

North Mankato Housing and Redevelopment Authority
615 Nicollet Avenue, North Mankato, MN 56003
Regular Meeting
Tuesday, May 29, 2018 – 9:00 a.m.
Koppen Gardens Community Room

AGENDA

- A. Call to Order/Roll Call by Secretary
- B. Amendments to Agenda
- C. Open Meeting Resident
- D. Approval of Minutes: May 1, 2018
- E. Approval of Financials: March 2018
April 2018
- F. Approval of Checks: May Checks#14599 – 14616, EFT
- G. Occupancy: One vacant – One move out for May 31
- H. Old Business: Parking Lot Update
First Floor Update
- I. New Business:
- J. Next Meeting: June 26, 2018
- K. Adjournment

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

1001 Belgrade Avenue, North Mankato, MN 56003

9:00 a.m., May 1, 2018

Roll Call

Members Present: John Daley, Chair
 Lean Bembenek
 Billy Steiner

Members Absent: Nancy Gehrke, Vice Chair
 Jennifer Drganc, Treasurer

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

Amendments to Agenda

A few additional checks were added.

Open Meeting Residents

None appeared.

Approval of Meeting Minutes

Board Member Bembenek moved, seconded by Board Member Steiner, to approve the minutes of March 27, 2018, HRA Regular meeting. Vote on the motion: Aye 3, 0 Nay. Motion carried.

Approval of Financials

Board Member Daley moved, seconded by Board Member Steiner to approve the financials. Vote on the motion: Aye 3, 0 Nay. Motion carried.

Approval of Checks

Board Member Steiner moved, seconded by Board Member Bembenek, to approve the March and April checks. Vote on the motion: Aye 3, 0 Nay. Motion carried.

Occupancy

One vacancy with someone scheduled to move in by the end of the week.

Old Business

Parking Lot/Contract Update

Executive Director Pfau reported the contract with Nielson Blacktopping has been signed. There will be a preconstruction meeting by the end of the month.

Approval First Floor Bid

Executive Director Pfau reported four bids were received and opened. The low bid for \$350,340 was submitted by Gosewich construction. Executive Director Pfau reviewed the financial position of Koppen Gardens and it was determined to accept the bid with all of the alternatives and if Koppen Gardens does not receive the estimated \$70,000 in federal funding they will not complete the bathroom remodel. Discussion was held concerning abating the asbestos that is below the exposed layer of tile. Currently there is no danger because the asbestos is encapsulated. It was determined to investigate the cost for asbestos abatement and determine if it would be possible to lay the carpet over the two layers of tile. Board Member Steiner moved, seconded by Board Member Bembenek to accept the bid from Gosewich Construction with all alternatives included. Vote on the motion: Aye 3, Nay 0. Motion carried.

Set Next Meeting Date

Board Member Bembenek moved, seconded by Board Member Steiner to set the next meeting for May 29, 2018, at 9:00 am. Vote on the motion: Aye 3, Nay 0. Motion carried.

Adjournment

Adjourned at 9:20 a.m.

Chair

Secretary

North Mankato Housing Authority
615 Nicollet Ave

North Mankato, MN 56003-3866
March 31, 2018

7584

BALANCE SHEET

FYE
6-30

ACCT DESCRIPTION

ASSETS

111101	Cash General Fund	\$ 367,701.97
111700	Petty Cash	100.00
112200	Tenants Accounts Receivable	311.06
114500	Accrued Interest	338.96
116200	General Fund Investments	263,985.63
121100	Prepaid Insurance	5,604.39
140002	Development Cost	1,169,610.66
140003	Development Cost Contra	(3,428,385.86)
140005	Accumulated Depreciation	(2,647,487.87)
140006	Land	195,668.66
140007	Building	1,590,070.25
140008	Furniture, Machine, Equipment-Dwell	65,357.82
140009	Furniture, Machine, Equipment-Admin	27,380.13
140016	Land Improvements	129,214.45
140017	Building Improvements	1,619,289.06
140055	Mod Cost Complete	2,258,775.20
	Mod Cost Incomplete	71,460.05
	Capital Fund Operations Contra	
	Capital Fund Non Exp Contra	

TOTAL ASSETS

\$ 1,688,994.56

SURPLUS & LIABILITIES

211400	Tenants Security Deposits	\$ 14,232.96
211410	Tenants Pet Deposits	2,700.00
211499	Security Deposit Interest	(130.12)
213501	Accrued Absences - Current	4,495.68
213502	Accrued Absences - Non-current	3,488.17
213700	Payment in Lieu of Taxes	6,623.47
213701	Pilot Current Year	5,570.53
280200	Investments in Capital Assets	819,278.86
280600	Unrestricted Net Assets	772,194.69
	Capital Fund Advances	(44,085.00)
	Current Year Net Activity	(60,540.32)

TOTAL SURPLUS & LIABILITIES

\$ 1,688,994.56

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BALANCE SHEET

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SUBSIDIARY SCHEDULES

MOD COST INCOMPLETE

961430	Cf 17 Fees & Costs	\$ 11,000.00
961460	CF 2017 Dwelling Structure	<u>60,460.05</u>

TOTAL MOD COST INCOMPLETE

\$ 71,460.05

CAPITAL FUNDS ADVANCES

802917	Cf 501-17 Advances	<u>\$ (44,085.00)</u>
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TOTAL CAPITAL FUNDS NON-EXP.

\$ (44,085.00)

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BUDGET PROGRESS REPORT

FYE
6-30

		CURRENT ACTIVITY	YTD BALANCE	YTD PRORATE BUDGET	(OVER) /UNDER BUDGET
INCOME					
311000	Dwelling Rental	\$ 19,543.00	\$172,097.00	\$174,000.01	\$ 1,903.01
312000	Excess Utilities	0	3,060.00	2,062.49	(997.51)
319000	Nondwelling Rental	250.00	2,250.00	2,250.00	0
	TOTAL RENTAL INCOME	19,793.00	177,407.00	178,312.50	905.50
361000	Investment Interest	\$ 3.34	\$ 74.29	\$ 2,550.01	\$ 2,475.72
369000	Other Tenant Income	1,637.05	15,606.26	19,312.51	3,706.25
802000	Hud Operating Subsidy	8,233.50	80,631.00	0	(80,631.00)
	TOTAL OTHER OPERATING RECEIPTS	9,873.89	96,311.55	21,862.52	(74,449.03)
	TOTAL RECEIPTS	29,666.89	273,718.55	200,175.02	(73,543.53)
EXPENSES					
413000	Legal Expense	0	0	1,499.99	1,499.99
414000	Training	0	0	374.99	374.99
415000	Travel	0	146.00	374.99	228.99
417000	Accounting Fees	0	1,960.00	2,475.00	515.00
417100	Audit Expense	0	2,400.00	2,849.99	449.99
419000	Office Expenses	66.90	1,168.44	2,242.49	1,074.05
419200	Advertising	112.86	462.19	374.99	(87.20)
419300	Telephone	256.09	3,227.58	3,749.99	522.41
419400	Sundry-Administrative	768.14	7,775.21	4,792.50	(2,982.71)
419500	Outside Management	10,000.00	45,000.00	45,000.00	0
	TOTAL ADMINISTRATIVE EXPENSES	11,203.99	62,139.42	63,734.93	1,595.51
422000	Recreation, Publication & Othe	1,765.69	12,888.13	17,850.01	4,961.88
423000	Tenant Contract Costs	10.99	232.11	450.00	217.89
	TOTAL TENANT SERVICES EXPENSE	1,776.68	13,120.24	18,300.01	5,179.77
431000	Water	727.83	5,570.24	11,700.00	6,129.76
432000	Electricity	3,113.46	28,726.17	28,949.99	223.82
433000	Gas	3,687.98	13,646.14	14,999.99	1,353.85
439000	Other Utility Expense	839.03	7,961.17	10,499.99	2,538.82
439100	Garbage Disposal	436.55	8,092.80	11,100.01	3,007.21
	TOTAL UTILITIES EXPENSE	8,804.85	63,996.52	77,249.98	13,253.46
441000	Maintenance Labor	5,887.71	34,419.42	31,312.49	(3,106.93)
441045	Employee Benefits Maintenance	1,024.09	9,623.73	8,212.50	(1,411.23)
442000	Materials	378.74	5,664.35	7,312.50	1,648.15
443000	Contract Costs	226.20	3,241.24	1,125.00	(2,116.24)
443090	Contracts - Cable TV	1,353.42	12,180.78	13,199.99	1,019.21
443200	Heating & Cooling	0	3,842.08	3,000.01	(842.07)

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BUDGET PROGRESS REPORT

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	CURRENT ACTIVITY	YTD BALANCE	YTD PRORATE BUDGET	(OVER)/UNDER BUDGET
443300 Snow Removal	0	613.75	374.99	(238.76)
443400 Elevator	815.08	8,169.11	8,249.99	80.88
443500 Landscape & Grounds	0	1,066.51	1,875.01	808.50
443600 Unit Turnaround	0	1,975.00	0	(1,975.00)
443700 Electrical Contracts	190.00	8,415.11	2,250.00	(6,165.11)
443800 Plumbing	260.00	2,903.93	3,749.99	846.06
443900 Extermination	0	668.09	855.00	186.91
444000 Janitorial	258.90	1,920.20	2,550.01	629.81
444100 Routine contracts	0	1,928.44	0	(1,928.44)
TOTAL MAINTENANCE EXPENSE	10,394.14	96,631.74	84,067.48	(12,564.26)
451000 Insurance - Flood & Bond	59.50	535.50	599.99	64.49
451001 Insurance - Property	1,188.08	10,692.72	10,695.01	2.29
451002 Insurance - Liability	362.67	3,114.03	3,041.24	(72.79)
451003 Insurance - Work Comp	155.92	1,462.53	1,650.01	187.48
452000 Payments In Lieu Of Taxes	0	5,033.62	5,414.99	381.37
457000 Collection Loss	0	0	284.99	284.99
TOTAL GENERAL EXPENSE	1,766.17	20,838.40	21,686.23	847.83
TOTAL ROUTINE EXPENSE	33,945.83	256,726.32	265,038.63	8,312.31
TOTAL EXPENSE	33,945.83	256,726.32	265,038.63	8,312.31

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BUDGET PROGRESS REPORT

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ACCT	DESCRIPTION	-----YEAR TO DATE----- ACTUAL	BUDGET	-PERCENTAGE- OF BUDGET
	INCOME			
311000	Dwelling Rental	\$ 172,097.00	\$ 232,000.00	74.18%
312000	Excess Utilities	3,060.00	2,750.00	111.27
319000	Nondwelling Rental	<u>2,250.00</u>	<u>3,000.00</u>	<u>75.00</u>
	TOTAL RENTAL INCOME	177,407.00	237,750.00	74.62
361000	Investment Interest	\$ 74.29	\$ 3,400.00	2.19%
369000	Other Tenant Income	15,606.26	25,750.00	60.61
802000	Hud Operating Subsidy	<u>80,631.00</u>	<u>0</u>	<u>0</u>
	TOTAL OTHER OPERATING RECEIPTS	96,311.55	29,150.00	330.40
	TOTAL RECEIPTS	273,718.55	266,900.00	102.55
	EXPENSES			
413000	Legal Expense	0	2,000.00	0
414000	Training	0	500.00	0
415000	Travel	146.00	500.00	29.20
417000	Accounting Fees	1,960.00	3,300.00	59.39
417100	Audit Expense	2,400.00	3,800.00	63.16
419000	Office Expenses	1,168.44	2,990.00	39.08
419200	Advertising	462.19	500.00	92.44
419300	Telephone	3,227.58	5,000.00	64.55
419400	Sundry-Administrative	7,775.21	6,390.00	121.68
419500	Outside Management	<u>45,000.00</u>	<u>60,000.00</u>	<u>75.00</u>
	TOTAL ADMINISTRATIVE EXPENSES	62,139.42	84,980.00	73.12
422000	Recreation, Publication & Oth	12,888.13	23,800.00	54.15
423000	Tenant Contract Costs	<u>232.11</u>	<u>600.00</u>	<u>38.69</u>
	TOTAL TENANT SERVICES EXPENSE	13,120.24	24,400.00	53.77
431000	Water	5,570.24	15,600.00	35.71
432000	Electricity	28,726.17	38,600.00	74.42
433000	Gas	13,646.14	20,000.00	68.23
439000	Other Utility Expense	7,961.17	14,000.00	56.87
439100	Garbage Disposal	<u>8,092.80</u>	<u>14,800.00</u>	<u>54.68</u>
	TOTAL UTILITIES EXPENSE	63,996.52	103,000.00	62.13
441000	Maintenance Labor	34,419.42	41,750.00	82.44
441045	Employee Benefits Maintenance	9,623.73	10,950.00	87.89
442000	Materials	5,664.35	9,750.00	58.10

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BUDGET PROGRESS REPORT

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ACCT	DESCRIPTION	-----YEAR TO DATE----- ACTUAL	BUDGET	-PERCENTAGE- OF BUDGET
443000	Contract Costs	3,241.24	1,500.00	216.08
443090	Contracts - Cable TV	12,180.78	17,600.00	69.21
443200	Heating & Cooling	3,842.08	4,000.00	96.05
443300	Snow Removal	613.75	500.00	122.75
443400	Elevator	8,169.11	11,000.00	74.26
443500	Landscape & Grounds	1,066.51	2,500.00	42.66
443600	Unit Turnaround	1,975.00	0	0
443700	Electrical Contracts	8,415.11	3,000.00	280.50
443800	Plumbing	2,903.93	5,000.00	58.08
443900	Extermination	668.09	1,140.00	58.60
444000	Janitorial	1,920.20	3,400.00	56.48
444100	Routine contracts	1,928.44	0	0
	TOTAL MAINTENANCE EXPENSE	96,631.74	112,090.00	86.21
451000	Insurance - Flood & Bond	535.50	800.00	66.94
451001	Insurance - Property	10,692.72	14,260.00	74.98
451002	Insurance - Liability	3,114.03	4,055.00	76.79
451003	Insurance - Work Comp	1,462.53	2,200.00	66.48
452000	Payments In Lieu Of Taxes	5,033.62	7,220.00	69.72
457000	Collection Loss	0	380.00	0
	TOTAL GENERAL EXPENSE	20,838.40	28,915.00	72.07
	TOTAL ROUTINE EXPENSE	256,726.32	353,385.00	72.65
	TOTAL EXPENSE	256,726.32	353,385.00	72.65

North Mankato Housing Authority
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BUDGET PROGRESS / PUM REPORT

FYE

6-30

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ACCT	DESCRIPTION	----- ACTUAL ----- AMOUNT	----- PUM -----	----- BUDGET ----- AMOUNT	----- PUM -----
INCOME					
311000	Dwelling Rental	\$ 172,097.00	\$261.94	\$ 232,000.00	\$264.84
312000	Excess Utilities	3,060.00	4.66	2,750.00	3.14
319000	Nondwelling Rental	2,250.00	3.42	3,000.00	3.42
	TOTAL RENTAL INCOME	<u>177,407.00</u>	<u>270.03</u>	<u>237,750.00</u>	<u>271.40</u>
361000	Investment Interest	\$ 74.29	\$.11	\$ 3,400.00	\$ 3.88
369000	Other Tenant Income	15,606.26	23.75	25,750.00	29.39
802000	Hud Operating Subsidy	80,631.00	122.73		
	TOTAL OTHER OPERATING RECEIPTS	<u>96,311.55</u>	<u>146.59</u>	<u>29,150.00</u>	<u>33.28</u>
	TOTAL RECEIPTS	273,718.55	416.62	266,900.00	304.68
EXPENSES					
413000	Legal Expense			2,000.00	2.28
414000	Training			500.00	.57
415000	Travel	146.00	.22	500.00	.57
7000	Accounting Fees	1,960.00	2.98	3,300.00	3.77
17100	Audit Expense	2,400.00	3.65	3,800.00	4.34
419000	Office Expenses	1,168.44	1.78	2,990.00	3.41
419200	Advertising	462.19	.70	500.00	.57
419300	Telephone	3,227.58	4.91	5,000.00	5.71
419400	Sundry-Administrative	7,775.21	11.83	6,390.00	7.29
419500	Outside Management	45,000.00	68.49	60,000.00	68.49
	TOTAL ADMINISTRATIVE EXPENSES	<u>62,139.42</u>	<u>94.58</u>	<u>84,980.00</u>	<u>97.01</u>
422000	Recreation, Publication & Othe	12,888.13	19.62	23,800.00	27.17
423000	Tenant Contract Costs	232.11	.35	600.00	.68
	TOTAL TENANT SERVICES EXPENSE	<u>13,120.24</u>	<u>19.97</u>	<u>24,400.00</u>	<u>27.85</u>
431000	Water	5,570.24	8.48	15,600.00	17.81
432000	Electricity	28,726.17	43.72	38,600.00	44.06
433000	Gas	13,646.14	20.77	20,000.00	22.83
439000	Other Utility Expense	7,961.17	12.12	14,000.00	15.98
439100	Garbage Disposal	8,092.80	12.32	14,800.00	16.89
	TOTAL UTILITIES EXPENSE	<u>63,996.52</u>	<u>97.41</u>	<u>103,000.00</u>	<u>117.58</u>
441000	Maintenance Labor	34,419.42	52.39	41,750.00	47.66
441045	Employee Benefits Maintenance	9,623.73	14.65	10,950.00	12.50
442000	Materials	5,664.35	8.62	9,750.00	11.13
43000	Contract Costs	3,241.24	4.93	1,500.00	1.71
43090	Contracts - Cable TV	12,180.78	18.54	17,600.00	20.09
443200	Heating & Cooling	3,842.08	5.85	4,000.00	4.57
443300	Snow Removal	613.75	.93	500.00	.57

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BUDGET PROGRESS / PUM REPORT

FYE
6-30

ACCT	DESCRIPTION	----- ACTUAL ----- AMOUNT	----- PUM	----- BUDGET ----- AMOUNT	----- PUM
443400	Elevator	8,169.11	12.43	11,000.00	12.56
443500	Landscape & Grounds	1,066.51	1.62	2,500.00	2.85
443600	Unit Turnaround	1,975.00	3.01		
443700	Electrical Contracts	8,415.11	12.81	3,000.00	3.42
443800	Plumbing	2,903.93	4.42	5,000.00	5.71
443900	Extermination	668.09	1.02	1,140.00	1.30
444000	Janitorial	1,920.20	2.92	3,400.00	3.88
444100	Routine contracts	1,928.44	2.94		
	TOTAL MAINTENANCE EXPENSE	96,631.74	147.08	112,090.00	127.96
451000	Insurance - Flood & Bond	535.50	.82	800.00	.91
451001	Insurance - Property	10,692.72	16.28	14,260.00	16.28
451002	Insurance - Liability	3,114.03	4.74	4,055.00	4.63
451003	Insurance - Work Comp	1,462.53	2.23	2,200.00	2.51
452000	Payments In Lieu Of Taxes	5,033.62	7.66	7,220.00	8.24
457000	Collection Loss			380.00	.43
	TOTAL GENERAL EXPENSE	20,838.40	31.72	28,915.00	33.01
	TOTAL ROUTINE EXPENSE	256,726.32	390.76	353,385.00	403.41
	TOTAL EXPENSE	256,726.32	390.76	353,385.00	403.41

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PILOT CALCULATION

FYE
6-30

		CURRENT PERIOD	5% PILOT CALC	TO DATE	5% PILOT CALC
311000	Dwelling Rental	\$ 19,543.00	\$ 977.15	\$ 172,097.00	\$ 8,604.85
312000	Excess Utilities			3,060.00	153.00
319000	Nondwelling Rental	250.00	12.50	2,250.00	112.50
	TOTAL RENTAL INCOME	<u>19,793.00</u>	<u>989.65</u>	<u>177,407.00</u>	<u>8,870.35</u>
431000	Water	727.83	36.39	5,570.24	278.51
432000	Electricity	3,113.46	155.67	28,726.17	1,436.31
433000	Gas	3,687.98	184.40	13,646.14	682.31
439000	Other Utility Expense	839.03	41.95	7,961.17	398.06
439100	Garbage Disposal	436.55	21.83	8,092.80	404.64
	TOTAL UTILITIES	<u>8,804.85</u>	<u>440.24</u>	<u>63,996.52</u>	<u>3,199.83</u>
		<u>10,988.15</u>	<u>549.41</u>	<u>113,410.48</u>	<u>5,670.52</u>

Account#	Account Title	Current	Balance
111101	Cash General Fund	20,543.51	367,701.97
111700	Petty Cash		100.00
112200	Tenants Accounts Receivable	611.00	311.06
112517	Accounts Receivable Hud - CF 1		.00
114500	Accrued Interest		338.96
116200	General Fund Investments		263,985.63
121100	Prepaid Insurance	1,766.17-	5,604.39
140002	Development Cost		1,169,610.66
140003	Development Cost Contra		3,428,385.86-
140005	Accumulated Depreciation		2,647,487.87-
140006	Land		195,668.66
140007	Building		1,590,070.25
140008	Furniture, Machine, Equipment-Dw		65,357.82
140009	Furniture, Machine, Equipment-Ad		27,380.13
140016	Land Improvements		129,214.45
140017	Building Improvements	17,759.50	1,619,289.06
140055	Mod Cost Complete		2,258,775.20
211100	Accounts Payable Vendors		.00
211400	Tenants Security Deposits	266.66-	14,232.96-
211410	Tenants Pet Deposits		2,700.00-
211499	Security Deposit Interest		130.12
211701	Payroll Deduction - FED WH		.00
211702	Payroll Deduction - Fica/Med		.00
211703	Payroll Deduction State W/H		.00
211705	Payroll Deduction Pension		.00
213501	Accrued Absences - Current		4,495.68-
213502	Accrued Absences - Non-current		3,488.17-
213700	Payment in Lieu of Taxes		6,623.47-
213701	Pilot Current Year	536.91-	5,570.53-
280200	Investments in Capital Assets		819,278.86-
280600	Unrestricted Net Assets		772,194.69-
	** Subtotal **	36,344.27	10,919.73-
311000	Dwelling Rental	19,543.00-	172,097.00-
312000	Excess Utilities		3,060.00-
319000	Nondwelling Rental	250.00-	2,250.00-
361000	Investment Interest	3.34-	74.29-
369000	Other Tenant Income	1,637.05-	15,606.26-
413000	Legal Expense		.00
414000	Training		.00
415000	Travel		146.00
417000	Accounting Fees		1,960.00
417100	Audit Expense		2,400.00
419000	Office Expenses	66.90	1,168.44
419200	Advertising	112.86	462.19
419300	Telephone	256.09	3,227.58
419400	Sundry-Administrative	768.14	7,775.21
419500	Outside Management	10,000.00	45,000.00
422000	Recreation, Publication & Othe	1,765.69	12,888.13
423000	Tenant Contract Costs	10.99	232.11
431000	Water	727.83	5,570.24
432000	Electricity	3,113.46	28,726.17
433000	Gas	3,687.98	13,646.14
439000	Other Utility Expense	839.03	7,961.17

Account#	Account Title	Current	Balance
439100	Garbage Disposal	436.55	8,092.80
441000	Maintenance Labor	5,887.71	34,419.42
441045	Employee Benefits Maintenance	1,024.09	9,623.73
442000	Materials	378.74	5,664.35
443000	Contract Costs	226.20	3,241.24
443090	Contracts - Cable TV	1,353.42	12,180.78
443200	Heating & Cooling		3,842.08
443300	Snow Removal		613.75
443400	Elevator	815.08	8,169.11
443500	Landscape & Grounds		1,066.51
443600	Unit Turnaround		1,975.00
443700	Electrical Contracts	190.00	8,415.11
443800	Plumbing	260.00	2,903.93
443900	Extermination		668.09
444000	Janitorial	258.90	1,920.20
444100	Routine contracts		1,928.44
451000	Insurance - Flood & Bond	59.50	535.50
451001	Insurance - Property	1,188.08	10,692.72
451002	Insurance - Liability	362.67	3,114.03
451003	Insurance - Work Comp	155.92	1,462.53
452000	Payments In Lieu Of Taxes	536.91	5,570.53
457000	Collection Loss		.00
802000	Hud Operating Subsidy	8,233.50-	80,631.00-
802917	Cf 501-17 Advances		44,085.00-
	** Subtotal **	4,815.85	60,540.32-
941410	Cf 16 Administration		.00
941430	Cf 16 Fees & Costs		.00
941460	CF16 Dwelling Structure		.00
961430	Cf 17 Fees & Costs		11,000.00
961450	CF 2017 Site Improvement		.00
961460	CF 2017 Dwelling Structure		60,460.05
	** Subtotal **	.00	71,460.05
	** Total **	41,160.12	.00

North Mankato Housing Authority
615 Nicollet Ave
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March 31, 2018

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Detail General Ledger

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Date	Index	Description	Current Month	Year To Date
02 28	111101	Cash General Fund		
		Beginning Balance		347,158.46 Dr
03 20	111101	014547 Void		
03 31	111101	J010059 Mar 17 Cash Disbursements	49,939.16 Cr	
03 31	111101	J070026 *		
03 31	111101	000001 Jan 18 Cash Receipts	19,866.12 Dr	
03 31	111101	000001 Feb 18 Cash Receipts	21,294.00 Dr	
03 09	111101	J300002 Operating Subsidy *	8,233.50 Dr	
03 09	111101	J300006 Caretaker Apt Rent *	18,988.66 Dr	
03 14	111101	J300008 Rent *	1,074.00 Dr	
03 15	111101	J300010 Laundry *	503.05 Dr	
03 22	111101	J300012 Rent *	520.00 Dr	
03 30	111101	J300014 Interest *	3.34 Dr	
		Current Total	20,543.51 Dr	
		Ending Balance		367,701.97 Dr
02 28	111700	Petty Cash		
		Beginning Balance		100.00 Dr
		Ending Balance		100.00 Dr
02 28	112200	Tenants Accounts Receivable		
		Beginning Balance		299.94 Cr
03 31	112200	001821 To Record March 2018 Rent	20,677.00 Dr	
03 09	112200	000049 Rent	18,472.00 Cr	
03 14	112200	000050 Rent	1,074.00 Cr	
03 22	112200	000052 Rent	520.00 Cr	
		Current Total	611.00 Dr	
		Ending Balance		311.06 Dr
02 28	112517	Accounts Receivable Hud - CF 17		
02 28	114500	Accrued Interest		
		Beginning Balance		338.96 Dr
		Ending Balance		338.96 Dr
02 28	116200	General Fund Investments		
		Beginning Balance		263,985.63 Dr
		Ending Balance		263,985.63 Dr
02 28	121100	Prepaid Insurance		
		Beginning Balance		7,370.56 Dr
03 31	121100	001822 To Write Off Insurance	1,766.17 Cr	
		Current Total	1,766.17 Cr	
		Ending Balance		5,604.39 Dr
02 28	140002	Development Cost		
		Beginning Balance		1169,610.66 Dr
		Ending Balance		1169,610.66 Dr

North Mankato Housing Authority
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Detail General Ledger

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Date	Index	Description	Current Month	Year To Date
02 28	140003	Development Cost Contra		
		Beginning Balance		3428,385.86 Cr
		Ending Balance		3428,385.86 Cr
02 28	140005	Accumulated Depreciation		
		Beginning Balance		2647,487.87 Cr
		Ending Balance		2647,487.87 Cr
02 28	140006	Land		
		Beginning Balance		195,668.66 Dr
		Ending Balance		195,668.66 Dr
02 28	140007	Building		
		Beginning Balance		1590,070.25 Dr
		Ending Balance		1590,070.25 Dr
02 28	140008	Furniture, Machine, Equipment-Dwell		
		Beginning Balance		65,357.82 Dr
		Ending Balance		65,357.82 Dr
02 28	140009	Furniture, Machine, Equipment-Admin		
		Beginning Balance		27,380.13 Dr
		Ending Balance		27,380.13 Dr
02 28	140016	Land Improvements		
		Beginning Balance		129,214.45 Dr
		Ending Balance		129,214.45 Dr
02 28	140017	Building Improvements		
		Beginning Balance		1601,529.56 Dr
03 20	140017	014549 Brunton Architects (Phase	17,759.50 Dr	
		Current Total	17,759.50 Dr	
		Ending Balance		1619,289.06 Dr
02 28	140055	Mod Cost Complete		
		Beginning Balance		2258,775.20 Dr
		Ending Balance		2258,775.20 Dr
02 28	211100	Accounts Payable Vendors		
02 28	211400	Tenants Security Deposits		
		Beginning Balance		13,966.30 Cr
03 09	211400	000049 Security Deposit	266.66 Cr	
		Current Total	266.66 Cr	
		Ending Balance		14,232.96 Cr
02 28	211410	Tenants Pet Deposits		
		Beginning Balance		2,700.00 Cr
		Ending Balance		2,700.00 Cr

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

Current Period: 3/18 Page 3
Tran Date: 3/18 4/23/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
18	1821		To Record March 2018 Renta	112200	20,677.00
19			To Record March 2018 Renta	311000	19,543.00-
20			To Record March 2018 Renta	369000	1,134.00-
21	1822		To Write Off Insurance	451000	59.50
22				451001	1,188.08
23				451002	362.67
24				451003	155.92
25				121100	1,766.17-
26	0		*	111101	
** Totals **				282840700*	.00

Id: 7584 North Mankato Housing Authority
J#: 8 CURRENT YEAR JOURNAL

Current Period: 3/18 Page 4
Tran Date: 3/18 4/23/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1	1		Jan 18 Cash Receipts	111101	19,866.12
2			Feb 18 Cash Receipts	111101	21,294.00
** Totals **				22220200*	41,160.12

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

Current Period: 3/18 Page 5
Tran Date: 3/18 4/23/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1			Current Year Pilot	452000	536.91
2				213701	536.91-
			** Totals **	66570100*	.00

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

Current Period: 3/18 Page 6
Tran Date: 3/18 4/23/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1	48	30918	Operating Subsidy	802000	8,233.50-
2	0	30918	Operating Subsidy *	111101	8,233.50
3	49	30918	Rent	112200	18,472.00-
4			Security Deposit	211400	266.66-
5			Caretaker Apt Rent	319000	250.00-
6	0	30918	Caretaker Apt Rent *	111101	18,988.66
7	50	31418	Rent	112200	1,074.00-
8	0	31418	Rent *	111101	1,074.00
9	51	31518	Laundry	369000	503.05-
10	0	31518	Laundry *	111101	503.05
11	52	32218	Rent	112200	520.00-
12	0	32218	Rent *	111101	520.00
13	53	33018	Interest	361000	3.34-
14	0	33018	Interest *	111101	3.34
** Totals **				306560600*	.00

North Mankato Housing Authority
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BALANCE SHEET

FYE
6-30

ACCT DESCRIPTION

		ASSETS	
111101	Cash General Fund	\$	367,177.27
111700	Petty Cash		100.00
112200	Tenants Accounts Receivable		198.06
114500	Accrued Interest		338.96
116200	General Fund Investments		263,985.63
121100	Prepaid Insurance		3,838.22
140002	Development Cost		1,169,610.66
140003	Development Cost Contra		(3,428,385.86)
140005	Accumulated Depreciation		(2,647,487.87)
140006	Land		195,668.66
140007	Building		1,590,070.25
140008	Furniture, Machine, Equipment-Dwell		65,357.82
140009	Furniture, Machine, Equipment-Admin		27,380.13
140016	Land Improvements		129,214.45
140017	Building Improvements		1,619,289.06
140055	Mod Cost Complete		2,258,775.20
	Mod Cost Incomplete		71,460.05
	Capital Fund Operations Contra		
	Capital Fund Non Exp Contra		

TOTAL ASSETS

\$ 1,686,590.69

SURPLUS & LIABILITIES

211400	Tenants Security Deposits	\$	14,299.62
211410	Tenants Pet Deposits		2,700.00
211499	Security Deposit Interest		(130.12)
213501	Accrued Absences - Current		4,495.68
213502	Accrued Absences - Non-current		3,488.17
213700	Payment in Lieu of Taxes		(190.93)
213701	Pilot Current Year		6,094.17
280200	Investments in Capital Assets		819,278.86
280600	Unrestricted Net Assets		772,194.69
	Capital Fund Advances		(44,085.00)
	Current Year Net Activity		(64,360.55)

TOTAL SURPLUS & LIABILITIES

\$ 1,686,590.69

North Mankato Housing Authority
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BALANCE SHEET

FYE
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SUBSIDIARY SCHEDULES

MOD COST INCOMPLETE

961430	Cf 17 Fees & Costs	\$ 11,000.00
961460	CF 2017 Dwelling Structure	<u>60,460.05</u>

TOTAL MOD COST INCOMPLETE	<u>\$ 71,460.05</u>
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CAPITAL FUNDS ADVANCES

802917	Cf 501-17 Advances	<u>\$ (44,085.00)</u>
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TOTAL CAPITAL FUNDS NON-EXP.	<u>\$ (44,085.00)</u>
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North Mankato Housing Authority
615 Nicollet Ave

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BUDGET PROGRESS REPORT

FYE
6-30

	CURRENT ACTIVITY	YTD BALANCE	YTD PROBATE BUDGET	OVER)/UNDER BUDGET
INCOME				
311000 Dwelling Rental	\$ 19,593.00	\$ 191,690.00	\$ 193,333.34	\$ 1,643.34
312000 Excess Utilities	0	3,060.00	2,291.66	(768.34)
319000 Nondwelling Rental	250.00	2,500.00	2,500.00	0
TOTAL RENTAL INCOME	19,843.00	197,250.00	198,125.00	875.00
361000 Investment Interest	\$ 3.29	\$ 77.58	\$ 2,833.34	\$ 2,755.76
369000 Other Tenant Income	1,872.11	17,478.37	21,458.34	3,979.97
802000 Hud Operating Subsidy	16,109.00	96,740.00	0	(96,740.00)
TOTAL OTHER OPERATING RECEIPTS	17,984.40	114,295.95	24,291.68	(90,004.27)
TOTAL RECEIPTS	37,827.40	311,545.95	222,416.68	(89,129.27)
EXPENSES				
413000 Legal Expense	0	0	1,666.66	1,666.66
414000 Training	0	0	416.66	416.66
415000 Travel	41.08	187.08	416.66	229.58
417000 Accounting Fees	190.00	2,150.00	2,750.00	600.00
417100 Audit Expense	0	2,400.00	3,166.66	766.66
419000 Office Expenses	290.90	1,459.34	2,491.66	1,032.32
419200 Advertising	86.00	548.19	416.66	(131.53)
419300 Telephone	435.79	3,663.37	4,166.66	503.29
419400 Sundry-Administrative	14.42	7,789.63	5,325.00	(2,464.63)
419500 Outside Management	5,000.00	50,000.00	50,000.00	0
TOTAL ADMINISTRATIVE EXPENSES	6,058.19	68,197.61	70,816.62	2,619.01
422000 Recreation, Publication & Othe	769.78	13,657.91	19,833.34	6,175.43
423000 Tenant Contract Costs	0	232.11	500.00	267.89
TOTAL TENANT SERVICES EXPENSE	769.78	13,890.02	20,333.34	6,443.32
431000 Water	743.26	6,313.50	13,000.00	6,686.50
432000 Electricity	3,155.69	31,881.86	32,166.66	284.80
433000 Gas	3,909.08	17,555.22	16,666.66	(888.56)
439000 Other Utility Expense	747.90	8,709.07	11,666.66	2,957.59
439100 Garbage Disposal	564.22	8,657.02	12,333.34	3,676.32
TOTAL UTILITIES EXPENSE	9,120.15	73,116.67	85,833.32	12,716.65
441000 Maintenance Labor	6,028.25	40,447.67	34,791.66	(5,656.01)
441045 Employee Benefits Maintenance	1,044.69	10,668.42	9,125.00	(1,543.42)
442000 Materials	596.31	6,260.66	8,125.00	1,864.34
443000 Contract Costs	783.75	4,024.99	1,250.00	(2,774.99)
443090 Contracts - Cable TV	1,353.42	13,534.20	14,666.66	1,132.46
443200 Heating & Cooling	775.50	4,617.58	3,333.34	(1,284.24)

North Mankato Housing Authority
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BUDGET PROGRESS REPORT

FYE
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	CURRENT ACTIVITY	YTD BALANCE	YTD PROBATE BUDGET	OVER) /UNDER BUDGET
443300 Snow Removal	731.25	1,345.00	416.66	(928.34)
443400 Elevator	815.08	8,984.19	9,166.66	182.47
443500 Landscape & Grounds	0	1,066.51	2,083.34	1,016.83
443600 Unit Turnaround	0	1,975.00	0	(1,975.00)
443700 Electrical Contracts	87.50	8,502.61	2,500.00	(6,002.61)
443800 Plumbing	733.35	3,637.28	4,166.66	529.38
443900 Extermination	0	668.09	950.00	281.91
444000 Janitorial	951.66	2,871.86	2,833.34	(38.52)
444100 Routine contracts	1,868.48	3,796.92	0	(3,796.92)
TOTAL MAINTENANCE EXPENSE	15,769.24	112,400.98	93,408.32	(18,992.66)
451000 Insurance - Flood & Bond	59.50	595.00	666.66	71.66
451001 Insurance - Property	1,188.08	11,880.80	11,883.34	2.54
451002 Insurance - Liability	362.67	3,476.70	3,379.16	(97.54)
451003 Insurance - Work Comp	155.92	1,618.45	1,833.34	214.89
452000 Payments In Lieu Of Taxes	523.64	6,094.17	6,016.66	(77.51)
457000 Collection Loss	0	0	316.66	316.66
TOTAL GENERAL EXPENSE	2,289.81	23,665.12	24,095.82	430.70
TOTAL ROUTINE EXPENSE	34,007.17	291,270.40	294,487.42	3,217.02
TOTAL EXPENSE	34,007.17	291,270.40	294,487.42	3,217.02

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BUDGET PROGRESS REPORT

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ACCT	DESCRIPTION	-----YEAR TO DATE----- ACTUAL	BUDGET	-PERCENTAGE- OF BUDGET
	INCOME			
311000	Dwelling Rental	\$ 191,690.00	\$ 232,000.00	82.63%
312000	Excess Utilities	3,060.00	2,750.00	111.27
319000	Nondwelling Rental	2,500.00	3,000.00	83.33
	TOTAL RENTAL INCOME	197,250.00	237,750.00	82.97
361000	Investment Interest	\$ 77.58	\$ 3,400.00	2.28%
369000	Other Tenant Income	17,478.37	25,750.00	67.88
802000	Hud Operating Subsidy	96,740.00	0	0
	TOTAL OTHER OPERATING RECEIPTS	114,295.95	29,150.00	392.10
	TOTAL RECEIPTS	311,545.95	266,900.00	116.73
	EXPENSES			
413000	Legal Expense	0	2,000.00	0
414000	Training	0	500.00	0
415000	Travel	187.08	500.00	37.42
417000	Accounting Fees	2,150.00	3,300.00	65.15
417100	Audit Expense	2,400.00	3,800.00	63.16
419000	Office Expenses	1,459.34	2,990.00	48.81
419200	Advertising	548.19	500.00	109.64
419300	Telephone	3,663.37	5,000.00	73.27
419400	Sundry-Administrative	7,789.63	6,390.00	121.90
419500	Outside Management	50,000.00	60,000.00	83.33
	TOTAL ADMINISTRATIVE EXPENSES	68,197.61	84,980.00	80.25
422000	Recreation, Publication & Oth	13,657.91	23,800.00	57.39
423000	Tenant Contract Costs	232.11	600.00	38.69
	TOTAL TENANT SERVICES EXPENSE	13,890.02	24,400.00	56.93
431000	Water	6,313.50	15,600.00	40.47
432000	Electricity	31,881.86	38,600.00	82.60
433000	Gas	17,555.22	20,000.00	87.78
439000	Other Utility Expense	8,709.07	14,000.00	62.21
439100	Garbage Disposal	8,657.02	14,800.00	58.49
	TOTAL UTILITIES EXPENSE	73,116.67	103,000.00	70.99
441000	Maintenance Labor	40,447.67	41,750.00	96.88
441045	Employee Benefits Maintenance	10,668.42	10,950.00	97.43
442000	Materials	6,260.66	9,750.00	64.21

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BUDGET PROGRESS REPORT

FYE
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ACCT	DESCRIPTION	-----YEAR TO DATE----- ACTUAL	BUDGET	-PERCENTAGE- OF BUDGET
443000	Contract Costs	4,024.99	1,500.00	268.33
443090	Contracts - Cable TV	13,534.20	17,600.00	76.90
443200	Heating & Cooling	4,617.58	4,000.00	115.44
443300	Snow Removal	1,345.00	500.00	269.00
443400	Elevator	8,984.19	11,000.00	81.67
443500	Landscape & Grounds	1,066.51	2,500.00	42.66
443600	Unit Turnaround	1,975.00	0	0
443700	Electrical Contracts	8,502.61	3,000.00	283.42
443800	Plumbing	3,637.28	5,000.00	72.75
443900	Extermination	668.09	1,140.00	58.60
444000	Janitorial	2,871.86	3,400.00	84.47
444100	Routine contracts	3,796.92	0	0
	TOTAL MAINTENANCE EXPENSE	112,400.98	112,090.00	100.28
451000	Insurance - Flood & Bond	595.00	800.00	74.38
451001	Insurance - Property	11,880.80	14,260.00	83.32
451002	Insurance - Liability	3,476.70	4,055.00	85.74
451003	Insurance - Work Comp	1,618.45	2,200.00	73.57
452000	Payments In Lieu Of Taxes	6,094.17	7,220.00	84.41
457000	Collection Loss	0	380.00	0
	TOTAL GENERAL EXPENSE	23,665.12	28,915.00	81.84
	TOTAL ROUTINE EXPENSE	291,270.40	353,385.00	82.42
	TOTAL EXPENSE	291,270.40	353,385.00	82.42

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BUDGET PROGRESS / PUM REPORT

ACCT	DESCRIPTION	----- ACTUAL AMOUNT	----- PUM	----- BUDGET AMOUNT	----- PUM
INCOME					
311000	Dwelling Rental	\$ 191,690.00	\$262.59	\$ 232,000.00	\$264.84
312000	Excess Utilities	3,060.00	4.19	2,750.00	3.14
319000	Nondwelling Rental	2,500.00	3.42	3,000.00	3.42
	TOTAL RENTAL INCOME	197,250.00	270.21	237,750.00	271.40
361000	Investment Interest	\$ 77.58	\$.11	\$ 3,400.00	\$ 3.88
369000	Other Tenant Income	17,478.37	23.94	25,750.00	29.39
802000	Hud Operating Subsidy	96,740.00	132.52		
	TOTAL OTHER OPERATING RECEIPTS	114,295.95	156.57	29,150.00	33.28
	TOTAL RECEIPTS	311,545.95	426.78	266,900.00	304.68
EXPENSES					
413000	Legal Expense			2,000.00	2.28
414000	Training			500.00	.57
415000	Travel	187.08	.26	500.00	.57
417000	Accounting Fees	2,150.00	2.95	3,300.00	3.77
417100	Audit Expense	2,400.00	3.29	3,800.00	4.34
419000	Office Expenses	1,459.34	2.00	2,990.00	3.41
419200	Advertising	548.19	.75	500.00	.57
419300	Telephone	3,663.37	5.02	5,000.00	5.71
419400	Sundry-Administrative	7,789.63	10.67	6,390.00	7.29
419500	Outside Management	50,000.00	68.49	60,000.00	68.49
	TOTAL ADMINISTRATIVE EXPENSES	68,197.61	93.42	84,980.00	97.01
422000	Recreation, Publication & Othe	13,657.91	18.71	23,800.00	27.17
423000	Tenant Contract Costs	232.11	.32	600.00	.68
	TOTAL TENANT SERVICES EXPENSE	13,890.02	19.03	24,400.00	27.85
431000	Water	6,313.50	8.65	15,600.00	17.81
432000	Electricity	31,881.86	43.67	38,600.00	44.06
433000	Gas	17,555.22	24.05	20,000.00	22.83
439000	Other Utility Expense	8,709.07	11.93	14,000.00	15.98
439100	Garbage Disposal	8,657.02	11.86	14,800.00	16.89
	TOTAL UTILITIES EXPENSE	73,116.67	100.16	103,000.00	117.58
441000	Maintenance Labor	40,447.67	55.41	41,750.00	47.66
441045	Employee Benefits Maintenance	10,668.42	14.61	10,950.00	12.50
442000	Materials	6,260.66	8.58	9,750.00	11.13
443000	Contract Costs	4,024.99	5.51	1,500.00	1.71
443090	Contracts - Cable TV	13,534.20	18.54	17,600.00	20.09
443200	Heating & Cooling	4,617.58	6.33	4,000.00	4.57
443300	Snow Removal	1,345.00	1.84	500.00	.57

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BUDGET PROGRESS / PUM REPORT

ACCT	DESCRIPTION	----- ACTUAL ----- AMOUNT	PUM	----- BUDGET ----- AMOUNT	PUM
443400	Elevator	8,984.19	12.31	11,000.00	12.56
443500	Landscape & Grounds	1,066.51	1.46	2,500.00	2.85
443600	Unit Turnaround	1,975.00	2.71		
443700	Electrical Contracts	8,502.61	11.65	3,000.00	3.42
443800	Plumbing	3,637.28	4.98	5,000.00	5.71
443900	Extermination	668.09	.92	1,140.00	1.30
444000	Janitorial	2,871.86	3.93	3,400.00	3.88
444100	Routine contracts	3,796.92	5.20		
	TOTAL MAINTENANCE EXPENSE	112,400.98	153.97	112,090.00	127.96
451000	Insurance - Flood & Bond	595.00	.82	800.00	.91
451001	Insurance - Property	11,880.80	16.28	14,260.00	16.28
451002	Insurance - Liability	3,476.70	4.76	4,055.00	4.63
451003	Insurance - Work Comp	1,618.45	2.22	2,200.00	2.51
452000	Payments In Lieu Of Taxes	6,094.17	8.35	7,220.00	8.24
457000	Collection Loss			380.00	.43
	TOTAL GENERAL EXPENSE	23,665.12	32.42	28,915.00	33.01
	TOTAL ROUTINE EXPENSE	291,270.40	399.00	353,385.00	403.41
	TOTAL EXPENSE	291,270.40	399.00	353,385.00	403.41

Account#	Account Title	Current	Balance
111101	Cash General Fund	524.70-	367,177.27
111700	Petty Cash		100.00
112200	Tenants Accounts Receivable	113.00-	198.06
112517	Accounts Receivable Hud - CF 1		.00
114500	Accrued Interest		338.96
116200	General Fund Investments		263,985.63
121100	Prepaid Insurance	1,766.17-	3,838.22
140002	Development Cost		1,169,610.66
140003	Development Cost Contra		3,428,385.86-
140005	Accumulated Depreciation		2,647,487.87-
140006	Land		195,668.66
140007	Building		1,590,070.25
140008	Furniture,Machine,Equipment-Dw		65,357.82
140009	Furniture,Machine,Equipment-Ad		27,380.13
140016	Land Improvements		129,214.45
140017	Building Improvements		1,619,289.06
140055	Mod Cost Complete		2,258,775.20
211100	Accounts Payable Vendors		.00
211400	Tenants Security Deposits	66.66-	14,299.62-
211410	Tenants Pet Deposits		2,700.00-
211499	Security Deposit Interest		130.12
211701	Payroll Deduction - FED WH		.00
211702	Payroll Deduction - Fica/Med		.00
211703	Payroll Deduction State W/H		.00
211705	Payroll Deduction Pension		.00
213501	Accrued Absences - Current		4,495.68-
213502	Accrued Absences - Non-current		3,488.17-
213700	Payment in Lieu of Taxes	6,814.40	190.93
213701	Pilot Current Year	523.64-	6,094.17-
280200	Investments in Capital Assets		819,278.86-
280600	Unrestricted Net Assets		772,194.69-
	** Subtotal **	3,820.23	7,099.50-
311000	Dwelling Rental	19,593.00-	191,690.00-
312000	Excess Utilities		3,060.00-
319000	Nondwelling Rental	250.00-	2,500.00-
361000	Investment Interest	3.29-	77.58-
369000	Other Tenant Income	1,872.11-	17,478.37-
413000	Legal Expense		.00
414000	Training		.00
415000	Travel	41.08	187.08
417000	Accounting Fees	190.00	2,150.00
417100	Audit Expense		2,400.00
419000	Office Expenses	290.90	1,459.34
419200	Advertising	86.00	548.19
419300	Telephone	435.79	3,663.37
419400	Sundry-Administrative	14.42	7,789.63
419500	Outside Management	5,000.00	50,000.00
422000	Recreation, Publication & Othe	769.78	13,657.91
423000	Tenant Contract Costs		232.11
431000	Water	743.26	6,313.50
432000	Electricity	3,155.69	31,881.86
433000	Gas	3,909.08	17,555.22
439000	Other Utility Expense	747.90	8,709.07

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Trial Balance

Period ending: 4/30/18
Run Time: 9:46 AM

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Account#	Account Title	Current	Balance
439100	Garbage Disposal	564.22	8,657.02
441000	Maintenance Labor	6,028.25	40,447.67
441045	Employee Benefits Maintenance	1,044.69	10,668.42
442000	Materials	596.31	6,260.66
443000	Contract Costs	783.75	4,024.99
443090	Contracts - Cable TV	1,353.42	13,534.20
443200	Heating & Cooling	775.50	4,617.58
443300	Snow Removal	731.25	1,345.00
443400	Elevator	815.08	8,984.19
443500	Landscape & Grounds		1,066.51
443600	Unit Turnaround		1,975.00
443700	Electrical Contracts	87.50	8,502.61
443800	Plumbing	733.35	3,637.28
443900	Extermination		668.09
444000	Janitorial	951.66	2,871.86
444100	Routine contracts	1,868.48	3,796.92
451000	Insurance - Flood & Bond	59.50	595.00
451001	Insurance - Property	1,188.08	11,880.80
451002	Insurance - Liability	362.67	3,476.70
451003	Insurance - Work Comp	155.92	1,618.45
452000	Payments In Lieu Of Taxes	523.64	6,094.17
457000	Collection Loss		.00
802000	Hud Operating Subsidy	16,109.00-	96,740.00-
802917	Cf 501-17 Advances		44,085.00-
	** Subtotal **	3,820.23-	64,360.55-
941410	Cf 16 Administration		.00
941430	Cf 16 Fees & Costs		.00
941460	CF16 Dwelling Structure		.00
961430	Cf 17 Fees & Costs		11,000.00
961450	CF 2017 Site Improvement		.00
961460	CF 2017 Dwelling Structure		60,460.05
	** Subtotal **	.00	71,460.05
	** Total **	.00	.00

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Date	Index	Description	Current Month	Year To Date
03 31	111101	Cash General Fund		
		Beginning Balance		367,701.97 Dr
04 30	111101	J010066 APR18 Cash Disbursements	38,610.76 Cr	
04 16	111101	J300005 Security Deposit *	19,250.77 Dr	
04 17	111101	J300007 Laundry *	530.00 Dr	
04 26	111101	J300009 Rent *	2,193.00 Dr	
04 27	111101	J300011 Operating Subsidy *	16,109.00 Dr	
04 30	111101	J300013 Interest *	3.29 Dr	
		Current Total	524.70 Cr	
		Ending Balance		367,177.27 Dr
03 31	111700	Petty Cash		
		Beginning Balance		100.00 Dr
		Ending Balance		100.00 Dr
03 31	112200	Tenants Accounts Receivable		
		Beginning Balance		311.06 Dr
04 24	112200	004013 Return Deposit Item	79.00 Dr	
04 30	112200	001823 To Record April 2018 Rent	20,799.00 Dr	
04 16	112200	000056 Rent	18,798.00 Cr	
04 26	112200	000058 Rent	2,193.00 Cr	
		Current Total	113.00 Cr	
		Ending Balance		198.06 Dr
03 31	112517	Accounts Receivable Hud - CF 17		
03 31	114500	Accrued Interest		
		Beginning Balance		338.96 Dr
		Ending Balance		338.96 Dr
03 31	116200	General Fund Investments		
		Beginning Balance		263,985.63 Dr
		Ending Balance		263,985.63 Dr
03 31	121100	Prepaid Insurance		
		Beginning Balance		5,604.39 Dr
04 30	121100	001824 To Write Off Insurance	1,766.17 Cr	
		Current Total	1,766.17 Cr	
		Ending Balance		3,838.22 Dr
03 31	140002	Development Cost		
		Beginning Balance		1169,610.66 Dr
		Ending Balance		1169,610.66 Dr
03 31	140003	Development Cost Contra		
		Beginning Balance		3428,385.86 Cr
		Ending Balance		3428,385.86 Cr
03 31	140005	Accumulated Depreciation		
		Beginning Balance		2647,487.87 Cr

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Date	Index	Description	Current Month	Year To Date
		Ending Balance		2647,487.87 Cr
03 31	140006	Land		
		Beginning Balance		195,668.66 Dr
		Ending Balance		195,668.66 Dr
03 31	140007	Building		
		Beginning Balance		1590,070.25 Dr
		Ending Balance		1590,070.25 Dr
03 31	140008	Furniture,Machine,Equipment-Dwell		
		Beginning Balance		65,357.82 Dr
		Ending Balance		65,357.82 Dr
03 31	140009	Furniture,Machine,Equipment-Admin		
		Beginning Balance		27,380.13 Dr
		Ending Balance		27,380.13 Dr
03 31	140016	Land Improvements		
		Beginning Balance		129,214.45 Dr
		Ending Balance		129,214.45 Dr
03 31	140017	Building Improvements		
		Beginning Balance		1619,289.06 Dr
		Ending Balance		1619,289.06 Dr
03 31	140055	Mod Cost Complete		
		Beginning Balance		2258,775.20 Dr
		Ending Balance		2258,775.20 Dr
03 31	211100	Accounts Payable Vendors		
03 31	211400	Tenants Security Deposits		
		Beginning Balance		14,232.96 Cr
04 16	211400	000056 Security Deposit	66.66 Cr	
		Current Total	66.66 Cr	
		Ending Balance		14,299.62 Cr
03 31	211410	Tenants Pet Deposits		
		Beginning Balance		2,700.00 Cr
		Ending Balance		2,700.00 Cr
03 31	211499	Security Deposit Interest		
		Beginning Balance		130.12 Dr
		Ending Balance		130.12 Dr
03 31	211701	Payroll Deduction - FED WH		
04 13	211701	004001 Bruce Ahlschlager	137.21 Cr	
04 13	211701	004002 Robert J Dekruif	27.92 Cr	
04 30	211701	004008 Bruce Ahlschlager	170.60 Cr	

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Date	Index	Description	Current Month	Year To Date
04 30	211701	004009 Robert J Dekruif	27.92 Cr	
04 30	211701	004012 Eftps	<u>363.65 Dr</u>	
		Current Total		
		Ending Balance		
03 31	211702	Payroll Deduction - Fica/Med		
04 13	211702	004001 Bruce Ahlschlager	133.20 Cr	
04 13	211702	004002 Robert J Dekruif	86.06 Cr	
04 30	211702	004008 Bruce Ahlschlager	155.84 Cr	
04 30	211702	004009 Robert J Dekruif	86.06 Cr	
04 30	211702	004012 Eftps	<u>461.16 Dr</u>	
		Current Total		
		Ending Balance		
03 31	211703	Payroll Deduction State W/H		
04 13	211703	004001 Bruce Ahlschlager	70.90 Cr	
04 13	211703	004002 Robert J Dekruif	17.94 Cr	
04 30	211703	004008 Bruce Ahlschlager	90.52 Cr	
04 30	211703	004009 Robert J Dekruif	17.94 Cr	
04 30	211703	004011 Mn Dept Of Revenue	<u>197.30 Dr</u>	
		Current Total		
		Ending Balance		
03 31	211705	Payroll Deduction Pension		
04 13	211705	004001 Bruce Ahlschlager	204.47 Cr	
04 30	211705	004008 Bruce Ahlschlager	222.23 Cr	
04 30	211705	014594 Security Benefits	200.00 Dr	
04 30	211705	014595 Security Benefits	<u>226.70 Dr</u>	
		Current Total		
		Ending Balance		
03 31	213501	Accrued Absences - Current		
		Beginning Balance		4,495.68 Cr
		Ending Balance		4,495.68 Cr
03 31	213502	Accrued Absences - Non-current		
		Beginning Balance		3,488.17 Cr
		Ending Balance		3,488.17 Cr
03 31	213700	Payment in Lieu of Taxes		
		Beginning Balance		6,623.47 Cr
04 20	213700	014591 Nicollet County Auditor-T	100.00 Dr	
04 20	213700	014592 Nicollet County Auditor-T	<u>6,714.40 Dr</u>	
		Current Total	6,814.40 Dr	
		Ending Balance		190.93 Dr
03 31	213701	Pilot Current Year		
		Beginning Balance		5,570.53 Cr
04 30	213701	J110002 Current Year Pilot	<u>523.64 Cr</u>	
		Current Total	523.64 Cr	

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Date	Index	Description	Current Month	Year To Date
		Ending Balance		6,094.17 Cr
03 31	280200	Investments in Capital Assets		
		Beginning Balance		819,278.86 Cr
		Ending Balance		819,278.86 Cr
03 31	280600	Unrestricted Net Assets		
		Beginning Balance		772,194.69 Cr
		Ending Balance		772,194.69 Cr
03 31	311000	Dwelling Rental		
		Beginning Balance		172,097.00 Cr
04 30	311000	001823 To Record April 2018 Rent	19,593.00 Cr	
		Current Total	19,593.00 Cr	
		Ending Balance		191,690.00 Cr
03 31	312000	Excess Utilities		
		Beginning Balance		3,060.00 Cr
		Ending Balance		3,060.00 Cr
03 31	319000	Nondwelling Rental		
		Beginning Balance		2,250.00 Cr
04 16	319000	000056 Caretaker Apt Rent	250.00 Cr	
		Current Total	250.00 Cr	
		Ending Balance		2,500.00 Cr
03 31	361000	Investment Interest		
		Beginning Balance		74.29 Cr
04 30	361000	000060 Interest	3.29 Cr	
		Current Total	3.29 Cr	
		Ending Balance		77.58 Cr
03 31	369000	Other Tenant Income		
		Beginning Balance		15,606.26 Cr
04 30	369000	001823 To Record April 2018 Rent	1,206.00 Cr	
04 16	369000	000056 Pepsi	136.11 Cr	
04 17	369000	000057 Laundry	530.00 Cr	
		Current Total	1,872.11 Cr	
		Ending Balance		17,478.37 Cr
03 31	413000	Legal Expense		
03 31	414000	Training		
03 31	415000	Travel		
		Beginning Balance		146.00 Dr
04 20	415000	014586 Myron Wendland	41.08 Dr	
		Current Total	41.08 Dr	
		Ending Balance		187.08 Dr

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Date	Index	Description	Current Month	Year To Date
03 31	417000	Accounting Fees		
		Beginning Balance		1,960.00 Dr
04 20	417000	014574 C Naber & Associates	<u>190.00 Dr</u>	
		Current Total	190.00 Dr	
		Ending Balance		2,150.00 Dr
03 31	417100	Audit Expense		
		Beginning Balance		2,400.00 Dr
		Ending Balance		2,400.00 Dr
03 31	419000	Office Expenses		
		Beginning Balance		1,168.44 Dr
04 20	419000	004004 Consolidated	66.90 Dr	
04 30	419000	014597 Nan McKay & Associates In	<u>224.00 Dr</u>	
		Current Total	290.90 Dr	
		Ending Balance		1,459.34 Dr
03 31	419200	Advertising		
		Beginning Balance		462.19 Dr
04 20	419200	014576 The Free Press	<u>86.00 Dr</u>	
		Current Total	86.00 Dr	
		Ending Balance		548.19 Dr
03 31	419300	Telephone		
		Beginning Balance		3,227.58 Dr
04 20	419300	004004 Consolidated	255.37 Dr	
04 20	419300	014573 Bruce Ahlschlager	80.00 Dr	
04 20	419300	014581 Mas Communications	<u>100.42 Dr</u>	
		Current Total	435.79 Dr	
		Ending Balance		3,663.37 Dr
03 31	419400	Sundry-Administrative		
		Beginning Balance		7,775.21 Dr
04 30	419400	004010 Bank Fees	<u>14.42 Dr</u>	
		Current Total	14.42 Dr	
		Ending Balance		7,789.63 Dr
03 31	419500	Outside Management		
		Beginning Balance		45,000.00 Dr
04 20	419500	014589 Smr Management	<u>5,000.00 Dr</u>	
		Current Total	5,000.00 Dr	
		Ending Balance		50,000.00 Dr
03 31	422000	Recreation, Publication & Other		
		Beginning Balance		12,888.13 Dr
04 20	422000	014572 Robert J Dekruif	524.08 Dr	
04 20	422000	014575 Culligan	41.00 Dr	
04 20	422000	014578 J D Truffles	<u>204.70 Dr</u>	
		Current Total	769.78 Dr	
		Ending Balance		13,657.91 Dr

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Date	Index	Description	Current Month	Year To Date
03 31	423000	Tenant Contract Costs		
		Beginning Balance		232.11 Dr
		Ending Balance		232.11 Dr
03 31	431000	Water		
		Beginning Balance		5,570.24 Dr
04 20	431000	004003 City Of North Mankato (11	743.26 Dr	
		Current Total	743.26 Dr	
		Ending Balance		6,313.50 Dr
03 31	432000	Electricity		
		Beginning Balance		28,726.17 Dr
04 20	432000	004005 Xcel Energy (34,560)	3,155.69 Dr	
		Current Total	3,155.69 Dr	
		Ending Balance		31,881.86 Dr
03 31	433000	Gas		
		Beginning Balance		13,646.14 Dr
04 20	433000	004007 Centerpoint Energy (5456)	3,909.08 Dr	
		Current Total	3,909.08 Dr	
		Ending Balance		17,555.22 Dr
03 31	439000	Other Utility Expense		
		Beginning Balance		7,961.17 Dr
04 20	439000	004003 City Of North Mankato	747.90 Dr	
		Current Total	747.90 Dr	
		Ending Balance		8,709.07 Dr
03 31	439100	Garbage Disposal		
		Beginning Balance		8,092.80 Dr
04 20	439100	004006 Waste Management	564.22 Dr	
		Current Total	564.22 Dr	
		Ending Balance		8,657.02 Dr
03 31	441000	Maintenance Labor		
		Beginning Balance		34,419.42 Dr
04 13	441000	004001 Bruce Ahlschlager	1,741.10 Dr	
04 13	441000	004002 Robert J Dekruif	1,125.00 Dr	
04 30	441000	004008 Bruce Ahlschlager	2,037.15 Dr	
04 30	441000	004009 Robert J Dekruif	1,125.00 Dr	
		Current Total	6,028.25 Dr	
		Ending Balance		40,447.67 Dr
03 31	441045	Employee Benefits Maintenance		
		Beginning Balance		9,623.73 Dr
04 20	441045	014573 Bruce Ahlschlager	214.20 Dr	
04 20	441045	014593 Usuable Life	104.83 Dr	
04 30	441045	004012 Eftps	461.16 Dr	
04 30	441045	014595 Security Benefits	264.50 Dr	
		Current Total	1,044.69 Dr	

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Date	Index	Description	Current Month	Year To Date
		Ending Balance		10,668.42 Dr
03 31	442000	Materials		
		Beginning Balance		5,664.35 Dr
04 20	442000	014573 Bruce Ahlschlager	238.92 Dr	
04 20	442000	014579 Lloyd Lumber CO	7.30 Dr	
04 20	442000	014580 Menards - Mankato	289.80 Dr	
04 30	442000	014596 Menards - Mankato	60.29 Dr	
		Current Total	596.31 Dr	
		Ending Balance		6,260.66 Dr
03 31	443000	Contract Costs		
		Beginning Balance		3,241.24 Dr
04 20	443000	014573 Bruce Ahlschlager	133.75 Dr	
04 20	443000	014585 Mkc Inc	650.00 Dr	
		Current Total	783.75 Dr	
		Ending Balance		4,024.99 Dr
03 31	443090	Contracts - Cable TV		
		Beginning Balance		12,180.78 Dr
04 20	443090	004004 Consolidated	1,353.42 Dr	
		Current Total	1,353.42 Dr	
		Ending Balance		13,534.20 Dr
03 31	443200	Heating & Cooling		
		Beginning Balance		3,842.08 Dr
04 20	443200	014577 Ferguson Enterprises Inc	290.50 Dr	
04 20	443200	014583 Mn Dept Of Labor	120.00 Dr	
04 20	443200	014587 Schwickert's	365.00 Dr	
		Current Total	775.50 Dr	
		Ending Balance		4,617.58 Dr
03 31	443300	Snow Removal		
		Beginning Balance		613.75 Dr
04 20	443300	014588 Steve Starrett Constructi	731.25 Dr	
		Current Total	731.25 Dr	
		Ending Balance		1,345.00 Dr
03 31	443400	Elevator		
		Beginning Balance		8,169.11 Dr
04 20	443400	014584 Minnesota Elevator Inc	815.08 Dr	
		Current Total	815.08 Dr	
		Ending Balance		8,984.19 Dr
03 31	443500	Landscape & Grounds		
		Beginning Balance		1,066.51 Dr
		Ending Balance		1,066.51 Dr
03 31	443600	Unit Turnaround		
		Beginning Balance		1,975.00 Dr

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Date	Index	Description	Current Month	Year To Date
		Ending Balance		1,975.00 Dr
03 31	443700	Electrical Contracts		
		Beginning Balance		8,415.11 Dr
04 30	443700	014598 Electrical & Communicatio	<u>87.50 Dr</u>	
		Current Total	87.50 Dr	
		Ending Balance		8,502.61 Dr
03 31	443800	Plumbing		
		Beginning Balance		2,903.93 Dr
04 20	443800	014587 Schwickert's	<u>733.35 Dr</u>	
		Current Total	733.35 Dr	
		Ending Balance		3,637.28 Dr
03 31	443900	Extermination		
		Beginning Balance		668.09 Dr
		Ending Balance		668.09 Dr
03 31	444000	Janitorial		
		Beginning Balance		1,920.20 Dr
04 20	444000	014571 Abestrol Inc	660.40 Dr	
04 20	444000	014582 Mrci	<u>291.26 Dr</u>	
		Current Total	951.66 Dr	
		Ending Balance		2,871.86 Dr
03 31	444100	Routine contracts		
		Beginning Balance		1,928.44 Dr
04 20	444100	014590 Tyco Simplex Grinnell	<u>1,868.48 Dr</u>	
		Current Total	1,868.48 Dr	
		Ending Balance		3,796.92 Dr
03 31	451000	Insurance - Flood & Bond		
		Beginning Balance		535.50 Dr
04 30	451000	001824 To Write Off Insurance	<u>59.50 Dr</u>	
		Current Total	59.50 Dr	
		Ending Balance		595.00 Dr
03 31	451001	Insurance - Property		
		Beginning Balance		10,692.72 Dr
04 30	451001	001824 To Write Off Insurance	<u>1,188.08 Dr</u>	
		Current Total	1,188.08 Dr	
		Ending Balance		11,880.80 Dr
03 31	451002	Insurance - Liability		
		Beginning Balance		3,114.03 Dr
04 30	451002	001824 To Write Off Insurance	<u>362.67 Dr</u>	
		Current Total	362.67 Dr	
		Ending Balance		3,476.70 Dr

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

7584

Detail General Ledger

6-30

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Date	Index	Description	Current Month	Year To Date
03 31	451003	Insurance - Work Comp		
		Beginning Balance		1,462.53 Dr
04 30	451003	001824 To Write Off Insurance	<u>155.92 Dr</u>	
		Current Total	155.92 Dr	
		Ending Balance		1,618.45 Dr
03 31	452000	Payments In Lieu Of Taxes		
		Beginning Balance		5,570.53 Dr
04 30	452000	J110001 Current Year Pilot	<u>523.64 Dr</u>	
		Current Total	523.64 Dr	
		Ending Balance		6,094.17 Dr
03 31	457000	Collection Loss		
03 31	802000	Hud Operating Subsidy		
		Beginning Balance		80,631.00 Cr
04 27	802000	000059 Operating Subsidy	<u>16,109.00 Cr</u>	
		Current Total	16,109.00 Cr	
		Ending Balance		96,740.00 Cr
03 31	802917	Cf 501-17 Advances		
		Beginning Balance		44,085.00 Cr
		Ending Balance		44,085.00 Cr
03 31	941410	Cf 16 Administration		
03 31	941430	Cf 16 Fees & Costs		
03 31	941460	CF16 Dwelling Structure		
03 31	961430	Cf 17 Fees & Costs		
		Beginning Balance		11,000.00 Dr
		Ending Balance		11,000.00 Dr
03 31	961450	CF 2017 Site Improvement		
03 31	961460	CF 2017 Dwelling Structure		
		Beginning Balance		60,460.05 Dr
		Ending Balance		60,460.05 Dr
Line Count: 171				.00

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

Current Period: 4/18 Page 4
Tran Date: 4/18 5/22/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1	1823		To Record April 2018 Renta	112200	20,799.00
2			To Record April 2018 Renta	311000	19,593.00-
3			To Record April 2018 Renta	369000	1,206.00-
4	1824		To Write Off Insurance	451000	59.50
5				451001	1,188.08
6				451002	362.67
7				451003	155.92
8				121100	1,766.17-
** Totals **				271730600*	.00

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

Current Period: 4/18 Page 5
Tran Date: 4/18 5/22/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1			Current Year Pilot	452000	523.64
2				213701	523.64-
** Totals **				66570100*	.00

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

Current Period: 4/18 Page 6
Tran Date: 4/18 5/22/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1	56	41618	Caretaker Apt Rent	319000	250.00-
2			Pepsi	369000	136.11-
3			Rent	112200	18,798.00-
4			Security Deposit	211400	66.66-
5	0	41618	Security Deposit *	111101	19,250.77
6	57	41718	Laundry	369000	530.00-
7	0	41718	Laundry *	111101	530.00
8	58	42618	Rent	112200	2,193.00-
9	0	42618	Rent *	111101	2,193.00
10	59	42718	Operating Subsidy	802000	16,109.00-
11	0	42718	Operating Subsidy *	111101	16,109.00
12	60	43018	Interest	361000	3.29-
13	0	43018	Interest *	111101	3.29
** Totals **				321130500*	.00

Register - Basic Listing

Public Housing

From: 05/01/2018 To: 05/21/2018

Navy Bulls Paid

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
014599	05/21/2018	Bruce Ahlschlager	Payment	214.20	INS REIMBURSEMENT MAY
014600	05/21/2018	BRUNTON ARCHITECTS & ENGINEERS	Payment	13,270.38	18135;5/18; ARCHITECT
014601	05/21/2018	C. Naber & Associates	Payment	190.00	38751;4/30;APRIL MONTH END
014602	05/21/2018	CULLIGAN WATER CONDITIONING	Payment	75.37	4/30; 5-5 GAL WTRS
014603	05/21/2018	Housing Data Systems, Inc.	Payment	120.00	225421;5/1; 4/1-6/30/18 SERVIC E
014604	05/21/2018	Jetter Clean Inc.	Payment	175.00	M56890;4/12; 505 KIT SINK
014605	05/21/2018	Lloyd Lumber Co.	Payment	7.30	633767;4/3/18;WASHER
014606	05/21/2018	Minnesota Elevator, Inc	Payment	815.08	749611;5/1/18; MAY SERVICE
014607	05/21/2018	McGowan Water Conditioning, Inc.	Payment	111.15	562182;4/19; 13-40# BAGS
014608	05/21/2018	MEYER & SONS TV & APPLIANCE	Payment	6.82	BAL 13300
014609	05/21/2018	MRCI	Payment	226.54	617057;4/30/18; APRIL SERVICE
014610	05/21/2018	MKG, INC.	Payment	227.50	2018-4;APRIL SERVICE
014611	05/21/2018	MAS COMMUNICATIONS	Payment	105.14	180400167101;5/1;MAY SERVICE
014612	05/21/2018	Menards-Mankato	Payment	636.44	49/865/937/1587 LESS CREDIT
014613	05/21/2018	SMR MANAGEMENT	Payment	5,000.00	89728;5/1/18; MAN FEES
014614	05/21/2018	EMPLOYEE/SCREENING REPORTS	Payment	25.00	420182120;4/30; S BRACHT
014615	05/21/2018	SURFACE SPECIALISTS OF SOUTH CENTRAL MN	Payment	895.00	322;4/30/18; #202 WALK THRU
014616	05/21/2018	USABLE Life	Payment	104.83	JUNE12018
EFT	05/10/2018	irs	Payment	1,285.97	941 taxes payable
EFT	05/10/2018	mn dept of rev	Payment	197.30	mn w/h
EFT	05/21/2018	CenterPoint Energy	Payment	2,894.08	3/8-4/9/18 service
EFT	05/21/2018	City of North Mankato	Payment	1,886.57	2/28-4/3/18 SERVICE
EFT	05/21/2018	CONSOLIDATED COMMUNICATIONS	Payment	1,675.39	MAY AUTO PAY
EFT	05/21/2018	Xcel Energy	Payment	2,433.62	3/10-4/4/18 SERVICE AUTO
EFT	05/21/2018	WM of Southern Minnesota MA	Payment	439.33	APRIL SERVICE AUTO
EFT	05/21/2018	Bruce Ahlschlager	Payment	1,212.48	5/15 PAYROLL
EFT	05/21/2018	ROBERT J DEKRUIF	Payment	993.08	5/15 PAYROLL

Total: (35,223.57)

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

Public Housing

From: 05/01/2018 To: 05/21/2018

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Memo
05/10/2018	EFT	irs	Payment	1,285.97	
		2117.2 Federal Income Tax Withheld	1,285.97		
05/10/2018	EFT	mn dept of rev	Payment	197.30	
		2117.3 State Income Tax Withheld	197.30		
05/21/2018	EFT	CenterPoint Energy	Payment	2,894.08	
		A4330 Gas	2,894.08		
05/21/2018	EFT	City of North Mankato	Payment	1,886.57	
		A4310 Water	881.94		
		A4390 Other Utilities Expense	1,004.63		
05/21/2018	EFT	CONSOLIDATED	Payment	1,675.39	
		A4190 Office Expense	66.90		
		A4390 Other Utilities Expense	1,353.42		
		A4193 Telephone	255.07		
05/21/2018	EFT	Xcel Energy	Payment	2,433.62	
		A4320 Electricity	2,433.62		
05/21/2018	EFT	WM of Southern Minnesota MA	Payment	439.33	
		A4391 Garbage Removal	439.33		
05/21/2018	EFT	Bruce Ahlschlager	Payment	1,212.48	
		A4410 Labor - Maintenance	1,766.16		
		2117.1 Social Security Withheld	-109.50		
		2117.11 Medicare Withheld	-25.61		
		2117.2 Federal Income Tax Withheld	-140.04		
		2117.3 State Income Tax Withheld	-72.56		
		2117.5 Retirement	-205.97		
05/21/2018	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		
05/21/2018	014599	Bruce Ahlschlager	Payment	214.20	
		A4410.45 Maintenance Benefits	214.20		
05/21/2018	014600	BRUNTON ARCHITECTS &	Payment	13,270.38	
		1400.71 Building Improvements	13,270.38		
05/21/2018	014601	C. Naber & Associates	Payment	190.00	
		A4170 Accounting Fees	190.00		
05/21/2018	014602	CULLIGAN WATER CONDITIONING	Payment	75.37	
		A4230 Contract Costs, Training & Other	75.37		
05/21/2018	014603	Housing Data Systems, Inc.	Payment	120.00	
		A4194 Other Admin. Expense	120.00		
05/21/2018	014604	Jetter Clean Inc.	Payment	175.00	

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

Public Housing

From: 05/01/2018 To: 05/21/2018

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Memo
05/21/2018	014605	A4438 Plumbing Contracts	175.00		
		Lloyd Lumber Co.	Payment	7.30	
05/21/2018	014606	A4420 Materials	7.30		
		Minnesota Elevator, Inc	Payment	815.08	
05/21/2018	014607	A4434 Elevator Maintenance	815.08		
		McGowan Water Conditioning, Inc.	Payment	111.15	
05/21/2018	014608	A4390 Other Utilities Expense	111.15		
		MEYER & SONS TV & APPLIANCE	Payment	6.82	
05/21/2018	014609	A4441 Routine Maintenance	6.82		
		MRCI	Payment	226.54	
05/21/2018	014610	A4440 Janitorial Contracts	226.54		
		MKC, INC.	Payment	227.50	
05/21/2018	014611	A4430 Miscellaneous Contract Costs	227.50		
		MAS COMMUNICATIONS	Payment	105.14	
05/21/2018	014612	A4193 Telephone	105.14		
		Menards-Mankato	Payment	636.44	
05/21/2018	014613	A4420 Materials	636.44		
		SMR MANAGEMENT	Payment	5,000.00	
05/21/2018	014614	A4195 Management Fees	5,000.00		
		EMPLOYEE SCREENING REPORTS	Payment	25.00	
05/21/2018	014615	A4194 Other Admin. Expense	25.00		
		SURFACE SPECIALISTS OF SOUTH	Payment	895.00	
05/21/2018	014616	A4450 Replacement of Equipment	895.00		
		USABLE Life	Payment	104.83	
		A4110.45 Employee Benefits-Administrative	104.83		