

North Mankato Housing and Redevelopment Authority
615 Nicollet Avenue, North Mankato, MN 56003
Regular Meeting
September 30, 2014
Koppen Gardens Community Room
3:00 p.m.

AGENDA

- A. Call to Order/Roll Call by Secretary
- B. Amendments to Agenda
- C. Open Meeting Residents
- D. Approval: Regular Meeting Minutes – August 26, 2014
- E. Approval: Financial Statements – July 31, 2014
August 31, 2014
- F. Approval of Checks: Checks #13511 to 13542 , EFT's – September Bills
- G. Occupancy:
- H. Old Business:
 - 1. Update Physical Needs Assessment – Bid opening October
 - 2. Update on Insurance Claim – Boilers
- I. New Business:
- J. Next Meeting: October 28, 2014
- K. Adjournment

MEETING MINUTES FROM EXECUTIVE BOARD MEETING
NORTH MANKATO HOUSING & REDEVELOPMENT AUTHORITY
615 Nicollet Avenue, North Mankato, MN 56003
3:00 p.m., August 26, 2014

Roll Call

Members Present: Sue Roemer, Vice Chair
Steve Mork, Secretary-Treasurer
Billy Steiner, Board Member

Others Present: Joleen Pfau, Koppen Gardens Executive Director
Nancy Gehrke, North Mankato Outgoing City Clerk
April VanGenderen, North Mankato Incoming City Clerk

Amendments to Agenda

None.

Open Meeting Residents

The meeting was opened to the residents with no one appearing.

Approval of Meeting Minutes – July 29, 2014

Board Member Roemer moved, seconded by Board Member Steiner, to approve the minutes of the July 29, 2014 HRA Executive Board Regular meeting. Vote on the motion: Roemer, Steiner and Mork, aye; no nays. Motion carried.

Approval of Financials – Fiscal Year End - June 30, 2014

Board Member Steiner moved, seconded by Board Member Roemer, to approve the Financials for Fiscal Year End June 30, 2014. Vote on the motion: Roemer, Steiner and Mork, aye; no nays. Motion carried.

Approval of Checks #13454-13483, EFT's, June Bills

Executive Director Pfau reported that three doors were replaced and the insurance renewal rates stayed even. Board Member Steiner moved, seconded by Board Member Roemer, to approve Checks #13479-#13484, EFT's, July Bills and Checks #13485-#13510, EFT's, August Bills. Vote on the motion: Roemer, Steiner and Mork, aye; no nays. Motion carried.

Occupancy

Executive Director Pfau reported no vacancies; however one unit will be turning at the end of the month and one tenant will transfer to that unit to be on the same floor as their service provider. Three people will be moving next month and those units will be occupied by seniors or handicapped applicants who are on the waiting list.

Old Business

Executive Director Pfau spoke of the insurance claim for the electrical fire and reported the boilers will not fire up so the insurance claim has been reopened. She is waiting for a quote from Schwickerts.

She worked with Finn Danielson compiling a rough draft of the Request for Proposals (RFP) for the capital needs. She reported the RFP could be posted on the NAHRO website and she will speak to HUD about publication requirements. The RFPs would be due next spring with work to begin in the summer. Board Member Steiner moved, seconded by Board Member Roemer, to approve the Request for Proposals (RFP), post the RFP and send to qualified companies for quotes. Vote on the motion: Roemer, Steiner and Mork, aye; no nays.

New Business

None.

Set Next Meeting Dates

The next HRA Executive Board meeting is scheduled for 3:00 p.m. on Tuesday, September 30, 2014.

Adjournment

On a motion by Board Member Steiner, second by Board Member Roemer, the meeting was adjourned at 3:30 p.m.

Chair

Secretary

North Mankato MN - Public Housing
615 Nicollet Avenue
No. Mankato, MN 56003
As OF
July 31, 2014

BALANCE SHEET

ASSETS

111101 - Cash General Fund	351,159.60
111700 - Petty Cash	100.00
112200 - Tenants Accounts Receivable	(453.80)
114500 - Accrued Interest	357.49
116200 - General Fund Investments	257,071.96
121100 - Prepaid Insurance	13,529.52
140002 - Development Cost	1,169,610.66
140003 - Development Cost Contra	(3,164,417.86)
140005 - Accumulated Depreciation	(2,354,815.75)
140006 - Land	195,668.66
140007 - Building	1,590,070.25
140008 - Furniture, Machine, Equipment-Dwell	61,645.34
140009 - Furniture, Machine, Equipment-Admin	32,929.76
140016 - Land Improvements	126,166.95
140017 - Building Improvements	1,313,292.97
140055 - Mod Cost Complete	1,994,807.20
140095 - Mod Cost 2013	60,095.00
150600 - Mod Cost 2013 Contra	<u>(60,095.00)</u>

TOTAL ASSETS

1,586,722.95

SURPLUS AND LIABILITIES

211400 - Tenants Security Deposits	(13,358.97)
211410 - Tenants Pet Deposits	(1,900.00)
213501 - Accrued Absences - Current	(5,437.00)
213700 - Payment in Lieu of Taxes	(7,570.11)
213701 - PILOT Current Year	(1,066.55)
280200 - Investments in Capital Assets	(964,958.18)
280600 - Unrestricted Net Assets	(575,323.80)
Current Year Net Activity	<u>(17,108.34)</u>

TOTAL SURPLUS AND LIABILITIES

(1,586,722.95)

North Mankato MN - Public Housing
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No. Mankato, MN 56003
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Statement of Operating Receipts & Expenditures

	<u>Current Activity</u>	<u>YTD Balance</u>	<u>YTD Prorated Budget</u>	<u>Over (Under) Budget</u>
311000 - Dwelling Rental	(19,641.00)	(19,641.00)	(19,642.50)	(1.50)
312000 - Excess Utilities	(1,690.00)	(1,690.00)	(233.33)	1,456.67
Total Rental Income	(21,331.00)	(21,331.00)	(19,875.83)	(1,455.17)
319000 - Nondwelling Rental	(250.00)	(250.00)	(250.00)	0.00
361000 - Investment Interest	(3.15)	(3.15)	(290.00)	(286.85)
369000 - Other Tenant Income	(2,519.62)	(2,519.62)	(2,195.83)	323.79
369200 - Other Income - Misc	(1,731.07)	(1,731.07)	0.00	1,731.07
802000 - HUD Operating Subsidy	(8,556.00)	(8,556.00)	(7,796.67)	759.33
Total Other Operating Receipts	(13,059.84)	(13,059.84)	(10,532.50)	(2,527.34)
Total Receipts	(34,390.84)	(34,390.84)	(30,408.33)	(3,982.51)
Expenses				
413000 - Legal Expense	0.00	0.00	100.00	(100.00)
414000 - Staff Training	0.00	0.00	41.67	(41.67)
415000 - Travel	0.00	0.00	50.00	(50.00)
417000 - Accounting Fees	0.00	0.00	266.67	(266.67)
417100 - Auditing Fees	0.00	0.00	250.00	(250.00)
419000 - Office Expenses	50.00	50.00	280.00	(230.00)
419200 - Advertising	0.00	0.00	48.33	(48.33)
419300 - Telephone	430.03	430.03	345.00	85.03
419400 - Sundry-Administrative	35.38	35.38	520.00	(484.62)
419500 - Outside Management	5,000.00	5,000.00	5,000.00	0.00
Total Administrative Expense	5,515.41	5,515.41	6,901.67	(1,386.26)
422000 - Recreation, Publication & Other	1,270.36	1,270.36	1,566.67	(296.31)
423000 - Tenant Contract Costs	0.00	0.00	50.00	(50.00)
Total Tenant Services Expense	1,270.36	1,270.36	1,616.67	(346.31)
431000 - Water	0.00	0.00	468.33	(468.33)
432000 - Electricity	0.00	0.00	2,958.33	(2,958.33)
433000 - Gas	0.00	0.00	1,700.00	(1,700.00)
439000 - Other Utility Expense	0.00	0.00	541.67	(541.67)
439100 - Garbage Disposal	0.00	0.00	831.67	(831.67)
Total Utilities Expense	0.00	0.00	6,500.00	(6,500.00)

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Statement of Operating Receipts & Expenditures

	<u>Current Activity</u>	<u>YTD Balance</u>	<u>YTD Prorated Budget</u>	<u>Over (Under) Budget</u>
441000 - Maintenance Labor	3,496.00	3,496.00	3,293.33	202.67
441045 - Employee Benefits Maintenance	1,705.79	1,705.79	1,615.00	90.79
442000 - Materials	150.42	150.42	666.67	(516.25)
443000 - Contract Costs	42.14	42.14	1,560.83	(1,518.69)
443090 - Contracts - Cable TV	1,353.42	1,353.42	0.00	1,353.42
443200 - Heating & Cooling	0.00	0.00	416.67	(416.67)
443300 - Snow Removal	0.00	0.00	41.67	(41.67)
443400 - Elevator	991.51	991.51	800.00	191.51
443500 - Landscape & Grounds	169.98	169.98	166.67	3.31
443600 - Unit Turnaround	0.00	0.00	41.67	(41.67)
443700 - Electrical Contracts	82.00	82.00	500.00	(418.00)
443800 - Plumbing	0.00	0.00	333.33	(333.33)
443900 - Extermination	0.00	0.00	91.67	(91.67)
444000 - Janitorial	588.81	588.81	250.00	338.81
444100 - Routine contracts	0.00	0.00	250.00	(250.00)
Total Maintenance Expense	<u>8,580.07</u>	<u>8,580.07</u>	<u>10,027.51</u>	<u>(1,447.44)</u>
451000 - Insurance - Other	44.25	44.25	8.33	35.92
451001 - Insurance - Property	900.92	900.92	916.67	(15.75)
451002 - Insurance - Liability	281.00	281.00	352.08	(71.08)
451003 - Insurance - Work Comp	159.40	159.40	166.67	(7.27)
451004 - Insurance - Auto	8.33	8.33	0.00	8.33
452000 - Pymments In Lieu Of Taxes	1,066.55	1,066.55	700.00	366.55
457000 - Collection Loss - Bad Debts	(543.79)	(543.79)	145.83	(689.62)
Total General Expense	<u>1,916.66</u>	<u>1,916.66</u>	<u>2,289.58</u>	<u>(372.92)</u>
Total Routine Expense	<u>17,282.50</u>	<u>17,282.50</u>	<u>27,335.43</u>	<u>(10,052.93)</u>
Total Nonroutine Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expense	<u>17,282.50</u>	<u>17,282.50</u>	<u>27,335.43</u>	<u>(10,052.93)</u>
Net Income / Expense	<u>(17,108.34)</u>	<u>(17,108.34)</u>	<u>(3,072.90)</u>	<u>(14,035.44)</u>

North Mankato MN - Public Housing
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Budget Progress Report

	YTD Balance	Budget	Percent Of Budget
Income			
311000 - Dwelling Rental	(19,641.00)	(235,710.00)	(8)%
312000 - Excess Utilities	<u>(1,690.00)</u>	<u>(2,800.00)</u>	(60)%
Total Rental Income	(21,331.00)	(238,510.00)	9%
319000 - Nondwelling Rental	(250.00)	(3,000.00)	(8)%
361000 - Investment Interest	(3.15)	(3,480.00)	(0)%
369000 - Other Tenant Income	(2,519.62)	(26,350.00)	(10)%
369200 - Other Income - Misc	(1,731.07)	0.00	0%
802000 - HUD Operating Subsidy	<u>(8,556.00)</u>	<u>(93,560.00)</u>	(9)%
Total Other Operating Receipts	(13,059.84)	(126,390.00)	10%
Total Receipts	(34,390.84)	(364,900.00)	9%
Expenses			
413000 - Legal Expense	0.00	1,200.00	0%
414000 - Staff Training	0.00	500.00	0%
415000 - Travel	0.00	600.00	0%
417000 - Accounting Fees	0.00	3,200.00	0%
417100 - Auditing Fees	0.00	3,000.00	0%
419000 - Office Expenses	50.00	3,360.00	1%
419200 - Advertising	0.00	580.00	0%
419300 - Telephone	430.03	4,140.00	10%
419400 - Sundry-Administrative	35.38	6,240.00	1%
419500 - Outside Management	<u>5,000.00</u>	<u>60,000.00</u>	8%
Total Administrative Expense	5,515.41	82,820.00	7%
422000 - Recreation, Publication & Other	1,270.36	18,800.00	7%
423000 - Tenant Contract Costs	<u>0.00</u>	<u>600.00</u>	0%
Total Tenant Services Expense	1,270.36	19,400.00	7%
431000 - Water	0.00	5,620.00	0%
432000 - Electricity	0.00	35,500.00	0%
433000 - Gas	0.00	20,400.00	0%
439000 - Other Utility Expense	0.00	6,500.00	0%
439100 - Garbage Disposal	<u>0.00</u>	<u>9,980.00</u>	0%
Total Utilities Expense	0.00	78,000.00	0%

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Budget Progress Report

	YTD Balance	Budget	Percent Of Budget
441000 - Maintenance Labor	3,496.00	39,520.00	9%
441045 - Employee Benefits Maintenance	1,705.79	19,380.00	9%
442000 - Materials	150.42	8,000.00	2%
443000 - Contract Costs	42.14	18,730.00	0%
443090 - Contracts - Cable TV	1,353.42	0.00	0%
443200 - Heating & Cooling	0.00	5,000.00	0%
443300 - Snow Removal	0.00	500.00	0%
443400 - Elevator	991.51	9,600.00	10%
443500 - Landscape & Grounds	169.98	2,000.00	9%
443600 - Unit Turnaround	0.00	500.00	0%
443700 - Electrical Contracts	82.00	6,000.00	1%
443800 - Plumbing	0.00	4,000.00	0%
443900 - Extermination	0.00	1,100.00	0%
444000 - Janitorial	588.81	3,000.00	20%
444100 - Routine contracts	0.00	3,000.00	0%
Total Maintenance Expense	<u>8,580.07</u>	<u>120,330.00</u>	7%
451000 - Insurance - Other	44.25	100.00	44%
451001 - Insurance - Property	900.92	11,000.00	8%
451002 - Insurance - Liability	281.00	4,225.00	7%
451003 - Insurance - Work Comp	159.40	2,000.00	8%
451004 - Insurance - Auto	8.33	0.00	0%
452000 - Pqyments In Lieu Of Taxes	1,066.55	8,400.00	13%
457000 - Collection Loss - Bad Debts	(543.79)	1,750.00	(31)%
Total General Expense	<u>1,916.66</u>	<u>27,475.00</u>	7%
Total Routine Expense	<u>17,282.50</u>	<u>328,025.00</u>	5%
Total Nonroutine Expense	0.00	0.00	0%
Total Expense	<u>17,282.50</u>	<u>328,025.00</u>	5%

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Budget Progress / PUM Report

	ACTUAL		BUDGET	
	Amount	PUM	Amount	PUM
Income				
311000 - Dwelling Rental	(19,641.00)	(269.05)	(235,710.00)	(269.08)
312000 - Excess Utilities	<u>(1,690.00)</u>	<u>(23.15)</u>	<u>(2,800.00)</u>	<u>(3.20)</u>
Total Rental Income	(21,331.00)	(292.21)	(238,510.00)	(272.27)
319000 - Nondwelling Rental	(250.00)	(3.42)	(3,000.00)	(3.42)
361000 - Investment Interest	(3.15)	(0.04)	(3,480.00)	(3.97)
369000 - Other Tenant Income	(2,519.62)	(34.52)	(26,350.00)	(30.08)
369200 - Other Income - Misc	(1,731.07)	(23.71)	0.00	0.00
802000 - HUD Operating Subsidy	<u>(8,556.00)</u>	<u>(117.21)</u>	<u>(93,560.00)</u>	<u>(106.80)</u>
Total Other Operating Receipts	(13,059.84)	(178.90)	(126,390.00)	(144.28)
Total Receipts	<u>(34,390.84)</u>	<u>(471.11)</u>	<u>(364,900.00)</u>	<u>(416.55)</u>
Expenses				
413000 - Legal Expense	0.00	0.00	1,200.00	1.37
414000 - Staff Training	0.00	0.00	500.00	0.57
415000 - Travel	0.00	0.00	600.00	0.68
417000 - Accounting Fees	0.00	0.00	3,200.00	3.65
417100 - Auditing Fees	0.00	0.00	3,000.00	3.42
419000 - Office Expenses	50.00	0.68	3,360.00	3.84
419200 - Advertising	0.00	0.00	580.00	0.66
419300 - Telephone	430.03	5.89	4,140.00	4.73
419400 - Sundry-Administrative	35.38	0.48	6,240.00	7.12
419500 - Outside Management	<u>5,000.00</u>	<u>68.49</u>	<u>60,000.00</u>	<u>68.49</u>
Total Administrative Expense	5,515.41	75.55	82,820.00	94.54
422000 - Recreation, Publication & Other	1,270.36	17.40	18,800.00	21.46
423000 - Tenant Contract Costs	<u>0.00</u>	<u>0.00</u>	<u>600.00</u>	<u>0.68</u>
Total Tenant Services Expense	1,270.36	17.40	19,400.00	22.15
431000 - Water	0.00	0.00	5,620.00	6.42
432000 - Electricity	0.00	0.00	35,500.00	40.53
433000 - Gas	0.00	0.00	20,400.00	23.29
439000 - Other Utility Expense	0.00	0.00	6,500.00	7.42
439100 - Garbage Disposal	<u>0.00</u>	<u>0.00</u>	<u>9,980.00</u>	<u>11.39</u>
Total Utilities Expense	0.00	0.00	78,000.00	89.04

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Budget Progress / PUM Report

	Amount	ACTUAL PUM	BUDGET Amount	PUM
441000 - Maintenance Labor	3,496.00	47.89	39,520.00	45.11
441045 - Employee Benefits Maintenance	1,705.79	23.37	19,380.00	22.12
442000 - Materials	150.42	2.06	8,000.00	9.13
443000 - Contract Costs	42.14	0.58	18,730.00	21.38
443090 - Contracts - Cable TV	1,353.42	18.54	0.00	0.00
443200 - Heating & Cooling	0.00	0.00	5,000.00	5.71
443300 - Snow Removal	0.00	0.00	500.00	0.57
443400 - Elevator	991.51	13.58	9,600.00	10.96
443500 - Landscape & Grounds	169.98	2.33	2,000.00	2.28
443600 - Unit Turnaround	0.00	0.00	500.00	0.57
443700 - Electrical Contracts	82.00	1.12	6,000.00	6.85
443800 - Plumbing	0.00	0.00	4,000.00	4.57
443900 - Extermination	0.00	0.00	1,100.00	1.26
444000 - Janitorial	588.81	8.07	3,000.00	3.42
444100 - Routine contracts	0.00	0.00	3,000.00	3.42
Total Maintenance Expense	8,580.07	117.54	120,330.00	137.36
451000 - Insurance - Other	44.25	0.61	100.00	0.11
451001 - Insurance - Property	900.92	12.34	11,000.00	12.56
451002 - Insurance - Liability	281.00	3.85	4,225.00	4.82
451003 - Insurance - Work Comp	159.40	2.18	2,000.00	2.28
451004 - Insurance - Auto	8.33	0.11	0.00	0.00
452000 - Pqymts In Lieu Of Taxes	1,066.55	14.61	8,400.00	9.59
457000 - Collection Loss - Bad Debts	(543.79)	(7.45)	1,750.00	2.00
Total General Expense	1,916.66	26.26	27,475.00	31.36
Total Routine Expense	17,282.50	236.75	328,025.00	374.46
Total Nonroutine Expense	0.00	0.00	0.00	0.00
Total Expense	17,282.50	236.75	328,025.00	374.46

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Pilot Calculation

	Current Period	To Date
311000 - Dwelling Rental	19,641.00	19,641.00
312000 - Excess Utilities	<u>1,690.00</u>	<u>1,690.00</u>
Total Rental Income	<u>21,331.00</u>	<u>21,331.00</u>
Total Utilities	<u>0.00</u>	<u>0.00</u>
	21,331.00	21,331.00
	<u>X 5 %</u>	<u>X 5 %</u>
Total Pilot	<u>1,066.55</u>	<u>1,066.55</u>

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Capital Fund Cost Statement

CAPITAL FUND 2013	<u>Current Year Activity</u>	<u>Cumulative Cost/ Advances</u>	<u>Budget</u>	<u>Over (Under) Budget</u>
90140600 - CF 13 Operations	0.00	60,095.00	60,095.00	0.00
Total	<u>0.00</u>	<u>60,095.00</u>	<u>60,095.00</u>	<u>0.00</u>
 Advances To Date		<u>(60,095.00)</u>		
 (Excess) or Deficiency of Advances		<u>0.00</u>		

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TRIAL BALANCE

111101 - Cash General Fund	351,159.60
111700 - Petty Cash	100.00
112200 - Tenants Accounts Receivable	(453.80)
114500 - Accrued Interest	357.49
116200 - General Fund Investments	257,071.96
121100 - Prepaid Insurance	13,529.52
140002 - Development Cost	1,169,610.66
140003 - Development Cost Contra	(3,164,417.86)
140005 - Accumulated Depreciation	(2,354,815.75)
140006 - Land	195,668.66
140007 - Building	1,590,070.25
140008 - Furniture, Machine, Equipment-Dwell	61,645.34
140009 - Furniture, Machine, Equipment-Admin	32,929.76
140016 - Land Improvements	126,166.95
140017 - Building Improvements	1,313,292.97
140055 - Mod Cost Complete	1,994,807.20
211400 - Tenants Security Deposits	(13,358.97)
211410 - Tenants Pet Deposits	(1,900.00)
213501 - Accrued Absences - Current	(5,437.00)
213700 - Payment in Lieu of Taxes	(7,570.11)
213701 - PILOT Current Year	(1,066.55)
280200 - Investments in Capital Assets	(964,958.18)
280600 - Unrestricted Net Assets	(575,323.80)
311000 - Dwelling Rental	(19,641.00)
312000 - Excess Utilities	(1,690.00)
319000 - Nondwelling Rental	(250.00)
361000 - Investment Interest	(3.15)
369000 - Other Tenant Income	(2,519.62)
369200 - Other Income - Misc	(1,731.07)
419000 - Office Expenses	50.00
419300 - Telephone	430.03
419400 - Sundry-Administrative	35.38
419500 - Outside Management	5,000.00
422000 - Recreation, Publication & Other	1,270.36
441000 - Maintenance Labor	3,496.00
441045 - Employee Benefits Maintenance	1,705.79
442000 - Materials	150.42
443000 - Contract Costs	42.14
443090 - Contracts - Cable TV	1,353.42
443400 - Elevator	991.51
443500 - Landscape & Grounds	169.98
443700 - Electrical Contracts	82.00
444000 - Janitorial	588.81
451000 - Insurance - Other	44.25
451001 - Insurance - Property	900.92
451002 - Insurance - Liability	281.00
451003 - Insurance - Work Comp	159.40
451004 - Insurance - Auto	8.33
452000 - Pqymnts In Lieu Of Taxes	1,066.55

North Mankato MN - Public Housing
615 Nicollet Avenue
No. Mankato, MN 56003
As OF
July 31, 2014

TRIAL BALANCE

457000 - Collection Loss - Bad Debts	(543.79)
802000 - HUD Operating Subsidy	(8,556.00)
90140600 - CF 13 Operations	60,095.00
90150600 - CF 13 Operations Contra	<u>(60,095.00)</u>
TOTAL	<u><u>0.00</u></u>

**North Mankato MN - Public Housing
Bank Reconciliation Worksheet**

Statement Beginning date: 07/01/14

Statement Ending date: 07/31/14

Checkbook Name: P/H Checking

Statement Summary

Beginning Balance	368,588.27
Deposits and Credit Memos	35,041.63
Checks and Debit Memos	(29,920.41)
Other Bank Items	0.00
	<hr/>
Ending Balance	<u>373,709.49</u>

Bank Summary

Ending Bank Balance	373,709.49
Checks and Debit Memos in transit	
13415 05/19/14 211400 DELMAR MARZINSKE	7.14
13427 06/19/14 211400 IDA MAE BENNETT	204.25
13457 07/18/14 211100 C NABER & ASSOCIATES	180.00
13458 07/18/14 211100 CULLIGAN WATER CONDITIONING	21.32
13460 07/18/14 211100 HOUSING DATA SYSTEMS INC	134.65
13461 07/18/14 121100 HOUSING AUTHORITY RISK RETENTION	3,472.00
13462 07/18/14 211100 KENDELL DOORS & HARDWARE	1,248.00
13464 07/18/14 211100 MEYER & SONS TV & APPLIANCE	1,820.00
13465 07/18/14 211100 MEYER & SONS TV & APPLIANCE	553.50
13466 07/18/14 213400 MCGOWAN WATER CONDITIONING	39.15
13468 07/18/14 211100 MENARDS - MANKATO	354.71
13469 07/18/14 443400 MN DEPT OF LABOR & INDUSTRY	200.00
13470 07/18/14 444000 MRCI	214.75
13471 07/18/14 443400 MINNESOTA ELEVATOR INC	791.51
13473 07/18/14 443700 OVERHEAD DOOR OF MANKATO, INC	82.00
13475 07/18/14 419000 SCREENING REPORTS INC	50.00
13477 07/18/14 444000 TERRY'S CLEANING SERVICE	374.06
13478 07/18/14 441045 USUABLE LIFE	102.89
13480 07/29/14 211705 SECURITY BENEFIT	200.00
13481 07/29/14 211705 SECURITY BENEFIT	454.48
13483 07/29/14 441045 USUABLE LIFE	205.78
13484 07/30/14 121100 HOUSING INSURANCE SERVICES INC	10,811.00
71409 07/29/14 211701 EFTPS	882.51
71410 07/29/14 211703 MN DEPT OF REVENUE	146.19
	<hr/>
Total	<u>(22,549.89)</u>
	<hr/>
Ending Balance	<u>351,159.60</u>

Book Summary

G/L account: 111101

G/L journal: General

G/L period: 07/31/14

Unadjusted G/L Balance	351,159.60
Adjustments	0.00
	<hr/>
Reconciled G/L Balance	<u>351,159.60</u>

North Mankato MN - Public Housing
Bank Reconciliation Worksheet

Statement Beginning date: 07/01/14

Statement Ending date: 07/31/14

Checkbook Name: Debt Service

Statement Summary

Beginning Balance	0.00
Deposits and Credit Memos	0.00
Checks and Debit Memos	0.00
Other Bank Items	0.00
	<hr/>
Ending Balance	0.00
	<hr/> <hr/>

Bank Summary

Ending Bank Balance	0.00
	<hr/>
Ending Balance	0.00
	<hr/> <hr/>

Book Summary

G/L account: 111102
G/L journal: General
G/L period: 07/31/14

Unadjusted G/L Balance	0.00
Adjustments	0.00
	<hr/>
Reconciled G/L Balance	0.00
	<hr/> <hr/>

**North Mankato MN - Public Housing
Cash Disbursements Journal**

Date	Reference	T	Account	Description	Amount	Reference Total
07/31/14	1		111101	JUL14 CASH DISBURSEMENTS	(41,451.51)	(41,451.51)
07/01/14	13454		111101	VOID	0.00	
07/01/14	13455		422000	PETTY CASH	20.36	
07/01/14	13455		443500	PETTY CASH	72.78	93.14
07/02/14	13456		443500	PETTY CASH	97.20	97.20
07/18/14	13457		211100	C NABER & ASSOCIATES	180.00	180.00
07/18/14	13458		211100	CULLIGAN WATER CONDITIONING	21.32	21.32
07/18/14	13459		211100	DH LAWN CARE	144.45	144.45
07/18/14	13460		211100	HOUSING DATA SYSTEMS INC	134.65	134.65
07/18/14	13461		121100	HOUSING AUTHORITY RISK RETENTION	3,472.00	3,472.00
07/18/14	13462		211100	KENDELL DOORS & HARDWARE	1,248.00	1,248.00
07/18/14	13463		211100	MYRON WENDLAND	27.00	27.00
07/18/14	13464		211100	MEYER & SONS TV & APPLIANCE	1,820.00	1,820.00
07/18/14	13465		211100	MEYER & SONS TV & APPLIANCE	553.50	553.50
07/18/14	13466		213400	MCGOWAN WATER CONDITIONING	39.15	39.15
07/18/14	13467		419300	MAS COMMUNICATIONS	100.00	100.00
07/18/14	13468		211100	MENARDS - MANKATO	204.29	
07/18/14	13468		442000	MENARDS - MANKATO	150.42	354.71
07/18/14	13469		443400	MN DEPT OF LABOR & INDUSTRY	200.00	200.00
07/18/14	13470		444000	MRCI	214.75	214.75
07/18/14	13471		443400	MINNESOTA ELEVATOR INC	791.51	791.51
07/18/14	13472		211410	NORMA BUBLITZ	200.00	200.00
07/18/14	13473		443700	OVERHEAD DOOR OF MANKATO, INC	82.00	82.00
07/18/14	13474		211100	RICKWAY	908.50	908.50
07/18/14	13475		419000	SCREENING REPORTS INC	50.00	50.00
07/18/14	13476		419500	SECURITY MANAGEMENT & REALTY	5,000.00	
07/18/14	13476		422000	SECURITY MANAGEMENT & REALTY	1,000.00	6,000.00
07/18/14	13477		444000	TERRY'S CLEANING SERVICE	374.06	374.06
07/18/14	13478		441045	USUABLE LIFE	102.89	102.89
07/21/14	13479		422000	SECURITY MANAGEMENT & REALTY	250.00	250.00
07/29/14	13480		211705	SECURITY BENEFIT	200.00	200.00

**North Mankato MN - Public Housing
Cash Disbursements Journal**

Date	Reference	T	Account	Description	Amount	Reference Total
07/29/14	13481		211705	SECURITY BENEFIT	209.76	
07/29/14	13481		441045	SECURITY BENEFIT	244.72	454.48
07/29/14	13482		419300	BRUCE AHLSCHLAGER	40.00	
07/29/14	13482		443000	BRUCE AHLSCHLAGER	42.14	82.14
07/29/14	13483		441045	USUABLE LIFE	205.78	205.78
07/30/14	13484		121100	HOUSING INSURANCE SERVICES INC	10,811.00	10,811.00
07/18/14	71401		213400	XCEL ENERGY (34,560 KWH)	3,281.01	3,281.01
07/18/14	71402		213400	CENTERPOINT ENERGY (710 THERMS)	551.36	551.36
07/18/14	71403		441045	BLUE CROSS BLUE SHIELD OF MN	1,041.12	1,041.12
07/18/14	71404		213400	CITY OF NORTH MANKATO (151,500)	671.39	
07/18/14	71404		213400	CITY OF NORTH MANKATO	989.52	1,660.91
07/18/14	71405		419300	ENVENTIS	290.03	
07/18/14	71405		443090	ENVENTIS	1,353.42	1,643.45
07/18/14	71406		211701	BRUCE AHLSCHLAGER	(163.10)	
07/18/14	71406		211702	BRUCE AHLSCHLAGER	(127.90)	
07/18/14	71406		211703	BRUCE AHLSCHLAGER	(68.06)	
07/18/14	71406		211705	BRUCE AHLSCHLAGER	(200.32)	
07/18/14	71406		441000	BRUCE AHLSCHLAGER	1,672.00	
07/18/14	71406		441045	BRUCE AHLSCHLAGER	(78.08)	1,034.54
07/18/14	71407		213400	WASTE MANAGEMENT OF SO MN	828.53	828.53
07/29/14	71408		211701	BRUCE AHLSCHLAGER	(184.53)	
07/29/14	71408		211702	BRUCE AHLSCHLAGER	(139.54)	
07/29/14	71408		211703	BRUCE AHLSCHLAGER	(78.13)	
07/29/14	71408		211705	BRUCE AHLSCHLAGER	(209.44)	
07/29/14	71408		441000	BRUCE AHLSCHLAGER	1,824.00	
07/29/14	71408		441045	BRUCE AHLSCHLAGER	(78.08)	1,134.28
07/29/14	71409		211701	EFTPS	347.63	
07/29/14	71409		211702	EFTPS	267.44	
07/29/14	71409		441045	EFTPS	267.44	882.51
07/29/14	71410		211703	MN DEPT OF REVENUE	146.19	146.19
07/31/14	71411		419400	SERVICE CHARGE & ACH FEES	35.38	35.38
					Transaction Balance	<u>0.00</u>

Total Debits 42,778.69 Total Credits 42,778.69 A/C Hash Total 19004055.000

Number of Transactions 62

**North Mankato MN - Public Housing
Cash Receipts Journal**

Date	Reference	T	Account	Description	Amount	Reference Total
07/03/14	01		111101	JUL14 CASH RECEIPTS	617.50	
07/03/14	01		369000	LAUNDRY	(617.50)	
07/08/14	02		111101	JUL14 CASH RECEIPTS	20,790.79	
07/08/14	02		112200	RENT	(19,997.00)	
07/08/14	02		319000	CARETAKER RENT	(250.00)	
07/08/14	02		457000	COLLECTION - WRITE OFFS	(543.79)	
07/17/14	03		111101	JUL14 CASH RECEIPTS	810.62	
07/17/14	03		112200	RENT	(748.00)	
07/17/14	03		369000	VENDING	(62.62)	
07/23/14	04		111101	JUL14 CASH RECEIPTS	8,556.00	
07/23/14	04		802000	OPERATING SUBSIDY	(8,556.00)	
07/28/14	05		111101	JUL14 CASH RECEIPTS	3,452.07	
07/28/14	05		112200	RENT	(1,517.00)	
07/28/14	05		211400	SECURITY DEPOSIT	(204.00)	
07/28/14	05		369200	HAPI DIVIDEND	(917.27)	
07/28/14	05		369200	HAPI DIVIDEND	(813.80)	
07/28/14	06		111101	JUL14 CASH RECEIPTS	178.00	
07/28/14	06		112200	RENT	(178.00)	
07/30/14	07		111101	JUL14 CASH RECEIPTS	636.65	
07/30/14	07		361000	INTEREST	(3.15)	
07/30/14	07		369000	LAUNDRY	(633.50)	
					Transaction Balance	<u>0.00</u>

Total Debits 35,041.63 Total Credits 35,041.63 A/C Hash Total 5222307.000

Number of Transactions 21

**North Mankato MN - Public Housing
Journal Vouchers Journal**

Date	Reference	T	Account	Description	Amount	Reference Total
07/31/14	1501		112200	TO RECORD JULY 2014 RENTAL REGISTER	22,537.00	
07/31/14	1501		112200	TO RECORD JULY 2014 RENTAL REGISTER	(1,371.00)	
07/31/14	1501		224000	TO RECORD JULY 2014 RENTAL REGISTER	1,371.00	
07/31/14	1501		311000	TO RECORD JULY 2014 RENTAL REGISTER	(19,641.00)	
07/31/14	1501		312000	TO RECORD JULY 2014 RENTAL REGISTER	(1,690.00)	
07/31/14	1501		369000	TO RECORD JULY 2014 RENTAL REGISTER	(1,206.00)	
07/31/14	1502		121100	TO WRITE OFF INSURANCE	(1,393.90)	
07/31/14	1502		451000	TO WRITE OFF INSURANCE	44.25	
07/31/14	1502		451001	TO WRITE OFF INSURANCE	900.92	
07/31/14	1502		451002	TO WRITE OFF INSURANCE	281.00	
07/31/14	1502		451003	TO WRITE OFF INSURANCE	159.40	
07/31/14	1502		451004	TO WRITE OFF INSURANCE	8.33	
07/31/14	Pilot	A	213701	TO RECORD PILOT	(1,066.55)	
07/31/14	Pilot	A	452000	TO RECORD PILOT	1,066.55	
					Transaction Balance	<u>0.00</u>

Total Debits 26,368.45 Total Credits 26,368.45 A/C Hash Total 4482211.000

Number of Transactions 14

**North Mankato MN - Public Housing
General Ledger**

Date	Reference T	Journal	Description	Beginning Balance	Debit	Credit	YTD Balance
111101 Cash General Fund				357,569.48			
07/31/14	1	CD	JUL14 CASH DISBURSEMENTS			41,451.51	
07/03/14	01	CR	JUL14 CASH RECEIPTS		617.50		
07/08/14	02	CR	JUL14 CASH RECEIPTS		20,790.79		
07/17/14	03	CR	JUL14 CASH RECEIPTS		810.62		
07/23/14	04	CR	JUL14 CASH RECEIPTS		8,556.00		
07/28/14	05	CR	JUL14 CASH RECEIPTS		3,452.07		
07/28/14	06	CR	JUL14 CASH RECEIPTS		178.00		
07/30/14	07	CR	JUL14 CASH RECEIPTS		636.65		
07/01/14	13454	CD	VOID		0.00		
					<u>35,041.63</u>	<u>41,451.51</u>	<u>351,159.60</u>
111700 Petty Cash				100.00			
					<u>0.00</u>	<u>0.00</u>	<u>100.00</u>
112200 Tenants Accounts Receivable				820.20			
07/08/14	02	CR	RENT			19,997.00	
07/17/14	03	CR	RENT			748.00	
07/28/14	05	CR	RENT			1,517.00	
07/28/14	06	CR	RENT			178.00	
07/31/14	1501	JV	TO RECORD JULY 2014 RENTAL REGISTER		22,537.00		
07/31/14	1501	JV	TO RECORD JULY 2014 RENTAL REGISTER			1,371.00	
					<u>22,537.00</u>	<u>23,811.00</u>	<u>(453.80)</u>
114500 Accrued Interest				357.49			
					<u>0.00</u>	<u>0.00</u>	<u>357.49</u>
116200 General Fund Investments				257,071.96			
					<u>0.00</u>	<u>0.00</u>	<u>257,071.96</u>
121100 Prepaid Insurance				640.42			
07/31/14	1502	JV	TO WRITE OFF INSURANCE			1,393.90	
07/18/14	13461	CD	HOUSING AUTHORITY RISK RETENTION		3,472.00		
07/30/14	13484	CD	HOUSING INSURANCE SERVICES INC		10,811.00		
					<u>14,283.00</u>	<u>1,393.90</u>	<u>13,529.52</u>
140002 Development Cost				1,169,610.66			
					<u>0.00</u>	<u>0.00</u>	<u>1,169,610.66</u>
140003 Development Cost Contra				(3,164,417.86)			
					<u>0.00</u>	<u>0.00</u>	<u>(3,164,417.86)</u>
140005 Accumulated Depreciation				(2,354,815.75)			
					<u>0.00</u>	<u>0.00</u>	<u>(2,354,815.75)</u>
140006 Land				195,668.66			
					<u>0.00</u>	<u>0.00</u>	<u>195,668.66</u>

**North Mankato MN - Public Housing
General Ledger**

Date	Reference T	Journal	Description	Beginning Balance	Debit	Credit	YTD Balance
	140007	Building		1,590,070.25			
					0.00	0.00	1,590,070.25
	140008	Furniture,Machine,Equipment-Dwell		61,645.34			
					0.00	0.00	61,645.34
	140009	Furniture,Machine,Equipment-Admin		32,929.76			
					0.00	0.00	32,929.76
	140016	Land Improvements		126,166.95			
					0.00	0.00	126,166.95
	140017	Building Improvements		1,313,292.97			
					0.00	0.00	1,313,292.97
	140055	Mod Cost Complete		1,994,807.20			
					0.00	0.00	1,994,807.20
	211100	Accounts Payable Vendors		(5,241.71)			
07/18/14	13457	CD	C NABER & ASSOCIATES		180.00		
07/18/14	13458	CD	CULLIGAN WATER CONDITIONING		21.32		
07/18/14	13459	CD	DH LAWN CARE		144.45		
07/18/14	13460	CD	HOUSING DATA SYSTEMS INC		134.65		
07/18/14	13462	CD	KENDELL DOORS & HARDWARE		1,248.00		
07/18/14	13463	CD	MYRON WENDLAND		27.00		
07/18/14	13464	CD	MEYER & SONS TV & APPLIANCE		1,820.00		
07/18/14	13465	CD	MEYER & SONS TV & APPLIANCE		553.50		
07/18/14	13468	CD	MENARDS - MANKATO		204.29		
07/18/14	13474	CD	RICKWAY		908.50		
					5,241.71	0.00	0.00
	211400	Tenants Security Deposits		(13,154.97)			
07/28/14	05	CR	SECURITY DEPOSIT			204.00	
					0.00	204.00	(13,358.97)
	211410	Tenants Pet Deposits		(2,100.00)			
07/18/14	13472	CD	NORMA BUBLITZ		200.00		
					200.00	0.00	(1,900.00)
	211701	Payroll Deduction Federal W/H		0.00			
07/18/14	71406	CD	BRUCE AHLSCHLAGER			163.10	
07/29/14	71408	CD	BRUCE AHLSCHLAGER			184.53	
07/29/14	71409	CD	EFTPS		347.63		
					347.63	347.63	0.00
	211702	Payroll Deduction FICA		0.00			
07/18/14	71406	CD	BRUCE AHLSCHLAGER			127.90	
07/29/14	71408	CD	BRUCE AHLSCHLAGER			139.54	
07/29/14	71409	CD	EFTPS		267.44		
					267.44	267.44	0.00

North Mankato MN - Public Housing
General Ledger

Date	Reference T	Journal	Description	Beginning Balance	Debit	Credit	YTD Balance
211703 Payroll Deduction State				0.00			
07/18/14	71406	CD	BRUCE AHLSCHLAGER			68.06	
07/29/14	71408	CD	BRUCE AHLSCHLAGER			78.13	
07/29/14	71410	CD	MN DEPT OF REVENUE		146.19		
					<u>146.19</u>	<u>146.19</u>	<u>0.00</u>
211705 Payroll Deduction Retirement				0.00			
07/29/14	13480	CD	SECURITY BENEFIT		200.00		
07/29/14	13481	CD	SECURITY BENEFIT		209.76		
07/18/14	71406	CD	BRUCE AHLSCHLAGER			200.32	
07/29/14	71408	CD	BRUCE AHLSCHLAGER			209.44	
					<u>409.76</u>	<u>409.76</u>	<u>0.00</u>
213400 Accounts Payable Utilities				(6,360.96)			
07/18/14	13466	CD	MCGOWAN WATER CONDITIONING		39.15		
07/18/14	71401	CD	XCEL ENERGY (34,560 KWH)		3,281.01		
07/18/14	71402	CD	CENTERPOINT ENERGY (710 THERMS)		551.36		
07/18/14	71404	CD	CITY OF NORTH MANKATO		989.52		
07/18/14	71404	CD	CITY OF NORTH MANKATO (151,500)		671.39		
07/18/14	71407	CD	WASTE MANAGEMENT OF SO MN		828.53		
					<u>6,360.96</u>	<u>0.00</u>	<u>0.00</u>
213501 Accrued Absences - Current				(5,437.00)			
					<u>0.00</u>	<u>0.00</u>	<u>(5,437.00)</u>
213700 Payment in Lieu of Taxes				(7,570.11)			
					<u>0.00</u>	<u>0.00</u>	<u>(7,570.11)</u>
213701 PILOT Current Year				0.00			
07/31/14	Pilot A	JV	TO RECORD PILOT			1,066.55	
					<u>0.00</u>	<u>1,066.55</u>	<u>(1,066.55)</u>
224000 Prepaid Tenants				(1,371.00)			
07/31/14	1501	JV	TO RECORD JULY 2014 RENTAL REGISTER		1,371.00		
					<u>1,371.00</u>	<u>0.00</u>	<u>0.00</u>
280200 Investments in Capital Assets				(964,958.18)			
					<u>0.00</u>	<u>0.00</u>	<u>(964,958.18)</u>
280600 Unrestricted Net Assets				(575,323.80)			
					<u>0.00</u>	<u>0.00</u>	<u>(575,323.80)</u>
311000 Dwelling Rental				0.00			
07/31/14	1501	JV	TO RECORD JULY 2014 RENTAL REGISTER			19,641.00	
					<u>0.00</u>	<u>19,641.00</u>	<u>(19,641.00)</u>
312000 Excess Utilities				0.00			
07/31/14	1501	JV	TO RECORD JULY 2014 RENTAL				

**North Mankato MN - Public Housing
General Ledger**

Date	Reference	T	Journal	Description	Beginning Balance	Debit	Credit	YTD Balance
312000 Excess Utilities (cont.)								
				REGISTER			1,690.00	
						0.00	1,690.00	(1,690.00)
319000 Nondwelling Rental					0.00			
07/08/14	02	CR		CARETAKER RENT			250.00	
						0.00	250.00	(250.00)
361000 Investment Interest					0.00			
07/30/14	07	CR		INTEREST			3.15	
						0.00	3.15	(3.15)
369000 Other Tenant Income					0.00			
07/03/14	01	CR		LAUNDRY			617.50	
07/17/14	03	CR		VENDING			62.62	
07/30/14	07	CR		LAUNDRY			633.50	
07/31/14	1501	JV		TO RECORD JULY 2014 RENTAL REGISTER			1,206.00	
						0.00	2,519.62	(2,519.62)
369200 Other Income - Misc					0.00			
07/28/14	05	CR		HAPI DIVIDEND			813.80	
07/28/14	05	CR		HAPI DIVIDEND			917.27	
						0.00	1,731.07	(1,731.07)
419000 Office Expenses					0.00			
07/18/14	13475	CD		SCREENING REPORTS INC		50.00		
						50.00	0.00	50.00
419300 Telephone					0.00			
07/18/14	13467	CD		MAS COMMUNICATIONS		100.00		
07/29/14	13482	CD		BRUCE AHLSCHLAGER		40.00		
07/18/14	71405	CD		ENVENTIS		290.03		
						430.03	0.00	430.03
419400 Sundry-Administrative					0.00			
07/31/14	71411	CD		SERVICE CHARGE & ACH FEES		35.38		
						35.38	0.00	35.38
419500 Outside Management					0.00			
07/18/14	13476	CD		SECURITY MANAGEMENT & REALTY		5,000.00		
						5,000.00	0.00	5,000.00
422000 Recreation, Publication & Other					0.00			
07/01/14	13455	CD		PETTY CASH		20.36		
07/18/14	13476	CD		SECURITY MANAGEMENT & REALTY		1,000.00		
07/21/14	13479	CD		SECURITY MANAGEMENT & REALTY		250.00		
						1,270.36	0.00	1,270.36
441000 Maintenance Labor					0.00			

**North Mankato MN - Public Housing
General Ledger**

Date	Reference T	Journal	Description	Beginning Balance	Debit	Credit	YTD Balance
441000 Maintenance Labor (cont.)							
07/18/14	71406	CD	BRUCE AHLSCHLAGER		1,672.00		
07/29/14	71408	CD	BRUCE AHLSCHLAGER		1,824.00		
					<u>3,496.00</u>	<u>0.00</u>	<u>3,496.00</u>
441045 Employee Benefits Maintenance				0.00			
07/18/14	13478	CD	USUABLE LIFE		102.89		
07/29/14	13481	CD	SECURITY BENEFIT		244.72		
07/29/14	13483	CD	USUABLE LIFE		205.78		
07/18/14	71403	CD	BLUE CROSS BLUE SHIELD OF MN		1,041.12		
07/18/14	71406	CD	BRUCE AHLSCHLAGER			78.08	
07/29/14	71408	CD	BRUCE AHLSCHLAGER			78.08	
07/29/14	71409	CD	EFTPS		267.44		
					<u>1,861.95</u>	<u>156.16</u>	<u>1,705.79</u>
442000 Materials				0.00			
07/18/14	13468	CD	MENARDS - MANKATO		150.42		
					<u>150.42</u>	<u>0.00</u>	<u>150.42</u>
443000 Contract Costs				0.00			
07/29/14	13482	CD	BRUCE AHLSCHLAGER		42.14		
					<u>42.14</u>	<u>0.00</u>	<u>42.14</u>
443090 Contracts - Cable TV				0.00			
07/18/14	71405	CD	ENVENTIS		1,353.42		
					<u>1,353.42</u>	<u>0.00</u>	<u>1,353.42</u>
443400 Elevator				0.00			
07/18/14	13469	CD	MN DEPT OF LABOR & INDUSTRY		200.00		
07/18/14	13471	CD	MINNESOTA ELEVATOR INC		791.51		
					<u>991.51</u>	<u>0.00</u>	<u>991.51</u>
443500 Landscape & Grounds				0.00			
07/01/14	13455	CD	PETTY CASH		72.78		
07/02/14	13456	CD	PETTY CASH		97.20		
					<u>169.98</u>	<u>0.00</u>	<u>169.98</u>
443700 Electrical Contracts				0.00			
07/18/14	13473	CD	OVERHEAD DOOR OF MANKATO, INC		82.00		
					<u>82.00</u>	<u>0.00</u>	<u>82.00</u>
444000 Janitorial				0.00			
07/18/14	13470	CD	MRCI		214.75		
07/18/14	13477	CD	TERRY'S CLEANING SERVICE		374.06		
					<u>588.81</u>	<u>0.00</u>	<u>588.81</u>
451000 Insurance - Other				0.00			
07/31/14	1502	JV	TO WRITE OFF INSURANCE		44.25		
					<u>44.25</u>	<u>0.00</u>	<u>44.25</u>

North Mankato MN - Public Housing
General Ledger

Date	Reference	T	Journal	Description	Beginning Balance	Debit	Credit	YTD Balance
	451001 Insurance - Property				0.00			
07/31/14	1502	JV		TO WRITE OFF INSURANCE		900.92		
						<u>900.92</u>	<u>0.00</u>	<u>900.92</u>
	451002 Insurance - Liability				0.00			
07/31/14	1502	JV		TO WRITE OFF INSURANCE		281.00		
						<u>281.00</u>	<u>0.00</u>	<u>281.00</u>
	451003 Insurance - Work Comp				0.00			
07/31/14	1502	JV		TO WRITE OFF INSURANCE		159.40		
						<u>159.40</u>	<u>0.00</u>	<u>159.40</u>
	451004 Insurance - Auto				0.00			
07/31/14	1502	JV		TO WRITE OFF INSURANCE		8.33		
						<u>8.33</u>	<u>0.00</u>	<u>8.33</u>
	452000 Pqymnts In Lieu Of Taxes				0.00			
07/31/14	Pilot A	JV		TO RECORD PILOT		1,066.55		
						<u>1,066.55</u>	<u>0.00</u>	<u>1,066.55</u>
	457000 Collection Loss - Bad Debts				0.00			
07/08/14	02	CR		COLLECTION - WRITE OFFS			543.79	
						<u>0.00</u>	<u>543.79</u>	<u>(543.79)</u>
	802000 HUD Operating Subsidy				0.00			
07/23/14	04	CR		OPERATING SUBSIDY			8,556.00	
						<u>0.00</u>	<u>8,556.00</u>	<u>(8,556.00)</u>
	90140600 CF 13 Operations				60,095.00			
						<u>0.00</u>	<u>0.00</u>	<u>60,095.00</u>
	90150600 CF 13 Operations Contra				(60,095.00)			
						<u>0.00</u>	<u>0.00</u>	<u>(60,095.00)</u>
Current Profit/(Loss)					<u>17,108.34</u>			
				YTD Profit/(Loss)				<u>17,108.34</u>
Number of Transactions								97
				The General Ledger is in balance				<u>0.00</u>

North Mankato MN - Public Housing
615 Nicollet Avenue
No. Mankato, MN 56003
As OF
August 31, 2014

BALANCE SHEET

ASSETS

111101 - Cash General Fund	351,229.27
111700 - Petty Cash	100.00
112200 - Tenants Accounts Receivable	(375.80)
114500 - Accrued Interest	322.83
116200 - General Fund Investments	257,106.62
121100 - Prepaid Insurance	14,226.44
140002 - Development Cost	1,169,610.66
140003 - Development Cost Contra	(3,224,512.86)
140005 - Accumulated Depreciation	(2,354,815.75)
140006 - Land	195,668.66
140007 - Building	1,590,070.25
140008 - Furniture, Machine, Equipment-Dwell	62,154.34
140009 - Furniture, Machine, Equipment-Admin	32,929.76
140016 - Land Improvements	126,166.95
140017 - Building Improvements	1,316,481.97
140055 - Mod Cost Complete	2,054,902.20
140095 - Mod Cost 2014	0.00

TOTAL ASSETS

1,591,265.54

SURPLUS AND LIABILITIES

211400 - Tenants Security Deposits	(13,390.97)
211410 - Tenants Pet Deposits	(1,900.00)
213501 - Accrued Absences - Current	(5,437.00)
213700 - Payment in Lieu of Taxes	(7,570.11)
213701 - PILOT Current Year	(1,706.87)
280200 - Investments in Capital Assets	(964,958.18)
280600 - Unrestricted Net Assets	(575,323.80)
Current Year Net Activity	(20,978.61)

TOTAL SURPLUS AND LIABILITIES

(1,591,265.54)

North Mankato MN - Public Housing
615 Nicollet Avenue
No. Mankato, MN 56003
As Of
August 31, 2014

Statement of Operating Receipts & Expenditures

	<u>Current Activity</u>	<u>YTD Balance</u>	<u>YTD Prorated Budget</u>	<u>Over (Under) Budget</u>
311000 - Dwelling Rental	(19,646.00)	(39,287.00)	(39,285.00)	2.00
312000 - Excess Utilities	0.00	(1,690.00)	(466.66)	1,223.34
Total Rental Income	(19,646.00)	(40,977.00)	(39,751.66)	(1,225.34)
319000 - Nondwelling Rental	(250.00)	(500.00)	(500.00)	0.00
361000 - Investment Interest	(2.99)	(6.14)	(580.00)	(573.86)
369000 - Other Tenant Income	(1,683.10)	(4,202.72)	(4,391.66)	(188.94)
369200 - Other Income - Misc	0.00	(1,731.07)	0.00	1,731.07
802000 - HUD Operating Subsidy	(8,604.00)	(17,160.00)	(15,593.34)	1,566.66
Total Other Operating Receipts	(10,540.09)	(23,599.93)	(21,065.00)	(2,534.93)
Total Receipts	(30,186.09)	(64,576.93)	(60,816.66)	(3,760.27)
Expenses				
413000 - Legal Expense	0.00	0.00	200.00	(200.00)
414000 - Staff Training	0.00	0.00	83.34	(83.34)
415000 - Travel	27.00	27.00	100.00	(73.00)
417000 - Accounting Fees	940.00	940.00	533.34	406.66
417100 - Auditing Fees	0.00	0.00	500.00	(500.00)
419000 - Office Expenses	215.43	265.43	560.00	(294.57)
419200 - Advertising	122.12	122.12	96.66	25.46
419300 - Telephone	390.03	820.06	690.00	130.06
419400 - Sundry-Administrative	182.06	217.44	1,040.00	(822.56)
419500 - Outside Management	5,000.00	10,000.00	10,000.00	0.00
Total Administrative Expense	6,876.64	12,392.05	13,803.34	(1,411.29)
422000 - Recreation, Publication & Other	1,250.00	2,520.36	3,133.34	(612.98)
423000 - Tenant Contract Costs	21.32	21.32	100.00	(78.68)
Total Tenant Services Expense	1,271.32	2,541.68	3,233.34	(691.66)
431000 - Water	543.93	543.93	936.66	(392.73)
432000 - Electricity	3,938.80	3,938.80	5,916.66	(1,977.86)
433000 - Gas	356.26	356.26	3,400.00	(3,043.74)
439000 - Other Utility Expense	803.46	803.46	1,083.34	(279.88)
439100 - Garbage Disposal	1,197.12	1,197.12	1,663.34	(466.22)
Total Utilities Expense	6,839.57	6,839.57	13,000.00	(6,160.43)

North Mankato MN - Public Housing
615 Nicollet Avenue
No. Mankato, MN 56003
As Of
August 31, 2014

Statement of Operating Receipts & Expenditures

	<u>Current Activity</u>	<u>YTD Balance</u>	<u>YTD Prorated Budget</u>	<u>Over (Under) Budget</u>
441000 - Maintenance Labor	3,192.00	6,688.00	6,586.66	101.34
441045 - Employee Benefits Maintenance	1,352.58	3,058.37	3,230.00	(171.63)
442000 - Materials	838.56	988.98	1,333.34	(344.36)
443000 - Contract Costs	0.00	42.14	413.34	(371.20)
443090 - Contracts - Cable TV	1,353.42	2,706.84	2,708.34	(1.50)
443200 - Heating & Cooling	1,417.00	1,417.00	833.34	583.66
443300 - Snow Removal	0.00	0.00	83.34	(83.34)
443400 - Elevator	1,075.50	2,067.01	1,600.00	467.01
443500 - Landscape & Grounds	0.00	169.98	333.34	(163.36)
443600 - Unit Turnaround	0.00	0.00	83.34	(83.34)
443700 - Electrical Contracts	131.00	213.00	1,000.00	(787.00)
443800 - Plumbing	0.00	0.00	666.66	(666.66)
443900 - Extermination	198.08	198.08	183.34	14.74
444000 - Janitorial	432.75	1,021.56	500.00	521.56
444100 - Routine contracts	0.00	0.00	500.00	(500.00)
Total Maintenance Expense	<u>9,990.89</u>	<u>18,570.96</u>	<u>20,055.04</u>	<u>(1,484.08)</u>
451000 - Insurance - Other	44.25	88.50	16.66	71.84
451001 - Insurance - Property	900.92	1,801.84	1,833.34	(31.50)
451002 - Insurance - Liability	281.00	562.00	704.16	(142.16)
451003 - Insurance - Work Comp	175.58	334.98	333.34	1.64
451004 - Insurance - Auto	8.33	16.66	0.00	16.66
452000 - Pqymnts In Lieu Of Taxes	640.32	1,706.87	1,400.00	306.87
457000 - Collection Loss - Bad Debts	(713.00)	(1,256.79)	291.66	(1,548.45)
Total General Expense	<u>1,337.40</u>	<u>3,254.06</u>	<u>4,579.16</u>	<u>(1,325.10)</u>
Total Routine Expense	<u>26,315.82</u>	<u>43,598.32</u>	<u>54,670.88</u>	<u>(11,072.56)</u>
Total Nonroutine Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expense	<u>26,315.82</u>	<u>43,598.32</u>	<u>54,670.88</u>	<u>(11,072.56)</u>
Net Income / Expense	<u>(3,870.27)</u>	<u>(20,978.61)</u>	<u>(6,145.78)</u>	<u>(14,832.83)</u>

North Mankato MN - Public Housing
 615 Nicollet Avenue
 No. Mankato, MN 56003
 As Of
 August 31, 2014

Budget Progress Report

	YTD Balance	Budget	Percent Of Budget
Income			
311000 - Dwelling Rental	(39,287.00)	(235,710.00)	(17)%
312000 - Excess Utilities	(1,690.00)	(2,800.00)	(60)%
Total Rental Income	(40,977.00)	(238,510.00)	17%
319000 - Nondwelling Rental	(500.00)	(3,000.00)	(17)%
361000 - Investment Interest	(6.14)	(3,480.00)	(0)%
369000 - Other Tenant Income	(4,202.72)	(26,350.00)	(16)%
369200 - Other Income - Misc	(1,731.07)	0.00	0%
802000 - HUD Operating Subsidy	(17,160.00)	(93,560.00)	(18)%
Total Other Operating Receipts	(23,599.93)	(126,390.00)	19%
Total Receipts	(64,576.93)	(364,900.00)	18%
Expenses			
413000 - Legal Expense	0.00	1,200.00	0%
414000 - Staff Training	0.00	500.00	0%
415000 - Travel	27.00	600.00	5%
417000 - Accounting Fees	940.00	3,200.00	29%
417100 - Auditing Fees	0.00	3,000.00	0%
419000 - Office Expenses	265.43	3,360.00	8%
419200 - Advertising	122.12	580.00	21%
419300 - Telephone	820.06	4,140.00	20%
419400 - Sundry-Administrative	217.44	6,240.00	3%
419500 - Outside Management	10,000.00	60,000.00	17%
Total Administrative Expense	12,392.05	82,820.00	15%
422000 - Recreation, Publication & Other	2,520.36	18,800.00	13%
423000 - Tenant Contract Costs	21.32	600.00	4%
Total Tenant Services Expense	2,541.68	19,400.00	13%
431000 - Water	543.93	5,620.00	10%
432000 - Electricity	3,938.80	35,500.00	11%
433000 - Gas	356.26	20,400.00	2%
439000 - Other Utility Expense	803.46	6,500.00	12%
439100 - Garbage Disposal	1,197.12	9,980.00	12%
Total Utilities Expense	6,839.57	78,000.00	9%

North Mankato MN - Public Housing
 615 Nicollet Avenue
 No. Mankato, MN 56003
 As Of
 August 31, 2014

Budget Progress Report

	YTD Balance	Budget	Percent Of Budget
441000 - Maintenance Labor	6,688.00	39,520.00	17%
441045 - Employee Benefits Maintenance	3,058.37	19,380.00	16%
442000 - Materials	988.98	8,000.00	12%
443000 - Contract Costs	42.14	2,480.00	2%
443090 - Contracts - Cable TV	2,706.84	16,250.00	17%
443200 - Heating & Cooling	1,417.00	5,000.00	28%
443300 - Snow Removal	0.00	500.00	0%
443400 - Elevator	2,067.01	9,600.00	22%
443500 - Landscape & Grounds	169.98	2,000.00	9%
443600 - Unit Turnaround	0.00	500.00	0%
443700 - Electrical Contracts	213.00	6,000.00	4%
443800 - Plumbing	0.00	4,000.00	0%
443900 - Extermination	198.08	1,100.00	18%
444000 - Janitorial	1,021.56	3,000.00	34%
444100 - Routine contracts	0.00	3,000.00	0%
Total Maintenance Expense	18,570.96	120,330.00	15%
451000 - Insurance - Other	88.50	100.00	89%
451001 - Insurance - Property	1,801.84	11,000.00	16%
451002 - Insurance - Liability	562.00	4,225.00	13%
451003 - Insurance - Work Comp	334.98	2,000.00	17%
451004 - Insurance - Auto	16.66	0.00	0%
452000 - Pqyments In Lieu Of Taxes	1,706.87	8,400.00	20%
457000 - Collection Loss - Bad Debts	(1,256.79)	1,750.00	(72)%
Total General Expense	3,254.06	27,475.00	12%
Total Routine Expense	43,598.32	328,025.00	13%
Total Nonroutine Expense	0.00	0.00	0%
Total Expense	43,598.32	328,025.00	13%