



**COMMUNITY ASSET  
FOUNDATION  
ANNUAL REPORT  
2024**

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1110 Yellow Brick Rd Chaska, Mn 55318

Website: [communityassetfoundation.com](http://communityassetfoundation.com)



Community Asset  
FOUNDATION

# TO STAKEHOLDERS

## Strategic Highlights

Founded in 2009, the mission of The Community Asset Foundation is to develop, construct, and renovate community assets in partnership with local community operating entities. The Foundation operates as a 501(c)(3) nonprofit based in Chaska, Minnesota, and is committed to working closely with community groups and the cities to develop quality projects that meet the local needs. For 2024 the Foundation's key objectives were to stabilize the occupancy of its five Lodge locations and complete development of the West Creek Apartments.

During the pandemic the Lodge locations saw occupancies decrease from 90% to 72%. Although no residents contracted covid, the decrease in occupancy across the locations had a significant financial and operational impact on the five Lodge locations owned by the Foundation. Through the diligent efforts of our staff and our management partner, The Good Samaritan Society, occupancy in December of 2024 was at 88% and the financials had stabilized,

In 2021 the Foundation began the journey of exploring how in partnership with local Chaska organizations and individuals, we could address the growing issue of homelessness for young adults in suburban communities. As a result of these efforts in August of 2024 the 19 unit West Creek Apartments open.

## Looking Ahead

For 2025 the Foundation's strategic focus will be on:

- Continuing to improve the financial strength and occupancy levels at the Lodges
- Partnering with After New Beginnings to secure funding for a 4 unit apartment serving young single mothers who experience housing insecurity
- Explore other partnership opportunities to meet the Foundations mission of creating community assets.



## LODGES *serving seniors and communities*

Recognizing the pressing need for affordable housing in rural Minnesota, particularly senior housing, the Foundation has partnered with local communities to develop small assisted living facilities in five communities. The Lutheran Evangelical Good Samaritan Society manages each of these facilities. Each location varies in size from 16 units in Winthrop to 31 units in New Hope. A summary of the financials of the five locations is summarized below;

	2023 Actual	2024 Budget	2025 Budget	Change	% Change
Daily Cesus	87.06	96.27	97.55	1.28	1%
<b>Revenue</b>	<b>\$4,468,364</b>	<b>\$4,994,337</b>	<b>\$5,729,588</b>	<b>\$735,251</b>	<b>15%</b>
Personnel	\$2,374,794	\$2,497,699	\$2,806,465	\$308,766	12%
Operating Supplies	\$275,450	\$426,415	\$461,654	\$35,239	8%
Rents, Utilities, Other	\$338,047	\$385,431	\$342,916	-\$42,515	-11%
Purchased services	\$309,896	\$335,867	\$436,363	\$100,496	30%
Other Direct Expenses	\$304,487	\$358,918	\$406,815	\$47,897	13%
Depreciation	\$622,536	\$572,282	\$558,623	-\$13,659	-2%
Interest	\$668,295	\$547,098	\$568,483	\$21,385	4%
<b>Total Expenses</b>	<b>\$4,893,505</b>	<b>\$5,123,710</b>	<b>\$5,581,319</b>	<b>\$457,609</b>	<b>9%</b>
Gain/Loss	-\$425,141	-\$129,373	\$148,269	\$277,642	-215%
Expenses per Resident/Day	\$152.19	\$146.40	\$170.73	\$24.33	17%
Prinicipal Pyaments	\$307,426	\$363,152	\$393,531	\$30,379	8%
Change in cash	-\$110,031	\$79,757	\$313,361	\$233,604	293%



## West Creek *providing home for young adults*

The West Creek Apartments grand opening was held on July 29. Opening the facility was a culmination of 4 years of efforts to provide a home for young adults 18 to 29 who are currently experiencing homelessness. The property is professionally managed by Premier Management Company and individual residents receive personalized case management services from Community Action Partnership of Scott, Carver and Dakota Counties. The summary of sources and uses for the facility is summarized below:

SOURCES	PROJECT BUDGET	FINAL	CHANGE FROM ORIGINAL	% Change
Foundation Equity	\$80,000	\$80,000	\$0	0.0%
State deferred loan	\$1,900,000	\$1,900,000	\$0	0.0%
Flexible financing Grant St of Mn	\$2,835,000	\$2,835,000	\$0	0.0%
Sales tax rebate	\$27,501	\$117,388	\$89,887	326.8%
Energy rebate	\$6,778	\$6,519	-\$259	-3.8%
Donations*	\$135,000	\$135,000	\$0	0.0%
Federal Home Loan grant	\$400,000	\$400,000	\$0	0.0%
Met Council	\$500,000	\$500,000	\$0	0.0%
Carver County	\$600,000	\$600,000	\$0	0.0%
<b>Total Sources</b>	<b>\$6,484,279</b>	<b>\$6,573,907</b>	<b>\$89,628</b>	<b>1.4%</b>



The Community Asset Foundation wishes to thank all its partners who made this project a reality.

## 110 West 2<sup>nd</sup> St Service Center

In 2019 the Foundation purchased 110 W 2nd Street in downtown Chaska. For the first four years, the main floor was leased to Launch Ministry, a local non-profit serving young adults who were homeless. The upper level of the building houses two two-bedroom rental units which the Foundation has rented to young adults in Launches programs. In July of 2024, Launch Ministry closed its doors and the Foundation began the process of identifying an alternative tenant with a priority on a non-profit serving persons in need. That tenant was identified as Community Action Partnership of Scott, Carver and Dakota Counties. The CAP Agency's plan is to provide a full range of services to community members such as housing referrals, energy assistance, senior services and food security. CAP began operation of the community resource center in December of 2024



## 2024 Financial Statements

(a complete 2024 financial statement and audit is available on our web page [communityassetfoundation.com](http://communityassetfoundation.com))

### **COMMUNITY ASSET FOUNDATION AND SUBSIDIARIES CONSOLIDATED STATEMENTS OF ACTIVITIES YEARS ENDED JUNE 30, 2024 AND 2023**

	2024	2023
<b>Revenues:</b>		
Operating revenue	\$ 4,924,217	\$ 4,336,266
Contributions revenue	1,793,701	877
<b>Total Revenues</b>	<b>6,717,918</b>	<b>4,337,143</b>
<b>Expenses:</b>		
<b>Program Expenses:</b>		
Nursing services and universal worker	2,122,343	2,018,758
Property and finance	1,379,781	1,490,130
Dietary	545,751	485,123
Operations and maintenance	428,612	473,056
Contributions expense	244,000	-
Activities	32,102	38,839
Housekeeping	11,577	14,929
Miscellaneous	3,574	3,605
<b>Total Program Expenses</b>	<b>4,767,640</b>	<b>4,454,470</b>
<b>Management and General Expenses:</b>		
Administrative	583,218	493,519
Miscellaneous	3,878	3,540
<b>Total Management and General Expenses</b>	<b>587,096</b>	<b>497,059</b>
<b>Total Expenses</b>	<b>5,354,736</b>	<b>4,951,529</b>
<b>Change in Net Assets</b>	<b>1,363,182</b>	<b>(614,386)</b>
<b>Net Assets Without Donor Restrictions - Beginning of Year</b>	<b>(3,233,708)</b>	<b>(2,619,322)</b>
<b>Net Assets Without Donor Restrictions - End of Year</b>	<b>\$ (1,870,526)</b>	<b>\$ (3,233,708)</b>

### **COMMUNITY ASSET FOUNDATION AND SUBSIDIARIES CONSOLIDATED STATEMENTS OF FINANCIAL POSITION JUNE 30, 2024 AND 2023**

	2024	2023
<b>ASSETS</b>		
<b>Current Assets:</b>		
Cash	\$ 454,326	\$ 83,610
Accounts receivable, net	337,283	318,526
Prepaid expenses and other current assets	15,148	9,252
<b>Total Current Assets</b>	<b>756,757</b>	<b>411,388</b>
<b>Restricted Reserves and Endowments</b>	<b>74,420</b>	<b>61,465</b>
<b>Property and Equipment, at Cost:</b>		
Land	664,017	664,017
Land improvements	1,464,344	1,464,344
Buildings	14,666,310	14,666,310
Equipment	470,473	464,684
Construction in progress	3,756,313	176,967
	21,021,457	17,438,322
<b>Accumulated depreciation</b>	<b>(5,282,386)</b>	<b>(4,787,236)</b>
<b>Net Property and Equipment</b>	<b>15,626,071</b>	<b>12,651,086</b>
<b>TOTAL ASSETS</b>	<b>\$ 16,460,248</b>	<b>\$ 13,123,945</b>
<b>LIABILITIES AND NET ASSETS WITHOUT DONOR RESTRICTIONS</b>		
<b>Current Liabilities:</b>		
Current maturities of long-term obligations	\$ 811,402	\$ 684,963
Accounts payable	541,134	435,482
Accrued interest	626,716	519,643
Deferred revenue	41,577	43,926
Tenant security deposits	77,439	73,470
<b>Total Current Liabilities</b>	<b>2,100,268</b>	<b>1,757,478</b>
<b>Long-Term Obligations</b>	<b>16,230,506</b>	<b>14,600,175</b>
<b>Net Assets Without Donor Restrictions</b>	<b>(1,870,526)</b>	<b>(3,233,708)</b>
<b>TOTAL LIABILITIES AND NET ASSETS WITHOUT DONOR RESTRICTIONS</b>	<b>\$ 16,460,248</b>	<b>\$ 13,123,945</b>

## Board of Directors

Bruce Lundgren, Chair  
Chad Docter  
Rick Ford  
Gary Klatt  
Luke Melchert

Volunteer Management  
Dave Pokorney, Treasurer  
Robert Roepke, Secretary