

LIFETIMES

May 2026

From the Pastor



Kai Nilsen
Senior Pastor

The pace of the world and the news we consume is designed to keep us in a reactive state—always on guard for the next betrayal of moral coherence, always on heightened awareness for the next great injustice, always in knee-jerk response mode to the latest emotional or relational sleight of hand that diminishes human dignity.

As you know, there is enough of all of that to keep our anxiety peaked, day to day, moment to moment, post to post, reel to reel.

Recently, I read an article by the Rev. Cameron Trimble that shifted my perspective from reactive to proactive. She included a quote from Bell Hooks, “*What we cannot imagine cannot come into being.*” And then Trimble reflects: “*If we can’t name the world we want, we’ll keep circling what we oppose and reacting to the same patterns, instead of building something new.*”

So, the question becomes very practical:

- *What are you really building?*
- *Where are you putting your time?*
- *What are you making stronger in the world right now?*

The goal isn’t just to stop harm. The goal is to make something better possible. That is a different kind of courage. It stays close to what is broken without letting it set the direction. It lets heartbreak clarify what matters, but it does not live there.”

We are in the very early stages of developing the next iteration of a multi-year plan at Incarnation. It will not be a plan built on what we oppose. It will be a plan that builds toward the world we want to help co-create. The phrase that seems to be capturing our attention is “We want to learn to live and love like Jesus, for a lifetime.”

It is increasingly important, in our time, to articulate and then live an authentic Jesus life. So, we invest in learning about that life. We live it by shaping our lives around it. We love the world with a servant love, like Jesus. That commitment takes a lifetime!

I’m encouraged by the energy and passion of our staff and leaders as we open up the conversations. We’ll look forward to your input as well.

This summer, we hope to complete the Building for Our Future (BFOF) facility projects that we established through 2026. The HVAC projects are underway. We have accepted a bid for the parking lot work that will start in the middle of the summer. We are still working on the scope of new lighting for our sanctuary that can be done this year.

If you made a commitment to BFOF and are waiting to fulfill it this year, we would encourage you to do it this summer, if possible. If you did not make a commitment but want to help us finish this work, you can still give specifically to Building for Our Future.

You’ve heard me say it often: Jesus came to help us imagine and then co-create a better, more loving world.

That’s worth the investment of time and energy and money and passion.

Peace, Kai

Young Adults Leading and Serving in Mission at Incarnation and *Beyond*



Joy McDonald Coltvét
Pastor for Faith Formation

Sophie Larsen is a first-year student at Bethel University. She is studying psychology and she already loves the faith-centered community, kindness and connection she has found at Bethel with professors and other students. This summer, she will be working with Mike Sell and students in High School ministry and will collaborate with Mike to develop connections and community in Christ with Young Adults. She is looking forward to supporting the High School youth group, Girls' group, service trip to Duluth and 1st Thursdays at Big Dipper. She's looking forward to Game Nights with the Young Adults—and other opportunities that she will help develop.



I asked her what drew her to want to work at Incarnation and she said that she comes with an open heart to serve God and do meaningful work aimed at building community. Sophie loves talking with people, hearing their stories of how they've gotten to their present place in life and their relationship with God. She's excited to work with high school students and young adults because this is a vulnerable, pivotal time of life when people are becoming who they are and being there for others.

Sophie enjoys reading, crafting, going on walks, swimming and she is adventurous. Yes, she is interested in skydiving. She loves to sing in her car, played tennis and hockey, and loves pickleball. In the future, she hopes to become a counselor. She sees the deep need for mental health support for so many people and wants to serve in that way one day. She is excited to be coming on board to serve and grow in leadership at Incarnation this summer.

We look forward to welcoming Sophie this summer!



Abenet Coltvét has enrolled to attend Augsburg University this fall to study business and marketing. This summer, he will be one of the Planting Hope Interns of the Saint Paul Area Synod. He will work with Shobi's Table. Deacon Kari Alice Olsen, Director and Mission Developer, describes the internship this way:

Interns at Shobi's Table are a vital part of making the summer successful. Each morning they help our Chef and volunteers with food preparation, which could be anything from chopping vegetables, baking or making a variety of from-scratch recipes. Then, by 11:15, they are helping to load up the food truck and drive to our lunch locations. Once everything is set up, our team of folks—interns, staff and volunteers—ensures that everyone who comes to the food truck has a hospitable and dignified experience. Intern may take orders, put meals together, or help provide hospitality to our guests at the tables. When lunch is over, they help load everything

back up and go back to our home kitchen to clean. The ministry of Shobi's Table is always smoother and stronger when we have summer interns, and we are grateful!

After good experiences working in a small pizza restaurant and a camp setting, Abenet is looking forward to this internship as a way to live his values, continue to develop his leadership and communication skills, as he learns first-hand how the staff of Shobi's attend to all the details of running a business. He's looking forward to getting to know the volunteers, especially those from Incarnation. In his free time, Abenet enjoys being outside, hanging out with friends, and watching movies with his family. Fun fact – he plays the bagpipes (started at age 8, still plays today) and enjoys throwing discus in track, something he plans to continue in college.

Join Abenet for lunch at Shobi's Table this summer!



Dinkenesht Coltvet is a senior at California Lutheran University and will graduate in May with a psychology degree. Last summer, she was an intern at Incarnation, and two years prior to that, she was a Planting Hope Intern of the Saint Paul Area Synod, placed with Lutheran Social Services. After graduation this May, she will be home in Minnesota for a few months before departing for the United Kingdom as an ELCA (Evangelical Lutheran Church in America) Young Adult in Global Mission.

The ELCA Young Adults in Global Mission (YAGM) invites young adults into a transformative, year-long journey in intentional service with our partners. As they offer themselves in service, young adults are shaped by the witness of our global neighbors. They share in the journeys of companion churches and organizations in one of nine country programs around the world.

Dinkenesht is especially looking forward to working in a program that matches her strengths and interests, particularly caring for children with special needs, tutoring at-risk children and helping families that are experiencing homelessness. She is excited to deepen her faith and relationship with God, help others and travel. One of her highlights of visiting Ethiopia in 2019 was getting to see the different holy places in caves and mountains; she is excited to see some of the holy places in the United Kingdom. Before she departs for her global service year, Dinkenesht plans to volunteer with Incarnation's Vacation Bible School and work as a substitute with Lakes Area Discovery Center. In her free time, Dinkenesht is a runner, plays the violin, enjoys reading, doing puzzles, and hanging out with friends and family. She loves a nap outside in the sun in her hammock and going on hikes and walks.

We celebrate with Dinkenesht this next step in her journey in life!

Please pray for each of these Young Adult leaders as they begin new ways of serving. We give thanks to God for the ways that Incarnation Young Adults are learning to live and love like Jesus for a lifetime. Do you have a story to tell? Share it with us!

Blessings,
Pastor Joy





*Ted Trahan
Council President*

Then God blessed the seventh day and sanctified it, because in it He rested from all His work which God had created and made.

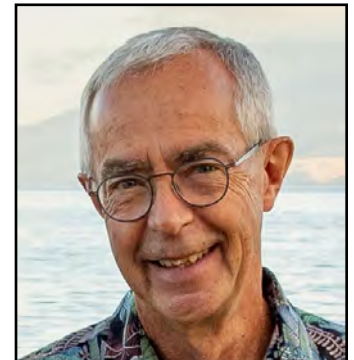
It's good to have a rest. The example was set way back in the book of Genesis. Leading a church is not quite on the level of creating the heavens and the earth, but let's not quibble. When you're on call practically seven days a week, sometimes you need time away. Pastor Kai Nilsen plans to do just that. He will be taking a sabbatical from August through October.

He has used previous sabbaticals to focus on his development projects. For example, he wrote the book, "Renew Your Life: Discovering the Wellspring of God's Energy" during sabbatical. This fall, he will be focused on family, grandchildren, reading, and recharging. We wish him rejuvenation!

Pastor Joy will have an expanded role while Kai is "out of the office". From worship leadership and preaching to ministry leadership and faith formation, Pastor Joy will be our go-to person. Thank you, Pastor Joy, for extending your role leading ministry at Incarnation.

Pastor Kai and Pastor Joy, along with other faith formation staff, have stretched themselves to cover pastoral care. Starting in May, we have great new support in this area. Pastor Lamont Koerner has been hired on a contract basis. He will be on staff from May through October. (For a discussion of pastoral service through contract versus pastoral service through a call, please see my note in the April 18 Worship & News email.)

Pastor Lamont has most recently served as an Intentional Interim at Christ Lutheran Church on Capitol Hill. He has also served in multiple roles, both in Iringa, Tanzania, and in the St Paul Area Synod as part of the International Partnership. He has served as Assistant to the Bishop of the St. Paul Area Synod and as Interim Lead Pastor at several churches around the synod. Fun fact: Pastor Lamont is a member of Incarnation Lutheran Church!



Pastor Lamont's role includes leading worship and preaching, providing special services such as funerals, working with the Care Team, and addressing other calls for pastoral care. He may extend the work of Incarnation in other areas where he has a passion.

We are grateful for the gifts that Pastor Lamont brings. His addition to the staff will allow Pastor Kai and Pastor Joy to allocate more time and energy to other ministry priorities. And he will support Pastor Joy during Pastor Kai's sabbatical.

Welcome, Pastor Lamont!

Families with young children, be ready to supercharge summer and fall! Vacation Bible School has the theme "Snowball Mountain Challenge", a refreshing context for the mid-June exploration of resilience and faith.

Have you considered a faith-based preschool for your children and are looking for options between part-time and full-time schedules? I invite you to consider Incarnation Discovery Center, an expansion of our long-running preschool program conducted in partnership with Lake Area Discovery Center. Registration is open now for preschool starting this September. Think of it: raising youth with a faith that can move mountains!



Do you have a favorite hymn that you'd like the congregation to sing at the 9 a.m. worship service this summer? I would love to know about it! Even if you have requested a hymn in the past, you are very encouraged to do it again. Keep in mind that well-known hymns, especially ones that are in our hymnals, are more likely to be sung well by the congregation. Submit one or several choices to Director of Traditional Worship, Amy Maakestad, at amaakestad@incarnationmn.org.

Thank you!

March MN Foodshare Campaign a Huge Success!

March MN FoodShare campaign a HUGE success. Through your generosity, we donated 837 pounds of non-perishable items and \$41,250! Thank you for your giving to help our neighbors who struggle with food insecurity. Blessings to you all this Easter season.



—Claudia Wiebold

Sunday May 31, 10 AM - 1PM

All are welcome to join us as we welcome and celebrate the start of a new season with bouncy houses, a rock wall, food truck and fun! We hope to see you there! Don't forget to bring a friend 😊

May 3 Is the Offering of Letters



On **Sunday, May 3**, is the day the Hunger Awareness and Advocacy group encourages and empowers you to write and e-mail your federal representative and senators about efforts to end hunger both here in our country and around the world. Stop by the table in the narthex to learn more and find out how to make your voice heard. Together we can make a difference.

Visit <https://www.bread.org/> to learn more.

Monday, June 15-Thursday, June 18 | 9 AM – Noon | 4-year-olds – 4th grade

You're invited to join us on an unforgettable adventure with Snowball Mountain Challenge! We will have an exciting week of winter sports events where we become challengers, gearing up for frosty games, snowy surprises, and hands-on lessons about resilience and faith, teaching kids "I can do all things through him who strengthens me" (Philippians 4:13). Register at www.incarnationmn.org/summer



Vacation Bible School 2026 | Volunteers Needed!

Monday, June 15 – Thursday, June 18 | 9 AM – Noon

Adult & Youth Volunteers are needed to make this amazing week possible!

We're looking for approximately 50 Adult Volunteers & 80 Youth Volunteers. If you're able to give your time, it ends up not only being an amazing week for the kids, but many volunteers say it's the highlight of their summer! Signup at www.incarnationmn.org/summer



Caritas

VOCAL ENSEMBLE
MUSIC WITH IMPACT



Pull up a chair to The Bountiful Table as Caritas Vocal Ensemble serves up a full helping of delicious harmonies, tasty licks, and sweet rhythms inspired by our favorite foods. Bon appetit! It's a varied menu—come hear music from Palestrina to Manhattan Transfer and more!

Caritas is the Twin Cities' premier avocational vocal ensemble, committed equally to artistic excellence and community service. Through partnerships with nonprofit organizations across the Twin Cities metro, Caritas uses highly refined choral performance to amplify community causes and raise awareness of the vital services these organizations provide.

Caritas website:

<https://www.caritasvocalensemble.org>

Tickets available at the door and online here:

<https://www.zeffy.com/en-US/ticketing/the-bountiful-table-517-caritas-concert>

Caritas Vocal Ensemble Presents:
THE BOUNTIFUL TABLE
Music that makes you go "mmm!"
Sunday, May 17 | 3:00 pm
Incarnation Lutheran Church, Shoreview
Tickets available online or at the door,
suggested price \$25

Interested in Hosting an Exchange Student?



The Arden Hills/Shoreview Rotary club is looking for three Host Families to host a 16-year-old boy from Norway for the next school year. He's arriving in August and loves soccer! He will attend Mound View High School. Each family would host the student for approximately three and a half months. If you are interested in learning more, please contact:

Charlie Oltman, Youth Exchange Officer
Arden Hills/Shoreview Rotary Club
612-310-1286
coltman@comcast.net



Patty Nilsen
Senior Ministry Leader

Wellbeing Wednesday
May 27, 10-11:30
Incarnation Chapel

Jesus often withdrew from people to pray and listen to God, which are now recognized as effective methods to lower physical and emotional stress.

At this Wellness Wednesday, Sharon Trahan will facilitate a conversation about a variety of ways to mitigate the stress response that is a normal occurrence when we live life fully, and concerns about family, friends, and our wider community and world induce stress. She will also lead us in an experience of Sanctuary Meditation, which is accessible to beginners while also offering opportunity for deep connection to those who practice regularly.

Sharon is a certified Teacher and Healer with The Modern Mystery School, International. Sanctuary Meditation is a foundational part of her personal practice.



Call the church office or email pattynilsen@incarnationmn.org to register

PrimeTimers Present: Local Crooner Gary LaRue



Gary LaRue, DJ Unplugged

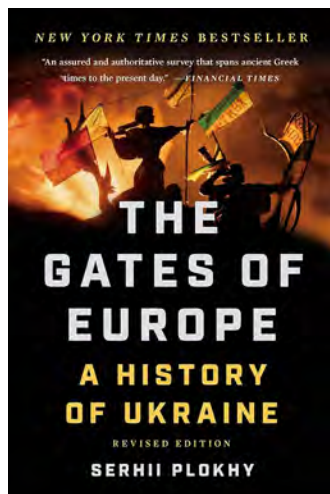
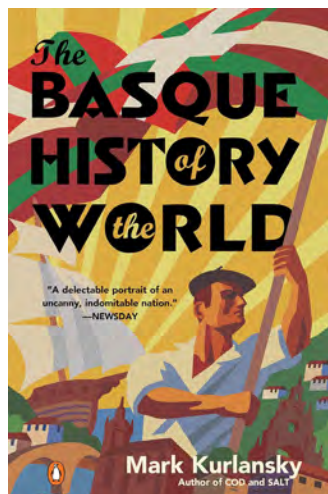
Thursday, May 21, 10:30 AM

Add a little swing to your morning! Local crooner Gary LaRue invites you, with a whole lot of charm, to step back into the world of Frank Sinatra, Dean Martin, and Sammy Davis Jr., and their timeless songs.

A fun tribute to music you know and love—perfect for a morning of reminiscing and maybe even a little singing along. Top it off by staying for lunch—just be sure to call ahead to reserve your spot.

- **Thursday, May 21, 2026**
- **Doors open: 10:00 am**
- **Program starts: 10:30 am**
- **Lunch: 11:30 am | \$10 (payable at the door)**

To reserve your lunch spot, please call Julie Durbin at 651-484-7213 by **Monday, May 18.**



The Men's History Group meets on the **first and third Tuesday at 9 AM** in Bethany Lounge to discuss a non-fiction history book selected by one of the members. Anyone interested in the subject is invited to attend any session, even if you have not read the book of that month. Here are the next books:

MAY — *“The Basque History of the World”* by Mark Kurlansky. A delightful portrait of an uncanny, indomitable nation whose contribution to history is much more than jai alai.

JUNE — *“The Gates of Europe: A History of Ukraine”* by Serhii Plokhy. No one can understand today's sad, tangled confrontation over Ukraine without some knowledge of the complex influences that have shaped Eastern Europe over the millennia

Questions? Contact Jerry Gilbert at dacta49@msn.com.

Meals on Wheels: Make Someone's Day in Just One Hour!



Are you ready to turn your Friday lunch break into the most rewarding part of your week? Join the Incarnation Meals on Wheels team and help us deliver more than a nutritious meal. As a Meals on Wheels volunteer, you'll be providing a vital human connection to neighbors who truly value the visit. It's a great way to bond with others, so feel free to bring along a friend, a family member, or even a co-worker! Our routes are designed to take no more than one hour between 11 am and 1 pm on Fridays, making it easy to make an impact in a short amount of time.

If you're ready to deliver a smile and a warm meal, please contact the church office for more information. We'd love to have you on the team!

Among the Congregation

PUBLIC PRAYER CONCERNS: Dede Mattison; Karen Ruff; Ronald Anderson; Dottie House; Carlos Rodriguez; Erin Holmen; Deb Rykken; Karen Stauder; Kara Genia & family; Jon Nelson; Kate Tollefson & family; Carol Beckerleg; Marian Ness; Lowell Odland; Linda Hudepohl; Bill & Sarah Conlin's brother-in-law; Linda Brynjulfson's sister; Kara & Mike Johnson's son & daughter-in-law; Katie Gray's daughter, Erin; Nicole & Troy Heller's brother-in-law; Kay Leerssen's daughter; Tom Henk's brother; Deb Rykken's brother; Sue Bernlohr's mother; Mike Wielenberg's mother;

Al and Carolyn Ek's son; Judy Nelson's friend, Leona; Nancy Haugen's friends David, Michelle & family and Colette & family; Kim Wielenberg's friend, Cindy; Dede Mattison's friends, Allan and Yvonne; caregivers

SYMPATHY TO: the family of Larrie Reese on his death; the family of Rachel Eklund on her death; Bill & Sarah Conlin on the death of their brother-in-law; Katie Gray & Family on the death of her father; Julie Durbin & family on the death of her sister; the family of Janny Moses on her death

As Solid Ground families settle into their new homes and communities, we are invited to help make that transition easier by donating cleaning supplies and essential household items. Your support meets an immediate need for families coming out of homelessness while also helping create a warm, welcoming start in their new homes.

Donations can be dropped off at Incarnation in the bin labeled “Solid Ground Spring Shower” from May 10 through May 31. Monetary donations are also greatly appreciated, as they help provide essential household items throughout the year when supplies are low. Please include “SG Spring Shower” in the memo line of your donations. Thank you for your generosity!



Most needed items include:

- Swiffer type mops & refills
- Kitchen wastebaskets & bags
- Bathroom wastebaskets
- Pillows
- Liquid hand soap
- Disinfectant wipes & spray
- Bathroom Cleaner/Toilet Cleaner
- Paper Towels
- Oven mitts, potholders, dish cloths (no dish towels)
- 9x13 baking pans
- Small plastic food storage
- Covered casserole dishes

Summer Youth Program Volunteer Opportunity at Solid Ground



Location: 3521 Century Ave N, White Bear Lake

Schedule: Tuesdays–Thursdays | 12:00–3:00 PM

Dates: June 9–11, 16–18 & Aug 5–6, 11–13

Commitment: One-time or weekly

Join the Solid Ground team for a summer of enrichment and recreation! Volunteers assist with

daily operations, including activity prep, meal prep, and event setup/cleanup. No experience is necessary—all are welcome.

Share Your Skills

Do you have a passion for cooking, gardening, painting, sports, or knitting? Reach out to learn more about hosting your own enrichment activity!

Get Involved

To sign up or ask questions, contact **Dylan** at 651-846-9024 or DMcDonough@solidgroundmn.com.



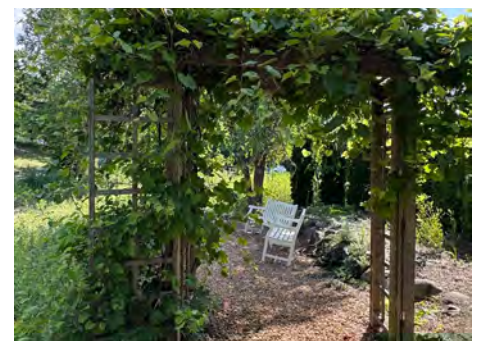
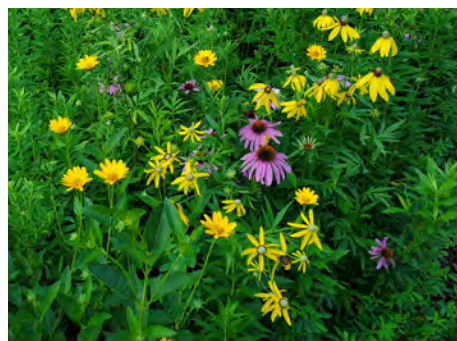
Welcome to the **Creation Care Corner**, information from the Creation Care Action Group. We hope to keep you informed about Creation Care projects at Incarnation and to provide ideas and resources for your own journey toward creating a more sustainable world. If you have questions or suggestions, please contact Nancy Stutzman at nancystutzman@comcast.net or Mike Vant at mjvant@gmail.com

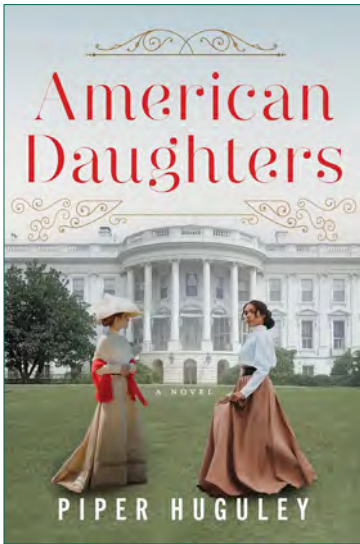
Today's Topic:

Calling All Gardeners to the ILC Peace Garden, May 30

Looking for a place to learn about rain gardens and even dig in the dirt to help maintain one? A great opportunity is coming up on Saturday, May 30. You may know that ILC has had a rain garden, named the Incarnation Lutheran Peace Garden, for several years. It is a lovely space off the parking lot close to the preschool play area, with benches, a pergola, and even a serenity labyrinth to walk. Our rain garden is a shallow, landscaped depression planted with native vegetation, designed to capture, filter, and absorb stormwater runoff from hard surfaces like our roof and parking lot. The garden reduces pollution by acting as nature's filtration system, capturing chemicals and sediment. The plantings reduce local flooding, recharge groundwater, and provide habitat for pollinators. Our garden also helps mitigate mosquito breeding in the area by allowing water to soak into the ground within 12–48 hours. The ILC Peace Garden is a wonderful place to slow down and connect with nature. Last summer, the Creation Care Action Group, with the help of a grant from the Vadnais Lake Area Watershed Organization (VLAWMO <https://www.vlawmo.org/>), was able to do some much-needed work to make it as welcoming and sustainable as possible. Tasks included the removal of dead trees, dredging drainage areas, painting the benches, and a lot of pruning and planting. But there is more work to do as we continue to keep the space beautiful and functional. Saturday, May 30, from 9:30-11:30 am, there will be a training and work session at the ILC Peace Garden. So, grab your gardening gloves and join us for a training session and some work time in our Peace Garden. If you can join us, please email nancystutzman@comcast.net.

All ages welcome. No experience required—just a willingness to dig in the dirt and enjoy creation.





American Daughters

By Piper Huguley

This might not be the historical novel you expected. You might have thought it would be about the daughters of explorers, pioneers, or presidents. Guess again — this is a story about friendship between Alice Roosevelt (yes, a President's daughter) and Portia Washington, daughter of Booker T. Washington.

That means this is not only a story about friendship but about two women of different races who were brought together because of the friendship of their fathers. The novel follows their lives through marriages, pregnancies, and political upheaval as each seeks to follow her dreams and take her own place in the world.

Strong women? Yes. Difficult lives? Yes again. A good way to learn a bit about American history at the turn of the 20th century and about the culture and lifestyles of two very different but connected women at that time? Certainly—enjoy!



A Different Pond

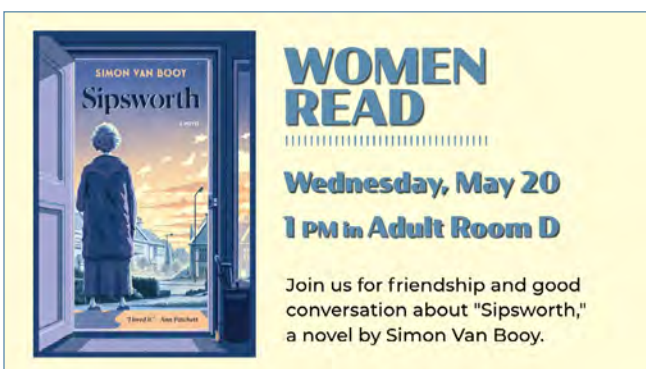
By Bao Phi

What child wouldn't like to go fishing with their dad, early before others in the family are up? It's a special time for the young boy in *A Different Pond* by Bao Phi, too.

It's also a time to catch fish, as necessary food for a family living on little money, as they adjust to life in the USA. It's a time for the son to understand the necessity for the father to work two jobs on a weekend just to make ends meet. It's a time for father and son to talk, albeit briefly, about the father's life in Vietnam before coming to America and the pond in which he once fished.

This gentle story helps young children understand that others live differently from them and that families are loving and supportive, no matter their ethnicity. This book brings the immigrant experience to life in a new way, one where the importance of family is understood, and everyone has an important role in that family. Thi Bui, the illustrator, is also a Vietnamese immigrant, and the pictures reflect her native and chosen culture. It's a lovely story to share.

Women Read



Next meeting: Wednesday, May 20
1:00 PM in Adult Room D

Sipsworth by Simon Van Booy

A woman loses her husband and son, moves back to the village of her childhood, and allows her life to become static. Then, one cold winter night, she has a chance encounter with a mouse that sends her on a surprising journey. Over the course of two weeks, this reclusive widow discovers an unexpected reason to live.

Volunteers Pack 614,520 Meals To Feed 1,684 Kids

The 2026 All Hands on Hope MobilePack™ was a giant success! 1,843 volunteers showed up to pack 614,520 meals over the last weekend! Our work together will feed 1,684 kids for one year. We met our packing goal on Sunday, April 26, during the last shift, ending right on time. Incarnation's Feed My Starving Children Action Group wants to thank each and every person who volunteered (many of you over several days), donated funds to meet our goal, and prayed for this event's success.

A full recap of the MobilePack™ will be in the next issue of the Lifetimes newsletter. Follow our social media accounts to stay up to date on FMSC at Incarnation.

Facebook: [@All Hands on Hope MobilePack](#)

Instagram: [@fmsc_at_incarnation](#)



Incarnation continues to take steps to protect members, children, staff, and property!

The Safety and Security Committee's recommendation, which was approved by the Congregation Council, is to install cameras inside and outside on the Incarnation property.

Changes you will start seeing on April 7 and targeted to be completed by the end of April are:



- The installation of outside cameras focused on the Incarnation entrances, parking lots, play areas, and, in particular, the solar panels.
- The continued installation of inside cameras in the public and common areas of the building.
- Signage is being put up indicating that cameras are in use.
- Parking Lot lights will be left on from dusk to dawn.

These changes will allow staff to identify activity after an incident occurs and assist law enforcement.

Thanks for your help and patience as we continue to make Incarnation a welcoming but safe place to be!

Red Cross Blood Drive in May



The Incarnation community continues to provide life-giving blood to people in need in our region and across the country. We'd love to have you as one of those vital blood donors at our next blood drive on **Tuesday, May 12, 2026, from 10 am–4 pm.**

If you'd like to make an appointment to donate blood, please follow this link:

<https://www.redcrossblood.org/give.html/drive-results?zipSponsor=IncarnationLutheran>

The Red Cross is always eager to maximize the impact of your donation. One way to do that is to do a Power Red donation. This is a donation in which you donate 2 units of red blood cells and receive the plasma and platelet fractions back. If you'd like more information about Power Red donation, please follow this link:

<https://www.redcrossblood.org/donate-blood/how-to-donate/types-of-blood-donations/power-red-donation.html>

Financial Report

FINANCE REPORT FOR MARCH 2026

From the Statemnt of Financial Activites Report

MARCH Actual Operating & Mortgage Revenue	\$225,732	YTD Actual Op & Mort Revenue	\$676,364	YTD Budgeted Oper. & Mort. Revenue	\$721,102
MARCH Actual Operating & Mortgage Expense	\$239,278	YTD Actual OP & Mort Expense	\$751,767	YTD Budgeted Oper. & Mort. Expense	\$781,968
OPERATING TOTALS	-\$13,546		-\$75,403		-\$60,866