

North Mankato Housing and Redevelopment Authority
615 Nicollet Avenue, North Mankato, MN 56003
Regular Meeting
Tuesday, August 27, 2019 – 9:15 a.m.
Location: Koppen Gardens Community Room

AGENDA

- A. Call to Order/Roll Call by Secretary
- B. Amendments to Agenda
- C. Open Meeting Resident
- D. Approval of Minutes: June 18, 2019
July 2019 – No Meeting
- F. Approval of Financials: June 2019
July 2019
- F. Approval of Checks: June Checks #14966-14970, EFT
July Checks #14671-14990, EFT
August Checks #14991-15012, EFT
- G. Occupancy:
- H. Old Business:
- I. New Business: SAM Registration Completion
- J. Next Meeting:
- K. Adjournment Regular Meeting

**MEETING MINUTES FROM EXECUTIVE BOARD MEETING
NORTH MANKATO HOUSING & REDEVELOPMENT AUTHORITY
1001 Belgrade Avenue, North Mankato, MN 56003
9:15 a.m., June 18, 2019**

Roll Call

Members Present: John Daley, Chair
Leon Bembenek
Loren Morgan
Jennifer Drganc
Billy Steiner

Members Absent: None

Others Present: Joleen Pfau, Executive Director
Kristin Mallek, SMR Management
April Van Genderen, North Mankato City Clerk

Amendments to Agenda

Nine checks were added and two voided.

Open Meeting Residents

None appeared.

Approval of Meeting Minutes

Board Member Morgan moved, seconded by Chair Daley, to approve the minutes of May 29, 2019, HRA Regular meeting. Vote on the motion: Aye 5, 0 Nay. Motion carried.

Five Year Capital Plan

Chair Daley opened the Five Year Capital Plan Hearing. With no one appearing the hearing was closed.

Approval of Financials

Board Member Bembenek moved, seconded by Board Member Steiner, to approve the May Financials. Vote on the motion: Aye 5, 0 Nay. Motion carried.

Approval of Checks

Kristin Mallek noted there has been some plumbing issues due to the age of the pipes which accounts for the additional checks. Board Member Bembenek moved, seconded by Board Member Steiner to approve the checks for May and June. Vote on the motion: Aye 5, 0 Nay. Motion carried.

Occupancy

All units are filled with no anticipated move outs.

Old Business

None.

New Business**Election of Officers**

Board Member Steiner moved, seconded by Board Member Bembenek to appoint John Daley as Chair of the HRA. Vote on the motion: Aye 5, 0 Nay. Motion carried.

Board Member Bembenek moved, seconded by Board Member Steiner to appoint Leon Bembenek as Vice Chair and Jennifer Drganc as Treasurer. Vote on the motion: Aye 5, 0 Nay. Motion carried.

Property Insurance Renewal

Kristin Mallek of SMR noted there were few changes over the last year. Board Member Steiner moved, seconded by Board Member Bembenek to approve the Property Insurance Renewal. Vote on the motion: Aye 5, 0 Nay. Motion carried.

Maintenance Wage Rate Resolution

Kristin Mallek noted the Resolution sets the minimum wage for the Maintenance position. Board Member Steiner moved, seconded by Board Member Bembenek to approve the Maintenance Wage Rate Resolution. Vote on the motion: Aye 5, 0 Nay. Motion carried.

Five-Year Action Plan

Kristin Mallek noted there were few changes to the previous plan. Next year the plan would include a projection update. Board Member Steiner moved, seconded by Board Member Drganc to approve the Five-Year Action Plan. Vote on the motion: Aye 5, 0 Nay. Motion carried.

Civil Rights Certification

The Certification verifies the HRA follows the five year plan. Board Member Bembenek moved, seconded by Board Member Steiner to approve the Civil Rights Certification. Vote on the motion: Aye 5, 0 Nay. Motion carried.

Depreciation Schedule

The depreciation schedule is unchanged from last year. Board Member Steiner moved, seconded by Board Member Bembenek to approve the Depreciation Schedule. Vote on the motion: Aye 5, 0 Nay. Motion carried.

Approval of Revised Budget Fiscal Year Ending June 30, 2019

HUD requires the revision of the budget to more closely reflect actuals. There were few changes, the main change was an increase in the maintenance labor because Site Manager Bob's hours were increased from 20 hours to 30 hours. Board Member Steiner moved, seconded by Board Member Bembenek to approve the Revised Budget Fiscal Year Ending June 30, 2019. Vote on the motion: Aye 5, 0 Nay. Motion carried.

Approval of Budget Fiscal Year Ending June 30, 2020

The Budget closely follows the revised budget that was just approved. Board Member Steiner moved, seconded by Board Member Morgan to Approve the Budget Fiscal Year Ending June 30, 2020.

Bad Debt Write Off

The bad debt reflects money that is owed the HRA after a tenant has moved out. The bad debt is in collections and if it is collected it will appear in the books as revenue. Board Member Bembenek moved, seconded by Board Member Steiner to Approve the Bad Debt Write Off. Vote on the motion: Aye 5, 0 Nay. Motion carried.

PHAS Score

A PHAS Score of 96 was received, although this is not a reporting year. It does provide management with an opportunity to make changes and improvements if needed before the next reporting year.

HUD Audit Approval

HUD did not report any findings. Board Member Steiner moved, seconded by Board Member Bembenek to accept the HUD Audit. Vote on the motion: Aye 5, 0 Nay. Motion carried.

Adjournment

Adjourned at 9:42 a.m.

Chair

Secretary

North Mankato MN Housing Authority Unadjusted Year-End
615 Nicollet Ave Statement
North Mankato, MN 56003-3866
June 30, 2019

CLOSING

7584

BALANCE SHEET

FYE
6-30

ACCT DESCRIPTION

ASSETS

111101	Cash General Fund	\$	30,924.90
111700	Petty Cash		100.00
112200	Tenants Accounts Receivable		728.00
114500	Accrued Interest		229.79
116200	General Fund Investments		213,356.03
121100	Prepaid Insurance		927.15
140002	Development Cost		1,169,610.66
140003	Development Cost Contra		(3,499,845.86)
140005	Accumulated Depreciation		(2,850,933.47)
140006	Land		195,668.66
140007	Building		1,590,070.25
140008	Furniture, Machine, Equipment-Dwell		54,102.32
140009	Furniture, Machine, Equipment-Admin		27,300.92
140016	Land Improvements		219,146.95
140017	Building Improvements		2,004,658.28
140055	Mod Cost Complete		2,330,235.20
	Mod Cost Incomplete		110,686.00
	Capital Fund Operations Contra		
	Capital Fund Non Exp Contra		

TOTAL ASSETS

\$ 1,596,965.78

SURPLUS & LIABILITIES

211100	Accounts Payable Vendors	\$	934.99
211400	Tenants Security Deposits		14,702.46
211410	Tenants Pet Deposits		2,400.00
211499	Security Deposit Interest		(270.23)
211701	Payroll Deduction - FED WH		492.38
211702	Payroll Deduction - Fica/Med		447.11
211703	Payroll Deduction State W/H		237.00
213400	Accrued Utilities		5,841.98
213501	Accrued Absences - Current		4,998.49
213502	Accrued Absences - Non-current		1,211.19
213700	Payment in Lieu of Taxes		6,553.01
224000	Prepaid Rent		220.00
280200	Investments in Capital Assets		1,350,699.91
280600	Unrestricted Net Assets		208,497.49
	Current Year Net Activity		

TOTAL SURPLUS & LIABILITIES

\$ 1,596,965.78

North Mankato MN Housing Authority Unadjusted Year-End
615 Nicollet Ave Statement

CLOSING

North Mankato, MN 56003-3866
June 30, 2019

7584

BALANCE SHEET

FYE
6-30

SUBSIDIARY SCHEDULES

MOD COST INCOMPLETE

981480 Cf 2018 Capital Activity \$ 110,686.00

TOTAL MOD COST INCOMPLETE

\$ 110,686.00

CLOSING

Account#	Account Title	Current	Balance
111101	Cash General Fund	21,352.20	30,924.90
111700	Petty Cash		100.00
112200	Tenants Accounts Receivable	4,290.33-	728.00
112517	Accounts Receivable Hud - CF 1		.00
114500	Accrued Interest	229.79	229.79
116200	General Fund Investments	1,706.35	213,356.03
121100	Prepaid Insurance	1,164.28-	927.15
140002	Development Cost		1,169,610.66
140003	Development Cost Contra		3,499,845.86-
140005	Accumulated Depreciation	202,445.23-	2,850,933.47-
140006	Land		195,668.66
140007	Building		1,590,070.25
140008	Furniture, Machine, Equipment-Dw		54,102.32
140009	Furniture, Machine, Equipment-Ad		27,300.92
140016	Land Improvements		219,146.95
140017	Building Improvements		2,004,658.28
140055	Mod Cost Complete	71,460.00	2,330,235.20
211100	Accounts Payable Vendors	934.99-	934.99-
211200	Accounts Payables - Capital As		.00
211400	Tenants Security Deposits		14,702.46-
211410	Tenants Pet Deposits		2,400.00-
211499	Security Deposit Interest		270.23
211701	Payroll Deduction - FED WH	492.38-	492.38-
211702	Payroll Deduction - Fica/Med	447.11-	447.11-
211703	Payroll Deduction State W/H	237.00-	237.00-
211705	Payroll Deduction Pension		.00
213400	Accrued Utilities	5,841.98-	5,841.98-
213501	Accrued Absences - Current	1,626.73-	4,998.49-
213502	Accrued Absences - Non-current	2,734.57	1,211.19-
213700	Payment in Lieu of Taxes	7,294.49-	6,553.01-
213701	Pilot Current Year	6,837.16	.00
224000	Prepaid Rent	220.00-	220.00-
280200	Investments in Capital Assets	387,798.82-	1,350,699.91-
280600	Unrestricted Net Assets	373,794.07	208,497.49-
	** Subtotal **	134,679.20-	110,686.00-
311000	Dwelling Rental	208,930.00	.00
312000	Excess Utilities	2,910.00	.00
319000	Nondwelling Rental	2,750.00	.00
361000	Investment Interest	119.18	.00
369000	Other Tenant Income	21,363.39	.00
369500	Other Income - Non recurring	460.95	.00
413000	Legal Expense		.00
414000	Training	1,169.00-	.00
415000	Travel	154.00-	.00
417000	Accounting Fees	2,630.00-	.00
417100	Audit Expense	3,270.00-	.00
419000	Office Expenses	4,130.32-	.00
419200	Advertising		.00
419300	Telephone	5,384.19-	.00
419400	Sundry-Administrative	6,285.22-	.00
419500	Outside Management	56,250.00-	.00
422000	Recreation, Publication & Othe	3,272.59-	.00
423000	Tenant Contract Costs		.00

CLOSING

Account#	Account Title	Current	Balance
431000	Water	7,259.48-	.00
432000	Electricity	35,856.31-	.00
433000	Gas	19,674.34-	.00
439000	Other Utility Expense	6,976.74-	.00
439100	Garbage Disposal	5,329.94-	.00
441000	Maintenance Labor	63,961.81-	.00
441045	Employee Benefits Maintenance	12,029.45-	.00
441050	Accrued Absences - Maint		.00
442000	Materials	7,663.02-	.00
443000	Contract Costs	9,481.14-	.00
443090	Contracts - Cable TV	14,145.49-	.00
443200	Heating & Cooling	766.75-	.00
443300	Snow Removal	2,777.50-	.00
443400	Elevator	10,032.82-	.00
443500	Landscape & Grounds	711.27-	.00
443600	Unit Turnaround		.00
443700	Electrical Contracts	4,310.10-	.00
443800	Plumbing	4,303.00-	.00
443900	Extermination	927.26-	.00
444000	Janitorial	3,361.08-	.00
444100	Routine contracts	4,937.87-	.00
451000	Insurance - Flood & Bond	654.50-	.00
451001	Insurance - Property	14,676.75-	.00
451002	Insurance - Liability	3,949.62-	.00
451003	Insurance - Work Comp	2,074.60-	.00
452000	Payments In Lieu Of Taxes	6,837.16-	.00
457000	Collection Loss		.00
485000	Depreciation - Current		.00
485100	Depreciation- CF		.00
612000	Gain/Loss Equipment		.00
802000	Hud Operating Subsidy	112,703.00	.00
802916	Capital Fund 2016		.00
802917	Cf 501-17 Advances		.00
802918	Capital Fund 2018 Advances	110,686.00	.00
	** Subtotal **	134,679.20	.00
941410	Cf 16 Administration		.00
941430	Cf 16 Fees & Costs		.00
941460	CF16 Dwelling Structure		.00
961430	Cf 17 Fees & Costs		.00
961450	CF 2017 Site Improvement		.00
961460	CF 2017 Dwelling Structure		.00
981480	Cf 2018 Capital Activity		110,686.00
	** Subtotal **	.00	110,686.00
	** Total **	.00	.00

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1	1904		Correct Close CF 17	140055	71,460.00
2				140005	71,460.00-
3	1935		To Close Pilot - Current Y	213701	7,294.49
4			To Close Pilot - Current Y	213700	7,294.49-
5	1936		To Close Operating Income	311000	228,027.00
6			To Close Operating Income	312000	2,910.00
7			To Close Operating Income	319000	3,000.00
8			To Close Operating Income	361000	2,055.61
9			To Close Operating Income	369000	23,470.31
10			To Close Operating Income	369500	460.95
11			To Close Operating Income	280600	259,923.87-
12	1937		To Close Operating Expense	280600	364,537.89
13			To Close Operating Expense	414000	1,169.00-
14			To Close Operating Expense	415000	186.52-
15			To Close Operating Expense	417000	3,010.00-
16			To Close Operating Expense	417100	3,270.00-
17			To Close Operating Expense	419000	4,479.33-
18			To Close Operating Expense	419200	14.48-
19			To Close Operating Expense	419300	5,947.20-
20			To Close Operating Expense	419400	6,490.22-
21			To Close Operating Expense	419500	61,500.00-
22			To Close Operating Expense	422000	3,409.96-
23			To Close Operating Expense	431000	8,474.68-
24			To Close Operating Expense	432000	40,434.30-
25			To Close Operating Expense	433000	21,865.77-
26			To Close Operating Expense	439000	7,993.46-
27			To Close Operating Expense	439100	6,279.08-
28			To Close Operating Expense	441000	69,180.27-
29			To Close Operating Expense	441045	12,946.57-
30			To Close Operating Expense	441050	2,248.90-
31			To Close Operating Expense	442000	8,557.58-
32			To Close Operating Expense	443000	9,481.14-
33			To Close Operating Expense	443090	16,852.33-
34			To Close Operating Expense	443200	951.75-
35			To Close Operating Expense	443300	2,777.50-
36			To Close Operating Expense	443400	10,749.34-
37			To Close Operating Expense	443500	711.27-
38			To Close Operating Expense	443700	4,675.30-
39			To Close Operating Expense	443800	7,566.00-
40			To Close Operating Expense	443900	927.26-
41			To Close Operating Expense	444000	4,361.24-
42			To Close Operating Expense	444100	4,937.87-
43			To Close Operating Expense	451000	714.00-
44			To Close Operating Expense	451001	16,011.00-
45			To Close Operating Expense	451002	4,295.00-
46			To Close Operating Expense	451003	2,250.75-
47			To Close Operating Expense	452000	7,294.49-
48			To Close Operating Expense	457000	2,524.33-
49	1938		To Close Depreciation	280200	130,985.23
50				485000	127,295.70-
51				485100	3,689.53-

Seq#	SKIP	DATE	Description	Account#	Tran Amount
52	1939		To Close Hud Contribution	802000	138,918.00
53			To Close Hud Contribution	802918	110,686.00
54			To Close Hud Contribution	280600	138,918.00-
55			To Close Hud Contribution	280600	110,686.00-
56	1940		To Reclassify Equity To Ne	280600	518,784.05
57			To Reclassify Equity To Ne	280200	518,784.05-
** Totals **				2300007000*	.00

North Mankato MN Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
June 30, 2019

CLOSING

7584

Detail General Ledger

6-30

Page 1

Date	Index	Description	Current Month	Year To Date
05 31	111101	Cash General Fund		
		Beginning Balance		9,572.70 Dr
06 12	111101	014956 Void		
06 12	111101	014957 Void		
06 30	111101	J010075 JUN19 Cash Disbursements	28,290.84 Cr	
06 07	111101	J300002 Operating Subsidy *	26,215.00 Dr	
06 11	111101	J300005 Caretaker Apt Rent *	19,949.00 Dr	
06 18	111101	J300007 Rent *	1,277.00 Dr	
06 24	111101	J300009 Laundry *	960.75 Dr	
06 27	111101	J300012 Interest *	1,241.29 Dr	
		Current Total	21,352.20 Dr	
		Ending Balance		30,924.90 Dr
05 31	111700	Petty Cash		
		Beginning Balance		100.00 Dr
		Ending Balance		100.00 Dr
05 31	112200	Tenants Accounts Receivable		
		Beginning Balance		5,018.33 Dr
06 30	112200	001928 To Record Jun 19 Rental R	20,231.00 Dr	
06 30	112200	001928 To Record Jun 19 Rental R	2,524.33 Cr	
06 30	112200	001928 Record Prepaid At Fye	220.00 Dr	
06 11	112200	000057 Rent	19,699.00 Cr	
06 18	112200	000058 Rent	1,277.00 Cr	
06 27	112200	000060 Rent	1,241.00 Cr	
		Current Total	4,290.33 Cr	
		Ending Balance		728.00 Dr
05 31	112517	Accounts Receivable Hud - CF 17		
05 31	114500	Accrued Interest		
06 30	114500	001931 To Record 06/30/19 Accrue	229.79 Dr	
		Current Total	229.79 Dr	
		Ending Balance		229.79 Dr
05 31	116200	General Fund Investments		
		Beginning Balance		211,649.68 Dr
06 30	116200	001930 To Record Interest Income	1,706.35 Dr	
		Current Total	1,706.35 Dr	
		Ending Balance		213,356.03 Dr
05 31	121100	Prepaid Insurance		
		Beginning Balance		2,091.43 Dr
06 12	121100	014952 Philadelphia Indemnity Ins	751.00 Dr	
06 30	121100	001929 To Write Off Insurance	1,915.28 Cr	
		Current Total	1,164.28 Cr	
		Ending Balance		927.15 Dr
05 31	140002	Development Cost		
		Beginning Balance		1169,610.66 Dr

North Mankato MN Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
June 30, 2019

CLOSING

7584

Detail General Ledger

6-30

Page 2

Date	Index	Description	Current Month	Year To Date
		Ending Balance		1169,610.66 Dr
05 31	140003	Development Cost Contra		
		Beginning Balance		3499,845.86 Cr
		Ending Balance		3499,845.86 Cr
05 31	140005	Accumulated Depreciation		
		Beginning Balance		2648,488.24 Cr
06 30	140005	001934 To Record 06/30/19 Deprec	130,985.23 Cr	
06 30	140005	001904 Correct Close CF 17	<u>71,460.00 Cr</u>	
		Current Total	202,445.23 Cr	
		Ending Balance		2850,933.47 Cr
05 31	140006	Land		
		Beginning Balance		195,668.66 Dr
		Ending Balance		195,668.66 Dr
05 31	140007	Building		
		Beginning Balance		1590,070.25 Dr
		Ending Balance		1590,070.25 Dr
05 31	140008	Furniture, Machine, Equipment-Dwell		
		Beginning Balance		54,102.32 Dr
		Ending Balance		54,102.32 Dr
05 31	140009	Furniture, Machine, Equipment-Admin		
		Beginning Balance		27,300.92 Dr
		Ending Balance		27,300.92 Dr
05 31	140016	Land Improvements		
		Beginning Balance		219,146.95 Dr
		Ending Balance		219,146.95 Dr
05 31	140017	Building Improvements		
		Beginning Balance		2004,658.28 Dr
		Ending Balance		2004,658.28 Dr
05 31	140055	Mod Cost Complete		
		Beginning Balance		2258,775.20 Dr
06 30	140055	001904 Correct Close CF 17	<u>71,460.00 Dr</u>	
		Current Total	71,460.00 Dr	
		Ending Balance		2330,235.20 Dr
05 31	211100	Accounts Payable Vendors		
06 30	211100	001933 To Record 06/30/19 Payabl	<u>934.99 Cr</u>	
		Current Total	934.99 Cr	
		Ending Balance		934.99 Cr
05 31	211200	Accounts Payables - Capital Asset		

North Mankato MN Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
June 30, 2019

CLOSING

7584

Detail General Ledger

6-30

Page 3

Date	Index	Description	Current Month	Year To Date
05 31	211400	Tenants Security Deposits		
		Beginning Balance		14,702.46 Cr
		Ending Balance		14,702.46 Cr
05 31	211410	Tenants Pet Deposits		
		Beginning Balance		2,400.00 Cr
		Ending Balance		2,400.00 Cr
05 31	211499	Security Deposit Interest		
		Beginning Balance		270.23 Dr
		Ending Balance		270.23 Dr
05 31	211701	Payroll Deduction - FED WH		
06 14	211701	006007 Bruce Ahlschlager	142.03 Cr	
06 14	211701	006008 Robert J Dekruif	26.67 Cr	
06 26	211701	006009 Bruce Ahlschlager	142.03 Cr	
06 26	211701	006010 Robert J Dekruif	26.67 Cr	
06 26	211701	006012 Eftps	168.70 Dr	
06 27	211701	006013 Robert J Dekruif	323.68 Cr	
		Current Total	492.38 Cr	
		Ending Balance		492.38 Cr
05 31	211702	Payroll Deduction - Fica/Med		
06 14	211702	006007 Bruce Ahlschlager	122.83 Cr	
06 14	211702	006008 Robert J Dekruif	86.06 Cr	
06 26	211702	006009 Bruce Ahlschlager	122.83 Cr	
06 26	211702	006010 Robert J Dekruif	86.06 Cr	
06 26	211702	006012 Eftps	208.89 Dr	
06 27	211702	006013 Robert J Dekruif	238.22 Cr	
		Current Total	447.11 Cr	
		Ending Balance		447.11 Cr
05 31	211703	Payroll Deduction State W/H		
06 14	211703	006007 Bruce Ahlschlager	74.00 Cr	
06 14	211703	006008 Robert J Dekruif	18.00 Cr	
06 26	211703	006009 Bruce Ahlschlager	74.00 Cr	
06 26	211703	006010 Robert J Dekruif	18.00 Cr	
06 26	211703	006011 Mn Dept Of Revenue	92.00 Dr	
06 27	211703	006013 Robert J Dekruif	145.00 Cr	
		Current Total	237.00 Cr	
		Ending Balance		237.00 Cr
05 31	211705	Payroll Deduction Pension		
06 26	211705	014966 Security Benefits	200.00 Dr	
06 26	211705	014967 Security Benefits	192.68 Dr	
06 14	211705	006007 Bruce Ahlschlager	196.34 Cr	
06 26	211705	006009 Bruce Ahlschlager	196.34 Cr	
		Current Total		
		Ending Balance		

North Mankato MN Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
June 30, 2019

CLOSING

7584

Detail General Ledger

6-30

Page 4

Date	Index	Description	Current Month	Year To Date
05 31	213400	Accrued Utilities		
06 30	213400	001933 To Record 06/30/19 Payabl	5,841.98 Cr	
		Current Total	5,841.98 Cr	
		Ending Balance		5,841.98 Cr
05 31	213501	Accrued Absences - Current		
		Beginning Balance		3,371.76 Cr
06 30	213501	001932 To Record 06/30/19 Accr A	622.17 Dr	
06 30	213501	001932 To Record 06/30/19 Accr A	2,248.90 Cr	
		Current Total	1,626.73 Cr	
		Ending Balance		4,998.49 Cr
05 31	213502	Accrued Absences - Non-current		
		Beginning Balance		3,945.76 Cr
06 30	213502	001932 To Record 06/30/19 Accr A	2,734.57 Dr	
		Current Total	2,734.57 Dr	
		Ending Balance		1,211.19 Cr
05 31	213700	Payment in Lieu of Taxes		
		Beginning Balance		741.48 Dr
06 30	213700	001935 To Close Pilot - Current	7,294.49 Cr	
		Current Total	7,294.49 Cr	
		Ending Balance		6,553.01 Cr
05 31	213701	Pilot Current Year		
		Beginning Balance		6,837.16 Cr
06 30	213701	001935 To Close Pilot - Current	7,294.49 Dr	
06 30	213701	J110002 Current Year Pilot	457.33 Cr	
		Current Total	6,837.16 Dr	
		Ending Balance		
05 31	224000	Prepaid Rent		
06 30	224000	001928 Record Prepaid At Fye	220.00 Cr	
		Current Total	220.00 Cr	
		Ending Balance		220.00 Cr
05 31	280200	Investments in Capital Assets		
		Beginning Balance		962,901.09 Cr
06 30	280200	001938 To Close Depreciation	130,985.23 Dr	
06 30	280200	001940 To Reclassify Equity To N	518,784.05 Cr	
		Current Total	387,798.82 Cr	
		Ending Balance		1350,699.91 Cr
05 31	280600	Unrestricted Net Assets		
		Beginning Balance		582,291.56 Cr
06 30	280600	001936 To Close Operating Income	259,923.87 Cr	
06 30	280600	001937 To Close Operating Expens	364,537.89 Dr	
06 30	280600	001939 To Close Hud Contribution	138,918.00 Cr	
06 30	280600	001939 To Close Hud Contribution	110,686.00 Cr	
06 30	280600	001940 To Reclassify Equity To N	518,784.05 Dr	

North Mankato MN Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
June 30, 2019

CLOSING

7584

Detail General Ledger

6-30

Page 5

Date	Index	Description	Current Month	Year To Date
		Current Total	373,794.07 Dr	
		Ending Balance		208,497.49 Cr
05 31	311000	Dwelling Rental		
		Beginning Balance		208,930.00 Cr
06 30	311000	001928 To Record Jun 19 Rental R	19,097.00 Cr	
06 30	311000	001936 To Close Operating Income	228,027.00 Dr	
		Current Total	208,930.00 Dr	
		Ending Balance		
05 31	312000	Excess Utilities		
		Beginning Balance		2,910.00 Cr
06 30	312000	001936 To Close Operating Income	2,910.00 Dr	
		Current Total	2,910.00 Dr	
		Ending Balance		
05 31	319000	Nondwelling Rental		
		Beginning Balance		2,750.00 Cr
06 30	319000	001936 To Close Operating Income	3,000.00 Dr	
06 11	319000	000057 Caretaker Apt Rent	250.00 Cr	
		Current Total	2,750.00 Dr	
		Ending Balance		
05 31	361000	Investment Interest		
		Beginning Balance		119.18 Cr
06 30	361000	001930 To Record Interest Income	1,706.35 Cr	
06 30	361000	001931 To Record 06/30/19 Accrue	229.79 Cr	
06 30	361000	001936 To Close Operating Income	2,055.61 Dr	
06 27	361000	000060 Interest	.29 Cr	
		Current Total	119.18 Dr	
		Ending Balance		
05 31	369000	Other Tenant Income		
		Beginning Balance		21,363.39 Cr
06 30	369000	006016 Void 2018 CK	12.17 Cr	
06 30	369000	001928 To Record Jun 19 Rental R	1,134.00 Cr	
06 30	369000	001936 To Close Operating Income	23,470.31 Dr	
06 24	369000	000059 Laundry	960.75 Cr	
		Current Total	21,363.39 Dr	
		Ending Balance		
05 31	369500	Other Income - Non recurring		
		Beginning Balance		460.95 Cr
06 30	369500	001936 To Close Operating Income	460.95 Dr	
		Current Total	460.95 Dr	
		Ending Balance		
05 31	413000	Legal Expense		

North Mankato MN Housing Authority
 615 Nicollet Ave
 North Mankato, MN 56003-3866
 June 30, 2019

CLOSING

7584

Detail General Ledger

6-30

Page 6

Date	Index	Description	Current Month	Year To Date
05 31	414000	Training		
		Beginning Balance		1,169.00 Dr
06 30	414000	001937 To Close Operating Expens	1,169.00 Cr	
		Current Total	1,169.00 Cr	
		Ending Balance		
05 31	415000	Travel		
		Beginning Balance		154.00 Dr
06 30	415000	001933 To Record 06/30/19 Payabl	32.52 Dr	
06 30	415000	001937 To Close Operating Expens	186.52 Cr	
		Current Total	154.00 Cr	
		Ending Balance		
05 31	417000	Accounting Fees		
		Beginning Balance		2,630.00 Dr
06 12	417000	014943 C Naber & Associates	190.00 Dr	
06 30	417000	001933 To Record 06/30/19 Payabl	190.00 Dr	
06 30	417000	001937 To Close Operating Expens	3,010.00 Cr	
		Current Total	2,630.00 Cr	
		Ending Balance		
05 31	417100	Audit Expense		
		Beginning Balance		3,270.00 Dr
06 30	417100	001937 To Close Operating Expens	3,270.00 Cr	
		Current Total	3,270.00 Cr	
		Ending Balance		
05 31	419000	Office Expenses		
		Beginning Balance		4,130.32 Dr
06 12	419000	014945 Housing Data Systems Inc	261.90 Dr	
06 28	419000	014970 Gatchell Imaging Products	50.69 Dr	
06 12	419000	006003 Consolidated	68.90 Dr	
06 27	419000	006015 Consolidated	68.90 Dr	
06 30	419000	006016 Replaced Cks	101.38 Cr	
06 30	419000	001937 To Close Operating Expens	4,479.33 Cr	
		Current Total	4,130.32 Cr	
		Ending Balance		
05 31	419200	Advertising		
06 12	419200	014944 The Free Press	14.48 Dr	
06 30	419200	001937 To Close Operating Expens	14.48 Cr	
		Current Total		
		Ending Balance		
05 31	419300	Telephone		
		Beginning Balance		5,384.19 Dr
06 12	419300	014941 Robert J Dekruif	40.00 Dr	
06 12	419300	014947 Mas Communications	.63 Dr	
06 12	419300	006003 Consolidated	261.19 Dr	
06 27	419300	006015 Consolidated	261.19 Dr	

North Mankato MN Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
June 30, 2019

CLOSING

7584

Detail General Ledger

6-30

Page 7

Date	Index	Description	Current Month	Year To Date
06 30	419300	001937 To Close Operating Expens	5,947.20 Cr	
		Current Total	5,384.19 Cr	
		Ending Balance		
05 31	419400	Sundry-Administrative		
		Beginning Balance		6,285.22 Dr
06 12	419400	014954 Employee Screening Report	40.00 Dr	
06 12	419400	006004 Md Payroll Advisors	160.00 Dr	
06 28	419400	006014 Bank Fees	5.00 Dr	
06 30	419400	001937 To Close Operating Expens	6,490.22 Cr	
		Current Total	6,285.22 Cr	
		Ending Balance		
05 31	419500	Outside Management		
		Beginning Balance		56,250.00 Dr
06 12	419500	014955 Smr Management	5,250.00 Dr	
06 30	419500	001937 To Close Operating Expens	61,500.00 Cr	
		Current Total	56,250.00 Cr	
		Ending Balance		
05 31	422000	Recreation, Publication & Other		
		Beginning Balance		3,272.59 Dr
06 17	422000	014959 Culligan	28.80 Dr	
06 30	422000	001933 To Record 06/30/19 Payabl	108.57 Dr	
06 30	422000	001937 To Close Operating Expens	3,409.96 Cr	
		Current Total	3,272.59 Cr	
		Ending Balance		
05 31	423000	Tenant Contract Costs		
05 31	431000	Water		
		Beginning Balance		7,259.48 Dr
06 12	431000	006002 City Of North Mankato (79	633.36 Dr	
06 30	431000	001933 To Record 06/30/19 Payabl	581.84 Dr	
06 30	431000	001937 To Close Operating Expens	8,474.68 Cr	
		Current Total	7,259.48 Cr	
		Ending Balance		
05 31	432000	Electricity		
		Beginning Balance		35,856.31 Dr
06 12	432000	006006 Xcel Energy (26880)	979.99 Dr	
06 30	432000	001933 To Record 06/30/19 Payabl	3,598.00 Dr	
06 30	432000	001937 To Close Operating Expens	40,434.30 Cr	
		Current Total	35,856.31 Cr	
		Ending Balance		
05 31	433000	Gas		
		Beginning Balance		19,674.34 Dr
06 12	433000	006001 Centerpoint Energy (2586)	1,452.03 Dr	
06 30	433000	001933 To Record 06/30/19 Payabl	739.40 Dr	

North Mankato MN Housing Authority
 615 Nicollet Ave
 North Mankato, MN 56003-3866
 June 30, 2019

CLOSING

7584

Detail General Ledger

6-30

Page 8

Date	Index	Description	Current Month	Year To Date
06 30	433000	001937 To Close Operating Expens	21,865.77 Cr	
		Current Total	19,674.34 Cr	
		Ending Balance		
05 31	439000	Other Utility Expense		
		Beginning Balance		6,976.74 Dr
06 12	439000	014948 McGowan Water Conditionin	18.85 Dr	
06 12	439000	006002 City Of North Mankato	547.93 Dr	
06 30	439000	001933 To Record 06/30/18 Payabl	449.94 Dr	
06 30	439000	001937 To Close Operating Expens	7,993.46 Cr	
		Current Total	6,976.74 Cr	
		Ending Balance		
05 31	439100	Garbage Disposal		
		Beginning Balance		5,329.94 Dr
06 12	439100	006005 Waste Management	476.34 Dr	
06 30	439100	001933 To Record 06/30/19 Payabl	472.80 Dr	
06 30	439100	001937 To Close Operating Expens	6,279.08 Cr	
		Current Total	5,329.94 Cr	
		Ending Balance		
05 31	441000	Maintenance Labor		
		Beginning Balance		63,961.81 Dr
06 14	441000	006007 Bruce Ahlschlager	1,605.60 Dr	
06 14	441000	006008 Robert J Dekruif	1,125.00 Dr	
06 26	441000	006009 Bruce Ahlschlager	1,605.60 Dr	
06 26	441000	006010 Robert J Dekruif	1,125.00 Dr	
06 27	441000	006013 Robert J Dekruif	3,114.00 Dr	
06 30	441000	001932 To Record 06/30/19 Accr A	3,356.74 Cr	
06 30	441000	001937 To Close Operating Expens	69,180.27 Cr	
		Current Total	63,961.81 Cr	
		Ending Balance		
05 31	441045	Employee Benefits Maintenance		
		Beginning Balance		12,029.45 Dr
06 12	441045	014942 Bruce Ahlschlager	378.60 Dr	
06 17	441045	014964 Usuable Life	104.83 Dr	
06 26	441045	014967 Security Benefits	224.80 Dr	
06 26	441045	006012 Eftps	208.89 Dr	
06 30	441045	001937 To Close Operating Expens	12,946.57 Cr	
		Current Total	12,029.45 Cr	
		Ending Balance		
05 31	441050	Accrued Absences - Maint		
06 30	441050	001932 To Record 06/30/19 Accr A	2,248.90 Dr	
06 30	441050	001937 To Close Operating Expens	2,248.90 Cr	
		Current Total		
		Ending Balance		

North Mankato MN Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
June 30, 2019

CLOSING

7584

Detail General Ledger

6-30

Page 9

Date	Index	Description	Current Month	Year To Date
05 31	442000	Materials		
		Beginning Balance		7,663.02 Dr
06 12	442000	014950 Menards - Mankato	366.77 Dr	
06 17	442000	014958 Bds Laundry	83.26 Dr	
06 27	442000	014968 Menards - Mankato	435.36 Dr	
06 27	442000	014969 Lloyd Lumber CO	9.17 Dr	
06 30	442000	001937 To Close Operating Expens	8,557.58 Cr	
		Current Total	7,663.02 Cr	
		Ending Balance		
05 31	443000	Contract Costs		
		Beginning Balance		9,481.14 Dr
06 30	443000	001937 To Close Operating Expens	9,481.14 Cr	
		Current Total	9,481.14 Cr	
		Ending Balance		
05 31	443090	Contracts - Cable TV		
		Beginning Balance		14,145.49 Dr
06 12	443090	006003 Consolidated	1,353.42 Dr	
06 27	443090	006015 Consolidated	1,353.42 Dr	
06 30	443090	001937 To Close Operating Expens	16,852.33 Cr	
		Current Total	14,145.49 Cr	
		Ending Balance		
05 31	443200	Heating & Cooling		
		Beginning Balance		766.75 Dr
06 30	443200	001933 To Record 06/30/19 Payabl	185.00 Dr	
06 30	443200	001937 To Close Operating Expens	951.75 Cr	
		Current Total	766.75 Cr	
		Ending Balance		
05 31	443300	Snow Removal		
		Beginning Balance		2,777.50 Dr
06 30	443300	001937 To Close Operating Expens	2,777.50 Cr	
		Current Total	2,777.50 Cr	
		Ending Balance		
05 31	443400	Elevator		
		Beginning Balance		10,032.82 Dr
06 12	443400	014949 Minnesota Elevator Inc	716.52 Dr	
06 30	443400	001937 To Close Operating Expens	10,749.34 Cr	
		Current Total	10,032.82 Cr	
		Ending Balance		
05 31	443500	Landscape & Grounds		
		Beginning Balance		711.27 Dr
06 30	443500	001937 To Close Operating Expens	711.27 Cr	
		Current Total	711.27 Cr	
		Ending Balance		

North Mankato MN Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
June 30, 2019

CLOSING

7584

Detail General Ledger

6-30

Page 10

Date	Index	Description	Current Month	Year To Date
05 31	443600	Unit Turnaround		
05 31	443700	Electrical Contracts		
		Beginning Balance		4,310.10 Dr
06 17	443700	014960 Electrical & Communicatio	365.20 Dr	
06 17	443700	014965 Mtu Onsite Energy	399.81 Dr	
06 30	443700	006016 Replaced Cks	399.81 Cr	
06 30	443700	001937 To Close Operating Expens	4,675.30 Cr	
		Current Total	4,310.10 Cr	
		Ending Balance		
05 31	443800	Plumbing		
		Beginning Balance		4,303.00 Dr
06 12	443800	014946 Jetter Clean Inc	320.00 Dr	
06 17	443800	014961 Jetter Clean Inc	575.00 Dr	
06 17	443800	014962 Schwickert's	712.00 Dr	
06 17	443800	014963 Schwickert's	1,496.00 Dr	
06 30	443800	001933 To Record 06/30/19 Payabl	160.00 Dr	
06 30	443800	001937 To Close Operating Expens	7,566.00 Cr	
		Current Total	4,303.00 Cr	
		Ending Balance		
05 31	443900	Extermination		
		Beginning Balance		927.26 Dr
06 30	443900	001937 To Close Operating Expens	927.26 Cr	
		Current Total	927.26 Cr	
		Ending Balance		
05 31	444000	Janitorial		
		Beginning Balance		3,361.08 Dr
06 12	444000	014951 Mrci	291.26 Dr	
06 12	444000	014953 Bob Kuezer	450.00 Dr	
06 30	444000	001933 To Record 06/30/19 Payabl	258.90 Dr	
06 30	444000	001937 To Close Operating Expens	4,361.24 Cr	
		Current Total	3,361.08 Cr	
		Ending Balance		
05 31	444100	Routine contracts		
		Beginning Balance		4,937.87 Dr
06 30	444100	001937 To Close Operating Expens	4,937.87 Cr	
		Current Total	4,937.87 Cr	
		Ending Balance		
05 31	451000	Insurance - Flood & Bond		
		Beginning Balance		654.50 Dr
06 30	451000	001929 To Write Off Insurance	59.50 Dr	
06 30	451000	001937 To Close Operating Expens	714.00 Cr	
		Current Total	654.50 Cr	
		Ending Balance		

North Mankato MN Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
June 30, 2019

CLOSING

7584

Detail General Ledger

6-30

Page 11

Date	Index	Description	Current Month	Year To Date
05 31	451001	Insurance - Property		
		Beginning Balance		14,676.75 Dr
06 30	451001	001929 To Write Off Insurance	1,334.25 Dr	
06 30	451001	001937 To Close Operating Expens	16,011.00 Cr	
		Current Total	14,676.75 Cr	
		Ending Balance		
05 31	451002	Insurance - Liability		
		Beginning Balance		3,949.62 Dr
06 30	451002	001929 To Write Off Insurance	345.38 Dr	
06 30	451002	001937 To Close Operating Expens	4,295.00 Cr	
		Current Total	3,949.62 Cr	
		Ending Balance		
05 31	451003	Insurance - Work Comp		
		Beginning Balance		2,074.60 Dr
06 30	451003	001929 To Write Off Insurance	176.15 Dr	
06 30	451003	001937 To Close Operating Expens	2,250.75 Cr	
		Current Total	2,074.60 Cr	
		Ending Balance		
05 31	452000	Payments In Lieu Of Taxes		
		Beginning Balance		6,837.16 Dr
06 30	452000	001937 To Close Operating Expens	7,294.49 Cr	
06 30	452000	J110001 Current Year Pilot	457.33 Dr	
		Current Total	6,837.16 Cr	
		Ending Balance		
05 31	457000	Collection Loss		
06 30	457000	001928 To Record Jun 19 Rental R	2,524.33 Dr	
06 30	457000	001937 To Close Operating Expens	2,524.33 Cr	
		Current Total		
		Ending Balance		
05 31	485000	Depreciation - Current		
06 30	485000	001934 To Record 06/30/19 Deprec	127,295.70 Dr	
06 30	485000	001938 To Close Depreciation	127,295.70 Cr	
		Current Total		
		Ending Balance		
05 31	485100	Depreciation- CF		
06 30	485100	001934 To Record 06/30/19 Deprec	3,689.53 Dr	
06 30	485100	001938 To Close Depreciation	3,689.53 Cr	
		Current Total		
		Ending Balance		
05 31	612000	Gain/Loss Equipment		
05 31	802000	Hud Operating Subsidy		
		Beginning Balance		112,703.00 Cr

North Mankato MN Housing Authority
 615 Nicollet Ave
 North Mankato, MN 56003-3866
 June 30, 2019

CLOSING

7584

Detail General Ledger

6-30

Page 12

Date	Index	Description	Current Month	Year To Date
06 30	802000	001939 To Close Hud Contribution	138,918.00 Dr	
06 07	802000	000056 Operating Subsidy	<u>26,215.00 Cr</u>	
		Current Total	112,703.00 Dr	
		Ending Balance		
05 31	802916	Capital Fund 2016		
05 31	802917	Cf 501-17 Advances		
05 31	802918	Capital Fund 2018 Advances		
		Beginning Balance		110,686.00 Cr
06 30	802918	001939 To Close Hud Contribution	<u>110,686.00 Dr</u>	
		Current Total	110,686.00 Dr	
		Ending Balance		
05 31	941410	Cf 16 Administration		
05 31	941430	Cf 16 Fees & Costs		
05 31	941460	CF16 Dwelling Structure		
05 31	961430	Cf 17 Fees & Costs		
05 31	961450	CF 2017 Site Improvement		
05 31	961460	CF 2017 Dwelling Structure		
05 31	981480	Cf 2018 Capital Activity		
		Beginning Balance		110,686.00 Dr
		Ending Balance		110,686.00 Dr

Line Count: 275

.00

North Mankato MN Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2019

7584

BALANCE SHEET

FYE
6-30

ACCT DESCRIPTION

ASSETS

111101	Cash General Fund	\$	16,419.31
111700	Petty Cash		100.00
112200	Tenants Accounts Receivable		3,129.00
114500	Accrued Interest		229.79
116200	General Fund Investments		213,356.03
121100	Prepaid Insurance		20,404.08
140002	Development Cost		1,169,610.66
140003	Development Cost Contra		(3,499,845.86)
140005	Accumulated Depreciation		(2,850,933.47)
140006	Land		195,668.66
140007	Building		1,590,070.25
140008	Furniture, Machine, Equipment-Dwell		54,102.32
140009	Furniture, Machine, Equipment-Admin		27,300.92
140016	Land Improvements		219,146.95
140017	Building Improvements		2,004,658.28
140055	Mod Cost Complete		2,330,235.20
	Mod Cost Incomplete		110,686.00
	Capital Fund Operations Contra		
	Capital Fund Non Exp Contra		

TOTAL ASSETS

\$ 1,604,338.12

SURPLUS & LIABILITIES

211400	Tenants Security Deposits	\$	14,702.46
211410	Tenants Pet Deposits		2,400.00
211499	Security Deposit Interest		(270.23)
211701	Payroll Deduction - FED WH		225.30
211702	Payroll Deduction - Fica/Med		247.07
211703	Payroll Deduction State W/H		123.00
213501	Accrued Absences - Current		4,998.49
213502	Accrued Absences - Non-current		1,211.19
213700	Payment in Lieu of Taxes		6,553.01
213701	Pilot Current Year		1,071.95
280200	Investments in Capital Assets		1,350,699.91
280600	Unrestricted Net Assets		208,497.49
	Current Year Net Activity		(13,878.48)

TOTAL SURPLUS & LIABILITIES

\$ 1,604,338.12

North Mankato MN Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
July 31, 2019

7584

BALANCE SHEET

FYE
6-30

SUBSIDIARY SCHEDULES

MOD COST INCOMPLETE

981480	Cf 2018 Capital Activity	\$ 110,686.00
--------	--------------------------	---------------

TOTAL MOD COST INCOMPLETE

\$ 110,686.00

North Mankato MN Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
July 31, 2019

FYE
6-30

7584

STATEMENT OF OPERATING RECEIPTS & EXPENSES

		CURRENT ACTIVITY	YTD BALANCE	YTD PROBATE BUDGET	OVER)/UNDER BUDGET
INCOME					
311000	Dwelling Rental	\$ 19,009.00	\$ 19,009.00	\$ 19,095.00	\$ 86.00
312000	Excess Utilities	2,430.00	2,430.00	256.66	(2,173.34)
319000	Nondwelling Rental	250.00	250.00	250.00	0
	TOTAL RENTAL INCOME	21,689.00	21,689.00	19,601.66	(2,087.34)
361000	Investment Interest	\$.35	\$.35	\$ 283.33	\$ 282.98
369000	Other Tenant Income	1,169.00	1,169.00	2,158.33	989.33
802000	Hud Operating Subsidy	12,197.00	12,197.00	11,943.75	(253.25)
	TOTAL OTHER OPERATING RECEIPTS	13,366.35	13,366.35	14,385.41	1,019.06
	TOTAL RECEIPTS	35,055.35	35,055.35	33,987.07	(1,068.28)
EXPENSES					
413000	Legal Expense	0	0	83.33	83.33
414000	Training	0	0	25.00	25.00
415000	Travel	0	0	41.66	41.66
417000	Accounting Fees	0	0	283.33	283.33
417100	Audit Expense	0	0	500.00	500.00
419000	Office Expenses	0	0	265.83	265.83
419200	Advertising	0	0	50.00	50.00
419300	Telephone	225.84	225.84	416.66	190.82
419400	Sundry-Administrative	219.50	219.50	698.33	478.83
419500	Outside Management	5,250.00	5,250.00	5,250.00	0
	TOTAL ADMINISTRATIVE EXPENSES	5,695.34	5,695.34	7,614.14	1,918.80
422000	Recreation, Publication & Othe	0	0	666.66	666.66
423000	Tenant Contract Costs	0	0	50.00	50.00
	TOTAL TENANT SERVICES EXPENSE	0	0	716.66	716.66
431000	Water	0	0	800.00	800.00
432000	Electricity	0	0	3,541.66	3,541.66
433000	Gas	0	0	1,833.33	1,833.33
439000	Other Utility Expense	0	0	1,000.00	1,000.00
439100	Garbage Disposal	0	0	900.00	900.00
	TOTAL UTILITIES EXPENSE	0	0	8,074.99	8,074.99
441000	Maintenance Labor	6,120.78	6,120.78	5,900.83	(219.95)
441045	Employee Benefits Maintenance	1,435.36	1,435.36	1,098.33	(337.03)
442000	Materials	741.81	741.81	770.83	29.02
443000	Contract Costs	118.32	118.32	541.66	423.34
443090	Contracts - Cable TV	0	0	1,366.66	1,366.66
443200	Heating & Cooling	2,860.00	2,860.00	208.33	(2,651.67)

North Mankato MN Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
July 31, 2019

FYE
6-30

7584

STATEMENT OF OPERATING RECEIPTS & EXPENSES

	CURRENT ACTIVITY	YTD BALANCE	YTD PROBATE BUDGET	OVER) /UNDER BUDGET
443300 Snow Removal	0	0	195.83	195.83
443400 Elevator	841.44	841.44	958.33	116.89
443500 Landscape & Grounds	0	0	166.66	166.66
443600 Unit Turnaround	0	0	166.66	166.66
443700 Electrical Contracts	0	0	416.66	416.66
443800 Plumbing	0	0	333.33	333.33
443900 Extermination	235.80	235.80	100.00	(135.80)
444000 Janitorial	0	0	291.66	291.66
444100 Routine contracts	25.00	25.00	0	(25.00)
TOTAL MAINTENANCE EXPENSE	12,378.51	12,378.51	12,515.77	137.26
451000 Insurance - Flood & Bond	62.58	62.58	66.66	4.08
451001 Insurance - Property	1,333.34	1,333.34	1,333.33	(.01)
451002 Insurance - Liability	333.33	333.33	333.33	0
451003 Insurance - Work Comp	301.82	301.82	183.33	(118.49)
452000 Payments In Lieu Of Taxes	1,071.95	1,071.95	567.50	(504.45)
457000 Collection Loss	0	0	31.66	31.66
TOTAL GENERAL EXPENSE	3,103.02	3,103.02	2,515.81	(587.21)
TOTAL ROUTINE EXPENSE	21,176.87	21,176.87	31,437.37	10,260.50
TOTAL EXPENSE	21,176.87	21,176.87	31,437.37	10,260.50

North Mankato MN Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
July 31, 2019

7584

BUDGET PROGRESS REPORT

FYE
6-30

ACCT	DESCRIPTION	-----YEAR TO DATE----- ACTUAL	BUDGET	-PERCENTAGE- OF BUDGET
INCOME				
311000	Dwelling Rental	\$ 19,009.00	\$ 229,140.00	8.30%
312000	Excess Utilities	2,430.00	3,080.00	78.90
319000	Nondwelling Rental	<u>250.00</u>	<u>3,000.00</u>	<u>8.33</u>
	TOTAL RENTAL INCOME	21,689.00	235,220.00	9.22
361000	Investment Interest	\$.35	\$ 3,400.00	.01%
369000	Other Tenant Income	1,169.00	25,900.00	4.51
802000	Hud Operating Subsidy	<u>12,197.00</u>	<u>143,325.00</u>	<u>8.51</u>
	TOTAL OTHER OPERATING RECEIPTS	13,366.35	172,625.00	7.74
	TOTAL RECEIPTS	35,055.35	407,845.00	8.60
EXPENSES				
413000	Legal Expense	0	1,000.00	0
414000	Training	0	300.00	0
415000	Travel	0	500.00	0
417000	Accounting Fees	0	3,400.00	0
417100	Audit Expense	0	6,000.00	0
419000	Office Expenses	0	3,190.00	0
419200	Advertising	0	600.00	0
419300	Telephone	225.84	5,000.00	4.52
419400	Sundry-Administrative	219.50	8,380.00	2.62
419500	Outside Management	<u>5,250.00</u>	<u>63,000.00</u>	<u>8.33</u>
	TOTAL ADMINISTRATIVE EXPENSES	5,695.34	91,370.00	6.23
422000	Recreation, Publication & Oth	0	8,000.00	0
423000	Tenant Contract Costs	<u>0</u>	<u>600.00</u>	<u>0</u>
	TOTAL TENANT SERVICES EXPENSE	0	8,600.00	0
431000	Water	0	9,600.00	0
432000	Electricity	0	42,500.00	0
433000	Gas	0	22,000.00	0
439000	Other Utility Expense	0	12,000.00	0
439100	Garbage Disposal	<u>0</u>	<u>10,800.00</u>	<u>0</u>
	TOTAL UTILITIES EXPENSE	0	96,900.00	0
441000	Maintenance Labor	6,120.78	70,810.00	8.64
441045	Employee Benefits Maintenance	1,435.36	13,180.00	10.89
442000	Materials	741.81	9,250.00	8.02

North Mankato MN Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
July 31, 2019

7584

BUDGET PROGRESS REPORT

FYE
6-30

ACCT	DESCRIPTION	-----YEAR TO DATE----- ACTUAL	BUDGET	-PERCENTAGE- OF BUDGET
443000	Contract Costs	118.32	6,500.00	1.82
443090	Contracts - Cable TV	0	16,400.00	0
443200	Heating & Cooling	2,860.00	2,500.00	114.40
443300	Snow Removal	0	2,350.00	0
443400	Elevator	841.44	11,500.00	7.32
443500	Landscape & Grounds	0	2,000.00	0
443600	Unit Turnaround	0	2,000.00	0
443700	Electrical Contracts	0	5,000.00	0
443800	Plumbing	0	4,000.00	0
443900	Extermination	235.80	1,200.00	19.65
444000	Janitorial	0	3,500.00	0
444100	Routine contracts	25.00	0	0
	TOTAL MAINTENANCE EXPENSE	12,378.51	150,190.00	8.24
451000	Insurance - Flood & Bond	62.58	800.00	7.82
451001	Insurance - Property	1,333.34	16,000.00	8.33
451002	Insurance - Liability	333.33	4,000.00	8.33
451003	Insurance - Work Comp	301.82	2,200.00	13.72
452000	Payments In Lieu Of Taxes	1,071.95	6,810.00	15.74
457000	Collection Loss	0	380.00	0
	TOTAL GENERAL EXPENSE	3,103.02	30,190.00	10.28
	TOTAL ROUTINE EXPENSE	21,176.87	377,250.00	5.61
	TOTAL EXPENSE	21,176.87	377,250.00	5.61

North Mankato MN Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
July 31, 2019
BUDGET PROGRESS / PUM REPORT

FYE
6-30

7584

ACCT	DESCRIPTION	----- ACTUAL -----		----- BUDGET -----	
		AMOUNT	PUM	AMOUNT	PUM
INCOME					
311000	Dwelling Rental	\$ 19,009.00	\$ 260.40	\$ 229,140.00	\$ 261.58
312000	Excess Utilities	2,430.00	33.29	3,080.00	3.52
319000	Nondwelling Rental	250.00	3.42	3,000.00	3.42
	TOTAL RENTAL INCOME	21,689.00	297.11	235,220.00	268.52
361000	Investment Interest	\$.35	\$	\$ 3,400.00	\$ 3.88
369000	Other Tenant Income	1,169.00	16.01	25,900.00	29.57
802000	Hud Operating Subsidy	12,197.00	167.08	143,325.00	163.61
	TOTAL OTHER OPERATING RECEIPTS	13,366.35	183.10	172,625.00	197.06
	TOTAL RECEIPTS	35,055.35	480.21	407,845.00	465.58
EXPENSES					
413000	Legal Expense			1,000.00	1.14
414000	Training			300.00	.34
415000	Travel			500.00	.57
417000	Accounting Fees			3,400.00	3.88
417100	Audit Expense			6,000.00	6.85
419000	Office Expenses			3,190.00	3.64
419200	Advertising			600.00	.68
419300	Telephone	225.84	3.09	5,000.00	5.71
419400	Sundry-Administrative	219.50	3.01	8,380.00	9.57
419500	Outside Management	5,250.00	71.92	63,000.00	71.92
	TOTAL ADMINISTRATIVE EXPENSES	5,695.34	78.02	91,370.00	104.30
422000	Recreation, Publication & Othe			8,000.00	9.13
423000	Tenant Contract Costs			600.00	.68
	TOTAL TENANT SERVICES EXPENSE			8,600.00	9.82
431000	Water			9,600.00	10.96
432000	Electricity			42,500.00	48.52
433000	Gas			22,000.00	25.11
439000	Other Utility Expense			12,000.00	13.70
439100	Garbage Disposal			10,800.00	12.33
	TOTAL UTILITIES EXPENSE			96,900.00	110.62
441000	Maintenance Labor	6,120.78	83.85	70,810.00	80.83
441045	Employee Benefits Maintenance	1,435.36	19.66	13,180.00	15.05
442000	Materials	741.81	10.16	9,250.00	10.56
443000	Contract Costs	118.32	1.62	6,500.00	7.42
443090	Contracts - Cable TV			16,400.00	18.72
443200	Heating & Cooling	2,860.00	39.18	2,500.00	2.85
443300	Snow Removal			2,350.00	2.68

North Mankato MN Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866

July 31, 2019

FYE

6-30

7584

BUDGET PROGRESS / PUM REPORT

ACCT	DESCRIPTION	----- ACTUAL ----- AMOUNT	PUM	----- BUDGET ----- AMOUNT	PUM
443400	Elevator	841.44	11.53	11,500.00	13.13
443500	Landscape & Grounds			2,000.00	2.28
443600	Unit Turnaround			2,000.00	2.28
443700	Electrical Contracts			5,000.00	5.71
443800	Plumbing			4,000.00	4.57
443900	Extermination	235.80	3.23	1,200.00	1.37
444000	Janitorial			3,500.00	4.00
444100	Routine contracts	25.00	.34		
	TOTAL MAINTENANCE EXPENSE	<u>12,378.51</u>	<u>169.57</u>	<u>150,190.00</u>	<u>171.45</u>
451000	Insurance - Flood & Bond	62.58	.86	800.00	.91
451001	Insurance - Property	1,333.34	18.26	16,000.00	18.26
451002	Insurance - Liability	333.33	4.57	4,000.00	4.57
451003	Insurance - Work Comp	301.82	4.13	2,200.00	2.51
452000	Payments In Lieu Of Taxes	1,071.95	14.68	6,810.00	7.77
457000	Collection Loss			380.00	.43
	TOTAL GENERAL EXPENSE	<u>3,103.02</u>	<u>42.51</u>	<u>30,190.00</u>	<u>34.46</u>
	TOTAL ROUTINE EXPENSE	<u>21,176.87</u>	<u>290.09</u>	<u>377,250.00</u>	<u>430.65</u>
	TOTAL EXPENSE	<u>21,176.87</u>	<u>290.09</u>	<u>377,250.00</u>	<u>430.65</u>

Account#	Account Title	Current	Balance
111101	Cash General Fund	14,505.59-	16,419.31
111700	Petty Cash		100.00
112200	Tenants Accounts Receivable	2,401.00	3,129.00
112517	Accounts Receivable Hud - CF 1		.00
114500	Accrued Interest		229.79
116200	General Fund Investments		213,356.03
121100	Prepaid Insurance	19,476.93	20,404.08
140002	Development Cost		1,169,610.66
140003	Development Cost Contra		3,499,845.86-
140005	Accumulated Depreciation		2,850,933.47-
140006	Land		195,668.66
140007	Building		1,590,070.25
140008	Furniture, Machine, Equipment-Dw		54,102.32
140009	Furniture, Machine, Equipment-Ad		27,300.92
140016	Land Improvements		219,146.95
140017	Building Improvements		2,004,658.28
140055	Mod Cost Complete		2,330,235.20
211100	Accounts Payable Vendors	934.99	.00
211200	Accounts Payables - Capital As		.00
211400	Tenants Security Deposits		14,702.46-
211410	Tenants Pet Deposits		2,400.00-
211499	Security Deposit Interest		270.23
211701	Payroll Deduction - FED WH	267.08	225.30-
211702	Payroll Deduction - Fica/Med	200.04	247.07-
211703	Payroll Deduction State W/H	114.00	123.00-
211705	Payroll Deduction Pension		.00
213400	Accrued Utilities	5,841.98	.00
213501	Accrued Absences - Current		4,998.49-
213502	Accrued Absences - Non-current		1,211.19-
213700	Payment in Lieu of Taxes		6,553.01-
213701	Pilot Current Year	1,071.95-	1,071.95-
224000	Prepaid Rent	220.00	.00
280200	Investments in Capital Assets		1,350,699.91-
280600	Unrestricted Net Assets		208,497.49-
	** Subtotal **	13,878.48	96,807.52-
311000	Dwelling Rental	19,009.00-	19,009.00-
312000	Excess Utilities	2,430.00-	2,430.00-
319000	Nondwelling Rental	250.00-	250.00-
361000	Investment Interest	.35-	.35-
369000	Other Tenant Income	1,169.00-	1,169.00-
369500	Other Income - Non recurring		.00
413000	Legal Expense		.00
414000	Training		.00
415000	Travel		.00
417000	Accounting Fees		.00
417100	Audit Expense		.00
419000	Office Expenses		.00
419200	Advertising		.00
419300	Telephone	225.84	225.84
419400	Sundry-Administrative	219.50	219.50
419500	Outside Management	5,250.00	5,250.00
422000	Recreation, Publication & Othe		.00
423000	Tenant Contract Costs		.00

Account#	Account Title	Current	Balance
431000	Water		.00
432000	Electricity		.00
433000	Gas		.00
439000	Other Utility Expense		.00
439100	Garbage Disposal		.00
441000	Maintenance Labor	6,120.78	6,120.78
441045	Employee Benefits Maintenance	1,435.36	1,435.36
441050	Accrued Absences - Maint		.00
442000	Materials	741.81	741.81
443000	Contract Costs	118.32	118.32
443090	Contracts - Cable TV		.00
443200	Heating & Cooling	2,860.00	2,860.00
443300	Snow Removal		.00
443400	Elevator	841.44	841.44
443500	Landscape & Grounds		.00
443600	Unit Turnaround		.00
443700	Electrical Contracts		.00
443800	Plumbing		.00
443900	Extermination	235.80	235.80
444000	Janitorial		.00
444100	Routine contracts	25.00	25.00
451000	Insurance - Flood & Bond	62.58	62.58
451001	Insurance - Property	1,333.34	1,333.34
451002	Insurance - Liability	333.33	333.33
451003	Insurance - Work Comp	301.82	301.82
452000	Payments In Lieu Of Taxes	1,071.95	1,071.95
457000	Collection Loss		.00
485000	Depreciation - Current		.00
485100	Depreciation- CF		.00
612000	Gain/Loss Equipment		.00
802000	Hud Operating Subsidy	12,197.00-	12,197.00-
802916	Capital Fund 2016		.00
802917	Cf 501-17 Advances		.00
802918	Capital Fund 2018 Advances		.00
	** Subtotal **	13,878.48-	13,878.48-
941410	Cf 16 Administration		.00
941430	Cf 16 Fees & Costs		.00
941460	CF16 Dwelling Structure		.00
961430	Cf 17 Fees & Costs		.00
961450	CF 2017 Site Improvement		.00
961460	CF 2017 Dwelling Structure		.00
981480	Cf 2018 Capital Activity		110,686.00
	** Subtotal **	.00	110,686.00
	** Total **	.00	.00

North Mankato MN Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2019

7584

Bank Reconciliation

Page 1

Account 111101 P/H CHECKING

A/C#

Bank statement balance, July 31, 2019
Less: Outstanding checks - see listing

\$ 26,471.45
10,052.14

Correct bank balance, July 31, 2019

\$ 16,419.31

* * * * *

General ledger balance, June 30, 2019

\$ 30,924.90

Add: Deposits for the month

\$ 32,539.18 32,539.18

Total

63,464.08

Less; Checks issued

\$ 47,044.77 47,044.77

Correct general ledger balance, July 31, 2019

\$ 16,419.31

* * * * *

North Mankato MN Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2019

7584

Bank Reconciliation

Page 2

Account 111101 P/H CHECKING

A/C#

Outstanding checks:

Date	Check Number	Payee	Account Code	Check Amount
6/17/19	14959	Culligan	422000	\$ 28.80
7/15/19	14982	Petty Cash	211100	95.73
7/30/19	14985	Bruce Ahlschlager	444100	391.65
7/30/19	14986	Ecolab Pest Elimination	443900	235.80
7/30/19	14987	Menards - Mankato	442000	58.48
7/30/19	14988	Schwickert's	443200	2,660.00
7/30/19	14989	Smr Management	442000	5,765.00
7/31/19	14990	Security Benefits	211705	200.00
7/31/19	14991	Security Benefits	441045	616.68
Total				<u>\$ 10,052.14</u>

Note: Please notify us if you have voided any outstanding checks.

Id: 7584 North Mankato MN Housing Authority
J#: 1 CURRENT PD. CHECKS #1

Current Period: 7/19
Tran Date: 7/19

Page 1
8/08/19

Seq#	CHECK#	DATE	Description	Account#	Debits	Credits
1	701		Eftps	211701	492.38	
2				211702	447.11	
3				441045	447.11	
4	702		Mn Dept Of Revenue	211703	237.00	
5	703		Bruce Ahlschlager	441000	1,766.16	
6				211701		160.14
7				211702		135.11
8				211703		84.00
9				211705		205.97
10	704		Robert J Dekruif	441000	1,125.00	
11				211701		26.67
12				211702		86.06
13				211703		18.00
14	705		Eftps	211701	186.81	
15				211702	221.17	
16				441045	221.17	
17	706		Mn Dept Of Revenue	211703	102.00	
18	707		Centerpoint Energy (958)	213400	739.40	
19	708		City Of North Mankato	213400	1,031.78	
20	709		Md Payroll Advisors	419400	210.00	
21	710		Xcel Energy (41,760 Kwh)	213400	3,598.00	
22	711		Waste Management	213400	472.80	
23	14971		Robert J Dekruif	419300	40.00	
24	14972		Bruce Ahlschlager	441045	378.60	
25	14973		C Naber & Associates	211100	190.00	
26	14974		Culligan	211100	12.84	
27	14975		Housing Insurance Services	121100	21,508.00	
28	14977		Susan Jones	211100	32.52	
29	14978		Minnesota Elevator Inc	443400	841.44	
30	14979		Mas Communications	419300	105.84	
31	14980		Mrci	211100	258.90	
32	14981		Mn Dept Of Labor	443200	200.00	
33	14976		Jetter Clean Inc	211100	160.00	

Id: 7584		North Mankato MN Housing Authority		Current Period: 7/19	Page 2
J#: 1		CURRENT PD. CHECKS #1		Tran Date: 7/19	8/08/19

Seq#	CHECK#	DATE	Description	Account#	Debits	Credits
34	14982		Petty Cash	211100	95.73	
35	14983		Schwickert's	211100	185.00	
36	14984		Usuable Life	441045	104.83	
37	712		Bank Fees	419400	9.50	
38	713		Bruce Ahlschlager	441000	2,037.12	
39				211701		191.88-
40				211702		155.84-
41				211703		102.00-
42				211705		222.23-
43	715		Robert J Dekruif	441000	1,192.50	
44				211701		33.42-
45				211702		91.23-
46				211703		21.00-
47	14985		Bruce Ahlschlager	419300	80.00	
48				442000	168.33	
49				443000	118.32	
50				444100	25.00	
51	14986		Ecolab Pest Elimination	443900	235.80	
52	14987		Menards - Mankato	442000	58.48	
53	14988		Schwickert's	443200	2,660.00	
54	14989		Smr Management	419500	5,250.00	
55				442000	515.00	
56	14990		Security Benefits	211705	200.00	
57	14991		Security Benefits	211705	228.20	
58				441045	388.48	
59	0		JUL19 Cash Disbursements	111101		47,044.77-
Proof:			.00	1769318200	48,578.32 *	48,578.32-*

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1	2001		To Record Jul19 Rental Reg	112200	22,608.00
2			To Record Jul19 Rental Reg	311000	19,009.00-
3			To Record Jul19 Rental Reg	312000	2,430.00-
4			To Record Jul19 Rental Reg	369000	1,169.00-
5			To Record Jul19 Rental Reg	224000	220.00
6			To Record Jul19 Rental Reg	112200	220.00-
7	2002		To Write Off Insurance	451000	62.58
8				451001	1,333.34
9				451002	333.33
10				451003	301.82
11				121100	2,031.07-
** Totals **				336550600*	.00

Id: 7584 North Mankato MN Housing Authority Current Period: 7/19 Page 4
J#: 11 AUTO ENTRIES JOURNAL Tran Date: 7/19 8/08/19

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1			Current Year Pilot	452000	1,071.95
2				213701	1,071.95-
** Totals **				66570100*	.00

Id: 7584 North Mankato MN Housing Authority Current Period: 7/19 Page 5
 J#: 30 Bank Entries Tran Date: 7/19 8/08/19

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1	1	70119	Rent	112200	19,755.00-
2			Caretaker Apt Rent	319000	250.00-
3			Refund Usable Life	441045	104.83-
4	0	70119	Refund Usable Life *	111101	20,109.83
5	2	71519	Operating Subsidy	802000	12,197.00-
6	0	71519	Operating Subsidy *	111101	12,197.00
7	3	72919	Rent	112200	232.00-
8	0	72919	Rent *	111101	232.00
9	4	73119	Interest	361000	.35-
10	0	73119	Interest *	111101	.35
** Totals **				259184900*	.00

North Mankato MN Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2019

7584

Detail General Ledger

6-30

Page 1

Date	Index	Description	Current Month	Year To Date
06 30	111101	Cash General Fund		
		Beginning Balance		30,924.90 Dr
07 31	111101	J010059 JUL19 Cash Disbursements	47,044.77 Cr	
07 01	111101	J300004 Refund Usable Life *	20,109.83 Dr	
07 15	111101	J300006 Operating Subsidy *	12,197.00 Dr	
07 29	111101	J300008 Rent *	232.00 Dr	
07 31	111101	J300010 Interest *	.35 Dr	
		Current Total	14,505.59 Cr	
		Ending Balance		16,419.31 Dr
06 30	111700	Petty Cash		
		Beginning Balance		100.00 Dr
		Ending Balance		100.00 Dr
06 30	112200	Tenants Accounts Receivable		
		Beginning Balance		728.00 Dr
07 31	112200	002001 To Record Jul19 Rental Re	22,608.00 Dr	
07 31	112200	002001 To Record Jul19 Rental Re	220.00 Cr	
07 01	112200	000001 Rent	19,755.00 Cr	
07 29	112200	000003 Rent	232.00 Cr	
		Current Total	2,401.00 Dr	
		Ending Balance		3,129.00 Dr
06 30	112517	Accounts Receivable Hud - CF 17		
06 30	114500	Accrued Interest		
		Beginning Balance		229.79 Dr
		Ending Balance		229.79 Dr
06 30	116200	General Fund Investments		
		Beginning Balance		213,356.03 Dr
		Ending Balance		213,356.03 Dr
06 30	121100	Prepaid Insurance		
		Beginning Balance		927.15 Dr
07 15	121100	014975 Housing Insurance Service	21,508.00 Dr	
07 31	121100	002002 To Write Off Insurance	2,031.07 Cr	
		Current Total	19,476.93 Dr	
		Ending Balance		20,404.08 Dr
06 30	140002	Development Cost		
		Beginning Balance		1169,610.66 Dr
		Ending Balance		1169,610.66 Dr
06 30	140003	Development Cost Contra		
		Beginning Balance		3499,845.86 Cr
		Ending Balance		3499,845.86 Cr
06 30	140005	Accumulated Depreciation		
		Beginning Balance		2850,933.47 Cr

North Mankato MN Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2019

7584

Detail General Ledger

6-30

Page 2

Date	Index	Description	Current Month	Year To Date
		Ending Balance		2850,933.47 Cr
06 30	140006	Land		
		Beginning Balance		195,668.66 Dr
		Ending Balance		195,668.66 Dr
06 30	140007	Building		
		Beginning Balance		1590,070.25 Dr
		Ending Balance		1590,070.25 Dr
06 30	140008	Furniture, Machine, Equipment-Dwell		
		Beginning Balance		54,102.32 Dr
		Ending Balance		54,102.32 Dr
06 30	140009	Furniture, Machine, Equipment-Admin		
		Beginning Balance		27,300.92 Dr
		Ending Balance		27,300.92 Dr
06 30	140016	Land Improvements		
		Beginning Balance		219,146.95 Dr
		Ending Balance		219,146.95 Dr
06 30	140017	Building Improvements		
		Beginning Balance		2004,658.28 Dr
		Ending Balance		2004,658.28 Dr
06 30	140055	Mod Cost Complete		
		Beginning Balance		2330,235.20 Dr
		Ending Balance		2330,235.20 Dr
06 30	211100	Accounts Payable Vendors		
		Beginning Balance		934.99 Cr
07 15	211100	014973 C Naber & Associates	190.00 Dr	
07 15	211100	014974 Culligan	12.84 Dr	
07 15	211100	014977 Susan Jones	32.52 Dr	
07 15	211100	014980 Mrci	258.90 Dr	
07 15	211100	014976 Jetter Clean Inc	160.00 Dr	
07 15	211100	014982 Petty Cash	95.73 Dr	
07 15	211100	014983 Schwickert's	185.00 Dr	
		Current Total	934.99 Dr	
		Ending Balance		
06 30	211200	Accounts Payables - Capital Asset		
06 30	211400	Tenants Security Deposits		
		Beginning Balance		14,702.46 Cr
		Ending Balance		14,702.46 Cr
06 30	211410	Tenants Pet Deposits		
		Beginning Balance		2,400.00 Cr

North Mankato MN Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2019

7584

Detail General Ledger

6-30

Page 3

Date	Index	Description	Current Month	Year To Date
		Ending Balance		2,400.00 Cr
06 30	211499	Security Deposit Interest		
		Beginning Balance		270.23 Dr
		Ending Balance		270.23 Dr
06 30	211701	Payroll Deduction - FED WH		
		Beginning Balance		492.38 Cr
07 03	211701	000701 Eftps	492.38 Dr	
07 15	211701	000703 Bruce Ahlschlager	160.14 Cr	
07 15	211701	000704 Robert J Dekruif	26.67 Cr	
07 15	211701	000705 Eftps	186.81 Dr	
07 30	211701	000713 Bruce Ahlschlager	191.88 Cr	
07 30	211701	000715 Robert J Dekruif	<u>33.42 Cr</u>	
		Current Total	267.08 Dr	
		Ending Balance		225.30 Cr
06 30	211702	Payroll Deduction - Fica/Med		
		Beginning Balance		447.11 Cr
07 03	211702	000701 Eftps	447.11 Dr	
07 15	211702	000703 Bruce Ahlschlager	135.11 Cr	
07 15	211702	000704 Robert J Dekruif	86.06 Cr	
07 15	211702	000705 Eftps	221.17 Dr	
07 30	211702	000713 Bruce Ahlschlager	155.84 Cr	
07 30	211702	000715 Robert J Dekruif	<u>91.23 Cr</u>	
		Current Total	200.04 Dr	
		Ending Balance		247.07 Cr
06 30	211703	Payroll Deduction State W/H		
		Beginning Balance		237.00 Cr
07 03	211703	000702 Mn Dept Of Revenue	237.00 Dr	
07 15	211703	000703 Bruce Ahlschlager	84.00 Cr	
07 15	211703	000704 Robert J Dekruif	18.00 Cr	
07 15	211703	000706 Mn Dept Of Revenue	102.00 Dr	
07 30	211703	000713 Bruce Ahlschlager	102.00 Cr	
07 30	211703	000715 Robert J Dekruif	<u>21.00 Cr</u>	
		Current Total	114.00 Dr	
		Ending Balance		123.00 Cr
06 30	211705	Payroll Deduction Pension		
07 15	211705	000703 Bruce Ahlschlager	205.97 Cr	
07 30	211705	000713 Bruce Ahlschlager	222.23 Cr	
07 31	211705	014990 Security Benefits	200.00 Dr	
07 31	211705	014991 Security Benefits	<u>228.20 Dr</u>	
		Current Total		
		Ending Balance		
06 30	213400	Accrued Utilities		
		Beginning Balance		5,841.98 Cr
07 15	213400	000707 Centerpoint Energy (958)	739.40 Dr	

North Mankato MN Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2019

7584

Detail General Ledger

6-30

Page 4

Date	Index	Description	Current Month	Year To Date
07 15	213400	000708 City Of North Mankato	1,031.78 Dr	
07 15	213400	000710 Xcel Energy (41,760 Kwh)	3,598.00 Dr	
07 15	213400	000711 Waste Management	472.80 Dr	
		Current Total	5,841.98 Dr	
		Ending Balance		
06 30	213501	Accrued Absences - Current		
		Beginning Balance		4,998.49 Cr
		Ending Balance		4,998.49 Cr
06 30	213502	Accrued Absences - Non-current		
		Beginning Balance		1,211.19 Cr
		Ending Balance		1,211.19 Cr
06 30	213700	Payment in Lieu of Taxes		
		Beginning Balance		6,553.01 Cr
		Ending Balance		6,553.01 Cr
06 30	213701	Pilot Current Year		
07 31	213701	J110002 Current Year Pilot	1,071.95 Cr	
		Current Total	1,071.95 Cr	
		Ending Balance		1,071.95 Cr
06 30	224000	Prepaid Rent		
		Beginning Balance		220.00 Cr
07 31	224000	002001 To Record Jul19 Rental Re	220.00 Dr	
		Current Total	220.00 Dr	
		Ending Balance		
06 30	280200	Investments in Capital Assets		
		Beginning Balance		1350,699.91 Cr
		Ending Balance		1350,699.91 Cr
06 30	280600	Unrestricted Net Assets		
		Beginning Balance		208,497.49 Cr
		Ending Balance		208,497.49 Cr
06 30	311000	Dwelling Rental		
07 31	311000	002001 To Record Jul19 Rental Re	19,009.00 Cr	
		Current Total	19,009.00 Cr	
		Ending Balance		19,009.00 Cr
06 30	312000	Excess Utilities		
07 31	312000	002001 To Record Jul19 Rental Re	2,430.00 Cr	
		Current Total	2,430.00 Cr	
		Ending Balance		2,430.00 Cr
06 30	319000	Nondwelling Rental		
07 01	319000	000001 Caretaker Apt Rent	250.00 Cr	
		Current Total	250.00 Cr	

North Mankato MN Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2019

7584

Detail General Ledger

6-30

Page 5

Date	Index	Description	Current Month	Year To Date
		Ending Balance		250.00 Cr
06 30	361000	Investment Interest		
07 31	361000	000004 Interest	<u>.35 Cr</u>	
		Current Total	.35 Cr	
		Ending Balance		.35 Cr
06 30	369000	Other Tenant Income		
07 31	369000	002001 To Record Jull19 Rental Re	<u>1,169.00 Cr</u>	
		Current Total	1,169.00 Cr	
		Ending Balance		1,169.00 Cr
06 30	369500	Other Income - Non recurring		
06 30	413000	Legal Expense		
06 30	414000	Training		
06 30	415000	Travel		
06 30	417000	Accounting Fees		
06 30	417100	Audit Expense		
06 30	419000	Office Expenses		
06 30	419200	Advertising		
06 30	419300	Telephone		
07 15	419300	014971 Robert J Dekruif	40.00 Dr	
07 15	419300	014979 Mas Communications	105.84 Dr	
07 30	419300	014985 Bruce Ahlschlager	<u>80.00 Dr</u>	
		Current Total	225.84 Dr	
		Ending Balance		225.84 Dr
06 30	419400	Sundry-Administrative		
07 15	419400	000709 Md Payroll Advisors	210.00 Dr	
07 30	419400	000712 Bank Fees	<u>9.50 Dr</u>	
		Current Total	219.50 Dr	
		Ending Balance		219.50 Dr
06 30	419500	Outside Management		
07 30	419500	014989 Smr Management	<u>5,250.00 Dr</u>	
		Current Total	5,250.00 Dr	
		Ending Balance		5,250.00 Dr
06 30	422000	Recreation, Publication & Other		
06 30	423000	Tenant Contract Costs		

North Mankato MN Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2019

7584

Detail General Ledger

6-30

Page 6

Date	Index	Description	Current Month	Year To Date
06 30	431000	Water		
06 30	432000	Electricity		
06 30	433000	Gas		
06 30	439000	Other Utility Expense		
06 30	439100	Garbage Disposal		
06 30	441000	Maintenance Labor		
07 15	441000	000703 Bruce Ahlschlager	1,766.16 Dr	
07 15	441000	000704 Robert J Dekruif	1,125.00 Dr	
07 30	441000	000713 Bruce Ahlschlager	2,037.12 Dr	
07 30	441000	000715 Robert J Dekruif	<u>1,192.50 Dr</u>	
		Current Total	6,120.78 Dr	
		Ending Balance		6,120.78 Dr
06 30	441045	Employee Benefits Maintenance		
07 03	441045	000701 Eftps	447.11 Dr	
07 15	441045	000705 Eftps	221.17 Dr	
07 15	441045	014972 Bruce Ahlschlager	378.60 Dr	
07 15	441045	014984 Usuable Life	104.83 Dr	
07 31	441045	014991 Security Benefits	388.48 Dr	
07 01	441045	000001 Refund Usable Life	<u>104.83 Cr</u>	
		Current Total	1,435.36 Dr	
		Ending Balance		1,435.36 Dr
06 30	441050	Accrued Absences - Maint		
06 30	442000	Materials		
07 30	442000	014985 Bruce Ahlschlager	168.33 Dr	
07 30	442000	014987 Menards - Mankato	58.48 Dr	
07 30	442000	014989 Smr Management	<u>515.00 Dr</u>	
		Current Total	741.81 Dr	
		Ending Balance		741.81 Dr
06 30	443000	Contract Costs		
07 30	443000	014985 Bruce Ahlschlager	<u>118.32 Dr</u>	
		Current Total	118.32 Dr	
		Ending Balance		118.32 Dr
06 30	443090	Contracts - Cable TV		
06 30	443200	Heating & Cooling		
07 15	443200	014981 Mn Dept Of Labor	200.00 Dr	
07 30	443200	014988 Schwickert's	<u>2,660.00 Dr</u>	
		Current Total	2,860.00 Dr	
		Ending Balance		2,860.00 Dr

North Mankato MN Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2019

7584

Detail General Ledger

6-30

Page 7

Date	Index	Description	Current Month	Year To Date
06 30	443300	Snow Removal		
06 30	443400	Elevator		
07 15	443400	014978 Minnesota Elevator Inc	<u>841.44 Dr</u>	
		Current Total	841.44 Dr	
		Ending Balance		841.44 Dr
06 30	443500	Landscape & Grounds		
06 30	443600	Unit Turnaround		
06 30	443700	Electrical Contracts		
06 30	443800	Plumbing		
06 30	443900	Extermination		
07 30	443900	014986 Ecolab Pest Elimination	<u>235.80 Dr</u>	
		Current Total	235.80 Dr	
		Ending Balance		235.80 Dr
06 30	444000	Janitorial		
06 30	444100	Routine contracts		
07 30	444100	014985 Bruce Ahlschlager	<u>25.00 Dr</u>	
		Current Total	25.00 Dr	
		Ending Balance		25.00 Dr
06 30	451000	Insurance - Flood & Bond		
07 31	451000	002002 To Write Off Insurance	<u>62.58 Dr</u>	
		Current Total	62.58 Dr	
		Ending Balance		62.58 Dr
06 30	451001	Insurance - Property		
07 31	451001	002002 To Write Off Insurance	<u>1,333.34 Dr</u>	
		Current Total	1,333.34 Dr	
		Ending Balance		1,333.34 Dr
06 30	451002	Insurance - Liability		
07 31	451002	002002 To Write Off Insurance	<u>333.33 Dr</u>	
		Current Total	333.33 Dr	
		Ending Balance		333.33 Dr
06 30	451003	Insurance - Work Comp		
07 31	451003	002002 To Write Off Insurance	<u>301.82 Dr</u>	
		Current Total	301.82 Dr	
		Ending Balance		301.82 Dr
06 30	452000	Payments In Lieu Of Taxes		
07 31	452000	J110001 Current Year Pilot	<u>1,071.95 Dr</u>	
		Current Total	1,071.95 Dr	

North Mankato MN Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2019

7584

Detail General Ledger

6-30

Page 8

Date	Index	Description	Current Month	Year To Date
		Ending Balance		1,071.95 Dr
06 30	457000	Collection Loss		
06 30	485000	Depreciation - Current		
06 30	485100	Depreciation- CF		
06 30	612000	Gain/Loss Equipment		
06 30	802000	Hud Operating Subsidy		
07 15	802000	000002 Operating Subsidy	12,197.00 Cr	
		Current Total	12,197.00 Cr	
		Ending Balance		12,197.00 Cr
06 30	802916	Capital Fund 2016		
06 30	802917	Cf 501-17 Advances		
06 30	802918	Capital Fund 2018 Advances		
06 30	941410	Cf 16 Administration		
06 30	941430	Cf 16 Fees & Costs		
06 30	941460	CF16 Dwelling Structure		
06 30	961430	Cf 17 Fees & Costs		
06 30	961450	CF 2017 Site Improvement		
06 30	961460	CF 2017 Dwelling Structure		
06 30	981480	Cf 2018 Capital Activity		
		Beginning Balance		110,686.00 Dr
		Ending Balance		110,686.00 Dr
		Line Count:	175	.00

Date: 08/23/2019
Time: 08:17:42

North Mankato Housing & Redevelopment Authority
Register - Basic Listing
Public Housing

From: 06/18/2019 To: 06/30/2019

Page: 1

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
014966	06/26/2019	Security Benefit	Payment	200.00	457 JUNE
014967	06/26/2019	Security Benefit	Payment	417.48	401A JUNE
014968	06/27/2019	Menards-Mankato	Payment	435.36	39797 & 40778
014969	06/27/2019	Lloyd Lumber Co.	Payment	9.17	658670;6/27/19; CONCRETE MIX
014970	06/28/2019	Gatchell Imaging Products, Inc.	Payment	50.69	2nd replacement check /27891
EFT	06/26/2019	Bruce Ahlschlager	Payment	1,070.40	6/30 pr auto
EFT	06/26/2019	ROBERT J DEKRUIF	Payment	994.27	6/30 PR AUTO
EFT	06/26/2019	IRS	Payment	586.48	941 6/30
EFT	06/26/2019	MN DEPT OF REV	Payment	92.00	6/30 MN W/H
EFT	06/27/2019	CONSOLIDATED COMMUNICATIONS	Payment	1,683.51	6/15-7/07/19
EFT	06/27/2019	ROBERT J DEKRUIF	Payment	2,407.10	final june pr
EFT	06/28/2019	bank charge june	Payment	5.00	
Total:				(	7,951.46)

Date: 08/23/2019
Time: 08:18:15

North Mankato Housing & Redevelopment Authority
Check Register Detail by Category Report

Public Housing

From: 06/18/2019 To: 06/30/2019

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Memo
06/26/2019	EFT	Bruce Ahnslager	Payment	1,070.40	
		A4410 Labor - Maintenance	1,605.60		
		2117.1 Social Security Withheld	-99.55		
		2117.11 Medicare Withheld	-23.28		
		2117.2 Federal Income Tax Withheld	-142.03		
		2117.3 State Income Tax Withheld	-74.00		
		2117.5 Retirement	-196.34		
06/26/2019	EFT	ROBERT J DEKRUIF	Payment	994.27	
		A4410 Labor - Maintenance	1,125.00		
		2117.1 Social Security Withheld	-69.75		
		2117.11 Medicare Withheld	-16.31		
		2117.2 Federal Income Tax Withheld	-26.67		
		2117.3 State Income Tax Withheld	-18.00		
06/26/2019	EFT	IRS	Payment	586.48	
06/26/2019	EFT	2117.2 Federal Income Tax Withheld	586.48		
06/26/2019	EFT	MN DEPT OF REV	Payment	92.00	
		2117.3 State Income Tax Withheld	92.00		
06/26/2019	014966	Security Benefit	Payment	200.00	
		2117.5 Retirement	200.00		
06/26/2019	014967	Security Benefit	Payment	417.48	
		2117.5 Retirement	417.48		
06/27/2019	EFT	CONSOLIDATED	Payment	1,683.51	
		A4190 Office Expense	68.90		
		A4390 Other Utilities Expense	1,353.42		
		A4193 Telephone	261.19		
06/27/2019	EFT	ROBERT J DEKRUIF	Payment	2,407.10	
		A4410 Labor - Maintenance	3,114.00		
		2117.1 Social Security Withheld	-193.07		
		2117.11 Medicare Withheld	-45.15		
		2117.2 Federal Income Tax Withheld	-323.68		
		2117.3 State Income Tax Withheld	-145.00		
06/27/2019	014968	Menards-Mankato	Payment	435.36	
		A4420 Materials	435.36		
06/27/2019	014969	Lloyd Lumber Co.	Payment	9.17	
		A4420 Materials	9.17		
06/28/2019	EFT	bank charge june	Payment	5.00	
06/28/2019	014970	Gatchell Imaging Products, Inc.	Payment	50.69	
		A4190 Office Expense	50.69		

Date: 08/21/2019
Time: 12:27:50

North Mankato Housing & Redevelopment Authority

Register - Basic Listing

Public Housing

From: 07/01/2019 To: 07/31/2019

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
014971	07/15/2019	ROBERT J DEKRUIF	Payment	40.00	JULY PHONE
014972	07/15/2019	Bruce Ahlschlager	Payment	378.60	JULY REIMB. INS
014973	07/15/2019	C. Naber & Associates	Payment	190.00	41333;6/30;JUNE SERVICE
014974	07/15/2019	CULLIGAN WATER CONDITIONING	Payment	12.84	2/5GAL WTR 15324 JUNE
014975	07/15/2019	Housing Insurance Services, Inc	Payment	21,508.00	HP00094123&HG00099679
014976	07/15/2019	Jetter Clean Inc.	Payment	160.00	M61394;6/13;605 KIT SINK
014977	07/15/2019	SUSAN JONES	Payment	32.52	MAY/JUNE TRIPS
014978	07/15/2019	Minnesota Elevator, Inc	Payment	841.44	810396;7/1;JULY SERVICE
014979	07/15/2019	MAS COMMUNICATIONS	Payment	105.84	190600167101;7/1;JULY SERVICE
014980	07/15/2019	MRCI	Payment	258.90	651809;6/30;JUN SERVICE
014981	07/15/2019	MN DEPT OF LABOR & INDUSTRY	Payment	200.00	ALR0097148L;ELV01510-11
014982	07/15/2019	Petty Cash/Robert Dekurit	Payment	95.73	PARTY SUPPLIES FOR TENANTS
014983	07/15/2019	Schwicker's	Payment	185.00	S500004229;6/27;TEST BPT
014984	07/15/2019	USABLE Life	Payment	104.83	01AUG2019
014985	07/30/2019	Bruce Ahlschlager	Payment	391.65	MILES/PHONE SUPPLIES
014986	07/30/2019	Ecolab Pest Elimination	Payment	235.80	7313700;7/17;JUL/AUG/SEPT
014987	07/30/2019	Menards-Mankato	Payment	58.48	42378;7/16;CLEANSUPPLIES
014988	07/30/2019	Schwicker's	Payment	2,660.00	S510052161-156;7/18
014989	07/30/2019	SMR MANAGEMENT	Payment	5,765.00	91233;7/1;MAN FEE/FLAG POLE
014990	07/31/2019	Security Benefit	Payment	200.00	457 july pr
EFT	07/03/2019	irs	Payment	1,386.60	941 w/h
EFT	07/03/2019	mn dept rev	Payment	237.00	mn w/h
EFT	07/15/2019	irs	Payment	629.15	7/15 941
EFT	07/15/2019	mn dept rev	Payment	102.00	7/15 w/h
EFT	07/15/2019	Bruce Ahlschlager	Payment	1,180.94	7/15 auto payroll
EFT	07/15/2019	ROBERT J DEKRUIF	Payment	994.27	7/15 AUTO PAYROLL
EFT	07/15/2019	CenterPoint Energy	Payment	739.40	5/6-6/6/19 USAGE/AUTO
EFT	07/15/2019	City of North Mankato	Payment	1,031.78	5/3-6/4/19 USAGE/AUTO
EFT	07/15/2019	MD PAYROLL ADVISORS	Payment	210.00	16735;7/10 PR PROCESSING
EFT	07/15/2019	Xcel Energy	Payment	3,598.00	5/7-6/8/19 USAGE/AUTO
EFT	07/15/2019	WM of Southern Minnesota MA	Payment	472.80	7091817-1779-0;AUTO JUNE
EFT	07/30/2019	bank charges	Payment	9.50	
EFT	07/30/2019	Bruce Ahlschlager	Payment	1,365.17	7/31 auto pr
EFT	07/30/2019	ROBERT J DEKRUIF	Payment	1,046.85	7/31 pr auto

Total: (46,428.09)

July Bills

Date: 08/21/2019
Time: 12:27:54

North Mankato Housing & Redevelopment Authority
Check Register Detail by Category Report
Public Housing

From: 07/01/2019 To: 07/31/2019

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Memo
07/03/2019	EFT	irs	Payment	1,386.60	
		2117.2 Federal Income Tax Withheld	1,386.60		
07/03/2019	EFT	mn dept rev	Payment	237.00	
		2117.3 State Income Tax Withheld	237.00		
07/15/2019	EFT	irs	Payment	629.15	
			0.00		
07/15/2019	EFT	mn dept rev	Payment	102.00	
			0.00		
07/15/2019	EFT	Bruce Ahlschlager	Payment	1,180.94	
		A4410 Labor - Maintenance	1,766.16		
		2117.1 Social Security Withheld	-109.50		
		2117.11 Medicare Withheld	-25.61		
		2117.2 Federal Income Tax Withheld	-160.14		
		2117.3 State Income Tax Withheld	-84.00		
		2117.5 Retirement	-205.97		
07/15/2019	EFT	ROBERT J DEKRUIF	Payment	994.27	
		A4410 Labor - Maintenance	1,125.00		
		2117.1 Social Security Withheld	-69.75		
		2117.11 Medicare Withheld	-16.31		
		2117.2 Federal Income Tax Withheld	-26.67		
		2117.3 State Income Tax Withheld	-18.00		
07/15/2019	EFT	CenterPoint Energy	Payment	739.40	
		A4330 Gas	739.40		
07/15/2019	EFT	City of North Mankato	Payment	1,031.78	
		A4310 Water	581.84		
		A4390 Other Utilities Expense	449.94		
07/15/2019	EFT	MD PAYROLL ADVISORS	Payment	210.00	
		A4190 Office Expense	210.00		
07/15/2019	EFT	Xcel Energy	Payment	3,598.00	
		A4320 Electricity	3,598.00		
07/15/2019	EFT	WM of Southern Minnesota MA	Payment	472.80	
		A4391 Garbage Removal	472.80		
07/15/2019	014971	ROBERT J DEKRUIF	Payment	40.00	
		A4193 Telephone	40.00		
07/15/2019	014972	Bruce Ahlschlager	Payment	378.60	
		A4410.45 Maintenance Benefits	378.60		
07/15/2019	014973	C. Naber & Associates	Payment	190.00	
		A4170 Accounting Fees	190.00		
07/15/2019	014974	CULLIGAN WATER CONDITIONING	Payment	12.84	
		A4230 Contract Costs, Training & Other	12.84		
07/15/2019	014975	Housing Insurance Services, Inc	Payment	21,508.00	

Date: 08/21/2019
Time: 12:27:54

North Mankato Housing & Redevelopment Authority
Check Register Detail by Category Report
Public Housing

From: 07/01/2019 To: 07/31/2019

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Memo
07/15/2019	014976	A4510 Insurance - Property, Liability, Work	21,508.00		
		Jetter Clean Inc.	Payment	160.00	
07/15/2019	014977	A4438 Plumbing Contracts	160.00		
		SUSAN JONES	Payment	32.52	
07/15/2019	014978	A4220 Recreation, Publications, & Other	32.52		
		Minnesota Elevator, Inc	Payment	841.44	
07/15/2019	014979	A4434 Elevator Maintenance	841.44		
		MAS COMMUNICATIONS	Payment	105.84	
07/15/2019	014980	A4193 Telephone	105.84		
		MRCI	Payment	258.90	
07/15/2019	014981	A4440 Janitorial Contracts	258.90		
		MN DEPT OF LABOR & INDUSTRY	Payment	200.00	
07/15/2019	014982	A4430 Miscellaneous Contract Costs	200.00		
		Petty Cash/Robert Dekurit	Payment	95.73	
07/15/2019	014983	A4220 Recreation, Publications, & Other	95.73		
		Schwicker's	Payment	185.00	
07/15/2019	014984	A4432 Heating & Cooling Contracts	185.00		
		USABLE Life	Payment	104.83	
07/30/2019	EFT	A4410.45 Maintenance Benefits	104.83		
		bank charges	Payment	9.50	
07/30/2019	EFT	Bruce Ahlschlager	0.00		
		A4410 Labor - Maintenance	Payment	1,365.17	
07/30/2019	EFT	2117.1 Social Security Withheld	2,037.12		
		2117.11 Medicare Withheld	-126.30		
		2117.2 Federal Income Tax Withheld	-29.54		
		2117.3 State Income Tax Withheld	-191.88		
		2117.5 Retirement	-102.00		
			-222.23		
07/30/2019	EFT	ROBERT J DEKRUIF	-222.23		
		A4410 Labor - Maintenance	Payment	1,046.85	
		2117.1 Social Security Withheld	1,192.50		
		2117.11 Medicare Withheld	-73.94		
		2117.2 Federal Income Tax Withheld	-17.29		
		2117.3 State Income Tax Withheld	-33.42		
07/30/2019	014985	Bruce Ahlschlager	-21.00		
		A4150 Travel expenses	Payment	391.65	
		A4193 Telephone	118.32		
		A4420 Materials	80.00		
		A4441 Routine Maintenance	168.33		
07/30/2019	014986	Ecolab Pest Elimination	25.00		
		A4439 Extermination Contracts	Payment	235.80	

Date: 08/21/2019
Time: 12:27:54

North Mankato Housing & Redevelopment Authority
Check Register Detail by Category Report
Public Housing

From: 07/01/2019 To: 07/31/2019

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Memo
07/30/2019	014987	Menards-Mankato	Payment	58.48	
		A4420	58.48		
07/30/2019	014988	Schwicker's	Payment	2,660.00	
		A4432	2,660.00		
07/30/2019	014989	SMR MANAGEMENT	Payment	5,765.00	
		A4195	5,250.00		
		A4420	515.00		
07/31/2019	014990	Security Benefit	Payment	200.00	
		2117.5	200.00		
		Retirement			

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
014991	08/03/2019	Security Benefit	Payment	616.68	401a july pr
014992	08/16/2019	League of MN Cities Insurance Trust	Payment	3,027.00	40001260;8/5;work comp ins
014993	08/21/2019	JEANNETTE DREXLER	Payment	157.50	411 TRANSMITTAL
014994	08/21/2019	ROBERT J DEKRUJF	Payment	40.00	AUGUST PHONE
014995	08/21/2019	Bruce Ahlschlager	Payment	378.60	AUG INS
014996	08/21/2019	C. Naber & Associates	Payment	687.92	41388-41462-41506
014997	08/21/2019	CULLIGAN WATER CONDITIONING	Payment	27.80	4-5GAL WTR DELIVERED
014998	08/21/2019	Ecolab Pest Elimination	Payment	6,025.00	2663135 \$1000/2663142 \$5025
014999	08/21/2019	Ferguson Enterprises, Inc. #1657	Payment	138.10	6764899;7/19;FAUCET
015000	08/21/2019	Housing Data Systems, Inc.	Payment	120.00	228032;7/1-9/30 MTCs
015001	08/21/2019	KATO INDEPENDENT SHUTTLE SERVICE,LLC	Payment	96.64	1069;8/9/19; TILLING GARDEN
015002	08/21/2019	Jetter Clean Inc.	Payment	460.00	M61963FOR 300;M61967\$160.
015003	08/21/2019	MAS COMMUNICATIONS	Payment	105.00	190700167101;8/1 AUG SERVICE
015004	08/21/2019	McGowan Water Conditioning, Inc.	Payment	52.80	600599;7/11;6-40# BAGS
015005	08/21/2019	Minnesota Elevator, Inc	Payment	1,682.88	813874AUG/804637JUNE
015006	08/21/2019	Menards-Mankato	Payment	365.45	43850-44521
015007	08/21/2019	MRCI	Payment	291.26	653950;7/31 JULY SERVICE
015008	08/21/2019	EMPLOYEE SCREENING REPORTS	Payment	25.00	720192120;JANET JONES
015009	08/21/2019	SMR MANAGEMENT	Payment	5,641.00	91346;MAN FEES; HOTEL
015010	08/22/2019	Petty Cash/Robert Dekurit	Payment	89.19	meal supplies
015011	08/22/2019	ROBERT J DEKRUJF	Payment	63.15	supplies/out of pocket
015012	08/22/2019	Menards-Mankato	Payment	79.30	45126;8/15/19; maint supplies
EFT	08/21/2019	Bruce Ahlschlager	Payment	1,135.57	8/15 AUTO PAYROLL
EFT	08/21/2019	CenterPoint Energy	Payment	377.06	7/9-8/8/19SERVICE
EFT	08/21/2019	CONSOLIDATED COMMUNICATIONS	Payment	1,687.58	6/1-7/13/19 SERVICE
EFT	08/21/2019	MD PAYROLL ADVISORS	Payment	160.00	16902;8/8/19;PR PROCESS
EFT	08/21/2019	Xcel Energy	Payment	4,386.76	6/8-7/8/19 USAGE ELECTRIC
EFT	08/21/2019	WM of Southern Minnesota MA	Payment	472.85	7094731-1779-0 JULYAUTO
EFT	08/21/2019	ROBERT J DEKRUJF	Payment	1,020.07	815 payroll
Total:				(	29,410.16)

North Mankato Housing & Redevelopment Authority
Check Register Detail by Category Report
Public Housing

From: 08/01/2019 To: 08/22/2019

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Memo
08/03/2019	014991	Security Benefit 2117.5 Retirement	Payment 616.68	616.68	
08/16/2019	014992	League of MN Cities Insurance Trust A4510 Insurance - Property, Liability, Work	Payment 3,027.00	3,027.00	
08/21/2019	EFT	Bruce Ahlschlager A4410 Labor - Maintenance 2117.1 Social Security Withheld 2117.11 Medicare Withheld 2117.2 Federal Income Tax Withheld 2117.3 State Income Tax Withheld 2117.5 Retirement	Payment 1,818.96 -112.78 -26.37 -154.10 -81.00 -309.14	1,135.57	
08/21/2019	EFT	CenterPoint Energy A4330 Gas	Payment 377.06	377.06	
08/21/2019	EFT	CONSOLIDATED A4190 Office Expense A4390 Other Utilities Expense A4193 Telephone	Payment 68.90 1,353.42 265.26	1,687.58	
08/21/2019	EFT	MD PAYROLL ADVISORS A4190 Office Expense	Payment 160.00	160.00	
08/21/2019	EFT	Xcel Energy A4320 Electricity	Payment 4,386.76	4,386.76	
08/21/2019	EFT	WM of Southern Minnesota MA A4391 Garbage Removal	Payment 472.85	472.85	
08/21/2019	EFT	ROBERT J DEKRUIF A4410 Labor - Maintenance 2117.1 Social Security Withheld 2117.11 Medicare Withheld 2117.2 Federal Income Tax Withheld 2117.3 State Income Tax Withheld	Payment 1,158.75 -71.84 -16.80 -30.04 -20.00	1,020.07	
08/21/2019	014993	JEANNETTE DREXLER 2114 Tenant Security Deposit A4440 Janitorial Contracts	Payment 207.50 -50.00	157.50	
08/21/2019	014994	ROBERT J DEKRUIF A4193 Telephone	Payment 40.00	40.00	
08/21/2019	014995	Bruce Ahlschlager A4410.45 Maintenance Benefits	Payment 378.60	378.60	
08/21/2019	014996	C. Naber & Associates A4190 Office Expense A4170 Accounting Fees	Payment 17.92 670.00	687.92	
08/21/2019	014997	CULLIGAN WATER CONDITIONING A4220 Recreation, Publications, & Other	Payment 27.80	27.80	

North Mankato Housing & Redevelopment Authority
Check Register Detail by Category Report

Public Housing

From: 08/01/2019 To: 08/22/2019

Date: 08/22/2019
 Time: 14:46:56

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Memo
08/21/2019	014998	Ecolab Pest Elimination A4439 Extermination Contracts	Payment 6,025.00	6,025.00	
08/21/2019	014999	Ferguson Enterprises, Inc. #1657	Payment 0.00	138.10	
08/21/2019	015000	Housing Data Systems, Inc.	Payment 0.00	120.00	
08/21/2019	015001	KATO INDEPENDENT SHUTTLE A4435 Landscaping/Grounds Contracts	Payment 96.64	96.64	
08/21/2019	015002	Jetter Clean Inc. A4438 Plumbing Contracts	Payment 460.00	460.00	
08/21/2019	015003	MAS COMMUNICATIONS A4193 Telephone	Payment 105.00	105.00	
08/21/2019	015004	McGowan Water Conditioning, Inc. A4441 Routine Maintenance	Payment 52.80	52.80	
08/21/2019	015005	Minnesota Elevator, Inc A4434 Elevator Maintenance	Payment 1,682.88	1,682.88	
08/21/2019	015006	Menards-Mankato A4420 Materials	Payment 365.45	365.45	
08/21/2019	015007	MRCI A4440 Janitorial Contracts	Payment 291.26	291.26	
08/21/2019	015008	EMPLOYEE\SCREENING REPORTS A4194 Other Admin. Expense	Payment 25.00	25.00	
08/21/2019	015009	SMR MANAGEMENT A4220 Recreation, Publications, & Other A4195 Management Fees	Payment 391.00 5,250.00	5,641.00	
08/22/2019	015010	Petty Cash/Robert Dekurit A4220 Recreation, Publications, & Other	Payment 89.19	89.19	
08/22/2019	015011	ROBERT J DEKRUIJF A4420 Materials	Payment 63.15	63.15	
08/22/2019	015012	Menards-Mankato A4420 Materials	Payment 79.30	79.30	



U.S. Department of Housing and Urban Development

OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim Rule

Report Date: 08/01/2019

PHA Code:	MN019
PHA Name:	North Mankato Housing and Redevelopment Autho
Fiscal Year End:	06/30/2019

PHAS Indicators	Score	Maximum Score
Physical	39	40
Financial	25	25
Management	25	25
Capital Fund	10	10
Late Penalty Points	0	
PHAS Total Score	99	100
Designation Status:	Small PHA Deregulation	

Published 08/01/2019

Initial published 08/01/2019

Financial Score Details	Score	Maximum Score
Unaudited/Non Single Audit		
1. FASS Score before deductions	25.00	25
2. Audit Penalties	0.00	
Total Financial Score Unrounded (FASS Score - Audit Penalties)	25.00	25

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.00	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	100.00	
4. Occupancy Rate Points	5	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	10	10

Notes:

1. The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.

2. Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.

3. "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.

4. "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund

5. PHAS Interim Rule website: <http://www.hud.gov/offices/opa/products/interimrule.cfm>

Rachel Malecka

From: samadmin@sam.gov
Sent: Thursday, August 08, 2019 12:46 PM
To: Rachel Malecka
Cc: Rachel Malecka
Subject: Registration Activated for NORTH MANKATO HOUSING & REDEVELOPMENT AUTHORITY / 053260915 / 5JW53 in the U.S. Government's System for Award Management (SAM)

This email was sent by an automated administrator. Please do not reply to this message.

Dear Rachel Malecka,

The registration for NORTH MANKATO HOUSING & REDEVELOPMENT AUTHORITY / 053260915 / 5JW53 is now active in the U.S. Government's System for Award Management (SAM). If you did not provide a Commercial and Government Entity (CAGE) Code during the registration process, one has been assigned to you by the Defense Logistics Agency (DLA) CAGE Program.

In order to remain eligible to do business with the Federal government, you must renew your entity's registration in SAM every year. The annual renewal date for the registration is 2020-08-07 12:50:45.024.

You may invite additional users to manage or review your entity registration by following these steps:

1. Go to https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.sam.gov&c=E,1,HkWb_OvB5QN9LFoPP7jP5apWbMB3LBaeiSY9hylUo3FXFpfsRsHsumwIJYDYpO-oQBWJ936swbaasPxY9WXjxrdYDXu-F3ObhZW7Y1qKCN9cg5yoZ1Am&typo=1 and log in.
2. Select Entity Users from the sub-navigation menu on the My SAM page.
3. Select Invite User from the Entity Users menu.
4. Select the desired entity from the Level List.
5. Provide invitee's email address.
6. Assign role(s) to be associated with the user account.
7. Select Submit.

All invitees will receive an email message from SAM with instructions on how to complete the process.

Remember, this process is entirely FREE to you. It is FREE to register and maintain your registration in SAM. It is FREE to get help with your registration. Contact our supporting Federal Service Desk at https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.fsd.gov&c=E,1,OFxMxzOz8LhKW sMdbB46XjJfV7kvSir1oeOm-wmjj4lm89jxFjMOz-RCD4AJWFbj2EIL1W083syrTj5ZrhlilutqJg_P1_GlByd_OIPRdOwy5qkJlv9eW&typo=1, or by telephone at 866-606-8220 (toll free) or 334-206-7828 (internationally), for FREE help.

In addition, if you are located in the U.S. and its outlying areas, you can also get FREE support from your local Procurement Technical Assistance Center (PTAC), an official resource for government contracting assistance. Go to <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.aptac-us.org%2f&c=E,1,pEk5e7KtXlAsYfYoGkivkdEmBltGpahBEzqeBi7f9RorrxoTb-i2Zh27DCWhvOeA-leTOlZDsHQkB0TsfUG9BUprLSXhl39Khic2T-p1l1L&typo=1> to find your closest PTAC.

Thank you,

The System for Award Management (SAM) Administrator

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.sam.gov&c=E,1,Iu6elvsaPSVfxAhmTensApyOn7U_6AYvbyLzCTc6gtLeA80KqQZ_iYqlgelvRs9cpU7ntotgT2FpFt6G01xo59wElfV0WhpUN97Rr_B12vCsk7Znk0tS&typo=1