



OAKRIDGE NEIGHBORHOOD AND NEIGHBORHOOD SERVICES

BOARD MEETING AGENDA

October 23, 2024

7:30 am

Hybrid Meeting

Zoom Link:

<https://us02web.zoom.us/j/8753011783?omn=84397634328> Meeting
ID: 875 301 1783

- | | |
|--|-----------------------------|
| 1. Call to Order/ Chair Report | Dr Andrea McGuire |
| 2. Mission Moment | Deidre DeJear |
| 3. Consent Agenda Approval | Board |
| a. Year to Date Finance Report | |
| b. Board Meeting Minutes - August 2024 | |
| 4. Committee Updates | |
| a. Finance Committee Update | Mark Wiltse/Kristin Clayton |
| 1. Investment Policy Statement | |
| b. Year End Fundraising | Kristin Littlejohn |
| c. Marketing Updates | Chris Irvine |
| d. Oak Academy Updates | Bethany Davis |
| 5. CEO Update | Deidre DeJear |
| a. Royal View Update | |
| b. Anawim Update | |
| c. | |
| 6. Other Business | |
| 7. Adjourn | |



**Oakridge Neighborhood
August Board Meeting
August 28, 2024
Hybrid Meeting – Oakridge Neighborhood**

Attendance:

Dr. Andrea McGuire; Joyce McDanel; Carol Bodensteiner; Diana Dubuisson; Skylar Mayberry-Mayes; Martine Olson-Daniel;

Remote Attendance:

Jamie Buelt; Marcy Baker; Rona Berinobis; Jessica Feeney; Sharon Gaddy-Hanna; Timothy V Haight; Matt Haney; Michael A. Hutney; Nalo Johnson, PhD; Kent Kramer; Kuuku Saah; Erin Kuhl; Mary Johnson; Mark Wiltse; Deidre Williams;

Board Not In Attendance:

Albert Farr; Emily Lemay

Staff Attendance:

Almardi Abdalla; Kristin Clayton; Chris Irvine; Kristin Littlejohn; Pat Palmer; Sheri Fitzpatrick;

I. Call to Order

- a) Dr. Andrea McGuire called the August 2024 Oakridge Board Meeting to order at 7:32 a.m.

II. Mission Moment

- a) Jamie Buelt, President of enQStrategies provides the mission moment giving the board a theme “we never really fully understand the little things that we're doing while we're doing them, but they mean a lot to people in the end. We're making a bigger difference than we ever imagined.”

III. Consent Agenda Approval

- a) Dr. Andrea McGuire presented the following items for approval:
- Board Meeting Minutes – June 2024
 - Corrections –
 - i. Carol Bodensteiner was absent for meeting.
 - ii. Correction of minutes to reflect June meeting
 - July Financials

Move: Carol Bodensteiner **Second:** Martine Olsen-Daniel **Status:** Passed

IV. Committee/Working Group Updates

- a) Finance– Mark Wiltse, Chair of the Finance Committee provided an overview on the following items:
- i. Cash flow; line of credit; withdraw from Community Foundation
 - ii. Budget year to date and timing on grants
 - iii. Expense line items standing out
 - a. CEO search fee
 - b. Security contract services
 - iv. ONS Housing vacancies and contract maintenance fees

- b) Development – Kristin Littlejohn, VP of Development provided a detailed report and discussion on the following items:
 - i. Corporate Giving
 - ii. Foundations
 - iii. Special Events
 - iv. Annual Giving
 - v. Year End
 - vi. Government Grants
 - vii. Upcoming Events

- c) Communications – Chris Irvine VP of Communications provided a detailed Communications update on
 - i. Media
 - ii. Events
 - iii. Community Relations

V. Audit & 990 Draft

- a) Clean audit
- b) New Accounting principle
- c) Management letter regarding credit card policies no longer necessary
- d) Note disclosure for 2024 audit financials for all nonprofits regarding liquidity
- e) 990 DRAFT approval

Move: Carol Bodensteiner **Second:** Martine Olsen-Daniel **Status:** Passed

VI. CEO Update

- a) Royal View Manor
 - i. RFP in process.
 - ii. Follow-up with city TBD
- b) Anawim
 - i. Executive committees met to discuss working together
 - ii. Both Boards requesting Board approval for signed NDA to continue conversation

Move to approve NDA: Carol Bodensteiner **Second:** Skylar Mayberry-Mayes **Status:** Passed

VIII. Other Business

- i. Upcoming Events
 - a. Jazz, Jewels and Jeans September 13th 6 p.m. at Mainframe Studios
 - b. Oak Society Reception Thursday, November 7th 4:30 – 6:30 at Allora Café in Krause Gateway Center

Move to adjourn: Closed Session: Joyce McDanel **Second:** Carol Bodensteiner **Status:** Passed

Meeting adjourned at 8:45 a.m.

Please contact Sheri FitzPatrick at sfitzpatrick@oakridgeneighborhood.org if you have any questions, corrections, or additions to this document.

Balance Sheet

	Current Period 09/30/2024	Prior Period 08/31/2024	Prior Year End 12/31/2023
Current Assets			
Operating Cash	106,680.19	177,969.05	97,720.24
Designated Cash	375,916.96	253,813.65	434,797.59
Account Receivables and Pledges	436,509.39	491,796.84	667,917.57
Due from Affiliate Entities	291,508.24	285,193.01	76,614.68
Prepaid Expense	19,976.09	19,976.09	23,863.95
Special Investment Fund - GDMCF	366,767.43	366,767.43	520,815.41
Wheels of Hope CD	60,450.00	60,450.00	60,450.00
Investment - Silver Oaks	219,941.00	219,941.00	219,941.00
Investment - ONS Ventures	1,360,414.00	1,360,414.00	1,360,414.00
Total Current Assets	3,238,163.30	3,236,321.07	3,462,534.44
Other Assets			
Housing Notes Receivable, Net of Allowance	0.00	0.00	0.00
Operating Lease Right-of-Use Assets, net	53,887.00	53,887.00	53,887.00
Total Other Assets	53,887.00	53,887.00	53,887.00
Fixed Assets			
Fixed Assets	2,967,725.85	2,967,725.85	2,690,584.54
Less: Accumulated Depreciation	(1,731,627.01)	(1,712,067.07)	(1,572,732.87)
Total Fixed Assets	1,236,098.84	1,255,658.78	1,117,851.67
TOTAL ASSETS	4,528,149.14	4,545,866.85	4,634,273.11
Current Liabilities			
Accounts Payable	66,257.51	35,578.20	202,589.42
Accrued Expenses	229,469.12	229,469.12	247,777.71
Deferred Revenue	53,507.96	53,507.96	53,507.96
Line of Credit	260,000.00	260,000.00	120,000.00
Total Current Liabilities	609,234.59	578,555.28	623,875.09
Long Term Liabilities			
Operating Lease Liabilities	54,361.00	54,361.00	54,361.00
Total Long Term Liabilities	54,361.00	54,361.00	54,361.00
TOTAL LIABILITIES	663,595.59	632,916.28	678,236.09
Net Assets	3,864,553.55	3,912,950.57	3,956,037.02
TOTAL NET ASSETS	3,864,553.55	3,912,950.57	3,956,037.02
TOTAL LIABILITIES AND NET ASSETS	4,528,149.14	4,545,866.85	4,634,273.11
BEGINNING BALANCE WITH CURRENT YEAR ADJUSTMENTS	3,956,037.02	3,956,037.02	4,377,014.36
NET SURPLUS/(DEFICIT)	(91,483.47)	(43,086.45)	(420,977.34)
ENDING NET ASSETS	3,864,553.55	3,912,950.57	3,956,037.02

Cash flow remains tight - around 2 month operating expense available, goal is 3 months

AR - United Way and Polk County started new fund years on 7/1/24, full revenue recorded as AR and then received monthly through June 2025

Due from affiliates - pay down as cash available, balance is starting to climb again, need to keep an eye on this

Prepaid Expense - includes insurance and workers comp policies which run 3/1-2/29

Special Investment Fund - received 5% distribution in Q1, took additional withdrawal of \$150,000 in July, \$388,000 as of 10/14 (statement not yet available)

Fixed Assets - Replaced roof in May for \$120,000 (received funds from United Way), Replaced Playground in June for \$100,000 (received funds from United Way)

Line of Credit - matures 8/31/25, total line available \$350,000, 8% interest

Oakridge Neighborhood Services

Income Statement - Comparative Summary

	Current Period			PY Period	Current Year-to-Date			Annual Bdgt	Prior YTD
	Actual	Budget	Change	Actual	Actual	Budget	Change	2024	Actual
	09/30/2024		Inc/(dec)	09/30/2023	09/30/2024		Inc/(dec)		09/30/2023
REVENUE									
Rental Income	5,962.93	6,370.00	(407.07)	6,341.24	56,866.37	57,330.00	(463.63)	76,400.00	57,071.16
Contributions: Corp/Individual	4,813.01	2,800.00	2,013.01	1,861.08	58,925.87	46,800.00	12,125.87	81,600.00	39,300.11
Contributions: Board Giving	5,489.46	5,000.00	489.46	5,147.81	28,790.17	22,500.00	6,290.17	27,500.00	20,569.85
Grants & Subsidies	172,144.72	151,507.50	20,637.22	109,314.42	2,182,428.50	2,094,756.50	87,672.00	2,484,465.00	2,098,566.28
Interest & Investment Income	211.18	216.67	(5.49)	(6,333.18)	23,524.99	1,950.03	21,574.96	2,600.00	24,199.89
Program Fees & Tuition	29,526.55	49,470.00	(19,943.45)	37,170.49	347,605.22	438,930.00	(91,324.78)	579,800.00	434,876.51
Special Event Income	34,873.68	58,000.00	(23,126.32)	54,449.53	152,041.13	198,000.00	(45,958.87)	205,000.00	194,430.92
Management Fees	19,049.87	17,500.00	1,549.87	17,290.62	169,142.25	157,500.00	11,642.25	210,000.00	150,879.14
Other Income	0.00	0.00	0.00	0.00	1,355.70	0.00	1,355.70	0.00	147.55
TOTAL REVENUE	272,071.40	290,864.17	(18,792.77)	225,242.01	3,020,680.20	3,017,766.53	2,913.67	3,667,365.00	3,020,041.41
EXPENSES									
Salaries & Wages	163,637.83	197,180.00	(33,542.17)	183,231.81	1,864,927.16	2,096,240.00	(231,312.84)	2,786,300.00	1,991,548.84
Taxes & Benefits	37,703.05	44,786.00	(7,082.95)	43,071.60	374,312.87	433,349.00	(59,036.13)	576,700.00	409,735.17
Telephone & Utilities	5,100.16	5,380.00	(279.84)	6,187.35	45,929.22	48,280.00	(2,350.78)	64,350.00	53,537.24
Insurance	3,957.50	5,670.00	(1,712.50)	3,684.86	54,500.54	51,030.00	3,470.54	68,090.00	46,342.14
Repairs, Maintenance & Supplies	4,279.09	3,527.00	752.09	2,349.92	42,858.79	46,823.00	(3,964.21)	57,450.00	61,805.55
Program Services	8,513.49	21,899.00	(13,385.51)	9,989.78	148,102.04	197,251.00	(49,148.96)	262,900.00	187,159.33
Contract Services	43,317.71	18,005.00	25,312.71	24,540.01	276,712.46	179,445.00	97,267.46	233,400.00	251,423.86
Special Event Expenses	16,566.05	21,900.00	(5,333.95)	21,273.31	41,888.22	55,400.00	(13,511.78)	60,900.00	54,019.61
Marketing & Communications	1,093.32	2,470.00	(1,376.68)	2,280.11	32,371.36	34,274.00	(1,902.64)	41,700.00	48,012.91
Other General Admin	3,990.28	2,465.00	1,525.28	890.94	37,416.87	22,140.00	15,276.87	29,500.00	50,845.51
Audit & Tax Return Expense	12,750.00	1,000.00	11,750.00	500.00	34,250.00	28,500.00	5,750.00	28,500.00	28,250.00
TOTAL EXPENSES	300,908.48	324,282.00	(23,373.52)	297,999.69	2,953,269.53	3,192,732.00	(239,462.47)	4,209,790.00	3,182,680.16
CHANGE IN NET ASSETS BEFORE DEPRECIATION	(28,837.08)	(33,417.83)	4,580.75	(72,757.68)	67,410.67	(174,965.47)	242,376.14	(542,425.00)	(162,638.75)
Depreciation	(19,559.94)	0.00	(19,559.94)	(11,705.17)	(158,894.14)	0.00	(158,894.14)	0.00	(101,222.37)
CHANGE IN NET ASSETS - DEPRECIATION	(19,559.94)	0.00	(19,559.94)	(11,705.17)	(158,894.14)	0.00	(158,894.14)	0.00	(101,222.37)
NET SURPLUS (DEFICIT)	(48,397.02)	(33,417.83)	(14,979.19)	(84,462.85)	(91,483.47)	(174,965.47)	83,482.00	(542,425.00)	(263,861.12)

Contributions - above budgeted amounts, partially result of year end giving campaign letter and partially in honor of Teree

Grants & Subsidies - Received one-time \$42,000 funding for Oak Academy (not budgeted), UW SYEP increased \$50,000 (not budgeted),

Received \$120,000 and \$17,000 from United Way to pay for roof replacement and stove (not budgeted), did not get American Equity \$10,000

Did not get SYEP \$101,000 from City of DSM (some of this loss covered by UW increase, did have to reduce kids/hours as result)

Received \$100,000 from United Way to pay for Oak playground (not budgeted)

Budgeted to receive Principal \$150,000, received \$100,000

Have not yet received semi-annual wrap payment \$84,000, expect prior to year end (was delayed last year too)

Interest & Investment income - we do not budget for change in Community Foundation account

Program fees & tuition - significantly lower then expected for Oak Academy, enrollment is down, have recently staffed up and are working to increase enrollment

Special Event Income - many sponsorships were reduced from previous year

Salaries & Wages/Taxes & Benefits - lower then budget primarily due to Oak Academy staff shortage (closed a room as a result) and no CEO or accountant pay currently

Program Services - departments are actively looking for ways to save funds as we know we are in a tight budget year

Contract Services - includes \$52,000 payments to Broadview Talent Partners for CEO Search, \$7,500 paid for 21st Century evaluation (entered as equal monthly payments)

Paid \$2,500 to fix lighting in and around Community Center (unbudgeted), Paid for temp accountant starting June-August approx. \$12,000 unbudgeted

Hired consultant for development in order to build out donor database and automate grant writing and reporting process, unbudgeted, total contract \$20,000

Other General Admin - includes \$12,000 paid for LOC interest year to date (unbudgeted)

Oakridge Neighborhood Assoc LP

Balance Sheet HUD

	Current Period 09/30/2024	Prior Period 08/31/2024	Prior Year End 12/31/2023
Current Assets			
Cash in Bank	87,324.64	70,867.70	75,261.52
Account Receivables	132,587.55	127,540.50	147,747.42
Prepaid Expense	23,032.06	23,669.01	17,731.11
Total Current Assets	242,944.25	222,077.21	240,740.05
Other Assets			
Real Estate Tax Escrow	81,481.62	113,581.30	70,035.47
Reserve for Replacement	559,070.03	544,533.49	492,714.79
Operating Reserves	951,593.43	948,535.31	923,515.27
Revenue Deficit Reserves	143,033.78	142,574.12	138,813.36
Deferred Loan & Compliance Fees	34,546.08	35,223.41	40,642.05
Total Other Assets	1,769,724.94	1,784,447.63	1,665,720.94
Fixed Assets			
Fixed Assets	15,439,645.61	15,439,645.61	15,428,219.66
Less: Accumulated Depreciation	(11,077,908.99)	(11,012,192.57)	(10,497,142.75)
Total Fixed Assets	4,361,736.62	4,427,453.04	4,931,076.91
TOTAL ASSETS	6,374,405.81	6,433,977.88	6,837,537.90
Current Liabilities			
Accounts Payable	38,949.79	36,875.52	27,841.54
Due to ONS	218,308.85	191,104.51	50,164.38
Accrued Expenses	1,476,352.36	1,499,198.72	1,372,714.60
Tenant Security Deposits	43,252.00	43,862.00	43,232.00
Total Current Liabilities	1,776,863.00	1,771,040.75	1,493,952.52
Long Term Liabilities			
Flex Subsidy Loans	1,138,590.24	1,137,668.50	1,130,294.58
Notes Payable	5,465,873.79	5,466,983.09	5,475,605.07
Total Long Term Liabilities	6,604,464.03	6,604,651.59	6,605,899.65
TOTAL LIABILITIES	8,381,327.03	8,375,692.34	8,099,852.17
Limited Partner Capital - NEF	0.00	0.00	(0.25)
General Partner Capital - Newbury	(905,911.07)	(905,911.07)	(905,913.36)
General Partner Capital - ONS	(226,585.20)	(226,585.20)	(226,587.48)
Syndication Fees	(129,818.00)	(129,818.00)	(129,818.00)
Net Assets	(744,606.95)	(679,400.19)	4.82
TOTAL NET ASSETS	(2,006,921.22)	(1,941,714.46)	(1,262,314.27)
TOTAL LIABILITIES AND NET ASSETS	6,374,405.81	6,433,977.88	6,837,537.90

Accounts receivable continues to increase, impacting cash available

Due to ONS continues to increase, need to pay this down before year end

Oakridge Neighborhood Assoc LP

Income Statement - Comparative Summary

	Current Period			PY Period	Current Year-to-Date			Annual Bdgt	Prior YTD
	Actual 09/30/2024	Budget	Change Inc/(dec)	Actual 09/30/2023	Actual 09/30/2024	Budget	Change Inc/(dec)	2023	Actual 09/30/2023
REVENUE									
Tenant Rent Revenue	49,541.00	60,755.00	(11,214.00)	57,092.00	438,264.00	546,795.00	(108,531.00)	729,062.00	450,985.00
HUD Rent Subsidy	90,122.00	83,669.00	6,453.00	73,963.00	808,298.00	753,021.00	55,277.00	1,004,035.00	701,567.00
Interest & Investment Income	13,870.07	5,667.00	8,203.07	10,500.19	58,386.80	51,003.00	7,383.80	68,000.00	48,946.07
Other Income	483.00	39.00	444.00	0.00	8,122.84	351.00	7,771.84	462.00	462.00
TOTAL REVENUE	154,016.07	150,130.00	3,886.07	141,555.19	1,313,071.64	1,351,170.00	(38,098.36)	1,801,559.00	1,201,960.07
EXPENSES									
Salaries & Wages	36,841.73	37,098.00	(256.27)	34,914.11	370,619.42	352,433.00	18,186.42	482,279.00	339,221.39
Taxes & Benefits	9,867.71	9,454.00	413.71	7,679.15	92,840.21	86,851.00	5,989.21	116,987.00	80,284.61
Rent Expense	2,482.00	2,482.00	0.00	2,482.00	22,338.00	22,338.00	0.00	29,784.00	22,338.00
Communications & Utilities	13,743.15	16,511.00	(2,767.85)	16,432.21	145,436.09	148,599.00	(3,162.91)	198,127.00	138,558.66
Insurance	10,151.20	7,654.00	2,497.20	6,511.91	91,967.39	68,886.00	23,081.39	91,849.00	63,948.04
Real Estate Taxes	8,900.00	10,079.00	(1,179.00)	10,750.00	80,100.00	90,711.00	(10,611.00)	120,954.00	96,750.00
Office & Security Supplies	508.44	877.00	(368.56)	2,068.83	6,243.65	7,893.00	(1,649.35)	10,532.00	8,738.07
Maintenance, Supplies & Repairs	23,701.29	13,710.00	9,991.29	7,420.73	179,033.57	123,390.00	55,643.57	164,513.00	112,973.50
Professional/Contract Services	30,426.40	26,389.00	4,037.40	29,658.80	313,696.21	240,351.00	73,345.21	319,536.00	232,783.31
Other Admin Expense	1,299.71	1,298.00	1.71	503.47	9,346.59	11,682.00	(2,335.41)	15,570.00	6,801.84
Audit Expense	0.00	0.00	0.00	0.00	13,100.00	12,000.00	1,100.00	19,500.00	14,145.00
Interest Expense	3,200.81	3,333.00	(132.19)	3,254.33	28,885.94	30,000.00	(1,114.06)	40,003.00	29,526.15
TOTAL EXPENSES	141,122.44	128,885.00	12,237.44	121,675.54	1,353,607.07	1,195,134.00	158,473.07	1,609,634.00	1,146,068.57
CHANGE IN NET ASSETS BEFORE DEPRECIATION	12,893.63	21,245.00	(8,351.37)	19,879.65	(40,535.43)	156,036.00	(196,571.43)	191,925.00	55,891.50
NON-OPERATING EXPENSES									
Depreciation Expense	(65,716.42)	(65,167.00)	(549.42)	(65,687.47)	(592,615.79)	(586,503.00)	(6,112.79)	(782,000.00)	(585,707.55)
Interest Expense	(12,383.97)	(11,916.00)	(467.97)	(11,892.73)	(111,455.73)	(107,244.00)	(4,211.73)	(142,993.00)	(107,034.57)
	<u>(78,100.39)</u>	<u>(77,083.00)</u>	<u>(1,017.39)</u>	<u>(77,580.20)</u>	<u>(704,071.52)</u>	<u>(693,747.00)</u>	<u>(10,324.52)</u>	<u>(924,993.00)</u>	<u>(692,742.12)</u>
CHANGE IN NET ASSETS - DEPRECIATION	(78,100.39)	(77,083.00)	(1,017.39)	(77,580.20)	(704,071.52)	(693,747.00)	(10,324.52)	(924,993.00)	(692,742.12)
NET SURPLUS (DEFICIT)	(65,206.76)	(55,838.00)	(9,368.76)	(57,700.55)	(744,606.95)	(537,711.00)	(206,895.95)	(733,068.00)	(636,850.62)

Vacancies 17 11%
 3 - Efficiencies; 1 - One Bedroom; 7 - Two Bedrooms; 5 - Three Bedrooms; 1 - Four Bedrooms

Rental revenue is down as result of mix of units that are vacant (higher priced units have more vacant than normal)

Salaries and Wages - reallocated Pat's salary to be higher percentage housing, reduce ONS allocation

Insurance increased by more than budgeted due to increase in building values and increase in rates

Maintenance/Repairs - needing to replace more appliances than in previous years due to age

Professional services - spending more on Signal contract then budgeted, also costs related to inspections

Oakridge Neighborhood Assoc Phase II LP

Income Statement - Comparative Summary

	Current Period			PY Period	Current Year-to-Date			Annual Bdgt	Prior YTD
	Actual 09/30/2024	Budget	Change Inc/(dec)	Actual 09/30/2023	Actual 09/30/2024	Budget	Change Inc/(dec)	2023	Actual 09/30/2023
REVENUE									
Tenant Rent Revenue	43,835.00	48,541.00	(4,706.00)	47,488.00	428,522.00	436,869.00	(8,347.00)	582,494.00	427,660.00
HUD Rent Subsidy	107,574.00	88,682.00	18,892.00	94,431.00	840,887.00	798,138.00	42,749.00	1,064,175.00	794,391.00
Interest & Investment Income	12,991.38	5,750.00	7,241.38	10,491.11	58,550.25	51,750.00	6,800.25	69,000.00	49,229.76
Other Income	770.00	289.00	481.00	540.64	9,079.38	2,601.00	6,478.38	3,470.00	1,885.30
TOTAL REVENUE	165,170.38	143,262.00	21,908.38	152,950.75	1,337,038.63	1,289,358.00	47,680.63	1,719,139.00	1,273,166.06
EXPENSES									
Salaries & Wages	37,226.75	37,715.00	(488.25)	35,754.94	377,003.48	358,292.00	18,711.48	490,294.00	353,135.93
Taxes & Benefits	10,155.96	9,772.00	383.96	8,598.10	95,836.87	89,853.00	5,983.87	121,073.00	89,755.24
Rent Expense	2,482.00	2,482.00	0.00	2,482.00	22,338.00	22,338.00	0.00	29,784.00	22,338.00
Communications & Utilities	14,498.15	13,133.00	1,365.15	5,303.31	119,484.49	118,197.00	1,287.49	157,586.00	102,752.00
Insurance	10,151.20	7,654.00	2,497.20	6,511.91	91,967.39	68,886.00	23,081.39	91,849.00	63,948.05
Real Estate Taxes	6,475.00	7,784.00	(1,309.00)	8,350.00	58,275.00	70,056.00	(11,781.00)	93,410.00	75,150.00
Office & Security Supplies	451.02	877.00	(425.98)	2,220.27	7,052.80	7,893.00	(840.20)	10,532.00	9,344.18
Maintenance, Supplies & Repairs	42,199.03	13,251.00	28,948.03	14,019.30	235,731.07	119,259.00	116,472.07	159,012.00	133,106.45
Professional/Contract Services	31,359.46	24,351.00	7,008.46	31,255.13	308,974.80	222,009.00	86,965.80	295,061.00	238,588.18
Other Admin Expense	415.47	1,070.00	(654.53)	602.81	7,782.21	9,630.00	(1,847.79)	12,850.00	7,247.10
Audit Expense	0.00	0.00	0.00	0.00	14,100.00	12,000.00	2,100.00	19,500.00	14,545.00
Interest Expense	3,339.44	3,455.00	(115.56)	3,429.59	30,365.40	31,095.00	(729.60)	41,455.00	31,105.48
TOTAL EXPENSES	158,753.48	121,544.00	37,209.48	118,527.36	1,368,911.51	1,129,508.00	239,403.51	1,522,406.00	1,141,015.61
CHANGE IN NET ASSETS BEFORE DEPRECIATION	6,416.90	21,718.00	(15,301.10)	34,423.39	(31,872.88)	159,850.00	(191,722.88)	196,733.00	132,150.45
NON-OPERATING EXPENSES									
Depreciation Expense	(67,486.24)	(66,417.00)	(1,069.24)	(67,199.32)	(608,641.94)	(597,753.00)	(10,888.94)	(797,000.00)	(597,168.68)
Interest Expense	(17,043.90)	(16,333.00)	(710.90)	(16,326.86)	(153,395.10)	(146,997.00)	(6,398.10)	(196,000.00)	(146,941.74)
	(84,530.14)	(82,750.00)	(1,780.14)	(83,526.18)	(762,037.04)	(744,750.00)	(17,287.04)	(993,000.00)	(744,110.42)
CHANGE IN NET ASSETS - DEPRECIATION	(84,530.14)	(82,750.00)	(1,780.14)	(83,526.18)	(762,037.04)	(744,750.00)	(17,287.04)	(993,000.00)	(744,110.42)
NET SURPLUS (DEFICIT)	(78,113.24)	(61,032.00)	(17,081.24)	(49,102.79)	(793,909.92)	(584,900.00)	(209,009.92)	(796,267.00)	(611,959.97)

Vacancies 13 9%
 3 - Efficiencies; 1 - One Bedroom; 3 - Two Bedrooms; 6 - Three Bedrooms

Salaries and Wages - reallocated Pat's salary to be higher percentage housing, reduce ONS allocation
 Insurance increased by more than budgeted due to increase in building values and increase in rates
 Maintenance/Repairs - needing to replace more appliances than in previous years due to age; had water valve break required \$60,000 repair
 Professional services - spending more on Signal contract than budgeted, also costs related to inspections

Oakridge Neighborhood Assoc Phase II LP

Balance Sheet HUD

	Current Period 09/30/2024	Prior Period 08/31/2024	Prior Year End 12/31/2023
Current Assets			
Cash in Bank	85,456.24	96,328.67	129,666.12
Account Receivables	47,601.10	43,711.48	43,941.09
Prepaid Expense	23,032.06	23,669.01	17,731.11
Total Current Assets	156,089.40	163,709.16	191,338.32
Other Assets			
Real Estate Tax Escrow	86,420.71	94,399.61	59,351.03
Reserve for Replacement	469,339.38	479,032.27	487,481.61
Operating Reserves	881,542.15	878,709.15	855,530.95
Revenue Deficit Reserves	291,788.92	290,851.20	283,179.26
Deferred Loan & Compliance Fees	32,981.17	33,627.88	38,801.56
Total Other Assets	1,762,072.33	1,776,620.11	1,724,344.41
Fixed Assets			
Fixed Assets	15,706,602.18	15,706,602.18	15,685,566.23
Less: Accumulated Depreciation	(11,221,962.94)	(11,154,476.70)	(10,625,170.55)
Total Fixed Assets	4,484,639.24	4,552,125.48	5,060,395.68
TOTAL ASSETS	6,402,800.97	6,492,454.75	6,976,078.41
Current Liabilities			
Accounts Payable	33,479.07	31,258.17	19,017.01
Due to ONS	57,759.88	76,838.81	11,156.64
Accrued Expenses	2,084,063.23	2,077,701.50	1,920,488.66
Tenant Security Deposits	41,157.00	42,127.00	44,761.00
Total Current Liabilities	2,216,459.18	2,227,925.48	1,995,423.31
Long Term Liabilities			
Flex Subsidy Loans	1,333,397.13	1,332,307.88	1,323,593.88
Notes Payable	5,593,386.58	5,594,550.07	5,603,593.22
Total Long Term Liabilities	6,926,783.71	6,926,857.95	6,927,187.10
TOTAL LIABILITIES	9,143,242.89	9,154,783.43	8,922,610.41
General Partner Capital - Newbury	(1,263,674.23)	(1,263,674.23)	(1,263,673.06)
General Partner Capital - ONS	(582,785.77)	(582,785.77)	(582,784.59)
Syndication Fees	(100,072.00)	(100,072.00)	(100,072.00)
Net Assets	(793,909.92)	(715,796.68)	(2.35)
TOTAL NET ASSETS	(2,740,441.92)	(2,662,328.68)	(1,946,532.00)
TOTAL LIABILITIES AND NET ASSETS	6,402,800.97	6,492,454.75	6,976,078.41

Paid for water main break repairs with reserves
Starting to catch up on Due to ONS amount

Silver Oaks Associates, LP

Balance Sheet HUD

	Current Period 09/30/2024	Prior Period 08/31/2024	Prior Year End 12/31/2023
Current Assets			
Cash in Bank	27,541.69	26,803.19	33,182.44
Account Receivables	1,084.57	1,330.03	508.66
Prepaid Expense	7,143.42	7,316.77	5,964.70
Total Current Assets	35,769.68	35,449.99	39,655.80
Other Assets			
Reserve for Replacement	118,744.22	117,353.74	106,127.87
Operating Reserves	132,866.39	132,775.70	131,890.22
Deferred Loan & Compliance Fees	19,421.39	19,505.83	20,181.35
Total Other Assets	271,032.00	269,635.27	258,199.44
Fixed Assets			
Fixed Assets	6,609,465.86	6,609,465.86	6,600,469.58
Less: Accumulated Depreciation	(2,264,904.29)	(2,248,349.15)	(2,116,112.50)
Total Fixed Assets	4,344,561.57	4,361,116.71	4,484,357.08
TOTAL ASSETS	4,651,363.25	4,666,201.97	4,782,212.32
Current Liabilities			
Accounts Payable	2,424.06	3,936.54	4,777.27
Due to ONS	2,745.54	4,555.72	2,534.69
Accrued Expenses	149,822.95	148,027.23	144,137.47
Tenant Security Deposits	8,200.00	8,200.00	8,000.00
Total Current Liabilities	163,192.55	164,719.49	159,449.43
Long Term Liabilities			
Notes Payable	877,482.32	878,526.49	887,372.75
Total Long Term Liabilities	877,482.32	878,526.49	887,372.75
TOTAL LIABILITIES	1,040,674.87	1,043,245.98	1,046,822.18
Limited Partner Capital - NEF	3,551,976.00	3,551,976.00	3,551,976.00
General Partner Capital - Newbury	(47.43)	(47.43)	(48.00)
General Partner Capital - ONS	219,941.57	219,941.57	219,941.00
Syndication Fees	(36,480.00)	(36,480.00)	(36,480.00)
Net Assets	(124,701.76)	(112,434.15)	1.14
TOTAL NET ASSETS	3,610,688.38	3,622,955.99	3,735,390.14
TOTAL LIABILITIES AND NET ASSETS	4,651,363.25	4,666,201.97	4,782,212.32

Silver Oaks Associates, LP

Income Statement - Comparative Summary

	Current Period			PY Period	Current Year-to-Date			Annual Bdgt	Prior YTD
	Actual 09/30/2024	Budget	Change Inc/(dec)	Actual 09/30/2023	Actual 09/30/2024	Budget	Change Inc/(dec)	2023	Actual 09/30/2023
REVENUE									
Tenant Rent Revenue	27,751.00	28,190.00	(439.00)	26,834.00	249,538.00	253,710.00	(4,172.00)	338,283.00	238,210.00
Interest & Investment Income	176.48	209.00	(32.52)	193.61	1,825.51	1,881.00	(55.49)	2,500.00	1,920.59
Other Income	25.00	4.00	21.00	0.00	200.00	36.00	164.00	50.00	25.00
TOTAL REVENUE	27,952.48	28,403.00	(450.52)	27,027.61	251,563.51	255,627.00	(4,063.49)	340,833.00	240,155.59
EXPENSES									
Salaries & Wages	4,954.25	4,917.00	37.25	4,780.56	46,560.03	46,715.00	(154.97)	63,927.00	45,068.32
Taxes & Benefits	1,312.76	1,192.00	120.76	1,143.61	11,938.20	10,983.00	955.20	14,805.00	11,167.29
Rent Expense	998.93	987.00	11.93	977.24	8,990.37	8,883.00	107.37	11,844.00	8,795.16
Communications & Utilities	5,354.37	5,818.00	(463.63)	5,052.84	46,393.74	52,362.00	(5,968.26)	69,817.00	49,688.31
Insurance	3,325.60	2,515.00	810.60	2,176.81	27,877.45	22,635.00	5,242.45	30,176.00	20,901.68
Real Estate Taxes	350.00	350.00	0.00	592.50	3,150.00	3,150.00	0.00	4,200.00	5,332.50
Office & Security Supplies	412.91	818.00	(405.09)	1,398.79	1,465.28	7,362.00	(5,896.72)	9,820.00	5,282.69
Maintenance, Supplies & Repairs	2,767.02	3,396.00	(628.98)	2,389.33	30,848.26	30,564.00	284.26	40,764.00	29,988.17
Professional/Contract Services	3,727.63	3,808.00	(80.37)	3,810.23	37,635.58	35,520.00	2,115.58	46,946.00	38,529.62
Other Admin Expense	214.54	227.00	(12.46)	177.19	2,267.11	2,043.00	224.11	2,714.00	1,665.79
Audit Expense	0.00	0.00	0.00	0.00	8,125.00	7,600.00	525.00	11,600.00	9,150.00
Interest Expense	84.44	84.00	0.44	84.44	759.96	756.00	3.96	1,013.00	759.96
TOTAL EXPENSES	23,502.45	24,112.00	(609.55)	22,583.54	226,010.98	228,573.00	(2,562.02)	307,626.00	226,329.49
CHANGE IN NET ASSETS BEFORE DEPRECIATION	4,450.03	4,291.00	159.03	4,444.07	25,552.53	27,054.00	(1,501.47)	33,207.00	13,826.10
NON-OPERATING EXPENSES									
Depreciation Expense	(16,555.14)	(17,917.00)	1,361.86	(18,405.74)	(148,791.79)	(161,253.00)	12,461.21	(215,000.00)	(160,438.78)
Interest Expense	(162.50)	(162.00)	(0.50)	(162.50)	(1,462.50)	(1,458.00)	(4.50)	(1,950.00)	(1,462.50)
	(16,717.64)	(18,079.00)	1,361.36	(18,568.24)	(150,254.29)	(162,711.00)	12,456.71	(216,950.00)	(161,901.28)
CHANGE IN NET ASSETS - DEPRECIATION	(16,717.64)	(18,079.00)	1,361.36	(18,568.24)	(150,254.29)	(162,711.00)	12,456.71	(216,950.00)	(161,901.28)
NET SURPLUS (DEFICIT)	(12,267.61)	(13,788.00)	1,520.39	(14,124.17)	(124,701.76)	(135,657.00)	10,955.24	(183,743.00)	(148,075.18)

Vacancies 1 1%

1 - Two Bedrooms

Oakridge Neighborhood Services

Cash Flow Projection
January to December 2024

	January (Actual)	February (Actual)	March (Forecast)	March (Actual)	April (Forecast)	April (Actual)	May (Forecast)	May (Actual)	June (Forecast)	June (Actual)	July (Forecast)	July (Actual)	August (Forecast)	August (Actual)	September (Forecast)	September (Actual)	October (Forecast)	November (Forecast)	December (Forecast)	
A. Cash (Operating & Designated), E	\$532,418	\$567,269	\$414,686	\$414,686	\$262,039	\$262,039	\$315,382	\$315,382	\$400,735	\$400,735	\$198,727	\$198,727	\$352,720	\$352,720	\$431,733	\$431,733	\$480,814	\$361,667	\$129,027	
Sources of Cash:																				
WIC rental income	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$0	\$400	\$400	\$400
Contributions: Corp/Individual	\$8,163	\$8,850	\$3,000	\$17,357	\$3,000	\$7,976	\$3,000	\$3,400	\$3,500	\$1,002	\$3,500	\$4,818	\$3,500	\$2,555	\$3,500	\$4,813	\$3,500	\$3,500	\$25,000	
Contributions: Board	\$306	\$5,299	\$5,000	\$7,519	\$4,000	\$1,055	\$2,000	\$689	\$1,000	\$1,221	\$1,000	\$1,512	\$1,000	\$5,699	\$1,000	\$5,489	\$1,000	\$1,500	\$2,500	
Grants & Subsidies	\$261,968	\$261,027	\$161,000	\$228,262	\$270,800	\$197,885	\$131,800	\$351,535	\$349,605	\$171,611	\$423,650	\$389,286	\$163,400	\$310,351	\$195,450	\$225,656	\$147,118	\$148,150	\$179,950	
Interest income	\$220	\$157	\$150	\$133	\$145	\$136	\$50	\$187	\$160	\$122	\$160	\$222	\$140	\$144	\$140	\$211	\$125	\$50	\$45	
Program Fees & Tuition	\$33,832	\$43,684	\$38,800	\$42,262	\$38,800	\$39,277	\$44,500	\$42,096	\$40,000	\$37,841	\$40,000	\$38,216	\$40,000	\$46,636	\$50,000	\$30,406	\$50,000	\$50,000	\$50,000	
Special Event Income	\$0	\$2,600	\$12,400	\$8,728	\$37,000	\$47,507	\$10,000	\$2,650	\$0	\$0	\$17,000	\$21,000	\$61,000	\$34,683	\$58,000	\$34,874	\$5,000	\$2,000	\$0	
Reimbursement from Housing	\$136,145	\$141,429	\$205,000	\$173,579	\$160,000	\$108,946	\$160,000	\$223,452	\$160,000	\$145,534	\$160,000	\$143,151	\$160,000	\$118,500	\$160,000	\$146,535	\$160,000	\$160,000	\$160,000	
LOC advances	\$0	\$0	\$40,000	\$40,000	\$0	\$125,000	\$100,000	\$100,000	\$50,000	\$125,000	\$0	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	
Other	\$1,639	\$3,169	\$25,500	\$26,491	\$125,500	\$131,172	\$500	\$14,900	\$500	\$4,209	\$150,500	\$150,130	\$500	\$3,306	\$500	\$65	\$500	\$500	\$500	
B. Total Sources of Cash	\$442,673	\$466,616	\$491,250	\$544,730	\$639,645	\$659,354	\$452,250	\$739,309	\$605,165	\$411,940	\$796,210	\$748,735	\$429,940	\$582,274	\$468,990	\$448,049	\$367,643	\$366,100	\$418,395	
Uses of Cash:																				
Wages and Taxes	\$257,215	\$258,083	\$258,000	\$253,422	\$258,000	\$244,563	\$387,000	\$358,457	\$294,000	\$293,251	\$294,000	\$337,187	\$294,000	\$308,614	\$258,000	\$230,760	\$271,200	\$406,700	\$271,200	
Benefits	\$50,395	\$93,878	\$74,835	\$79,157	\$75,185	\$77,145	\$76,440	\$70,432	\$74,835	\$77,283	\$75,185	\$80,006	\$74,835	\$62,044	\$74,835	\$64,988	\$75,185	\$76,440	\$74,835	
Telephone and Utilities	\$5,896	\$6,540	\$6,670	\$6,292	\$6,670	\$6,106	\$6,670	\$5,316	\$6,000	\$4,710	\$6,000	\$6,032	\$6,000	\$6,032	\$6,000	\$6,371	\$6,000	\$6,000	\$6,000	
Prop & Liab Insurance	\$0	\$34	\$94,000	\$98,532	\$34,000	\$33,126	\$34,000	\$27,707	\$30,000	\$26,308	\$30,000	\$27,585	\$30,000	\$27,585	\$27,600	\$27,586	\$27,600	\$27,600	\$27,600	
Repairs, Maintenance, Supplies	\$25,161	\$25,046	\$13,700	\$11,368	\$17,305	\$1,805	\$13,700	\$15,901	\$16,000	\$9,505	\$17,305	\$5,668	\$16,000	\$23,721	\$16,000	\$4,314	\$17,305	\$16,000	\$16,000	
Program Services	\$778	\$12,345	\$14,530	\$12,779	\$14,530	\$18,813	\$21,000	\$16,107	\$37,000	\$31,186	\$20,000	\$16,499	\$20,000	\$22,401	\$20,000	\$12,492	\$20,000	\$20,000	\$20,000	
Contract Services	\$48,190	\$20,731	\$18,430	\$19,752	\$20,080	\$54,057	\$36,430	\$20,291	\$28,000	\$16,611	\$46,000	\$56,005	\$28,000	\$29,028	\$28,000	\$24,948	\$46,000	\$28,000	\$28,000	
Special Event Expenses	\$0	\$0	\$2,000	\$377	\$20,000	\$18,020	\$1,500	\$783	\$0	\$0	\$7,500	\$0	\$10,000	\$4,823	\$21,900	\$16,309	\$0	\$5,500	\$0	
Marketing & Communications	\$15,323	\$4,013	\$2,500	\$1,458	\$2,500	\$200	\$2,500	\$5,524	\$2,500	\$1,941	\$2,500	\$119	\$2,500	\$2,527	\$2,500	\$1,705	\$2,500	\$2,500	\$2,500	
Other General Admin	\$3,197	\$3,396	\$3,000	\$2,338	\$3,000	\$6,518	\$3,000	\$7,438	\$5,000	\$8,660	\$5,000	\$5,708	\$5,000	\$4,327	\$5,000	\$6,098	\$5,000	\$5,000	\$5,000	
LOC payoff	\$0	\$0	\$60,000	\$60,000	\$0	\$125,000	\$0	\$0	\$0	\$0	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Credit Card	\$1,667	\$7,149	\$5,000	\$4,059	\$5,000	\$3,962	\$5,000	\$0	\$16,000	\$16,839	\$5,000	\$2,195	\$5,000	\$2,955	\$5,000	\$3,398	\$5,000	\$5,000	\$5,000	
Fixed Assets	\$0	\$187,985	\$0	\$0	\$0	\$16,697	\$0	\$120,000	\$6,000	\$107,653	\$0	\$7,737	\$0	\$9,203	\$0	\$0	\$0	\$0	\$0	
Audit & Tax Return	\$0	\$0	\$0	\$500	\$5,000	\$0	\$15,000	\$6,000	\$0	\$15,000	\$2,500	\$0	\$10,000	\$0	\$0	\$0	\$11,000	\$0	\$0	
RACI - transfer to Polk Co.	\$0	\$0	\$22,342	\$22,342	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Principal Charity Classic	\$0	\$0	\$125,000	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
C. Total Uses of Cash:	\$407,822	\$619,199	\$700,007	\$697,377	\$461,270	\$606,012	\$602,240	\$653,956	\$515,335	\$613,948	\$560,990	\$594,743	\$501,335	\$503,260	\$464,835	\$398,969	\$486,790	\$598,740	\$456,135	
D. Change in Cash During the Month	\$34,851	-\$152,583	-\$208,757	-\$152,646	\$178,375	\$53,342	-\$149,990	\$85,353	\$89,830	-\$202,008	\$235,220	\$153,992	-\$71,395	\$79,014	\$4,155	\$49,080	-\$119,147	-\$232,640	-\$37,740	
Ending Cash Balance (A + D)	\$567,269	\$414,686	\$205,929	\$262,039	\$440,414	\$315,382	\$165,392	\$400,735	\$490,565	\$198,727	\$433,947	\$352,720	\$281,325	\$431,733	\$435,888	\$480,814	\$361,667	\$129,027	\$91,287	



Communications Update

8/27/24 – 10/8/24

Earned Media

- Facilitated KCCI-TV interview with D. DeJear
- Facilitating WE ARE IOWA 5 interview with D. DeJear
- Facilitating Drake alumni communications interview with D. DeJear
- Connected two reporters with V. Johnson re new police chief search
- Helped facilitate details of KCCI-TV staff book drive for Oakridge youth
- Provided Oakridge Neighborhood updates to Book of Lists
- “What’s Going on at Oakridge” to select target media

Paid Media

- Developed cadence of Oakridge ads for Business Publications 2024-25 Nonprofit Gold Package
- Facilitated content and creative of Book of Lists ad
- Facilitated content and creative of Pillars of Philanthropy ad
- Facilitated content and creative for October dsmWealth

Shared Media

- Daily social media channel monitoring, response and engagement, plus invitations to potential new followers
- Organic and paid social media content development and post sharing on topics including: D. DeJear announcement, Oak Studio, resident and staff profiles, Jazz Jewels & Jeans, ESL class, V. Johnson honor, Oak Society, etc.

- Facebook, Instagram, Twitter, LinkedIn, YouTube

Owned Media

- Consulted with leadership team and refined comprehensive one sheet of Oakridge Neighborhood offerings for use at resource fairs, orientations, recertifications, etc.
- Developed and distributed September and three special edition external newsletters
- Developed and distributed September and October employee newsletters
- Developed, translated and distributed August, September and one special edition resident newsletters
- Facilitating all details of Employee of Month program
- Completed website content refinements
- Redesigned ON business cards, printed for D. DeJear
- Drafted D. DeJear bio
- Asset curation including Jazz/Jewels/Jeans, Oak Academy, United Way Day of Action, Family and Workforce giveaway event, ESL students, Employee of the Month, etc.

Misc.

- Served as employee representative on President and CEO search committee, developed and distributed announcement communications
- Captured Cabinet meeting notes; sharing with full staff
- Developed successful Tere Caldwell-Johnson nomination for Iowa Women of Achievement honor, secured letters of support
- Facilitating volunteer event at Oak Studio for Iowa State Bank
- Facilitated Des Moines Performing Arts free ticket program for employees and residents
- Facilitated Ballet Des Moines free ticket program for employees and residents
- Facilitated Healthiest State Walk for employees
- Working with youth department to identify Youth Employment Program intern for Oakridge content creation
- Outlined next steps for Oak Academy workgroup

Events

- Implemented all tactics of Jazz, Jewels & Jeans marketing communications plan

- Implementing tactics of Oak Society marketing communications plan
- Participated in community conversation partner discussion with Edmunds Elementary representatives and others, and Oakridge Neighborhood town hall
- Helped coordinate United Way Day of Action at Oakridge Neighborhood
- Represented Oakridge Neighborhood at Sunday Salon with D. DeJear
- Represented Oakridge Neighborhood at United Way volunteer fair at Holmes Murphy

Community Relations

- Al Éxito! – board of directors, executive committee, secretary, marketing communications committee
- The Consortium – professional women’s organization – executive committee, membership chair

Results

Earned Media *(note: many news stories noted can additionally be found in media online and social channels, further maximizing exposure)*

- “Empowering Future Leaders: Meet United Way of Central Iowa’s 2024 Summer Interns,” United Way eNews, September
- “Drive-by shooting in Oakridge neighborhood,” WHO-TV, 9/1/24
- “Drive-by shooting in Oakridge neighborhood,” Yahoo News, 9/1/24
- “Des Moines police respond to Oakridge neighborhood shooting,” We Are Iowa TV, 9/1/24
- “Des Moines police respond to Oakridge neighborhood shooting,” We Are Iowa TV, 9/1/24
- “Two people injured in Des Moines shooting Saturday night,” KCCI-TV, 9/1/24
- “Des Moines police respond to Oakridge neighborhood shooting,” YouTube, 9/2/24
- “Drive-by shooting in Oakridge Neighborhood, DMPD responding,” YouTube, 9/2/24
- “Introducing Deidre DeJear,” KCCI-TV, 9/3/27
- “Oakridge Neighborhood appoints new President and CEO,” Black Iowa News, 9/4/24

- “Deidre DeJear to lead Oakridge Neighborhood,” Business Record Daily, 9/4/24
- “DeJear named president and CEO of Oakridge Neighborhood,” YouTube, 9/4/24
- “Deidre DeJear named president of Oakridge Neighborhood,” The Des Moines Register, 9/4/24
- “DeJear named new Oakridge Neighborhood CEO,” KCCI-TV, 9/4/24
- “Deidre DeJear to lead Oakridge Neighborhood,” Des Moines Business Record, 9/5/24
- “DeJear named new Oakridge Neighborhood CEO,” MSN, 9/5/24
- “Deidre DeJear named as president of Oakridge Neighborhood nonprofit,” Des Moines Register, 9/7/24
- “Deidre DeJear to lead Oakridge Neighborhood,” Fearless, 9/9/24
- “DeJear shares vision for new leadership of Oakridge Neighborhood,” KCCI-TV, 9/9/24
- “Deidre DeJear to lead Oakridge Neighborhood,” Des Moines Business Record, 9/13/24
- “Deidre DeJear to lead Oakridge Neighborhood,” Business Record Daily, 9/16/24
- “Deidre DeJear to lead Oakridge Neighborhood,” Des Moines Business Record, 9/20/24
- “Variety announces grants to 81 nonprofits,” Business Record Daily, 9/27/24
- “Man arrested on weapons, drug charges after police respond to report of shooting,” WHO-TV, 9/28/24
- “Des Moines crime: Gunshots damage apartment fence at Oakridge,” KCCI-TV, 9/28/24
- “Man arrested on weapons drug charges after police respond to report of shooting,” YouTube, 9/28/24
- “Three honored with Iowa Women of Achievement Awards,” Fearless, 9/30/24
- “One arrest after fight; report of shots fired at Oakridge in Des Moines,” MSN, 9/30/24
- “Three lowans named Women of Achievement,” The Gazette, 9/30/24

- “Wells Fargo Foundation Announces \$325K in new grants to Central Iowa nonprofits,” Business Record Daily, 10/2/24
- “Final candidate interviews for Des Moines police chief expected this month,” KCCI-TV, 10/2/24
- “Wells Fargo Foundation Announces \$325K in new grants to Central Iowa nonprofits,” Des Moines Business Record, 10/3/24
- “Oak Society Reception Honoring Don and Charlene Lamberti,” Des Moines Register events, 10/4 – 11/7/24

Paid Media

- “Where children achieve. Families thrive. Prosperity is created.” dsmWealth, 10/3/24

Owned Media

- External Newsletter
 - Audience 1,321, down 19 from 1340 since 8/26/24
 - Open rate/external newsletters sent during this period: 45.3, 42.9, 39.9, 35

Shared Media

- Facebook
 - Followers 3,020, **up 89** from 2,931 since 8/26/24
- Instagram
 - Followers 1,132, **up 27** from 1,105 since 8/26/24
- Twitter
 - Followers 396, **up 9** from 387 since 8/26/24
- LinkedIn
 - Connections 987, **up 87** from 900 since 8/26/24
- YouTube
 - Channel subscribers 154, **up 1** from 153 since 8/26/24