

North Mankato Housing and Redevelopment Authority
615 Nicollet Avenue, North Mankato, MN 56003
Regular Meeting
Tuesday, April 24, 2018 – 9:00 a.m.
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: March 27, 2018
- E. Approval of Financials: January 2018
February 2018
- F. Approval of Checks: March EFT's
April Checks#14571 – 145--, EFT
- G. Occupancy: One vacant – One move out for April 30
- H. Old Business: Parking Lot/Contract Update
Approval First Floor Bid
- I. New Business:
- J. Next Meeting: May 29, 2018
- K. Adjournment

**MEETING MINUTES FROM EXECUTIVE BOARD MEETING
NORTH MANKATO HOUSING & REDEVELOPMENT AUTHORITY**

1001 Belgrade Avenue, North Mankato, MN 56003

9:00 a.m., March 27, 2018

Roll Call

Members Present: John Daley, Chair
 Leon Bembenek
 Jennifer Drganc

Members Absent: Nancy Gehrke, Vice Chair
 Billy Steiner

Others Present: Joleen Pfau, SMR Management
 Kristen Mallak, SMR Management

Amendments to Agenda

Addition of check numbers 14567-14570.

Open Meeting Residents

None appeared.

Approval of Meeting Minutes

Board Member Steiner moved, seconded by Chair Daley, to approve the minutes of November 28, 2017, HRA Regular meeting. Vote on the motion: Aye 3, 0 Nay. Motion carried.

Approval of Financials

None to approve. Ms. Pfau did mention that we had about 400,000 currently in our checking as of the end of February and another 200,000 in CDs. She discussed looking into a different CD option at Pioneer Bank that is available to Public Housing Authorities.

Approval of Checks

Ms. Pfau noted the larger check for Brunton Architect for the parking lot and first floor remodel. Board Member Drganc moved, seconded by Board Chair Daley, to approve the February and March checks and to void check numbers 14543-14557. Vote on the motion: Aye 3, 0 Nay. Motion carried.

Occupancy

All units are filled. One move out scheduled for the end of the month which will be filled as soon as it is turned. Currently have a waitlist with over 10 applicants.

Old Business

Parking Lot Update

Ms. Pfau gave an update from the bid meeting for the parking lot. The lowest bid was now able to provide a 10% bid bond and WW called Dan Sarff saying they would not contest us accepting the lowest bid. Ms. Pfau also informed the board that another issue can up with the bid as there was a new Wage Decision announced just before the bid closing. We will have to use the new Wage Decision so our bid with Nielson Blacktopping may be adjusted with the new wage amounts. Molly with Molly Krakowski Consulting also checked with HUD to make sure there was no issue with us accepting the bid and that we were alright accepting the bid with the announcement of a new Wage Decision. Board Member Bembenek moved to accept the bid from Nielson Blacktopping, seconded by Board Member Drganc. Vote of the motion: Aye 3, Nay 0. Motion carried.

First Floor Remodel

Ms. Pau informed the board that the first floor remodel bid date is scheduled for April 11th, 2018 at City Hall. It is not necessary for the board to attend this meeting but they are welcome to be present. Ms. Pfau will collect the bids and send out the bid information to the board members detailing the bid amounts and alternative bids. Approval of the bids will happen at the next board meeting so they are discuss the options of the alternates.

New Business

None.

Set Next Meeting Date

Board Member Bembenek moved, seconded by Board Member Drganc to set the next meeting for April 24, 2018, at 9:00 am. Vote on the motion: Aye 3, Nay 0. Motion carried.

Adjournment

Adjourned at 9:30 a.m.

Chair

Secretary

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
January 31, 2018

7584

BALANCE SHEET

FYE
6-30

ACCT DESCRIPTION

		ASSETS	
111101	Cash General Fund	\$	391,790.36
111700	Petty Cash		100.00
112200	Tenants Accounts Receivable		(90.94)
114500	Accrued Interest		338.96
116200	General Fund Investments		263,985.63
121100	Prepaid Insurance		9,136.73
140002	Development Cost		1,169,610.66
140003	Development Cost Contra		(3,428,385.86)
140005	Accumulated Depreciation		(2,647,487.87)
140006	Land		195,668.66
140007	Building		1,590,070.25
140008	Furniture, Machine, Equipment-Dwell		65,357.82
140009	Furniture, Machine, Equipment-Admin		27,380.13
140016	Land Improvements		129,214.45
140017	Building Improvements		1,601,529.56
140055	Mod Cost Complete		2,258,775.20
	Mod Cost Incomplete		71,460.05
	Capital Fund Operations Contra		
	Capital Fund Non Exp Contra		

TOTAL ASSETS

\$ 1,698,453.79

SURPLUS & LIABILITIES

211400	Tenants Security Deposits	\$	14,066.30
211410	Tenants Pet Deposits		2,700.00
211499	Security Deposit Interest		(100.87)
213501	Accrued Absences - Current		4,495.68
213502	Accrued Absences - Non-current		3,488.17
213700	Payment in Lieu of Taxes		6,623.47
213701	Pilot Current Year		4,562.54
280200	Investments in Capital Assets		819,278.86
280600	Unrestricted Net Assets		772,194.69
	Capital Fund Advances		(44,085.00)
	Current Year Net Activity		(71,144.95)

TOTAL SURPLUS & LIABILITIES

\$ 1,698,453.79

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
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BUDGET PROGRESS REPORT

FYE
6-30

ACCT	DESCRIPTION	-----YEAR TO DATE----- ACTUAL	BUDGET	---PERCENTAGE--- OF BUDGET
INCOME				
311000	Dwelling Rental	\$133,228.00	\$232,000.00	57.43%
312000	Excess Utilities	3,060.00	2,750.00	111.27
319000	Nondwelling Rental	1,750.00	3,000.00	58.33
	TOTAL RENTAL INCOME	138,038.00	237,750.00	58.06
361000	Investment Interest	\$ 67.98	\$ 3,400.00	2.00%
369000	Other Tenant Income	12,210.21	25,750.00	47.42
802000	Hud Operating Subsidy	64,164.00	0	0
	TOTAL OTHER OPERATING RECEIPTS	76,442.19	29,150.00	262.24
	TOTAL RECEIPTS	214,480.19	266,900.00	80.36
EXPENSES				
413000	Legal Expense	0	2,000.00	0
414000	Training	0	500.00	0
415000	Travel	116.00	500.00	23.20
417000	Accounting Fees	1,620.00	3,300.00	49.09
417100	Audit Expense	0	3,800.00	0
419000	Office Expenses	1,010.63	2,990.00	33.80
419200	Advertising	236.47	500.00	47.29
419300	Telephone	2,429.84	5,000.00	48.60
419400	Sundry-Administrative	6,672.65	6,390.00	104.42
419500	Outside Management	30,000.00	60,000.00	50.00
	TOTAL ADMINISTRATIVE EXPENSES	42,085.59	84,980.00	49.52
422000	Recreation, Publication & Othe	11,047.91	23,800.00	46.42
423000	Tenant Contract Costs	221.12	600.00	36.85
	TOTAL TENANT SERVICES EXPENSE	11,269.03	24,400.00	46.18
431000	Water	4,433.99	15,600.00	28.42
432000	Electricity	21,905.65	38,600.00	56.75
433000	Gas	5,862.94	20,000.00	29.31
439000	Other Utility Expense	5,865.02	14,000.00	41.89
439100	Garbage Disposal	7,219.70	14,800.00	48.78
	TOTAL UTILITIES EXPENSE	45,287.30	103,000.00	43.97
441000	Maintenance Labor	23,070.51	41,750.00	55.26
441045	Employee Benefits Maintenance	7,638.05	10,950.00	69.75
442000	Materials	4,791.88	9,750.00	49.15

North Mankato Housing Authority
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North Mankato, MN 56003-3866
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BUDGET PROGRESS REPORT

FYE
6-30

		CURRENT ACTIVITY	YTD BALANCE	YTD PRORATE BUDGET	(OVER)/UNDER BUDGET
INCOME					
311000	Dwelling Rental	\$ 19,515.00	\$133,228.00	\$135,333.34	\$ 2,105.34
312000	Excess Utilities	0	3,060.00	1,604.15	(1,455.85)
319000	Nondwelling Rental	250.00	1,750.00	1,750.00	0
	TOTAL RENTAL INCOME	19,765.00	138,038.00	138,687.49	649.49
361000	Investment Interest	\$ 46.12	\$ 67.98	\$ 1,983.34	\$ 1,915.36
369000	Other Tenant Income	1,854.19	12,210.21	15,020.84	2,810.63
802000	Hud Operating Subsidy	8,234.00	64,164.00	0	(64,164.00)
	TOTAL OTHER OPERATING RECEIPTS	10,134.31	76,442.19	17,004.18	(59,438.01)
	TOTAL RECEIPTS		29,899.31	214,480.19	155,691.67
					(58,788.52)
EXPENSES					
413000	Legal Expense	0	0	1,166.65	1,166.65
414000	Training	0	0	291.65	291.65
5000	Travel	0	116.00	291.65	175.65
417000	Accounting Fees	0	1,620.00	1,925.00	305.00
417100	Audit Expense	0	0	2,216.65	2,216.65
419000	Office Expenses	66.90	1,010.63	1,744.15	733.52
419200	Advertising	0	236.47	291.65	55.18
419300	Telephone	356.37	2,429.84	2,916.65	486.81
419400	Sundry-Administrative	204.28	6,672.65	3,727.50	(2,945.15)
419500	Outside Management	0	30,000.00	35,000.00	5,000.00
	TOTAL ADMINISTRATIVE EXPENSES	627.55	42,085.59	49,571.55	7,485.96
422000	Recreation, Publication & Othe	91.44	11,047.91	13,883.34	2,835.43
423000	Tenant Contract Costs	92.36	221.12	350.00	128.88
	TOTAL TENANT SERVICES EXPENSE	183.80	11,269.03	14,233.34	2,964.31
431000	Water	765.65	4,433.99	9,100.00	4,666.01
432000	Electricity	3,029.50	21,905.65	22,516.65	611.00
433000	Gas	2,376.07	5,862.94	11,666.65	5,803.71
439000	Other Utility Expense	923.87	5,865.02	8,166.65	2,301.63
439100	Garbage Disposal	432.94	7,219.70	8,633.34	1,413.64
	TOTAL UTILITIES EXPENSE	7,528.03	45,287.30	60,083.29	14,795.99
441000	Maintenance Labor	3,692.88	23,070.51	24,354.15	1,283.64
441045	Employee Benefits Maintenance	860.05	7,638.05	6,387.50	(1,250.55)
442000	Materials	16.60	4,791.88	5,687.50	895.62
443000	Contract Costs	1,072.20	2,547.86	875.00	(1,672.86)
443090	Contracts - Cable TV	1,353.42	9,473.94	10,266.65	792.71
443200	Heating & Cooling	55.00	3,842.08	2,333.34	(1,508.74)

North Mankato Housing Authority
615 Nicollet Ave

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

FYE
6-30

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ACCT	DESCRIPTION	----- ACTUAL AMOUNT	----- PUM	----- BUDGET AMOUNT	----- PUM
INCOME					
311000	Dwelling Rental	\$ 133,228.00	\$260.72	\$ 232,000.00	\$264.84
312000	Excess Utilities	3,060.00	5.99	2,750.00	3.14
319000	Nondwelling Rental	1,750.00	3.42	3,000.00	3.42
	TOTAL RENTAL INCOME	138,038.00	270.13	237,750.00	271.40
361000	Investment Interest	\$ 67.98	\$.13	\$ 3,400.00	\$ 3.88
369000	Other Tenant Income	12,210.21	23.89	25,750.00	29.39
802000	Hud Operating Subsidy	64,164.00	125.57		
	TOTAL OTHER OPERATING RECEIPTS	76,442.19	149.59	29,150.00	33.28
	TOTAL RECEIPTS	214,480.19	419.73	266,900.00	304.68
EXPENSES					
413000	Legal Expense			2,000.00	2.28
414000	Training			500.00	.57
415000	Travel	116.00	.23	500.00	.57
416000	Accounting Fees	1,620.00	3.17	3,300.00	3.77
417000	Audit Expense			3,800.00	4.34
419000	Office Expenses	1,010.63	1.98	2,990.00	3.41
419200	Advertising	236.47	.46	500.00	.57
419300	Telephone	2,429.84	4.76	5,000.00	5.71
419400	Sundry-Administrative	6,672.65	13.06	6,390.00	7.29
419500	Outside Management	30,000.00	58.71	60,000.00	68.49
	TOTAL ADMINISTRATIVE EXPENSES	42,085.59	82.36	84,980.00	97.01
422000	Recreation, Publication & Othe	11,047.91	21.62	23,800.00	27.17
423000	Tenant Contract Costs	221.12	.43	600.00	.68
	TOTAL TENANT SERVICES EXPENSE	11,269.03	22.05	24,400.00	27.85
431000	Water	4,433.99	8.68	15,600.00	17.81
432000	Electricity	21,905.65	42.87	38,600.00	44.06
433000	Gas	5,862.94	11.47	20,000.00	22.83
439000	Other Utility Expense	5,865.02	11.48	14,000.00	15.98
439100	Garbage Disposal	7,219.70	14.13	14,800.00	16.89
	TOTAL UTILITIES EXPENSE	45,287.30	88.62	103,000.00	117.58
441000	Maintenance Labor	23,070.51	45.15	41,750.00	47.66
441045	Employee Benefits Maintenance	7,638.05	14.95	10,950.00	12.50
442000	Materials	4,791.88	9.38	9,750.00	11.13
443000	Contract Costs	2,547.86	4.99	1,500.00	1.71
443090	Contracts - Cable TV	9,473.94	18.54	17,600.00	20.09
443200	Heating & Cooling	3,842.08	7.52	4,000.00	4.57
443300	Snow Removal			500.00	.57

North Mankato Housing Authority
615 Nicollet Ave

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PILOT CALCULATION

FYE
6-30

		CURRENT PERIOD	5% PILOT CALC	TO DATE	5% PILOT CALC
311000	Dwelling Rental	\$ 19,515.00	\$ 975.75	\$ 133,228.00	\$ 6,661.40
312000	Excess Utilities			3,060.00	153.00
319000	Nondwelling Rental	250.00	12.50	1,750.00	87.50
	TOTAL RENTAL INCOME	<u>19,765.00</u>	<u>988.25</u>	<u>138,038.00</u>	<u>6,901.90</u>
431000	Water	765.65	38.28	4,433.99	221.70
432000	Electricity	3,029.50	151.48	21,905.65	1,095.28
433000	Gas	2,376.07	118.80	5,862.94	293.15
439000	Other Utility Expense	923.87	46.19	5,865.02	293.25
439100	Garbage Disposal	432.94	21.65	7,219.70	360.99
	TOTAL UTILITIES	<u>7,528.03</u>	<u>376.40</u>	<u>45,287.30</u>	<u>2,264.37</u>
		<u>12,236.97</u>	<u>611.85</u>	<u>92,750.70</u>	<u>4,637.54</u>

Account#	Account Title	Current	Balance
439100	Garbage Disposal	432.94	7,219.70
441000	Maintenance Labor	3,692.88	23,070.51
441045	Employee Benefits Maintenance	860.05	7,638.05
442000	Materials	16.60	4,791.88
443000	Contract Costs	1,072.20	2,547.86
443090	Contracts - Cable TV	1,353.42	9,473.94
443200	Heating & Cooling	55.00	3,842.08
443300	Snow Removal		.00
443400	Elevator	815.02	6,538.95
443500	Landscape & Grounds		1,066.51
443600	Unit Turnaround		1,975.00
443700	Electrical Contracts	142.50	4,488.49
443800	Plumbing		2,643.93
443900	Extermination	227.83	668.09
444000	Janitorial	207.65	1,394.30
444100	Routine contracts	300.00	1,803.75
451000	Insurance - Flood & Bond	59.50	416.50
451001	Insurance - Property	1,188.08	8,316.56
451002	Insurance - Liability	362.67	2,388.69
451003	Insurance - Work Comp	155.92	1,150.69
452000	Payments In Lieu Of Taxes	611.85	4,562.54
457000	Collection Loss		.00
802000	Hud Operating Subsidy	8,234.00-	64,164.00-
802917	Cf 501-17 Advances	44,085.00-	44,085.00-
	** Subtotal **	54,523.76-	71,144.95-
941410	Cf 16 Administration	3,201.25-	.00
941430	Cf 16 Fees & Costs	14,902.30-	.00
941460	CF16 Dwelling Structure	51,946.45-	.00
961430	Cf 17 Fees & Costs		11,000.00
961450	CF 2017 Site Improvement		.00
961460	CF 2017 Dwelling Structure	29,080.00	60,460.05
	** Subtotal **	40,970.00-	71,460.05
	** Total **	.00	.00

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
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7584

Bank Reconciliation

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Account 111101 P/H CHECKING

A/C#

Deposits in transit:	Description	Date	Amount
	Capital Fund 2017	1/31/18	\$ 71,460.00
Total			<u>\$ 71,460.00</u>

Outstanding checks:

Date	Check Number	Payee	Account Code	Check Amount
1/31/18	11809	Mn Dept Of Revenue	211703	\$ 155.76
1/31/18	11810	Eftps	441045	898.08
11/21/17	14452	Karls'	00140008	658.03
1/25/18	14500	A+ Security	443700	142.50
1/25/18	14501	Arthur A Gallagher	121100	300.00
1/25/18	14502	Petty Cash	422000	91.44
1/25/18	14503	Ecolab Pest Elimination	443900	227.83
1/25/18	14504	Minnesota Elevator Inc	443400	815.02
1/25/18	14505	Mn Dept Of Labor	443200	55.00
1/25/18	14506	Mas Communications	419300	100.28
1/25/18	14507	Mcgowan Water Conditioning In	439000	145.35
1/25/18	14508	Meyer & Sons Tv & Appliance	443000	454.70
1/25/18	14509	Mrci	444000	207.65
1/25/18	14510	Mkc Inc	443000	617.50
1/25/18	14511	Red Feather Paper Co	442000	16.60
1/25/18	14513	Screening Reports	419400	190.00
1/25/18	14514	Usuable Life	441045	104.83
1/25/18	14515	Bruce Ahlschlager	441045	214.20
1/30/18	14516	Security Benefits	211705	200.00
1/30/18	14517	Security Benefits	441045	480.08
1/30/18	14518	Menards - Mankato	423000	92.36
Total				<u>\$ 6,167.21</u>

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

Account	Period	Jrnl	Entry	Description	Ref 1 Check	Ref 2 Date	Amount	Type
111101				Cash General Fund				
	12/17	38	1	4448.78			369,616.66	Dr
	1/18	1	49	JAN18 Cash Disbursements		13018	79,722.53-	Cr
	1/18	30	17	*			.00	Dr
	1/18	30	19	Laundry *		13018	569.75	Dr
	1/18	30	21	Operating Subsidy *		10518	8,234.00	Dr
	1/18	30	26	Security Deposit *		12218	19,827.68	Dr
	1/18	30	29	Pepsi *		13018	1,801.44	Dr
	1/18	30	31	Interest *		13118	3.36	Dr
	1/18	30	33	Capital Fund 2017 *		13118	71,460.00	Dr
	1/18	30	34	JAN18 Cash Receipts		13118	19,866.12-	Cr
						Total:	371,924.24	*
111700				Petty Cash				
	12/17	38	2	0			100.00	Dr
						Total:	100.00	*
112200				Tenants Accounts Receivable				
	12/17	38	3	-184			122.06	Dr
	1/18	7	1	To Record January 2018 Re	1815		20,661.00	Dr
	1/18	30	22	Rent	40	12218	19,211.00-	Cr
	1/18	30	27	Rent	41	13018	1,663.00-	Cr
						Total:	90.94-	*
112517				Accounts Receivable Hud - CF 17				
	12/17	38	4	0			27,375.00	Dr
	1/18	7	12	R/C Cf 2017 A/R	1818		27,375.00-	Cr
						Total:	.00	*
114500				Accrued Interest				
	12/17	38	5	0			338.96	Dr
						Total:	338.96	*
116200				General Fund Investments				
	12/17	38	6	0			263,942.87	Dr
	1/18	7	9	To Record Interest Income	1817		42.76	Dr
						Total:	263,985.63	*
121100				Prepaid Insurance				
	12/17	38	7	-3482.34			10,602.90	Dr
	1/18	1	2	Arthur A Gallagher	14501	12518	300.00	Dr
	1/18	7	8	To Write Off Insurance	1816		1,766.17-	Cr
						Total:	9,136.73	*
140002				Development Cost				
	12/17	38	8	0			1,169,610.66	Dr
						Total:	1,169,610.66	*
140003				Development Cost Contra				
	12/17	38	9	0			3,358,335.86-	Cr
	1/18	7	14	To Close CF 16	1818		70,050.00-	Cr
						Total:	3,428,385.86-	*

General Ledger Detail Listing
North Mankato Housing Authority

3/24/18
Id: 7584

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Account	Period	Jrnl	Entry	Description	Ref 1 Check	Ref 2 Date	Amount	Type
211702				Payroll Deduction - Fica/Med				
	1/18	1	32	Bruce Ahlschlager	11806	12518	135.11-	Cr
	1/18	1	37	Bruce Ahlschlager	11807	13018	147.40-	Cr
	1/18	1	43	Eftps	11810	13118	282.51	Dr
				Total:			.00	*
211703				Payroll Deduction State W/H				
	1/18	1	33	Bruce Ahlschlager	11806	12518	72.56-	Cr
	1/18	1	38	Bruce Ahlschlager	11807	13018	83.20-	Cr
	1/18	1	41	Mn Dept Of Revenue	11809	13118	155.76	Dr
				Total:			.00	*
211705				Payroll Deduction Pension				
	1/18	1	34	Bruce Ahlschlager	11806	12518	205.97-	Cr
	1/18	1	35	Bruce Ahlschlager	11807	13018	215.60-	Cr
	1/18	1	45	Security Benefits	14516	13018	200.00	Dr
	1/18	1	46	Security Benefits	14517	13018	221.57	Dr
				Total:			.00	*
213501				Accrued Absences - Current				
	12/17	38	21	0			4,495.68-	Cr
				Total:			4,495.68-	*
213502				Accrued Absences - Non-current				
	12/17	38	22	0			3,488.17-	Cr
				Total:			3,488.17-	*
213700				Payment in Lieu of Taxes				
	12/17	38	23	0			6,623.47-	Cr
				Total:			6,623.47-	*
213701				Pilot Current Year				
	12/17	38	24	-629.42			3,950.69-	Cr
	1/18	7	20	To Record Pilot	1819		611.85-	Cr
				Total:			4,562.54-	*
280200				Investments in Capital Assets				
	12/17	38	25	0			819,278.86-	Cr
				Total:			819,278.86-	*
280600				Unrestricted Net Assets				
	12/17	38	26	0			772,194.69-	Cr
				Total:			772,194.69-	*
311000				Dwelling Rental				
	12/17	38	27	-19172			113,713.00-	Cr
	1/18	7	2	To Record January 2018 Re	1815		19,515.00-	Cr
				Total:			133,228.00-	*
312000				Excess Utilities				
	12/17	38	28	0			3,060.00-	Cr
				Total:			3,060.00-	*

General Ledger Detail Listing
North Mankato Housing Authority

3/24/18
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Account	Period	Jrnl	Entry	Description	Ref 1 Check	Ref 2 Date	Amount	Type
422000				Recreation, Publication & Other				
	12/17	38	39	2201.63			10,956.47	Dr
	1/18	1	3	Petty Cash	14502	12518	91.44	Dr
						Total:	11,047.91	*
423000				Tenant Contract Costs				
	12/17	38	40	0			128.76	Dr
	1/18	1	48	Menards - Mankato	14518	13018	92.36	Dr
						Total:	221.12	*
431000				Water				
	12/17	38	41	750.7			3,668.34	Dr
	1/18	1	28	City Of North Mankato (11	11805	12518	765.65	Dr
						Total:	4,433.99	*
432000				Electricity				
	12/17	38	42	2524.64			18,876.15	Dr
	1/18	1	22	Xcel Energy (34,320)	11801	12518	3,029.50	Dr
						Total:	21,905.65	*
433000				Gas				
	12/17	38	43	1809.01			3,486.87	Dr
	1/18	1	27	Centerpoint Energy (3986)	11804	12518	2,376.07	Dr
						Total:	5,862.94	*
439000				Other Utility Expense				
	12/17	38	44	830.65			4,941.15	Dr
	1/18	1	8	Mcgowan Water Conditionin	14507	12518	145.35	Dr
	1/18	1	29	City Of North Mankato	11805	12518	778.52	Dr
						Total:	5,865.02	*
439100				Garbage Disposal				
	12/17	38	45	668.63			6,786.76	Dr
	1/18	1	23	Waste Management	11802	12518	432.94	Dr
						Total:	7,219.70	*
441000				Maintenance Labor				
	12/17	38	46	3371.76			19,377.63	Dr
	1/18	1	30	Bruce Ahlschlager	11806	12518	1,766.16	Dr
	1/18	1	39	Bruce Ahlschlager	11807	13018	1,926.72	Dr
						Total:	23,070.51	*
441045				Employee Benefits Maintenance				
	12/17	38	47	813.01			6,778.00	Dr
	1/18	1	20	Usuable Life	14514	12518	104.83	Dr
	1/18	1	21	Bruce Ahlschlager	14515	12518	214.20	Dr
	1/18	1	44	Eftps	11810	13118	282.51	Dr
	1/18	1	47	Security Benefits	14517	13018	258.51	Dr
						Total:	7,638.05	*
442000				Materials				
	12/17	38	48	1201.64			4,775.28	Dr
	1/18	1	12	Red Feather Paper CO	14511	12518	16.60	Dr
						Total:	4,791.88	*

General Ledger Detail Listing
North Mankato Housing Authority

3/24/18
Id: 7584

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Account	Period	Jrnl	Entry	Description	Ref 1 Check	Ref 2 Date	Amount	Type
451000 Insurance - Flood & Bond								
12/17	38	60	119				357.00	Dr
1/18	7	4	To Write Off Insurance	1816			59.50	Dr
						Total:	416.50	*
451001 Insurance - Property								
12/17	38	61	2376.16				7,128.48	Dr
1/18	7	5	To Write Off Insurance	1816			1,188.08	Dr
						Total:	8,316.56	*
451002 Insurance - Liability								
12/17	38	62	675.34				2,026.02	Dr
1/18	7	6	To Write Off Insurance	1816			362.67	Dr
						Total:	2,388.69	*
451003 Insurance - Work Comp								
12/17	38	63	311.84				994.77	Dr
1/18	7	7	To Write Off Insurance	1816			155.92	Dr
						Total:	1,150.69	*
452000 Payments In Lieu Of Taxes								
12/17	38	64	629.42				3,950.69	Dr
1/18	7	19	To Record Pilot	1819			611.85	Dr
						Total:	4,562.54	*
802000 Hud Operating Subsidy								
12/17	38	65	-9420				55,930.00-	Cr
1/18	30	20	Operating Subsidy	39	10518		8,234.00-	Cr
						Total:	64,164.00-	*
802917 Cf 501-17 Advances								
1/18	7	11	R/C Cf 2017 A/R	1818			27,375.00	Dr
1/18	30	32	Capital Fund 2017	43	13118		71,460.00-	Cr
						Total:	44,085.00-	*
941410 Cf 16 Administration								
12/17	38	66	0				3,201.25	Dr
1/18	7	16	To Close CF 16	1818			3,201.25-	Cr
						Total:	.00	*
941430 Cf 16 Fees & Costs								
12/17	38	67	0				14,902.30	Dr
1/18	7	17	To Close CF 16	1818			14,902.30-	Cr
						Total:	.00	*
941460 CF16 Dwelling Structure								
12/17	38	68	0				51,946.45	Dr
1/18	7	18	To Close CF 16	1818			51,946.45-	Cr
						Total:	.00	*
961430 Cf 17 Fees & Costs								
12/17	38	69	0				11,000.00	Dr
						Total:	11,000.00	*

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
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BALANCE SHEET

ACCT DESCRIPTION

		ASSETS	
111101	Cash General Fund	\$	388,318.58
111700	Petty Cash		100.00
112200	Tenants Accounts Receivable		(299.94)
114500	Accrued Interest		338.96
116200	General Fund Investments		263,985.63
121100	Prepaid Insurance		7,370.56
140002	Development Cost		1,169,610.66
140003	Development Cost Contra		(3,428,385.86)
140005	Accumulated Depreciation		(2,647,487.87)
140006	Land		195,668.66
140007	Building		1,590,070.25
140008	Furniture, Machine, Equipment-Dwell		65,357.82
140009	Furniture, Machine, Equipment-Admin		27,380.13
140016	Land Improvements		129,214.45
140017	Building Improvements		1,601,529.56
140055	Mod Cost Complete		2,258,775.20
	Mod Cost Incomplete		71,460.05
	Capital Fund Operations Contra		
	Capital Fund Non Exp Contra		

TOTAL ASSETS

\$ 1,693,006.84

SURPLUS & LIABILITIES

211400	Tenants Security Deposits	\$	13,966.30
211410	Tenants Pet Deposits		2,700.00
211499	Security Deposit Interest		(130.12)
213501	Accrued Absences - Current		4,495.68
213502	Accrued Absences - Non-current		3,488.17
213700	Payment in Lieu of Taxes		6,623.47
213701	Pilot Current Year		5,033.62
280200	Investments in Capital Assets		819,278.86
280600	Unrestricted Net Assets		772,194.69
	Capital Fund Advances		(44,085.00)
	Current Year Net Activity		(65,356.17)

TOTAL SURPLUS & LIABILITIES

\$ 1,693,006.84

North Mankato Housing Authority
615 Nicollet Ave

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BUDGET PROGRESS REPORT

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ACCT	DESCRIPTION	-----YEAR TO DATE----- ACTUAL	BUDGET	---PERCENTAGE--- OF BUDGET
INCOME				
311000	Dwelling Rental	\$152,554.00	\$232,000.00	65.76%
312000	Excess Utilities	3,060.00	2,750.00	111.27
319000	Nondwelling Rental	<u>2,000.00</u>	<u>3,000.00</u>	<u>66.67</u>
	TOTAL RENTAL INCOME	157,614.00	237,750.00	66.29
361000	Investment Interest	\$ 70.95	\$ 3,400.00	2.09%
369000	Other Tenant Income	13,969.21	25,750.00	54.25
802000	Hud Operating Subsidy	<u>72,397.50</u>	<u>0</u>	<u>0</u>
	TOTAL OTHER OPERATING RECEIPTS	86,437.66	29,150.00	296.53
	TOTAL RECEIPTS	244,051.66	266,900.00	91.44
EXPENSES				
413000	Legal Expense	0	2,000.00	0
414000	Training	0	500.00	0
415000	Travel	146.00	500.00	29.20
417000	Accounting Fees	1,960.00	3,300.00	59.39
417100	Audit Expense	2,400.00	3,800.00	63.16
419000	Office Expenses	1,101.54	2,990.00	36.84
419200	Advertising	349.33	500.00	69.87
419300	Telephone	2,971.49	5,000.00	59.43
419400	Sundry-Administrative	7,007.07	6,390.00	109.66
419500	Outside Management	<u>35,000.00</u>	<u>60,000.00</u>	<u>58.33</u>
	TOTAL ADMINISTRATIVE EXPENSES	50,935.43	84,980.00	59.94
422000	Recreation, Publication & Othe	11,122.44	23,800.00	46.73
423000	Tenant Contract Costs	<u>221.12</u>	<u>600.00</u>	<u>36.85</u>
	TOTAL TENANT SERVICES EXPENSE	11,343.56	24,400.00	46.49
431000	Water	4,842.41	15,600.00	31.04
432000	Electricity	25,612.71	38,600.00	66.35
433000	Gas	9,958.16	20,000.00	49.79
439000	Other Utility Expense	7,122.14	14,000.00	50.87
439100	Garbage Disposal	<u>7,656.25</u>	<u>14,800.00</u>	<u>51.73</u>
	TOTAL UTILITIES EXPENSE	55,191.67	103,000.00	53.58
441000	Maintenance Labor	28,531.71	41,750.00	68.34
441045	Employee Benefits Maintenance	8,599.64	10,950.00	78.54
442000	Materials	5,285.61	9,750.00	54.21

North Mankato Housing Authority
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BUDGET PROGRESS REPORT

	CURRENT ACTIVITY	YTD BALANCE	YTD PRORATE BUDGET	(OVER) / UNDER BUDGET
INCOME				
311000 Dwelling Rental	\$ 19,326.00	\$152,554.00	\$154,666.68	\$ 2,112.68
312000 Excess Utilities	0	3,060.00	1,833.32	(1,226.68)
319000 Nondwelling Rental	250.00	2,000.00	2,000.00	0
TOTAL RENTAL INCOME	19,576.00	157,614.00	158,500.00	886.00
361000 Investment Interest	\$ 2.97	\$ 70.95	\$ 2,266.68	\$ 2,195.73
369000 Other Tenant Income	1,759.00	13,969.21	17,166.68	3,197.47
802000 Hud Operating Subsidy	8,233.50	72,397.50	0	(72,397.50)
TOTAL OTHER OPERATING RECEIPTS	9,995.47	86,437.66	19,433.36	(67,004.30)
TOTAL RECEIPTS	29,571.47	244,051.66	177,933.36	(66,118.30)
EXPENSES				
413000 Legal Expense	0	0	1,333.32	1,333.32
414000 Training	0	0	333.32	333.32
5000 Travel	30.00	146.00	333.32	187.32
7000 Accounting Fees	340.00	1,960.00	2,200.00	240.00
417100 Audit Expense	2,400.00	2,400.00	2,533.32	133.32
419000 Office Expenses	90.91	1,101.54	1,993.32	891.78
419200 Advertising	112.86	349.33	333.32	(16.01)
419300 Telephone	541.65	2,971.49	3,333.32	361.83
419400 Sundry-Administrative	334.42	7,007.07	4,260.00	(2,747.07)
419500 Outside Management	5,000.00	35,000.00	40,000.00	5,000.00
TOTAL ADMINISTRATIVE EXPENSES	8,849.84	50,935.43	56,653.24	5,717.81
422000 Recreation, Publication & Othe	74.53	11,122.44	15,866.68	4,744.24
423000 Tenant Contract Costs	0	221.12	400.00	178.88
TOTAL TENANT SERVICES EXPENSE	74.53	11,343.56	16,266.68	4,923.12
431000 Water	408.42	4,842.41	10,400.00	5,557.59
432000 Electricity	3,707.06	25,612.71	25,733.32	120.61
433000 Gas	4,095.22	9,958.16	13,333.32	3,375.16
439000 Other Utility Expense	1,257.12	7,122.14	9,333.32	2,211.18
439100 Garbage Disposal	436.55	7,656.25	9,866.68	2,210.43
TOTAL UTILITIES EXPENSE	9,904.37	55,191.67	68,666.64	13,474.97
441000 Maintenance Labor	5,461.20	28,531.71	27,833.32	(698.39)
441045 Employee Benefits Maintenance	961.59	8,599.64	7,300.00	(1,299.64)
442000 Materials	493.73	5,285.61	6,500.00	1,214.39
443000 Contract Costs	467.18	3,015.04	1,000.00	(2,015.04)
443090 Contracts - Cable TV	1,353.42	10,827.36	11,733.32	905.96
443200 Heating & Cooling	0	3,842.08	2,666.68	(1,175.40)

North Mankato Housing Authority
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BUDGET PROGRESS / PUM REPORT

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ACCT	DESCRIPTION	----- ACTUAL AMOUNT	----- PUM	----- BUDGET AMOUNT	----- PUM
INCOME					
311000	Dwelling Rental	\$ 152,554.00	\$261.22	\$ 232,000.00	\$264.84
312000	Excess Utilities	3,060.00	5.24	2,750.00	3.14
319000	Nondwelling Rental	2,000.00	3.42	3,000.00	3.42
	TOTAL RENTAL INCOME	157,614.00	269.89	237,750.00	271.40
361000	Investment Interest	\$ 70.95	\$.12	\$ 3,400.00	\$ 3.88
369000	Other Tenant Income	13,969.21	23.92	25,750.00	29.39
802000	Hud Operating Subsidy	72,397.50	123.97		
	TOTAL OTHER OPERATING RECEIPTS	86,437.66	148.01	29,150.00	33.28
	TOTAL RECEIPTS	244,051.66	417.90	266,900.00	304.68
EXPENSES					
413000	Legal Expense			2,000.00	2.28
414000	Training			500.00	.57
415000	Travel	146.00	.25	500.00	.57
416000	Accounting Fees	1,960.00	3.36	3,300.00	3.77
417000	Audit Expense	2,400.00	4.11	3,800.00	4.34
419000	Office Expenses	1,101.54	1.89	2,990.00	3.41
419200	Advertising	349.33	.60	500.00	.57
419300	Telephone	2,971.49	5.09	5,000.00	5.71
419400	Sundry-Administrative	7,007.07	12.00	6,390.00	7.29
419500	Outside Management	35,000.00	59.93	60,000.00	68.49
	TOTAL ADMINISTRATIVE EXPENSES	50,935.43	87.22	84,980.00	97.01
422000	Recreation, Publication & Othe	11,122.44	19.05	23,800.00	27.17
423000	Tenant Contract Costs	221.12	.38	600.00	.68
	TOTAL TENANT SERVICES EXPENSE	11,343.56	19.42	24,400.00	27.85
431000	Water	4,842.41	8.29	15,600.00	17.81
432000	Electricity	25,612.71	43.86	38,600.00	44.06
433000	Gas	9,958.16	17.05	20,000.00	22.83
439000	Other Utility Expense	7,122.14	12.20	14,000.00	15.98
439100	Garbage Disposal	7,656.25	13.11	14,800.00	16.89
	TOTAL UTILITIES EXPENSE	55,191.67	94.51	103,000.00	117.58
441000	Maintenance Labor	28,531.71	48.86	41,750.00	47.66
441045	Employee Benefits Maintenance	8,599.64	14.73	10,950.00	12.50
442000	Materials	5,285.61	9.05	9,750.00	11.13
443000	Contract Costs	3,015.04	5.16	1,500.00	1.71
443090	Contracts - Cable TV	10,827.36	18.54	17,600.00	20.09
443200	Heating & Cooling	3,842.08	6.58	4,000.00	4.57
443300	Snow Removal	613.75	1.05	500.00	.57

North Mankato Housing Authority
615 Nicollet Ave

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PILOT CALCULATION

		CURRENT PERIOD	5% PILOT CALC	TO DATE	5% PILOT CALC
311000	Dwelling Rental	\$ 19,326.00	\$ 966.30	\$ 152,554.00	\$ 7,627.70
312000	Excess Utilities			3,060.00	153.00
319000	Nondwelling Rental	250.00	12.50	2,000.00	100.00
	TOTAL RENTAL INCOME	<u>19,576.00</u>	<u>978.80</u>	<u>157,614.00</u>	<u>7,880.70</u>
431000	Water	408.42	20.42	4,842.41	242.12
432000	Electricity	3,707.06	185.35	25,612.71	1,280.64
433000	Gas	4,095.22	204.76	9,958.16	497.91
439000	Other Utility Expense	1,257.12	62.86	7,122.14	356.11
439100	Garbage Disposal	436.55	21.83	7,656.25	382.81
	TOTAL UTILITIES	<u>9,904.37</u>	<u>495.22</u>	<u>55,191.67</u>	<u>2,759.58</u>
		<u>9,671.63</u>	<u>483.58</u>	<u>102,422.33</u>	<u>5,121.12</u>

Account#	Account Title	Current	Balance
111101	Cash General Fund	3,471.78-	388,318.58
111700	Petty Cash		100.00
112200	Tenants Accounts Receivable	209.00-	299.94-
112517	Accounts Receivable Hud - CF 1		.00
114500	Accrued Interest		338.96
116200	General Fund Investments		263,985.63
121100	Prepaid Insurance	1,766.17-	7,370.56
140002	Development Cost		1,169,610.66
140003	Development Cost Contra		3,428,385.86-
140005	Accumulated Depreciation		2,647,487.87-
140006	Land		195,668.66
140007	Building		1,590,070.25
140008	Furniture,Machine,Equipment-Dw		65,357.82
140009	Furniture,Machine,Equipment-Ad		27,380.13
140016	Land Improvements		129,214.45
140017	Building Improvements		1,601,529.56
140055	Mod Cost Complete		2,258,775.20
211100	Accounts Payable Vendors		.00
211400	Tenants Security Deposits	100.00	13,966.30-
211410	Tenants Pet Deposits		2,700.00-
211499	Security Deposit Interest	29.25	130.12
211701	Payroll Deduction - FED WH		.00
211702	Payroll Deduction - Fica/Med		.00
211703	Payroll Deduction State W/H		.00
211705	Payroll Deduction Pension		.00
213501	Accrued Absences - Current		4,495.68-
213502	Accrued Absences - Non-current		3,488.17-
213700	Payment in Lieu of Taxes		6,623.47-
213701	Pilot Current Year	471.08-	5,033.62-
280200	Investments in Capital Assets		819,278.86-
280600	Unrestricted Net Assets		772,194.69-
	** Subtotal **	5,788.78-	6,103.88-
311000	Dwelling Rental	19,326.00-	152,554.00-
312000	Excess Utilities		3,060.00-
319000	Nondwelling Rental	250.00-	2,000.00-
361000	Investment Interest	2.97-	70.95-
369000	Other Tenant Income	1,759.00-	13,969.21-
413000	Legal Expense		.00
414000	Training		.00
415000	Travel	30.00	146.00
417000	Accounting Fees	340.00	1,960.00
417100	Audit Expense	2,400.00	2,400.00
419000	Office Expenses	90.91	1,101.54
419200	Advertising	112.86	349.33
419300	Telephone	541.65	2,971.49
419400	Sundry-Administrative	334.42	7,007.07
419500	Outside Management	5,000.00	35,000.00
422000	Recreation, Publication & Othe	74.53	11,122.44
423000	Tenant Contract Costs		221.12
431000	Water	408.42	4,842.41
432000	Electricity	3,707.06	25,612.71
433000	Gas	4,095.22	9,958.16
439000	Other Utility Expense	1,257.12	7,122.14

North Mankato Housing Authority
615 Nicollet Ave
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Bank Reconciliation

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Account 111101 P/H CHECKING

A/C#

Bank statement balance, February 28, 2018

\$ 406,831.33

Less: Outstanding checks - see listing

18,512.75

Correct bank balance, February 28, 2018

\$ 388,318.58

* * * * *

General ledger balance, January 31, 2018

\$ 395,894.76

Add: Deposits for the month

\$ 29,780.47

29,780.47

Total

425,675.23

Less: Checks issued

\$ 37,356.65

37,356.65

Correct general ledger balance, February 28, 2018

\$ 388,318.58

* * * * *

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

Current Period: 2/18
Tran Date: 2/18

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3/28/18

Seq#	CHECK#	DATE	Description	Account#	Debits	Credits
1	14519		Bruce Ahlschlager	441045	214.20	
2				443000	109.68	
3				419300	80.00	
4				442000	12.50	
5	14520		Adeline Sens	211400	100.00	
6				211499	29.25	
7	14521		C Naber & Associates	417000	340.00	
8	14522		Void	111101		
9	14523		Electrical & Communication	443700	958.30	
10	14524		Housing Data Systems Inc	419400	240.00	
11	14525		Jmsc Futurity	417100	2,400.00	
12	14526		Mas Communications	419300	205.56	
13	14527		Mkc Inc	443000	357.50	
14	14528		Mrci	444000	267.00	
15	14529		Myeib Wendland	415000	30.00	
17	14530		Minnesota Elevator Inc	443400	815.08	
18	14531		Menards - Mankato	442000	481.23	
19	14532		Mtu Onsite Energy	443700	803.32	
20	14533		Security Management	419500	5,000.00	
21	14534		Screening Reports	419400	80.00	
22	14535		Steve Starrett Constructio	443300	613.75	
23	14536		Usuable Life	441045	104.83	
24	14537		Viking Fire & Safety	444100	124.69	
25	21801		Bruce Ahlschlager	441000	1,766.16	
26				211701		140.04
27				211702		135.11
28				211703		72.56
29				211705		205.97
33	21802		Robert J Dekruif	211703		17.94
34				211702		86.06
35				211701		27.92
36				441000	1,125.00	
37	21803		City Of North Mankato	439000	1,257.12	
38			City Of North Mankato (128	431000	408.42	

Id: 7584 North Mankato Housing Authority
J#: 7 CURRENT PD. JOURNAL

Current Period: 2/18 Page 3
Tran Date: 2/18 3/28/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1	1819		To Record February 2018 Re	112200	20,487.00
2			To Record February 2018 Re	311000	19,326.00-
3			To Record February 2018 Re	369000	1,161.00-
4	1820		To Write Off Insurance	451000	59.50
5				451001	1,188.08
6				451002	362.67
7				451003	155.92
8				121100	1,766.17-
** Totals **				271730600*	.00

Id: 7584 North Mankato Housing Authority
J#: 30 Bank Entries

Current Period: 2/18 Page 5
Tran Date: 2/18 3/28/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
10			*	111101	
11	41	21218	Laundry	369000	598.00-
12	0	21218	Laundry *	111101	598.00
13	42	21318	Rent	112200	18,801.00-
14			Maintenance Man Rent	319000	250.00-
15	0	21318	Maintenance Man Rent *	111101	19,051.00
16	44	22018	Rent	112200	951.00-
17	0	22018	Rent *	111101	951.00
18	45	22218	Operating Subsidy	802000	8,233.50-
19	0	22218	Operating Subsidy *	111101	8,233.50
20	46	22818	Rent	112200	944.00-
21			Interest	361000	2.97-
22	0	22818	Interest *	111101	946.97
23			FEB18 Cash Receipts	111101	21,294.00-
** Totals **				296530700*	21,294.00-

North Mankato Housing Authority
615 Nicollet Ave
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Date	Index	Description	Current Month	Year To Date
01 31	111101	Cash General Fund		
		Beginning Balance		413,084.36 Dr
02 22	111101	014522 Void		
02 28	111101	J010067 FEB18 Correction	2,000.00 Dr	
02 01	111101	J010068 FEB18 Cash Disbursements	35,252.25 Cr	
02 28	111101	J300010 *		
02 12	111101	J300012 Laundry *	598.00 Dr	
02 13	111101	J300015 Maintenance Man Rent *	19,051.00 Dr	
02 20	111101	J300017 Rent *	951.00 Dr	
02 22	111101	J300019 Operating Subsidy *	8,233.50 Dr	
02 28	111101	J300022 Interest *	946.97 Dr	
02 28	111101	J300023 FEB18 Cash Receipts	21,294.00 Cr	
		Current Total	24,765.78 Cr	
		Ending Balance		388,318.58 Dr
01 31	111700	Petty Cash		
		Beginning Balance		100.00 Dr
		Ending Balance		100.00 Dr
01 31	112200	Tenants Accounts Receivable		
		Beginning Balance		90.94 Cr
02 28	112200	001819 To Record February 2018 R	20,487.00 Dr	
02 13	112200	000042 Rent	18,801.00 Cr	
02 20	112200	000044 Rent	951.00 Cr	
02 28	112200	000046 Rent	944.00 Cr	
		Current Total	209.00 Cr	
		Ending Balance		299.94 Cr
01 31	112517	Accounts Receivable Hud - CF 17		
01 31	114500	Accrued Interest		
		Beginning Balance		338.96 Dr
		Ending Balance		338.96 Dr
01 31	116200	General Fund Investments		
		Beginning Balance		263,985.63 Dr
		Ending Balance		263,985.63 Dr
01 31	121100	Prepaid Insurance		
		Beginning Balance		9,136.73 Dr
02 28	121100	001820 To Write Off Insurance	1,766.17 Cr	
		Current Total	1,766.17 Cr	
		Ending Balance		7,370.56 Dr
01 31	140002	Development Cost		
		Beginning Balance		1169,610.66 Dr
		Ending Balance		1169,610.66 Dr
01 31	140003	Development Cost Contra		
		Beginning Balance		3428,385.86 Cr

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615 Nicollet Ave
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Date	Index	Description	Current Month	Year To Date
		Ending Balance		130.12 Dr
01 31	211701	Payroll Deduction - FED WH		
02 15	211701	021801 Bruce Ahlschlager	140.04 Cr	
02 15	211701	021802 Robert J Dekruif	27.92 Cr	
02 23	211701	021808 Bruce Ahlschlager	103.81 Cr	
02 23	211701	021809 Robert J Dekruif	27.92 Cr	
02 28	211701	021811 Eftps	<u>299.69 Dr</u>	
		Current Total		
		Ending Balance		
01 31	211702	Payroll Deduction - Fica/Med		
02 15	211702	021801 Bruce Ahlschlager	135.11 Cr	
02 15	211702	021802 Robert J Dekruif	86.06 Cr	
02 23	211702	021808 Bruce Ahlschlager	110.54 Cr	
02 23	211702	021809 Robert J Dekruif	86.06 Cr	
02 28	211702	021811 Eftps	<u>417.77 Dr</u>	
		Current Total		
		Ending Balance		
01 31	211703	Payroll Deduction State W/H		
02 15	211703	021801 Bruce Ahlschlager	72.56 Cr	
02 15	211703	021802 Robert J Dekruif	17.94 Cr	
02 23	211703	021808 Bruce Ahlschlager	52.83 Cr	
02 23	211703	021809 Robert J Dekruif	17.94 Cr	
02 28	211703	021810 Mn Dept Of Revenue	<u>161.27 Dr</u>	
		Current Total		
		Ending Balance		
01 31	211705	Payroll Deduction Pension		
02 15	211705	021801 Bruce Ahlschlager	205.97 Cr	
02 23	211705	021808 Bruce Ahlschlager	186.70 Cr	
02 23	211705	014538 Security Benefits	200.00 Dr	
02 23	211705	014539 Security Benefits	<u>192.67 Dr</u>	
		Current Total		
		Ending Balance		
01 31	213501	Accrued Absences - Current		
		Beginning Balance		4,495.68 Cr
		Ending Balance		4,495.68 Cr
01 31	213502	Accrued Absences - Non-current		
		Beginning Balance		3,488.17 Cr
		Ending Balance		3,488.17 Cr
01 31	213700	Payment in Lieu of Taxes		
		Beginning Balance		6,623.47 Cr
		Ending Balance		6,623.47 Cr

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Date	Index	Description	Current Month	Year To Date
		Current Total	30.00 Dr	
		Ending Balance		146.00 Dr
01 31	417000	Accounting Fees		
		Beginning Balance		1,620.00 Dr
02 22	417000	014521 C Naber & Associates	<u>340.00 Dr</u>	
		Current Total	340.00 Dr	
		Ending Balance		1,960.00 Dr
01 31	417100	Audit Expense		
02 22	417100	014525 Jmsc Futurity	<u>2,400.00 Dr</u>	
		Current Total	2,400.00 Dr	
		Ending Balance		2,400.00 Dr
01 31	419000	Office Expenses		
		Beginning Balance		1,010.63 Dr
02 22	419000	021804 Consolidated	66.90 Dr	
02 26	419000	014542 Petty Cash	<u>24.01 Dr</u>	
		Current Total	90.91 Dr	
		Ending Balance		1,101.54 Dr
01 31	419200	Advertising		
		Beginning Balance		236.47 Dr
02 26	419200	014541 The Free Press	<u>112.86 Dr</u>	
		Current Total	112.86 Dr	
		Ending Balance		349.33 Dr
01 31	419300	Telephone		
		Beginning Balance		2,429.84 Dr
02 22	419300	014519 Bruce Ahlschlager	80.00 Dr	
02 22	419300	014526 Mas Communications	205.56 Dr	
02 22	419300	021804 Consolidated	<u>256.09 Dr</u>	
		Current Total	541.65 Dr	
		Ending Balance		2,971.49 Dr
01 31	419400	Sundry-Administrative		
		Beginning Balance		6,672.65 Dr
02 22	419400	014524 Housing Data Systems Inc	240.00 Dr	
02 22	419400	014534 Screening Reports	80.00 Dr	
02 28	419400	021812 Bank Fees	<u>14.42 Dr</u>	
		Current Total	334.42 Dr	
		Ending Balance		7,007.07 Dr
01 31	419500	Outside Management		
		Beginning Balance		30,000.00 Dr
02 22	419500	014533 Security Management	<u>5,000.00 Dr</u>	
		Current Total	5,000.00 Dr	
		Ending Balance		35,000.00 Dr

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Date	Index	Description	Current Month	Year To Date
01 31	441045	Employee Benefits Maintenance		
		Beginning Balance		7,638.05 Dr
02 22	441045	014519 Bruce Ahlschlager	214.20 Dr	
02 22	441045	014536 Usuable Life	104.83 Dr	
02 28	441045	021811 Eftps	417.77 Dr	
02 23	441045	014539 Security Benefits	224.79 Dr	
		Current Total	961.59 Dr	
		Ending Balance		8,599.64 Dr
01 31	442000	Materials		
		Beginning Balance		4,791.88 Dr
02 22	442000	014519 Bruce Ahlschlager	12.50 Dr	
02 22	442000	014531 Menards - Mankato	481.23 Dr	
		Current Total	493.73 Dr	
		Ending Balance		5,285.61 Dr
01 31	443000	Contract Costs		
		Beginning Balance		2,547.86 Dr
02 22	443000	014519 Bruce Ahlschlager	109.68 Dr	
02 22	443000	014527 Mkc Inc	357.50 Dr	
		Current Total	467.18 Dr	
		Ending Balance		3,015.04 Dr
01 31	443090	Contracts - Cable TV		
		Beginning Balance		9,473.94 Dr
02 22	443090	021804 Consolidated	1,353.42 Dr	
		Current Total	1,353.42 Dr	
		Ending Balance		10,827.36 Dr
01 31	443200	Heating & Cooling		
		Beginning Balance		3,842.08 Dr
		Ending Balance		3,842.08 Dr
01 31	443300	Snow Removal		
02 22	443300	014535 Steve Starrett Constructi	613.75 Dr	
		Current Total	613.75 Dr	
		Ending Balance		613.75 Dr
01 31	443400	Elevator		
		Beginning Balance		6,538.95 Dr
02 22	443400	014530 Minnesota Elevator Inc	815.08 Dr	
		Current Total	815.08 Dr	
		Ending Balance		7,354.03 Dr
01 31	443500	Landscape & Grounds		
		Beginning Balance		1,066.51 Dr
		Ending Balance		1,066.51 Dr
01 31	443600	Unit Turnaround		
		Beginning Balance		1,975.00 Dr

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Date	Index	Description	Current Month	Year To Date
02 28	451003	001820 To Write Off Insurance	155.92 Dr	
		Current Total	155.92 Dr	
		Ending Balance		1,306.61 Dr
01 31	452000	Payments In Lieu Of Taxes		
		Beginning Balance		4,562.54 Dr
02 28	452000	J110001 Current Year Pilot	471.08 Dr	
		Current Total	471.08 Dr	
		Ending Balance		5,033.62 Dr
01 31	457000	Collection Loss		
01 31	802000	Hud Operating Subsidy		
		Beginning Balance		64,164.00 Cr
02 22	802000	000045 Operating Subsidy	8,233.50 Cr	
		Current Total	8,233.50 Cr	
		Ending Balance		72,397.50 Cr
01 31	802917	Cf 501-17 Advances		
		Beginning Balance		44,085.00 Cr
		Ending Balance		44,085.00 Cr
01 31	941410	Cf 16 Administration		
01 31	941430	Cf 16 Fees & Costs		
01 31	941460	CF16 Dwelling Structure		
01 31	961430	Cf 17 Fees & Costs		
		Beginning Balance		11,000.00 Dr
		Ending Balance		11,000.00 Dr
01 31	961450	CF 2017 Site Improvement		
01 31	961460	CF 2017 Dwelling Structure		
		Beginning Balance		60,460.05 Dr
		Ending Balance		60,460.05 Dr
		Line Count: 169	21,294.00 Cr	.00

Date: 04/20/2018

Time: 11:34:07

North Mankato Housing & Redevelopment Authority

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Register - Basic Listing

Public Housing

From: 04/01/2018 To: 04/20/2018

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
014571	04/20/2018	ABESTROL, INC	Payment	660.40	7594;4/12/18;ABESTO TEST
014572	04/20/2018	ROBERT J DEKRUIF	Payment	524.08	SUPPLIES FOR COM PARTIES
014573	04/20/2018	Bruce Ahlschlager	Payment	666.87	INS;MILES;SUPPLIES;PHONE
014574	04/20/2018	C. Naber & Associates	Payment	190.00	38493;3/29/18 MAR SERVICE
014575	04/20/2018	CULLIGAN WATER CONDITIONING	Payment	41.00	4 - 5 GAL WATERS TO COMMONS
014576	04/20/2018	The Free Press	Payment	86.00	1406166 AD; 3/24/18 LEGAL
014577	04/20/2018	Ferguson Enterprises, Inc.	Payment	290.50	5609556;4/6/18 CIRC PUMP
014578	04/20/2018	J.D. TRUFFLES	Payment	204.70	347146;4/11/18 EASTER DINNER
014579	04/20/2018	Lloyd Lumber Co.	Payment	7.30	633767;4/3/18; SUPPLIES
014580	04/20/2018	Menards-Mankato	Payment	289.80	97256;96436;96628
014581	04/20/2018	MAS COMMUNICATIONS	Payment	100.42	180300167101;4/1/18 SERVICE
014582	04/20/2018	MRCI	Payment	291.26	614384;3/31/18; MARCH SERVICE
014583	04/20/2018	MN DEPT OF LABOR & INDUSTRY	Payment	120.00	ABR0184584I;ALR0082307I
014584	04/20/2018	Minnesota Elevator, Inc	Payment	815.08	744921&747913 APR SERVICE
014585	04/20/2018	MKC, INC.	Payment	650.00	2018-3;4/1/18; MARCH SERICE
014586	04/20/2018	Myron Wendland	Payment	41.08	MILES
014587	04/20/2018	Schwicker's	Payment	1,098.35	S510031840;S500002808
014588	04/20/2018	STEVE STARRETT CONSTRUCTION	Payment	731.25	2915;4/10/18 FEB-APR PLOW
014589	04/20/2018	SMR MANAGEMENT	Payment	5,000.00	89619;4/1/18 MAN FEES
014590	04/20/2018	TYCO SIMPLEX GRINNELL	Payment	1,868.48	84647690;20141127;20141160
014591	04/20/2018	Nicollet County Auditor-Treasurer	Payment	100.00	18.012.1050; MAY TAX
014592	04/20/2018	Nicollet County Auditor-Treasurer	Payment	6,714.40	MN019001; IN LIEU OF TAXES
014593	04/20/2018	USABLE Life	Payment	104.83	101419501G;MAY
EFT	04/10/2018	irs	Payment	1,248.62	941 taxes payable
EFT	04/10/2018	mn dept revenue	Payment	187.99	mn w/h
EFT	04/13/2018	Bruce Ahlschlager	Payment	1,195.32	4/15 payroll
EFT	04/13/2018	ROBERT J DEKRUIF	Payment	993.08	4/15 PAYROLL
EFT	04/20/2018	City of North Mankato	Payment	1,491.16	1/30-2/28/18 SERVICE
EFT	04/20/2018	CONSOLIDATED COMMUNICATIONS	Payment	1,675.69	APRIL AUTO
EFT	04/20/2018	Xcel Energy	Payment	3,155.69	2/6-3/12/18 SERVICE
EFT	04/20/2018	WM of Southern Minnesota MA	Payment	564.22	APRIL SERVICE
EFT	04/20/2018	CenterPoint Energy	Payment	3,909.08	2/7-3/8/17 GAS SERVICE

Total: (35,016.65)

Check Register Detail by Category Report

Public Housing

From: 04/01/2018 To: 04/20/2018

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Memo
04/10/2018	EFT	irs	Payment	1,248.62	
		2117.2 Federal Income Tax Withheld	1,248.62		
04/10/2018	EFT	mn dept revenue	Payment	187.99	
		2117.3 State Income Tax Withheld	187.99		
04/13/2018	EFT	Bruce Ahlschlager	Payment	1,195.32	
		A4410 Labor - Maintenance	1,741.10		
		2117.1 Social Security Withheld	-107.95		
		2117.11 Medicare Withheld	-25.25		
		2117.2 Federal Income Tax Withheld	-137.21		
		2117.3 State Income Tax Withheld	-70.90		
		2117.5 Retirement	-204.47		
04/13/2018	EFT	ROBERT J DEKRUIF	Payment	993.08	
		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	-27.92		
		2117.3 State Income Tax Withheld	-17.94		
04/20/2018	EFT	City of North Mankato	Payment	1,491.16	
		A4310 Water	743.26		
		A4390 Other Utilities Expense	747.90		
04/20/2018	EFT	CONSOLIDATED	Payment	1,675.69	
		A4190 Office Expense	66.90		
		A4390 Other Utilities Expense	1,353.42		
		A4193 Telephone	255.37		
04/20/2018	EFT	Xcel Energy	Payment	3,155.69	
		A4320 Electricity	3,155.69		
04/20/2018	EFT	WM of Southern Minnesota MA	Payment	564.22	
		A4391 Garbage Removal	564.22		
04/20/2018	EFT	CenterPoint Energy	Payment	3,909.08	
		A4390 Other Utilities Expense	3,909.08		
04/20/2018	014571	ABESTROL, INC	Payment	660.40	
		A4440 Janitorial Contracts	660.40		
04/20/2018	014572	ROBERT J DEKRUIF	Payment	524.08	
		A4220 Recreation, Publications, & Other	524.08		
04/20/2018	014573	Bruce Ahlschlager	Payment	666.87	
		A4150 Travel expenses	133.75		
		A4193 Telephone	80.00		
		A4420 Materials	238.92		
		A4410.45 Maintenance Benefits	214.20		
04/20/2018	014574	C. Naber & Associates	Payment	190.00	
		A4170 Accounting Fees	190.00		
04/20/2018	014575	CULLIGAN WATER CONDITIONING	Payment	41.00	

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

Public Housing

From: 04/01/2018 To: 04/20/2018

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Memo
		A4220 Recreation, Publications, & Other	41.00		
04/20/2018	014576	The Free Press	Payment	86.00	
		A4192 Advertising	86.00		
04/20/2018	014577	Ferguson Enterprises, Inc.	Payment	290.50	
		A4432 Heating & Cooling Contracts	290.50		
04/20/2018	014578	J.D. TRUFFLES	Payment	204.70	
		A4220 Recreation, Publications, & Other	204.70		
04/20/2018	014579	Lloyd Lumber Co.	Payment	7.30	
		A4420 Materials	7.30		
04/20/2018	014580	Menards-Mankato	Payment	289.80	
		A4420 Materials	289.80		
04/20/2018	014581	MAS COMMUNICATIONS	Payment	100.42	
		A4193 Telephone	100.42		
04/20/2018	014582	MRCI	Payment	291.26	
		A4193 Telephone	291.26		
04/20/2018	014583	MN DEPT OF LABOR & INDUSTRY	Payment	120.00	
		A4432 Heating & Cooling Contracts	120.00		
04/20/2018	014584	Minnesota Elevator, Inc	Payment	815.08	
		A4434 Elevator Maintenance	815.08		
04/20/2018	014585	MKC, INC.	Payment	650.00	
		A4430 Miscellaneous Contract Costs	650.00		
04/20/2018	014586	Myron Wendland	Payment	41.08	
		A4150 Travel expenses	41.08		
04/20/2018	014587	Schwickert's	Payment	1,098.35	
		A4438 Plumbing Contracts	733.35		
		A4432 Heating & Cooling Contracts	365.00		
04/20/2018	014588	STEVE STARRETT CONSTRUCTION	Payment	731.25	
		A4435 Landscaping/Grounds Contracts	731.25		
04/20/2018	014589	SMR MANAGEMENT	Payment	5,000.00	
		A4195 Management Fees	5,000.00		
04/20/2018	014590	TYCO SIMPLEX GRINNELL	Payment	1,868.48	
		A4441 Routine Maintenance	1,868.48		
04/20/2018	014591	Nicollet County Auditor-Treasurer	Payment	100.00	
		A4520 Payments in Lieu of Taxes	100.00		
04/20/2018	014592	Nicollet County Auditor-Treasurer	Payment	6,714.40	
		A4520 Payments in Lieu of Taxes	6,714.40		
04/20/2018	014593	USAbLe Life	Payment	104.83	
		A4410.45 Maintenance Benefits	104.83		

PROJECT BID TABULATION

Project: Koppen Gardens - Phase II Improvements
Bid Date & Time: April 19, 2018 - 2:00 pm

[illegible]