

North Mankato Housing and Redevelopment Authority
615 Nicollet Avenue, North Mankato, MN 56003
Regular Meeting
Tuesday, October 30, 2018 – 9:00 a.m.

AGENDA

- A. Call to Order/Roll Call by Secretary
- B. Amendments to Agenda
- C. Open Meeting Resident
- D. Approval of Minutes: August 28, 2018 Minutes
 September 2018 - No Meeting
- F. Approval of Financials: July 2018 Financials
 August 2018 Financials
 September 2018 Financials
- F. Approval of Checks: August Checks #14695-14696, EFT's
 September Checks #14697-14730, EFT's
 October Checks #14731-14760, EFT's
- G. Occupancy:
- H. Old Business: Update First Floor Remodeling
 -First Floor Change Order #3
 Update Parking Lot
 Parking Lot Change Order #4
- I. New Business:
- J. Next Meeting: November 27, 2018
- K. Adjournment – Regular Meeting

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

615 Nicollet Avenue, North Mankato, MN 56003

9:00 a.m., August 28, 2018

Location: North Mankato City Hall Chambers

Roll Call

Members Present: John Daley, Chair
 Leon Bembenek, Board Member
 Jennifer Drganc, Secretary-Treasurer

Members Absent: Nancy Gehrke, Board Member
 Billy Steiner, Board Member

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

Amendments to Agenda

Amended Agenda to read June Financials instead of May Financials.

Open Meeting Residents

None.

Approval of Meeting Minutes

Board Member Bembenek moved, seconded by Board Member Drganc, to approve the minutes of June 26, 2018, HRA Executive Regular meeting. Vote on the motion: Aye 3, 0 Nay. Motion carried.

Approval of Financials

Board Member Bembenek moved, seconded by Board Member Drganc, to approve the Financials for June 2018. Vote on the motion: Aye 3, 0 Nay. Motion carried.

Approval of Checks

Board Member Bembenek moved, seconded by Board Member Drganc, to approve the July and August Checks. Vote on the motion: Aye 3, 0 Nay. Motion carried.

Occupancy

Site Manager Bob stated they currently has 1 vacancy that would be filled in the next couple weeks.

Old Business**Update 1st Floor Remodel.**

SMR Representative Mallak informed the board that things were starting to come together with the first floor remodel. All deconstruction is complete and reconstruction has started. Flooring and painting will be starting soon. Anticipated completion date is mid to end of September. She also informed the board we did have a second change order that included replacement of bathroom door frames, replacing floor drains in the bathroom and replace of sanitary pipes.

Parking Lot Update.

SMR Representative reported that the parking lot will be starting within a couple weeks. Change order number 3 was signed to extend the contract date by 2 weeks since there were rain delays. Change order number 2 was also signed that changed the entire lot to be seal coated instead of trying to save sections and chip sealing it. With this change the aggregate base was also changed from a 12 inch base to 8 inches. With this change it will extend the life of the new parking lot.

Set Next Meeting Date

Board Member Bembenek moved, seconded by Board Member Drganc to set the next meeting for September 25, 2018, at 9:00 am. Vote on the motion: Aye 3, Nay 0. Motion carried.

Adjournment

Adjourned to closed session at 9:20 a.m.

Chair

Secretary

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
July 31, 2018

7584

BALANCE SHEET

FYE
6-30

ACCT DESCRIPTION

ASSETS

111101	Cash General Fund	\$ 308,321.55
111700	Petty Cash	100.00
112200	Tenants Accounts Receivable	663.47
112517	Accounts Receivable Hud - CF 17	.05
114500	Accrued Interest	306.36
116200	General Fund Investments	266,303.10
121100	Prepaid Insurance	19,255.83
140002	Development Cost	1,169,610.66
140003	Development Cost Contra	(3,499,845.86)
140005	Accumulated Depreciation	(2,648,488.24)
140006	Land	195,668.66
140007	Building	1,590,070.25
140008	Furniture, Machine, Equipment-Dwell	53,573.32
140009	Furniture, Machine, Equipment-Admin	26,591.93
140016	Land Improvements	96,914.45
140017	Building Improvements	1,720,030.72
140055	Mod Cost Complete	2,258,775.20
	Mod Cost Incomplete	31,399.46
	Capital Fund Operations Contra	
	Capital Fund Non Exp Contra	

TOTAL ASSETS

\$ 1,589,250.91

SURPLUS & LIABILITIES

211400	Tenants Security Deposits	\$ 13,871.11
211410	Tenants Pet Deposits	2,400.00
211499	Security Deposit Interest	(169.72)
213501	Accrued Absences - Current	3,371.76
213502	Accrued Absences - Non-current	3,945.76
213700	Payment in Lieu of Taxes	6,963.78
213701	Pilot Current Year	946.27
280200	Investments in Capital Assets	962,901.09
280600	Unrestricted Net Assets	582,291.61
319000	Nondwelling Rental	250.00
	Current Year Net Activity	(12,479.25)

TOTAL SURPLUS & LIABILITIES

\$ 1,589,250.91

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
July 31, 2018

7584

BALANCE SHEET

FYE
6-30

SUBSIDIARY SCHEDULES

MOD COST INCOMPLETE

72140017 Cf 2018 Dwelling Structure \$ 31,399.46

TOTAL MOD COST INCOMPLETE \$ 31,399.46

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
July 31, 2018

7584

BUDGET PROGRESS REPORT

FYE
6-30

		CURRENT ACTIVITY	YTD BALANCE	YTD PROBATE BUDGET	OVER)/UNDER BUDGET
INCOME					
311000	Dwelling Rental	\$ 19,073.00	\$ 19,073.00	\$ 19,234.16	\$ 161.16
312000	Excess Utilities	2,760.00	2,760.00	256.66	(2,503.34)
319000	Nondwelling Rental	250.00	250.00	250.00	0
	TOTAL RENTAL INCOME	22,083.00	22,083.00	19,740.82	(2,342.18)
361000	Investment Interest	\$ 3.37	\$ 3.37	\$ 283.33	\$ 279.96
369000	Other Tenant Income	2,296.74	2,296.74	2,158.33	(138.41)
369500	Other Income - Non recurring	460.95	460.95	0	(460.95)
802000	Hud Operating Subsidy	10,724.00	10,724.00	9,658.33	(1,065.67)
	TOTAL OTHER OPERATING RECEIPTS	13,485.06	13,485.06	12,099.99	(1,385.07)
	TOTAL RECEIPTS	35,568.06	35,568.06	31,840.81	(3,727.25)
EXPENSES					
413000	Legal Expense	0	0	83.33	83.33
414000	Training	0	0	25.00	25.00
415000	Travel	0	0	41.66	41.66
417000	Accounting Fees	0	0	283.33	283.33
417100	Audit Expense	0	0	316.66	316.66
419000	Office Expenses	66.90	66.90	249.16	182.26
419200	Advertising	0	0	50.00	50.00
419300	Telephone	658.19	658.19	416.66	(241.53)
419400	Sundry-Administrative	14.42	14.42	648.33	633.91
419500	Outside Management	5,000.00	5,000.00	5,000.00	0
	TOTAL ADMINISTRATIVE EXPENSES	5,739.51	5,739.51	7,114.13	1,374.62
422000	Recreation, Publication & Othe	0	0	666.66	666.66
423000	Tenant Contract Costs	0	0	50.00	50.00
	TOTAL TENANT SERVICES EXPENSE	0	0	716.66	716.66
431000	Water	927.07	927.07	800.00	(127.07)
432000	Electricity	0	0	3,333.33	3,333.33
433000	Gas	448.63	448.63	2,166.66	1,718.03
439000	Other Utility Expense	1,090.38	1,090.38	1,000.00	(90.38)
439100	Garbage Disposal	441.56	441.56	900.00	458.44
	TOTAL UTILITIES EXPENSE	2,907.64	2,907.64	8,199.99	5,292.35
441000	Maintenance Labor	5,782.32	5,782.32	5,729.16	(53.16)
441045	Employee Benefits Maintenance	1,008.65	1,008.65	1,085.00	76.35
442000	Materials	208.35	208.35	770.83	562.48
443000	Contract Costs	1,030.00	1,030.00	541.66	(488.34)
443090	Contracts - Cable TV	1,353.42	1,353.42	1,366.66	13.24

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
July 31, 2018

7584

BUDGET PROGRESS REPORT

FYE
6-30

		CURRENT ACTIVITY	YTD BALANCE	YTD PROBATE BUDGET	OVER)/UNDER BUDGET
443200	Heating & Cooling	190.00	190.00	375.00	185.00
443300	Snow Removal	0	0	112.50	112.50
443400	Elevator	1,392.58	1,392.58	958.33	(434.25)
443500	Landscape & Grounds	0	0	166.66	166.66
443600	Unit Turnaround	0	0	166.66	166.66
443700	Electrical Contracts	0	0	416.66	416.66
443800	Plumbing	360.00	360.00	333.33	(26.67)
443900	Extermination	0	0	100.00	100.00
444000	Janitorial	0	0	291.66	291.66
	TOTAL MAINTENANCE EXPENSE	11,325.32	11,325.32	12,414.11	1,088.79
451000	Insurance - Flood & Bond	59.50	59.50	66.66	7.16
451001	Insurance - Property	1,334.25	1,334.25	1,220.00	(114.25)
451002	Insurance - Liability	370.42	370.42	210.00	(160.42)
451003	Insurance - Work Comp	155.90	155.90	183.33	27.43
452000	Payments In Lieu Of Taxes	946.27	946.27	567.50	(378.77)
457000	Collection Loss	0	0	31.66	31.66
	TOTAL GENERAL EXPENSE	2,866.34	2,866.34	2,279.15	(587.19)
	TOTAL ROUTINE EXPENSE	22,838.81	22,838.81	30,724.04	7,885.23
	TOTAL EXPENSE	22,838.81	22,838.81	30,724.04	7,885.23

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
July 31, 2018

7584

BUDGET PROGRESS REPORT

FYE
6-30

ACCT	DESCRIPTION	-----YEAR TO DATE----- ACTUAL	BUDGET	-PERCENTAGE- OF BUDGET
INCOME				
311000	Dwelling Rental	\$ 19,073.00	\$ 230,810.00	8.26%
312000	Excess Utilities	2,760.00	3,080.00	89.61
319000	Nondwelling Rental	250.00	3,000.00	8.33
	TOTAL RENTAL INCOME	<u>22,083.00</u>	<u>236,890.00</u>	<u>9.32</u>
361000	Investment Interest	\$ 3.37	\$ 3,400.00	.10%
369000	Other Tenant Income	2,296.74	25,900.00	8.87
369500	Other Income - Non recurring	460.95	0	0
802000	Hud Operating Subsidy	10,724.00	115,900.00	9.25
	TOTAL OTHER OPERATING RECEIPTS	<u>13,485.06</u>	<u>145,200.00</u>	<u>9.29</u>
	TOTAL RECEIPTS	35,568.06	382,090.00	9.31
EXPENSES				
413000	Legal Expense	0	1,000.00	0
414000	Training	0	300.00	0
415000	Travel	0	500.00	0
417000	Accounting Fees	0	3,400.00	0
417100	Audit Expense	0	3,800.00	0
419000	Office Expenses	66.90	2,990.00	2.24
419200	Advertising	0	600.00	0
419300	Telephone	658.19	5,000.00	13.16
419400	Sundry-Administrative	14.42	7,780.00	.19
419500	Outside Management	5,000.00	60,000.00	8.33
	TOTAL ADMINISTRATIVE EXPENSES	<u>5,739.51</u>	<u>85,370.00</u>	<u>6.72</u>
422000	Recreation, Publication & Oth	0	8,000.00	0
423000	Tenant Contract Costs	0	600.00	0
	TOTAL TENANT SERVICES EXPENSE	<u>0</u>	<u>8,600.00</u>	<u>0</u>
431000	Water	927.07	9,600.00	9.66
432000	Electricity	0	40,000.00	0
433000	Gas	448.63	26,000.00	1.73
439000	Other Utility Expense	1,090.38	12,000.00	9.09
439100	Garbage Disposal	441.56	10,800.00	4.09
	TOTAL UTILITIES EXPENSE	<u>2,907.64</u>	<u>98,400.00</u>	<u>2.95</u>
441000	Maintenance Labor	5,782.32	68,750.00	8.41
441045	Employee Benefits Maintenance	1,008.65	13,020.00	7.75

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
July 31, 2018

7584

BUDGET PROGRESS REPORT

FYE
6-30

ACCT	DESCRIPTION	-----YEAR TO DATE----- ACTUAL	BUDGET	-PERCENTAGE- OF BUDGET
442000	Materials	208.35	9,250.00	2.25
443000	Contract Costs	1,030.00	6,500.00	15.85
443090	Contracts - Cable TV	1,353.42	16,400.00	8.25
443200	Heating & Cooling	190.00	4,500.00	4.22
443300	Snow Removal	0	1,350.00	0
443400	Elevator	1,392.58	11,500.00	12.11
443500	Landscape & Grounds	0	2,000.00	0
443600	Unit Turnaround	0	2,000.00	0
443700	Electrical Contracts	0	5,000.00	0
443800	Plumbing	360.00	4,000.00	9.00
443900	Extermination	0	1,200.00	0
444000	Janitorial	0	3,500.00	0
	TOTAL MAINTENANCE EXPENSE	11,325.32	148,970.00	7.60
451000	Insurance - Flood & Bond	59.50	800.00	7.44
451001	Insurance - Property	1,334.25	14,640.00	9.11
451002	Insurance - Liability	370.42	2,520.00	14.70
451003	Insurance - Work Comp	155.90	2,200.00	7.09
452000	Payments In Lieu Of Taxes	946.27	6,810.00	13.90
457000	Collection Loss	0	380.00	0
	TOTAL GENERAL EXPENSE	2,866.34	27,350.00	10.48
	TOTAL ROUTINE EXPENSE	22,838.81	368,690.00	6.19
	TOTAL EXPENSE	22,838.81	368,690.00	6.19

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866

July 31, 2018

BUDGET PROGRESS / PUM REPORT

FYE
6-30

7584

ACCT	DESCRIPTION	----- ACTUAL ----- AMOUNT	PUM	----- BUDGET ----- AMOUNT	PUM
INCOME					
311000	Dwelling Rental	\$ 19,073.00	\$ 261.27	\$ 230,810.00	\$ 263.48
312000	Excess Utilities	2,760.00	37.81	3,080.00	3.52
319000	Nondwelling Rental	250.00	3.42	3,000.00	3.42
	TOTAL RENTAL INCOME	22,083.00	302.51	236,890.00	270.42
361000	Investment Interest	\$ 3.37	\$.05	\$ 3,400.00	\$ 3.88
369000	Other Tenant Income	2,296.74	31.46	25,900.00	29.57
369500	Other Income - Non recurring	460.95	6.31		
802000	Hud Operating Subsidy	10,724.00	146.90	115,900.00	132.31
	TOTAL OTHER OPERATING RECEIPTS	13,485.06	184.73	145,200.00	165.75
	TOTAL RECEIPTS	35,568.06	487.23	382,090.00	436.18
EXPENSES					
413000	Legal Expense			1,000.00	1.14
414000	Training			300.00	.34
5000	Travel			500.00	.57
417000	Accounting Fees			3,400.00	3.88
417100	Audit Expense			3,800.00	4.34
419000	Office Expenses	66.90	.92	2,990.00	3.41
419200	Advertising			600.00	.68
419300	Telephone	658.19	9.02	5,000.00	5.71
419400	Sundry-Administrative	14.42	.20	7,780.00	8.88
419500	Outside Management	5,000.00	68.49	60,000.00	68.49
	TOTAL ADMINISTRATIVE EXPENSES	5,739.51	78.62	85,370.00	97.45
422000	Recreation, Publication & Othe			8,000.00	9.13
423000	Tenant Contract Costs			600.00	.68
	TOTAL TENANT SERVICES EXPENSE			8,600.00	9.82
431000	Water	927.07	12.70	9,600.00	10.96
432000	Electricity			40,000.00	45.66
433000	Gas	448.63	6.15	26,000.00	29.68
439000	Other Utility Expense	1,090.38	14.94	12,000.00	13.70
439100	Garbage Disposal	441.56	6.05	10,800.00	12.33
	TOTAL UTILITIES EXPENSE	2,907.64	39.83	98,400.00	112.33
441000	Maintenance Labor	5,782.32	79.21	68,750.00	78.48
441045	Employee Benefits Maintenance	1,008.65	13.82	13,020.00	14.86
442000	Materials	208.35	2.85	9,250.00	10.56
443000	Contract Costs	1,030.00	14.11	6,500.00	7.42
443090	Contracts - Cable TV	1,353.42	18.54	16,400.00	18.72
443200	Heating & Cooling	190.00	2.60	4,500.00	5.14

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866

July 31, 2018

7584

BUDGET PROGRESS / PUM REPORT

FYE
6-30

ACCT	DESCRIPTION	----- ACTUAL ----- AMOUNT	PUM	----- BUDGET ----- AMOUNT	PUM
443300	Snow Removal			1,350.00	1.54
443400	Elevator	1,392.58	19.08	11,500.00	13.13
443500	Landscape & Grounds			2,000.00	2.28
443600	Unit Turnaround			2,000.00	2.28
443700	Electrical Contracts			5,000.00	5.71
443800	Plumbing	360.00	4.93	4,000.00	4.57
443900	Extermination			1,200.00	1.37
444000	Janitorial			3,500.00	4.00
	TOTAL MAINTENANCE EXPENSE	11,325.32	155.14	148,970.00	170.06
451000	Insurance - Flood & Bond	59.50	.82	800.00	.91
451001	Insurance - Property	1,334.25	18.28	14,640.00	16.71
451002	Insurance - Liability	370.42	5.07	2,520.00	2.88
451003	Insurance - Work Comp	155.90	2.14	2,200.00	2.51
452000	Payments In Lieu Of Taxes	946.27	12.96	6,810.00	7.77
457000	Collection Loss			380.00	.43
	TOTAL GENERAL EXPENSE	2,866.34	39.26	27,350.00	31.22
	TOTAL ROUTINE EXPENSE	22,838.81	312.86	368,690.00	420.88
	TOTAL EXPENSE	22,838.81	312.86	368,690.00	420.88

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
July 31, 2018

FYE
6-30

7584

PILOT CALCULATION

		CURRENT PERIOD	5% PILOT CALC	TO DATE	5% PILOT CALC
311000	Dwelling Rental	\$ 19,073.00	\$ 953.65	\$ 19,073.00	\$ 953.65
312000	Excess Utilities	2,760.00	138.00	2,760.00	138.00
319000	Nondwelling Rental	250.00	12.50	250.00	12.50
	TOTAL RENTAL INCOME	<u>22,083.00</u>	<u>1,104.15</u>	<u>22,083.00</u>	<u>1,104.15</u>
431000	Water	927.07	46.35	927.07	46.35
433000	Gas	448.63	22.43	448.63	22.43
439000	Other Utility Expense	1,090.38	54.52	1,090.38	54.52
439100	Garbage Disposal	441.56	22.08	441.56	22.08
	TOTAL UTILITIES	<u>2,907.64</u>	<u>145.38</u>	<u>2,907.64</u>	<u>145.38</u>
		<u>19,175.36</u>	<u>958.77</u>	<u>19,175.36</u>	<u>958.77</u>

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2018

7584

Bank Reconciliation

Page 1

Account 111101 P/H CHECKING

A/C#

Bank statement balance, July 31, 2018	\$ 391,531.97
Less: Outstanding checks - see listing	<u>83,210.42</u>
Correct bank balance, July 31, 2018	<u>\$ 308,321.55</u>

* * * * *

General ledger balance, June 30, 2018		\$ 369,708.51
Add: Deposits for the month	\$ 34,836.96	<u>34,836.96</u>
Total		404,545.47
Less: Checks issued	\$ 96,223.92	<u>96,223.92</u>
Correct general ledger balance, July 31, 2018		<u>\$ 308,321.55</u>

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North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2018

7584

Bank Reconciliation

Page 2

Account 111101 P/H CHECKING

A/C#

Outstanding checks:

Date	Check Number	Payee	Account Code	Check Amount
7/31/18	710	Mn Dept Of Revenue	211703	\$ 181.00
7/31/18	711	Eftps	441045	1,220.61
6/20/18	14623	Robert J Dekruif	419300	40.00
6/21/18	14645	Petty Cash	422000	98.77
7/24/18	14648	Steven Bracht	211499	166.94
7/24/18	14649	Larry Marquardt	112200	134.83
7/24/18	14650	Gosewisch Construc (Phase 11)	72140017	31,399.46
7/24/18	14651	Bruce Ahlschlager	441045	214.20
7/24/18	14652	Robert J Dekruif	419300	40.00
7/24/18	14653	C Naber & Associates	211100	290.00
7/24/18	14654	Housing Insurance Services	121100	20,156.00
7/24/18	14655	Mcgowan Water Conditioning In	213400	119.70
7/24/18	14656	Mas Communications	419300	105.70
7/24/18	14657	Minnesota Elevator Inc	443400	1,192.58
7/24/18	14658	Mn Dept Of Labor	443400	200.00
7/24/18	14659	Mkc Inc	443000	910.00
7/24/18	14660	Mrci	211100	258.90
7/24/18	14661	Robert J Dekruif	211100	103.34
7/24/18	14662	Schwickerter's	211100	1,975.00
7/24/18	14663	Schwickerter's	443800	550.00
7/24/18	14664	Smr Management	442000	5,208.35
7/24/18	14665	Employee Screening Reports	211100	50.00
7/24/18	14666	Usuable Life	441045	104.83
7/24/18	14667	Twell Environmental (Asbestos)	211200	17,711.00
7/25/18	14668	Kelly Milleer	443000	120.00
7/30/18	14669	Security Benefits	211705	200.00
7/30/18	14670	Security Benefits	441045	459.21
Total				<u>\$ 83,210.42</u>

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

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

Current Period: 7/18
Tran Date: 7/18

Page 1
9/04/18

Seq#	CHECK#	DATE	Description	Account#	Debits	Credits
1	701		Bruce Ahlschlager	211703		61.92-
2				211702		122.83-
3				211701		121.92-
4				211705		196.34-
5				441000	1,605.60	
6	702		Consolidated	419000	66.90	
7				443090	1,353.42	
8				419300	512.49	
9	703		Centerpoint Energy (726)	433000	448.63	
10	704		City Of North Mankato	439000	1,090.38	
11			City Of North Mankato (164	431000	927.07	
12	705		Xcel Energy (36,000)	213400	3,886.28	
13	706		Waste Management	439100	441.56	
14	707		Robert J Dekruif	211702		86.06-
15				441000	1,125.00	
16				211701		27.92-
17				211703		17.94-
18	14648		Steven Bracht	211400	166.66	
19				211499	.28	
20	14649		Larry Marquardt	211400	200.00	
21				211499	9.83	
22				112200		75.00-
23	14650		Gosewisch Construc (Phase	72140017	31,399.46	
24	14651		Bruce Ahlschlager	441045	214.20	
25	14652		Robert J Dekruif	419300	40.00	
26	14653		C Naber & Associates	211100	290.00	
27	14654		Housing Insurance Services	121100	20,156.00	
28	14655		Mcgowan Water Conditioning	213400	119.70	
29	14656		Mas Communications	419300	105.70	
30	14657		Minnesota Elevator Inc	443400	1,192.58	
31	14658		Mn Dept Of Labor	443400	200.00	
32	14659		Mkc Inc	443000	910.00	
33	14660		Mrci	211100	258.90	
34	14661		Robert J Dekruif	211100	103.34	

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

Current Period: 7/18
Tran Date: 7/18

Page 2
9/04/18

Seq#	CHECK#	DATE	Description	Account#	Debits	Credits
35	14662		Schwicker's	211100	1,975.00	
36	14663		Schwicker's	443200	190.00	
37				443800	360.00	
38	14664		Smr Management	419500	5,000.00	
39				442000	208.35	
40	14665		Employee Screening Reports	211100	50.00	
41	14666		Usuable Life	441045	104.83	
42	14667		Twell Environmental (Asbes	211200	17,711.00	
43	14668		Kelly Milleer	443000	120.00	
44	708		Bruce Ahlschlager	441000	1,926.72	
45				211701		158.15-
46				211702		147.40-
47				211703		83.20-
48				211705		215.60-
49	709		Robert J Dekruif	441000	1,125.00	
50				211701		27.92-
51				211702		86.06-
52				211703		17.9
53	710		Mn Dept Of Revenue	211703	181.00	
54	711		Eftps	211701	335.91	
55				211702	442.35	
56				441045	442.35	
57	14669		Security Benefits	211705	200.00	
58	14670		Security Benefits	211705	211.94	
59				441045	247.27	
60	712		Bank Fees	419400	14.42	
61	0		JUL18 Cash Disbursements	111101		96,223.92-
			Proof:	.00	1895841917	97,670.12 * 97,670.12-*

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

Current Period: 7/18 Page 3
Tran Date: 7/18 9/04/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1	1901		To Record July 2018 Rental	112200	23,245.00
2			To Record July 2018 Rental	311000	19,073.00-
3			To Record July 2018 Rental	312000	2,760.00-
4			To Record July 2018 Rental	369000	1,412.00-
5			To Record July 2018 Rental	211400	200.00
6			To Record July 2018 Rental	211499	7.33
7			To Record July 2018 Rental	112200	207.33-
8			To Record July 2018 Rental	224000	434.00
9			To Record July 2018 Rental	112200	434.00-
10	1902		To Write Off Insurance	451000	59.50
11				451001	1,334.25
12				451002	370.42
13				451003	155.90
14				121100	1,920.07-
15	1903		To Record Interest Income	114500	44.62-
16				116200	44.62
17	1904		To Close CF 2017	140017	71,460.05
18				961460	60,460.05-
19				961430	11,000.00-
20				140005	71,460.00
21				140003	71,460.00-
** Totals **				647422000*	.00

Id: 7584 North Mankato Housing Authority
J#: 11 AUTO ENTRIES JOURNAL

Current Period: 7/18 Page 4
Tran Date: 7/18 9/04/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1			Current Year Pilot	452000	946.27
2				213701	946.27-
			** Totals **	66570100*	.00

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

Current Period: 7/18 Page 5
Tran Date: 7/18 9/04/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1	1	71118	Rent	112200	19,546.20-
2			Caretaker Apt Rent	319000	250.00-
3			Security Deposit	211400	66.70-
4	0	71118	Security Deposit *	111101	19,862.90
5	2	71318	Operating Subsidy	802000	10,724.00-
6	0	71318	Operating Subsidy *	111101	10,724.00
7	3	71718	Rent	112200	1,140.00-
8			Laundry	369000	167.24-
9	0	71718	Laundry *	111101	1,307.24
10	4	72518	Laundry	369000	717.50-
11	0	72518	Laundry *	111101	717.50
12	5	72718	Rent	112200	1,761.00-
13			Harrg Dividend	369500	460.95-
14	0	72718	Harrg Dividend *	111101	2,221.95
15	6	73118	Interest	361000	3.37-
16	0	73118	Interest *	111101	3.37
			** Totals **	380410600*	.00

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2018

7584

Detail General Ledger

6-30

Page 1

Date	Index	Description	Current Month	Year To Date
06 30	111101	Cash General Fund		
		Beginning Balance		369,708.51 Dr
07 31	111101	J010061 JUL18 Cash Disbursements	96,223.92 Cr	
07 11	111101	J300004 Security Deposit *	19,862.90 Dr	
07 13	111101	J300006 Operating Subsidy *	10,724.00 Dr	
07 17	111101	J300009 Laundry *	1,307.24 Dr	
07 25	111101	J300011 Laundry *	717.50 Dr	
07 27	111101	J300014 Harrg Dividend *	2,221.95 Dr	
07 31	111101	J300016 Interest *	3.37 Dr	
		Current Total	61,386.96 Cr	
		Ending Balance		308,321.55 Dr
06 30	111700	Petty Cash		
		Beginning Balance		100.00 Dr
		Ending Balance		100.00 Dr
06 30	112200	Tenants Accounts Receivable		
		Beginning Balance		582.00 Dr
07 24	112200	014649 Larry Marquardt	75.00 Cr	
07 31	112200	001901 To Record July 2018 Renta	23,245.00 Dr	
07 31	112200	001901 To Record July 2018 Renta	207.33 Cr	
07 31	112200	001901 To Record July 2018 Renta	434.00 Cr	
07 11	112200	000001 Rent	19,546.20 Cr	
07 17	112200	000003 Rent	1,140.00 Cr	
07 27	112200	000005 Rent	1,761.00 Cr	
		Current Total	81.47 Dr	
		Ending Balance		663.47 Dr
06 30	112517	Accounts Receivable Hud - CF 17		
		Beginning Balance		.05 Dr
		Ending Balance		.05 Dr
06 30	114500	Accrued Interest		
		Beginning Balance		350.98 Dr
07 31	114500	001903 To Record Interest Income	44.62 Cr	
		Current Total	44.62 Cr	
		Ending Balance		306.36 Dr
06 30	116200	General Fund Investments		
		Beginning Balance		266,258.48 Dr
07 31	116200	001903 To Record Interest Income	44.62 Dr	
		Current Total	44.62 Dr	
		Ending Balance		266,303.10 Dr
06 30	121100	Prepaid Insurance		
		Beginning Balance		1,019.90 Dr
07 24	121100	014654 Housing Insurance Service	20,156.00 Dr	
07 31	121100	001902 To Write Off Insurance	1,920.07 Cr	
		Current Total	18,235.93 Dr	
		Ending Balance		19,255.83 Dr

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2018

7584

Detail General Ledger

6-30

Page 2

Date	Index	Description	Current Month	Year To Date
06 30	140002	Development Cost		
		Beginning Balance		1169,610.66 Dr
		Ending Balance		1169,610.66 Dr
06 30	140003	Development Cost Contra		
		Beginning Balance		3428,385.86 Cr
07 31	140003	001904 To Close CF 2017	71,460.00 Cr	
		Current Total	71,460.00 Cr	
		Ending Balance		3499,845.86 Cr
06 30	140005	Accumulated Depreciation		
		Beginning Balance		2719,948.24 Cr
07 31	140005	001904 To Close CF 2017	71,460.00 Dr	
		Current Total	71,460.00 Dr	
		Ending Balance		2648,488.24 Cr
06 30	140006	Land		
		Beginning Balance		195,668.66 Dr
		Ending Balance		195,668.66 Dr
06 30	140007	Building		
		Beginning Balance		1590,070.25 Dr
		Ending Balance		1590,070.25 Dr
06 30	140008	Furniture,Machine,Equipment-Dwell		
		Beginning Balance		53,573.32 Dr
		Ending Balance		53,573.32 Dr
06 30	140009	Furniture,Machine,Equipment-Admin		
		Beginning Balance		26,591.93 Dr
		Ending Balance		26,591.93 Dr
06 30	140016	Land Improvements		
		Beginning Balance		96,914.45 Dr
		Ending Balance		96,914.45 Dr
06 30	140017	Building Improvements		
		Beginning Balance		1648,570.67 Dr
07 31	140017	001904 To Close CF 2017	71,460.05 Dr	
		Current Total	71,460.05 Dr	
		Ending Balance		1720,030.72 Dr
06 30	140055	Mod Cost Complete		
		Beginning Balance		2258,775.20 Dr
		Ending Balance		2258,775.20 Dr
06 30	211100	Accounts Payable Vendors		
		Beginning Balance		2,677.24 Cr
07 24	211100	014653 C Naber & Associates	290.00 Dr	
07 24	211100	014660 Mrci	258.90 Dr	

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2018

7584

Detail General Ledger

6-30

Page 3

Date	Index	Description	Current Month	Year To Date
07 24	211100	014661 Robert J Dekruif	103.34 Dr	
07 24	211100	014662 Schwickert's	1,975.00 Dr	
07 24	211100	014665 Employee Screening Report	50.00 Dr	
		Current Total	2,677.24 Dr	
		Ending Balance		
06 30	211200	Accounts Payables - Capital Asset		
		Beginning Balance		17,711.00 Cr
07 24	211200	014667 Twell Environmental (Asbe)	17,711.00 Dr	
		Current Total	17,711.00 Dr	
		Ending Balance		
06 30	211400	Tenants Security Deposits		
		Beginning Balance		14,371.07 Cr
07 24	211400	014648 Steven Bracht	166.66 Dr	
07 24	211400	014649 Larry Marquardt	200.00 Dr	
07 31	211400	001901 To Record July 2018 Renta	200.00 Dr	
07 11	211400	000001 Security Deposit	66.70 Cr	
		Current Total	499.96 Dr	
		Ending Balance		13,871.11 Cr
06 30	211410	Tenants Pet Deposits		
		Beginning Balance		2,400.00 Cr
		Ending Balance		2,400.00 Cr
06 30	211499	Security Deposit Interest		
		Beginning Balance		152.28 Dr
07 24	211499	014648 Steven Bracht	.28 Dr	
07 24	211499	014649 Larry Marquardt	9.83 Dr	
07 31	211499	001901 To Record July 2018 Renta	7.33 Dr	
		Current Total	17.44 Dr	
		Ending Balance		169.72 Dr
06 30	211701	Payroll Deduction - FED WH		
07 24	211701	000701 Bruce Ahlschlager	121.92 Cr	
07 24	211701	000707 Robert J Dekruif	27.92 Cr	
07 30	211701	000708 Bruce Ahlschlager	158.15 Cr	
07 30	211701	000709 Robert J Dekruif	27.92 Cr	
07 31	211701	000711 Eftps	335.91 Dr	
		Current Total		
		Ending Balance		
06 30	211702	Payroll Deduction - Fica/Med		
07 24	211702	000701 Bruce Ahlschlager	122.83 Cr	
07 24	211702	000707 Robert J Dekruif	86.06 Cr	
07 30	211702	000708 Bruce Ahlschlager	147.40 Cr	
07 30	211702	000709 Robert J Dekruif	86.06 Cr	
07 31	211702	000711 Eftps	442.35 Dr	
		Current Total		
		Ending Balance		

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2018

7584

Detail General Ledger

6-30

Page 4

Date	Index	Description	Current Month	Year To Date
06 30	211703	Payroll Deduction State W/H		
07 24	211703	000701 Bruce Ahlschlager	61.92 Cr	
07 24	211703	000707 Robert J Dekruif	17.94 Cr	
07 30	211703	000708 Bruce Ahlschlager	83.20 Cr	
07 30	211703	000709 Robert J Dekruif	17.94 Cr	
07 31	211703	000710 Mn Dept Of Revenue	<u>181.00 Dr</u>	
		Current Total		
		Ending Balance		
06 30	211705	Payroll Deduction Pension		
07 24	211705	000701 Bruce Ahlschlager	196.34 Cr	
07 30	211705	000708 Bruce Ahlschlager	215.60 Cr	
07 30	211705	014669 Security Benefits	200.00 Dr	
07 30	211705	014670 Security Benefits	<u>211.94 Dr</u>	
		Current Total		
		Ending Balance		
06 30	213400	Accrued Utilities		
		Beginning Balance		4,005.98 Cr
07 24	213400	000705 Xcel Energy (36,000)	3,886.28 Dr	
07 24	213400	014655 McGowan Water Conditionin	<u>119.70 Dr</u>	
		Current Total	4,005.98 Dr	
		Ending Balance		
06 30	213501	Accrued Absences - Current		
		Beginning Balance		3,371.76 Cr
		Ending Balance		3,371.76 Cr
06 30	213502	Accrued Absences - Non-current		
		Beginning Balance		3,945.76 Cr
		Ending Balance		3,945.76 Cr
06 30	213700	Payment in Lieu of Taxes		
		Beginning Balance		6,963.78 Cr
		Ending Balance		6,963.78 Cr
06 30	213701	Pilot Current Year		
07 31	213701	J110002 Current Year Pilot	<u>946.27 Cr</u>	
		Current Total	946.27 Cr	
		Ending Balance		946.27 Cr
06 30	224000	Prepaid Rent		
		Beginning Balance		434.00 Cr
07 31	224000	001901 To Record July 2018 Renta	<u>434.00 Dr</u>	
		Current Total	434.00 Dr	
		Ending Balance		
06 30	280200	Investments in Capital Assets		
		Beginning Balance		962,901.09 Cr
		Ending Balance		962,901.09 Cr

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2018

7584

Detail General Ledger

6-30

Page 5

Date	Index	Description	Current Month	Year To Date
06 30	280600	Unrestricted Net Assets		
		Beginning Balance		582,291.61 Cr
		Ending Balance		582,291.61 Cr
06 30	311000	Dwelling Rental		
07 31	311000	001901 To Record July 2018 Renta	19,073.00 Cr	
		Current Total	19,073.00 Cr	
		Ending Balance		19,073.00 Cr
06 30	312000	Excess Utilities		
07 31	312000	001901 To Record July 2018 Renta	2,760.00 Cr	
		Current Total	2,760.00 Cr	
		Ending Balance		2,760.00 Cr
06 30	319000	Nondwelling Rental		
07 11	319000	000001 Caretaker Apt Rent	250.00 Cr	
		Current Total	250.00 Cr	
		Ending Balance		250.00 Cr
06 30	361000	Investment Interest		
07 31	361000	000006 Interest	3.37 Cr	
		Current Total	3.37 Cr	
		Ending Balance		3.37 Cr
06 30	369000	Other Tenant Income		
07 31	369000	001901 To Record July 2018 Renta	1,412.00 Cr	
07 17	369000	000003 Laundry	167.24 Cr	
07 25	369000	000004 Laundry	717.50 Cr	
		Current Total	2,296.74 Cr	
		Ending Balance		2,296.74 Cr
06 30	369500	Other Income - Non recurring		
07 27	369500	000005 Harrg Dividend	460.95 Cr	
		Current Total	460.95 Cr	
		Ending Balance		460.95 Cr
06 30	413000	Legal Expense		
06 30	414000	Training		
06 30	415000	Travel		
06 30	417000	Accounting Fees		
06 30	417100	Audit Expense		
06 30	419000	Office Expenses		
07 24	419000	000702 Consolidated	66.90 Dr	
		Current Total	66.90 Dr	
		Ending Balance		66.90 Dr

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2018

7584

Detail General Ledger

6-30

Page 6

Date	Index	Description	Current Month	Year To Date
06 30	419200	Advertising		
06 30	419300	Telephone		
07 24	419300	000702 Consolidated	512.49 Dr	
07 24	419300	014652 Robert J Dekruif	40.00 Dr	
07 24	419300	014656 Mas Communications	<u>105.70 Dr</u>	
		Current Total	658.19 Dr	
		Ending Balance		658.19 Dr
06 30	419400	Sundry-Administrative		
07 31	419400	000712 Bank Fees	<u>14.42 Dr</u>	
		Current Total	14.42 Dr	
		Ending Balance		14.42 Dr
06 30	419500	Outside Management		
07 24	419500	014664 Smr Management	<u>5,000.00 Dr</u>	
		Current Total	5,000.00 Dr	
		Ending Balance		5,000.00 Dr
06 30	422000	Recreation, Publication & Other		
06 30	423000	Tenant Contract Costs		
06 30	431000	Water		
07 24	431000	000704 City Of North Mankato (16	<u>927.07 Dr</u>	
		Current Total	927.07 Dr	
		Ending Balance		927.07 Dr
06 30	432000	Electricity		
06 30	433000	Gas		
07 24	433000	000703 Centerpoint Energy (726)	<u>448.63 Dr</u>	
		Current Total	448.63 Dr	
		Ending Balance		448.63 Dr
06 30	439000	Other Utility Expense		
07 24	439000	000704 City Of North Mankato	<u>1,090.38 Dr</u>	
		Current Total	1,090.38 Dr	
		Ending Balance		1,090.38 Dr
06 30	439100	Garbage Disposal		
07 24	439100	000706 Waste Management	<u>441.56 Dr</u>	
		Current Total	441.56 Dr	
		Ending Balance		441.56 Dr
06 30	441000	Maintenance Labor		
07 24	441000	000701 Bruce Ahlschlager	1,605.60 Dr	
07 24	441000	000707 Robert J Dekruif	1,125.00 Dr	
07 30	441000	000708 Bruce Ahlschlager	1,926.72 Dr	
07 30	441000	000709 Robert J Dekruif	1,125.00 Dr	

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2018

7584

Detail General Ledger

6-30

Page 7

Date	Index	Description	Current Month	Year To Date
		Current Total	5,782.32 Dr	
		Ending Balance		5,782.32 Dr
06 30	441045	Employee Benefits Maintenance		
07 24	441045	014651 Bruce Ahlschlager	214.20 Dr	
07 24	441045	014666 Usuable Life	104.83 Dr	
07 31	441045	000711 Eftps	442.35 Dr	
07 30	441045	014670 Security Benefits	247.27 Dr	
		Current Total	1,008.65 Dr	
		Ending Balance		1,008.65 Dr
06 30	441050	Accrued Absences - Maint		
06 30	442000	Materials		
07 24	442000	014664 Smr Management	208.35 Dr	
		Current Total	208.35 Dr	
		Ending Balance		208.35 Dr
06 30	443000	Contract Costs		
07 24	443000	014659 Mkc Inc	910.00 Dr	
07 25	443000	014668 Kelly Milleer	120.00 Dr	
		Current Total	1,030.00 Dr	
		Ending Balance		1,030.00 Dr
06 30	443090	Contracts - Cable TV		
07 24	443090	000702 Consolidated	1,353.42 Dr	
		Current Total	1,353.42 Dr	
		Ending Balance		1,353.42 Dr
06 30	443200	Heating & Cooling		
07 24	443200	014663 Schwickert's	190.00 Dr	
		Current Total	190.00 Dr	
		Ending Balance		190.00 Dr
06 30	443300	Snow Removal		
06 30	443400	Elevator		
07 24	443400	014657 Minnesota Elevator Inc	1,192.58 Dr	
07 24	443400	014658 Mn Dept Of Labor	200.00 Dr	
		Current Total	1,392.58 Dr	
		Ending Balance		1,392.58 Dr
06 30	443500	Landscape & Grounds		
06 30	443600	Unit Turnaround		
06 30	443700	Electrical Contracts		
06 30	443800	Plumbing		
07 24	443800	014663 Schwickert's	360.00 Dr	

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2018

7584

Detail General Ledger

6-30

Page 8

Date	Index	Description	Current Month	Year To Date
		Current Total	360.00 Dr	
		Ending Balance		360.00 Dr
06 30	443900	Extermination		
06 30	444000	Janitorial		
06 30	444100	Routine contracts		
06 30	451000	Insurance - Flood & Bond		
07 31	451000	001902 To Write Off Insurance	<u>59.50 Dr</u>	
		Current Total	59.50 Dr	
		Ending Balance		59.50 Dr
06 30	451001	Insurance - Property		
07 31	451001	001902 To Write Off Insurance	<u>1,334.25 Dr</u>	
		Current Total	1,334.25 Dr	
		Ending Balance		1,334.25 Dr
06 30	451002	Insurance - Liability		
07 31	451002	001902 To Write Off Insurance	<u>370.42 Dr</u>	
		Current Total	370.42 Dr	
		Ending Balance		370.42 Dr
06 30	451003	Insurance - Work Comp		
07 31	451003	001902 To Write Off Insurance	<u>155.90 Dr</u>	
		Current Total	155.90 Dr	
		Ending Balance		155.90 Dr
06 30	452000	Payments In Lieu Of Taxes		
07 31	452000	J110001 Current Year Pilot	<u>946.27 Dr</u>	
		Current Total	946.27 Dr	
		Ending Balance		946.27 Dr
06 30	457000	Collection Loss		
06 30	485000	Depreciation - Current		
06 30	485100	Depreciation- CF		
06 30	612000	Gain/Loss Equipment		
06 30	72140017	Cf 2018 Dwelling Structure		
07 24	72140017	014650 Gosewisch Construc (Phase	<u>31,399.46 Dr</u>	
		Current Total	31,399.46 Dr	
		Ending Balance		31,399.46 Dr
06 30	802000	Hud Operating Subsidy		
07 13	802000	000002 Operating Subsidy	<u>10,724.00 Cr</u>	
		Current Total	10,724.00 Cr	

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
July 31, 2018

7584

Detail General Ledger

6-30

Page 9

Date	Index	Description	Current Month	Year To Date
		Ending Balance		10,724.00 Cr
06 30	802917	Cf 501-17 Advances		
06 30	941410	Cf 16 Administration		
06 30	941430	Cf 16 Fees & Costs		
06 30	941460	CF16 Dwelling Structure		
06 30	961430	Cf 17 Fees & Costs		
		Beginning Balance		11,000.00 Dr
07 31	961430	001904 To Close CF 2017	<u>11,000.00 Cr</u>	
		Current Total	11,000.00 Cr	
		Ending Balance		
06 30	961450	CF 2017 Site Improvement		
06 30	961460	CF 2017 Dwelling Structure		
		Beginning Balance		60,460.05 Dr
07 31	961460	001904 To Close CF 2017	<u>60,460.05 Cr</u>	
		Current Total	60,460.05 Cr	
		Ending Balance		
		Line Count:	191	.00

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
August 31, 2018

7584

BALANCE SHEET

FYE
6-30

ACCT DESCRIPTION

ASSETS

111101	Cash General Fund	\$ 309,662.67
111700	Petty Cash	100.00
112200	Tenants Accounts Receivable	1,768.67
112517	Accounts Receivable Hud - CF 17	.05
114500	Accrued Interest	306.36
116200	General Fund Investments	266,303.10
121100	Prepaid Insurance	19,429.49
140002	Development Cost	1,169,610.66
140003	Development Cost Contra	(3,499,845.86)
140005	Accumulated Depreciation	(2,648,488.24)
140006	Land	195,668.66
140007	Building	1,590,070.25
140008	Furniture, Machine, Equipment-Dwell	53,573.32
140009	Furniture, Machine, Equipment-Admin	26,591.93
140016	Land Improvements	96,914.45
140017	Building Improvements	1,722,148.68
140055	Mod Cost Complete	2,258,775.20
	Mod Cost Incomplete	31,399.46
	Capital Fund Operations Contra	
	Capital Fund Non Exp Contra	

TOTAL ASSETS

\$ 1,593,988.85

SURPLUS & LIABILITIES

211400	Tenants Security Deposits	\$ 14,204.46
211410	Tenants Pet Deposits	2,400.00
211499	Security Deposit Interest	(174.72)
213501	Accrued Absences - Current	3,371.76
213502	Accrued Absences - Non-current	3,945.76
213700	Payment in Lieu of Taxes	6,963.78
213701	Pilot Current Year	1,549.17
280200	Investments in Capital Assets	962,901.09
280600	Unrestricted Net Assets	582,291.61
	Current Year Net Activity	(16,535.94)

TOTAL SURPLUS & LIABILITIES

\$ 1,593,988.85

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
August 31, 2018

7584

BALANCE SHEET

FYE
6-30

SUBSIDIARY SCHEDULES

MOD COST INCOMPLETE

72140017 Cf 2018 Dwelling Structure \$ 31,399.46

TOTAL MOD COST INCOMPLETE

\$ 31,399.46

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
August 31, 2018

FYE
6-30

7584 STATEMENT OF OPERATING RECEIPTS & EXPENSES

		CURRENT ACTIVITY	YTD BALANCE	YTD PROBATE BUDGET	OVER)/UNDER BUDGET
INCOME					
311000	Dwelling Rental	\$ 19,156.00	\$ 38,229.00	\$ 38,468.33	\$ 239.33
312000	Excess Utilities	150.00	2,910.00	513.33	(2,396.67)
319000	Nondwelling Rental	250.00	500.00	500.00	0
	TOTAL RENTAL INCOME	19,556.00	41,639.00	39,481.66	(2,157.34)
361000	Investment Interest	\$ 2.90	\$ 6.27	\$ 566.67	\$ 560.40
369000	Other Tenant Income	1,899.00	4,195.74	4,316.67	120.93
369500	Other Income - Non recurring	0	460.95	0	(460.95)
802000	Hud Operating Subsidy	10,594.00	21,318.00	19,316.67	(2,001.33)
	TOTAL OTHER OPERATING RECEIPTS	12,495.90	25,980.96	24,200.01	(1,780.95)
	TOTAL RECEIPTS	32,051.90	67,619.96	63,681.67	(3,938.29)
EXPENSES					
413000	Legal Expense	0	0	166.67	166.67
414000	Training	0	0	50.00	50.00
415000	Travel	0	0	83.33	83.33
417000	Accounting Fees	190.00	190.00	566.67	376.67
417100	Audit Expense	0	0	633.33	633.33
419000	Office Expenses	88.42	155.32	498.33	343.01
419200	Advertising	0	0	100.00	100.00
419300	Telephone	480.93	1,139.12	833.33	(305.79)
419400	Sundry-Administrative	419.42	433.84	1,296.67	862.83
419500	Outside Management	5,000.00	10,000.00	10,000.00	0
	TOTAL ADMINISTRATIVE EXPENSES	6,178.77	11,918.28	14,228.33	2,310.05
422000	Recreation, Publication & Other	0	0	1,333.33	1,333.33
423000	Tenant Contract Costs	0	0	100.00	100.00
	TOTAL TENANT SERVICES EXPENSE	0	0	1,433.33	1,433.33
431000	Water	716.93	1,644.00	1,600.00	(44.00)
432000	Electricity	4,983.91	4,983.91	6,666.67	1,682.76
433000	Gas	407.89	856.52	4,333.33	3,476.81
439000	Other Utility Expense	697.55	1,787.93	2,000.00	212.07
439100	Garbage Disposal	441.76	883.32	1,800.00	916.68
	TOTAL UTILITIES EXPENSE	7,248.04	10,155.68	16,400.00	6,244.32
441000	Maintenance Labor	5,942.88	11,725.20	11,458.33	(266.87)
441045	Employee Benefits Maintenance	1,032.17	2,040.82	2,170.00	129.18
442000	Materials	1,017.85	1,226.20	1,541.67	315.47
443000	Contract Costs	515.86	1,545.86	1,083.33	(462.53)
443090	Contracts - Cable TV	1,353.42	2,706.84	2,733.33	26.49

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
August 31, 2018

7584

STATEMENT OF OPERATING RECEIPTS & EXPENSES

FYE
6-30

	CURRENT ACTIVITY	YTD BALANCE	YTD PROBATE BUDGET	OVER)/UNDER BUDGET
443200 Heating & Cooling	0	190.00	750.00	560.00
443300 Snow Removal	0	0	225.00	225.00
443400 Elevator	1,217.08	2,609.66	1,916.67	(692.99)
443500 Landscape & Grounds	102.00	102.00	333.33	231.33
443600 Unit Turnaround	0	0	333.33	333.33
443700 Electrical Contracts	399.81	399.81	833.33	433.52
443800 Plumbing	175.00	535.00	666.67	131.67
443900 Extermination	227.83	227.83	200.00	(27.83)
444000 Janitorial	291.26	291.26	583.33	292.07
TOTAL MAINTENANCE EXPENSE	12,275.16	23,600.48	24,828.32	1,227.84
451000 Insurance - Flood & Bond	59.50	119.00	133.33	14.33
451001 Insurance - Property	1,334.25	2,668.50	2,440.00	(228.50)
451002 Insurance - Liability	370.42	740.84	420.00	(320.84)
451003 Insurance - Work Comp	176.17	332.07	366.67	34.60
452000 Payments In Lieu Of Taxes	602.90	1,549.17	1,135.00	(414.17)
457000 Collection Loss	0	0	63.33	63.33
TOTAL GENERAL EXPENSE	2,543.24	5,409.58	4,558.33	(851.25)
TOTAL ROUTINE EXPENSE	28,245.21	51,084.02	61,448.31	10,364.29
TOTAL EXPENSE	28,245.21	51,084.02	61,448.31	10,364.29

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
August 31, 2018

7584

BUDGET PROGRESS REPORT

FYE
6-30

ACCT	DESCRIPTION	-----YEAR TO DATE----- ACTUAL	BUDGET	-PERCENTAGE- OF BUDGET
INCOME				
311000	Dwelling Rental	\$ 38,229.00	\$ 230,810.00	16.56%
312000	Excess Utilities	2,910.00	3,080.00	94.48
319000	Nondwelling Rental	500.00	3,000.00	16.67
	TOTAL RENTAL INCOME	<u>41,639.00</u>	<u>236,890.00</u>	<u>17.58</u>
361000	Investment Interest	\$ 6.27	\$ 3,400.00	.18%
369000	Other Tenant Income	4,195.74	25,900.00	16.20
369500	Other Income - Non recurring	460.95	0	0
802000	Hud Operating Subsidy	21,318.00	115,900.00	18.39
	TOTAL OTHER OPERATING RECEIPTS	<u>25,980.96</u>	<u>145,200.00</u>	<u>17.89</u>
	TOTAL RECEIPTS	67,619.96	382,090.00	17.70
EXPENSES				
413000	Legal Expense	0	1,000.00	0
414000	Training	0	300.00	0
415000	Travel	0	500.00	0
417000	Accounting Fees	190.00	3,400.00	5.59
417100	Audit Expense	0	3,800.00	0
419000	Office Expenses	155.32	2,990.00	5.19
419200	Advertising	0	600.00	0
419300	Telephone	1,139.12	5,000.00	22.78
419400	Sundry-Administrative	433.84	7,780.00	5.58
419500	Outside Management	10,000.00	60,000.00	16.67
	TOTAL ADMINISTRATIVE EXPENSES	<u>11,918.28</u>	<u>85,370.00</u>	<u>13.96</u>
422000	Recreation, Publication & Oth	0	8,000.00	0
423000	Tenant Contract Costs	0	600.00	0
	TOTAL TENANT SERVICES EXPENSE	<u>0</u>	<u>8,600.00</u>	<u>0</u>
431000	Water	1,644.00	9,600.00	17.13
432000	Electricity	4,983.91	40,000.00	12.46
433000	Gas	856.52	26,000.00	3.29
439000	Other Utility Expense	1,787.93	12,000.00	14.90
439100	Garbage Disposal	883.32	10,800.00	8.18
	TOTAL UTILITIES EXPENSE	<u>10,155.68</u>	<u>98,400.00</u>	<u>10.32</u>
441000	Maintenance Labor	11,725.20	68,750.00	17.05
441045	Employee Benefits Maintenance	2,040.82	13,020.00	15.67

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
August 31, 2018.

7584

BUDGET PROGRESS REPORT

FYE
6-30

ACCT	DESCRIPTION	-----YEAR TO DATE----- ACTUAL	BUDGET	-PERCENTAGE- OF BUDGET
442000	Materials	1,226.20	9,250.00	13.26
443000	Contract Costs	1,545.86	6,500.00	23.78
443090	Contracts - Cable TV	2,706.84	16,400.00	16.51
443200	Heating & Cooling	190.00	4,500.00	4.22
443300	Snow Removal	0	1,350.00	0
443400	Elevator	2,609.66	11,500.00	22.69
443500	Landscape & Grounds	102.00	2,000.00	5.10
443600	Unit Turnaround	0	2,000.00	0
443700	Electrical Contracts	399.81	5,000.00	8.00
443800	Plumbing	535.00	4,000.00	13.38
443900	Extermination	227.83	1,200.00	18.99
444000	Janitorial	291.26	3,500.00	8.32
	TOTAL MAINTENANCE EXPENSE	23,600.48	148,970.00	15.84
451000	Insurance - Flood & Bond	119.00	800.00	14.88
451001	Insurance - Property	2,668.50	14,640.00	18.23
451002	Insurance - Liability	740.84	2,520.00	29.40
451003	Insurance - Work Comp	332.07	2,200.00	15.09
452000	Payments In Lieu Of Taxes	1,549.17	6,810.00	22.75
457000	Collection Loss	0	380.00	0
	TOTAL GENERAL EXPENSE	5,409.58	27,350.00	19.78
	TOTAL ROUTINE EXPENSE	51,084.02	368,690.00	13.86
	TOTAL EXPENSE	51,084.02	368,690.00	13.86

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866

August 31, 2018

BUDGET PROGRESS / PUM REPORT

FYE

6-30

7584

ACCT	DESCRIPTION	----- ACTUAL AMOUNT	----- PUM	----- BUDGET AMOUNT	----- PUM
INCOME					
311000	Dwelling Rental	\$ 38,229.00	\$ 261.84	\$ 230,810.00	\$ 263.48
312000	Excess Utilities	2,910.00	19.93	3,080.00	3.52
319000	Nondwelling Rental	500.00	3.42	3,000.00	3.42
	TOTAL RENTAL INCOME	41,639.00	285.20	236,890.00	270.42
361000	Investment Interest	\$ 6.27	\$.04	\$ 3,400.00	\$ 3.88
369000	Other Tenant Income	4,195.74	28.74	25,900.00	29.57
369500	Other Income - Non recurring	460.95	3.16		
802000	Hud Operating Subsidy	21,318.00	146.01	115,900.00	132.31
	TOTAL OTHER OPERATING RECEIPTS	25,980.96	177.95	145,200.00	165.75
	TOTAL RECEIPTS	67,619.96	463.15	382,090.00	436.18
EXPENSES					
413000	Legal Expense			1,000.00	1.14
414000	Training			300.00	.34
5000	Travel			500.00	.57
417000	Accounting Fees	190.00	1.30	3,400.00	3.88
417100	Audit Expense			3,800.00	4.34
419000	Office Expenses	155.32	1.06	2,990.00	3.41
419200	Advertising			600.00	.68
419300	Telephone	1,139.12	7.80	5,000.00	5.71
419400	Sundry-Administrative	433.84	2.97	7,780.00	8.88
419500	Outside Management	10,000.00	68.49	60,000.00	68.49
	TOTAL ADMINISTRATIVE EXPENSES	11,918.28	81.63	85,370.00	97.45
422000	Recreation, Publication & Othe			8,000.00	9.13
423000	Tenant Contract Costs			600.00	.68
	TOTAL TENANT SERVICES EXPENSE			8,600.00	9.82
431000	Water	1,644.00	11.26	9,600.00	10.96
432000	Electricity	4,983.91	34.14	40,000.00	45.66
433000	Gas	856.52	5.87	26,000.00	29.68
439000	Other Utility Expense	1,787.93	12.25	12,000.00	13.70
439100	Garbage Disposal	883.32	6.05	10,800.00	12.33
	TOTAL UTILITIES EXPENSE	10,155.68	69.56	98,400.00	112.33
441000	Maintenance Labor	11,725.20	80.31	68,750.00	78.48
441045	Employee Benefits Maintenance	2,040.82	13.98	13,020.00	14.86
42000	Materials	1,226.20	8.40	9,250.00	10.56
43000	Contract Costs	1,545.86	10.59	6,500.00	7.42
443090	Contracts - Cable TV	2,706.84	18.54	16,400.00	18.72
443200	Heating & Cooling	190.00	1.30	4,500.00	5.14

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866

August 31, 2018

7584

BUDGET PROGRESS / PUM REPORT

FYE
6-30

ACCT	DESCRIPTION	----- ACTUAL ----- AMOUNT	PUM	----- BUDGET ----- AMOUNT	PUM
443300	Snow Removal			1,350.00	1.54
443400	Elevator	2,609.66	17.87	11,500.00	13.13
443500	Landscape & Grounds	102.00	.70	2,000.00	2.28
443600	Unit Turnaround			2,000.00	2.28
443700	Electrical Contracts	399.81	2.74	5,000.00	5.71
443800	Plumbing	535.00	3.66	4,000.00	4.57
443900	Extermination	227.83	1.56	1,200.00	1.37
444000	Janitorial	291.26	1.99	3,500.00	4.00
	TOTAL MAINTENANCE EXPENSE	23,600.48	161.65	148,970.00	170.06
451000	Insurance - Flood & Bond	119.00	.82	800.00	.91
451001	Insurance - Property	2,668.50	18.28	14,640.00	16.71
451002	Insurance - Liability	740.84	5.07	2,520.00	2.88
451003	Insurance - Work Comp	332.07	2.27	2,200.00	2.51
452000	Payments In Lieu Of Taxes	1,549.17	10.61	6,810.00	7.77
457000	Collection Loss			380.00	.43
	TOTAL GENERAL EXPENSE	5,409.58	37.05	27,350.00	31.22
	TOTAL ROUTINE EXPENSE	51,084.02	349.89	368,690.00	420.88
	TOTAL EXPENSE	51,084.02	349.89	368,690.00	420.88

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
August 31, 2018

FYE
6-30

7584

PILOT CALCULATION

		CURRENT PERIOD	5% PILOT CALC	TO DATE	5% PILOT CALC
311000	Dwelling Rental	\$ 19,156.00	\$ 957.80	\$ 38,229.00	\$ 1,911.45
312000	Excess Utilities	150.00	7.50	2,910.00	145.50
319000	Nondwelling Rental	250.00	12.50	500.00	25.00
	TOTAL RENTAL INCOME	<u>19,556.00</u>	<u>977.80</u>	<u>41,639.00</u>	<u>2,081.95</u>
431000	Water	716.93	35.85	1,644.00	82.20
432000	Electricity	4,983.91	249.20	4,983.91	249.20
433000	Gas	407.89	20.39	856.52	42.83
439000	Other Utility Expense	697.55	34.88	1,787.93	89.40
439100	Garbage Disposal	441.76	22.09	883.32	44.17
	TOTAL UTILITIES	<u>7,248.04</u>	<u>362.40</u>	<u>10,155.68</u>	<u>507.78</u>
		<u>12,307.96</u>	<u>615.40</u>	<u>31,483.32</u>	<u>1,574.17</u>

Account#	Account Title	Current	Balance
111101	Cash General Fund	1,341.12	309,662.67
111700	Petty Cash		100.00
112200	Tenants Accounts Receivable	1,105.20	1,768.67
112517	Accounts Receivable Hud - CF 1		.05
114500	Accrued Interest		306.36
116200	General Fund Investments		266,303.10
121100	Prepaid Insurance	173.66	19,429.49
140002	Development Cost		1,169,610.66
140003	Development Cost Contra		3,499,845.86-
140005	Accumulated Depreciation		2,648,488.24-
140006	Land		195,668.66
140007	Building		1,590,070.25
140008	Furniture, Machine, Equipment-Dw		53,573.32
140009	Furniture, Machine, Equipment-Ad		26,591.93
140016	Land Improvements		96,914.45
140017	Building Improvements	2,117.96	1,722,148.68
140055	Mod Cost Complete		2,258,775.20
211100	Accounts Payable Vendors		.00
211200	Accounts Payables - Capital As		.00
211400	Tenants Security Deposits	333.35-	14,204.46-
211410	Tenants Pet Deposits		2,400.00-
211499	Security Deposit Interest	5.00	174.72
211701	Payroll Deduction - FED WH		.00
211702	Payroll Deduction - Fica/Med		.00
211703	Payroll Deduction State W/H		.00
211705	Payroll Deduction Pension		.00
213400	Accrued Utilities		.00
213501	Accrued Absences - Current		3,371.76-
213502	Accrued Absences - Non-current		3,945.76-
213700	Payment in Lieu of Taxes		6,963.78-
213701	Pilot Current Year	602.90-	1,549.17-
224000	Prepaid Rent		.00
280200	Investments in Capital Assets		962,901.09-
280600	Unrestricted Net Assets		582,291.61-
	** Subtotal **	3,806.69	14,863.52-
311000	Dwelling Rental	19,156.00-	38,229.00-
312000	Excess Utilities	150.00-	2,910.00-
319000	Nondwelling Rental	250.00-	500.00-
361000	Investment Interest	2.90-	6.27-
369000	Other Tenant Income	1,899.00-	4,195.74-
369500	Other Income - Non recurring		460.95-
413000	Legal Expense		.00
414000	Training		.00
415000	Travel		.00
417000	Accounting Fees	190.00	190.00
417100	Audit Expense		.00
419000	Office Expenses	88.42	155.32
419200	Advertising		.00
419300	Telephone	480.93	1,139.12
419400	Sundry-Administrative	419.42	433.84
419500	Outside Management	5,000.00	10,000.00
422000	Recreation, Publication & Othe		.00
423000	Tenant Contract Costs		.00

Account#	Account Title	Current	Balance
431000	Water	716.93	1,644.00
432000	Electricity	4,983.91	4,983.91
433000	Gas	407.89	856.52
439000	Other Utility Expense	697.55	1,787.93
439100	Garbage Disposal	441.76	883.32
441000	Maintenance Labor	5,942.88	11,725.20
441045	Employee Benefits Maintenance	1,032.17	2,040.82
441050	Accrued Absences - Maint		.00
442000	Materials	1,017.85	1,226.20
443000	Contract Costs	515.86	1,545.86
443090	Contracts - Cable TV	1,353.42	2,706.84
443200	Heating & Cooling		190.00
443300	Snow Removal		.00
443400	Elevator	1,217.08	2,609.66
443500	Landscape & Grounds	102.00	102.00
443600	Unit Turnaround		.00
443700	Electrical Contracts	399.81	399.81
443800	Plumbing	175.00	535.00
443900	Extermination	227.83	227.83
444000	Janitorial	291.26	291.26
444100	Routine contracts		.00
451000	Insurance - Flood & Bond	59.50	119.00
451001	Insurance - Property	1,334.25	2,668.50
451002	Insurance - Liability	370.42	740.84
451003	Insurance - Work Comp	176.17	332.07
452000	Payments In Lieu Of Taxes	602.90	1,549.17
457000	Collection Loss		.00
485000	Depreciation - Current		.00
485100	Depreciation- CF		.00
612000	Gain/Loss Equipment		.00
72140017	Cf 2018 Dwelling Structure		31,399.46
802000	Hud Operating Subsidy	10,594.00-	21,318.00-
802917	Cf 501-17 Advances		.00
	** Subtotal **	3,806.69-	14,863.52
941410	Cf 16 Administration		.00
941430	Cf 16 Fees & Costs		.00
941460	CF16 Dwelling Structure		.00
961430	Cf 17 Fees & Costs		.00
961450	CF 2017 Site Improvement		.00
961460	CF 2017 Dwelling Structure		.00
	** Subtotal **	.00	.00
	** Total **	.00	.00

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
August 31, 2018

7584

Bank Reconciliation

Page 1

Account 111101 P/H CHECKING

A/C#

Bank statement balance, August 31, 2018

\$ 326,419.55

Less: Outstanding checks - see listing

16,756.88

Correct bank balance, August 31, 2018

\$ 309,662.67

* * * * *

General ledger balance, July 31, 2018

\$ 308,321.55

Add: Deposits for the month

\$ 31,275.05

31,275.05

Total

339,596.60

Less: Checks issued

\$ 29,933.93

29,933.93

Correct general ledger balance, August 31, 2018

\$ 309,662.67

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North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
August 31, 2018

7584

Bank Reconciliation

Page 2

Account 111101 P/H CHECKING

A/C#

Outstanding checks:

Date	Check Number	Payee	Account Code	Check Amount
8/31/18	811	Mn Dept Of Revenue	211703	\$ 191.64
8/31/18	812	Eftps	441045	1,263.29
6/20/18	14623	Robert J Dekruif	419300	40.00
6/21/18	14645	Petty Cash	422000	98.77
7/24/18	14652	Robert J Dekruif	419300	40.00
7/24/18	14661	Robert J Dekruif	211100	103.34
8/21/18	14671	A-1 Key City Locksmiths Inc	442000	114.00
8/21/18	14672	Robert J Dekruif	419300	40.00
8/21/18	14673	Bruce Ahlschlager	441045	214.20
8/21/18	14674	C Naber & Associates	419000	211.52
8/21/18	14675	Ecolab Pest Elimination	443900	227.83
8/21/18	14676	Housing Data Systems Inc	419400	120.00
8/21/18	14677	Jetter Clean Inc	443800	175.00
8/21/18	14678	Dh Snow Removal	443500	102.00
8/21/18	14679	Kato Moving & Storage Co	419400	110.00
8/21/18	14680	League Of Mn Cities	121100	2,114.00
8/21/18	14681	Mrci	444000	291.26
8/21/18	14682	Minnesota Elevator Inc	443400	815.08
8/21/18	14683	Mkc Inc	443000	357.50
8/21/18	14684	Mas Communications	419300	105.56
8/21/18	14685	Menards - Mankato	442000	686.09
8/21/18	14686	Mtu Onsite Energy	443700	399.81
8/21/18	14687	Rickway (#101 Carpet/Tile)	140017	1,078.01
8/21/18	14688	Rickway (#205 Carpet/Tile)	140017	1,039.95
8/21/18	14689	Screening Reports	419400	175.00
8/21/18	14690	Sherwin Williams Co	442000	179.44
8/21/18	14691	Smr Management	419500	5,000.00
8/21/18	14692	Usuable Life	441045	104.83
8/21/18	14693	Bruce Ahlschlager	443000	276.68
8/22/18	14694	Minnesota Elevator Inc	443400	402.00
8/30/18	14695	Security Benefits	211705	200.00
8/30/18	14696	Security Benefits	211705	480.08

Total

\$ 16,756.88

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

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

Current Period: 8/18
Tran Date: 8/18

Page 1
10/01/18

Seq#	CHECK#	DATE	Description	Account#	Debits	Credits
1	14671		A-1 Key City Locksmiths In	442000	114.00	
2	14672		Robert J Dekruif	419300	40.00	
3	14673		Bruce Ahlschlager	441045	214.20	
4	14674		C Naber & Associates	417000	190.00	
5				419000	21.52	
6	14675		Ecolab Pest Elimination	443900	227.83	
7	14676		Housing Data Systems Inc	419400	120.00	
8	14677		Jetter Clean Inc	443800	175.00	
9	14678		Dh Snow Removal	443500	102.00	
10	14679		Kato Moving & Storage CO	419400	110.00	
11	14680		League Of Mn Cities	121100	2,114.00	
12	14681		Mrci	444000	291.26	
13	14682		Minnesota Elevator Inc	443400	815.08	
14	14683		Mkc Inc	443000	357.50	
15	14684		Mas Communications	419300	105.56	
16	14685		Menards - Mankato	442000	686.09	
17	14686		Mtu Onsite Energy	443700	399.81	
18	14687		Rickway (#101 Carpet/Tile)	140017	1,078.01	
19	14688		Rickway (#205 Carpet/Tile)	140017	1,039.95	
20	14689		Screening Reports	419400	175.00	
21	14690		Sherwin Williams CO	442000	179.44	
22	14691		Smr Management	419500	5,000.00	
23	14692		Usuable Life	441045	104.83	
24	14693		Bruce Ahlschlager	419300	80.00	
25				442000	38.32	
26				443000	158.36	
27	14694		Minnesota Elevator Inc	443400	402.00	
28	14695		Security Benefits	211705	200.00	
29	14696		Security Benefits	211705	221.57	
30				441045	258.51	

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

Current Period: 8/18
Tran Date: 8/18

Page 2
10/01/18

Seq#	CHECK#	DATE	Description	Account#	Debits	Credits
31	801		Bruce Ahlschlager	441000	1,766.16	
32				211701		140.04-
33				211702		135.11-
34				211703		72.56-
35				211705		205.97-
36	802		Robert J Dekruif	441000	1,125.00	
37				211701		27.92-
38				211702		86.06-
39				211703		17.94-
40	803		City Of North Mankato	439000	697.55	
41			City Of North Mankato (102	431000	716.93	
42	804		Consolidated	419300	255.37	
43				443090	1,353.42	
44				419000	66.90	
45	805		Centerpoint Energy (619)	433000	407.89	
46	806		Xcel Energy (43,920)	432000	4,983.91	
47	807		Bruce Ahlschlager	211705		215.60-
48				211701		158.15-
49				211702		147.40-
50				211703		83.26-
51				441000	1,926.72	
52	808		Waste Management	439100	441.76	
53	809		Robert J Dekruif	211702		86.06-
54				441000	1,125.00	
55				211701		27.92-
56				211703		17.94-
57	810		Bank Fees	419400	14.42	
58	811		Mn Dept Of Revenue	211703	191.64	
59	812		Eftps	211701	354.03	
60				211702	454.63	
61				441045	454.63	
62	0		AUG18 Cash Disbursements	111101		29,933.93-
			Proof:	.00	2146895500	31,355.80 *
						31,355.80 *

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

Current Period: 8/18 Page 3
Tran Date: 8/18 10/01/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1	1905		To Record Aug 18 Rental Re	112200	21,205.00
2			To Record Aug 18 Rental Re	311000	19,156.00-
3			To Record Aug 18 Rental Re	312000	150.00-
4			To Record Aug 18 Rental Re	369000	1,899.00-
5			To Record Aug 18 Rental Re	211400	200.00
6			To Record Aug 18 Rental Re	211499	5.00
7			To Record Aug 18 Rental Re	112200	205.00-
8	1906		To Write Off Insurance	451000	59.50
9				451001	1,334.25
10				451002	370.42
11				451003	176.17
12				121100	1,940.34-
** Totals **				356440500*	.00

Id: 7584 North Mankato Housing Authority
J#: 11 AUTO ENTRIES JOURNAL

Current Period: 8/18 Page 4
Tran Date: 8/18 10/01/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1			Current Year Pilot	452000	602.90
2				213701	602.90-
** Totals **				66570100*	.00

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

Current Period: 8/18 Page 5
Tran Date: 8/18 10/01/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1	7	80618	Operating Subsidy	802000	10,594.00-
2	0	80618	Operating Subsidy *	111101	10,594.00
3	8	81518	Rent	112200	18,925.80-
4			Caretaker Apt Rent	319000	250.00-
5			Security Deposit	211400	533.35-
7	0	81518	Misc *	111101	19,709.15
8	9	81518	Rent	112200	969.00-
9	0	81518	Rent *	111101	969.00
10	10	83118	Interest	361000	2.90-
11	0	83118	Interest *	111101	2.90
** Totals **				236220400*	.00

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
August 31, 2018

7584

Detail General Ledger

6-30

Page 1

Date	Index	Description	Current Month.	Year To Date
07 31	111101	Cash General Fund		
		Beginning Balance		308,321.55 Dr
08 31	111101	J010062 AUG18 Cash Disbursements	29,933.93 Cr	
08 06	111101	J300002 Operating Subsidy *	10,594.00 Dr	
08 15	111101	J300007 Misc *	19,709.15 Dr	
08 15	111101	J300009 Rent *	969.00 Dr	
08 31	111101	J300011 Interest *	2.90 Dr	
		Current Total	1,341.12 Dr	
		Ending Balance		309,662.67 Dr
07 31	111700	Petty Cash		
		Beginning Balance		100.00 Dr
		Ending Balance		100.00 Dr
07 31	112200	Tenants Accounts Receivable		
		Beginning Balance		663.47 Dr
08 31	112200	001905 To Record Aug 18 Rental R	21,205.00 Dr	
08 31	112200	001905 To Record Aug 18 Rental R	205.00 Cr	
08 15	112200	000008 Rent	18,925.80 Cr	
08 15	112200	000009 Rent	969.00 Cr	
		Current Total	1,105.20 Dr	
		Ending Balance		1,768.67 Dr
07 31	112517	Accounts Receivable Hud - CF 17		
		Beginning Balance		.05 Dr
		Ending Balance		.05 Dr
07 31	114500	Accrued Interest		
		Beginning Balance		306.36 Dr
		Ending Balance		306.36 Dr
07 31	116200	General Fund Investments		
		Beginning Balance		266,303.10 Dr
		Ending Balance		266,303.10 Dr
07 31	121100	Prepaid Insurance		
		Beginning Balance		19,255.83 Dr
08 21	121100	014680 League Of Mn Cities	2,114.00 Dr	
08 31	121100	001906 To Write Off Insurance	1,940.34 Cr	
		Current Total	173.66 Dr	
		Ending Balance		19,429.49 Dr
07 31	140002	Development Cost		
		Beginning Balance		1169,610.66 Dr
		Ending Balance		1169,610.66 Dr
07 31	140003	Development Cost Contra		
		Beginning Balance		3499,845.86 Cr
		Ending Balance		3499,845.86 Cr

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
August 31, 2018

7584

Detail General Ledger

6-30

Page 2

Date	Index	Description	Current Month	Year To Date
07 31	140005	Accumulated Depreciation		
		Beginning Balance		2648,488.24 Cr
		Ending Balance		2648,488.24 Cr
07 31	140006	Land		
		Beginning Balance		195,668.66 Dr
		Ending Balance		195,668.66 Dr
07 31	140007	Building		
		Beginning Balance		1590,070.25 Dr
		Ending Balance		1590,070.25 Dr
07 31	140008	Furniture, Machine, Equipment-Dwell		
		Beginning Balance		53,573.32 Dr
		Ending Balance		53,573.32 Dr
07 31	140009	Furniture, Machine, Equipment-Admin		
		Beginning Balance		26,591.93 Dr
		Ending Balance		26,591.93 Dr
07 31	140016	Land Improvements		
		Beginning Balance		96,914.45 Dr
		Ending Balance		96,914.45 Dr
07 31	140017	Building Improvements		
		Beginning Balance		1720,030.72 Dr
08 21	140017	014687 Rickway (#101 Carpet/Tile	1,078.01 Dr	
08 21	140017	014688 Rickway (#205 Carpet/Tile	1,039.95 Dr	
		Current Total	2,117.96 Dr	
		Ending Balance		1722,148.68 Dr
07 31	140055	Mod Cost Complete		
		Beginning Balance		2258,775.20 Dr
		Ending Balance		2258,775.20 Dr
07 31	211100	Accounts Payable Vendors		
07 31	211200	Accounts Payables - Capital Asset		
07 31	211400	Tenants Security Deposits		
		Beginning Balance		13,871.11 Cr
08 31	211400	001905 To Record Aug 18 Rental R	200.00 Dr	
08 15	211400	000008 Security Deposit	533.35 Cr	
		Current Total	333.35 Cr	
		Ending Balance		14,204.46 Cr
07 31	211410	Tenants Pet Deposits		
		Beginning Balance		2,400.00 Cr
		Ending Balance		2,400.00 Cr

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
August 31, 2018

7584

Detail General Ledger

6-30

Page 3

Date	Index	Description	Current Month	Year To Date
07 31	211499	Security Deposit Interest		
		Beginning Balance		169.72 Dr
08 31	211499	001905 To Record Aug 18 Rental R	5.00 Dr	
		Current Total	5.00 Dr	
		Ending Balance		174.72 Dr
07 31	211701	Payroll Deduction - FED WH		
08 15	211701	000801 Bruce Ahlschlager	140.04 Cr	
08 15	211701	000802 Robert J Dekruif	27.92 Cr	
08 30	211701	000807 Bruce Ahlschlager	158.15 Cr	
08 30	211701	000809 Robert J Dekruif	27.92 Cr	
08 31	211701	000812 Eftps	354.03 Dr	
		Current Total		
		Ending Balance		
07 31	211702	Payroll Deduction - Fica/Med		
08 15	211702	000801 Bruce Ahlschlager	135.11 Cr	
08 15	211702	000802 Robert J Dekruif	86.06 Cr	
08 30	211702	000807 Bruce Ahlschlager	147.40 Cr	
08 30	211702	000809 Robert J Dekruif	86.06 Cr	
08 31	211702	000812 Eftps	454.63 Dr	
		Current Total		
		Ending Balance		
07 31	211703	Payroll Deduction State W/H		
08 15	211703	000801 Bruce Ahlschlager	72.56 Cr	
08 15	211703	000802 Robert J Dekruif	17.94 Cr	
08 30	211703	000807 Bruce Ahlschlager	83.20 Cr	
08 30	211703	000809 Robert J Dekruif	17.94 Cr	
08 31	211703	000811 Mn Dept Of Revenue	191.64 Dr	
		Current Total		
		Ending Balance		
07 31	211705	Payroll Deduction Pension		
08 30	211705	014695 Security Benefits	200.00 Dr	
08 30	211705	014696 Security Benefits	221.57 Dr	
08 15	211705	000801 Bruce Ahlschlager	205.97 Cr	
08 30	211705	000807 Bruce Ahlschlager	215.60 Cr	
		Current Total		
		Ending Balance		
07 31	213400	Accrued Utilities		
07 31	213501	Accrued Absences - Current		
		Beginning Balance		3,371.76 Cr
		Ending Balance		3,371.76 Cr
07 31	213502	Accrued Absences - Non-current		
		Beginning Balance		3,945.76 Cr
		Ending Balance		3,945.76 Cr

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
August 31, 2018

7584

Detail General Ledger

6-30

Page 4

Date	Index	Description	Current Month	Year To Date
07 31	213700	Payment in Lieu of Taxes		
		Beginning Balance		6,963.78 Cr
		Ending Balance		6,963.78 Cr
07 31	213701	Pilot Current Year		
		Beginning Balance		946.27 Cr
08 31	213701	J110002 Current Year Pilot	602.90 Cr	
		Current Total	602.90 Cr	
		Ending Balance		1,549.17 Cr
07 31	224000	Prepaid Rent		
07 31	280200	Investments in Capital Assets		
		Beginning Balance		962,901.09 Cr
		Ending Balance		962,901.09 Cr
07 31	280600	Unrestricted Net Assets		
		Beginning Balance		582,291.61 Cr
		Ending Balance		582,291.61 Cr
07 31	311000	Dwelling Rental		
		Beginning Balance		19,073.00 Cr
08 31	311000	001905 To Record Aug 18 Rental R	19,156.00 Cr	
		Current Total	19,156.00 Cr	
		Ending Balance		38,229.00 Cr
07 31	312000	Excess Utilities		
		Beginning Balance		2,760.00 Cr
08 31	312000	001905 To Record Aug 18 Rental R	150.00 Cr	
		Current Total	150.00 Cr	
		Ending Balance		2,910.00 Cr
07 31	319000	Nondwelling Rental		
		Beginning Balance		250.00 Cr
08 15	319000	000008 Caretaker Apt Rent	250.00 Cr	
		Current Total	250.00 Cr	
		Ending Balance		500.00 Cr
07 31	361000	Investment Interest		
		Beginning Balance		3.37 Cr
08 31	361000	000010 Interest	2.90 Cr	
		Current Total	2.90 Cr	
		Ending Balance		6.27 Cr
07 31	369000	Other Tenant Income		
		Beginning Balance		2,296.74 Cr
08 31	369000	001905 To Record Aug 18 Rental R	1,899.00 Cr	
		Current Total	1,899.00 Cr	
		Ending Balance		4,195.74 Cr

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
August 31, 2018

7584

Detail General Ledger

6-30

Page 5

Date	Index	Description	Current Month	Year To Date
07 31	369500	Other Income - Non recurring		
		Beginning Balance		460.95 Cr
		Ending Balance		460.95 Cr
07 31	413000	Legal Expense		
07 31	414000	Training		
07 31	415000	Travel		
07 31	417000	Accounting Fees		
08 21	417000	014674 C Naber & Associates	190.00 Dr	
		Current Total	190.00 Dr	
		Ending Balance		190.00 Dr
07 31	417100	Audit Expense		
07 31	419000	Office Expenses		
		Beginning Balance		66.90 Dr
08 21	419000	014674 C Naber & Associates	21.52 Dr	
08 21	419000	000804 Consolidated	66.90 Dr	
		Current Total	88.42 Dr	
		Ending Balance		155.32 Dr
07 31	419200	Advertising		
07 31	419300	Telephone		
		Beginning Balance		658.19 Dr
08 21	419300	014672 Robert J Dekruif	40.00 Dr	
08 21	419300	014684 Mas Communications	105.56 Dr	
08 21	419300	014693 Bruce Ahlschlager	80.00 Dr	
08 21	419300	000804 Consolidated	255.37 Dr	
		Current Total	480.93 Dr	
		Ending Balance		1,139.12 Dr
07 31	419400	Sundry-Administrative		
		Beginning Balance		14.42 Dr
08 21	419400	014676 Housing Data Systems Inc	120.00 Dr	
08 21	419400	014679 Kato Moving & Storage CO	110.00 Dr	
08 21	419400	014689 Screening Reports	175.00 Dr	
08 31	419400	000810 Bank Fees	14.42 Dr	
		Current Total	419.42 Dr	
		Ending Balance		433.84 Dr
07 31	419500	Outside Management		
		Beginning Balance		5,000.00 Dr
08 21	419500	014691 Smr Management	5,000.00 Dr	
		Current Total	5,000.00 Dr	
		Ending Balance		10,000.00 Dr

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
August 31, 2018

7584

Detail General Ledger

6-30

Page 6

Date	Index	Description	Current Month	Year To Date
07 31	422000	Recreation, Publication & Other		
07 31	423000	Tenant Contract Costs		
07 31	431000	Water		
		Beginning Balance		927.07 Dr
08 21	431000	000803 City Of North Mankato (10	716.93 Dr	
		Current Total	716.93 Dr	
		Ending Balance		1,644.00 Dr
07 31	432000	Electricity		
08 21	432000	000806 Xcel Energy (43,920)	4,983.91 Dr	
		Current Total	4,983.91 Dr	
		Ending Balance		4,983.91 Dr
07 31	433000	Gas		
		Beginning Balance		448.63 Dr
08 21	433000	000805 Centerpoint Energy (619)	407.89 Dr	
		Current Total	407.89 Dr	
		Ending Balance		856.52 Dr
07 31	439000	Other Utility Expense		
		Beginning Balance		1,090.38 Dr
08 21	439000	000803 City Of North Mankato	697.55 Dr	
		Current Total	697.55 Dr	
		Ending Balance		1,787.93 Dr
07 31	439100	Garbage Disposal		
		Beginning Balance		441.56 Dr
08 30	439100	000808 Waste Management	441.76 Dr	
		Current Total	441.76 Dr	
		Ending Balance		883.32 Dr
07 31	441000	Maintenance Labor		
		Beginning Balance		5,782.32 Dr
08 15	441000	000801 Bruce Ahlschlager	1,766.16 Dr	
08 15	441000	000802 Robert J Dekruif	1,125.00 Dr	
08 30	441000	000807 Bruce Ahlschlager	1,926.72 Dr	
08 30	441000	000809 Robert J Dekruif	1,125.00 Dr	
		Current Total	5,942.88 Dr	
		Ending Balance		11,725.20 Dr
07 31	441045	Employee Benefits Maintenance		
		Beginning Balance		1,008.65 Dr
08 21	441045	014673 Bruce Ahlschlager	214.20 Dr	
08 21	441045	014692 Usuable Life	104.83 Dr	
08 30	441045	014696 Security Benefits	258.51 Dr	
08 31	441045	000812 Eftps	454.63 Dr	
		Current Total	1,032.17 Dr	
		Ending Balance		2,040.82 Dr

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
August 31, 2018

7584

Detail General Ledger

6-30

Page 7

Date	Index	Description	Current Month	Year To Date
07 31	441050	Accrued Absences - Maint		
07 31	442000	Materials		
		Beginning Balance		208.35 Dr
08 21	442000	014671 A-1 Key City Locksmiths I	114.00 Dr	
08 21	442000	014685 Menards - Mankato	686.09 Dr	
08 21	442000	014690 Sherwin Williams CO	179.44 Dr	
08 21	442000	014693 Bruce Ahlschlager	38.32 Dr	
		Current Total	1,017.85 Dr	
		Ending Balance		1,226.20 Dr
07 31	443000	Contract Costs		
		Beginning Balance		1,030.00 Dr
08 21	443000	014683 Mkc Inc	357.50 Dr	
08 21	443000	014693 Bruce Ahlschlager	158.36 Dr	
		Current Total	515.86 Dr	
		Ending Balance		1,545.86 Dr
07 31	443090	Contracts - Cable TV		
		Beginning Balance		1,353.42 Dr
08 21	443090	000804 Consolidated	1,353.42 Dr	
		Current Total	1,353.42 Dr	
		Ending Balance		2,706.84 Dr
07 31	443200	Heating & Cooling		
		Beginning Balance		190.00 Dr
		Ending Balance		190.00 Dr
07 31	443300	Snow Removal		
07 31	443400	Elevator		
		Beginning Balance		1,392.58 Dr
08 21	443400	014682 Minnesota Elevator Inc	815.08 Dr	
08 22	443400	014694 Minnesota Elevator Inc	402.00 Dr	
		Current Total	1,217.08 Dr	
		Ending Balance		2,609.66 Dr
07 31	443500	Landscape & Grounds		
08 21	443500	014678 Dh Snow Removal	102.00 Dr	
		Current Total	102.00 Dr	
		Ending Balance		102.00 Dr
07 31	443600	Unit Turnaround		
07 31	443700	Electrical Contracts		
08 21	443700	014686 Mtu Onsite Energy	399.81 Dr	
		Current Total	399.81 Dr	
		Ending Balance		399.81 Dr

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
August 31, 2018

7584

Detail General Ledger

6-30

Page 8

Date	Index	Description	Current Month	Year To Date
07 31	443800	Plumbing		
		Beginning Balance		360.00 Dr
08 21	443800	014677 Jetter Clean Inc	<u>175.00 Dr</u>	
		Current Total	175.00 Dr	
		Ending Balance		535.00 Dr
07 31	443900	Extermination		
08 21	443900	014675 Ecolab Pest Elimination	<u>227.83 Dr</u>	
		Current Total	227.83 Dr	
		Ending Balance		227.83 Dr
07 31	444000	Janitorial		
08 21	444000	014681 Mrci	<u>291.26 Dr</u>	
		Current Total	291.26 Dr	
		Ending Balance		291.26 Dr
07 31	444100	Routine contracts		
07 31	451000	Insurance - Flood & Bond		
		Beginning Balance		59.50 Dr
08 31	451000	001906 To Write Off Insurance	<u>59.50 Dr</u>	
		Current Total	59.50 Dr	
		Ending Balance		119.00 Dr
07 31	451001	Insurance - Property		
		Beginning Balance		1,334.25 Dr
08 31	451001	001906 To Write Off Insurance	<u>1,334.25 Dr</u>	
		Current Total	1,334.25 Dr	
		Ending Balance		2,668.50 Dr
07 31	451002	Insurance - Liability		
		Beginning Balance		370.42 Dr
08 31	451002	001906 To Write Off Insurance	<u>370.42 Dr</u>	
		Current Total	370.42 Dr	
		Ending Balance		740.84 Dr
07 31	451003	Insurance - Work Comp		
		Beginning Balance		155.90 Dr
08 31	451003	001906 To Write Off Insurance	<u>176.17 Dr</u>	
		Current Total	176.17 Dr	
		Ending Balance		332.07 Dr
07 31	452000	Payments In Lieu Of Taxes		
		Beginning Balance		946.27 Dr
08 31	452000	J110001 Current Year Pilot	<u>602.90 Dr</u>	
		Current Total	602.90 Dr	
		Ending Balance		1,549.17 Dr
07 31	457000	Collection Loss		

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
August 31, 2018

7584

Detail General Ledger

6-30

Page 9

Date	Index	Description	Current Month	Year To Date
07 31	485000	Depreciation - Current		
07 31	485100	Depreciation- CF		
07 31	612000	Gain/Loss Equipment		
07 31	72140017	Cf 2018 Dwelling Structure		
		Beginning Balance		31,399.46 Dr
		Ending Balance		31,399.46 Dr
07 31	802000	Hud Operating Subsidy		
		Beginning Balance		10,724.00 Cr
08 06	802000	000007 Operating Subsidy	10,594.00 Cr	
		Current Total	10,594.00 Cr	
		Ending Balance		21,318.00 Cr
07 31	802917	Cf 501-17 Advances		
07 31	941410	Cf 16 Administration		
07 31	941430	Cf 16 Fees & Costs		
07 31	941460	CF16 Dwelling Structure		
07 31	961430	Cf 17 Fees & Costs		
07 31	961450	CF 2017 Site Improvement		
07 31	961460	CF 2017 Dwelling Structure		
Line Count: 177				.00

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
September 30, 2018

7584

BALANCE SHEET

FYE
6-30

ACCT DESCRIPTION

ASSETS

111101	Cash General Fund	\$ 114,438.46
111700	Petty Cash	100.00
112200	Tenants Accounts Receivable	2,718.34
112517	Accounts Receivable Hud - CF 17	.05
114500	Accrued Interest	306.36
116200	General Fund Investments	266,303.10
121100	Prepaid Insurance	17,489.15
140002	Development Cost	1,169,610.66
140003	Development Cost Contra	(3,499,845.86)
140005	Accumulated Depreciation	(2,648,488.24)
140006	Land	195,668.66
140007	Building	1,590,070.25
140008	Furniture, Machine, Equipment-Dwell	54,102.32
140009	Furniture, Machine, Equipment-Admin	26,591.93
140016	Land Improvements	96,914.45
140017	Building Improvements	1,922,340.32
140055	Mod Cost Complete	2,258,775.20
	Mod Cost Incomplete	31,399.46
	Capital Fund Operations Contra	
	Capital Fund Non Exp Contra	

TOTAL ASSETS

\$ 1,598,494.61

SURPLUS & LIABILITIES

211400	Tenants Security Deposits	\$ 14,155.79
211410	Tenants Pet Deposits	2,400.00
211499	Security Deposit Interest	(206.05)
213501	Accrued Absences - Current	3,371.76
213502	Accrued Absences - Non-current	3,945.76
213700	Payment in Lieu of Taxes	6,863.78
213701	Pilot Current Year	2,136.61
280200	Investments in Capital Assets	962,901.09
280600	Unrestricted Net Assets	582,291.61
	Current Year Net Activity	(20,634.26)

TOTAL SURPLUS & LIABILITIES

\$ 1,598,494.61

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
September 30, 2018

7584

BALANCE SHEET

FYE
6-30

SUBSIDIARY SCHEDULES

MOD COST INCOMPLETE

72140017 Cf 2018 Dwelling Structure \$ 31,399.46

TOTAL MOD COST INCOMPLETE

\$ 31,399.46

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
September 30, 2018

FYE
6-30

7584 STATEMENT OF OPERATING RECEIPTS & EXPENSES

		CURRENT ACTIVITY	YTD BALANCE	YTD PROBATE BUDGET	OVER)/UNDER BUDGET
INCOME					
311000	Dwelling Rental	\$ 19,274.00	\$ 57,503.00	\$ 57,702.49	\$ 199.49
312000	Excess Utilities	0	2,910.00	769.99	(2,140.01)
319000	Nondwelling Rental	250.00	750.00	750.00	0
	TOTAL RENTAL INCOME	19,524.00	61,163.00	59,222.48	(1,940.52)
361000	Investment Interest	\$ 2.53	\$ 8.80	\$ 850.00	\$ 841.20
369000	Other Tenant Income	2,912.50	7,108.24	6,475.00	(633.24)
369500	Other Income - Non recurring	0	460.95	0	(460.95)
802000	Hud Operating Subsidy	10,557.00	31,875.00	28,975.00	(2,900.00)
	TOTAL OTHER OPERATING RECEIPTS	13,472.03	39,452.99	36,300.00	(3,152.99)
	TOTAL RECEIPTS	32,996.03	100,615.99	95,522.48	(5,093.51)
EXPENSES					
413000	Legal Expense	0	0	250.00	250.00
414000	Training	0	0	75.00	75.00
415000	Travel	27.00	27.00	124.99	97.99
417000	Accounting Fees	670.00	860.00	850.00	(10.00)
417100	Audit Expense	0	0	949.99	949.99
419000	Office Expenses	417.90	573.22	747.49	174.27
419200	Advertising	0	0	150.00	150.00
419300	Telephone	405.67	1,544.79	1,249.99	(294.80)
419400	Sundry-Administrative	224.42	658.26	1,945.00	1,286.74
419500	Outside Management	5,000.00	15,000.00	15,000.00	0
	TOTAL ADMINISTRATIVE EXPENSES	6,744.99	18,663.27	21,342.46	2,679.19
422000	Recreation, Publication & Othe	439.04	439.04	1,999.99	1,560.95
423000	Tenant Contract Costs	0	0	150.00	150.00
	TOTAL TENANT SERVICES EXPENSE	439.04	439.04	2,149.99	1,710.95
431000	Water	810.15	2,454.15	2,400.00	(54.15)
432000	Electricity	4,902.35	9,886.26	10,000.00	113.74
433000	Gas	364.61	1,221.13	6,499.99	5,278.86
439000	Other Utility Expense	1,005.98	2,793.91	3,000.00	206.09
439100	Garbage Disposal	442.20	1,325.52	2,700.00	1,374.48
	TOTAL UTILITIES EXPENSE	7,525.29	17,680.97	24,599.99	6,919.02
441000	Maintenance Labor	5,461.20	17,186.40	17,187.49	1.09
441045	Employee Benefits Maintenance	961.61	3,002.43	3,255.00	252.57
42000	Materials	1,246.26	2,472.46	2,312.50	(159.96)
443000	Contract Costs	828.75	2,374.61	1,624.99	(749.62)
443090	Contracts - Cable TV	1,353.42	4,060.26	4,099.99	39.73

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
September 30, 2018

7584

STATEMENT OF OPERATING RECEIPTS & EXPENSES

FYE
6-30

	CURRENT ACTIVITY	YTD BALANCE	YTD PROBATE BUDGET	OVER)/UNDER BUDGET
443200 Heating & Cooling	161.75	351.75	1,125.00	773.25
443300 Snow Removal	0	0	337.50	337.50
443400 Elevator	815.08	3,424.74	2,875.00	(549.74)
443500 Landscape & Grounds	86.28	188.28	499.99	311.71
443600 Unit Turnaround	0	0	499.99	499.99
443700 Electrical Contracts	0	399.81	1,249.99	850.18
443800 Plumbing	455.00	990.00	1,000.00	10.00
443900 Extermination	0	227.83	300.00	72.17
444000 Janitorial	291.26	582.52	874.99	292.47
TOTAL MAINTENANCE EXPENSE	11,660.61	35,261.09	37,242.43	1,981.34
451000 Insurance - Flood & Bond	59.50	178.50	199.99	21.49
451001 Insurance - Property	1,334.25	4,002.75	3,660.00	(342.75)
451002 Insurance - Liability	370.42	1,111.26	630.00	(481.26)
451003 Insurance - Work Comp	176.17	508.24	550.00	41.76
452000 Payments In Lieu Of Taxes	587.44	2,136.61	1,702.50	(434.11)
457000 Collection Loss	0	0	94.99	94.99
TOTAL GENERAL EXPENSE	2,527.78	7,937.36	6,837.48	(1,099.88)
TOTAL ROUTINE EXPENSE	28,897.71	79,981.73	92,172.35	12,190.62
TOTAL EXPENSE	28,897.71	79,981.73	92,172.35	12,190.62

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
September 30, 2018

7584

BUDGET PROGRESS REPORT

FYE
6-30

ACCT	DESCRIPTION	-----YEAR TO DATE-----		-PERCENTAGE-
		ACTUAL	BUDGET	OF BUDGET
INCOME				
311000	Dwelling Rental	\$ 57,503.00	\$ 230,810.00	24.91%
312000	Excess Utilities	2,910.00	3,080.00	94.48
319000	Nondwelling Rental	750.00	3,000.00	25.00
	TOTAL RENTAL INCOME	61,163.00	236,890.00	25.82
361000	Investment Interest	\$ 8.80	\$ 3,400.00	.26%
369000	Other Tenant Income	7,108.24	25,900.00	27.44
369500	Other Income - Non recurring	460.95	0	0
802000	Hud Operating Subsidy	31,875.00	115,900.00	27.50
	TOTAL OTHER OPERATING RECEIPTS	39,452.99	145,200.00	27.17
	TOTAL RECEIPTS	100,615.99	382,090.00	26.33
EXPENSES				
413000	Legal Expense	0	1,000.00	0
414000	Training	0	300.00	0
415000	Travel	27.00	500.00	5.40
417000	Accounting Fees	860.00	3,400.00	25.29
417100	Audit Expense	0	3,800.00	0
419000	Office Expenses	573.22	2,990.00	19.17
419200	Advertising	0	600.00	0
419300	Telephone	1,544.79	5,000.00	30.90
419400	Sundry-Administrative	658.26	7,780.00	8.46
419500	Outside Management	15,000.00	60,000.00	25.00
	TOTAL ADMINISTRATIVE EXPENSES	18,663.27	85,370.00	21.86
422000	Recreation, Publication & Oth	439.04	8,000.00	5.49
423000	Tenant Contract Costs	0	600.00	0
	TOTAL TENANT SERVICES EXPENSE	439.04	8,600.00	5.11
431000	Water	2,454.15	9,600.00	25.56
432000	Electricity	9,886.26	40,000.00	24.72
433000	Gas	1,221.13	26,000.00	4.70
439000	Other Utility Expense	2,793.91	12,000.00	23.28
439100	Garbage Disposal	1,325.52	10,800.00	12.27
	TOTAL UTILITIES EXPENSE	17,680.97	98,400.00	17.97
441000	Maintenance Labor	17,186.40	68,750.00	25.00
441045	Employee Benefits Maintenance	3,002.43	13,020.00	23.06

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
September 30, 2018

7584

BUDGET PROGRESS REPORT

FYE
6-30

ACCT	DESCRIPTION	-----YEAR TO DATE----- ACTUAL	BUDGET	-PERCENTAGE- OF BUDGET
442000	Materials	2,472.46	9,250.00	26.73
443000	Contract Costs	2,374.61	6,500.00	36.53
443090	Contracts - Cable TV	4,060.26	16,400.00	24.76
443200	Heating & Cooling	351.75	4,500.00	7.82
443300	Snow Removal	0	1,350.00	0
443400	Elevator	3,424.74	11,500.00	29.78
443500	Landscape & Grounds	188.28	2,000.00	9.41
443600	Unit Turnaround	0	2,000.00	0
443700	Electrical Contracts	399.81	5,000.00	8.00
443800	Plumbing	990.00	4,000.00	24.75
443900	Extermination	227.83	1,200.00	18.99
444000	Janitorial	582.52	3,500.00	16.64
	TOTAL MAINTENANCE EXPENSE	35,261.09	148,970.00	23.67
451000	Insurance - Flood & Bond	178.50	800.00	22.31
451001	Insurance - Property	4,002.75	14,640.00	27.34
451002	Insurance - Liability	1,111.26	2,520.00	44.10
451003	Insurance - Work Comp	508.24	2,200.00	23.10
452000	Payments In Lieu Of Taxes	2,136.61	6,810.00	31.37
457000	Collection Loss	0	380.00	0
	TOTAL GENERAL EXPENSE	7,937.36	27,350.00	29.02
	TOTAL ROUTINE EXPENSE	79,981.73	368,690.00	21.69
	TOTAL EXPENSE	79,981.73	368,690.00	21.69

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
September 30, 2018
BUDGET PROGRESS / PUM REPORT

FYE
6-30

7584

ACCT	DESCRIPTION	----- ACTUAL ----- AMOUNT	PUM	----- BUDGET ----- AMOUNT	PUM
INCOME					
311000	Dwelling Rental	\$ 57,503.00	\$ 262.57	\$ 230,810.00	\$ 263.48
312000	Excess Utilities	2,910.00	13.29	3,080.00	3.52
319000	Nondwelling Rental	750.00	3.42	3,000.00	3.42
	TOTAL RENTAL INCOME	61,163.00	279.28	236,890.00	270.42
361000	Investment Interest	\$ 8.80	\$.04	\$ 3,400.00	\$ 3.88
369000	Other Tenant Income	7,108.24	32.46	25,900.00	29.57
369500	Other Income - Non recurring	460.95	2.10		
802000	Hud Operating Subsidy	31,875.00	145.55	115,900.00	132.31
	TOTAL OTHER OPERATING RECEIPTS	39,452.99	180.15	145,200.00	165.75
	TOTAL RECEIPTS	100,615.99	459.43	382,090.00	436.18
EXPENSES					
413000	Legal Expense			1,000.00	1.14
414000	Training			300.00	.34
5000	Travel	27.00	.12	500.00	.57
417000	Accounting Fees	860.00	3.93	3,400.00	3.88
417100	Audit Expense			3,800.00	4.34
419000	Office Expenses	573.22	2.62	2,990.00	3.41
419200	Advertising			600.00	.68
419300	Telephone	1,544.79	7.05	5,000.00	5.71
419400	Sundry-Administrative	658.26	3.01	7,780.00	8.88
419500	Outside Management	15,000.00	68.49	60,000.00	68.49
	TOTAL ADMINISTRATIVE EXPENSES	18,663.27	85.22	85,370.00	97.45
422000	Recreation, Publication & Othe	439.04	2.00	8,000.00	9.13
423000	Tenant Contract Costs			600.00	.68
	TOTAL TENANT SERVICES EXPENSE	439.04	2.00	8,600.00	9.82
431000	Water	2,454.15	11.21	9,600.00	10.96
432000	Electricity	9,886.26	45.14	40,000.00	45.66
433000	Gas	1,221.13	5.58	26,000.00	29.68
439000	Other Utility Expense	2,793.91	12.76	12,000.00	13.70
439100	Garbage Disposal	1,325.52	6.05	10,800.00	12.33
	TOTAL UTILITIES EXPENSE	17,680.97	80.74	98,400.00	112.33
441000	Maintenance Labor	17,186.40	78.48	68,750.00	78.48
441045	Employee Benefits Maintenance	3,002.43	13.71	13,020.00	14.86
442000	Materials	2,472.46	11.29	9,250.00	10.56
443000	Contract Costs	2,374.61	10.84	6,500.00	7.42
443090	Contracts - Cable TV	4,060.26	18.54	16,400.00	18.72
443200	Heating & Cooling	351.75	1.61	4,500.00	5.14

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
September 30, 2018
BUDGET PROGRESS / PUM REPORT

FYE
6-30

7584

ACCT	DESCRIPTION	----- ACTUAL ----- AMOUNT	PUM	----- BUDGET ----- AMOUNT	PUM
443300	Snow Removal			1,350.00	1.54
443400	Elevator	3,424.74	15.64	11,500.00	13.13
443500	Landscape & Grounds	188.28	.86	2,000.00	2.28
443600	Unit Turnaround			2,000.00	2.28
443700	Electrical Contracts	399.81	1.83	5,000.00	5.71
443800	Plumbing	990.00	4.52	4,000.00	4.57
443900	Extermination	227.83	1.04	1,200.00	1.37
444000	Janitorial	582.52	2.66	3,500.00	4.00
	TOTAL MAINTENANCE EXPENSE	35,261.09	161.01	148,970.00	170.06
451000	Insurance - Flood & Bond	178.50	.82	800.00	.91
451001	Insurance - Property	4,002.75	18.28	14,640.00	16.71
451002	Insurance - Liability	1,111.26	5.07	2,520.00	2.88
451003	Insurance - Work Comp	508.24	2.32	2,200.00	2.51
452000	Payments In Lieu Of Taxes	2,136.61	9.76	6,810.00	7.77
457000	Collection Loss			380.00	.43
	TOTAL GENERAL EXPENSE	7,937.36	36.24	27,350.00	31.22
	TOTAL ROUTINE EXPENSE	79,981.73	365.21	368,690.00	420.88
	TOTAL EXPENSE	79,981.73	365.21	368,690.00	420.88

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
September 30, 2018

FYE
6-30

7584

PILOT CALCULATION

		CURRENT PERIOD	5% PILOT CALC	TO DATE	5% PILOT CALC
311000	Dwelling Rental	\$ 19,274.00	\$ 963.70	\$ 57,503.00	\$ 2,875.15
312000	Excess Utilities			2,910.00	145.50
319000	Nondwelling Rental	250.00	12.50	750.00	37.50
	TOTAL RENTAL INCOME	<u>19,524.00</u>	<u>976.20</u>	<u>61,163.00</u>	<u>3,058.15</u>
431000	Water	810.15	40.51	2,454.15	122.71
432000	Electricity	4,902.35	245.12	9,886.26	494.31
433000	Gas	364.61	18.23	1,221.13	61.06
439000	Other Utility Expense	1,005.98	50.30	2,793.91	139.70
439100	Garbage Disposal	442.20	22.11	1,325.52	66.28
	TOTAL UTILITIES	<u>7,525.29</u>	<u>376.26</u>	<u>17,680.97</u>	<u>884.05</u>
		<u>11,998.71</u>	<u>599.94</u>	<u>43,482.03</u>	<u>2,174.10</u>

Account#	Account Title	Current	Balance
111101	Cash General Fund	195,224.21-	114,438.46
111700	Petty Cash		100.00
112200	Tenants Accounts Receivable	949.67	2,718.34
112517	Accounts Receivable Hud - CF 1		.05
114500	Accrued Interest		306.36
116200	General Fund Investments		266,303.10
121100	Prepaid Insurance	1,940.34-	17,489.15
140002	Development Cost		1,169,610.66
140003	Development Cost Contra		3,499,845.86-
140005	Accumulated Depreciation		2,648,488.24-
140006	Land		195,668.66
140007	Building		1,590,070.25
140008	Furniture, Machine, Equipment-Dw	529.00	54,102.32
140009	Furniture, Machine, Equipment-Ad		26,591.93
140016	Land Improvements		96,914.45
140017	Building Improvements	200,191.64	1,922,340.32
140055	Mod Cost Complete		2,258,775.20
211100	Accounts Payable Vendors		.00
211200	Accounts Payables - Capital As		.00
211400	Tenants Security Deposits	48.67	14,155.79-
211410	Tenants Pet Deposits		2,400.00-
211499	Security Deposit Interest	31.33	206.05
211701	Payroll Deduction - FED WH		.00
211702	Payroll Deduction - Fica/Med		.00
211703	Payroll Deduction State W/H		.00
211705	Payroll Deduction Pension		.00
213400	Accrued Utilities		.00
213501	Accrued Absences - Current		3,371.76-
213502	Accrued Absences - Non-current		3,945.76-
213700	Payment in Lieu of Taxes	100.00	6,863.78-
213701	Pilot Current Year	587.44-	2,136.61-
224000	Prepaid Rent		.00
280200	Investments in Capital Assets		962,901.09-
280600	Unrestricted Net Assets		582,291.61-
	** Subtotal **	4,098.32	10,765.20-
311000	Dwelling Rental	19,274.00-	57,503.00-
312000	Excess Utilities		2,910.00-
319000	Nondwelling Rental	250.00-	750.00-
361000	Investment Interest	2.53-	8.80-
369000	Other Tenant Income	2,912.50-	7,108.24-
369500	Other Income - Non recurring		460.95-
413000	Legal Expense		.00
414000	Training		.00
415000	Travel	27.00	27.00
417000	Accounting Fees	670.00	860.00
417100	Audit Expense		.00
419000	Office Expenses	417.90	573.22
419200	Advertising		.00
419300	Telephone	405.67	1,544.79
419400	Sundry-Administrative	224.42	658.26
419500	Outside Management	5,000.00	15,000.00
422000	Recreation, Publication & Othe	439.04	439.04
423000	Tenant Contract Costs		.00

Account#	Account Title	Current	Balance
431000	Water	810.15	2,454.15
432000	Electricity	4,902.35	9,886.26
433000	Gas	364.61	1,221.13
439000	Other Utility Expense	1,005.98	2,793.91
439100	Garbage Disposal	442.20	1,325.52
441000	Maintenance Labor	5,461.20	17,186.40
441045	Employee Benefits Maintenance	961.61	3,002.43
441050	Accrued Absences - Maint		.00
442000	Materials	1,246.26	2,472.46
443000	Contract Costs	828.75	2,374.61
443090	Contracts - Cable TV	1,353.42	4,060.26
443200	Heating & Cooling	161.75	351.75
443300	Snow Removal		.00
443400	Elevator	815.08	3,424.74
443500	Landscape & Grounds	86.28	188.28
443600	Unit Turnaround		.00
443700	Electrical Contracts		399.81
443800	Plumbing	455.00	990.00
443900	Extermination		227.83
444000	Janitorial	291.26	582.52
444100	Routine contracts		.00
451000	Insurance - Flood & Bond	59.50	178.50
451001	Insurance - Property	1,334.25	4,002.75
451002	Insurance - Liability	370.42	1,111.26
451003	Insurance - Work Comp	176.17	508.24
452000	Payments In Lieu Of Taxes	587.44	2,136.61
457000	Collection Loss		.00
485000	Depreciation - Current		.00
485100	Depreciation- CF		.00
612000	Gain/Loss Equipment		.00
72140017	Cf 2018 Dwelling Structure		31,399.46
802000	Hud Operating Subsidy	10,557.00-	31,875.00-
802917	Cf 501-17 Advances		.00
	** Subtotal **	4,098.32-	10,765.20
941410	Cf 16 Administration		.00
941430	Cf 16 Fees & Costs		.00
941460	CF16 Dwelling Structure		.00
961430	Cf 17 Fees & Costs		.00
961450	CF 2017 Site Improvement		.00
961460	CF 2017 Dwelling Structure		.00
	** Subtotal **	.00	.00
	** Total **	.00	.00

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
September 30, 2018

7584

Bank Reconciliation

Page 1

Account 111101 P/H CHECKING

A/C#

Bank statement balance, September 30, 2018

\$ 330,977.12

Less: Outstanding checks - see listing

216,538.66

Correct bank balance, September 30, 2018

\$ 114,438.46

* * * * *

General ledger balance, August 31, 2018

\$ 309,662.67

Add: Deposits for the month

\$ 31,966.36

31,966.36

Total

341,629.03

Less: Checks issued

\$ 227,190.57

227,190.57

Correct general ledger balance, September 30, 2018

\$ 114,438.46

* * * * *

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
September 30, 2018

7584

Bank Reconciliation

Page 2

Account 111101 P/H CHECKING

A/C#

Outstanding checks:

Date	Check Number	Payee	Account Code	Check Amount
9/30/18	911	Mn Dept Of Revenue	211703	\$ 159.72
9/30/18	912	Eftps	441045	1,135.24
6/20/18	14623	Robert J Dekruif	419300	40.00
7/24/18	14652	Robert J Dekruif	419300	40.00
8/21/18	14672	Robert J Dekruif	419300	40.00
8/21/18	14686	Mtu Onsite Energy	443700	399.81
9/24/18	14697	Affordable Towing	442000	43.15
9/24/18	14698	Bruce Ahlschlager	441045	214.20
9/24/18	14699	Robert J Dekruif	419300	40.00
9/24/18	14700	Petty Cash	422000	109.05
9/24/18	14701	Robert J Dekruif	442000	118.66
9/24/18	14702	C Naber & Associates	417000	670.00
9/24/18	14703	City Of North Mankato	451003	2,114.00
9/24/18	14704	Drummers Garden Center	443500	86.28
9/24/18	14705	The Free Press	422000	329.99
9/24/18	14706	Kato Moving & Storage Co	419400	110.00
9/24/18	14707	Jetter Clean Inc	443800	175.00
9/24/18	14708	Lloyd Lumber Co	442000	218.08
9/24/18	14709	Menards - Mankato	442000	655.98
9/24/18	14710	Mcgowan Water Conditioning In	439000	128.25
9/24/18	14711	Meyer & Sons Tv & Appliance	442000	30.95
9/24/18	14712	Mrci	444000	291.26
9/24/18	14713	Minnesota Elevator Inc	443400	815.08
9/24/18	14714	Mkc Inc	443000	828.75
9/24/18	14715	Mas Communications	419300	105.07
9/24/18	14716	Nan McKay & Associates Inc	419000	349.00
9/24/18	14717	Paape Companies Inc	443200	161.75
9/24/18	14718	Quality Appliance (Gas Range)	140008	529.00
9/24/18	14719	Rice Companies (Mechanical)	140017	57,725.10
9/24/18	14720	Rickway (#510 Caarpet & Vinyl	140017	1,689.51
9/24/18	14721	Susan Jones	415000	27.00
9/24/18	14722	Smr Management	419500	5,000.00
9/24/18	14723	Schwicker's	443800	280.00
9/24/18	14724	Employee Screening Reports	419400	100.00
9/24/18	14725	Sherwin Williams Co	442000	179.44
9/24/18	14726	Nicollet County Auditor-Treas	213700	100.00
9/24/18	14727	Usuable Life	441045	104.83
9/28/18	14728	Security Benefits	211705	200.00
9/28/18	14729	Security Benefits	441045	417.48
9/29/18	14730	Rice Companies (Cabinets, Cou	140017	140,777.03
Total				<u>\$ 216,538.66</u>

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

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

Current Period: 9/18
Tran Date: 9/18

Page 1
10/12/18

Seq#	CHECK#	DATE	Description	Account#	Debits	Credits
1	14697		Affordable Towing	442000	43.15	
2	14698		Bruce Ahlschlager	441045	214.20	
3	14699		Robert J Dekruif	419300	40.00	
4	14700		Petty Cash	422000	109.05	
5	14701		Robert J Dekruif	442000	118.66	
6	14702		C Naber & Associates	417000	670.00	
7	14703		City Of North Mankato	451003	2,114.00	
8	901		Void Ck 14680 League Of Mn	451003		2,114.00
9	14704		Drummers Garden Center	443500	86.28	
10	14705		The Free Press	422000	329.99	
11	14706		Kato Moving & Storage CO	419400	110.00	
12	14707		Jetter Clean Inc	443800	175.00	
13	14708		Lloyd Lumber CO	442000	218.08	
14	14709		Menards - Mankato	442000	655.98	
15	14710		Mcgowan Water Conditioning	439000	128.25	
16	14711		Meyer & Sons Tv & Applianc	442000	30.95	
17	14712		Mrci	444000	291.26	
18	14713		Minnesota Elevator Inc	443400	815.08	
19	14714		Mkc Inc	443000	828.75	
20	14715		Mas Communications	419300	105.07	
21	14716		Nan Mckay & Associates Inc	419000	349.00	
22	14717		Paape Companies Inc	443200	161.75	
23	14718		Quality Appliance (Gas Ran	140008	529.00	
24	14719		Rice Companies (Mechanical	140017	57,725.10	
25	14720		Rickway (#510 Caarpet & Vi	140017	1,689.51	
26	14721		Susan Jones	415000	27.00	
27	14722		Smr Management	419500	5,000.00	
28	14723		Schwickert's	443800	280.00	

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

Current Period: 9/18
Tran Date: 9/18

Page 2
10/12/18

Seq#	CHECK#	DATE	Description	Account#	Debits	Credits
29	14724		Employee Screening Reports	419400	100.00	
30	14725		Sherwin Williams CO	442000	179.44	
31	14726		Nicollet County Auditor-Tr	213700	100.00	
32	14727		Usuable Life	441045	104.83	
33	14728		Security Benefits	211705	200.00	
34	14729		Security Benefits	211705	192.68	
35				441045	224.80	
36	14730		Rice Companies (Cabinets,	140017	140,777.03	
37	902		Waste Management	439100	442.20	
38	903		Xcel Energy (43,550)	432000	4,902.35	
39	904		Centerpoint Energy (532)	433000	364.61	
40	905		Consolidated	419000	68.90	
41				419300	260.60	
42				443090	1,353.42	
43	906		City Of North Mankato	439000	877.73	
44			City Of North Mankato (129	431000	810.15	
45	907		Bruce Ahlschlager	441000	1,605.60	
46				211701		121.92-
47				211702		122.83-
48				211703		61.92-
49				211705		196.34-
50	908		Robert J Dekruif	441000	1,125.00	
51				211701		27.92-
52				211702		86.06-
53				211703		17.94-
54	909		Bruce Ahlschlager	211705		196.34-
55				441000	1,605.60	
56				211701		121.92-
57				211702		122.83-
58				211703		61.92-
59	910		Robert J Dekruif	211703		17.94-
60				211701		27.92-
61				211702		86.06-
62				441000	1,125.00	
63	911		Mn Dept Of Revenue	211703	159.72	
64	912		Eftps	211701	299.68	
65				211702	417.78	
66				441045	417.78	

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

Current Period: 9/18
Tran Date: 9/18

Page 3
10/12/18

Seq#	CHECK#	DATE	Description	Account#	Debits	Credits
67	900		Ach Fees	419400	14.42	
68	0		SEP18 Cash Disbursements	111101		227,190.57-
			Proof:	.00	2359988600	230,574.43 * 230,574.43-*

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

Current Period: 9/18 Page 4
Tran Date: 9/18 10/12/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1	1907		To Record Sept 2018 Rental	112200	21,551.00
2			To Record Sept 2018 Rental	311000	19,274.00-
3			To Record Sept 2018 Rental	369000	2,277.00-
4			To Record Sept 2018 Rental	211400	400.00
5			To Record Sept 2018 Rental	211499	31.33
6			To Record Sept 2018 Rental	112200	431.33-
7	1908		To Write Off Insurance	451000	59.50
8				451001	1,334.25
9				451002	370.42
10				451003	176.17
11				121100	1,940.34-
** Totals **				325240500*	.00

Id: 7584 North Mankato Housing Authority
J#: 11 AUTO ENTRIES JOURNAL

Current Period: 9/18 Page 5
Tran Date: 9/18 10/12/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1			Current Year Pilot	452000	587.44
2				213701	587.44-
			** Totals **	66570100*	.00

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

Current Period: 9/18 Page 6
Tran Date: 9/18 10/12/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1	11	91118	Operating Subsidy	802000	10,557.00-
2	0	91118	Operating Subsidy *	111101	10,557.00
3	12	91118	Rent	112200	18,029.00-
4			Security Deposit	211400	66.67-
5			Caretaker Apt Rent	319000	250.00-
6	0	91118	Caretaker Apt Rent *	111101	18,345.67
7	13	91818	Laundry	369000	635.50-
8	0	91818	Laundry *	111101	635.50
9	14	92618	Rent	112200	2,141.00-
10			Security Deposit	211400	284.66-
11	0	92618	Security Deposit *	111101	2,425.66
12	15	92818	Interest	361000	2.53-
13	0	92818	Interest *	111101	2.53
** Totals **				305370500*	.00

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
September 30, 2018

7584

Detail General Ledger

6-30

Page 1

Date	Index	Description	Current Month	Year To Date
08 31	111101	Cash General Fund		
		Beginning Balance		309,662.67 Dr
09 30	111101	J010068 SEP18 Cash Disbursements	227,190.57 Cr	
09 11	111101	J300002 Operating Subsidy *	10,557.00 Dr	
09 11	111101	J300006 Caretaker Apt Rent *	18,345.67 Dr	
09 18	111101	J300008 Laundry *	635.50 Dr	
09 26	111101	J300011 Security Deposit *	2,425.66 Dr	
09 28	111101	J300013 Interest *	2.53 Dr	
		Current Total	195,224.21 Cr	
		Ending Balance		114,438.46 Dr
08 31	111700	Petty Cash		
		Beginning Balance		100.00 Dr
		Ending Balance		100.00 Dr
08 31	112200	Tenants Accounts Receivable		
		Beginning Balance		1,768.67 Dr
09 30	112200	001907 To Record Sept 2018 Renta	21,551.00 Dr	
09 30	112200	001907 To Record Sept 2018 Renta	431.33 Cr	
09 11	112200	000012 Rent	18,029.00 Cr	
09 26	112200	000014 Rent	2,141.00 Cr	
		Current Total	949.67 Dr	
		Ending Balance		2,718.34 Dr
08 31	112517	Accounts Receivable Hud - CF 17		
		Beginning Balance		.05 Dr
		Ending Balance		.05 Dr
08 31	114500	Accrued Interest		
		Beginning Balance		306.36 Dr
		Ending Balance		306.36 Dr
08 31	116200	General Fund Investments		
		Beginning Balance		266,303.10 Dr
		Ending Balance		266,303.10 Dr
08 31	121100	Prepaid Insurance		
		Beginning Balance		19,429.49 Dr
09 30	121100	001908 To Write Off Insurance	1,940.34 Cr	
		Current Total	1,940.34 Cr	
		Ending Balance		17,489.15 Dr
08 31	140002	Development Cost		
		Beginning Balance		1169,610.66 Dr
		Ending Balance		1169,610.66 Dr
08 31	140003	Development Cost Contra		
		Beginning Balance		3499,845.86 Cr
		Ending Balance		3499,845.86 Cr

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
September 30, 2018

7584

Detail General Ledger

6-30

Page 2

Date	Index	Description	Current Month	Year To Date
08 31	140005	Accumulated Depreciation		
		Beginning Balance		2648,488.24 Cr
		Ending Balance		2648,488.24 Cr
08 31	140006	Land		
		Beginning Balance		195,668.66 Dr
		Ending Balance		195,668.66 Dr
08 31	140007	Building		
		Beginning Balance		1590,070.25 Dr
		Ending Balance		1590,070.25 Dr
08 31	140008	Furniture, Machine, Equipment-Dwell		
		Beginning Balance		53,573.32 Dr
09 24	140008	014718 Quality Appliance (Gas Ra	529.00 Dr	
		Current Total	529.00 Dr	
		Ending Balance		54,102.32 Dr
08 31	140009	Furniture, Machine, Equipment-Admin		
		Beginning Balance		26,591.93 Dr
		Ending Balance		26,591.93 Dr
08 31	140016	Land Improvements		
		Beginning Balance		96,914.45 Dr
		Ending Balance		96,914.45 Dr
08 31	140017	Building Improvements		
		Beginning Balance		1722,148.68 Dr
09 24	140017	014719 Rice Companies (Mechanica	57,725.10 Dr	
09 24	140017	014720 Rickway (#510 Caarpet & V	1,689.51 Dr	
09 29	140017	014730 Rice Companies (Cabinets,	140,777.03 Dr	
		Current Total	200,191.64 Dr	
		Ending Balance		1922,340.32 Dr
08 31	140055	Mod Cost Complete		
		Beginning Balance		2258,775.20 Dr
		Ending Balance		2258,775.20 Dr
08 31	211100	Accounts Payable Vendors		
08 31	211200	Accounts Payables - Capital Asset		
08 31	211400	Tenants Security Deposits		
		Beginning Balance		14,204.46 Cr
09 30	211400	001907 To Record Sept 2018 Renta	400.00 Dr	
09 11	211400	000012 Security Deposit	66.67 Cr	
09 26	211400	000014 Security Deposit	284.66 Cr	
		Current Total	48.67 Dr	
		Ending Balance		14,155.79 Cr

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
September 30, 2018

7584

Detail General Ledger

6-30

Page 3

Date	Index	Description	Current Month	Year To Date
08 31	211410	Tenants Pet Deposits		
		Beginning Balance		2,400.00 Cr
		Ending Balance		2,400.00 Cr
08 31	211499	Security Deposit Interest		
		Beginning Balance		174.72 Dr
09 30	211499	001907 To Record Sept 2018 Renta	31.33 Dr	
		Current Total	31.33 Dr	
		Ending Balance		206.05 Dr
08 31	211701	Payroll Deduction - FED WH		
09 24	211701	000907 Bruce Ahlschlager	121.92 Cr	
09 24	211701	000908 Robert J Dekruif	27.92 Cr	
09 30	211701	000909 Bruce Ahlschlager	121.92 Cr	
09 30	211701	000910 Robert J Dekruif	27.92 Cr	
09 30	211701	000912 Eftps	299.68 Dr	
		Current Total		
		Ending Balance		
08 31	211702	Payroll Deduction - Fica/Med		
09 24	211702	000907 Bruce Ahlschlager	122.83 Cr	
09 24	211702	000908 Robert J Dekruif	86.06 Cr	
09 30	211702	000909 Bruce Ahlschlager	122.83 Cr	
09 30	211702	000910 Robert J Dekruif	86.06 Cr	
09 30	211702	000912 Eftps	417.78 Dr	
		Current Total		
		Ending Balance		
08 31	211703	Payroll Deduction State W/H		
09 24	211703	000907 Bruce Ahlschlager	61.92 Cr	
09 24	211703	000908 Robert J Dekruif	17.94 Cr	
09 30	211703	000909 Bruce Ahlschlager	61.92 Cr	
09 30	211703	000910 Robert J Dekruif	17.94 Cr	
09 30	211703	000911 Mn Dept Of Revenue	159.72 Dr	
		Current Total		
		Ending Balance		
08 31	211705	Payroll Deduction Pension		
09 28	211705	014728 Security Benefits	200.00 Dr	
09 28	211705	014729 Security Benefits	192.68 Dr	
09 24	211705	000907 Bruce Ahlschlager	196.34 Cr	
09 30	211705	000909 Bruce Ahlschlager	196.34 Cr	
		Current Total		
		Ending Balance		
08 31	213400	Accrued Utilities		
08 31	213501	Accrued Absences - Current		
		Beginning Balance		3,371.76 Cr
		Ending Balance		3,371.76 Cr

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
September 30, 2018

7584

Detail General Ledger

6-30

Page 4

Date	Index	Description	Current Month	Year To Date
08 31	213502	Accrued Absences - Non-current		
		Beginning Balance		3,945.76 Cr
		Ending Balance		3,945.76 Cr
08 31	213700	Payment in Lieu of Taxes		
		Beginning Balance		6,963.78 Cr
09 24	213700	014726 Nicollet County Auditor-T	100.00 Dr	
		Current Total	100.00 Dr	
		Ending Balance		6,863.78 Cr
08 31	213701	Pilot Current Year		
		Beginning Balance		1,549.17 Cr
09 30	213701	J110002 Current Year Pilot	587.44 Cr	
		Current Total	587.44 Cr	
		Ending Balance		2,136.61 Cr
08 31	224000	Prepaid Rent		
08 31	280200	Investments in Capital Assets		
		Beginning Balance		962,901.09 Cr
		Ending Balance		962,901.09 Cr
08 31	280600	Unrestricted Net Assets		
		Beginning Balance		582,291.61 Cr
		Ending Balance		582,291.61 Cr
08 31	311000	Dwelling Rental		
		Beginning Balance		38,229.00 Cr
09 30	311000	001907 To Record Sept 2018 Renta	19,274.00 Cr	
		Current Total	19,274.00 Cr	
		Ending Balance		57,503.00 Cr
08 31	312000	Excess Utilities		
		Beginning Balance		2,910.00 Cr
		Ending Balance		2,910.00 Cr
08 31	319000	Nondwelling Rental		
		Beginning Balance		500.00 Cr
09 11	319000	000012 Caretaker Apt Rent	250.00 Cr	
		Current Total	250.00 Cr	
		Ending Balance		750.00 Cr
08 31	361000	Investment Interest		
		Beginning Balance		6.27 Cr
09 28	361000	000015 Interest	2.53 Cr	
		Current Total	2.53 Cr	
		Ending Balance		8.80 Cr
08 31	369000	Other Tenant Income		
		Beginning Balance		4,195.74 Cr

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
September 30, 2018

7584

Detail General Ledger

6-30

Page 5

Date	Index	Description	Current Month	Year To Date
09 30	369000	001907 To Record Sept 2018 Renta	2,277.00 Cr	
09 18	369000	000013 Laundry	<u>635.50 Cr</u>	
		Current Total	2,912.50 Cr	
		Ending Balance		7,108.24 Cr
08 31	369500	Other Income - Non recurring		
		Beginning Balance		460.95 Cr
		Ending Balance		460.95 Cr
08 31	413000	Legal Expense		
08 31	414000	Training		
08 31	415000	Travel		
09 24	415000	014721 Susan Jones	<u>27.00 Dr</u>	
		Current Total	27.00 Dr	
		Ending Balance		27.00 Dr
08 31	417000	Accounting Fees		
		Beginning Balance		190.00 Dr
09 24	417000	014702 C Naber & Associates	<u>670.00 Dr</u>	
		Current Total	670.00 Dr	
		Ending Balance		860.00 Dr
08 31	417100	Audit Expense		
08 31	419000	Office Expenses		
		Beginning Balance		155.32 Dr
09 24	419000	014716 Nan Mckay & Associates In	349.00 Dr	
09 24	419000	000905 Consolidated	<u>68.90 Dr</u>	
		Current Total	417.90 Dr	
		Ending Balance		573.22 Dr
08 31	419200	Advertising		
08 31	419300	Telephone		
		Beginning Balance		1,139.12 Dr
09 24	419300	014699 Robert J Dekruif	40.00 Dr	
09 24	419300	014715 Mas Communications	105.07 Dr	
09 24	419300	000905 Consolidated	<u>260.60 Dr</u>	
		Current Total	405.67 Dr	
		Ending Balance		1,544.79 Dr
08 31	419400	Sundry-Administrative		
		Beginning Balance		433.84 Dr
09 24	419400	014706 Kato Moving & Storage CO	110.00 Dr	
09 24	419400	014724 Employee Screening Report	100.00 Dr	
09 28	419400	000900 Ach Fees	<u>14.42 Dr</u>	
		Current Total	224.42 Dr	
		Ending Balance		658.26 Dr

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
September 30, 2018

7584

Detail General Ledger

6-30

Page 6

Date	Index	Description	Current Month	Year To Date
08 31	419500	Outside Management		
		Beginning Balance		10,000.00 Dr
09 24	419500	014722 Smr Management	5,000.00 Dr	
		Current Total	5,000.00 Dr	
		Ending Balance		15,000.00 Dr
08 31	422000	Recreation, Publication & Other		
09 24	422000	014700 Petty Cash	109.05 Dr	
09 24	422000	014705 The Free Press	329.99 Dr	
		Current Total	439.04 Dr	
		Ending Balance		439.04 Dr
08 31	423000	Tenant Contract Costs		
08 31	431000	Water		
		Beginning Balance		1,644.00 Dr
09 24	431000	000906 City Of North Mankato (12	810.15 Dr	
		Current Total	810.15 Dr	
		Ending Balance		2,454.15 Dr
08 31	432000	Electricity		
		Beginning Balance		4,983.91 Dr
09 24	432000	000903 Xcel Energy (43,550)	4,902.35 Dr	
		Current Total	4,902.35 Dr	
		Ending Balance		9,886.26 Dr
08 31	433000	Gas		
		Beginning Balance		856.52 Dr
09 24	433000	000904 Centerpoint Energy (532)	364.61 Dr	
		Current Total	364.61 Dr	
		Ending Balance		1,221.13 Dr
08 31	439000	Other Utility Expense		
		Beginning Balance		1,787.93 Dr
09 24	439000	014710 McGowan Water Conditionin	128.25 Dr	
09 24	439000	000906 City Of North Mankato	877.73 Dr	
		Current Total	1,005.98 Dr	
		Ending Balance		2,793.91 Dr
08 31	439100	Garbage Disposal		
		Beginning Balance		883.32 Dr
09 24	439100	000902 Waste Management	442.20 Dr	
		Current Total	442.20 Dr	
		Ending Balance		1,325.52 Dr
08 31	441000	Maintenance Labor		
		Beginning Balance		11,725.20 Dr
09 24	441000	000907 Bruce Ahlschlager	1,605.60 Dr	
09 24	441000	000908 Robert J Dekruif	1,125.00 Dr	
09 30	441000	000909 Bruce Ahlschlager	1,605.60 Dr	

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
September 30, 2018

7584

Detail General Ledger

6-30

Page 7

Date	Index	Description	Current Month	Year To Date
09 30	441000	000910 Robert J Dekruif	1,125.00 Dr	
		Current Total	5,461.20 Dr	
		Ending Balance		17,186.40 Dr
08 31	441045	Employee Benefits Maintenance		
		Beginning Balance		2,040.82 Dr
09 24	441045	014698 Bruce Ahlschlager	214.20 Dr	
09 24	441045	014727 Usuable Life	104.83 Dr	
09 28	441045	014729 Security Benefits	224.80 Dr	
09 30	441045	000912 Eftps	417.78 Dr	
		Current Total	961.61 Dr	
		Ending Balance		3,002.43 Dr
08 31	441050	Accrued Absences - Maint		
08 31	442000	Materials		
		Beginning Balance		1,226.20 Dr
09 24	442000	014697 Affordable Towing	43.15 Dr	
09 24	442000	014701 Robert J Dekruif	118.66 Dr	
09 24	442000	014708 Lloyd Lumber CO	218.08 Dr	
09 24	442000	014709 Menards - Mankato	655.98 Dr	
09 24	442000	014711 Meyer & Sons Tv & Applian	30.95 Dr	
09 24	442000	014725 Sherwin Williams CO	179.44 Dr	
		Current Total	1,246.26 Dr	
		Ending Balance		2,472.46 Dr
08 31	443000	Contract Costs		
		Beginning Balance		1,545.86 Dr
09 24	443000	014714 Mkc Inc	828.75 Dr	
		Current Total	828.75 Dr	
		Ending Balance		2,374.61 Dr
08 31	443090	Contracts - Cable TV		
		Beginning Balance		2,706.84 Dr
09 24	443090	000905 Consolidated	1,353.42 Dr	
		Current Total	1,353.42 Dr	
		Ending Balance		4,060.26 Dr
08 31	443200	Heating & Cooling		
		Beginning Balance		190.00 Dr
09 24	443200	014717 Paape Companies Inc	161.75 Dr	
		Current Total	161.75 Dr	
		Ending Balance		351.75 Dr
08 31	443300	Snow Removal		
08 31	443400	Elevator		
		Beginning Balance		2,609.66 Dr
09 24	443400	014713 Minnesota Elevator Inc	815.08 Dr	
		Current Total	815.08 Dr	

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
September 30, 2018

7584

Detail General Ledger

6-30

Page 8

Date	Index	Description	Current Month	Year To Date
		Ending Balance		3,424.74 Dr
08 31	443500	Landscape & Grounds		
		Beginning Balance		102.00 Dr
09 24	443500	014704 Drummers Garden Center	86.28 Dr	
		Current Total	86.28 Dr	
		Ending Balance		188.28 Dr
08 31	443600	Unit Turnaround		
08 31	443700	Electrical Contracts		
		Beginning Balance		399.81 Dr
		Ending Balance		399.81 Dr
08 31	443800	Plumbing		
		Beginning Balance		535.00 Dr
09 24	443800	014707 Jetter Clean Inc	175.00 Dr	
09 24	443800	014723 Schwickert's	280.00 Dr	
		Current Total	455.00 Dr	
		Ending Balance		990.00 Dr
08 31	443900	Extermination		
		Beginning Balance		227.83 Dr
		Ending Balance		227.83 Dr
08 31	444000	Janitorial		
		Beginning Balance		291.26 Dr
09 24	444000	014712 Mrci	291.26 Dr	
		Current Total	291.26 Dr	
		Ending Balance		582.52 Dr
08 31	444100	Routine contracts		
08 31	451000	Insurance - Flood & Bond		
		Beginning Balance		119.00 Dr
09 30	451000	001908 To Write Off Insurance	59.50 Dr	
		Current Total	59.50 Dr	
		Ending Balance		178.50 Dr
08 31	451001	Insurance - Property		
		Beginning Balance		2,668.50 Dr
09 30	451001	001908 To Write Off Insurance	1,334.25 Dr	
		Current Total	1,334.25 Dr	
		Ending Balance		4,002.75 Dr
08 31	451002	Insurance - Liability		
		Beginning Balance		740.84 Dr
09 30	451002	001908 To Write Off Insurance	370.42 Dr	
		Current Total	370.42 Dr	
		Ending Balance		1,111.26 Dr

North Mankato Housing Authority
615 Nicollet Ave
North Mankato, MN 56003-3866
September 30, 2018

7584

Detail General Ledger

6-30

Page 9

Date	Index	Description	Current Month	Year To Date
08 31	451003	Insurance - Work Comp		
		Beginning Balance		332.07 Dr
09 24	451003	014703 City Of North Mankato	2,114.00 Dr	
09 24	451003	000901 Void Ck 14680 League Of M	2,114.00 Cr	
09 30	451003	001908 To Write Off Insurance	176.17 Dr	
		Current Total	176.17 Dr	
		Ending Balance		508.24 Dr
08 31	452000	Payments In Lieu Of Taxes		
		Beginning Balance		1,549.17 Dr
09 30	452000	J110001 Current Year Pilot	587.44 Dr	
		Current Total	587.44 Dr	
		Ending Balance		2,136.61 Dr
08 31	457000	Collection Loss		
08 31	485000	Depreciation - Current		
08 31	485100	Depreciation- CF		
08 31	612000	Gain/Loss Equipment		
08 31	72140017	Cf 2018 Dwelling Structure		
		Beginning Balance		31,399.46 Dr
		Ending Balance		31,399.46 Dr
08 31	802000	Hud Operating Subsidy		
		Beginning Balance		21,318.00 Cr
09 11	802000	000011 Operating Subsidy	10,557.00 Cr	
		Current Total	10,557.00 Cr	
		Ending Balance		31,875.00 Cr
08 31	802917	Cf 501-17 Advances		
08 31	941410	Cf 16 Administration		
08 31	941430	Cf 16 Fees & Costs		
08 31	941460	CF16 Dwelling Structure		
08 31	961430	Cf 17 Fees & Costs		
08 31	961450	CF 2017 Site Improvement		
08 31	961460	CF 2017 Dwelling Structure		

Line Count: 185

.00

Date: 10/25/2018
Time: 14:05:30

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

Public Housing

From: 08/28/2018 To: 08/31/2018

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Memo
08/30/2018	EFT	Bruce Ahlschlager	Payment	1,322.37	
		A4410 Labor - Maintenance	1,926.72		
		2117.1 Social Security Withheld	-119.46		
		2117.11 Medicare Withheld	-27.94		
		2117.2 Federal Income Tax Withheld	-158.15		
		2117.3 State Income Tax Withheld	-83.20		
		2117.5 Retirement	-215.60		
08/30/2018	EFT	ROBERT J DEKRUIJF	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		
08/30/2018	014695	Security Benefit	Payment	200.00	
		2117.5 Retirement	200.00		
08/30/2018	014696	Security Benefit	Payment	480.08	
		2117.5 Retirement	480.08		
08/31/2018	DEP	august interest	Deposit	2.90	
			0.00		
08/31/2018	EFT	aug service chg	Payment	14.42	
			0.00		

Date: 10/25/2018
Time: 14:02:46

North Mankato Housing & Redevelopment Authority

Register - Basic Listing

Public Housing

From: 08/28/2018 To: 08/31/2018

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
014695	08/30/2018	Security Benefit	Payment	200.00	457 cont.
014696	08/30/2018	Security Benefit	Payment	480.08	401a aug
DEP	08/31/2018	august interest	Deposit	2.90	
EFT	08/30/2018	Bruce Ahlschlager	Payment	1,322.37	8/31 pr auto
EFT	08/30/2018	ROBERT J DEKRUIF	Payment	993.08	8/31 pr auto
EFT	08/31/2018	aug service chg	Payment	14.42	

Total: (3,007.05)

Date: 10/03/2018
Time: 16:22:41

North Mankato Housing & Redevelopment Authority

Register - Basic Listing

Public Housing

From: 09/01/2018 To: 09/30/2018

Sept Bills Paid

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
014697	09/24/2018	AFFORDABLE TOWING OF MANKATO, INC	Payment	43.15	103201;8/27;LOT REP TOW
014698	09/24/2018	Bruce Ahlschlager	Payment	214.20	SEPT INS REIMB
014699	09/24/2018	ROBERT J DEKRUUF	Payment	40.00	SEPT PHONE REIMB
014700	09/24/2018	Petty Cash/ROBERT DEKRUUF	Payment	109.05	MEAL FOR RESIDENTS
014701	09/24/2018	ROBERT J DEKRUUF	Payment	118.66	710 TOW
014702	09/24/2018	C. Naber & Associates	Payment	670.00	39607 + 39680
014703	09/24/2018	City of North Mankato	Payment	2,114.00	RIMB OF INSURANCE
014704	09/24/2018	DRUMMERS GARDEN CENTER	Payment	86.28	075828;8/20/18;FLOWERS
014705	09/24/2018	The Free Press	Payment	329.99	94700;SUBSCRIPTION THRU 9/19
014706	09/24/2018	KATO MOVING & STORAGE CO.	Payment	110.00	#118 STORAGE
014707	09/24/2018	Jeffer Clean Inc.	Payment	175.00	M58372;9/4/18;306 KIT SINK
014708	09/24/2018	Lloyd Lumber Co.	Payment	218.08	641178/641628
014709	09/24/2018	Menards-Mankato	Payment	655.98	10827-937-1451-2313-2988-3435-658
014710	09/24/2018	McGowan Water Conditioning, Inc.	Payment	128.25	572376;8/9/18;15 BAGS SALT
014711	09/24/2018	MEYER & SONS TV & APPLIANCE	Payment	30.95	13833;8/29/18 SUP
014712	09/24/2018	MRCI	Payment	291.26	626552;8/31/18; AUG CLEANING
014713	09/24/2018	Minnesota Elevator, Inc	Payment	815.08	765625;9/3/18; SEPT SERVICE
014714	09/24/2018	MKC, INC.	Payment	828.75	2018-8;9/1/18; 8/1-8/31/18
014715	09/24/2018	MAS COMMUNICATIONS	Payment	105.07	180800167101;9/1;SEPT SERVICE
014716	09/24/2018	NanMcKay & Associates, Inc.	Payment	349.00	233043;8/27/18; SUBSCRIPTION
014717	09/24/2018	Paape Companies, Inc.	Payment	161.75	052355;9/10/18; BOIELR WORK
014718	09/24/2018	QUALITY APPLIANCE & TV	Payment	529.00	510 RANGE;78493;9/20/18
014719	09/24/2018	RICE COMPANIES, INC	Payment	57,725.10	DRAW 2;8/23/18;
014720	09/24/2018	Rickway	Payment	1,689.51	CG817714+817715;9/6/18;#510 FL OORING
014721	09/24/2018	SUSAN JONES	Payment	27.00	JULY/AUG BAKERY TRIPS
014722	09/24/2018	SMR MANAGEMENT	Payment	5,000.00	90145;9/1/15 MAN FEE
014723	09/24/2018	Schwicker's	Payment	280.00	S5000003238;8/21; 504 SHOWER V ALVE
014724	09/24/2018	EMPLOYEEISCREENING REPORTS	Payment	100.00	820182120;8/31; SCHORER/TORGUS EN/HOLMAN
014725	09/24/2018	Sherwin Williams Co.	Payment	179.44	5375;9/20/18; PAINT
014726	09/24/2018	Nicollet County Auditor-Treasurer	Payment	100.00	18.012.1050; TAX
014727	09/24/2018	USable Life	Payment	104.83	10149501G; OCT
014728	09/28/2018	Security Benefit	Payment	200.00	457; 9/30 payroll

Date: 10/03/2018
Time: 16:22:41

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

From: 09/01/2018 To: 09/30/2018

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
014729	09/28/2018	Security Benefit	Payment	417.48	9/30 payroll, 401a
014730	09/29/2018	RICE COMPANIES, INC	Payment	140,777.03	draw 3;9/24/18
EFT	09/10/2018	irs	Payment	1,263.29	941 taxes payable
EFT	09/10/2018	mn dept rev	Payment	191.64	mn w/h
EFT	09/24/2018	WM of Southern Minnesota MA	Payment	442.20	AUGUST service auto
EFT	09/24/2018	Xcel Energy	Payment	4,902.35	AUTO 7/7-8/6/18 ELECTRIC
EFT	09/24/2018	CenterPoint Energy	Payment	364.61	AUTO 7/11-8/9/18 GAS
EFT	09/24/2018	CONSOLIDATED COMMUNICATIONS	Payment	1,682.92	AUTO SEPT
EFT	09/24/2018	City of North Mankato	Payment	1,687.88	AUTO 7/5-8/22/18 WTR/SEWER
EFT	09/24/2018	Bruce Ahlschlager	Payment	1,102.59	9/15 PAYROLL
EFT	09/24/2018	ROBERT J DEKRUIF	Payment	993.08	9/15 PAYROLL AUTO
EFT	09/28/2018	sept bank charges	Payment	14.42	
EFT	09/30/2018	Bruce Ahlschlager	Payment	1,102.59	9/30 payroll
EFT	09/30/2018	ROBERT J DEKRUIF	Payment	993.08	9/30 payroll
Total:				(229,464.54)	

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

Public Housing

From: 09/01/2018 To: 09/30/2018

Date: 10/03/2018
 Time: 16:22:46

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Memo
09/10/2018	EFT	irs	Payment	1,263.29	
		2117.2 Federal Income Tax Withheld	1,263.29		
09/10/2018	EFT	mn dept rev	Payment	191.64	
		2117.3 State Income Tax Withheld	191.64		
09/24/2018	EFT	WM of Southern Minnesota MA	Payment	442.20	
		A4391 Garbage Removal	441.76		
09/24/2018	EFT	Xcel Energy	Payment	4,902.35	
		A4320 Electricity	4,902.35		
09/24/2018	EFT	CenterPoint Energy	Payment	364.61	
		A4330 Gas	364.61		
09/24/2018	EFT	CONSOLIDATED	Payment	1,682.92	
		A4190 Office Expense	68.90		
		A4390 Other Utilities Expense	1,353.42		
		A4193 Telephone	260.60		
09/24/2018	EFT	City of North Mankato	Payment	1,687.88	
		A4310 Water	810.15		
		A4390 Other Utilities Expense	877.73		
09/24/2018	EFT	Bruce Ahlschlager	Payment	1,102.59	
		A4410 Labor - Maintenance	1,605.60		
		2117.1 Social Security Withheld	-99.55		
		2117.11 Medicare Withheld	-23.28		
		2117.2 Federal Income Tax Withheld	-121.92		
		2117.3 State Income Tax Withheld	-61.92		
		2117.5 Retirement	-196.34		
09/24/2018	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		
09/24/2018	014697	AFFORDABLE TOWING OF	Payment	43.15	
		A4420 Materials	43.15		
09/24/2018	014698	Bruce Ahlschlager	Payment	214.20	
		A4410.45 Maintenance Benefits	214.20		
09/24/2018	014699	ROBERT J DEKRUIF	Payment	40.00	
		A4193 Telephone	40.00		
09/24/2018	014700	Petty Cash/ROBERT DEKRUIF	Payment	109.05	
		A4220 Recreation, Publications, & Other	109.05		
09/24/2018	014701	ROBERT J DEKRUIF	Payment	118.66	
		A4420 Materials	118.66		
09/24/2018	014702	C. Naber & Associates	Payment	670.00	

Date: 10/03/2018
Time: 16:22:46

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

Public Housing

From: 09/01/2018 To: 09/30/2018

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Memo
09/24/2018	014703	A4170 Accounting Fees	670.00		
		City of North Mankato	Payment	2,114.00	
09/24/2018	014704	A4510 Insurance - Property, Liability, Work	2,114.00		
		DRUMMERS GARDEN CENTER	Payment	86.28	
		A4435 Landscaping/Grounds Contracts	86.28		
09/24/2018	014705	The Free Press	Payment	329.99	
		A4220 Recreation, Publications, & Other	329.99		
09/24/2018	014706	KATO MOVING & STORAGE CO.	Payment	110.00	
		A4420 Materials	110.00		
09/24/2018	014707	Jetter Clean Inc.	Payment	175.00	
		A4438 Plumbing Contracts	175.00		
09/24/2018	014708	Lloyd Lumber Co.	Payment	218.08	
		A4420 Materials	218.08		
09/24/2018	014709	Menards-Mankato	Payment	655.98	
		A4420 Materials	655.98		
09/24/2018	014710	McGowan Water Conditioning, Inc.	Payment	128.25	
		A4441 Routine Maintenance	128.25		
09/24/2018	014711	MEYER & SONS TV & APPLIANCE	Payment	30.95	
		A4420 Materials	30.95		
09/24/2018	014712	MRCI	Payment	291.26	
		A4440 Janitorial Contracts	291.26		
09/24/2018	014713	Minnesota Elevator, Inc	Payment	815.08	
		A4434 Elevator Maintenance	815.08		
09/24/2018	014714	MKC, INC.	Payment	828.75	
		A4430 Miscellaneous Contract Costs	828.75		
09/24/2018	014715	MAS COMMUNICATIONS	Payment	105.07	
		A4193 Telephone	105.07		
09/24/2018	014716	NanMcKay & Associates, Inc.	Payment	349.00	
		A4192 Advertising	349.00		
09/24/2018	014717	Paape Companies, Inc.	Payment	161.75	
		A4432 Heating & Cooling Contracts	161.75		
09/24/2018	014718	QUALITY APPLIANCE & TV	Payment	529.00	
		A4450 Replacement of Equipment	529.00		
09/24/2018	014719	RICE COMPANIES, INC	Payment	57,725.10	
		1400.71 Building Improvements	57,725.10		
09/24/2018	014720	Rickway	Payment	1,689.51	
		A4450 Replacement of Equipment	1,689.51		
09/24/2018	014721	SUSAN JONES	Payment	27.00	
		A4150 Travel expenses	27.00		
09/24/2018	014722	SMR MANAGEMENT	Payment	5,000.00	
		A4195 Management Fees	5,000.00		

Date: 10/03/2018
Time: 16:22:46

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

From: 09/01/2018 To: 09/30/2018

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Memo
09/24/2018	014723	Schwicker's	Payment	280.00	
		A4435 Landscaping/Grounds Contracts	280.00		
09/24/2018	014724	EMPLOYEE/SCREENING REPORTS	Payment	100.00	
		A4194 Other Admin. Expense	100.00		
09/24/2018	014725	Sherwin Williams Co.	Payment	179.44	
		A4420 Materials	179.44		
09/24/2018	014726	Nicollet County Auditor-Treasurer	Payment	100.00	
		A4520 Payments in Lieu of Taxes	100.00		
09/24/2018	014727	USABLE Life	Payment	104.83	
		A4410.45 Maintenance Benefits	104.83		
09/28/2018	EFT	sept bank charges	Payment	14.42	
			0.00		
09/28/2018	014728	Security Benefit	Payment	200.00	
		2117.5 Retirement	200.00		
09/28/2018	014729	Security Benefit	Payment	417.48	
		2117.5 Retirement	417.48		
09/29/2018	014730	RICE COMPANIES, INC	Payment	140,777.03	
		1400.71 Building Improvements	140,777.03		
09/30/2018	EFT	Bruce Ahlschlager	Payment	1,102.59	
		A4410 Labor - Maintenance	1,605.60		
		2117.1 Social Security Withheld	-99.55		
		2117.11 Medicare Withheld	-23.28		
		2117.2 Federal Income Tax Withheld	-121.92		
		2117.3 State Income Tax Withheld	-61.92		
		2117.5 Retirement	-196.34		
09/30/2018	EFT	ROBERT J DEKRUIJF	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		

Date: 10/25/2018
Time: 11:44:28

North Mankato Housing & Redevelopment Authority

Register - Basic Listing

Public Housing

From: 10/01/2018 To: 10/25/2018

Page: 1

Oct Bills Paid

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
014731	10/25/2018	AFFORDABLE TOWING OF MANKATO, INC	Payment	43.15	103201;8/27;LYNN KEARNS
014732	10/25/2018	BRUNTON ARCHITECTS & ENGINEERS	Payment	9,510.06	45;10/5/18;CONST PHASE 2
014733	10/25/2018	Bruce Ahlschlager	Payment	441.21	OCT INS/TRAVE/SUP/SEPT/OCT PHON
014734	10/25/2018	C. Naber & Associates	Payment	190.00	39799;9/30; SEPT MONTH END
014735	10/25/2018	Ferguson Enterprises, Inc. #1657	Payment	113.15	6026575;9/17/18 FLITERS
014736	10/25/2018	Jetter Clean Inc.	Payment	140.00	M58457;9/7/18;503/504 DRAIN
014737	10/25/2018	Lloyd Lumber Co.	Payment	236.25	644528;9/25/18; DOORS
014738	10/25/2018	League of MN Cities Insurance Trust	Payment	157.00	40001260;11/1/18;WC INS
014739	10/25/2018	Menards-Mankato	Payment	133.30	14358/16306
014740	10/25/2018	Minnesota Elevator, Inc	Payment	815.08	769842;10/1/18; OCT SERVICE
014741	10/25/2018	MAS COMMUNICATIONS	Payment	215.28	180900167101;10/1-10/31SERVICE
014742	10/25/2018	McGowan Water Conditioning, Inc.	Payment	128.25	K00800; AUG SERVICE
014743	10/25/2018	MEYER & SONS TV & APPLIANCE	Payment	261.70	13963/13833
014744	10/25/2018	MRCI	Payment	258.90	629587;9/30; SEPT SERVICE
014745	10/25/2018	MKC, INC.	Payment	1,137.50	2018-9; SEPT SERVICE
014746	10/25/2018	NIELSEN BLACKTOPPING	Payment	116,120.87	LOT WORK
014747	10/25/2018	Overhead Door Co. of Mankato, Inc	Payment	128.00	53127;10/16;TRASH DOOR
014748	10/25/2018	ROBERT J DEKRUIF	Payment	40.00	OCT PHONE REIMBURSEMENT
014749	10/25/2018	Petty Cash	Payment	94.71	BATTERIES/BULB ON PETTYCASH
014750	10/25/2018	PHADA	Payment	165.00	5239;11/1; DUES11/1/18-11/19
014751	10/25/2018	Paape Energy Services	Payment	95.00	006036;9/21; HUMID ADJUST
014752	10/25/2018	Red Feather Paper Company	Payment	212.87	101202;10/1;CLEAN SUPPLIES
014753	10/25/2018	SHIELD SECURITY SYSTEMS	Payment	675.00	78017;11/10; CAMERA WORK
014754	10/25/2018	Rickway	Payment	1,067.40	CG817704;9/5;501 CARPET
014755	10/25/2018	SMR MANAGEMENT	Payment	5,000.00	90249;10/1 MAN FEE
014756	10/25/2018	EMPLOYEE/SCREENING REPORTS	Payment	65.00	920182120;9/30
014757	10/25/2018	EMPLOYEE/SCREENING REPORTS	Payment	65.00	920182120;9/30;VOGEL/DURON
014758	10/25/2018	SUSAN JONES	Payment	24.00	MILES SEPT/OCT
014759	10/25/2018	USABLE Life	Payment	104.83	101419501G;11/1/18LIFE
014760	10/25/2018	LAWNPRO	Payment	432.40	5776;11/15;PREPAY
EFT	10/05/2018	irs	Payment	1,135.24	941 taxes payable
EFT	10/05/2018	mn dept of revenue	Payment	159.72	mn w/h
EFT	10/25/2018	Bruce Ahlschlager	Payment	1,212.48	10/15 payroll
EFT	10/25/2018	ROBERT J DEKRUIF	Payment	993.08	10/15 PAYROLL
EFT	10/25/2018	City of North Mankato	Payment	1,283.17	8/22-9/6/18USAGE /AUTO

Date: 10/25/2018
Time: 11:44:28

North Mankato Housing & Redevelopment Authority

Register - Basic Listing

Public Housing

From: 10/01/2018 To: 10/25/2018

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
EFT	10/25/2018	CenterPoint Energy	Payment	337.34	9/5-10-7/18 USAGE/AUTO
EFT	10/25/2018	Xcel Energy	Payment	4,384.19	8/6-9/5/18 USAGE/AUTO
EFT	10/25/2018	WM of Southern Minnesota MA	Payment	443.33	SEPT SERVICE/AUTO
EFT	10/25/2018	CONSOLIDATED COMMUNICATIONS	Payment	1,682.92	8/2-9/13 SERVICE/AUTO
Total:				(149,702.38)	

Date: 10/25/2018
Time: 11:44:33

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

From: 10/01/2018 To: 10/25/2018

Page: 1

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Memo
10/05/2018	EFT	irs	Payment	1,135.24	
10/05/2018	EFT	2117.2 Federal Income Tax Withheld mn dept of revenue	1,135.24 Payment		
10/25/2018	EFT	2117.3 State Income Tax Withheld Bruce Ahlschlager	159.72 Payment	159.72	
		A4410 Labor - Maintenance	Payment	1,212.48	
		2117.1 Social Security Withheld	1,766.16		
		2117.11 Medicare Withheld	-109.50		
		2117.2 Federal Income Tax Withheld	-25.61		
		2117.3 State Income Tax Withheld	-140.04		
		2117.5 Retirement	-72.56		
10/25/2018	EFT	ROBERT J DEKRUIF	-205.97		
		A4410 Labor - Maintenance	Payment	993.08	
		2117.1 Social Security Withheld	1,125.00		
		2117.11 Medicare Withheld	-69.75		
		2117.2 Federal Income Tax Withheld	-16.31		
		2117.3 State Income Tax Withheld	-27.92		
10/25/2018	EFT	City of North Mankato	-17.94		
		A4310 Water	Payment	1,283.17	
		A4390 Other Utilities Expense	671.73		
10/25/2018	EFT	CenterPoint Energy	611.44		
		A4330 Gas	Payment	337.34	
10/25/2018	EFT	Xcel Energy	337.34		
			Payment	4,384.19	
			0.00		
10/25/2018	EFT	WM of Southern Minnesota MA	Payment	443.33	
		A4391 Garbage Removal	443.33		
10/25/2018	EFT	CONSOLIDATED	Payment	1,682.92	
		A4190 Office Expense	68.90		
		A4390 Other Utilities Expense	1,353.42		
10/25/2018	014731	A4193 Telephone	260.60		
		AFFORDABLE TOWING OF	Payment	43.15	
		A4420 Materials	43.15		
10/25/2018	014732	BRUNTON ARCHITECTS &	Payment	9,510.06	
		1400.71 Building Improvements	9,510.06		
10/25/2018	014733	Bruce Ahlschlager	Payment	441.21	
		A4150 Travel expenses	133.21		
		A4193 Telephone	80.00		
		A4420 Materials	13.80		
		A4410.45 Maintenance Benefits	214.20		
10/25/2018	014734	C. Naber & Associates	Payment	190.00	
		A4170 Accounting Fees	190.00		
10/25/2018	014735	Ferguson Enterprises, Inc. #1657	Payment	113.15	

Date: 10/25/2018
Time: 11:44:33

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

Public Housing

From: 10/01/2018 To: 10/25/2018

Page: 2

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Memo
10/25/2018	014736	A4420 Jetter Clean Inc. Materials	113.15		
			Payment	140.00	
10/25/2018	014737	A4438 Plumbing Contracts	140.00		
			Payment	236.25	
10/25/2018	014738	A4420 Lloyd Lumber Co. Materials	236.25		
			Payment	157.00	
10/25/2018	014739	A4510 League of MN Cities Insurance Trust Insurance - Property, Liability, Work	157.00		
			Payment	133.30	
10/25/2018	014740	A4420 Menards-Mankato Materials	133.30		
			Payment	815.08	
10/25/2018	014741	A4434 Minnesota Elevator, Inc Elevator Maintenance	815.08		
			Payment	215.28	
10/25/2018	014742	A4193 MAS COMMUNICATIONS Telephone	215.28		
			Payment	128.25	
10/25/2018	014743	A4441 McGowan Water Conditioning, Inc. Routine Maintenance	128.25		
			Payment	261.70	
10/25/2018	014744	A4420 MEYER & SONS TV & APPLIANCE Materials	261.70		
			Payment	258.90	
10/25/2018	014745	A4440 MRCI Janitorial Contracts	258.90		
			Payment	1,137.50	
10/25/2018	014746	A4430 MKC, INC. Miscellaneous Contract Costs	1,137.50		
			Payment	116,120.87	
10/25/2018	014747	NIELSEN BLACKTOPPING Building Improvements	116,120.87		
			Payment	128.00	
10/25/2018	014748	A4441 Overhead Door Co. of Mankato, Inc Routine Maintenance	128.00		
			Payment	40.00	
10/25/2018	014749	A4193 ROBERT J DEKRUIJF Telephone	40.00		
			Payment	94.71	
10/25/2018	014750	A4420 Petty Cash Materials	94.71		
			Payment	165.00	
10/25/2018	014751	A4194 PHADA Other Admin. Expense	165.00		
			Payment	95.00	
10/25/2018	014752	A4432 Paape Energy Services Heating & Cooling Contracts	95.00		
			Payment	212.87	
10/25/2018	014753	A4420 Red Feather Paper Company Materials	212.87		
			Payment	675.00	
10/25/2018	014754	A4441 SHIELD SECURITY SYSTEMS Routine Maintenance	675.00		
			Payment	1,067.40	
10/25/2018	014755	A4450 Rickway Replacement of Equipment	1,067.40		
			Payment	5,000.00	
10/25/2018	014755	SMR MANAGEMENT Management Fees	5,000.00		

Date: 10/25/2018
Time: 11:44:33

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

Public Housing

From: 10/01/2018 To: 10/25/2018

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Memo
10/25/2018	014756	EMPLOYEE\SCREENING REPORTS	Payment	65.00	
			0.00		
10/25/2018	014757	EMPLOYEE\SCREENING REPORTS	Payment	65.00	
		A4194 Other Admin. Expense	65.00		
10/25/2018	014758	SUSAN JONES	Payment	24.00	
		A4150 Travel expenses	24.00		
10/25/2018	014759	USABLE Life	Payment	104.83	
		A4410.45 Maintenance Benefits	104.83		
10/25/2018	014760	LAWNPRO	Payment	432.40	
		A4435 Landscaping/Grounds Contracts	432.40		



AIA Document G701™ – 2017

Change Order

PROJECT: *(Name and address)*

Koppen Gardens - Phase II Improvements
615 Nicollet Avenue
North Mankato, MN 56003

CONTRACT INFORMATION:

Contract For: General Construction
Date: May 4, 2018

CHANGE ORDER INFORMATION:

Change Order Number: 003
Date: October 8, 2018

OWNER: *(Name and address)*

North Mankato Housing and
Redevelopment Authority
615 Nicollet Avenue
North Mankato, MN 56003

ARCHITECT: *(Name and address)*

Brunton Architects, Ltd.
225 Belgrade Avenue
North Mankato, MN 56003

CONTRACTOR: *(Name and address)*

Gosewisch Construction, Inc./ Rice
Companies
901 Summit Avenue
Mankato, MN 56001

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Per Change Request #7

1. Change cabinet layout to a single open cabinet in lieu of dishwasher
2. Add acoustical to room (G16) to match room (G17)
3. Add acoustical to room (G20)

Per Change Request #8

1. Change door hardware in doors G35A & G34A from push/pull plates to latchable with electronic strikes
2. Add electrical fixtures in the 8th floor
3. Move the kitchen island approximately 14" west

Date of project Substantial Completion shall be adjusted to October 11, 2018. Date of Completion for Change Request #7 item 1 and Change Request #8 items 1 and 2 shall be November 2, 2018.

The project Substantial Completion walkthrough will be held on October 11, 2018. If the Architect determines the project to not be Substantially Complete at that time, with the exception of Change Request #7 item 1 and Change Request #8 items 1 and 2, liquidated damages will be enforced for all days after October 8, 2018.

The original Contract Sum was	\$ 350,340.00
The net change by previously authorized Change Orders	\$ 19,545.18
The Contract Sum prior to this Change Order was	\$ 369,885.18
The Contract Sum will be increased by this Change Order in the amount of	\$ 8,075.14
The new Contract Sum including this Change Order will be	\$ 377,960.32

The Contract Time will be increased by Five (5) days.

The new date of Substantial Completion will be October 11, 2018

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

AIA Document G701TM – 2001

Change Order

PROJECT (Name and address):	CHANGE ORDER NUMBER: 004 - REV	OWNER: ☐
Koppen Gardens - Parking Lot	DATE: September 14, 2018	ARCHITECT: ☐
Expansion, Corrections and Seal Coating		CONTRACTOR: ☐
615 Nicollet Avenue		FIELD: ☐
North Mankato, MN.		OTHER: ☐
TO CONTRACTOR (Name and address):	ARCHITECT'S PROJECT NUMBER: 16365-2	
Nielsen Blacktopping, Inc.	CONTRACT DATE: March 27, 2018	
305 Industrial St. E.	CONTRACT FOR: Parking Lot Improvements	
Kasota, MN 56050		

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)
Revisions to Contract Documents per attached Change Order #4 DEDUCT.

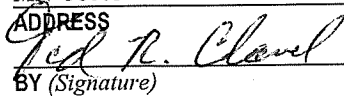
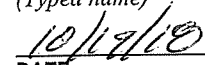
The original Contract Sum was	\$	121,266.50
The net change by previously authorized Change Orders	\$	3,970.00
The Contract Sum prior to this Change Order was	\$	125,236.50
The Contract Sum will be decreased by this Change Order in the amount of	\$	3,004.00
The new Contract Sum including this Change Order will be	\$	122,232.50

The Contract Time will be unchanged by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is September 14, 2018.

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Brunton Architects and Engineers	Nielsen Blacktopping, Inc.	North Mankato Housing and Redevelopment Authority
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)
225 Belgrade Avenue, North Mankato, MN 56003	305 Industrial St. E., Kasota, MN 56050	615 Nicollet Avenue, North Mankato, MN 56003
ADDRESS	ADDRESS	ADDRESS
		
BY (Signature)	BY (Signature)	BY (Signature)
Ted R. Clavel, P.E.	Trent Nielsen	Joleen Pfau
(Typed name)	(Typed name)	(Typed name)
		
DATE	DATE	DATE