110.0
	Subsidy Portion				
05/07/2018	Monthly Rent \$505.00 PMT			-504.00	5,606.0
05/07/2018	Due 07/11/2018.			-304.00	5,618.0
03/07/2018	May Late Fee			12.00	5,010.0
	Late Fee \$12.00				
06/01/2018	Due 06/01/2018.			150.00	5,768.0
00,01,2010	Tenant Portion			100100	0,,,0010
	Monthly Rent \$150.00				
06/01/2018	Due 06/01/2018.			505.00	6,273.0
	Subsidy Portion				
	Monthly Rent \$505.00				
	1-30 DAYS PAST	31-60 DAYS PAST	61-90 DAYS PAST	OVER 90 DAYS	Americant Dura
CURRENT	DUE	DUE	DUE	PAST DUE	Amount Due
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40
Phor	ne # (612) 834-1555	Pa	-	E-mail adelman	ngreg@gmail.com

Statement

Date 12/31/2024

To:

				Amount Due	Amount Enc.
				\$8,921.40	
Date		Transaction		Amount	Balance
06/05/2018	РМТ			-152.00	6,121.0
06/13/2018	PMT			-504.00	5,617.0
07/01/2018	Due 07/01/2018.			150.00	5,767.0
	Tenant Portion				
	Monthly Rent \$150.00				
07/01/2018	Due 07/01/2018.			505.00	6,272.0
	Subsidy Portion				,
	Monthly Rent \$505.00				
07/03/2018	PMT			-152.00	6,120.0
07/11/2018	PMT			-504.00	5,616.0
08/01/2018	Due 08/01/2018.			155.00	5,771.0
	Tenant Portion				,
	Monthly Rent \$155.00				
08/01/2018	Due 08/01/2018.			500.00	6,271.0
	Subsidy Portion				,
	Monthly Rent \$500.00				
08/07/2018	PMT			-500.00	5,771.0
08/07/2018	PMT			-152.00	5,619.0
09/01/2018	Due 09/01/2018.			155.00	5,774.0
	Tenant Portion				
	Monthly Rent \$155.00				
09/01/2018	Due 09/01/2018.			500.00	6,274.0
	Subsidy Portion				
	Monthly Rent \$500.00				
09/06/2018	PMT			-152.00	6,122.0
09/12/2018	PMT			-500.00	5,622.0
10/01/2018	Due 10/01/2018.			155.00	5,777.0
	Tenant Portion				
	Monthly Rent \$155.00				
10/01/2018	Due 10/01/2018.			500.00	6,277.0
	Subsidy Portion				
	Monthly Rent \$500.00				
CURRENT	1-30 DAYS PAST	31-60 DAYS PAST	61-90 DAYS PAST		Amount Due
	DUE	DUE	DUE	PAST DUE	
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40
		۰ــــــــــــــــــــــــــــــــــــ	ļ		
Phor	ne # (612) 834-1555	Pa	ge 9	E-mail adelman	ngreg@gmail.com

Statement

Date 12/31/2024

To:

				Amount Due	Amount Enc.
				\$8,921.40	
Date		Transaction		Amount	Balance
10/07/2018	Due 01/04/2019.			12.00	6,289.0
	October Late Fee				
	Late Fee \$12.00				
10/08/2018	PMT			-500.00	5,789.0
11/01/2018	Due 11/01/2018.			155.00	5,944.0
	Tenant Portion				
	Monthly Rent \$155.00				
11/01/2018	Due 11/01/2018.			500.00	6,444.0
	Subsidy Portion				
	Monthly Rent \$500.00				
11/07/2018	PMT			-500.00	5,944.0
11/07/2018	Due 01/04/2019.			12.00	5,956.0
	November Late Fee				
	Late Fee \$12.00				
12/01/2018	Due 12/01/2018.			155.00	6,111.0
	Tenant Portion				
	Monthly Rent \$155.00				
12/01/2018	Due 12/01/2018.			500.00	6,611.0
	Subsidy Portion				
	Monthly Rent \$500.00				
12/04/2018	PMT			-157.80	6,453.2
12/07/2018	PMT			-500.00	5,953.2
01/01/2019	Due 01/01/2019.			155.00	6,108.2
	Tenant Portion				
	Monthly Rent \$155.00				
01/01/2019	Due 01/01/2019.			500.00	6,608.2
	Subsidy Portion				
	Monthly Rent \$500.00				
01/04/2019	PMT			-157.80	6,450.4
01/11/2019	PMT			-500.00	5,950.4
02/01/2019	Due 02/01/2019.			155.00	6,105.4
	Tenant Portion				
	Monthly Rent \$155.00				
CURRENT	1-30 DAYS PAST	31-60 DAYS PAST	61-90 DAYS PAST	OVER 90 DAYS	Amount Due
	DUE	DUE	DUE	PAST DUE	
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40
	ne # (612) 834-1555	·		E-mail adelman	ngreg@gmail.com

Statement

Date 12/31/2024

To:

Date					
Date				\$8,921.40	
		Transaction		Amount	Balance
02/01/2019	Due 02/01/2019.			500.00	6,605.4
	Subsidy Portion				
	Monthly Rent \$500.00				
02/12/2019	PMT			-157.80	6,447.6
02/12/2019	PMT			-500.00	5,947.6
03/01/2019	Due 03/01/2019.			155.00	6,102.6
	Tenant Portion				
02/01/2010	Monthly Rent \$155.00			500.00	((00 (
03/01/2019	Due 03/01/2019.			500.00	6,602.6
	Subsidy Portion				
02/06/2010	Monthly Rent \$500.00			500.00	(102 (
03/06/2019	PMT			-500.00	6,102.6
03/06/2019	PMT			-157.80	5,944.8
04/01/2019	Due 04/01/2019.			155.00	6,099.8
	Tenant Portion				
04/01/2019	Monthly Rent \$155.00 Due 04/01/2019.			500.00	6,599.8
04/01/2019	Subsidy Portion			500.00	0,399.8
	Monthly Rent \$500.00				
04/03/2019	PMT			-157.80	6,442.0
04/05/2019	PMT			-500.00	5,942.0
05/01/2019	Due 05/01/2019.			155.00	6,097.0
05/01/2017	Tenant Portion			155.00	0,077.0
	Monthly Rent \$155.00				
05/01/2019	Due 05/01/2019.			500.00	6,597.0
00/01/2019	Subsidy Portion			200.00	0,00710
	Monthly Rent \$500.00				
05/01/2019	Due 05/24/2019.			17.50	6,614.5
00/01/2019	Service Items - 7 Light bulbs			17.00	0,011.0
	Service Call \$17.50				
05/06/2019	PMT			-157.80	6,456.7
05/14/2019	PMT			-500.00	5,956.7
					,
CURRENT	1-30 DAYS PAST	31-60 DAYS PAST	61-90 DAYS PAST	OVER 90 DAYS	Amount Due
	DUE	DUE	DUE	PAST DUE	
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40
Phor	ne # (612) 834-1555		e 11	E-mail adelman	ngreg@gmail.com

Statement

Date 12/31/2024

To:

Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

		Amount Due			Amount Enc.
				\$8,921.40	
Date		Transaction		Amount	Balance
05/28/2019	Due 07/01/2019.			500.00	6,456.7
	Subsidy Portion				
	Monthly Rent \$500.00				
06/01/2019	Due 06/01/2019.			155.00	6,611.7
	Tenant Portion				
0.000.0001.0	Monthly Rent \$155.00				< 111 -
06/03/2019	PMT			-500.00	6,111.7
06/06/2019	PMT			-157.80	5,953.9
06/10/2019	Due 11/30/2021.			196.05	6,149.9
	Windwo repair Tenant Damage \$196.05				
06/15/2019	Due 11/30/2021.			55.00	6,204.9
00/15/2019	Repair screen & window			55.00	0,204.9
	Tenant Damage \$55.00				
07/01/2019	Due 06/01/2019.			625.00	6,829.9
0//01/2017	Subsidy Portion			025.00	0,027.7
	Monthly Rent \$625.00				
07/01/2019	Due 07/01/2019.			224.00	7,053.9
0112019	Tenant Portion				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	Monthly Rent \$224.00				
07/03/2019	PMT			-157.80	6,896.1
07/08/2019	PMT			-625.00	6,271.1
08/01/2019	Due 08/01/2019.			687.00	6,958.1
	Subsidy Portion				
	Monthly Rent \$687.00				
08/01/2019	Due 08/01/2019.			162.00	7,120.1
	Tenant Portion				
	Monthly Rent \$162.00				
08/05/2019	PMT			-157.80	6,962.3
08/05/2019	PMT			-500.00	6,462.3
08/05/2019	Due 11/30/2021.	D 11		-187.00	6,275.3
	Merriman/Ascheman Payment	t Realignment			
	Monthly Rent \$-187.00				
CURRENT	1-30 DAYS PAST	31-60 DAYS PAST	61-90 DAYS PAST	OVER 90 DAYS	Amount Due
	DUE	DUE	DUE	PAST DUE	
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40
Pho	ne # (612) 834-1555	·	e 12	E-mail adelman	ngreg@gmail.com

Statement

Date 12/31/2024

To:

Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

				Amount Due	Amount Enc.
			Γ	\$8,921.40	
Date		Transaction		Amount	Balance
08/07/2019	Due 11/30/2021.			12.00	6,287.3
	August Late Fee				
	Late Fee \$12.00				
09/01/2019	Due 09/01/2019.			687.00	6,974.3
	Subsidy Portion				
	Monthly Rent \$687.00				
09/01/2019	Due 09/01/2019.			162.00	7,136.3
	Tenant Portion				
00/11/2010	Monthly Rent \$162.00			157.90	(070 5
09/11/2019	PMT PMT			-157.80	6,978.5
09/11/2019 10/01/2019	Due 10/01/2019.			-687.00 687.00	6,291.5 6,978.5
10/01/2019	Subsidy Portion			087.00	0,978.5
	Monthly Rent \$687.00				
10/01/2019	Due 10/01/2019.			162.00	7,140.5
10/01/2017	Tenant Portion			102.00	7,140.5
	Monthly Rent \$162.00				
10/07/2019	Due 11/30/2021.			12.00	7,152.5
	October Late Fee				,,
	Late Fee \$12.00				
10/10/2019	PMT			-611.00	6,541.5
10/10/2019	Due 11/30/2021.			-76.00	6,465.5
	Merriman/Ascheman Payment	Realignment			
	Monthly Rent \$-76.00				
11/01/2019	Due 11/01/2019.			687.00	7,152.5
	Subsidy Portion				
	Monthly Rent \$687.00				
11/01/2019	Due 11/01/2019.			162.00	7,314.5
	Tenant Portion				
	Monthly Rent \$162.00				
11/06/2019	PMT			-801.00	6,513.5
11/06/2019	Due 11/30/2021.			114.00	6,627.5
	Merriman/Ascheman Payment Monthly Rent \$114.00	Realignment			
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST	OVER 90 DAYS	Amount Due
			DUE	PAST DUE	
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40
		·	ļ		
Phor	ne # (612) 834-1555	Pag	e 13	E-mail adelman	ngreg@gmail.com

Statement

Date 12/31/2024

To:

				Amount Due	Amount Enc.
				\$8,921.40	
Date		Transaction		Amount	Balance
11/07/2019	Due 11/30/2021.			12.00	6,639.53
	November Late Fee				
	Late Fee \$12.00				
12/01/2019	Due 12/01/2019.			687.00	7,326.5
	Subsidy Portion				
10/01/2010	Monthly Rent \$687.00			1.62.00	7 400 5
12/01/2019	Due 12/01/2019.			162.00	7,488.5
	Tenant Portion				
12/07/2019	Monthly Rent \$162.00 Due 11/30/2021.			12.00	7 500 5
12/0//2019	December Late Fee			12.00	7,500.5
	Late Fee \$12.00				
12/10/2019	PMT			-801.00	6,699.5
12/10/2019	Due 11/30/2021.			114.00	6,813.5
12/10/2017	Merriman/Ascheman Payment	t Realignment		114.00	0,015.5
	Monthly Rent \$114.00	realignment			
01/01/2020	Due 01/01/2020.			687.00	7,500.5
	Subsidy Portion				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	Monthly Rent \$687.00				
01/01/2020	Due 01/01/2020.			162.00	7,662.5
	Tenant Portion				
	Monthly Rent \$162.00				
01/09/2020	PMT			-178.00	7,484.5
01/10/2020	PMT			-687.00	6,797.5
02/01/2020	Due 02/01/2020.			162.00	6,959.5
	Tenant Portion				
	Monthly Rent \$162.00				
02/01/2020	Due 02/01/2020.			687.00	7,646.5
	Subsidy Portion				
	Monthly Rent \$687.00				
02/05/2020	PMT			-178.00	7,468.5
03/01/2020	Due 03/01/2020.			162.00	7,630.5
	Tenant Portion Monthly Rent \$162.00				
		31-60 DAYS PAST	61-90 DAYS PAST	OVER 90 DAYS	
CURRENT	DUE	DUE	DUE	PAST DUE	Amount Due
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40
Phor	ne # (612) 834-1555	Pag	e 14	E-mail adelman	ngreg@gmail.com

Statement

Date 12/31/2024

To:

Amount Due	Amount Enc.
\$8,921.40	
Amount	Balance
687.00	8,317.55
1-0.00	0.400.5
-178.00	8,139.5
-687.00	7,452.5
-687.00	6,765.5
162.00	6,927.5
687.00	7,614.5
087.00	7,014.3.
-178.00	7,436.5
-687.00	6,749.5
162.00	6,911.5
102.00	0,911.0
687.00	7,598.5
	.,
-178.00	7,420.5
162.00	7,582.5
687.00	8,269.5
-178.00	8,091.5
-687.00	7,404.5
162.00	7,566.5
T OVER 90 DAYS PAST DUE	Amount Due
7,461.40	\$8,921.40
DUE DUE 0.00 0.00	0.00 0.00 7,461.40
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Statement

Date 12/31/2024

To:

			Amount Due		Amount Enc.
				\$8,921.40	
Date		Transaction		Amount	Balance
07/01/2020	Due 07/01/2020.			687.00	8,253.55
	Subsidy Portion				
	Monthly Rent \$687.00				
07/10/2020	PMT			-178.00	8,075.5
07/10/2020	PMT			-687.00	7,388.5
08/01/2020	Due 08/01/2020.			165.00	7,553.53
	Tenant Portion				
	Monthly Rent \$165.00				
08/01/2020	Due 08/01/2020.			684.00	8,237.5
	Subsidy Portion				
	Monthly Rent \$684.00				
08/10/2020	PMT			-178.00	8,059.5
08/10/2020	PMT			-684.00	7,375.5
09/01/2020	Due 09/01/2020.			165.00	7,540.53
	Tenant Portion				
00101/0000	Monthly Rent \$165.00			60.4.00	
09/01/2020	Due 09/01/2020.			684.00	8,224.5
	Subsidy Portion				
0010610000	Monthly Rent \$684.00			(01.00	5 5 40 5
09/06/2020	PMT			-684.00	7,540.5
09/06/2020	PMT			-178.00	7,362.53
10/01/2020	Due 10/01/2020.			165.00	7,527.55
	Tenant Portion				
10/01/2020	Monthly Rent \$165.00			694.00	0.011.5
10/01/2020	Due 10/01/2020.			684.00	8,211.5
	Subsidy Portion				
10/00/2020	Monthly Rent \$684.00			162.00	0.040.5
10/09/2020	PMT			-162.00	8,049.5
10/09/2020	PMT			-709.00	7,340.5
11/01/2020	Due 11/01/2020.			165.00	7,505.55
	Tenant Portion Monthly Rent \$165.00				
	Monthly Kent \$165.00				
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40
Phor	ne # (612) 834-1555		e 16	E-mail adelman	ngreg@gmail.com

Statement

Date 12/31/2024

To:

Date 11/01/2020	Due 11/01/2020.	Transaction		\$8,921.40	
	Due 11/01/2020.	Transaction			
11/01/2020	Due 11/01/2020.			Amount	Balance
				684.00	8,189.55
	Subsidy Portion				
	Monthly Rent \$684.00				
11/03/2020	PMT			-162.00	8,027.5
11/09/2020	PMT			-709.00	7,318.5
12/01/2020	Due 12/01/2020.			165.00	7,483.5
	Tenant Portion				
	Monthly Rent \$165.00				
12/01/2020	Due 12/01/2020.			684.00	8,167.5
	Subsidy Portion				
	Monthly Rent \$684.00				
12/07/2020	PMT			-162.00	8,005.53
12/07/2020	PMT			-709.00	7,296.5
01/01/2021	Due 01/01/2021.			165.00	7,461.53
	Tenant Portion				
	Monthly Rent \$165.00				
01/01/2021	Due 01/01/2021.			684.00	8,145.5
	Subsidy Portion				
	Monthly Rent \$684.00				
01/01/2021	Due 03/31/2021.			100.00	8,245.5
	PHA Rent Payment Adjustmen	nt Oct 20 - Jan 21			
01/05/2021	Monthly Rent \$100.00			700.00	7.526.5
01/05/2021	PMT			-709.00	7,536.53
01/09/2021	PMT			-162.00	7,374.5
02/01/2021	Due 02/01/2021.			165.00	7,539.5
	Tenant Portion				
00/01/2001	Monthly Rent \$165.00			(04.00	0.000.5
02/01/2021	Due 02/01/2021.			684.00	8,223.5
	Subsidy Portion				
02/05/2021	Monthly Rent \$684.00			-162.00	9.0(1.5)
02/05/2021	PMT PMT				8,061.5
02/05/2021	P1VL1			-709.00	7,352.5
	1-30 DAYS PAST	31-60 DAYS PAST	61-90 DAYS PAST	OVER 90 DAYS	An court D
CURRENT	DUE	DUE	DUE	PAST DUE	Amount Due
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40
Phon	ie # (612) 834-1555		e 17	E-mail adelman	ngreg@gmail.com

Statement

Date 12/31/2024

To:

Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

				Amount Due	Amount Enc.
				\$8,921.40	
Date		Transaction		Amount	Balance
02/12/2021	Due 03/31/2021.			25.00	7,377.5
	PHA Rent Payment Adjustm	ent Feb 21			
03/01/2021	Monthly Rent \$25.00 Due 03/01/2021.			165.00	7.540.5
03/01/2021	Tenant Portion			165.00	7,542.5
	Monthly Rent \$165.00				
03/01/2021	Due 03/01/2021.			684.00	8,226.5
00/01/2021	Subsidy Portion				0,22010
	Monthly Rent \$684.00				
03/04/2021	PMT			-162.00	8,064.5
03/04/2021	PMT			-684.00	7,380.5
04/01/2021	Due 04/01/2021.			165.00	7,545.5
	Tenant Portion				
04/01/2021	Monthly Rent \$165.00			(01.00	0.000
04/01/2021	Due 04/01/2021.			684.00	8,229.5
	Subsidy Portion Monthly Rent \$684.00				
04/07/2021	PMT			-162.00	8,067.5
04/07/2021	PMT			-684.00	7,383.5
05/01/2021	Due 05/01/2021.			165.00	7,548.5
	Tenant Portion				.)
	Monthly Rent \$165.00				
05/01/2021	Due 05/01/2021.			684.00	8,232.5
	Subsidy Portion				
	Monthly Rent \$684.00				
05/06/2021	PMT			-684.00	7,548.5
05/06/2021	PMT			-162.00	7,386.5
06/01/2021	Due 06/01/2021. Tenant Portion			165.00	7,551.5
	Monthly Rent \$165.00				
06/01/2021	Due 06/01/2021.			684.00	8,235.5
00/01/2021	Subsidy Portion			001.00	0,200.0
	Monthly Rent \$684.00				
06/08/2021	PMT			-162.00	8,073.5
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40
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Phor	ne # (612) 834-1555	Pag	e 18	E-mail adelman	ngreg@gmail.com

Statement

Date 12/31/2024

To:

Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

			Γ	Amount Due	Amount Enc.
				\$8,921.40	
Date		Transaction	Amount	Balance	
07/01/2021	Due 07/01/2021.			165.00	8,238.55
	Tenant Portion				
07/01/2021	Monthly Rent \$165.00 Due 07/01/2021.			684.00	8,922.55
07/01/2021	Subsidy Portion			084.00	6,922.33
	Monthly Rent \$684.00				
07/06/2021	PMT			-684.00	8,238.55
07/06/2021	PMT			-162.00	8,076.55
07/06/2021	PMT			-684.00	7,392.55
08/01/2021	Due 11/30/2021.			169.00	7,561.55
	Tenant Portion				
00/01/2021	Monthly Rent \$169.00			(00.00	0.041.55
08/01/2021	Due 11/30/2021.			680.00	8,241.55
	Subsidy Portion Monthly Rent \$680.00				
08/05/2021	PMT			-162.00	8,079.55
08/05/2021	PMT			-684.00	7,395.55
09/01/2021	Due 09/01/2021.			169.00	7,564.55
	Tenant Portion				
	Monthly Rent \$169.00				
09/01/2021	Due 09/01/2021.			680.00	8,244.55
	Subsidy Portion				
00/14/2021	Monthly Rent \$680.00 PMT			-680.00	7 5 (1 55
09/14/2021 10/01/2021	Due 10/01/2021.			-680.00 169.00	7,564.55 7,733.55
10/01/2021	Tenant Portion			109.00	1,155.55
	Monthly Rent \$169.00				
10/01/2021	Due 10/01/2021.			680.00	8,413.55
	Subsidy Portion				-,
	Monthly Rent \$680.00				
10/06/2021	PMT			-680.00	7,733.55
11/01/2021	Due 11/01/2021.			169.00	7,902.55
	Tenant Portion				
	Monthly Rent \$169.00				
CURRENT	1-30 DAYS PAST	31-60 DAYS PAST	61-90 DAYS PAST	OVER 90 DAYS	Amount Due
	DUE	DUE	DUE	PAST DUE	
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40
1,100.00	0.00	0.00	0.00	/,101.10	ψ0,521.10
		·	-		
Phon	ne # (612) 834-1555	Pad	e 19	E-mail adelmar	ngreg@gmail.com

Statement

Date 12/31/2024

To:

Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

				Amount Due	Amount Enc.	
				\$8,921.40		
Date		Transaction		Amount	Balance	
11/01/2021	Due 11/01/2021.			680.00	8,582.5	
	Subsidy Portion					
	Monthly Rent \$680.00					
11/22/2021	PMT			-680.00	7,902.5	
12/01/2021	Due 12/01/2021.			169.00	8,071.5	
	Tenant Portion					
	Monthly Rent \$169.00					
12/01/2021	Due 12/01/2021.			680.00	8,751.5	
	Subsidy Portion					
10/05/0001	Monthly Rent \$680.00			1.60.00		
12/07/2021	PMT			-169.00	8,582.5	
12/07/2021	PMT			-680.00	7,902.5	
01/01/2022	Due 01/01/2022.			169.00	8,071.5	
	Tenant Portion					
01/01/2022	Monthly Rent \$169.00			(00.00	0.751.5	
01/01/2022	Due 01/01/2022.			680.00	8,751.5	
	Subsidy Portion					
01/04/2022	Monthly Rent \$680.00			-169.00	8,582.5	
01/04/2022 01/15/2022	PMT PMT					
01/13/2022 02/01/2022	Due 02/01/2022.			-680.00 169.00	7,902.5	
02/01/2022	Tenant Portion			109.00	8,071.5	
	Monthly Rent \$169.00					
02/01/2022	Due 02/01/2022.			680.00	8,751.5	
02/01/2022	Subsidy Portion			080.00	0,751.5	
	Monthly Rent \$680.00					
02/10/2022	PMT			-169.00	8,582.5	
02/10/2022	PMT			-680.00	7,902.5	
03/01/2022	Due 03/01/2022.			169.00	8,071.5	
05/01/2022	Tenant Portion			109.00	0,071.5	
	Monthly Rent \$169.00					
03/01/2022	Due 03/01/2022.			680.00	8,751.5	
	Subsidy Portion				•,,••=••	
	Monthly Rent \$680.00					
CURRENT	1-30 DAYS PAST	31-60 DAYS PAST	61-90 DAYS PAST	OVER 90 DAYS	Amount Due	
CURRENT	DUE	DUE	DUE	PAST DUE	Amount Due	
1,460.00 0.00		0.00	0.00	7,461.40	\$8,921.40	
Phor	ne # (612) 834-1555	Pag		E-mail adelman	ngreg@gmail.com	

Statement

Date 12/31/2024

To:

				Amount Due	Amount Enc.	
				\$8,921.40		
Date		Transaction		Amount	Balance	
03/07/2022	PMT			-169.00	8,582.5	
03/07/2022	PMT			-680.00	7,902.5	
04/01/2022	Due 04/01/2022.			169.00	8,071.5	
	Tenant Portion					
	Monthly Rent \$169.00					
04/01/2022	Due 04/01/2022.			680.00	8,751.5	
	Subsidy Portion					
	Monthly Rent \$680.00					
04/11/2022	PMT #DHS.			-169.00	8,582.5	
04/11/2022	PMT			-680.00	7,902.5	
05/01/2022	Due 05/01/2022.			169.00	8,071.5	
	Tenant Portion					
	Monthly Rent \$169.00					
05/01/2022	Due 05/01/2022.			680.00	8,751.5	
	Subsidy Portion					
	Monthly Rent \$680.00					
05/04/2022	PMT #RentHelp MN.			-606.00	8,145.5	
05/06/2022	PMT			-169.00	7,976.5	
05/06/2022	PMT			-680.00	7,296.5	
06/01/2022	Due 06/01/2022.			169.00	7,465.5	
	Tenant Portion					
06/01/2022	Monthly Rent \$169.00 Due 06/01/2022.			680.00	8,145.5	
00/01/2022	Subsidy Portion			080.00	8,145.5	
	Monthly Rent \$680.00					
06/12/2022	PMT			-169.00	7,976.5	
07/01/2022	Due 07/01/2022.			169.00	8,145.5	
07/01/2022	Tenant Portion			109.00	0,145.5	
	Monthly Rent \$169.00					
07/01/2022	Due 07/01/2022.			680.00	8,825.5	
0,,01,2022	Subsidy Portion				0,02010	
	Monthly Rent \$680.00					
07/07/2022	PMT			-680.00	8,145.5	
07/07/2022	PMT			-680.00	7,465.5	
CURRENT	1-30 DAYS PAST	31-60 DAYS PAST	61-90 DAYS PAST	OVER 90 DAYS	Amount Due	
	DUE	DUE	DUE	PAST DUE		
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40	
Phor	ie # (612) 834-1555	·	<u> </u>	E-mail adelman	ngreg@gmail.com	

Statement

Date 12/31/2024

To:

			Г	Amount Due	Amount Enc.		
				\$8,921.40			
Date		Transaction		Amount	Balance		
07/07/2022	PMT			-169.00	7,296.55		
08/01/2022	Due 08/01/2022.			183.00	7,479.55		
	Tenant Portion						
	Monthly Rent \$183.00						
08/01/2022	Due 08/01/2022.			666.00	8,145.55		
	Subsidy Portion						
08/11/2022	Monthly Rent \$666.00 PMT			-169.00	7 076 55		
08/11/2022	PMT			-666.00	7,976.55 7,310.55		
09/01/2022	Due 09/01/2022.			183.00	7,493.55		
09/01/2022	Tenant Portion			105.00	7,195.55		
	Monthly Rent \$183.00						
09/01/2022	Due 09/01/2022.			666.00	8,159.55		
	Subsidy Portion						
	Monthly Rent \$666.00				7,990.55		
09/12/2022	PMT			-169.00			
09/12/2022	PMT			-666.00 7			
10/01/2022	Due 10/01/2022.			169.00	7,493.55		
	Tenant Portion Monthly Rent \$169.00						
10/01/2022	Due 10/01/2022.			680.00	8,173.55		
10/01/2022	Subsidy Portion			000.00	0,175.55		
	Monthly Rent \$680.00						
11/15/2022	Due 12/31/2024.			340.00	8,513.55		
	Prorated Rent						
	Monthly Rent \$340.00						
11/15/2022	Due 12/31/2024.			1,120.00	9,633.55		
	Damages						
11/15/2022	Damages upon Move-Out §	51,120.00		(24.00	0.000.55		
11/15/2022	Due 12/31/2024. Applied Security Deposit			-624.00	9,009.55		
	Security Deposit - 355 \$-62	24.00					
	Security Deposit 555 \$ 62						
	1-30 DAYS PAST	31-60 DAYS PAST	61-90 DAYS PAST	OVER 90 DAYS	Amount Due		
CURRENT	DUE	DUE	DUE	PAST DUE	Amount Due		
1,460.00	1,460.00 0.00 0.00 0.00		0.00	7,461.40	\$8,921.40		
Phon	ie # (612) 834-1555	Pag		E-mail adelmar	ngreg@gmail.com		

Statement

Greg Adelmann Properties 8000 18th Street West St. Louis Park, MN 55426

Date 12/31/2024

To:

				Amount Due	Amount Enc.	
				\$8,921.40		
Date		Transaction		Amount	Balance	
Sec	ue 12/31/2024. curity Deposit Interest Security Deposit Interest \$-	-88.15		-88.15	8,921.40	
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due	
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40	

ITEMIZED DISTRIBUTION OF SECURITY DEPOSIT

NAME:	<u></u>	nnor Andro		
· ·· ···—·		nner, Andre 5 Cook Avenu	o East I	ower
	50		e casi - L	-Owei
DEPOSIT:	\$	1,045.00		PAID BY TENANT
INTEREST:	Ŧ	.,		
2019 - 2022	\$	35.73	1%	INTEREST
TOTAL DUE	\$	1,080.73		
LESS:	•			
UNPAID RENT & FEES		19,963.00		
DIFFERENCE	\$ ((18,882.27)		
LESS DAMAGES:				
KITCHEN				
DEADBOLT & KEY	\$	50.00		
LIVING ROOM				
SCREEN REPAIR (2)	\$	70.00		
REMOVE DOUBLE STICK FOAM TAPE	\$	40.00		
FROM AROUND 3 WINDOWS				
REPAIR WALL (3 HOURS)	\$	120.00		
MASTER BEDROOM				
SMALL BEDROOM				
REPAIR WALL	\$	50.00		
BATHROOM				
REMOVE WALL SHELF & DISPOSE	\$	50.00		
REPAIR WALL	\$	50.00		
MISCELLANEOUS	Ŧ			
REMOVAL OF PERSONAL PROPERTY	\$	125.00		ITEMS LISTED BELOW
STORAGE OF PERSONAL PROPERTY	\$	125.00		ITEMS LISTED BELOW
TOTAL DAMAGES	\$	680.00		

BALANCE DUE OWNER

\$ (19,562.27)

PERSONAL PROPERTY LEFT IN UNIT Small Cabinet (1) Shower Doors & Track (2) Large Couch (1) Area Rug (1) Large TV Stand (1) Picture in Living Room (1) Kitchen Chair (1) Kitchen Table (1) Large Dresser (1)



Greg Adelmann Properties 8000 18th Street West St. Louis Park, MN 55426 (612) 834-1555

October 18, 2022

Andre Conner 355 Cook Avenue East - Lower St. Paul, MN 55103

Reference: Security Deposit

Dear Andre,

Pursuant to Minnesota Statutes Section 504.20, the attached statement shall serve as a statement of disposition of security deposit monies paid for the apartment at 355 Cook Avenue East – Lower, St. Paul, MN 55103. You have an outstanding balance of \$19,562.27 and you need to contact me ASAP to make payment arrangements. Failure to do so will result in additional legal fees and court appearances.

If you have any questions, you can contact me at the number indicated above.

Sincerely,

Greg P. Adelmann

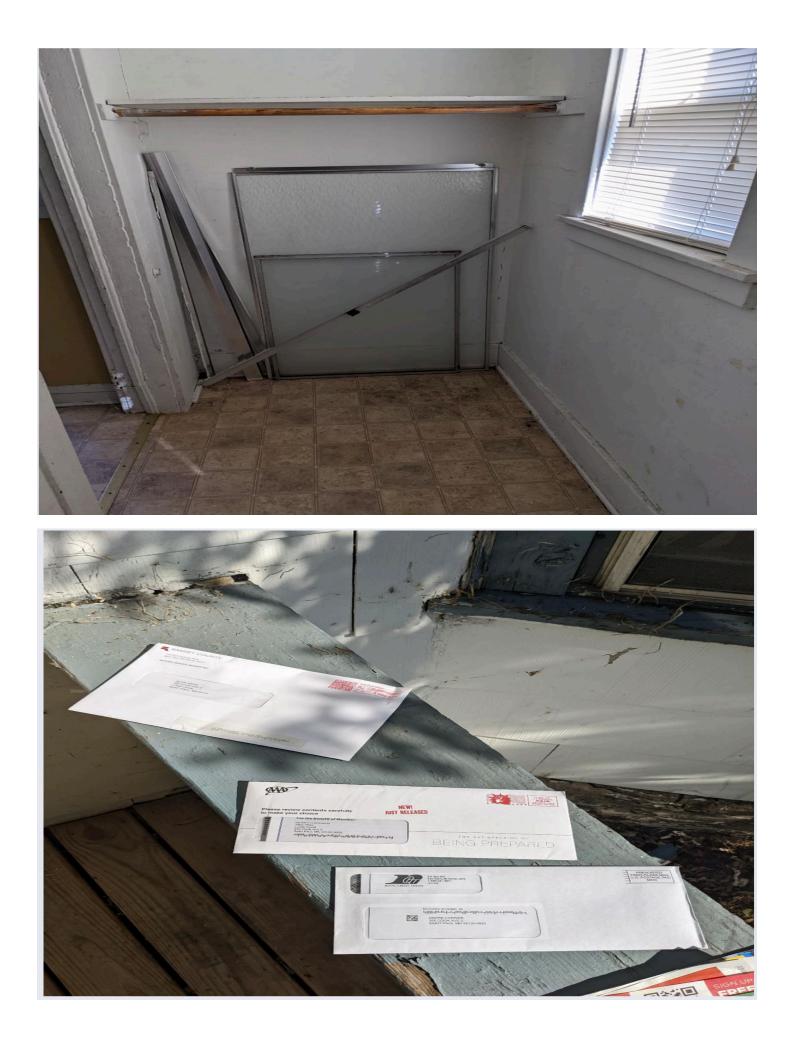
Greg P. Adelmann Owner

CF: 1 Ea Tenant File Attorney

Conner Move Out Pictures



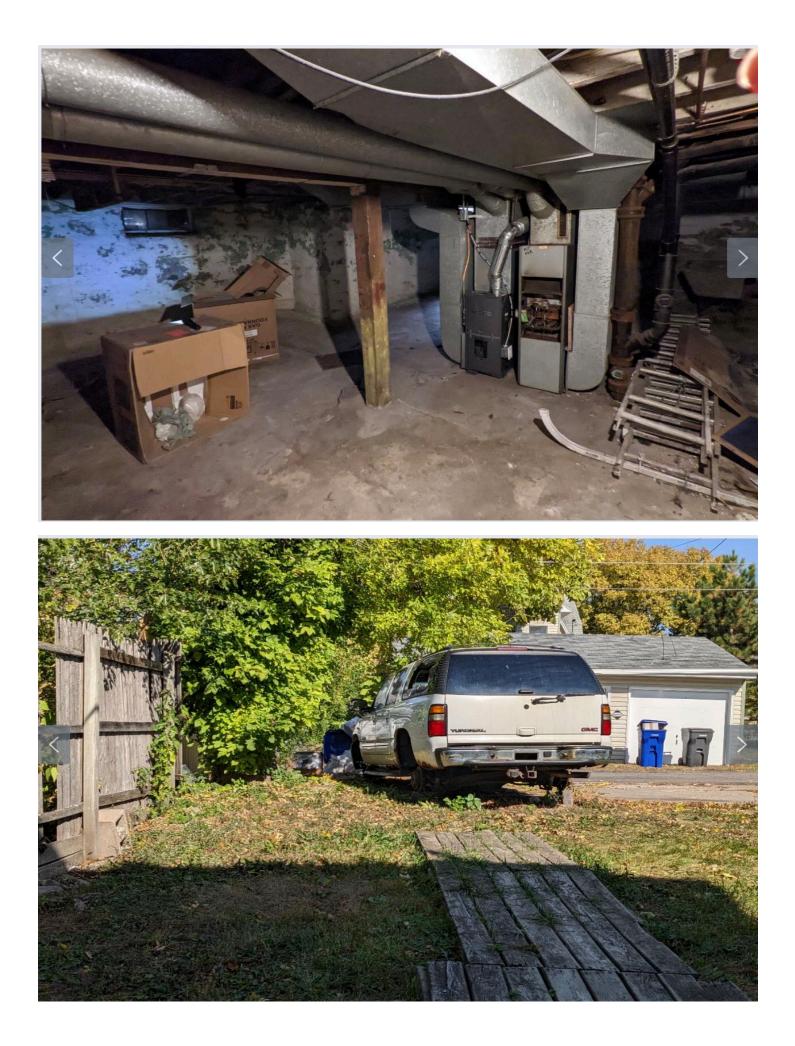


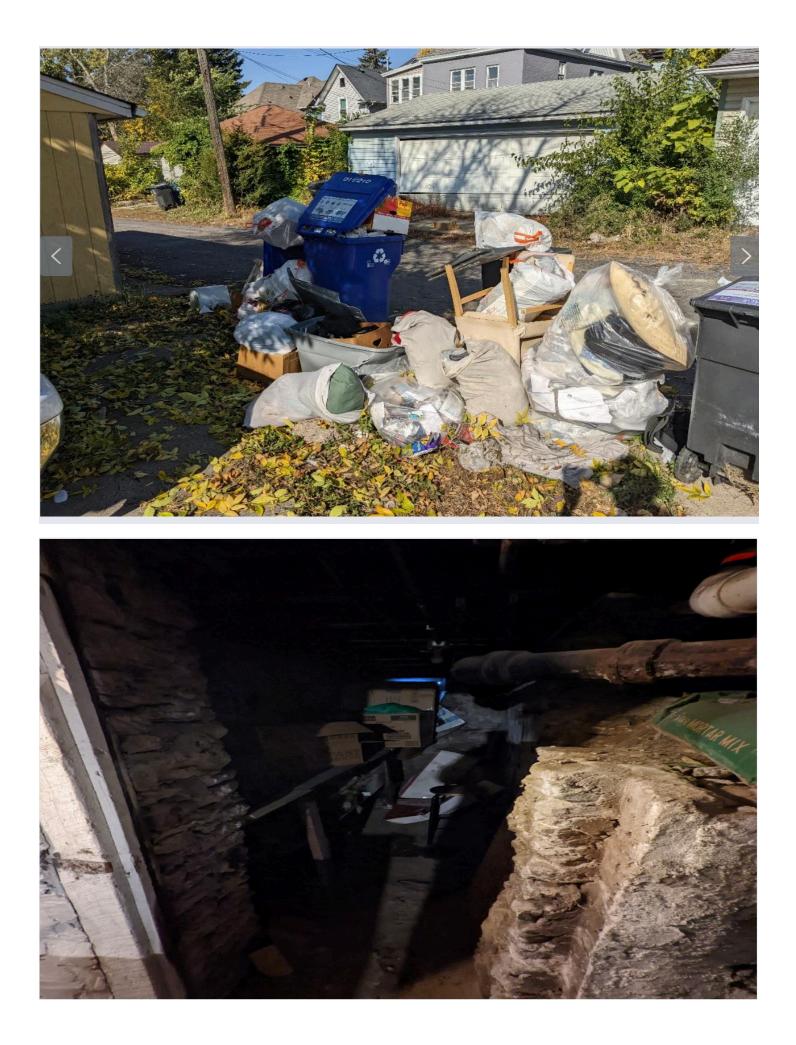














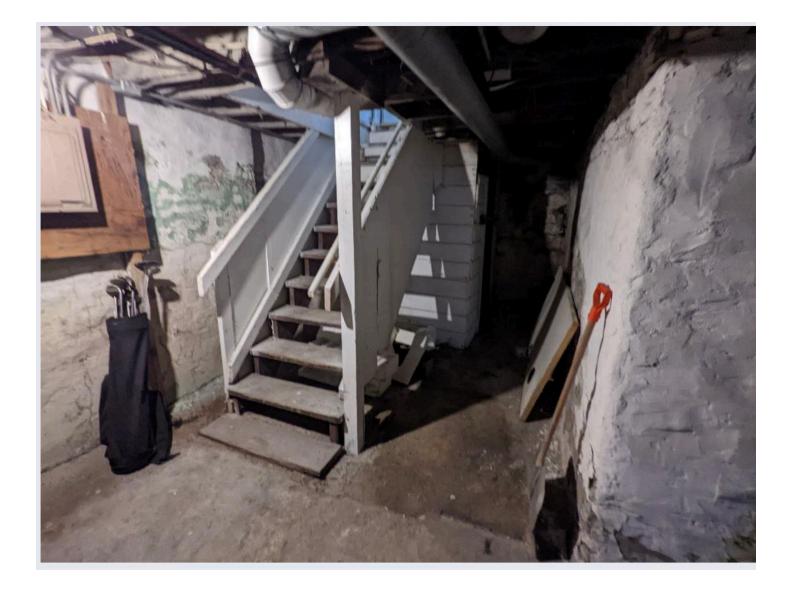










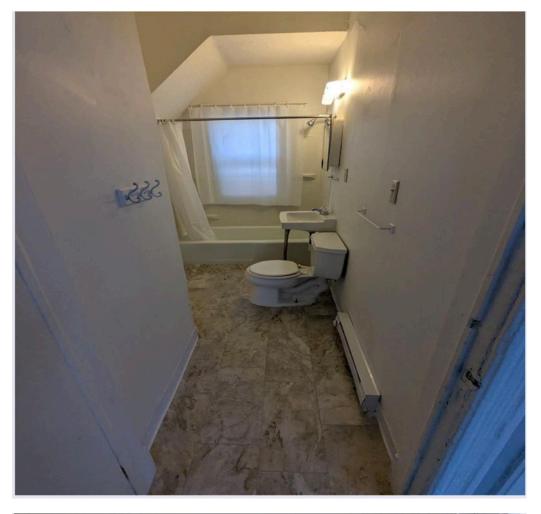


ITEMIZED DISTRIBUTION OF SECURITY DEPOSIT

NAME:	Me	erriman, Juanit	а	
ADDRESS:		55 Cook Avenue East - Upper		
DEPOSIT:	\$	624.00		PAID BY RAMSEY COUNTY
INTEREST:				
20008 - 2022	2 \$	88.15	1%	INTEREST
TOTAL DUE	\$	712.15		
LESS:				
UNPAID RENT & FEES	\$	8,513.55		
DIFFERENCE	\$	(7,801.40)		
LESS DAMAGES:				NOTE: Entire unit is filthy and in need of a
KITCHEN				deep clean. Kitchen had a fire on the stove
BROKEN WINDOW	\$	75.00		and everything had soot throughout.
REPLACE STOVE	\$	400.00		This was a non smoking unit and she allowed
LIVING ROOM	,			smoking in the unit.
CARPET FILTHY (NO CHARGE 14 YRS)	\$	-		Deep Cleaning Expense to include:
LIGHT BULBS (2)	\$	5.00		Kitchen cabinets (6), floor, refrigerator,
SMOKE DETECTOR MISSING	\$	25.00		stove & oven, sink, pantry, walls & ceiling
REPLACE FRONT DOOR (BROKEN)	\$	125.00		All walls, ceilings, woodwork, windows
REPLACE HANDLE & DEADBOLT	\$	70.00		& sills. Ionization/Deodorize of entire unit
BATHROOM				to remove substantial odor.
REPAIR SINK (5th time)	\$	25.00		
TUB TILE FILTHY	\$	60.00		
VINYL FLOOR REPLACEMENT	\$	175.00		
REPLACE DOOR (BROKEN W / HOLES)	\$	125.00		
BEDROOM				
MISCELLANEOUS				
REMOVAL OF PERSONAL PROPERTY	\$	20.00		Table
DEEP CLEANING OF UNIT	\$	240.00		
NON RETURN OF EXTERIOR KEY	\$	7.50		
NON RETURN OF INTERIOR KEY	\$	7.50		
INSTALL & STAIN DOORS (2)	\$	150.00		
TOTAL DAMAGES	\$	1,510.00		
BALANCE DUE OWNER	\$	(9,311.40)		

ITEMIZED DISTRIBUTION OF SECURITY DEPOSIT

Cook Lower Completed



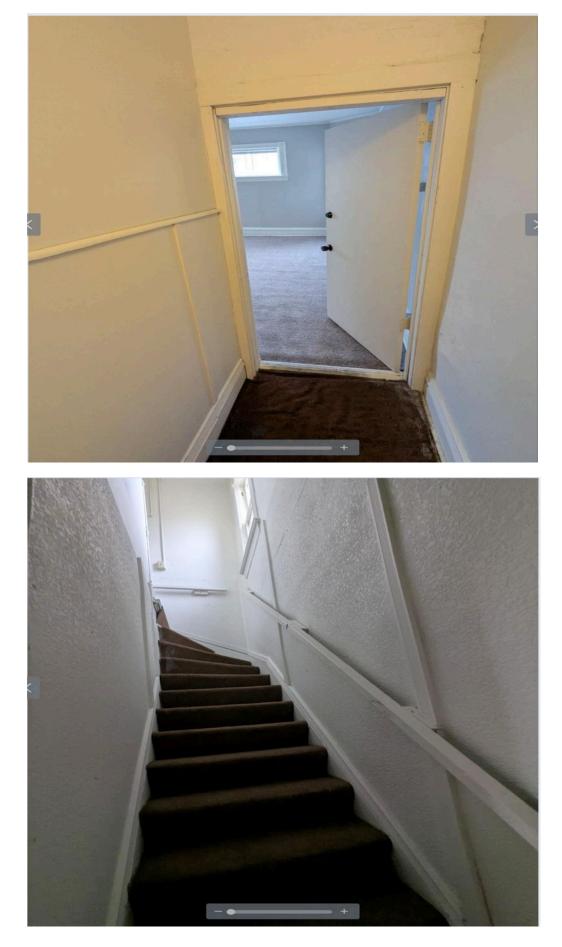








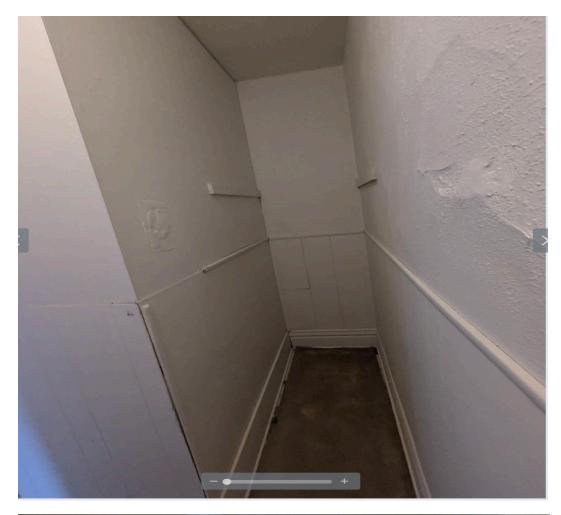
Cook Upper Completed

















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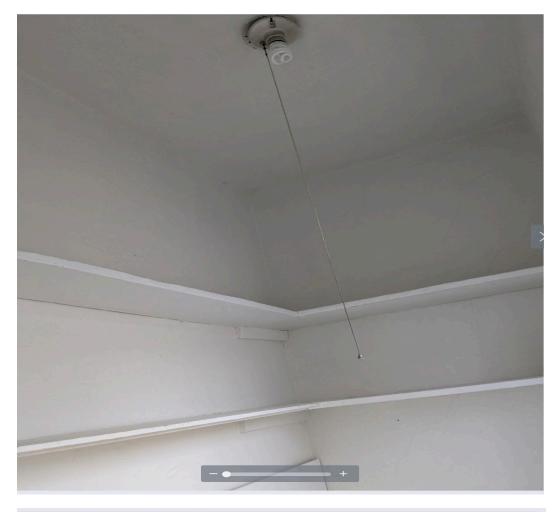
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GREG ADELMANN PROPERTIES PROFESSIONAL PROPERTY MANAGEMENT 8000 18th Street West St. Louis Park, MN 55428 Pay to the C 17Y of StPaul Order of C 17Y of StPaul TWO Hausandfour Lunde Alliance Bank 55 East Fifth Street St. Paul, MN 65101 For 2023 05773/	<u>7-10</u> 2023 \$245 EDFIFTY NINET Molliare May Adelmann	
Security Features exceed understry standards and include: • MetoreMarker Methic Denosit theoremark to receare there has been deposited via model. Sovies • The Security Weave-, pattern on back designed to deter that • Metoprial LAP's times printed on them and each • Metoprial LAP's times printed on them and each • Partiack teon visible on tront and tack Bu put sash if • Acty of the features listed above are mission or access affered • Equive ink on back it do point of the disaperated • Equive ink on back it do point and spectra affered • Brown states or colored spectra appear on the	<u> </u>	THE CITY OF ST. PAUL X THE CITY OF ST. PAUL D.S.I. U.S. BANK SAINT PAUL ANI 55108

Building / Fire Inspection Repair Pictures

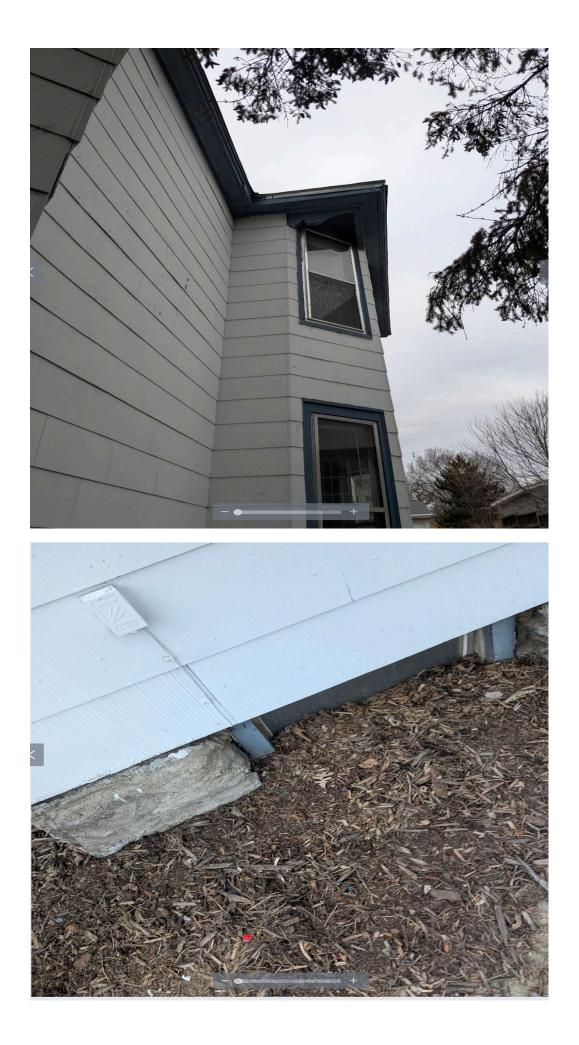


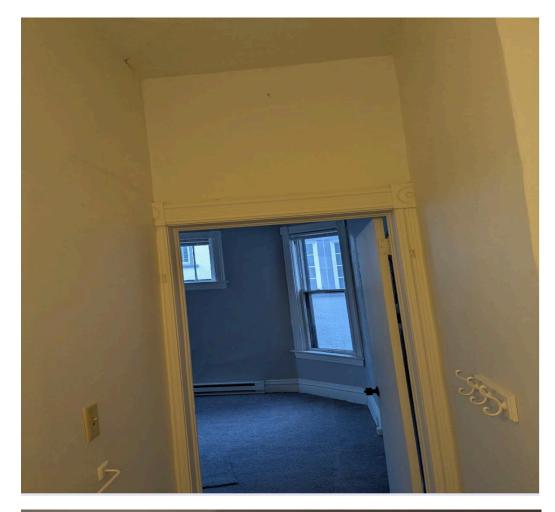


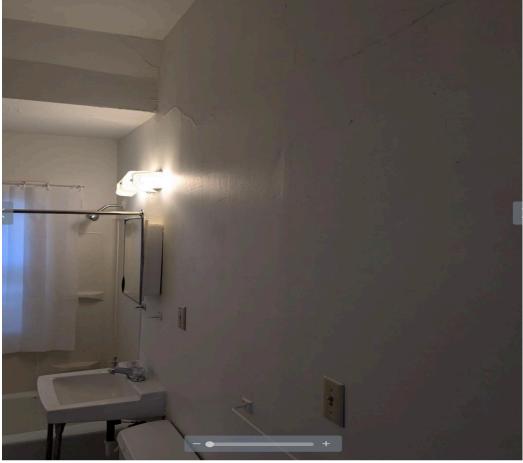


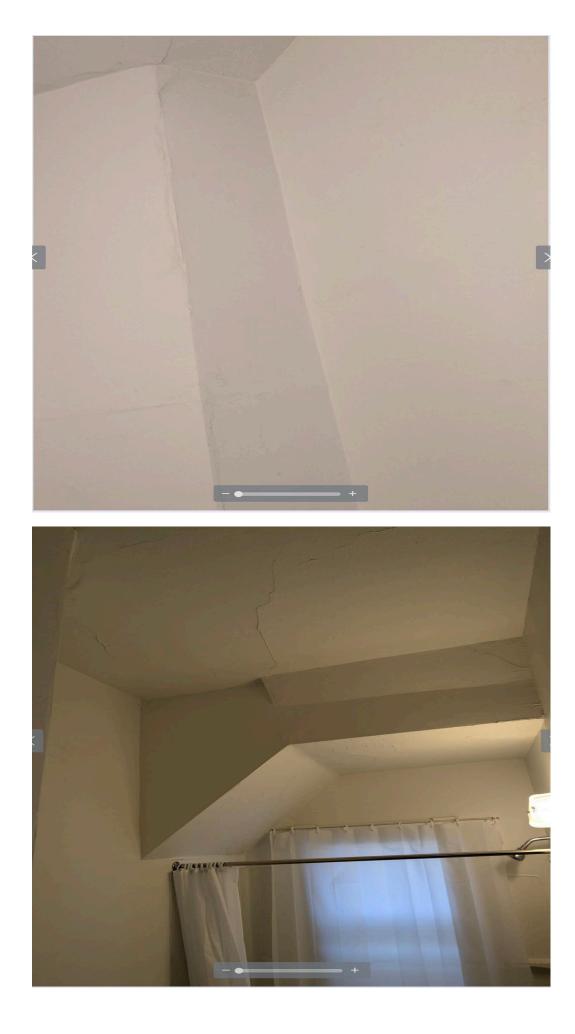


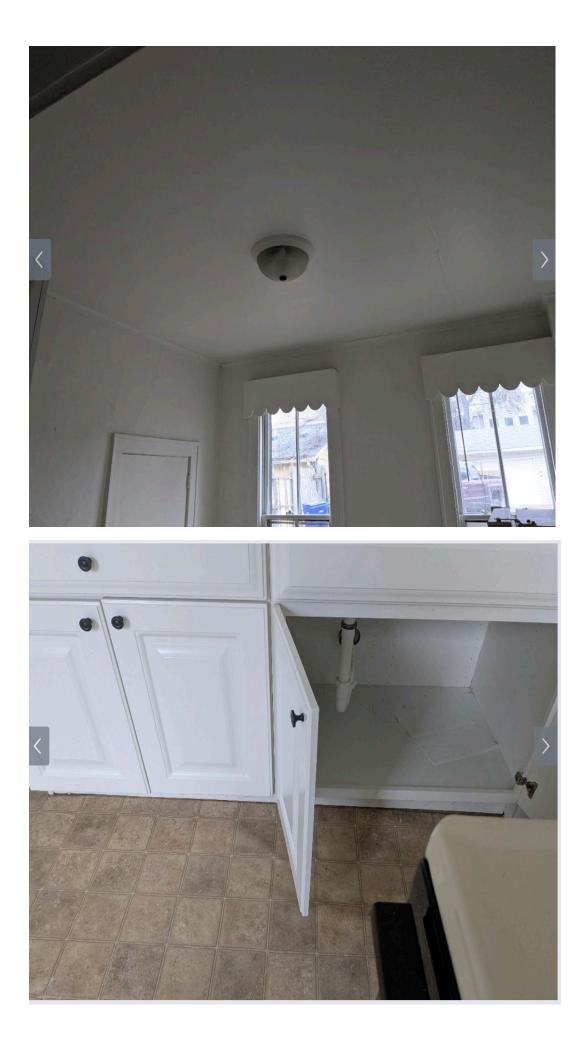






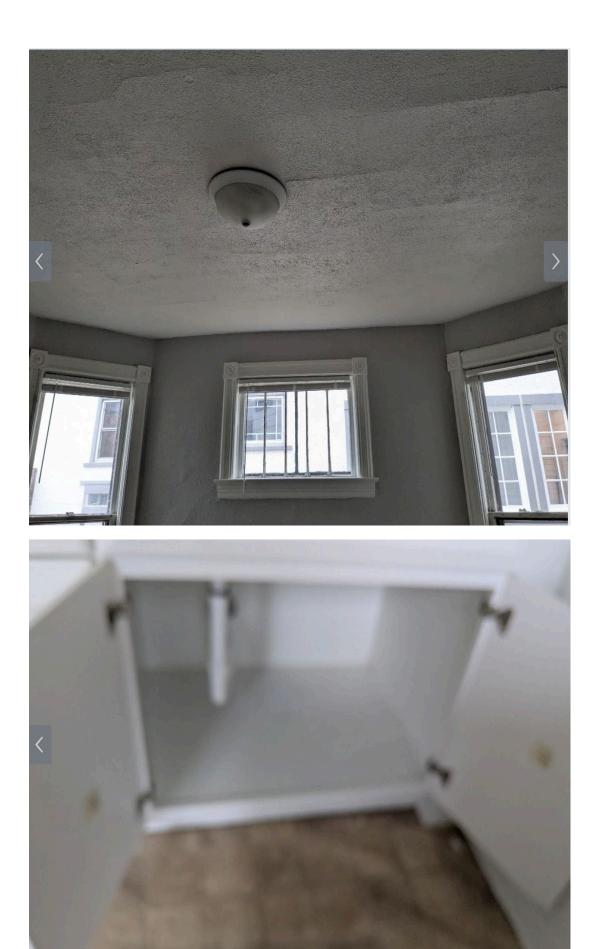








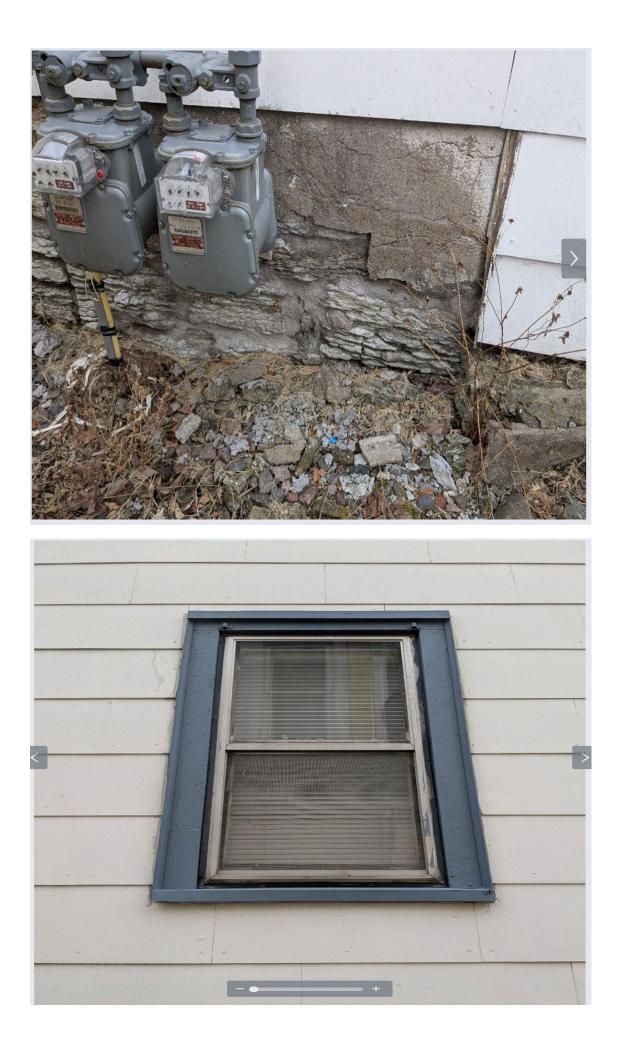
















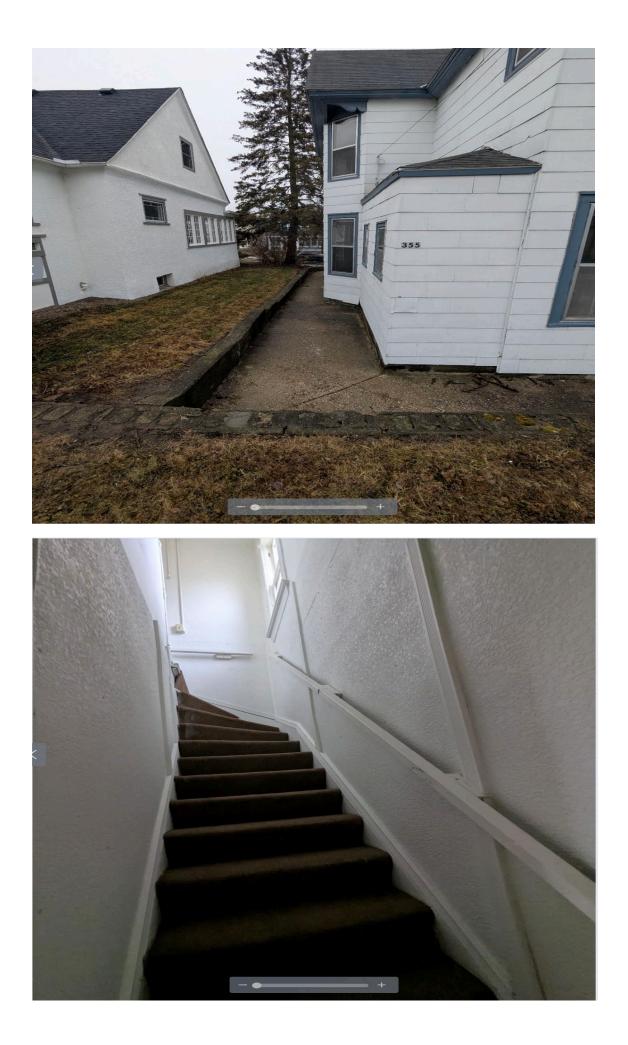


















CITY OF ST. PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS 375 JACKSON STREET, SUITE 220 SAINT PAUL, MINNESOTA 55101-1806 Phone: 651-266-8989 Fax: 651-266-8951 Visit our Web Site at www.stpaul.gov/dsi

SINGLE FAMILY OR DUPLEX SMOKE & CARBON MONOXIDE DETECTOR INSPECTION AFFIDAVIT

Revised 04/2020

***This affidavit must be completed and returned to the fire inspector upon inspection of the property. A certificate of occupancy cannot be issued /renewed without this completed affidavit. ***

Single family or Duplex 355 Cook Avenue East - Lower, St. Paul, MN 55104

(Circle one)

Address

I affirm that I, the owner, or responsible party has given the occupant of the single family or duplex at the above address a written explanation of the following:

- 1. The location and operation of each smoke detector and carbon monoxide detector.
- 2. Instructions describing the action to be taken when an alarm sounds.
- 3. The procedures for testing the detectors.
- 4. Who to contact when a low-battery tone sounds or power light fails.
- 5. The penalties for disabling smoke detection or carbon monoxide detection. Tampering with alarms may result in a criminal citation.

Signature: Greg P Adelmann

Date: _____

I affirm that I, the owner, or responsible party has inspected the smoke detectors and carbon monoxide detectors in the single family or duplex at the above address and that all required detectors were in place and in good working order.

Signature: Greg P. Adelmann

Date: _January 6, 2025

Minnesota State Statute 299F.362 requires smoke detectors and Minnesota State Statute 299F.50 requires carbon monoxide detectors. Saint Paul Ordinance 39.02(c) requires that an affidavit stating that "all detectors are inspected and serviced when needed and are operational be filed before a Certificate of Occupancy can be issued or renewed."



CITY OF ST. PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS 375 JACKSON STREET, SUITE 220 SAINT PAUL, MINNESOTA 55101-1806 Phone: 651-266-8989 Fax: 651-266-8951 Visit our Web Site at www.stpaul.gov/dsi

SINGLE FAMILY OR DUPLEX SMOKE & CARBON MONOXIDE DETECTOR INSPECTION AFFIDAVIT

Revised 04/2020

***This affidavit must be completed and returned to the fire inspector upon inspection of the property. A certificate of occupancy cannot be issued /renewed without this completed affidavit. ***

Single family or Duplex 355 Cook Avenue East - Upper, St. Paul, MN 55104

(Circle one)

Address

I affirm that I, the owner, or responsible party has given the occupant of the single family or duplex at the above address a written explanation of the following:

- 1. The location and operation of each smoke detector and carbon monoxide detector.
- 2. Instructions describing the action to be taken when an alarm sounds.
- 3. The procedures for testing the detectors.
- 4. Who to contact when a low-battery tone sounds or power light fails.
- 5. The penalties for disabling smoke detection or carbon monoxide detection. Tampering with alarms may result in a criminal citation.

Signature: Greg P Adelmann

Date: _____

I affirm that I, the owner, or responsible party has inspected the smoke detectors and carbon monoxide detectors in the single family or duplex at the above address and that all required detectors were in place and in good working order.

Signature: Greg P. Adelmann

Date: _January 6, 2025

Minnesota State Statute 299F.362 requires smoke detectors and Minnesota State Statute 299F.50 requires carbon monoxide detectors. Saint Paul Ordinance 39.02(c) requires that an affidavit stating that "all detectors are inspected and serviced when needed and are operational be filed before a Certificate of Occupancy can be issued or renewed."