OAKRIDGE
NEIGHBORHOOD

OAKRIDGE NEIGHBORHOOD AND NEIGHBORHOOD SERVICES
BOARD MEETING AGENDA
June 17 , 2026

1. Call to Order / Chairs Report	Skylar Mayberry-Mayes
2. Audit Presentation	Jessica Richter
3. Approval of Consent Agenda	Skylar Mayberry-Mayes
a. April Board Minutes	
b. April Financials	
4. Mainframe Lot/Cynergy Development	Deidre DeJear
5. New Business	Skylar Mayberry-Mayes
a. Flourish Resolution	
b. Bylaw Amendments	
6. CEO Update	Deidre DeJear
7. Committee Updates	Carol Bodensteiner
a. Marketing	Emily Lemay
b. Development	Emily Lemay
c. Governance Committee	Albert Farr
d. Organizational Strategy	Joyce McDanel
e. Human Resources	Jamie Buelt
f. Housing & Services	Diana Dubuisson
g. Finance	
8. Adjourn	

Oakridge Neighborhood Board Meeting

April 15, 2026 - 7:30 am

Homes of Oakridge Human Services

Board Attendance:

Carol Bodensteiner, Diana Dubuisson, Albert Farr, Nalo Johnson, Alex Markmann, Skylar Mayberry-Mayes, Joyce McDanel, Matthea Smith, Sherri Hart, Emily Lemay

Remote: Tim Haight, Jamie Buelt, Sharon Gaddy-Hanna, Deidre Williams, Jessica Feeny, Kuuku Saah

Absent:

Staff Attendance:

Deidre DeJear

I. Call to Order/Chairs Report

a) Skylar Mayberry-Mayes called the meeting to order at 7:32 AM

II. Consent Agenda Approval

b) **Move:** Carol Bodensteiner **Second**: Albert Farr, **Status**: Passed

III. Mission Moment Mike Hill

IV. Evelyn K. Davis Update

a) **The TDC Application made to final round with LSI. Lutheran Services of Iowa's proposal was accepted.**

b) **Mainframe Lot**

I. **Motion to purchase the lot at the price of $966k with further analysis of purchase price.**

II.) **Move:** Emily Lemay **Second**: Deidre Williams **Status**: Passed

V. CEO Report

SEE ATTACHMENT

VI. Committee Reports

a. Marketing	Carol Bodensteiner
b. Development	Emily LeMay
c. Organizational Strategy	Albert Farr

d. Housing & Services	Jaime Buelt
e. Governance Committee	Emily LeMay
f. Human Resources	Joyce McDanel

Meeting adjourned at 8:55 AM Moved by Nalo Johnson Seconded by Carol Bodensteiner

Reminders: Next Board Meeting – June 17, 2026, at 7:30 am at Oakridge Neighborhood

CEO REPORT 4.15.26

Evelyn K. Davis Update

- Oakridge was not selected for this opportunity.
- While this is not the outcome we had hoped for, I remain proud of the strength of our proposal and the way it reflected Oakridge's capacity, credibility, and commitment to expanding impact through strategic partnerships and revenue diversification.
- I also want to thank you for your support throughout this process. This opportunity pushed us to further clarify how Oakridge can leverage its expertise in housing, family support, early childhood, youth programming, and workforce services in collaborative and fee for service models. That work still holds value and can continue to inform future opportunities.
- Had Oakridge been selected, the organization stood to realize approximately $200,000 in revenue from the opportunity. Although we will not move forward with that contract, we have been able to offset that gap through our recent waterfall payment.
- **In our original budget, we anticipated a waterfall payment of $295,000. We are now projected to receive $498,000. That increase helps us recover the revenue we would have gained through the EKD opportunity and puts us in a stronger position than originally budgeted.**
- **Last year, Oakridge transitioned from Signal Security to DMPD support, generating approximately $170,000 in savings.**
- **We also held on hiring both the Vice President and Site Director roles cutting $140,000**
- **This year, we eliminated the Site Director position in the Youth Department, resulting in cutting approximately $80,000**
- **We also eliminated a development consultant role, producing cutting $60,000 Beginning next month, we will return to a two person kitchen staffing model now that the head cook has been cleared to return to work after about one year.**
- **We are incorporating more part time staff into the Oak Academy schedule, which is expected to reduce benefit related costs in that department.**
- **One additional transition is still planned within the Youth Department.**
- **We are also taking a more strategic approach to summer scheduling as we prepare for our busiest season for youth employment and summer camp.**

Mainframe Lot/Cynergy Development

1. Secure control and build on momentum

Signing by April 30 gives us control of the site and positions us to lead the project rather than chase it. We already have strong early traction with $200,000 from the Community Foundation and $200,000 from Polk County, with $25,000 from the City of Des Moines in motion. Site control strengthens every future ask and builds on this momentum.

2. Low risk entry with strategic time to execute

A $38,000 deposit secures 12 months to complete the capital stack. This gives us the ability to raise funds, finalize partnerships, and structure the deal in a way that protects both the mission and long term sustainability without overcommitting resources upfront.

3. Acting now protects the vision and the price

Securing the land now allows us to maintain focus on family sized workforce housing and integrated services. It also protects us from market shifts or cost increases that could impact feasibility.

4. Waiting increases risk, not stability

There is a real possibility of losing the site or seeing terms change. At the same time, momentum slows without action. Moving forward builds confidence while waiting introduces hesitation.Underwriting the commercial portion of Cynergy with one of the five bays held out for vacancy, the revenue projection would be approximately $140,000 annually based on 8,000 leased square feet at an average rate of $17.50 per square foot.

5. Immediate need, shared impact, and a controlled path forward

This project responds directly to cost burden and overcrowding affecting working families today. It also creates a shared outcome where Oakridge expands its impact and Mainframe strengthens its financial future as an arts and entrepreneurial hub. We are not committing full capital now, we are securing the right to execute with progress already underway.

6. CEO Update Deidre DeJear

- At Breakfast at Tiffany's, we will officially launch the Acorn Society as a strategy to grow individual giving and build a stronger pipeline of recurring donor support.
- The Development and Communications teams are now meeting on a regular basis to refine targeted outreach, strengthen donor communications, and improve how we engage supporters throughout the year.
- Foundation requests presentations from board members.
    - Increase foundation giving
    - Increase Individual gifts
    - Strategic efforts to increase giving at events.
    - Reimagining future fundraising events.

Individual Giving

2025 Target: **$125,000**
2025 Actual: **$224,735.58**
2026 Budget: **$224,000**
2026 Actual: **$46,748**

Oakridge Neighborhood Services
Balance Sheet

	Current Period 04/30/2026	Prior Period 03/31/2026	Prior Year End 12/31/2025
Current Assets			
Operating Cash	153,833.66	87,880.02	119,013.85
Designated Cash	128,876.99	108,994.07	67,973.27
Account Receivables and Pledges	3,203,977.56	3,261,786.39	3,495,906.41
Due from Affiliate Entities	212,932.14	(22,069.30)	39,638.32
Prepaid Expense	26,191.36	26,153.50	31,417.31
Special Investment Fund - GDMCF	385,849.03	406,257.94	408,178.12
Wheels of Hope CD	41,314.81	41,314.81	41,314.81
Investment - Silver Oaks	219,923.00	219,923.00	219,923.00
Investment - ONS Ventures	1,360,414.00	1,360,414.00	1,360,414.00
Total Current Assets	**5,733,312.55**	**5,490,654.43**	**5,783,779.09**
Other Assets			
Housing Notes Receivable, Net of Allowance	3,453,759.00	3,703,759.00	3,703,759.00
Operating Lease Right-of-Use Assets, net	44,978.00	44,978.00	44,978.00
Total Other Assets	**3,498,737.00**	**3,748,737.00**	**3,748,737.00**
Fixed Assets			
Fixed Assets	3,038,037.91	3,038,037.91	3,038,037.91
Less: Accumulated Depreciation	(2,041,123.59)	(2,025,958.31)	(1,979,674.51)
Total Fixed Assets	**996,914.32**	**1,012,079.60**	**1,058,363.40**
TOTAL ASSETS	**10,228,963.87**	**10,251,471.03**	**10,590,879.49**
Current Liabilities			
Accounts Payable	66,466.64	93,746.23	37,607.43
Accrued Expenses	221,337.10	221,337.10	221,337.10
Deferred Revenue	33,674.83	33,674.83	33,674.83
Line of Credit	320,000.00	320,000.00	320,000.00
Total Current Liabilities	**641,478.57**	**668,758.16**	**612,619.36**
Long Term Liabilities			
Operating Lease Liabilities	46,097.00	46,097.00	46,097.00
Notes Payable	20,893.45	20,893.45	20,893.45
Total Long Term Liabilities	**66,990.45**	**66,990.45**	**66,990.45**
TOTAL LIABILITIES	**708,469.02**	**735,748.61**	**679,609.81**
Net Assets	9,520,494.85	9,515,722.42	9,911,269.68
TOTAL NET ASSETS	**9,520,494.85**	**9,515,722.42**	**9,911,269.68**
TOTAL LIABILITIES AND NET ASSETS	**10,228,963.87**	**10,251,471.03**	**10,590,879.49**
BEGINNING BALANCE WITH CURRENT YEAR ADJUSTMENTS	**9,911,269.68**	**9,911,269.68**	**10,100,336.84**
NET SURPLUS/(DEFICIT)	**(390,774.83)**	**(395,547.26)**	**(189,067.16)**
ENDING NET ASSETS	**9,520,494.85**	**9,515,722.42**	**9,911,269.68**

Due from affiliates - fell behind in April due to large insurance premiums and vacancies higher than budget, will pay down in May using operating reserves
Housing notes receivable - paid off sponsor loans with surplus cash in April, seller note payment in May
Line of Credit - paid off in May

Oakridge Neighborhood Services
Income Statement - Comparative Summary

	Current Period			PY Period	Current Year-to-Date			Annual Bdgt	Prior YTD
	Actual 04/30/2026	Budget	Change Inc/(dec)	Actual 04/30/2025	Actual 04/30/2026	Budget	Change Inc/(dec)	2026	Actual 04/30/2025
REVENUE									
Rental Income	6,605.11	6,883.33	(278.22)	6,385.27	26,320.44	27,533.36	(1,212.92)	82,600.00	25,541.08
Contributions: Corp/Individual	1,411.45	5,366.67	(3,955.22)	7,655.94	54,082.07	177,466.64	(123,384.57)	246,400.00	49,628.88
Contributions: Board Giving	11,863.33	1,000.00	10,863.33	852.62	19,434.38	13,500.00	5,934.38	54,600.00	16,012.73
Grants & Subsidies	345,174.33	135,616.67	209,557.66	115,614.67	666,785.44	514,491.64	152,293.80	2,288,700.00	616,798.30
Interest & Investment Income	154.17	175.00	(20.83)	118.45	(1,571.91)	10,150.00	(11,721.91)	39,900.00	2,966.20
Program Fees & Tuition	58,345.63	59,350.00	(1,004.37)	54,961.66	207,769.23	232,150.00	(24,380.77)	833,150.00	170,370.52
Special Event Income	24,503.28	30,000.00	(5,496.72)	3,542.25	51,296.75	55,000.00	(3,703.25)	188,000.00	9,042.25
Management Fees	17,935.75	18,900.00	(964.25)	20,054.26	74,685.30	75,600.00	(914.70)	426,800.00	78,219.57
Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,831.77
TOTAL REVENUE	**465,993.05**	**257,291.67**	**208,701.38**	**209,185.12**	**1,098,801.70**	**1,105,891.64**	**(7,089.94)**	**4,160,150.00**	**970,411.30**
EXPENSES									
Salaries & Wages	300,501.87	287,810.00	12,691.87	181,942.61	880,857.56	847,330.00	33,527.56	2,535,320.00	728,482.18
Taxes & Benefits	51,014.76	53,823.00	(2,808.24)	42,864.76	194,323.36	196,299.00	(1,975.64)	593,600.00	166,270.98
Telephone & Utilities	5,107.95	5,127.00	(19.05)	6,182.27	24,784.12	20,504.00	4,280.12	61,500.00	25,538.69
Insurance	6,760.49	7,007.00	(246.51)	4,345.84	40,840.25	28,030.00	12,810.25	84,100.00	38,648.90
Repairs, Maintenance & Supplies	7,649.37	5,237.00	2,412.37	7,180.58	22,461.37	20,946.00	1,515.37	62,800.00	18,989.80
Program Services	22,627.24	14,521.00	8,106.24	14,358.95	66,478.58	58,762.00	7,716.58	208,600.00	60,932.25
Contract Services	14,034.33	17,019.00	(2,984.67)	9,763.63	115,680.07	112,883.00	2,797.07	252,700.00	79,473.66
Special Event Expenses	16,233.13	17,000.00	(766.87)	500.00	18,664.42	20,000.00	(1,335.58)	54,700.00	500.00
Marketing & Communications	2,392.66	2,109.00	283.66	1,434.02	8,661.61	8,886.00	(224.39)	25,750.00	19,838.83
Other General Admin	2,733.54	3,121.00	(387.46)	4,800.10	20,251.11	13,984.00	6,267.11	30,700.00	21,392.87
Audit & Tax Return Expense	17,000.00	10,000.00	7,000.00	9,000.00	35,125.00	25,000.00	10,125.00	53,500.00	9,610.00
TOTAL EXPENSES	**446,055.34**	**422,774.00**	**23,281.34**	**282,372.76**	**1,428,127.45**	**1,352,624.00**	**75,503.45**	**3,963,270.00**	**1,169,678.16**
CHANGE IN NET ASSETS BEFORE DEPRECIATION	**19,937.71**	**(165,482.33)**	**185,420.04**	**(73,187.64)**	**(329,325.75)**	**(246,732.36)**	**(82,593.39)**	**196,880.00**	**(199,266.86)**
Depreciation	**(15,165.28)**	**(15,759.00)**	**593.72**	**(15,870.01)**	**(61,449.08)**	**(63,036.00)**	**1,586.92**	**(189,100.00)**	**(63,576.79)**
CHANGE IN NET ASSETS - DEPRECIATION	**(15,165.28)**	**(15,759.00)**	**593.72**	**(15,870.01)**	**(61,449.08)**	**(63,036.00)**	**1,586.92**	**(189,100.00)**	**(63,576.79)**
NET SURPLUS (DEFICIT)	**4,772.43**	**(181,241.33)**	**186,013.76**	**(89,057.65)**	**(390,774.83)**	**(309,768.36)**	**(81,006.47)**	**7,780.00**	**(262,843.65)**

Contributions - budget includes $130,000 from Urbans not yet received

Grants - received $232,500 from Best Buy in April (budgeted for May); budget includes $100,000 for Principal Foundation (to be received in May), offset by $20,000 received but not budgeted from Athene

Interest & Investment - budgeted for gain based on prior year activity, first quarter saw a small loss

Program Fees & Tuition - April was on target, starting to see impact of increased enrollment and fees

Salaries - continue to run over budget in youth department (April was over budget by $16,500); Oak Academy which had been over budget in previous months was under budget in March and April

Insurance - includes downpayments on new policy year, budgeted for monthly payments, some were made as annual payment

Other General Admin - includes $7,500 for Business Publications CEO Master Class (not budgeted)

Audit - difference is timing of audit billings vs budget at this point, may still see some extra billings as result of change in auditor

POST DATE	POST STATUS	ENCUMBRANCE	
Jan 1 2026 - Apr 30 2026	**All**	**All**	
BUDGET SCENARIO	ACCOUNT CATEGORY	ACCOUNT SEGMENT	ACCOUNT SEGMENT VALUE
ONS - BUDGET	**Expense**	**Account code**	**All**
ACCOUNT CLASS	ACCOUNT STATUS	ACCOUNT DESCRIPTION	ACCOUNT NUMBER
All	**All**	**All**	**All**

Summary

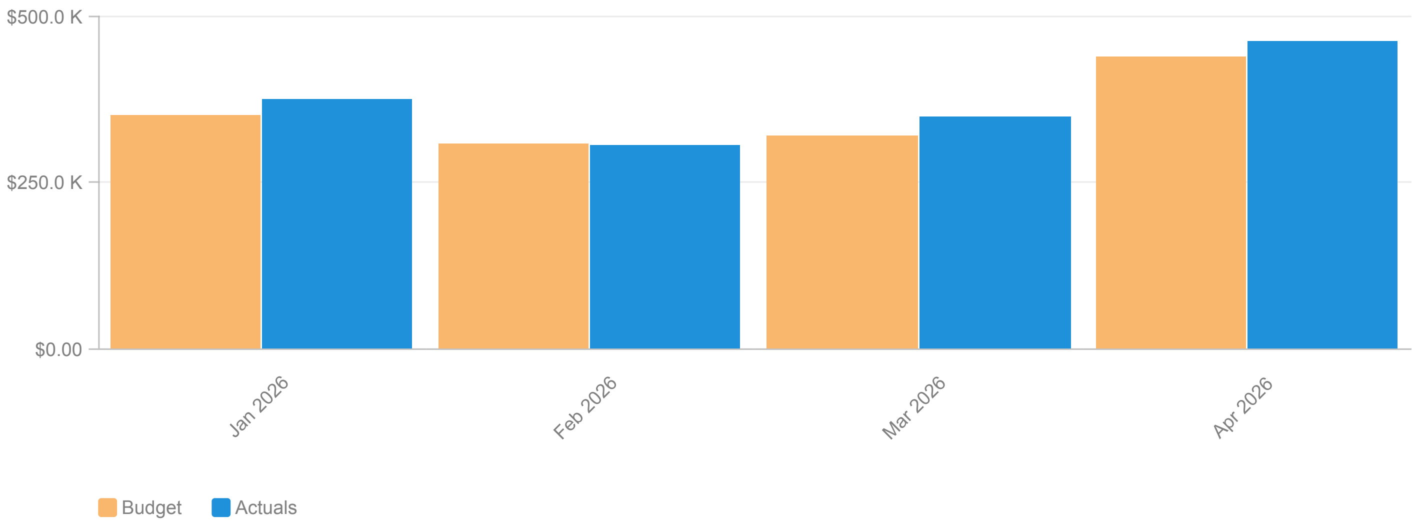
$1.5 M
Actuals

$1.4 M
Budget

105%
% used

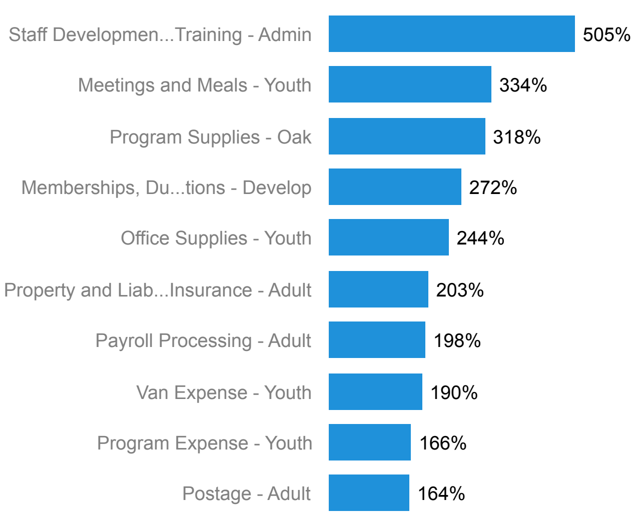
Budget vs. actuals

Budget vs. actuals

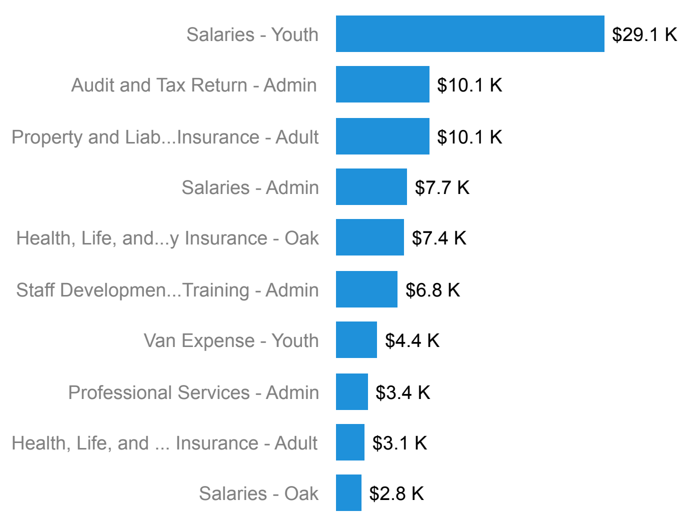


Click on distinct Budget or Actual bars to drill into more details.

TOP 10 accounts by % used



TOP 10 accounts by variance



POST DATE	POST STATUS	ENCUMBRANCE	
Jan 1 2026 - Apr 30 2026	**All**	**All**	
BUDGET SCENARIO	ACCOUNT CATEGORY	ACCOUNT SEGMENT	ACCOUNT SEGMENT VALUE
ONS - BUDGET	**Revenue**	**Account code**	**All**
ACCOUNT CLASS	ACCOUNT STATUS	ACCOUNT DESCRIPTION	ACCOUNT NUMBER
All	**All**	**All**	**All**

Summary

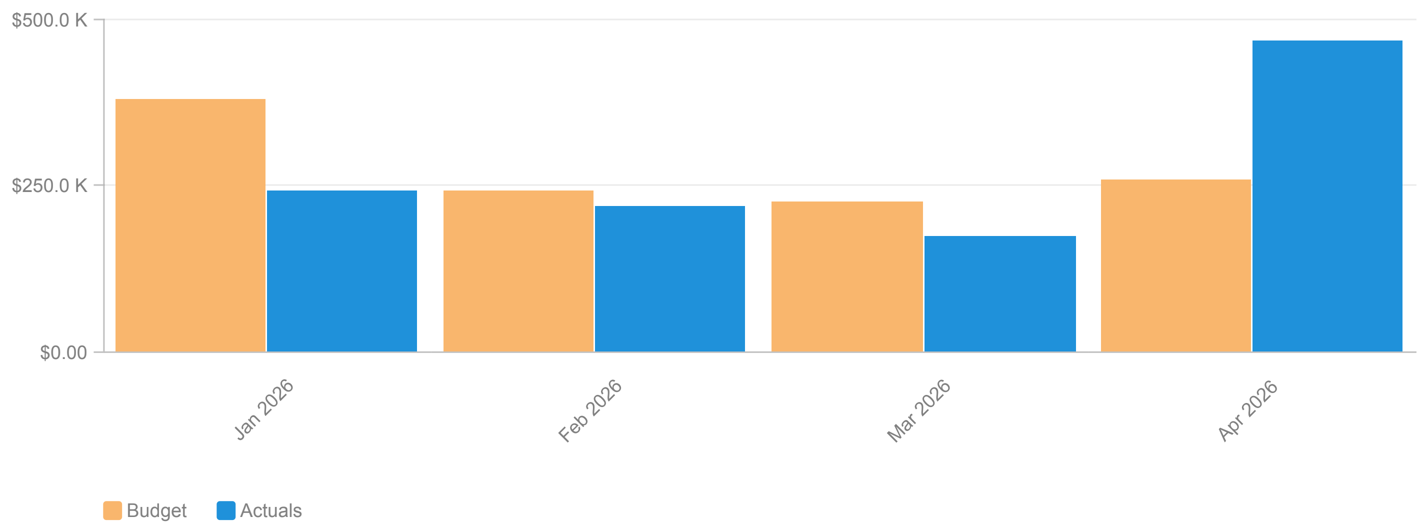
$1.1 M
Actuals

$1.1 M
Budget

99%
% used

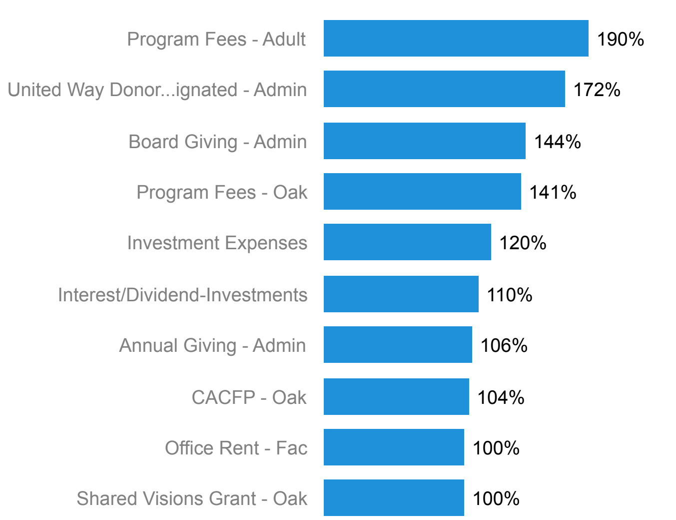
Budget vs. actuals

Budget vs. actuals

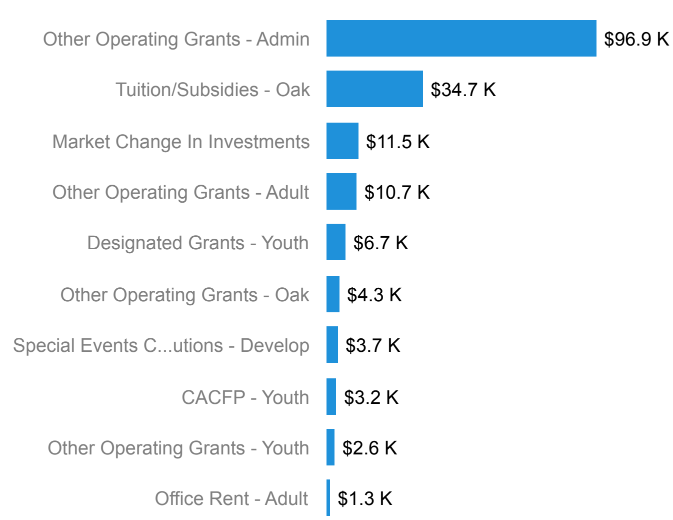


Click on distinct Budget or Actual bars to drill into more details.

TOP 10 accounts by % used



TOP 10 accounts by variance



Oakridge Neighborhood Assoc LP

Balance Sheet HUD

	Current Period 04/30/2026	Prior Period 03/31/2026	Prior Year End 12/31/2025
Current Assets			
Cash in Bank	295,387.48	638,483.03	703,986.43
Account Receivables	35,102.20	34,833.70	52,552.48
Prepaid Expense	44,669.03	45,371.36	32,293.55
Total Current Assets	**375,158.71**	**718,688.09**	**788,832.46**
Other Assets			
Real Estate Tax Escrow	194,903.84	182,153.84	188,483.88
Reserve for Replacement	718,883.99	711,321.04	684,350.01
Operating Reserves	455,701.79	454,465.65	450,000.00
Revenue Deficit Reserves	314,920.95	314,066.70	310,958.07
Deferred Loan & Compliance Fees	21,676.81	22,354.14	24,386.13
Total Other Assets	**1,706,087.38**	**1,684,361.37**	**1,658,178.09**
Fixed Assets			
Fixed Assets	15,774,908.53	15,774,908.53	15,774,908.53
Less: Accumulated Depreciation	(11,752,469.79)	(11,735,790.52)	(11,690,657.06)
Total Fixed Assets	**4,022,438.74**	**4,039,118.01**	**4,084,251.47**
TOTAL ASSETS	**6,103,684.83**	**6,442,167.47**	**6,531,262.02**
Current Liabilities			
Accounts Payable	29,396.97	109,124.62	18,470.93
Due to ONS	78,808.28	(19,472.00)	11,747.61
Accrued Expenses	1,664,831.74	1,654,588.12	1,638,148.26
Tenant Security Deposits	39,184.00	38,441.00	37,473.00
FSS Escrow Liability	408.06	0.00	0.00
Total Current Liabilities	**1,812,629.05**	**1,782,681.74**	**1,705,839.80**
Long Term Liabilities			
Flex Subsidy Loans	1,156,103.30	1,155,181.56	1,152,416.34
Notes Payable	6,045,534.43	6,359,800.96	6,363,513.81
Total Long Term Liabilities	**7,201,637.73**	**7,514,982.52**	**7,515,930.15**
TOTAL LIABILITIES	**9,014,266.78**	**9,297,664.26**	**9,221,769.95**
General Partner Capital - Newbury	(1,451,043.58)	(1,451,043.58)	(1,451,043.58)
General Partner Capital - ONS	(1,109,646.35)	(1,109,646.35)	(1,109,646.35)
Syndication Fees	(129,818.00)	(129,818.00)	(129,818.00)
Net Assets	(220,074.02)	(164,988.86)	0.00
TOTAL NET ASSETS	**(2,910,581.95)**	**(2,855,496.79)**	**(2,690,507.93)**
TOTAL LIABILITIES AND NET ASSETS	**6,103,684.83**	**6,442,167.47**	**6,531,262.02**

Cash - started making surplus cash payments in April, remainder completed in May

Due to ONS - will move funds from operating reserves to cover operating losses ($113,000 in March and $25,000 in April)

FSS Escrow - new liability - HUD program that allows residents enrolled to deposit any rent increases into an escrow savings account, savings becomes available to them when they graduate the program (3-5 year program).

Oakridge Neighborhood Assoc LP

Income Statement - Comparative Summary

	Current Period			PY Period	Current Year-to-Date			Annual Bdgt	Prior YTD
	Actual 04/30/2026	Budget	Change Inc/(dec)	Actual 04/30/2025	Actual 04/30/2026	Budget	Change Inc/(dec)	2026	Actual 04/30/2025
REVENUE									
Tenant Rent Revenue	49,251.00	47,911.00	1,340.00	45,082.00	184,382.00	191,645.00	(7,263.00)	574,933.00	176,121.00
HUD Rent Subsidy	89,013.00	98,314.00	(9,301.00)	104,658.00	372,700.00	393,253.00	(20,553.00)	1,179,765.00	400,826.00
Interest & Investment Income	2,092.95	4,051.00	(1,958.05)	2,303.39	15,167.64	16,204.00	(1,036.36)	48,612.00	15,671.20
Other Income	0.00	50.00	(50.00)	40.00	24,352.24	200.00	24,152.24	600.00	50,374.92
TOTAL REVENUE	**140,356.95**	**150,326.00**	**(9,969.05)**	**152,083.39**	**596,601.88**	**601,302.00**	**(4,700.12)**	**1,803,910.00**	**642,993.12**
EXPENSES									
Salaries & Wages	64,242.22	68,373.00	(4,130.78)	41,764.42	193,346.32	209,988.00	(16,641.68)	613,673.00	166,339.40
Taxes & Benefits	11,492.60	13,405.00	(1,912.40)	10,721.32	44,882.46	48,190.00	(3,307.54)	143,719.00	42,690.91
Rent Expense	2,730.00	2,556.00	174.00	2,482.00	10,920.00	10,224.00	696.00	30,678.00	9,928.00
Communications & Utilities	14,885.19	14,372.00	513.19	12,935.27	60,006.41	57,487.00	2,519.41	172,456.00	52,381.09
Insurance	21,827.91	14,050.00	7,777.91	13,124.69	90,516.54	56,203.00	34,313.54	168,603.00	55,576.57
Real Estate Taxes	7,050.00	7,034.00	16.00	7,650.00	28,200.00	28,136.00	64.00	84,416.00	30,600.00
Office & Security Supplies	668.83	1,567.00	(898.17)	842.59	3,049.86	6,268.00	(3,218.14)	18,820.00	9,455.45
Maintenance, Supplies & Repairs	18,871.69	17,803.00	1,068.69	16,865.30	149,446.01	71,212.00	78,234.01	213,660.00	88,273.54
Professional/Contract Services	19,655.82	18,706.00	949.82	17,433.76	80,832.43	77,674.00	3,158.43	227,299.00	79,819.95
Other Admin Expense	867.93	580.00	287.93	739.74	2,117.50	2,320.00	(202.50)	6,976.00	1,768.72
Audit Expense	0.00	7,704.00	(7,704.00)	0.00	25,615.00	15,408.00	10,207.00	15,408.00	13,475.00
Interest Expense	3,027.54	3,100.00	(72.46)	3,120.73	12,158.20	12,400.00	(241.80)	37,200.00	12,727.44
TOTAL EXPENSES	**165,319.73**	**169,250.00**	**(3,930.27)**	**127,679.82**	**701,090.73**	**595,510.00**	**105,580.73**	**1,732,908.00**	**563,036.07**
CHANGE IN NET ASSETS BEFORE DEPRECIATION	**(24,962.78)**	**(18,924.00)**	**(6,038.78)**	**24,403.57**	**(104,488.85)**	**5,792.00**	**(110,280.85)**	**71,002.00**	**79,957.05**
NON-OPERATING EXPENSES									
Depreciation Expense	(16,679.27)	(14,662.00)	(2,017.27)	(50,863.60)	(61,812.73)	(58,648.00)	(3,164.73)	(175,944.00)	(233,204.47)
Interest Expense	(13,443.11)	(12,900.00)	(543.11)	(12,900.32)	(53,772.44)	(51,600.00)	(2,172.44)	(154,800.00)	(51,601.28)
	(30,122.38)	(27,562.00)	(2,560.38)	(63,763.92)	(115,585.17)	(110,248.00)	(5,337.17)	(330,744.00)	(284,805.75)
CHANGE IN NET ASSETS - DEPRECIATION	**(30,122.38)**	**(27,562.00)**	**(2,560.38)**	**(63,763.92)**	**(115,585.17)**	**(110,248.00)**	**(5,337.17)**	**(330,744.00)**	**(284,805.75)**
NET SURPLUS (DEFICIT)	**(55,085.16)**	**(46,486.00)**	**(8,599.16)**	**(39,360.35)**	**(220,074.02)**	**(104,456.00)**	**(115,618.02)**	**(259,742.00)**	**(204,848.70)**

Vacancies	13	9%

3 Efficiency; 4 Two Bedrooms; 5 Three Bedrooms; 1 Four Bedrooms

Other income - includes insurance claim proceeds on fire units
Insurance - premiums increased 50%, only budgeted for 10% increase
Maintenance, Supplies & Repairs - includes $70,000 payment to contractor for fire units and $25,000 to contractor to complete gas dryer hookups
Audit - budget was completed before switch in audit firms, 2026 includes $2,615 one-time costs from prior and new firm related to change

Oakridge Neighborhood Assoc Phase II LP

Balance Sheet HUD

	Current Period 04/30/2026	Prior Period 03/31/2026	Prior Year End 12/31/2025
Current Assets			
Cash in Bank	430,650.73	899,836.48	954,239.10
Account Receivables	10,499.61	8,035.01	15,840.00
Prepaid Expense	44,669.03	45,371.36	32,293.55
Total Current Assets	**485,819.37**	**953,242.85**	**1,002,372.65**
Other Assets			
Real Estate Tax Escrow	228,189.64	218,184.64	205,964.00
Reserve for Replacement	642,264.67	634,701.72	608,204.69
Operating Reserves	456,138.63	454,901.36	450,000.00
Revenue Deficit Reserves	305,104.10	304,276.51	300,968.25
Deferred Loan & Compliance Fees	20,693.68	21,340.39	23,280.52
Total Other Assets	**1,652,390.72**	**1,633,404.62**	**1,588,417.46**
Fixed Assets			
Fixed Assets	15,968,079.10	15,968,079.10	15,968,079.10
Less: Accumulated Depreciation	(11,970,839.28)	(11,953,869.19)	(11,906,688.08)
Total Fixed Assets	**3,997,239.82**	**4,014,209.91**	**4,061,391.02**
TOTAL ASSETS	**6,135,449.91**	**6,600,857.38**	**6,652,181.13**
Current Liabilities			
Accounts Payable	28,267.77	106,943.91	20,854.39
Due to ONS	79,716.76	(20,056.06)	12,396.03
Accrued Expenses	2,344,344.94	2,333,360.17	2,288,011.86
Tenant Security Deposits	40,305.00	40,230.00	40,299.00
FSS Escrow Liability	1,157.17	0.00	0.00
Total Current Liabilities	**2,493,791.64**	**2,460,478.02**	**2,361,561.28**
Long Term Liabilities			
Flex Subsidy Loans	1,354,092.88	1,353,003.63	1,349,735.88
Notes Payable	5,980,409.54	6,415,093.87	6,418,988.07
Total Long Term Liabilities	**7,334,502.42**	**7,768,097.50**	**7,768,723.95**
TOTAL LIABILITIES	**9,828,294.06**	**10,228,575.52**	**10,130,285.23**
General Partner Capital - Newbury	(1,783,523.76)	(1,783,523.76)	(1,783,523.76)
General Partner Capital - ONS	(1,594,508.34)	(1,594,508.34)	(1,594,508.34)
Syndication Fees	(100,072.00)	(100,072.00)	(100,072.00)
Net Assets	(214,740.05)	(149,614.04)	0.00
TOTAL NET ASSETS	**(3,692,844.15)**	**(3,627,718.14)**	**(3,478,104.10)**
TOTAL LIABILITIES AND NET ASSETS	**6,135,449.91**	**6,600,857.38**	**6,652,181.13**

Cash - started making surplus cash payments in April, remainder completed in May

Due to ONS - will move funds from operating reserves to cover operating losses ($50,000 in March and $30,000 in April)

FSS Escrow - new liability - HUD program that allows residents enrolled to deposit any rent increases into an escrow savings account, savings becomes available to them when they graduate the program (3-5 year program).

Oakridge Neighborhood Assoc Phase II LP

Income Statement - Comparative Summary

	Current Period			PY Period	Current Year-to-Date			Annual Bdgt	Prior YTD
	Actual 04/30/2026	Budget	Change Inc/(dec)	Actual 04/30/2025	Actual 04/30/2026	Budget	Change Inc/(dec)	2026	Actual 04/30/2025
REVENUE									
Tenant Rent Revenue	43,374.00	43,191.00	183.00	45,847.00	165,562.00	172,765.00	(7,203.00)	518,293.00	192,936.00
HUD Rent Subsidy	84,912.00	93,829.00	(8,917.00)	107,737.00	360,071.00	375,316.00	(15,245.00)	1,125,940.00	391,570.00
Interest & Investment Income	2,069.11	4,394.00	(2,324.89)	2,771.48	15,410.79	17,573.00	(2,162.21)	52,717.00	16,335.25
Other Income	25.00	0.00	25.00	953.92	261.00	0.00	261.00	0.00	2,339.36
TOTAL REVENUE	**130,380.11**	**141,414.00**	**(11,033.89)**	**157,309.40**	**541,304.79**	**565,654.00**	**(24,349.21)**	**1,696,950.00**	**603,180.61**
EXPENSES									
Salaries & Wages	64,877.21	69,087.00	(4,209.79)	42,587.01	195,370.05	212,139.00	(16,768.95)	619,883.00	169,465.60
Taxes & Benefits	11,547.59	13,512.00	(1,964.41)	11,017.87	46,086.48	48,576.00	(2,489.52)	144,921.00	43,617.57
Rent Expense	2,730.00	2,556.00	174.00	2,482.00	10,920.00	10,224.00	696.00	30,678.00	9,928.00
Communications & Utilities	13,320.11	14,998.00	(1,677.89)	14,730.94	54,503.92	59,990.00	(5,486.08)	179,966.00	53,975.38
Insurance	21,827.91	14,050.00	7,777.91	13,124.69	90,516.53	56,203.00	34,313.53	168,603.00	55,576.57
Real Estate Taxes	2,750.00	2,728.00	22.00	3,190.00	11,000.00	10,913.00	87.00	32,737.00	12,760.00
Office & Security Supplies	754.14	1,625.00	(870.86)	837.26	3,627.73	6,500.00	(2,872.27)	19,530.00	9,883.62
Maintenance, Supplies & Repairs	20,006.05	17,303.00	2,703.05	14,651.72	88,193.76	69,212.00	18,981.76	207,660.00	73,532.19
Professional/Contract Services	18,073.35	18,170.00	(96.65)	18,449.38	76,721.89	75,533.00	1,188.89	220,901.00	78,460.18
Other Admin Expense	862.00	661.00	201.00	1,050.34	2,124.43	2,644.00	(519.57)	7,940.00	1,875.69
Audit Expense	0.00	7,705.00	(7,705.00)	0.00	25,615.00	15,409.00	10,206.00	15,409.00	14,675.00
Interest Expense	3,188.07	3,244.00	(55.93)	3,303.16	12,815.45	12,975.00	(159.55)	38,920.00	13,240.61
TOTAL EXPENSES	**159,936.43**	**165,639.00**	**(5,702.57)**	**125,424.37**	**617,495.24**	**580,318.00**	**37,177.24**	**1,687,148.00**	**536,990.41**
CHANGE IN NET ASSETS BEFORE DEPRECIATION	**(29,556.32)**	**(24,225.00)**	**(5,331.32)**	**31,885.03**	**(76,190.45)**	**(14,664.00)**	**(61,526.45)**	**9,802.00**	**66,190.20**
NON-OPERATING EXPENSES									
Depreciation Expense	(16,970.09)	(20,765.00)	3,794.91	(55,734.40)	(64,151.20)	(83,060.00)	18,908.80	(249,173.00)	(252,018.94)
Interest Expense	(18,599.60)	(17,803.00)	(796.60)	(17,803.36)	(74,398.40)	(71,210.00)	(3,188.40)	(213,640.00)	(71,213.44)
	(35,569.69)	(38,568.00)	2,998.31	(73,537.76)	(138,549.60)	(154,270.00)	15,720.40	(462,813.00)	(323,232.38)
CHANGE IN NET ASSETS - DEPRECIATION	**(35,569.69)**	**(38,568.00)**	**2,998.31**	**(73,537.76)**	**(138,549.60)**	**(154,270.00)**	**15,720.40**	**(462,813.00)**	**(323,232.38)**
NET SURPLUS (DEFICIT)	**(65,126.01)**	**(62,793.00)**	**(2,333.01)**	**(41,652.73)**	**(214,740.05)**	**(168,934.00)**	**(45,806.05)**	**(453,011.00)**	**(257,042.18)**

Vacancies 17 11%

1 Efficiency; 2 One Bedroom; 4 Two Bedrooms; 9 Three Bedrooms; 1 Four Bedrooms

Insurance - premiums increased 50%, only budgeted for 10% increase

Maintenance, Supplies & Repairs - includes $25,000 to contractor to complete gas dryer hookups

Audit - budget was completed before switch in audit firms, 2026 includes $2,615 one-time costs from prior and new firm related to change

Silver Oaks Associates, LP

Balance Sheet HUD

	Current Period 04/30/2026	Prior Period 03/31/2026	Prior Year End 12/31/2025
Current Assets			
Cash in Bank	23,769.59	19,814.91	19,418.10
Account Receivables	480.63	522.63	695.63
Prepaid Expense	13,627.00	13,819.10	10,819.60
Total Current Assets	**37,877.22**	**34,156.64**	**30,933.33**
Other Assets			
Reserve for Replacement	143,518.64	142,099.34	137,843.13
Operating Reserves	133,426.86	133,399.45	133,317.25
Deferred Loan & Compliance Fees	17,817.03	17,901.47	18,154.79
Total Other Assets	**294,762.53**	**293,400.26**	**289,315.17**
Fixed Assets			
Fixed Assets	6,609,465.86	6,609,465.86	6,609,465.86
Less: Accumulated Depreciation	(2,578,710.46)	(2,562,220.79)	(2,512,751.66)
Total Fixed Assets	**4,030,755.40**	**4,047,245.07**	**4,096,714.20**
TOTAL ASSETS	**4,363,395.15**	**4,374,801.97**	**4,416,962.70**
Current Liabilities			
Accounts Payable	5,863.33	33,424.18	5,608.22
Due to ONS	41,713.10	4,764.76	2,800.68
Accrued Expenses	172,253.51	172,210.40	169,090.07
Tenant Security Deposits	8,200.00	7,800.00	8,200.00
Total Current Liabilities	**228,029.94**	**218,199.34**	**185,698.97**
Long Term Liabilities			
Notes Payable	858,726.59	859,672.26	862,509.27
Total Long Term Liabilities	**858,726.59**	**859,672.26**	**862,509.27**
TOTAL LIABILITIES	**1,086,756.53**	**1,077,871.60**	**1,048,208.24**
Limited Partner Capital - NEF	3,185,375.35	3,185,375.35	3,185,375.35
General Partner Capital - Newbury	(64.94)	(64.94)	(64.94)
General Partner Capital - ONS	219,924.05	219,924.05	219,924.05
Syndication Fees	(36,480.00)	(36,480.00)	(36,480.00)
Net Assets	(92,115.84)	(71,824.09)	0.00
TOTAL NET ASSETS	**3,276,638.62**	**3,296,930.37**	**3,368,754.46**
TOTAL LIABILITIES AND NET ASSETS	**4,363,395.15**	**4,374,801.97**	**4,416,962.70**

Due to ONS - primarily includes insurance downpayment and payroll, will work to pay down over next several months
need to make a replacement reserve request to replace operating funds

Silver Oaks Associates, LP

Income Statement - Comparative Summary

	Current Period			PY Period	Current Year-to-Date			Annual Bdgt	Prior YTD
	Actual 04/30/2026	Budget	Change Inc/(dec)	Actual 04/30/2025	Actual 04/30/2026	Budget	Change Inc/(dec)	2026	Actual 04/30/2025
REVENUE									
Tenant Rent Revenue	29,165.00	31,816.00	(2,651.00)	28,475.00	117,040.00	127,264.00	(10,224.00)	381,796.00	116,826.00
Interest & Investment Income	58.30	57.00	1.30	54.82	231.38	229.00	2.38	685.00	217.91
Other Income	50.00	4.00	46.00	50.00	525.00	18.00	507.00	50.00	175.00
TOTAL REVENUE	**29,273.30**	**31,877.00**	**(2,603.70)**	**28,579.82**	**117,796.38**	**127,511.00**	**(9,714.62)**	**382,531.00**	**117,218.91**
EXPENSES									
Salaries & Wages	7,586.68	7,599.00	(12.32)	4,932.13	22,377.98	22,797.00	(419.02)	65,852.00	18,759.80
Taxes & Benefits	1,576.46	1,733.00	(156.54)	1,379.56	6,145.72	6,260.00	(114.28)	18,758.00	5,456.70
Rent Expense	1,045.11	1,052.00	(6.89)	1,021.27	4,180.44	4,208.00	(27.56)	12,620.00	4,085.08
Communications & Utilities	5,403.79	6,233.00	(829.21)	6,333.78	23,674.78	24,932.00	(1,257.22)	74,775.00	26,679.99
Insurance	7,421.53	4,679.00	2,742.53	4,441.04	23,731.38	18,716.00	5,015.38	56,142.00	15,509.33
Real Estate Taxes	520.00	517.00	3.00	405.00	2,080.00	2,068.00	12.00	6,198.00	1,620.00
Office & Security Supplies	1,008.37	309.00	699.37	0.00	1,737.52	1,236.00	501.52	3,700.00	1,158.90
Maintenance, Supplies & Repairs	3,572.94	4,217.00	(644.06)	3,154.72	21,239.23	16,868.00	4,371.23	50,580.00	10,416.98
Professional/Contract Services	4,446.20	4,313.00	133.20	5,544.99	19,787.40	18,815.00	972.40	53,302.00	20,235.25
Other Admin Expense	247.36	267.00	(19.64)	216.43	971.21	1,068.00	(96.79)	3,200.00	907.92
Audit Expense	0.00	5,195.00	(5,195.00)	0.00	17,040.00	10,395.00	6,645.00	10,395.00	9,900.00
Interest Expense	84.44	85.00	(0.56)	84.44	337.76	340.00	(2.24)	1,020.00	337.76
TOTAL EXPENSES	**32,912.88**	**36,199.00**	**(3,286.12)**	**27,513.36**	**143,303.42**	**127,703.00**	**15,600.42**	**356,542.00**	**115,067.71**
CHANGE IN NET ASSETS BEFORE DEPRECIATION	**(3,639.58)**	**(4,322.00)**	**682.42**	**1,066.46**	**(25,507.04)**	**(192.00)**	**(25,315.04)**	**25,989.00**	**2,151.20**
NON-OPERATING EXPENSES									
Depreciation Expense	(16,489.67)	(16,417.00)	(72.67)	(16,545.45)	(65,958.80)	(65,668.00)	(290.80)	(197,000.00)	(66,181.92)
Interest Expense	(162.50)	(163.00)	0.50	(162.50)	(650.00)	(652.00)	2.00	(1,950.00)	(650.00)
	(16,652.17)	(16,580.00)	(72.17)	(16,707.95)	(66,608.80)	(66,320.00)	(288.80)	(198,950.00)	(66,831.92)
CHANGE IN NET ASSETS - DEPRECIATION	**(16,652.17)**	**(16,580.00)**	**(72.17)**	**(16,707.95)**	**(66,608.80)**	**(66,320.00)**	**(288.80)**	**(198,950.00)**	**(66,831.92)**
NET SURPLUS (DEFICIT)	**(20,291.75)**	**(20,902.00)**	**610.25**	**(15,641.49)**	**(92,115.84)**	**(66,512.00)**	**(25,603.84)**	**(172,961.00)**	**(64,680.72)**
Vacancies	3	8%							

1 One Bedroom; 2 Two Bedrooms

Rent Revenue - below budget due to unexpected vacancies, only budgeted for 1%
Insurance - premiums increased by 50%, only budgeted for 10% increase
Maintenance & Repairs - $5,900 in flooring replacements not budgeted
Audit - budget was completed before switch in audit firms, 2026 includes one-time charges from prior firm and from new firm totaling $1,540 for the change

Certification of Authority and Corporate Resolution

The undersigned, as President or Secretary of Homes of Oakridge Human Services, Inc. dba Oakridge Neighborhood Services (name of corporation) ("Corporation") hereby certifies that (1) the following resolutions were duly adopted by the board of directors of the Corporation at a duly called meeting or by unanimous written consent, and (2) the resolutions remain in full force and effect and do not conflict with the Corporation's Charter, Articles of Incorporation or bylaws.

Whereas, the Corporation desires to open and maintain a brokerage account with Flourish Financial LLC ("Flourish").

Be it resolved that:

1. The Corporation is authorized to establish a brokerage account with Flourish.
2. Each individual listed below who the Corporation is seeking to name an Authorized Person with respect to the Corporation's account with Flourish(each, an "Authorized Person") is authorized to (1) provide tax certifications; (2) establish, maintain, and operate any account(s) with Flourish on behalf of the Corporation and to bind the Corporation to the Application Agreement and all incorporated agreements and disclosures, each as amended from time to time (the "Agreement and Disclosures"), the current versions of which have been made available to the Corporation; and (3) designate persons to operate such account(s).
3. Each Authorized Person is authorized to act individually, independently, and without the consent of the board or any director, officer, or other person of the Corporation. Notice sent to any Authorized Person will constitute notice to the Corporation. Nothing in the organizational documents, agreements, and laws governing the Corporation imposes any obligation upon Flourish for determining the purpose or propriety (1) of any instructions received from any Authorized Person or (2) of payments or deliveries to or among Authorized Person.
4. The authority hereby conferred is not inconsistent or in conflict with the Certificate of Incorporation, charter, bylaws, resolution, or other applicable constituent documents of the Corporation and is within the Corporation's corporate power and authority and agreements and laws governing the Corporation.
5. All actions previously taken with respect to matters authorized in these resolutions are hereby ratified, confirmed and approved.
6. The President or Secretary of the Corporation is authorized and directed to certify to Flourish that these resolutions have been duly adopted, are in full force and effect, and are in accordance with the governing documents of the Corporation.

Authorized Person(s):
Please print the full name each Authorized Person below. *Please note: Flourish will only process requests for Authorized Persons that were previously added via flourish.com.*

__Kristin Clayton__________________________________ ____________________________________

____________________________________ ____________________________________

Signature. The undersigned certifies that the information set forth in this Certificate of Authority and Corporate Resolution is true and correct, and that Flourish may conclusively rely upon this Certificate of Authority and Corporate Resolution until the Corporation delivers a written replacement Certificate of Authority and Corporate Resolution to Flourish at an address specified by Flourish.

President's or Secretary's Name: ____________________________________

Signature: ____

Date: _________________________________

Section	Current Language (June 23, 2021)	Proposed Language
Sect. 3	*Directors shall be elected for three (3) years. The terms shall be staggered so that one-third (1/3) of the members shall be elected every year. A Director may be reelected for additional three-year terms.*	*Directors shall be elected for three (3) years. The terms shall be staggered so that one-third (1/3) of the members shall be elected every year. A Director may be reelected for additional three-year terms.* ***<u>A director may serve up to 3 consecutive terms.</u>***
Add Sect. 3.5	N/A	**DIRECTORS EMERITI AND EMERITUS BOARD.** The Board of Directors may recognize former Directors who have provided distinguished service to the Corporation by electing such persons to serve as Directors Emeriti. Directors Emeriti shall collectively constitute the Emeritus Board. A Director Emeritus must have previously served as a member of the Board of Directors, must remain supportive of the mission and purposes of the organization, and must be willing to continue providing counsel, support, and ambassadorship on behalf of the organization. Directors Emeriti shall be elected by the Board of Directors upon recommendation of the Governance Committee. Election as a Director Emeritus shall require the affirmative vote of a majority of the Directors then in office. Directors Emeriti shall serve at the pleasure of the Board of Directors. Service as a Director Emeritus shall not be subject to the three-year term provisions applicable to Directors and shall not prevent a Director Emeritus from later being elected or re-elected to the Board of Directors. Directors Emeriti shall attend the annual meeting and may be invited to attend meetings

		of the Board of Directors, serve on committees in an advisory capacity, participate in special projects, assist with fundraising, provide institutional knowledge, and support the Corporation's community relationships and strategic priorities. Directors Emeriti shall not be voting members of the Board of Directors. Directors Emeriti shall not be counted for purposes of determining the number of Directors in office, shall not be counted toward quorum, shall not have the authority to bind the Corporation, and shall not have any of the legal duties or responsibilities of Directors solely by reason of their emeritus status. The Board of Directors may remove a Director Emeritus from emeritus status at any time, with or without cause, by the affirmative vote of a majority of the Directors then in office.
Sect. 14E	HUMAN RESOURCES COMMITTEE There shall be a Human Resources Committee which shall be chaired by a Director of the Board as appointed by the President. The Human Resources Committee shall be composed of Directors and others (who need not be directors). The committee shall meet throughout the year as needed and advise on human resources issues included CEO Evaluation, succession and related staffing and personnel matters of the organization that require input from and the support of the Board.	HUMAN RESOURCES COMMITTEE There shall be a Human Resources Committee which shall be chaired by a Director of the Board as appointed by the President. The Human Resources Committee shall be composed of Directors **~~and others (who need not be directors)~~**. The committee shall meet throughout the year as needed and advise on human resources issues including the CEO Evaluation, succession and related staffing and personnel matters of the organization that require input from and the support of the Board.
Sect. 14F	GOVERNANCE COMMITTEE There shall be Governance Committee which shall be chaired by a Director of the Board as appointed by the President. The Governance Committee shall be composed of Directors and others (who need not be directors). The committee shall meet throughout the year as	GOVERNANCE COMMITTEE There shall be a Governance Committee which shall be chaired by a Director of the Board as appointed by the President. The Governance Committee shall be composed of Directors **~~and others (who need not be directors)~~**. The committee shall meet throughout the year as

	needed and advise on board governance topics to include board nominations, board officers, bylaws and amendments, board profile and board participation and effectiveness surveys.	needed and advise on board governance topics to include board nominations, board officers, bylaws and amendments, board profile and board participation and effectiveness surveys.
Art. IV, Sect. 2	The President is elected and serves a two (2) year term as President of Board, and is the chair of the Executive Committee. The President upon expiration of the President's term shall be deemed to be the Immediate Past President who shall serve for a two (2) year term.	The President is elected and serves a two (2) year term as President of the Board, and is the chair of the Executive Committee. The President upon expiration of the President's term shall be deemed to be the Immediate Past President who shall serve for a **one (1)** year term.
Art. IV, Sect. 2	The Vice President is elected in a year in which there will be an Immediate Past President to serve during the ensuing corporate year. The Vice President serves a two (2) year term. The Vice President ordinarily becomes the President of the Board of Directors after serving a term as Vice President; however this is not required of either the position or the individual.	The Vice President is elected in a year in which there will be an Immediate Past President to serve during the ensuing corporate year. The Vice President serves a two (2) year term. ~~**The Vice President ordinarily becomes the President of the Board of Directors after serving a term as Vice President; however this is not required of either the position or the individual.**~~

OAKRIDGE NEIGHBORHOOD

Communications Update

4/3/26 – 6/3/26

Earned Media

- Developed recommendations and communications announcing Cynergy development; pitched and facilitated multiple media interviews, including with Des Moines Business Record, Iowa Public Radio, WE ARE IOWA 5 TV, KCCI TV
- Pitched story on Oak Futures to Des Moines Business Record; facilitating all interviews, photos, etc.
- Pitched and facilitating deskside visit with Deidre DeJear and new Des Moines Register social justice reporter
- Submitted Cynergy story to Des Moines Partnership per their request to highlight area development activities
- Developed and distributed news release on Athene grant
- Developed and distributed news release on record Oak Futures interest; facilitated interview with WE ARE IOWA 5
- Agreed to serve as spokespersons in alignment with DART as they roll out new routes
- Helped facilitate Deidre DeJear interview on Fearless podcast
- Pitched Deidre DeJear as potential source for Business Record’s “Thoughts from the CEO’s chair”
- Provided Breakfast at Tiffany’s photos to Black Iowa News per their request
- Facilitated interview with WE ARE IOWA 5 on finding affordable childcare

Paid Media

- Facilitated creative for May Business Record Daily
- Facilitated creative for .com sites for dsm and Business Record
- Facilitated creative for July/August dsm ad

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: Oak Academy Summer Experience, Oak Futures, Summer Blast Camp, Oak Studio, diaper drive thanks, Birdies for Charity, Journey to Homeownership training, etc.
- Facebook, Instagram, LinkedIn, YouTube – Oakridge Neighborhood; Facebook, Instagram – Oak Academy; Facebook employee page
- Followed recommended list of foundations on LinkedIn

Owned Media

- Developed and distributed 2025 annual impact report, electronic and hard copy; added key funders; elevated presence on website
- Developed and distributed April and May external newsletters
- Developed and distributed May and June employee newsletters
- Developed and distributed April and May resident newsletters
- Facilitated content additions to website, including volunteer opportunities, refinement to Oak Studio page, posting additional blogs, updating donate page
- Facilitating all details of Employee of Month program
- Developed misc. graphics and flyers for newsletters, social, and departmental use, including on resident pizza party, Project OASIS, BE REAL Academy, Oakridge mission, resident dinner gathering, etc.
- Asset curation including youth programming, Oak Academy activities, resident meeting, volunteers, Breakfast at Tiffany's, etc.
- Wrote article on client Shakila Zabihee and ELL program
- Developed new Silver Oaks logo and signage creative
- Developed and distributed letter from Deidre to her contacts seeking partners to support additional Oak Futures employees
- Updated staff portal card
- Developing video interview with Lenny Bell
- Developed video interview with Billy Stone for use in newsletters

- Developing greeting card series for administrative use
- Developing Family & Workforce Programs brochure
- Working on website SEO
- Transferred much of newsletter subscriber list to Raiser's Edge; working to figure out how to export the balance

Events/Presentations

- Completed all Breakfast at Tiffany's communications, including news release, submission to community calendars, social media promotion, invitation, script, panel details, etc.
- Publicized Enrollment Saturday event for Oak Academy
- Assisted with presentation details for 5/14 Cynergy fundraiser; drafted follow-up thank you for hosts to provide contributors
- Pitched Deidre DeJear as presenter for Des Moines Partnership "Meet the CEO" series
- Developed merchandising tool kit for tabling events; ordered quantity of giveaways
- Serving on National Night Out/Staff Retreat committee

Additional

- Implementing 2026 Communications Plan
- Developed comprehensive plan to promote Oak Academy enrollment; facilitating details
- Nominated Deidre DeJear for Elevate Prize
- Met with Drake University School of Journalism and Mass Communication to consider Oakridge Neighborhood as 2026-2027 PR and Strategic Political Communication senior capstone client – we were selected!
- Facilitated volunteer opportunities for several requesting
- Providing Management Team meeting notes to all staff

Community Relations

- Al Éxito! – board of directors
- The Consortium professional business organization – president, executive committee
- Greater Des Moines Partnership – communications board

Results

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

- **“**Creative Futures: Expanding opportunities for Black and brown youth,” dsm Inclusion, 2026
- “RSVP: Jazz, Jewels & Jeans,” dsm, March/April 2026
- “Iowa awards $250,000 in grants to boost summer youth internships,” KCCI-TV, 4/3/26
- “Iowa awards $250,000 in grants to boost summer youth internships,” Ottumwa Radio, 4/3/26
- “State awards $250,000 in grants for summer youth internships,” Business Record Daily, 4/6/26
- “Oakridge Neighborhood to host annual Breakfast at Tiffany’s fundraiser,” Business Record Daily, 4/13/26
- “New Report says 1 in 3 central Iowa households struggles with basic needs, highlights childcare,” KCCI-TV, 4/13/26
- “Live United celebration: United Way releases 2026 Community Report,” KCCI-TV, 4/14/26
- “United Way releases 2026 community report during Live United event,” MSN, 4/17/26
- “United Way report: 1 in 3 Central Iowa households struggle to meet basic needs,” Business Record Daily, 4/17/26
- “Oak Studio Teen Tech Center receives grant from Athene Charitable Foundation,” Business Record Daily, 4/23/26
- “Attainable Housing,” Des Moines Business Record, 4/23/26
- “Breakfast at Tiffany’s,” Des Moines Business Record,” 4/24/26
- “Variety’s vans drive community impact in Des Moines,” MSN, 4/25/26
- “1 big thing: Oakridge’s $15M+ Cynergy project,” Axios, 4/28/26
- “Oakridge is planning a $15M+ Cynergy project,” Business Record Daily, 4/28/26
- “2026 Annual Real Estate Magazine is available,” Commercial Real Estate Weekly, 4/29/26
- “Attainable Housing: Develop the Developer…” Annual Real Estate Magazine – Des Moines Business Record, May 2026
- **“**Oakridge Neighborhood announces plans for $15 million Cynergy mixed-use development,” WE ARE IOWA 5, 5/6/26

- “A Des Moines nonprofit is bringing a new, affordable housing development to the city’s downtown area,” iowapublicradio.org, 5/6/26
- “A Des Moines nonprofit is bringing a new, affordable housing development to the city’s downtown area,” Iowa Public Radio, hourly - 5/6/26
- “New Des Moines housing project targets overcrowding, but major funding gap remains,” KCCI-TV, 5/6/26
- “Oakridge project looks to boost affordable housing,” YouTube, 5/6/26
- “Polk County Supervisors earmarked $200,000 for land acquisition for Oakridge Neighborhood’s…,” Axios, 5/6/26
- “Oakridge plans $15M affordable Des Moines housing project for families,” Des Moines Register, 5/7/26
- “Oakridge plans $15M affordable Des Moines housing project for families,” AOL.com, 5/7/26
- “Oakridge Neighborhood announces plans for $15 million Cynergy mixed-use development,” MSN, 5/9/26
- “Oakridge plans mixed-use development on vacant parking lot,” Commercial Real Estate Weekly, 5/13/26
- “Oakridge plans mixed-use development on vacant parking lot,” Business Record Daily, 5/14/26
- “Project to create dozens of affordable family apartments in central Iowa,” Radio Iowa, 5/14/26
- “Oakridge Neighborhood youth employment program looks to expand while continuing mission,” WE ARE IOWA 5, 5/23/26
- “Oakridge Neighborhood looking for community partners to expand youth employment program,” YouTube, 5/23/26
- “Oakridge Neighborhood seeks funds to expand Oak Future’s Youth Employment Center,” YouTube, 5/23/26
- “Oakridge Neighborhood looking for community partners to expand youth employment program,” weareiowa.com, 5/22/26
- “Oakridge Neighborhood youth employment program looks to expand while continuing mission,” Yahoo, 5/23/26
- “Oakridge Neighborhood youth employment program looks to raise funds to meet growing demand,” weareiowa.com, 5/23/26
- “Oakridge Neighborhood youth employment program looks to raise funds to meet growing demand,” YouTube, 5/23/26

- “Iowa and Alabama promote teen jobs as national hiring drops,” MSN, 5/23/26
- “Oakridge seeks community support to meet demand for youth employment program,” Des Moines Business Record Daily, 5/27/26

Paid Media

- “Supportive Services. Strong Community.” businessrecord.com, 10/1/25 – 9/30/26
- “Supportive Services. Strong Community.” dsmmagazine.com, 10/1/25 – 9/30/26
- “Supportive Services. Strong Community.” Business Record Daily, 5/6/26
- “Supportive Services. Strong Community.” Business Record Daily, 5/12/26
- “Supportive Services. Strong Community.” Business Record Daily, 5/13/26
- “Supportive Services. Strong Community.” Business Record Daily, 5/20/26
- “Supportive Services. Strong Community.” Business Record Daily, 5/27/26

Owned Media

- External Newsletter
    - Audience 1,363, **down 16** from 1,379 since 4/3/26
    - Open rate/external newsletters sent during this period: 35.5, 38.6, 22.8

Shared Media

- Facebook
    - Followers 3,730, **up 71** from 3,659 since 4/3/26
- Instagram
    - Followers 1,304, **up 5** from 1,299 since 4/3/26
- LinkedIn
    - Connections 1,164, **up 12** from 1,152 since 4/3/26
- YouTube
    - Channel subscribers 236**, up 3** from 233 since 4/3/26
- Oak Academy Facebook
    - Followers 103, **up 7** from 96 since 4/3/36
- Oak Academy Instagram

- Followers 19, **up 3** from 16 since 4/3/26

Ancedotal

- “Great newsletter as usual. Love the story of Matthea and of Jordan’s passion. The Cynergy update is helpful indeed.” – Internal newsletter
- “I just went to the new volunteer page on the Oakridge website. Well done. Very impressive! You really explored the range of ways someone can get involved. Great work.” – website
- “Tina Turner’s story is such an inspiration. It’s a story to share with the board members of the Community Foundation (and others) so they can better visualize how the retail aspect of the Cynergy development can work.” – external newsletter
- “We SO appreciate you sharing the details of these wonderful events and activities at Oakridge Neighborhood.” – Good things going on at Oakridge Neighborhood editor email

DEVELOPMENT REPORT - June 2026

	2025 Target	2025 Actual	2026 Target	2026 Actual	Percent
Corps & Foundations	$1,625,000.00	$1,020,601.00	$1,010,601.00	$600,230	39.3%
Special Events	$300,000.00	$154,486.17	$188,000.00	$53,672	3.5%
Individual Giving	$125,000.00	$224,735.58	$224,000.00	$140,020	9.2%
Year-End Giving	$175,000.00	$101,862.72	$100,000.00	0	0%
Government Grants	$1,225,000.00	$698,096.61	$1,115,899.00	$730,000	48%
Total	**$3,500,000.00**	**$2,199,782.08**	**$2,688,500.00**	**$1,523,922**	**100%**

Revenue performance to date* (May 31, 2026):

- **FY26 Q1-2 income:** $1,523,922* (includes all FY26 gov't funding) vs. FY25: $603,306
- **Progress toward the annual target:** 57% of annual revenue goal achieved to date.
- **One-time funding** from UWCI for Prepared to Care ($8,000) and Oak Academy($16,043.24)

Q3-Q4 outlook:

- **Q3 revenue** anticipated from foundation/corporate partners: United Way programs ($650K), EMC ($40K), Molina ($50K), Prairie Meadows ($75K), Variety Club ($25K), JPMC ($10K), and Wells Fargo ($23K).
- **Individual giving** is the priority for the remainder of the year, with a particular focus on generating unrestricted operating revenue. Small group receptions are planned in August (Wong) and September (Roberts).

Capital Projects

- **Mainframe Parking Lot** –purchase agreement executed with April 2027 deadline. Funds to date: $200K – CFGDM; $200K – Polk County; $25K – City of DM; BIG - $93K; CFGDM Catalyst Circle - *$750K pending*.
- **Urban Community Center** – Second installment of appreciated DOW stock from Toni & Tim Urban is expected in June. Est - **$135,000**. June 1-12 (interior) and August 17-28 (exterior) construction periods.
- **Shade Structures / Swing Set Pocket Park** – Installation TBD.
- **Silver Oaks computer lab renovation** – Deadline for completion: September 30.

Grant Landscape

- **Principal Foundation** – **Awarded $100,000** for workforce programs.
- **Polk County Development Grant –** *Pending*. Decision expected for shade structures.
- **KKR – Awarded $20,000** for Oak Studio Teen Tech Center.
- **Athene – Awarded $10K** for Oak Studio.
- **Iowa Early Childhood Continuum of Care –** *Pending*; awaiting decision.
- **IWD Future Ready Iowa – Awarded $30K** for summer youth internship program.
- **Prairie Meadows – *Pending*** – decisions in June (2 applications).
- **Delta Dental of Iowa –** Vision Clinic application due 9/1.
- **United Way of Central Iowa –** *Pending (7)* programs + HOPE.
- **Bank of America – Awarded $10,000** for youth employment program.
- **AARP – Awarded $20,437** for Silver Oaks computer lab and training.
- **Shared Visions Parental Support – *Declined***
- **Polk County Housing Trust Fund – Awarded $65,000** for Family & Workforce Dept.
- **EMC Foundation –** *Pending;* $50K requested for Workforce/Oak Studio.
- **Variety Club of Iowa –** *Pending;* decisions in September.
- **Storey Kenworthy –** sponsorship application; monthly revolving window.
- **Merchants Bonding Company –** application due by July.
- **Green State Credit Union Foundation –** application due July 1.
- **JP Morgan Chase –** *invited to apply for $10,000; request is pending.*
- **Wells Fargo –** *Invited to apply for $23,000, plus $15K for a volunteer project*.
- **Community Foundation of Greater DM:** *Pending $153,000* for integrated health pilot.
- **Molina Healthcare:** *Pending $50,000* for Oak Futures family health initiative.

Oak Studio Teen Tech Center

- Oak Studio's contract with Best Buy expired on April 30, 2026. The Clubhouse Network affiliation continues with a $15,000 one-time licensing fee. Project Invent tech partner collaboration continues at an expense of $6,900.
- **The Career Pathways** cohort won the Explorer Award at Project Invent Demo Days in San Francisco. Their winning project is **ZoFlo**, a portable water-quality testing system.
- Oak Studio teen, **Kiera Shadd**, was selected for the highly competitive United Negro College Fund scholarship worth **$40K** over four years. She plans to study art at UMKC.

Events & Awards

- **Breakfast at Tiffany's – Gross $53,672; Expenses - $23,946**; **Net: $29,725**. Save the date for 2027: April 25, 2027, at Willow on Grand.
- **Building Impact for Good (BIG) Collective** fundraising reception – May 14: established by Erin Sherriff, Lindsey Smith, and Heather Schott generated **$93,272** to date for Cynergy.
- **Oak Society Reception 2026: Wednesday, December 9.** Joint celebration with the Board meeting/social and our annual awards. **Golden Oak honoree**: **Loretta Sieman**. **Oak Society honorees**: **Vernon Johnson and Teree Caldwell-Johnson**.
- **AFP National Philanthropy Day Luncheon –** We successfully nominated **Toni & Tim Urban** for the Outstanding Philanthropist Award. Ceremony is on Friday, November 20.
- **JJJ – Thursday, October 15 at The Loft DSM – Halloween Party**

Oakridge Neighborhood
Governance Committee Meeting Minutes
June 12, 2026

Attendance: Diana Dubuisson, Jamie Buelt, Matthea Smith, Skylar Mayberry-Mayes, Deidre DeJear

Not in Attendance: Emily LeMay, Sharon Gaddy-Hanna, Kent Kramer, Marcy Baker

Meeting called to order at 11:05 a.m. by Board President Skylar Mayberry-Mayes

Governance Responsibilities

Skylar spoke on the responsibilities of the Governance committee and presented recommended changes to be discussed with the Board.

- Term Limits
- Director Emeriti or Emeritus members
- Human Resources and Governance language changes
- Past President word change
- Vice President word change

Deidre will reach out to Joyce regarding the potential change to HR Committee wording

Board Member Recruitment

The Board spoke on the list of potential Board member candidates and Deidre will be reaching out to individuals to speak regarding the opportunity

Principal: Armel R Traore dit Nignan

Jeff Fleming: Des Moines Art Center

Brian Hanna: Community State Bank

Theresa Greenfield: Invest Des Moines

Unity Point

Tiara Mayes

Schedule of Board Member Recruitment

- Contact to be confirmed to all potential Board Members by August Board meeting
- Recommendation to the Board at October Board meeting
- Vote on new Board Member Candidates – December Board meeting

Meeting Adjourned at 11:35 a.m.

May 6, 2026
8:00 am Zoom Meeting Minutes
Organizational Strategy Meeting with Baton Global

Attendance: Albert Farr, Erin Kuhl, Tim Haight, Nalo Johnson, Alex Marckmann, Deidre DeJear, Sheri Fitzpatrick, Skylar Mayberry-Mayes

Guest: Karter Smith

Absent: Deidre Williams, Jessica Feeney, Sherri Hart

Albert Farr called the meeting to order at 8:00 a.m.

The Committee focused on reviewing Oakridge's Strategic Plan and Key Performance Indicators (KPI's).Baton Global' s Karter Smith presented an overview and led a discussion centered on the current scorecard which allows us to measure key elements over time

Key Takeaways:

- Streamline and reduce the number of metrics to a more manageable 15-20 KPIs
- Need for technology-focused KPIs
- Ensuring KPIs drive decision-making rather than just being tracking metrics
- Integration of KPIs with Oakridge's employee evaluation process
- How to capture desire for innovation in KPI's
- Cynergy incorporated into metrics
- Board and Cabinet Review of scorecard and KPI's to review, revise or condense

Meeting adjourned at 8:30 am

Next Meeting

- **June Meeting:** Set for June 3, 2026,

OAKRIDGE NEIGHBORHOOD AND NEIGHBORHOOD SERVICES
Human Resources Committee Meeting Minutes
May 22, 2026 - 10 a.m.

Present: Joyce McDanel, Deidre Williams, Sharon Gaddy-Hanna, Mary Johnson, Tim Haight, Deidre DeJear, Sheri Fitzpatrick

Absent: Sherri Hart

Joyce called the HR Committee meeting to order at 10:01 am

Review of Human Resources Charter

The committee reviewed and approved changes made to the Human Resources charter

- With additional change to add in “assist in the review of salary”

Committee discussion:

- Timeline of the CEO evaluation
    - Correct links sent to correct Board and Cabinet

- Review of cost for services
    - Joyce will reach out to Mollie to confirm agreement for 2026

Meeting Adjourned at 10:30 am

Next Meeting – August 28, 2026, at 10 am

Oakridge CEO Evaluation Surveys
Project Timeline

Prepared by

HR SOLUTIONS

PO Box 171, Ames IA 50010
515-231-3050
mollie@mfshrsolutions.com

June 11, 2026

To ensure a comprehensive and balanced evaluation of the CEO's performance, three distinct surveys will be developed, each tailored to the perspective of a key stakeholder group:

- Board of Directors Survey
- Leadership Team Survey
- Self-Evaluation Survey

Project Timeline Overview

Task	Start Date	End Date	Owner	Status	Notes
Survey Creation	Aug 10	Aug 24	Aaron	In progress	
DropBox Folder	Aug 3	Aug 3	Mollie		Mollie will create and share a DropBox folder with Sheri for information sharing.
Email addresses	Aug 3	Aug 7	Sheri		Sheri will create 3 separate lists of email addresses by survey.
Email Introduction	Aug 17	Aug 21	Joyce		Joyce will send introduction email to survey recipients.
Email Introduction	Aug 24	Aug 28	Mollie		Mollie will send a "heads up" email to survey recipients.
Survey Review	Aug 24	Aug 28	Joyce, Aaron, Mollie	In progress	Review and discuss survey.
Survey Distributed	Sep 7	Sep 7	Mollie		Mollie will email surveys to identified recipients.
Email Reminder	Sep 11	Sep 11	Mollie		Mollie will email a reminder to complete the survey.

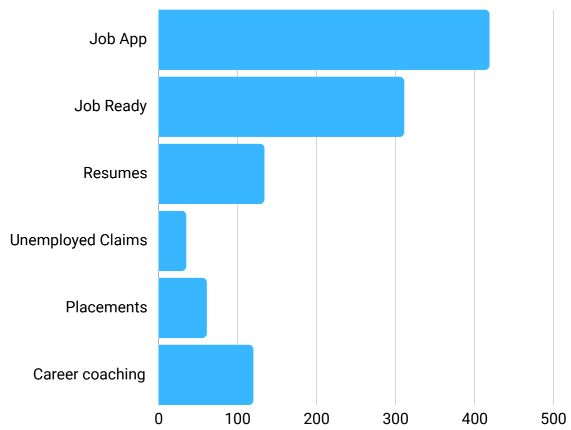
Task	Start Date	End Date	Owner	Status	Notes
Email Reminder	Sep 17	Sep 17	Mollie		Mollie will email a reminder to complete the survey.
Survey Closes	Sep 18	Sep 18	Mollie		Mollie will begin compiling results and creating results reports.
CEO Compensation Report	Sep 18	Oct 6	Mollie		Mollie will conduct market research for CEO compensation data.
Results Reports Submitted	Oct 5	Oct 5	Mollie		Mollie will submit results to Joyce. Need to schedule a virtual meeting.
Results Report Review with HR Cmt	Oct 13	Oct 16	Joyce		
Present results to Board of Directors	Oct 21	Oct 21	Joyce		

FAMILY & WORKFORCE PROGRAMS

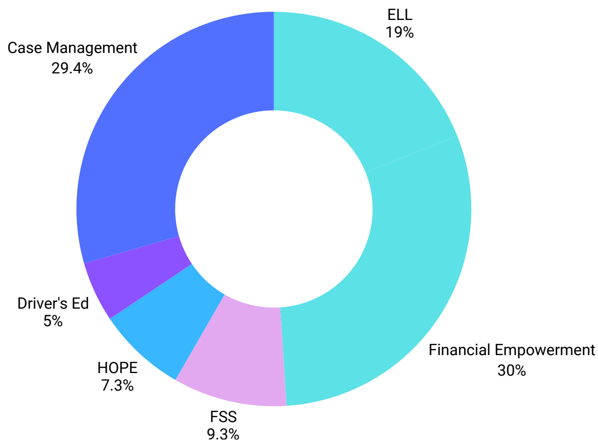
SEMI-ANNUAL ACTIVITY REPORT 2026

Total Served	Unique Individuals Served	Job Placements	Average Salary	# Zip Codes
2,493	1,067	61	$17.50 hr	26

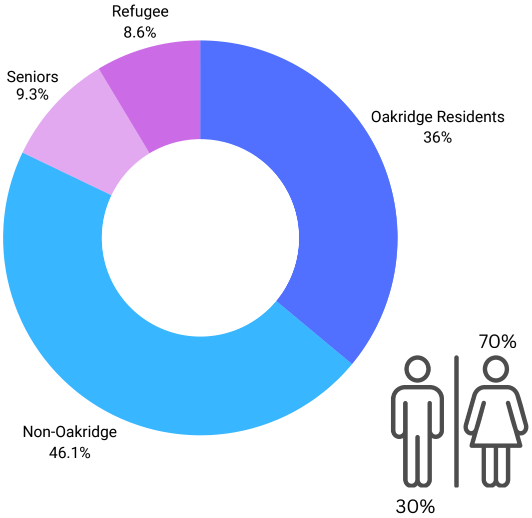
Workforce Readiness



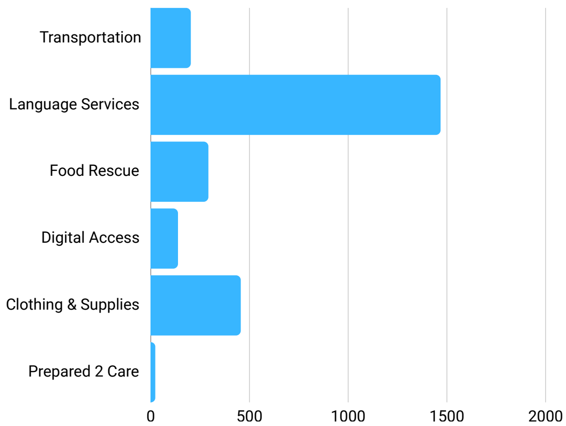
Engagement



Clients' Profiles



Service Points



Emerging Trends

- Rising Demand for Career Pathway and Upskilling Opportunities
- Rising demand for essential services
- Growing Demand for Essential Community Services
- Surging need for ELL classes
- Rising demand for transportation

Efforts & Initiatives

- Two families achieved their goal of purchasing a home.
- 61 individuals secured employment
- 13 Attended Journey to Homeownership Workshop
- 65 enrolled in ELL classes
- 31 participated in financial coaching
- 29 utilized our laptop lending library
- 23 Prepared to Care business

Upcoming Events

- Summer Giveaway, DTD
- Workforce readiness classes 6/16-6/17
- Digital literacy workshop 6/23-6/24
- Eye Clinic 7/9-7/10
- Senior Employment Initiative

OAK ACADEMY ENROLLMENT REPORT					
Column1	1.31.26	2.28.26	3.31.26	4.30.26	5.31.26
Month Start Enrollment (84)	74	78	77	79	79
Month End Enrollment (84)	78	77	79	79	78
Program Exits	0	5	3	0	3
New Enrollment	4	4	5		2
Pipeline Enrollments	4	3	3	3	
Headstart Enrollment (8)	8	8	8	8	8
Shared Visions Enrollment (32)	17	16	18	18	18