

North Mankato Housing and Redevelopment Authority
615 Nicollet Avenue, North Mankato, MN 56003
Regular Meeting
Tuesday, August 28, 2018 – 9:00 a.m.
Location: North Mankato City Hall Chambers

AGENDA

- A. Call to Order/Roll Call by Secretary
- B. Amendments to Agenda
- C. Open Meeting Resident
- D. Approval of Minutes: June 26, 2018 Minutes
 July 2018 - No Meeting
- F. Approval of Financials: May 2018
- F. Approval of Checks: July Checks #14646-14670, EFT's
 August Checks #14671-14694, EFT's
- G. Occupancy:
- H. Old Business: Update First Floor Remodeling
 -First Floor Change Order #2
 Update Parking Lot
 Parking Lot Change Order #2 & 3
- I. New Business:
- J. Next Meeting: September 25, 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., June 26, 2018

Roll Call

Members Present:

John Daley, Chair

Leon Bembenek, Board Member

Jennifer Drganc, Secretary-Treasurer

Billy Steiner, Board Member

Members Absent:

Nancy Gehrke, Board Member

Others Present:

Joleen Pfau, Executive Director

Kristen Mallak, SMR Management

Amendments to Agenda

None

Public Hearing-Five Year Capital Plan

Executive Director Pfau reported there were no changes to the Five Year Capital Plan.

Public Hearing-Revisions to the House Rules

SMR Representative Kristen Mallak proposed changes to the current House Rules effective August 1st. The changes include addition of Dress Code, Loitering, and Quiet Hours and changes to the Smoking section to match the new smoke free policy.

Open Meeting Residents

None.

Approval of Meeting Minutes

Board Member Daley moved, seconded by Board Member Steiner, to approve the minutes of May 29, 2018, HRA Executive Regular meeting. Vote on the motion: Aye 4, 0 Nay. Motion carried.

Approval of Financials

Board Member Steiner moved, seconded by Board Member Drganc, to approve the Financials for May 2018. Vote on the motion: Aye 4, 0 Nay. Motion carried.

Approval of Checks

Board Member Daley moved, seconded by Board Member Steiner, to approve the May and June Checks. Vote on the motion: Aye 4, 0 Nay. Motion carried.

Occupancy

Site Manager Bob stated they currently has 1 vacancy that would be filled in the next couple weeks and had another move out scheduled for June 30th.

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

SMR Representative Mallak updated the board on the first floor remodel status. All demolition has been completed. The first change order has been submitted for approval that includes extra expenses to the electrical, plumbing and bathrooms. Executive Director Pfau explained to the board that the conduit was all laying loose on top of the ceilings and would need to be attached. She requested board approval for the acceptance of Change Order #1. Board member Steiner moved to approve the Change Order #1, seconded by Board Member Bembenek. Vote on the motion: Aye 4, 0 Nay. Motion carried. SMR Representative Mallak also informed the board of the asbestos removal. All the asbestos in the flooring on the first floor has been removed by Twell Environmental. Post approval was motioned by Board Member Steiner and seconded by Board Member Bembenek. Vote on the motion: Aye 4, 0 Nay. Motion carried.

Parking Lot Update.

SMR Representative Mallak informed the board that Nielsen has approached them after the acceptance of their bid on blacktopping the entire parking lot instead of leaving a small section just resurfaced. The gravel base was also proposed to be reduced to 8". Bolton & Menk has reviewed the recommendation and approved of Nielsen's recommendation. Board Member Bembenek moved to approve the change at \$3,970, seconded by Board Member Steiner. Aye 4, 0 Nay. Motion carried.

New Business**Election of Officers.**

Board Member Steiner moved, seconded by Board Member Bembenek to appoint John Daley as Chair, Nancy Gehrke as Vice Chair and Jennifer Drganc as Treasurer. Vote on the motion: Aye 4, 0 Nay. Motion carried.

Property Insurance Renewal.

Executive Director Pfau reported Property Liability increased by 2% and property Casual increased by 12 Board Member Bembenek moved, seconded by Board Member Steiner to approve of the Property Insurance Renewal. Vote on the motion: Aye 4, 0 Nay. Motion carried.

Maintenance Wage Rate-Resolution #2018.0626.01

Executive Director Pfau reported the minimum wage rate determination survey determined the minimum wage for maintenance is \$14.09 and the minimum wage for cleaning is \$12.00. Board Member Bembenek moved, seconded by Board Member Steiner to approve Resolution #2018.0626.01. Vote on the motion: Aye 4, 0 Nay. Motion carried.

Revised Five-Year Action Plan Resolution #2018.0626.02

Board Member Steiner moved seconded by Board Member Bembenek to approve the Revised Five-Year Action Plan Resolution #2018.0626.02. Vote on the motion: Aye 4, 0 Nay. Motion carried.

Civil Rights Certification-Approval Five-Year Plan

Board Member Steiner moved, seconded by Board Member Drganc to approve the Civil Rights Certification. Vote on the motion: Aye 4, 0 Nay. Motion carried.

Depreciation Schedule-Resolution Number 2018.0626.03

Executive Director Pfau reported several items had been replaced and the old items are now being removed from the depreciation schedule. Board Member Steiner moved, seconded by Board Member Bembenek to approve the depreciation schedule-Resolution Number 2018.0626.03. Vote on the motion: Aye 4, 0 Nay. Motion carried.

Approval of Revised Budget Fiscal Year Ending June 30, 2018-Resolution Number 2018.0626.04

Executive Director Pfau reported the revised budget adjusts the budget to reflect expenditures. Board Member Steiner moved, seconded by Board Member Bembenek to Approve the Revised Budget Fiscal Year Ending June 30, 2018-Resolution Number 2018.0626.04. Vote on the motion: Aye 4, 0 Nay. Motion carried.

Approval of Budget Fiscal Year Ending June 30, 2018-Resolution Number 2018.0626.05

Executive Director Pfau reported there were not many changes to the proposed budget. She stated there were adjustments in regards to the changes in the property insurance. Board Member Steiner moved, seconded by Board Member Bembenek to approve the Budget Fiscal Year Ending June 30, 2019-Resolution Number 2018.0626.05 with changes being made to the utilities closer to the 2018 numbers. Vote on the motion: Aye 4, 0 Nay. Motion carried.

Set Next Meeting Date

Board Member Daley moved, seconded by Board Member Steiner to skip the July meeting and set the next meeting for August 28, 2018, at 9:00 am. Vote on the motion: Aye 4, Nay 0.
Motion carried.

Adjournment

Adjourned to closed session at 9:50 a.m.

Chair

Secretary

North Mankato Housing Authority
615 Nicollet Ave

Unadjusted Year-End
Statement

North Mankato, MN 56003-3866
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BALANCE SHEET

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ACCT DESCRIPTION

ASSETS

111101	Cash General Fund	\$ 369,708.51
111700	Petty Cash	100.00
112200	Tenants Accounts Receivable	582.00
112517	Accounts Receivable Hud - CF 17	.05
114500	Accrued Interest	350.98
116200	General Fund Investments	266,258.48
121100	Prepaid Insurance	1,019.90
140002	Development Cost	1,169,610.66
140003	Development Cost Contra	(3,428,385.86)
140005	Accumulated Depreciation	(2,719,948.24)
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	1,648,570.67
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

\$ 1,600,921.01

SURPLUS & LIABILITIES

211100	Accounts Payable Vendors	\$ 2,677.24
211200	Accounts Payables - Capital Assets	17,711.00
211400	Tenants Security Deposits	14,371.07
211410	Tenants Pet Deposits	2,400.00
211499	Security Deposit Interest	(152.28)
213400	Accrued Utilities	4,005.98
213501	Accrued Absences - Current	3,371.76
213502	Accrued Absences - Non-current	3,945.76
213700	Payment in Lieu of Taxes	(190.93)
213701	Pilot Current Year	7,154.71
224000	Prepaid Rent	434.00
280200	Investments in Capital Assets	819,278.86
	Current Year Net Activity	(110,165.37)
280600	Unrestricted Net Assets	772,194.69
	Current Year Net Activity	(63,884.52)

TOTAL SURPLUS & LIABILITIES

\$ 1,600,921.01

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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>\$ (44,085.05)</u>
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TOTAL CAPITAL FUNDS NON-EXP.

\$ (44,085.05)

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BUDGET PROGRESS REPORT

		CURRENT ACTIVITY	YTD BALANCE	YTD PROBATE BUDGET	OVER)/UNDER BUDGET
INCOME					
311000	Dwelling Rental	\$ 19,476.00	\$ 230,607.94	\$ 230,640.00	\$ 32.06
312000	Excess Utilities	240.00	3,300.00	3,080.00	(220.00)
319000	Nondwelling Rental	250.00	3,000.00	3,000.00	0
	TOTAL RENTAL INCOME	19,966.00	236,907.94	236,720.00	(187.94)
361000	Investment Interest	\$ 2,287.93	\$ 2,368.79	\$ 2,600.00	\$ 231.21
369000	Other Tenant Income	1,085.00	20,422.12	23,800.00	3,377.88
802000	Hud Operating Subsidy	10,568.00	119,369.00	113,207.00	(6,162.00)
	TOTAL OTHER OPERATING RECEIPTS	13,940.93	142,159.91	139,607.00	(2,552.91)
	TOTAL RECEIPTS	33,906.93	379,067.85	376,327.00	(2,740.85)
EXPENSES					
413000	Legal Expense	0	0	1,000.00	1,000.00
414000	Training	0	0	300.00	300.00
415000	Travel	27.00	214.08	500.00	285.92
417000	Accounting Fees	480.00	2,820.00	3,000.00	180.00
417100	Audit Expense	0	2,400.00	2,400.00	0
419000	Office Expenses	66.90	1,593.14	2,290.00	696.86
419200	Advertising	15.82	564.01	600.00	35.99
419300	Telephone	481.14	4,505.02	5,000.00	494.98
419400	Sundry-Administrative	309.42	8,258.47	8,250.00	(8.47)
419500	Outside Management	5,000.00	60,000.00	60,000.00	0
	TOTAL ADMINISTRATIVE EXPENSES	6,380.28	80,354.72	83,340.00	2,985.28
422000	Recreation, Publication & Othe	202.11	13,935.39	15,600.00	1,664.61
423000	Tenant Contract Costs	0	232.11	400.00	167.89
	TOTAL TENANT SERVICES EXPENSE	202.11	14,167.50	16,000.00	1,832.50
431000	Water	715.58	7,911.02	9,600.00	1,688.98
432000	Electricity	6,559.37	40,874.85	40,000.00	(874.85)
433000	Gas	1,397.39	21,846.69	26,000.00	4,153.31
439000	Other Utility Expense	816.80	10,641.65	12,000.00	1,358.35
439100	Garbage Disposal	443.26	9,539.61	10,800.00	1,260.39
	TOTAL UTILITIES EXPENSE	9,932.40	90,813.82	98,400.00	7,586.18
441000	Maintenance Labor	3,253.50	49,644.05	52,500.00	2,855.95
441045	Employee Benefits Maintenance	985.13	12,685.72	12,740.00	54.28
441050	Accrued Absences - Maint	1,701.93	1,701.93	0	(1,701.93)
442000	Materials	(484.14)	6,420.26	8,250.00	1,829.74
443000	Contract Costs	1,124.35	5,383.66	6,500.00	1,116.34
443090	Contracts - Cable TV	1,353.42	16,241.04	16,400.00	158.96

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	CURRENT ACTIVITY	YTD BALANCE	YTD PROBATE BUDGET	OVER)/UNDER BUDGET
443200 Heating & Cooling	0	4,617.58	5,000.00	382.42
443300 Snow Removal	192.50	1,537.50	1,350.00	(187.50)
443400 Elevator	1,217.08	11,016.35	11,500.00	483.65
443500 Landscape & Grounds	0	1,066.51	2,000.00	933.49
443600 Unit Turnaround	0	1,975.00	2,000.00	25.00
443700 Electrical Contracts	0	8,502.61	8,750.00	247.39
443800 Plumbing	2,450.00	6,262.28	2,000.00	(4,262.28)
443900 Extermination	227.83	895.92	1,000.00	104.08
444000 Janitorial	1,066.16	4,164.56	3,600.00	(564.56)
444100 Routine contracts	0	3,796.92	3,950.00	153.08
TOTAL MAINTENANCE EXPENSE	13,087.76	135,911.89	137,540.00	1,628.11
451000 Insurance - Flood & Bond	59.50	714.00	740.00	26.00
451001 Insurance - Property	1,188.12	14,257.00	14,260.00	3.00
451002 Insurance - Liability	362.63	4,202.00	4,200.00	(2.00)
451003 Insurance - Work Comp	155.90	1,930.27	1,950.00	19.73
452000 Payments In Lieu Of Taxes	489.18	7,154.71	7,100.00	(54.71)
457000 Collection Loss	0	0	800.00	800.00
TOTAL GENERAL EXPENSE	2,255.33	28,257.98	29,050.00	792.02
TOTAL ROUTINE EXPENSE	31,857.88	349,505.91	364,330.00	14,824.09
TOTAL EXPENSE	31,857.88	349,505.91	364,330.00	14,824.09

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ACCT	DESCRIPTION	-----YEAR TO DATE----- ACTUAL	BUDGET	-PERCENTAGE- OF BUDGET
INCOME				
311000	Dwelling Rental	\$ 230,607.94	\$ 230,640.00	99.99%
312000	Excess Utilities	3,300.00	3,080.00	107.14
319000	Nondwelling Rental	3,000.00	3,000.00	100.00
	TOTAL RENTAL INCOME	236,907.94	236,720.00	100.08
361000	Investment Interest	\$ 2,368.79	\$ 2,600.00	91.11%
369000	Other Tenant Income	20,422.12	23,800.00	85.81
802000	Hud Operating Subsidy	119,369.00	113,207.00	105.44
	TOTAL OTHER OPERATING RECEIPTS	142,159.91	139,607.00	101.83
	TOTAL RECEIPTS	379,067.85	376,327.00	100.73
EXPENSES				
413000	Legal Expense	0	1,000.00	0
414000	Training	0	300.00	0
415000	Travel	214.08	500.00	42.82
417000	Accounting Fees	2,820.00	3,000.00	94.00
417100	Audit Expense	2,400.00	2,400.00	100.00
419000	Office Expenses	1,593.14	2,290.00	69.57
419200	Advertising	564.01	600.00	94.00
419300	Telephone	4,505.02	5,000.00	90.10
419400	Sundry-Administrative	8,258.47	8,250.00	100.10
419500	Outside Management	60,000.00	60,000.00	100.00
	TOTAL ADMINISTRATIVE EXPENSES	80,354.72	83,340.00	96.42
422000	Recreation, Publication & Oth	13,935.39	15,600.00	89.33
423000	Tenant Contract Costs	232.11	400.00	58.03
	TOTAL TENANT SERVICES EXPENSE	14,167.50	16,000.00	88.55
431000	Water	7,911.02	9,600.00	82.41
432000	Electricity	40,874.85	40,000.00	102.19
433000	Gas	21,846.69	26,000.00	84.03
439000	Other Utility Expense	10,641.65	12,000.00	88.68
439100	Garbage Disposal	9,539.61	10,800.00	88.33
	TOTAL UTILITIES EXPENSE	90,813.82	98,400.00	92.29
441000	Maintenance Labor	49,644.05	52,500.00	94.56
441045	Employee Benefits Maintenance	12,685.72	12,740.00	99.57
441050	Accrued Absences - Maint	1,701.93	0	0

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ACCT	DESCRIPTION	-----YEAR TO DATE----- ACTUAL	BUDGET	-PERCENTAGE- OF BUDGET
442000	Materials	6,420.26	8,250.00	77.82
443000	Contract Costs	5,383.66	6,500.00	82.83
443090	Contracts - Cable TV	16,241.04	16,400.00	99.03
443200	Heating & Cooling	4,617.58	5,000.00	92.35
443300	Snow Removal	1,537.50	1,350.00	113.89
443400	Elevator	11,016.35	11,500.00	95.79
443500	Landscape & Grounds	1,066.51	2,000.00	53.33
443600	Unit Turnaround	1,975.00	2,000.00	98.75
443700	Electrical Contracts	8,502.61	8,750.00	97.17
443800	Plumbing	6,262.28	2,000.00	313.11
443900	Extermination	895.92	1,000.00	89.59
444000	Janitorial	4,164.56	3,600.00	115.68
444100	Routine contracts	3,796.92	3,950.00	96.12
	TOTAL MAINTENANCE EXPENSE	135,911.89	137,540.00	98.82
451000	Insurance - Flood & Bond	714.00	740.00	96.49
451001	Insurance - Property	14,257.00	14,260.00	99.98
451002	Insurance - Liability	4,202.00	4,200.00	100.05
451003	Insurance - Work Comp	1,930.27	1,950.00	98.99
452000	Payments In Lieu Of Taxes	7,154.71	7,100.00	100.77
457000	Collection Loss	0	800.00	0
	TOTAL GENERAL EXPENSE	28,257.98	29,050.00	97.27
	TOTAL ROUTINE EXPENSE	349,505.91	364,330.00	95.93
	TOTAL EXPENSE	349,505.91	364,330.00	95.93

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BUDGET PROGRESS / PUM REPORT

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ACCT	DESCRIPTION	----- ACTUAL ----- AMOUNT	PUM	----- BUDGET ----- AMOUNT	PUM
INCOME					
311000	Dwelling Rental	\$ 230,607.94	\$ 263.25	\$ 230,640.00	\$ 263.29
312000	Excess Utilities	3,300.00	3.77	3,080.00	3.52
319000	Nondwelling Rental	3,000.00	3.42	3,000.00	3.42
	TOTAL RENTAL INCOME	236,907.94	270.44	236,720.00	270.23
361000	Investment Interest	\$ 2,368.79	\$ 2.70	\$ 2,600.00	\$ 2.97
369000	Other Tenant Income	20,422.12	23.31	23,800.00	27.17
802000	Hud Operating Subsidy	119,369.00	136.27	113,207.00	129.23
	TOTAL OTHER OPERATING RECEIPTS	142,159.91	162.28	139,607.00	159.37
	TOTAL RECEIPTS	379,067.85	432.73	376,327.00	429.60
EXPENSES					
413000	Legal Expense			1,000.00	1.14
414000	Training			300.00	.34
415000	Travel	214.08	.24	500.00	.57
417000	Accounting Fees	2,820.00	3.22	3,000.00	3.42
417100	Audit Expense	2,400.00	2.74	2,400.00	2.74
419000	Office Expenses	1,593.14	1.82	2,290.00	2.61
419200	Advertising	564.01	.64	600.00	.68
419300	Telephone	4,505.02	5.14	5,000.00	5.71
419400	Sundry-Administrative	8,258.47	9.43	8,250.00	9.42
419500	Outside Management	60,000.00	68.49	60,000.00	68.49
	TOTAL ADMINISTRATIVE EXPENSES	80,354.72	91.73	83,340.00	95.14
422000	Recreation, Publication & Othe	13,935.39	15.91	15,600.00	17.81
423000	Tenant Contract Costs	232.11	.26	400.00	.46
	TOTAL TENANT SERVICES EXPENSE	14,167.50	16.17	16,000.00	18.26
431000	Water	7,911.02	9.03	9,600.00	10.96
432000	Electricity	40,874.85	46.66	40,000.00	45.66
433000	Gas	21,846.69	24.94	26,000.00	29.68
439000	Other Utility Expense	10,641.65	12.15	12,000.00	13.70
439100	Garbage Disposal	9,539.61	10.89	10,800.00	12.33
	TOTAL UTILITIES EXPENSE	90,813.82	103.67	98,400.00	112.33
441000	Maintenance Labor	49,644.05	56.67	52,500.00	59.93
441045	Employee Benefits Maintenance	12,685.72	14.48	12,740.00	14.54
441050	Accrued Absences - Maint	1,701.93	1.94		
442000	Materials	6,420.26	7.33	8,250.00	9.42
443000	Contract Costs	5,383.66	6.15	6,500.00	7.42
443090	Contracts - Cable TV	16,241.04	18.54	16,400.00	18.72
443200	Heating & Cooling	4,617.58	5.27	5,000.00	5.71

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BUDGET PROGRESS / PUM REPORT

ACCT	DESCRIPTION	----- ACTUAL ----- AMOUNT	PUM	----- BUDGET ----- AMOUNT	PUM
443300	Snow Removal	1,537.50	1.76	1,350.00	1.54
443400	Elevator	11,016.35	12.58	11,500.00	13.13
443500	Landscape & Grounds	1,066.51	1.22	2,000.00	2.28
443600	Unit Turnaround	1,975.00	2.25	2,000.00	2.28
443700	Electrical Contracts	8,502.61	9.71	8,750.00	9.99
443800	Plumbing	6,262.28	7.15	2,000.00	2.28
443900	Extermination	895.92	1.02	1,000.00	1.14
444000	Janitorial	4,164.56	4.75	3,600.00	4.11
444100	Routine contracts	3,796.92	4.33	3,950.00	4.51
	TOTAL MAINTENANCE EXPENSE	135,911.89	155.15	137,540.00	157.01
451000	Insurance - Flood & Bond	714.00	.82	740.00	.84
451001	Insurance - Property	14,257.00	16.28	14,260.00	16.28
451002	Insurance - Liability	4,202.00	4.80	4,200.00	4.79
451003	Insurance - Work Comp	1,930.27	2.20	1,950.00	2.23
452000	Payments In Lieu Of Taxes	7,154.71	8.17	7,100.00	8.11
457000	Collection Loss			800.00	.91
	TOTAL GENERAL EXPENSE	28,257.98	32.26	29,050.00	33.16
	TOTAL ROUTINE EXPENSE	349,505.91	398.98	364,330.00	415.90
	TOTAL EXPENSE	349,505.91	398.98	364,330.00	415.90

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As Of June 30, 2018

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CAPITAL FUND COST STATEMENT

CAPITAL FUND 2017

		CUR YEAR ACTIVITY	CUMULATIVE COST/ADVANCE	BUDGET	OVER (UNDER)
961430	Cf 17 Fees & Costs	\$ 11,000.00	\$ 11,000.00	\$ 26,000.00	\$ (15,000.00)
961450	CF 2017 Site Improvemen			17,540.00	(17,540.00)
961460	CF 2017 Dwelling Struct	60,460.05	60,460.05	16,800.00	43,660.05
	TOTAL	<u>71,460.05</u>	<u>71,460.05</u>	<u>60,340.00</u>	<u>11,120.05</u>

Current Year to Date Advances 44,085.05

Advances to Date 71,460.05

(Excess) or Deficiency of Adv

North Mankato Housing Authority
615 Nicollet Ave

Unadjusted Year-End
Statement

North Mankato, MN 56003-3866
June 30, 2018

FYE
6-30

7584

PILOT CALCULATION

		CURRENT PERIOD	5% PILOT CALC	TO DATE	5% PILOT CALC
311000	Dwelling Rental	\$ 19,476.00	\$ 973.80	\$ 230,607.94	\$ 11,530.40
312000	Excess Utilities	240.00	12.00	3,300.00	165.00
319000	Nondwelling Rental	(2,750.00)	(137.50)		
	TOTAL RENTAL INCOME	<u>16,966.00</u>	<u>848.30</u>	<u>233,907.94</u>	<u>11,695.40</u>
431000	Water	715.58	35.78	7,911.02	395.55
432000	Electricity	6,559.37	327.97	40,874.85	2,043.74
433000	Gas	1,397.39	69.87	21,846.69	1,092.33
439000	Other Utility Expense	816.80	40.84	10,641.65	532.08
439100	Garbage Disposal	443.26	22.16	9,539.61	476.98
	TOTAL UTILITIES	<u>9,932.40</u>	<u>496.62</u>	<u>90,813.82</u>	<u>4,540.69</u>
		<u>7,033.60</u>	<u>351.68</u>	<u>143,094.12</u>	<u>7,154.71</u>

Account#	Account Title	Current	Balance
111101	Cash General Fund	8,193.02	369,708.51
111700	Petty Cash		100.00
112200	Tenants Accounts Receivable	720.00-	582.00
112517	Accounts Receivable Hud - CF 1	.05	.05
114500	Accrued Interest	42.00	350.98
116200	General Fund Investments	2,242.87	266,258.48
121100	Prepaid Insurance	1,052.15-	1,019.90
140002	Development Cost		1,169,610.66
140003	Development Cost Contra		3,428,385.86-
140005	Accumulated Depreciation	72,460.37-	2,719,948.24-
140006	Land		195,668.66
140007	Building		1,590,070.25
140008	Furniture, Machine, Equipment-Dw	11,784.50-	53,573.32
140009	Furniture, Machine, Equipment-Ad	788.20-	26,591.93
140016	Land Improvements	33,195.00-	96,914.45
140017	Building Improvements	16,011.23	1,648,570.67
140055	Mod Cost Complete		2,258,775.20
211100	Accounts Payable Vendors	2,677.24-	2,677.24-
211200	Accounts Payables - Capital As	17,711.00-	17,711.00-
211400	Tenants Security Deposits	38.11-	14,371.07-
211410	Tenants Pet Deposits	300.00	2,400.00-
211499	Security Deposit Interest	21.49	152.28
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	4,005.98-	4,005.98-
213501	Accrued Absences - Current	1,123.92	3,371.76-
213502	Accrued Absences - Non-current	457.59-	3,945.76-
213700	Payment in Lieu of Taxes		190.93
213701	Pilot Current Year	489.18-	7,154.71-
224000	Prepaid Rent	434.00-	434.00-
280200	Investments in Capital Assets		819,278.86-
280600	Unrestricted Net Assets		772,194.69-
	** Subtotal **	117,878.74-	117,740.90-
311000	Dwelling Rental	19,476.00-	230,607.94-
312000	Excess Utilities	240.00-	3,300.00-
319000	Nondwelling Rental	250.00-	3,000.00-
361000	Investment Interest	2,287.93-	2,368.79-
369000	Other Tenant Income	1,085.00-	20,422.12-
413000	Legal Expense		.00
414000	Training		.00
415000	Travel	27.00	214.08
417000	Accounting Fees	480.00	2,820.00
417100	Audit Expense		2,400.00
419000	Office Expenses	66.90	1,593.14
419200	Advertising	15.82	564.01
419300	Telephone	481.14	4,505.02
419400	Sundry-Administrative	309.42	8,258.47
419500	Outside Management	5,000.00	60,000.00
422000	Recreation, Publication & Othe	202.11	13,935.39
423000	Tenant Contract Costs		232.11
431000	Water	715.58	7,911.02

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Account#	Account Title	Current	Balance
432000	Electricity	6,559.37	40,874.85
433000	Gas	1,397.39	21,846.69
439000	Other Utility Expense	816.80	10,641.65
439100	Garbage Disposal	443.26	9,539.61
441000	Maintenance Labor	3,253.50	49,644.05
441045	Employee Benefits Maintenance	985.13	12,685.72
441050	Accrued Absences - Maint	1,701.93	1,701.93
442000	Materials	484.14-	6,420.26
443000	Contract Costs	1,124.35	5,383.66
443090	Contracts - Cable TV	1,353.42	16,241.04
443200	Heating & Cooling		4,617.58
443300	Snow Removal	192.50	1,537.50
443400	Elevator	1,217.08	11,016.35
443500	Landscape & Grounds		1,066.51
443600	Unit Turnaround		1,975.00
443700	Electrical Contracts		8,502.61
443800	Plumbing	2,450.00	6,262.28
443900	Extermination	227.83	895.92
444000	Janitorial	1,066.16	4,164.56
444100	Routine contracts		3,796.92
451000	Insurance - Flood & Bond	59.50	714.00
451001	Insurance - Property	1,188.12	14,257.00
451002	Insurance - Liability	362.63	4,202.00
451003	Insurance - Work Comp	155.90	1,930.27
452000	Payments In Lieu Of Taxes	489.18	7,154.71
457000	Collection Loss		.00
485000	Depreciation - Current	106,870.87	106,870.87
485100	Depreciation- CF	3,294.50	3,294.50
612000	Gain/Loss Equipment	9,762.47	9,762.47
72140017	Cf 2018 Dwelling Structure		.00
802000	Hud Operating Subsidy	10,568.00-	119,369.00-
802917	Cf 501-17 Advances	.05-	44,085.05-
	** Subtotal **	117,878.74	46,280.85
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

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

7584

Bank Reconciliation

Page 1

Account 111101 P/H CHECKING

A/C#

Bank statement balance, June 30, 2018
Less: Outstanding checks - see listing

\$ 375,804.57
6,096.06

Correct bank balance, June 30, 2018

\$ 369,708.51

* * * * *

General ledger balance, May 31, 2018
Add: Deposits for the month

\$ 32,953.01
32,953.01

Total

398,572.90

Less: Checks issued

\$ 28,864.39 28,864.39

Correct general ledger balance, June 30, 2018

\$ 369,708.51

* * * * *

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

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Bank Reconciliation

Page 2

Account 111101 P/H CHECKING

A/C#

Outstanding checks:

Date	Check Number	Payee	Account Code	Check Amount
6/30/18	612	Mn Dept Of Revenue	211703	\$ 170.36
6/30/18	613	Eftps	211701	1,177.92
6/20/18	14620	Tammy Dittrich	311000	160.33
6/20/18	14621	Debra Raowcliffe	211410	300.00
6/20/18	14623	Robert J Dekruif	419300	40.00
6/20/18	14624	C Naber & Associates	417000	190.00
6/20/18	14625	Ecolab Pest Elimination	443900	227.83
6/20/18	14627	Jetter Clean Inc	443800	175.00
6/20/18	14628	Melcher's Power-Vac Inc	444000	516.00
6/20/18	14630	Menards - Mankato	442000	55.46
6/20/18	14631	Mkc Inc	443000	812.50
6/20/18	14634	Phildelphia Indemnity Insuran	121100	714.00
6/20/18	14636	Screening Reports	419400	25.00
6/20/18	14637	Steve Starrett Construction	443300	192.50
6/20/18	14639	Usuable Life	441045	104.83
6/21/18	14641	Kato Moving & Storage Co	419400	220.00
6/21/18	14642	Robert J Dekruif	443000	196.29
6/21/18	14644	Menards - Mankato	442000	80.92
6/21/18	14645	Petty Cash	422000	98.77
6/28/18	14646	Security Benefits	211705	200.00
6/28/18	14647	Security Benefits	441045	438.35

Total

\$ 6,096.06

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: 6/18
Tran Date: 6/18

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8/03/18

Seq#	CHECK#	DATE	Description	Account#	Debits	Credits
1	14620		Tammy Dittrich	211400	50.00	
2				211499	10.33	
3				311000	100.00	
4	14621		Debra Raowcliffe	211410	300.00	
5	14622		Bruce Ahlschlager	441045	214.20	
6	14623		Robert J Dekruif	419300	40.00	
7	14624		C Naber & Associates	417000	190.00	
8	14625		Ecolab Pest Elimination	443900	227.83	
9	14626		The Free Press	419200	15.82	
10	14627		Jetter Clean Inc	443800	175.00	
11	14628		Melcher's Power-Vac Inc	444000	516.00	
12	14629		Mas Communications	419300	105.77	
13	14630		Menards - Mankato	442000	55.46	
14	14631		Mkc Inc	443000	812.50	
15	14632		Mrci	444000	291.26	
16	14633		Minnesota Elevator Inc	443400	1,217.08	
17	14634		Philadelphia Indemnity Insu	121100	714.00	
18	14635		Schwicker's	443800	300.00	
19	14636		Screening Reports	419400	25.00	
20	14637		Steve Starrett Constructio	443300	192.50	
21	14638		Smr Management	419500	5,000.00	
22	14639		Usuable Life	441045	104.83	
23	14640		Bruce Ahlschlager	419300	80.00	
24				442000	44.81	
25				443000	115.56	
26	14641		Kato Moving & Storage CO	419400	220.00	
27	14642		Robert J Dekruif	443000	196.29	
28	14643		Myron Wendland	415000	27.00	
29	14644		Menards - Mankato	442000	80.92	
30	14645		Petty Cash	422000	98.77	

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

Current Period: 6/18
Tran Date: 6/18

Page 2
8/03/18

Seq#	CHECK#	DATE	Description	Account#	Debits	Credits
31	14646		Security Benefits	211705	200.00	
32	14647		Security Benefits	211705	202.31	
33				441045	236.04	
34	601		Void CK 14605	442000		7.30
35	602		Bruce Ahlschlager	441000	1,766.16	
36				211701		140.04
37				211702		135.11
38				211703		72.56
39				211705		205.97
40	603		Robert J Dekruif	441000	1,125.00	
41				211701		27.92
42				211702		86.06
43				211703		17.94
44	604		Centerpoint Energy (2438)	433000	1,397.39	
45	605		Xcel Energy (28,080)	432000	2,673.09	
46	606		City Of North Mankato	439000	697.10	
47			City Of North Mankato (102	431000	715.58	
48	607		Consolidated	419300	255.37	
49				443090	1,353.42	
50				419000	66.90	
51	608		Waste Management	439100	443.26	
52	609		Bank Fees	419400	14.42	
56	610		Bruce Ahlschlager	211705		196.34
57				441000	1,605.60	
58				211701		121.92
59				211702		122.83
60				211703		61.92
61	611		Robert J Dekruif	211703		17.94
62				441000	1,125.00	
63				211701		27.92
64				211702		86.06
65	612		Mn Dept Of Revenue	211703	170.36	
66	613		Eftps	211701	317.80	
67				211702	430.06	
68				441045	430.06	
69	600		Void CK 14452	442000		658.03
70	0		JUN18 Cash Disbursements	111101		24,759.9

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

Current Period: 6/18
Tran Date: 6/18

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8/03/18

Seq#	CHECK#	DATE	Description	Account#	Debits	Credits
		Proof:	.00	2343753000	26,745.85 *	26,745.85 *

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

Current Period: 6/18 Page 4
Tran Date: 6/18 8/03/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1	1828		To Record Jun 2018 Rental	112200	20,901.00
2			To Record Jun 2018 Rental	311000	19,576.00-
3			To Record Jun 2018 Rental	312000	240.00-
4			To Record Jun 2018 Rental	369000	1,085.00-
5			To Record Jun 2018 Rental	211499	11.16
6			To Record Jun 2018 Rental	211400	11.16-
7	1829		To Write Off Insurance	121100	1,766.15-
8				451000	59.50
9				451001	1,188.12
10				451002	362.63
11				451003	155.90
12	1830		To Record Interest Income	116200	2,242.87
13				114500	308.98-
14				361000	1,933.89-
15	1831		To Record 06/30/18 Accrued	114500	
16			To Record 06/30/18 Accrued	114500	350.98
17			To Record 06/30/18 Accrued	361000	350.98-
18	1832		To Record Vacation Used	213501	2,368.26
19				441000	2,368.26-
20			To Record 06/30/18 Accrued	441050	1,701.93
21			To Record 06/30/18 Accrued	213501	1,701.93-
22			To Record 06/30/18 Accrued	213502	457.59-
23			To Record 06/30/18 Accrued	213501	457.59
24	1833		To Record Prepaid Tenants	112200	434.00
25			To Record Prepaid Tenants	224000	434.00-
26	1834		To Record 06/30/18 Payable	417000	290.00
27			To Record 06/30/18 Payable	419400	50.00
28			To Record 06/30/18 Payable	422000	103.34
29			To Record 06/30/18 Payable	443800	1,975.00
30			To Record 06/30/18 Payable	444000	258.90
31			To Record 06/30/18 Payable	140017	17,711.00
32			To Record 06/30/18 Payable	211100	2,677.24-
33			To Record 06/30/18 Payable	211200	17,711.00-
34			To Record 06/30/18 Payable	432000	3,886.28
35			To Record 06/30/18 Payable	439000	119.70
36			To Record 06/30/18 Payable	213400	4,005.98-
37	1835		R/C CK 14615	140017	895.00
38				140016	895.00-
39			Remove Items Per Bd Resolu	140005	11,784.50
40			Remove Items Per Bd Resolu	140008	11,784.50-
41			Remove Items Per Bd Resolu	140005	551.74
42			Remove Items Per Bd Resolu	612000	236.46
43			Remove Items Per Bd Resolu	140009	788.20-
44			Remove Items Per Bd Resolu	140005	24,763.30
45			Remove Items Per Bd Resolu	612000	7,536.70
46			Remove Items Per Bd Resolu	140016	32,300.00-
47			Remove Items Per Bd Resolu	140005	605.46
48			Remove Items Per Bd Resolu	612000	1,989.31

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

Current Period: 6/18 Page 5
Tran Date: 6/18 8/03/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
49	1835		Remove Items Per Bd Resolu	140017	2,594.77-
50	1836		To Set Up A/R Hud - CF17	112517	.05
51				802917	.05-
52	1835		To Record 06/30/18 Depreci	485000	106,870.87
53			To Record 06/30/18 Depreci	485100	3,294.50
54			To Record 06/30/18 Depreci	140005	110,165.37-
** Totals **				1576071900*	.00

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

Current Period: 6/18 Page 6
Tran Date: 6/18 8/03/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1			Current Year Pilot	452000	489.18
2				213701	489.18-
** Totals **				66570100*	.00

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

Current Period: 6/18 Page 7
Tran Date: 6/18 8/03/18

Seq#	SKIP	DATE	Description	Account#	Tran Amount
1	65	60718	Operating Subsidy	802000	10,568.00-
2	0	60718	Operating Subsidy *	111101	10,568.00
3	66	61318	Rent	112200	21,040.00-
4			Security Deposit	211400	76.95-
5	0	61318	Security Deposit *	111101	21,366.95
7		62618	Rent *	111101	765.00
8			*	111101	
9	66	61318	Maintenance Man Rent	319000	250.00-
10	0	61318	Maintenance Man Rent *	111101	21,366.95
11	67	62618	Rent	112200	1,015.00-
12	0	62618	Rent *	111101	1,015.00
13	68	63018	Interest	361000	3.06-
14	0	63018	Interest *	111101	3.06
15			JUN18 Cash Receipts	111101	22,131.95-
** Totals **				280660800*	.00

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

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Detail General Ledger

6-30

Page 1

Date	Index	Description	Current Month	Year To Date
05 31	111101	Cash General Fund		
		Beginning Balance		361,515.49 Dr
06 30	111101	J010070 JUN18 Cash Disbursements	24,759.99 Cr	
06 07	111101	J300002 Operating Subsidy *	10,568.00 Dr	
06 13	111101	J300005 Security Deposit *	21,366.95 Dr	
06 26	111101	J300007 Rent *	765.00 Dr	
06 30	111101	J300008 *		
06 13	111101	J300010 Maintenance Man Rent *	21,366.95 Dr	
06 26	111101	J300012 Rent *	1,015.00 Dr	
06 30	111101	J300014 Interest *	3.06 Dr	
06 30	111101	J300015 JUN18 Cash Receipts.	22,131.95 Cr	
		Current Total	8,193.02 Dr	
		Ending Balance		369,708.51 Dr
05 31	111700	Petty Cash		
		Beginning Balance		100.00 Dr
		Ending Balance		100.00 Dr
05 31	112200	Tenants Accounts Receivable		
		Beginning Balance		1,302.00 Dr
06 30	112200	001828 To Record Jun 2018 Rental	20,901.00 Dr	
06 30	112200	001833 To Record Prepaid Tenants	434.00 Dr	
06 13	112200	000066 Rent	21,040.00 Cr	
06 26	112200	000067 Rent	1,015.00 Cr	
		Current Total	720.00 Cr	
		Ending Balance		582.00 Dr
05 31	112517	Accounts Receivable Hud - CF 17		
06 30	112517	001836 To Set Up A/R Hud - CF17	.05 Dr	
		Current Total	.05 Dr	
		Ending Balance		.05 Dr
05 31	114500	Accrued Interest		
		Beginning Balance		308.98 Dr
06 30	114500	001830 To Record Interest Income	308.98 Cr	
06 30	114500	001831 To Record 06/30/18 Accrue		
06 30	114500	001831 To Record 06/30/18 Accrue	350.98 Dr	
		Current Total	42.00 Dr	
		Ending Balance		350.98 Dr
05 31	116200	General Fund Investments		
		Beginning Balance		264,015.61 Dr
06 30	116200	001830 To Record Interest Income	2,242.87 Dr	
		Current Total	2,242.87 Dr	
		Ending Balance		266,258.48 Dr
05 31	121100	Prepaid Insurance		
		Beginning Balance		2,072.05 Dr
06 20	121100	014634 Philadelphia Indemnity Ins	714.00 Dr	
06 30	121100	001829 To Write Off Insurance	1,766.15 Cr	

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

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Detail General Ledger

6-30

Page 2

Date	Index	Description	Current Month	Year To Date
		Current Total	1,052.15 Cr	
		Ending Balance		1,019.90 Dr
05 31	140002	Development Cost		
		Beginning Balance		1169,610.66 Dr
		Ending Balance		1169,610.66 Dr
05 31	140003	Development Cost Contra		
		Beginning Balance		3428,385.86 Cr
		Ending Balance		3428,385.86 Cr
05 31	140005	Accumulated Depreciation		
		Beginning Balance		2647,487.87 Cr
06 30	140005	001835 Remove Items Per Bd Resol	11,784.50 Dr	
06 30	140005	001835 Remove Items Per Bd Resol	551.74 Dr	
06 30	140005	001835 Remove Items Per Bd Resol	24,763.30 Dr	
06 30	140005	001835 Remove Items Per Bd Resol	605.46 Dr	
06 30	140005	001835 To Record 06/30/18 Deprec	<u>110,165.37 Cr</u>	
		Current Total	72,460.37 Cr	
		Ending Balance		2719,948.24 Cr
05 31	140006	Land		
		Beginning Balance		195,668.66 Dr
		Ending Balance		195,668.66 Dr
05 31	140007	Building		
		Beginning Balance		1590,070.25 Dr
		Ending Balance		1590,070.25 Dr
05 31	140008	Furniture, Machine, Equipment-Dwell		
		Beginning Balance		65,357.82 Dr
06 30	140008	001835 Remove Items Per Bd Resol	<u>11,784.50 Cr</u>	
		Current Total	11,784.50 Cr	
		Ending Balance		53,573.32 Dr
05 31	140009	Furniture, Machine, Equipment-Admin		
		Beginning Balance		27,380.13 Dr
06 30	140009	001835 Remove Items Per Bd Resol	<u>788.20 Cr</u>	
		Current Total	788.20 Cr	
		Ending Balance		26,591.93 Dr
05 31	140016	Land Improvements		
		Beginning Balance		130,109.45 Dr
06 30	140016	001835 R/C CK 14615	895.00 Cr	
06 30	140016	001835 Remove Items Per Bd Resol	<u>32,300.00 Cr</u>	
		Current Total	33,195.00 Cr	
		Ending Balance		96,914.45 Dr
05 31	140017	Building Improvements		
		Beginning Balance		1632,559.44 Dr

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

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Detail General Ledger

6-30

Page 3

Date	Index	Description	Current Month	Year To Date
06 30	140017	001834 To Record 06/30/18 Payabl	17,711.00 Dr	
06 30	140017	001835 R/C CK 14615	895.00 Dr	
06 30	140017	001835 Remove Items Per Bd Resol	<u>2,594.77 Cr</u>	
		Current Total	16,011.23 Dr	
		Ending Balance		1648,570.67 Dr
05 31	140055	Mod Cost Complete		2258,775.20 Dr
		Beginning Balance		2258,775.20 Dr
		Ending Balance		
05 31	211100	Accounts Payable Vendors		
06 30	211100	001834 To Record 06/30/18 Payabl	<u>2,677.24 Cr</u>	
		Current Total	2,677.24 Cr	
		Ending Balance		2,677.24 Cr
05 31	211200	Accounts Payables - Capital Asset		
06 30	211200	001834 To Record 06/30/18 Payabl	<u>17,711.00 Cr</u>	
		Current Total	17,711.00 Cr	
		Ending Balance		17,711.00 Cr
05 31	211400	Tenants Security Deposits		14,332.96 Cr
		Beginning Balance		
06 20	211400	014620 Tammy Dittrich	50.00 Dr	
06 30	211400	001828 To Record Jun 2018 Rental	11.16 Cr	
06 13	211400	000066 Security Deposit	<u>76.95 Cr</u>	
		Current Total	38.11 Cr	
		Ending Balance		14,371.07 Cr
05 31	211410	Tenants Pet Deposits		2,700.00 Cr
		Beginning Balance		
06 20	211410	014621 Debra Raowcliffe	<u>300.00 Dr</u>	
		Current Total	300.00 Dr	
		Ending Balance		2,400.00 Cr
05 31	211499	Security Deposit Interest		130.79 Dr
		Beginning Balance		
06 20	211499	014620 Tammy Dittrich	10.33 Dr	
06 30	211499	001828 To Record Jun 2018 Rental	<u>11.16 Dr</u>	
		Current Total	21.49 Dr	
		Ending Balance		152.28 Dr
05 31	211701	Payroll Deduction - FED WH		
06 20	211701	000602 Bruce Ahlschlager	140.04 Cr	
06 20	211701	000603 Robert J Dekruif	27.92 Cr	
06 28	211701	000610 Bruce Ahlschlager	121.92 Cr	
06 28	211701	000611 Robert J Dekruif	27.92 Cr	
06 30	211701	000613 Eftps	<u>317.80 Dr</u>	
		Current Total		
		Ending Balance		

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Date	Index	Description	Current Month	Year To Date
05 31	211702	Payroll Deduction - Fica/Med		
06 20	211702	000602 Bruce Ahlschlager	135.11 Cr	
06 20	211702	000603 Robert J Dekruif	86.06 Cr	
06 28	211702	000610 Bruce Ahlschlager	122.83 Cr	
06 28	211702	000611 Robert J Dekruif	86.06 Cr	
06 30	211702	000613 Eftps	<u>430.06 Dr</u>	
		Current Total		
		Ending Balance		
05 31	211703	Payroll Deduction State W/H		
06 20	211703	000602 Bruce Ahlschlager	72.56 Cr	
06 20	211703	000603 Robert J Dekruif	17.94 Cr	
06 28	211703	000610 Bruce Ahlschlager	61.92 Cr	
06 28	211703	000611 Robert J Dekruif	17.94 Cr	
06 30	211703	000612 Mn Dept Of Revenue	<u>170.36 Dr</u>	
		Current Total		
		Ending Balance		
05 31	211705	Payroll Deduction Pension		
06 28	211705	014646 Security Benefits	200.00 Dr	
06 28	211705	014647 Security Benefits	202.31 Dr	
06 20	211705	000602 Bruce Ahlschlager	205.97 Cr	
06 28	211705	000610 Bruce Ahlschlager	<u>196.34 Cr</u>	
		Current Total		
		Ending Balance		
05 31	213400	Accrued Utilities		
06 30	213400	001834 To Record 06/30/18 Payabl	<u>4,005.98 Cr</u>	
		Current Total	4,005.98 Cr	
		Ending Balance		4,005.98 Cr
05 31	213501	Accrued Absences - Current		
		Beginning Balance		4,495.68 Cr
06 30	213501	001832 To Record Vacation Used	2,368.26 Dr	
06 30	213501	001832 To Record 06/30/18 Accrue	1,701.93 Cr	
06 30	213501	001832 To Record 06/30/18 Accrue	<u>457.59 Dr</u>	
		Current Total	1,123.92 Dr	
		Ending Balance		3,371.76 Cr
05 31	213502	Accrued Absences - Non-current		
		Beginning Balance		3,488.17 Cr
06 30	213502	001832 To Record 06/30/18 Accrue	<u>457.59 Cr</u>	
		Current Total	457.59 Cr	
		Ending Balance		3,945.76 Cr
05 31	213700	Payment in Lieu of Taxes		
		Beginning Balance		190.93 Dr
		Ending Balance		190.93 Dr

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Date	Index	Description	Current Month	Year To Date
05 31	213701	Pilot Current Year		
		Beginning Balance		6,665.53 Cr
06 30	213701	J110002 Current Year Pilot	489.18 Cr	
		Current Total	489.18 Cr	
		Ending Balance		7,154.71 Cr
05 31	224000	Prepaid Rent		
06 30	224000	001833 To Record Prepaid Tenants	434.00 Cr	
		Current Total	434.00 Cr	
		Ending Balance		434.00 Cr
05 31	280200	Investments in Capital Assets		
		Beginning Balance		819,278.86 Cr
		Ending Balance		819,278.86 Cr
05 31	280600	Unrestricted Net Assets		
		Beginning Balance		772,194.69 Cr
		Ending Balance		772,194.69 Cr
05 31	311000	Dwelling Rental		
		Beginning Balance		211,131.94 Cr
06 20	311000	014620 Tammy Dittrich	100.00 Dr	
06 30	311000	001828 To Record Jun 2018 Rental	19,576.00 Cr	
		Current Total	19,476.00 Cr	
		Ending Balance		230,607.94 Cr
05 31	312000	Excess Utilities		
		Beginning Balance		3,060.00 Cr
06 30	312000	001828 To Record Jun 2018 Rental	240.00 Cr	
		Current Total	240.00 Cr	
		Ending Balance		3,300.00 Cr
05 31	319000	Nondwelling Rental		
		Beginning Balance		2,750.00 Cr
06 13	319000	000066 Maintenance Man Rent	250.00 Cr	
		Current Total	250.00 Cr	
		Ending Balance		3,000.00 Cr
05 31	361000	Investment Interest		
		Beginning Balance		80.86 Cr
06 30	361000	001830 To Record Interest Income	1,933.89 Cr	
06 30	361000	001831 To Record 06/30/18 Accrue	350.98 Cr	
06 30	361000	000068 Interest	3.06 Cr	
		Current Total	2,287.93 Cr	
		Ending Balance		2,368.79 Cr
05 31	369000	Other Tenant Income		
		Beginning Balance		19,337.12 Cr
06 30	369000	001828 To Record Jun 2018 Rental	1,085.00 Cr	
		Current Total	1,085.00 Cr	

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Date	Index	Description	Current Month	Year To Date
		Ending Balance		20,422.12 Cr
05 31	413000	Legal Expense		
05 31	414000	Training		
05 31	415000	Travel		
		Beginning Balance		187.08 Dr
06 21	415000	014643 Myron Wendland	27.00 Dr	
		Current Total	27.00 Dr	
		Ending Balance		214.08 Dr
05 31	417000	Accounting Fees		
		Beginning Balance		2,340.00 Dr
06 20	417000	014624 C Naber & Associates	190.00 Dr	
06 30	417000	001834 To Record 06/30/18 Payabl	290.00 Dr	
		Current Total	480.00 Dr	
		Ending Balance		2,820.00 Dr
05 31	417100	Audit Expense		
		Beginning Balance		2,400.00 Dr
		Ending Balance		2,400.00 Dr
05 31	419000	Office Expenses		
		Beginning Balance		1,526.24 Dr
06 20	419000	000607 Consolidated	66.90 Dr	
		Current Total	66.90 Dr	
		Ending Balance		1,593.14 Dr
05 31	419200	Advertising		
		Beginning Balance		548.19 Dr
06 20	419200	014626 The Free Press	15.82 Dr	
		Current Total	15.82 Dr	
		Ending Balance		564.01 Dr
05 31	419300	Telephone		
		Beginning Balance		4,023.88 Dr
06 20	419300	014623 Robert J Dekruif	40.00 Dr	
06 20	419300	014629 Mas Communications	105.77 Dr	
06 21	419300	014640 Bruce Ahlschlager	80.00 Dr	
06 20	419300	000607 Consolidated	255.37 Dr	
		Current Total	481.14 Dr	
		Ending Balance		4,505.02 Dr
05 31	419400	Sundry-Administrative		
		Beginning Balance		7,949.05 Dr
06 20	419400	014636 Screening Reports	25.00 Dr	
06 21	419400	014641 Kato Moving & Storage CO	220.00 Dr	
06 30	419400	000609 Bank Fees	14.42 Dr	
06 30	419400	001834 To Record 06/30/18 Payabl	50.00 Dr	

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Date	Index	Description	Current Month	Year To Date
		Current Total	309.42 Dr	
		Ending Balance		8,258.47 Dr
05 31	419500	Outside Management		
		Beginning Balance		55,000.00 Dr
06 20	419500	014638 Smr Management	5,000.00 Dr	
		Current Total	5,000.00 Dr	
		Ending Balance		60,000.00 Dr
05 31	422000	Recreation, Publication & Other		
		Beginning Balance		13,733.28 Dr
06 21	422000	014645 Petty Cash	98.77 Dr	
06 30	422000	001834 To Record 06/30/18 Payabl	103.34 Dr	
		Current Total	202.11 Dr	
		Ending Balance		13,935.39 Dr
05 31	423000	Tenant Contract Costs		
		Beginning Balance		232.11 Dr
		Ending Balance		232.11 Dr
05 31	431000	Water		
		Beginning Balance		7,195.44 Dr
06 20	431000	000606 City Of North Mankato (10	715.58 Dr	
		Current Total	715.58 Dr	
		Ending Balance		7,911.02 Dr
05 31	432000	Electricity		
		Beginning Balance		34,315.48 Dr
06 20	432000	000605 Xcel Energy (28,080)	2,673.09 Dr	
06 30	432000	001834 To Record 06/30/18 Payabl	3,886.28 Dr	
		Current Total	6,559.37 Dr	
		Ending Balance		40,874.85 Dr
05 31	433000	Gas		
		Beginning Balance		20,449.30 Dr
06 20	433000	000604 Centerpoint Energy (2438)	1,397.39 Dr	
		Current Total	1,397.39 Dr	
		Ending Balance		21,846.69 Dr
05 31	439000	Other Utility Expense		
		Beginning Balance		9,824.85 Dr
06 20	439000	000606 City Of North Mankato	697.10 Dr	
06 30	439000	001834 To Record 06/30/18 Payabl	119.70 Dr	
		Current Total	816.80 Dr	
		Ending Balance		10,641.65 Dr
05 31	439100	Garbage Disposal		
		Beginning Balance		9,096.35 Dr
06 20	439100	000608 Waste Management	443.26 Dr	
		Current Total	443.26 Dr	

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Date	Index	Description	Current Month	Year To Date
		Ending Balance		9,539.61 Dr
05 31	441000	Maintenance Labor		
		Beginning Balance		46,390.55 Dr
06 20	441000	000602 Bruce Ahlschlager	1,766.16 Dr	
06 20	441000	000603 Robert J Dekruif	1,125.00 Dr	
06 28	441000	000610 Bruce Ahlschlager	1,605.60 Dr	
06 28	441000	000611 Robert J Dekruif	1,125.00 Dr	
06 30	441000	001832 To Record Vacation Used	<u>2,368.26 Cr</u>	
		Current Total	3,253.50 Dr	
		Ending Balance		49,644.05 Dr
05 31	441045	Employee Benefits Maintenance		
		Beginning Balance		11,700.59 Dr
06 20	441045	014622 Bruce Ahlschlager	214.20 Dr	
06 20	441045	014639 Usuable Life	104.83 Dr	
06 28	441045	014647 Security Benefits	236.04 Dr	
06 30	441045	000613 Eftps	<u>430.06 Dr</u>	
		Current Total	985.13 Dr	
		Ending Balance		12,685.72 Dr
05 31	441050	Accrued Absences - Maint		
06 30	441050	001832 To Record 06/30/18 Accrue	<u>1,701.93 Dr</u>	
		Current Total	1,701.93 Dr	
		Ending Balance		1,701.93 Dr
05 31	442000	Materials		
		Beginning Balance		6,904.40 Dr
06 20	442000	014630 Menards - Mankato	55.46 Dr	
06 21	442000	014640 Bruce Ahlschlager	44.81 Dr	
06 21	442000	014644 Menards - Mankato	80.92 Dr	
06 01	442000	000601 Void CK 14605	7.30 Cr	
06 01	442000	000600 Void CK 14452	<u>658.03 Cr</u>	
		Current Total	484.14 Cr	
		Ending Balance		6,420.26 Dr
05 31	443000	Contract Costs		
		Beginning Balance		4,259.31 Dr
06 20	443000	014631 Mkc Inc	812.50 Dr	
06 21	443000	014640 Bruce Ahlschlager	115.56 Dr	
06 21	443000	014642 Robert J Dekruif	<u>196.29 Dr</u>	
		Current Total	1,124.35 Dr	
		Ending Balance		5,383.66 Dr
05 31	443090	Contracts - Cable TV		
		Beginning Balance		14,887.62 Dr
06 20	443090	000607 Consolidated	<u>1,353.42 Dr</u>	
		Current Total	1,353.42 Dr	
		Ending Balance		16,241.04 Dr

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05 31	443200	Heating & Cooling		
		Beginning Balance		4,617.58 Dr
		Ending Balance		4,617.58 Dr
05 31	443300	Snow Removal		
		Beginning Balance		1,345.00 Dr
06 20	443300	014637 Steve Starrett Constructi	192.50 Dr	
		Current Total	192.50 Dr	
		Ending Balance		1,537.50 Dr
05 31	443400	Elevator		
		Beginning Balance		9,799.27 Dr
06 20	443400	014633 Minnesota Elevator Inc	1,217.08 Dr	
		Current Total	1,217.08 Dr	
		Ending Balance		11,016.35 Dr
05 31	443500	Landscape & Grounds		
		Beginning Balance		1,066.51 Dr
		Ending Balance		1,066.51 Dr
05 31	443600	Unit Turnaround		
		Beginning Balance		1,975.00 Dr
		Ending Balance		1,975.00 Dr
05 31	443700	Electrical Contracts		
		Beginning Balance		8,502.61 Dr
		Ending Balance		8,502.61 Dr
05 31	443800	Plumbing		
		Beginning Balance		3,812.28 Dr
06 20	443800	014627 Jetter Clean Inc	175.00 Dr	
06 20	443800	014635 Schwickert's	300.00 Dr	
06 30	443800	001834 To Record 06/30/18 Payabl	1,975.00 Dr	
		Current Total	2,450.00 Dr	
		Ending Balance		6,262.28 Dr
05 31	443900	Extermination		
		Beginning Balance		668.09 Dr
06 20	443900	014625 Ecolab Pest Elimination	227.83 Dr	
		Current Total	227.83 Dr	
		Ending Balance		895.92 Dr
05 31	444000	Janitorial		
		Beginning Balance		3,098.40 Dr
06 20	444000	014628 Melcher's Power-Vac Inc	516.00 Dr	
06 20	444000	014632 Mrci	291.26 Dr	
06 30	444000	001834 To Record 06/30/18 Payabl	258.90 Dr	
		Current Total	1,066.16 Dr	
		Ending Balance		4,164.56 Dr

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Date	Index	Description	Current Month	Year To Date
05 31	444100	Routine contracts		
		Beginning Balance		3,796.92 Dr
		Ending Balance		3,796.92 Dr
05 31	451000	Insurance - Flood & Bond		
		Beginning Balance		654.50 Dr
06 30	451000	001829 To Write Off Insurance	59.50 Dr	
		Current Total	59.50 Dr	
		Ending Balance		714.00 Dr
05 31	451001	Insurance - Property		
		Beginning Balance		13,068.88 Dr
06 30	451001	001829 To Write Off Insurance	1,188.12 Dr	
		Current Total	1,188.12 Dr	
		Ending Balance		14,257.00 Dr
05 31	451002	Insurance - Liability		
		Beginning Balance		3,839.37 Dr
06 30	451002	001829 To Write Off Insurance	362.63 Dr	
		Current Total	362.63 Dr	
		Ending Balance		4,202.00 Dr
05 31	451003	Insurance - Work Comp		
		Beginning Balance		1,774.37 Dr
06 30	451003	001829 To Write Off Insurance	155.90 Dr	
		Current Total	155.90 Dr	
		Ending Balance		1,930.27 Dr
05 31	452000	Payments In Lieu Of Taxes		
		Beginning Balance		6,665.53 Dr
06 30	452000	J110001 Current Year Pilot	489.18 Dr	
		Current Total	489.18 Dr	
		Ending Balance		7,154.71 Dr
05 31	457000	Collection Loss		
05 31	485000	Depreciation - Current		
06 30	485000	001835 To Record 06/30/18 Deprec	106,870.87 Dr	
		Current Total	106,870.87 Dr	
		Ending Balance		106,870.87 Dr
05 31	485100	Depreciation- CF		
06 30	485100	001835 To Record 06/30/18 Deprec	3,294.50 Dr	
		Current Total	3,294.50 Dr	
		Ending Balance		3,294.50 Dr
05 31	612000	Gain/Loss Equipment		
06 30	612000	001835 Remove Items Per Bd Resol	236.46 Dr	
06 30	612000	001835 Remove Items Per Bd Resol	7,536.70 Dr	
06 30	612000	001835 Remove Items Per Bd Resol	1,989.31 Dr	

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Date	Index	Description	Current Month	Year To Date
		Current Total	9,762.47 Dr	
		Ending Balance		9,762.47 Dr
05 31	72140017	Cf 2018 Dwelling Structure		
05 31	802000	Hud Operating Subsidy		
		Beginning Balance		108,801.00 Cr
06 07	802000	000065 Operating Subsidy	<u>10,568.00 Cr</u>	
		Current Total	10,568.00 Cr	
		Ending Balance		119,369.00 Cr
05 31	802917	Cf 501-17 Advances		
		Beginning Balance		44,085.00 Cr
06 30	802917	001836 To Set Up A/R Hud - CF17	<u>.05 Cr</u>	
		Current Total	.05 Cr	
		Ending Balance		44,085.05 Cr
05 31	941410	Cf 16 Administration		
05 31	941430	Cf 16 Fees & Costs		
05 31	941460	CF16 Dwelling Structure		
05 31	961430	Cf 17 Fees & Costs		
		Beginning Balance		11,000.00 Dr
		Ending Balance		11,000.00 Dr
05 31	961450	CF 2017 Site Improvement		
05 31	961460	CF 2017 Dwelling Structure		
		Beginning Balance		60,460.05 Dr
		Ending Balance		60,460.05 Dr
		Line Count: 227		.00

Date: 08/07/2018
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North Mankato Housing & Redevelopment Authority

Register - Basic Listing

Public Housing

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July Bills Paid

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
014648	07/24/2018	STEVEN BRACHT	Payment	166.94	SEC DEPOSIT REFUND
014649	07/24/2018	LARRY MARQUARDT	Payment	134.83	SED DEPOSIT REFUND
014650	07/24/2018	GOSEWISCH CONTRUCTION, INC	Payment	31,399.46	REMODEL/CAP FUNDS
014651	07/24/2018	Bruce Ahlschlager	Payment	214.20	JULY INS REIMB
014652	07/24/2018	ROBERT J DEKRUIF	Payment	40.00	JULY PHONE REIMB
014653	07/24/2018	C. Naber & Associates	Payment	290.00	29203&39083JUNE SERV/BUDGET
014654	07/24/2018	Housing Insurance Services, Inc	Payment	20,156.00	HP00086982/HG000093998
014655	07/24/2018	McGowan Water Conditioning, Inc.	Payment	119.70	567353;6/14;14-40# BAGS
014656	07/24/2018	MAS COMMUNICATIONS	Payment	105.70	180600167101;7/1/18 ANW JULY
014657	07/24/2018	Minnesota Elevator, Inc	Payment	1,192.58	757043;756812
014658	07/24/2018	MN DEPT OF LABOR & INDUSTRY	Payment	200.00	ALR00854061;7/2/18;ELV01510-11
014659	07/24/2018	MKC, INC.	Payment	910.00	2018-6/7/1/18 WORK
014660	07/24/2018	MRCI	Payment	258.90	621849;6/30/18;JUNE SERVICES
014661	07/24/2018	ROBERT J DEKRUIF	Payment	103.34	MAY/JUN PETTY CASH
014662	07/24/2018	Schwicker's	Payment	1,975.00	S510035848;6/22/18;MAINT
014663	07/24/2018	Schwicker's	Payment	550.00	S500003127/3123
014664	07/24/2018	SMR MANAGEMENT	Payment	5,208.35	89930;7/1/18;MF/SUPPLIES
014665	07/24/2018	EMPLOYEE/SCREENING REPORTS	Payment	50.00	620182120;6/30;
014666	07/24/2018	Usable Life	Payment	104.83	JULY
014667	07/24/2018	TWELL ENVIRONMENTAL, INC	Payment	17,711.00	2141-18;6/28/18;ASBESTOR FLOOR
014668	07/25/2018	KELLY MILLEER	Payment	120.00	MOVING EXPENSE/REHAB
014669	07/30/2018	Security Benefit	Payment	200.00	457 for 7/31
014670	07/30/2018	Security Benefit	Payment	459.21	401a for 7/31 pr
EFT	07/10/2018	IRS	Payment	1,177.92	941 taxes payable
EFT	07/10/2018	mn dept of revenue	Payment	170.36	mn w/h
EFT	07/24/2018	Bruce Ahlschlager	Payment	1,102.59	7/15/18 PAYROLL
EFT	07/24/2018	CONSOLIDATED COMMUNICATIONS	Payment	1,932.81	JULY AUTO
EFT	07/24/2018	CenterPoint Energy	Payment	448.63	JULY AUTO
EFT	07/24/2018	City of North Mankato	Payment	2,017.45	7/18 AUTO
EFT	07/24/2018	Xcel Energy	Payment	3,886.28	5/7-6/6/18 SERVICE AUTO
EFT	07/24/2018	WM of Southern Minnesota MA	Payment	441.56	JULY AUTO
EFT	07/24/2018	ROBERT J DEKRUIF	Payment	993.08	7/15 pr
EFT	07/24/2018	Bruce Ahlschlager	Payment	1,322.37	7/31 payroll
EFT	07/30/2018	ROBERT J DEKRUIF	Payment	993.08	7/31 payroll
EFT	07/31/2018	july bank charges	Payment	14.42	

Total: (96,170.59)

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Check Register Detail by Category Report

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Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Memo
07/10/2018	EFT	IRS	Payment	1,177.92	
		2117.2 Federal Income Tax Withheld	1,177.92		
07/10/2018	EFT	mn dept of revenue	Payment	170.36	
		2117.3 State Income Tax Withheld	170.36		
07/24/2018	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		
07/24/2018	EFT	CONSOLIDATED	Payment	1,932.81	
		A4190 Office Expense	66.90		
		A4390 Other Utilities Expense	1,353.42		
		A4193 Telephone	512.49		
07/24/2018	EFT	CenterPoint Energy	Payment	448.63	
		A4330 Gas	448.63		
07/24/2018	EFT	City of North Mankato	Payment	2,017.45	
		A4310 Water	927.07		
		A4390 Other Utilities Expense	1,090.38		
07/24/2018	EFT	Xcel Energy	Payment	3,886.28	
		A4320 Electricity	3,886.28		
07/24/2018	EFT	WM of Southern Minnesota MA	Payment	441.56	
		A4391 Garbage Removal	441.56		
07/24/2018	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		
07/24/2018	014648	STEVEN BRACHT	Payment	166.94	
		2114 Tenant Security Deposit	166.94		
07/24/2018	014649	LARRY MARQUARDT	Payment	134.83	
		2114 Tenant Security Deposit	134.83		
07/24/2018	014650	GOSEWISCH CONSTRUCTION, INC	Payment	31,399.46	
		1400.71 Building Improvements	31,399.46		
07/24/2018	014651	Bruce Ahlschlager	Payment	214.20	
		A4410.45 Maintenance Benefits	214.20		
07/24/2018	014652	ROBERT J DEKRUIF	Payment	40.00	
		A4193 Telephone	40.00		
07/24/2018	014653	C. Naber & Associates	Payment	290.00	

Date: 08/07/2018
Time: 08:31:28

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

Public Housing

From: 07/01/2018 To: 07/31/2018

Date	Ref Num	Payee/Spit Detail	Pmt/Dep	Amount	Memo
07/24/2018	014654	A4170 Accounting Fees	290.00		
		Housing Insurance Services, Inc	Payment	20,156.00	
07/24/2018	014655	A4510 Insurance - Property, Liability, Work	20,156.00		
		McGowan Water Conditioning, Inc.	Payment	119.70	
07/24/2018	014656	A4441 Routine Maintenance	119.70		
		MAS COMMUNICATIONS	Payment	105.70	
07/24/2018	014657	A4193 Telephone	105.70		
		Minnesota Elevator, Inc	Payment	1,192.58	
07/24/2018	014658	A4434 Elevator Maintenance	1,192.58		
		MN DEPT OF LABOR & INDUSTRY	Payment	200.00	
07/24/2018	014659	A4434 Elevator Maintenance	200.00		
		MKC, INC.	Payment	910.00	
07/24/2018	014660	A4430 Miscellaneous Contract Costs	910.00		
		MRCI	Payment	258.90	
07/24/2018	014661	A4440 Janitorial Contracts	258.90		
		ROBERT J DEKRUIF	Payment	103.34	
07/24/2018	014662	A4220 Recreation, Publications, & Other	103.34		
		Schwickett's	Payment	1,975.00	
07/24/2018	014663	A4438 Plumbing Contracts	1,975.00		
		Schwickett's	Payment	550.00	
07/24/2018	014664	A4438 Plumbing Contracts	360.00		
		A4432 Heating & Cooling Contracts	190.00		
07/24/2018	014665	A4195 Management Fees	5,208.35		
		EMPLOYEE SCREENING REPORTS	Payment	50.00	
07/24/2018	014666	A4194 Other Admin. Expense	50.00		
		USABLE Life	Payment	104.83	
07/24/2018	014667	A4410.45 Maintenance Benefits	104.83		
		TWELL ENVIRONMENTAL, INC	Payment	17,711.00	
07/25/2018	014668	A4430 Miscellaneous Contract Costs	17,711.00		
		KELLY MILLEER	Payment	120.00	
07/30/2018	EFT	A4410 Labor - Maintenance	120.00		
		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		
07/30/2018	EFT	ROBERT J DEKRUIF	Payment	993.08	

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Time: 08:31:28

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

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Public Housing

From: 07/01/2018 To: 07/31/2018

Date	Ref Num	Payee/Spilt Detail	Pmt/Dep	Amount	Memo
		A4410	1,125.00		
		Labor - Maintenance			
		2117.1	-69.75		
		Social Security Withheld			
		2117.11	-16.31		
		Medicare Withheld			
		2117.2	-27.92		
		Federal Income Tax Withheld			
		2117.3	-17.94		
		State Income Tax Withheld			
07/30/2018	014669	Security Benefit	Payment	200.00	
		2117.5	200.00		
		Retirement			
07/30/2018	014670	Security Benefit	Payment	459.21	
		2117.5	459.21		
		Retirement			
07/31/2018	EFT	july bank charges	Payment	14.42	
			0.00		

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Time: 13:16:56

North Mankato Housing & Redevelopment Authority

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Register - Basic Listing

Public Housing

From: 08/01/2018 To: 08/22/2018

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Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
014671	08/15/2018	Bruce Ahlschlager	Payment	1,212.48	8/15PR
014672	08/15/2018	ROBERT J DEKRUIF	Payment	993.08	8/15 PR
014673	08/21/2018	A-1 Key City Locksmiths, Inc.	Payment	114.00	001756 \$11.00/1751 \$103
014674	08/21/2018	ROBERT J DEKRUIF	Payment	40.00	AUG PHONE
014675	08/21/2018	Bruce Ahlschlager	Payment	214.20	INS REIMB
014676	08/21/2018	C. Naber & Associates	Payment	211.52	39423 FOR \$190;39490 FOR\$21.52
014677	08/21/2018	Ecobal Pest Elimination	Payment	227.83	5164;7/31;JUL/AUG/SEPT
014678	08/21/2018	Housing Data Systems, Inc.	Payment	120.00	225980;8/1;MTSC 7/1-9/30/18
014679	08/21/2018	Jetter Clean Inc.	Payment	175.00	M57899;7/16;401 KIT SINK JET
014680	08/21/2018	DH SNOW REMOVAL	Payment	102.00	3910;7/13; TILL GARDEN
014681	08/21/2018	KATO MOVING & STORAGE CO.	Payment	110.00	#118 STORAGE SEPT
014682	08/21/2018	League of MN Cities Insurance Trust	Payment	2,114.00	40001260;9/1 WORK COMP
014683	08/21/2018	MRCI	Payment	291.26	623638;7/31;JULY SERVICE
014684	08/21/2018	Minnesota Elevator, Inc	Payment	815.08	761996;8/1; AUG SERVICE
014685	08/21/2018	MKC, INC.	Payment	357.50	2018-7;JULY SERVICE
014686	08/21/2018	MAS COMMUNICATIONS	Payment	105.56	180700167101;8/1;AUG SERVICE
014687	08/21/2018	Menards-Mankato	Payment	686.09	5913+7501+8214+8708+9543+10240
014688	08/21/2018	MTU Onsite Energy	Payment	399.81	4230051306;7/11 GEN. MAINT
014689	08/21/2018	Rickway	Payment	1,078.01	CG817056;7/19;101 CARPET
		Rickway	Payment	1,039.95	CG817065;7/19;205 CARPET
		EMPLOYEE SCREENING REPORTS	Payment	175.00	720182120;N STEVENS;D CUNNINGH AM
014690	08/21/2018	Sherwin Williams Co.	Payment	179.44	0537-5;8/1;PAINT
014691	08/21/2018	SMR MANAGEMENT	Payment	5,000.00	90040;8/1;MAN FEE
014692	08/21/2018	USABLE Life	Payment	104.83	101419501 G;SEPT
014693	08/22/2018	Bruce Ahlschlager	Payment	276.68	jul-aug miles;phone & supplies
014694	08/22/2018	Minnesota Elevator, Inc	Payment	402.00	764871;8/21;service
EFT	08/09/2018	its	Payment	1,220.61	941 taxes payable
EFT	08/09/2018	mn dept rev	Payment	181.00	mn w/h
EFT	08/21/2018	City of North Mankato	Payment	1,414.48	AUTO PAY 6/12-7/5/18
EFT	08/21/2018	CONSOLIDATED COMMUNICATIONS	Payment	1,675.69	AUTO AUG
EFT	08/21/2018	CenterPoint Energy	Payment	407.89	6/8-7/1/18 USAGE
EFT	08/21/2018	Xcel Energy	Payment	4,983.91	AUTO 6/6-7/7/18 USAGE

Total: (26,428.90)

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

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From: 08/01/2018 To: 08/22/2018

Date	Ref Num	Payee/Spilt Detail	Pmt/Dep	Amount	Memo
08/09/2018	EFT	ifs	Payment	1,220.61	
		2117.2 Federal Income Tax Withheld	1,220.61		
08/09/2018	EFT	mn dept rev	Payment	181.00	
		2117.3 State Income Tax Withheld	181.00		
08/15/2018		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		
08/15/2018		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		
08/21/2018	EFT	City of North Mankato	Payment	1,414.48	
		A4310 Water	716.93		
		A4390 Other Utilities Expense	697.55		
08/21/2018	EFT	CONSOLIDATED	Payment	1,675.69	
		A4190 Office Expense	66.90		
		A4390 Other Utilities Expense	1,353.42		
		A4193 Telephone	256.37		
08/21/2018	EFT	CenterPoint Energy	Payment	407.89	
		A4330 Gas	407.89		
08/21/2018	EFT	Xcel Energy	Payment	4,983.91	
		A4320 Electricity	4,983.91		
08/21/2018	014671	A-1 Key City Locksmiths, Inc.	Payment	114.00	
		A4420 Materials	114.00		
08/21/2018	014672	ROBERT J DEKRUIF	Payment	40.00	
		A4193 Telephone	40.00		
08/21/2018	014673	Bruce Ahlschlager	Payment	214.20	
		A4410.45 Maintenance Benefits	214.20		
08/21/2018	014674	C. Naber & Associates	Payment	211.52	
		A4170 Accounting Fees	211.52		
08/21/2018	014675	Ecolab Pest Elimination	Payment	227.83	
		A4439 Extermination Contracts	227.83		
08/21/2018	014676	Housing Data Systems, Inc.	Payment	120.00	
		A4194 Other Admin. Expense	120.00		
08/21/2018	014677	Jetter Clean Inc.	Payment	175.00	

Date: 08/22/2018
Time: 13:17:01

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

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From: 08/01/2018 To: 08/22/2018

Date	Ref Num	Payee/Spilt Detail	Pmt/Dep	Amount	Memo
08/21/2018	014678	A4438 Plumbing Contracts	175.00		
		DH SNOW REMOVAL	Payment	102.00	
		A4435 Landscaping/Grounds Contracts	102.00		
08/21/2018	014679	KATO MOVING & STORAGE CO.	Payment	110.00	
		A4420 Materials	110.00		
08/21/2018	014680	League of MN Cities Insurance Trust	Payment	2,114.00	
		A4510 Insurance - Property, Liability, Work	2,114.00		
08/21/2018	014681	MRCI	Payment	291.26	
		A4440 Janitorial Contracts	291.26		
08/21/2018	014682	Minnesota Elevator, Inc	Payment	815.08	
		A4434 Elevator Maintenance	815.08		
08/21/2018	014683	MKC, INC.	Payment	357.50	
		A4430 Miscellaneous Contract Costs	357.50		
08/21/2018	014684	MAS COMMUNICATIONS	Payment	105.56	
		A4193 Telephone	105.56		
08/21/2018	014685	Menards-Mankato	Payment	686.09	
		A4420 Materials	686.09		
08/21/2018	014686	MTU Onsite Energy	Payment	399.81	
		A4437 Electrical Contracts	399.81		
08/21/2018	014687	Rickway	Payment	1,078.01	
		A4450 Replacement of Equipment	1,078.01		
08/21/2018	014688	Rickway	Payment	1,039.95	
		A4450 Replacement of Equipment	1,039.95		
08/21/2018	014689	EMPLOYEESCREENING REPORTS	Payment	175.00	
		A4194 Other Admin. Expense	175.00		
08/21/2018	014690	Shenwin Williams Co.	Payment	179.44	
		A4420 Materials	179.44		
08/21/2018	014691	SMR MANAGEMENT	Payment	5,000.00	
		A4195 Management Fees	5,000.00		
08/21/2018	014692	USABLE Life	Payment	104.83	
		A4410.45 Maintenance Benefits	104.83		
08/22/2018	014693	Bruce Ahlschlager	Payment	276.68	
		A4150 Travel expenses	158.36		
		A4193 Telephone	80.00		
		A4420 Materials	38.32		
08/22/2018	014694	Minnesota Elevator, Inc	Payment	402.00	
			0.00		

AIA Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> 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: 002 Date: July 17, 2018
OWNER: <i>(Name and address)</i> North Mankato Housing and Redevelopment Authority 615 Nicollet Avenue North Mankato, MN 56003	ARCHITECT: <i>(Name and address)</i> Brunton Architects, Ltd. 225 Belgrade Avenue North Mankato, MN 56003	CONTRACTOR: <i>(Name and address)</i> 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 #3 Rev1

1. New door frames for men's and women's room (G10 & G11)- Verbally approved at progress meeting #1 June 14th, 2018
2. Rakk Brackets en lieu of Outwater Plastics CTs- Verbally approved at progress meeting #1 June 14th, 2018
3. Remove and replace, at relocated locations, the floor drains in restrooms (G10 & G11)
4. Remove and replace sanitary pipe in all-purpose room (G19) - Cast Iron
5. Remove existing sanitary in bathroom area and replace with cast iron pipe & fittings.

The original Contract Sum was	\$ 350,340.00
The net change by previously authorized Change Orders	\$ 6,273.49
The Contract Sum prior to this Change Order was	\$ 356,613.49
The Contract Sum will be increased by this Change Order in the amount of	\$ 13,271.69
The new Contract Sum including this Change Order will be	\$ 369,885.18
The Contract Time will be increased by Ten (10) days.	
The new date of Substantial Completion will be October 6, 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.

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

Brunton Architects, Ltd.

ARCHITECT *(Firm name)*



SIGNATURE
 Geoff Little, AIA, Project Architect
PRINTED NAME AND TITLE

7/17/18
DATE

Gosewisch Construction, Inc./ Rice
 Companies

CONTRACTOR *(Firm name)*

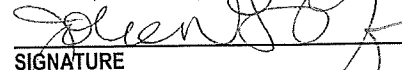


SIGNATURE
 Brian Gosewisch, Project Manager
PRINTED NAME AND TITLE

7-17-18
DATE

North Mankato Housing and
 Redevelopment Authority

OWNER *(Firm name)*



SIGNATURE
 Joleen Pfau, HRA Executive Director
PRINTED NAME AND TITLE

7.18.18
DATE

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Document G701™ – 2001

Change Order

PROJECT (Name and address): Koppen Gardens - Parking Lot Expansion, Corrections and Seal Coating 615 Nicollet Avenue North Mankato, MN.	CHANGE ORDER NUMBER: 002 DATE: July 16, 2018	OWNER: ☐ ARCHITECT: ☐ CONTRACTOR: ☐ FIELD: ☐ OTHER: ☐
TO CONTRACTOR (Name and address): Nielsen Blacktopping, Inc. 305 Industrial St. E. Kasota, MN 56050	ARCHITECT'S PROJECT NUMBER: 16365-2 CONTRACT DATE: March 27, 2018 CONTRACT FOR: Parking Lot Improvements	

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Deduct:

Go from 12" of aggregate base to 8" minimum of aggregate base on the entire lot.
Remove the fog seal & chip seal from the contract ... \$18,275.00

Add:

2", 1.5" Bituminous section with 8" of aggregate base to area that was going to remain in place to be fog sealed & chip sealed... \$22,245.00

Clarification:

All crack fill, fog seal, chip seal will be removed from contract, the class 5 section will be brought to a minimum of 8", Nielsen will remove the 9,400 SF parking lot area that was going to remain, provide a minimum of 8" of class 5 for a base section, bituminous pave the area with the detailed 2", 1.5" pavement section.

The original Contract Sum was	\$ 121,266.50
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 121,266.50
The Contract Sum will be increased by this Change Order in the amount of	\$ 3,970.00
The new Contract Sum including this Change Order will be	\$ 125,236.50

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 as indicated in the Contract Documents.

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



Document G701™ – 2001

Change Order

PROJECT (Name and address): Koppen Gardens - Parking Lot Expansion, Corrections and Seal Coating 615 Nicollet Avenue North Mankato, MN.	CHANGE ORDER NUMBER: 003 DATE: July 25, 2018	OWNER: ☐ ARCHITECT: ☐ CONTRACTOR: ☐ FIELD: ☐ OTHER: ☐
TO CONTRACTOR (Name and address): Nielsen Blacktopping, Inc. 305 Industrial St. E. Kasota, MN 56050	ARCHITECT'S PROJECT NUMBER: 16365-2 CONTRACT DATE: March 27, 2018 CONTRACT FOR: Parking Lot Improvements	

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Due to weather issues and scheduling adjustments, the date of Substantial Completion shall be adjusted to Friday, September 14, 2018.

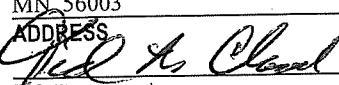
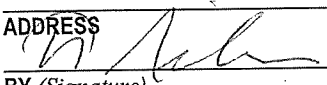
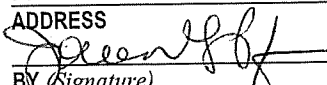
The original Contract Sum was	\$ 121,266.50
The net change by previously authorized Change Orders	\$ 3,970.00
The Contract Sum prior to this Change Order was	\$ 125,236.50
The Contract Sum will be unchanged by this Change Order in the amount of	\$ 0.00
The new Contract Sum including this Change Order will be	\$ 125,236.50

The Contract Time will be increased by Forty-two (42) 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)
8/16/18	7/31/18	8.13.18
DATE	DATE	DATE