



# BISMARCK PARKING AUTHORITY

## MEETING AGENDA June 13, 2024

---

**Tom Baker Meeting Room**  
Lower level

**9:00 a.m.**

**City-County Office Building**  
221 North 5<sup>th</sup> Street

---

Live meeting coverage is available on Government Access Channels 2 & 602HD, FreeTV.org, ROKU, Apple TV and Fire TV.

---

Item No.

---

## MINUTES

1. Consider approval of the minutes of the May 9, 2024 regular meeting of the Bismarck Parking Authority

## REGULAR AGENDA

2. Review Financial Statements
3. CW Structural – Ramps General Condition Assessment – Derek Kost

## OTHER BUSINESS

4. Other Business

## ADJOURNMENT

5. Adjourn. The next regular meeting date is scheduled for **July 11, 2024**



BISMARCK MUNICIPAL PARKING AUTHORITY  
MEETING MINUTES  
MAY 9, 2024

The Bismarck Municipal Parking Authority met in regular session on the above date at 9:00 A.M. in the Tom Baker Room, Bismarck, North Dakota. Chairman Jim Christianson presiding.

Members present: Jim Christianson, Josh Keller, Jake Axtman

Members absent: Todd Kovash and Kyle Holwagner

Staff Members: Jeremy Petron, Sue Schaff, Dennis Torgerson  
Corey Voegelé, Isak Johnson

Others present: Commissioner Mike Connelly, Jannelle Combs,  
Maria Fleck and Luke Brezny

#### MINUTES

Chairman Jim Christianson called for consideration of the minutes of the April 11, 2024 meeting.

MOTION: A motion was made by Josh Keller, seconded by Jake Axtman and unanimously approved by all members present that the minutes of the April 11, 2024 meeting be approved.

#### REVIEW OF FINANCIAL STATEMENTS

MOTION: A motion was made by Josh Keller, seconded by Jake Axtman with a roll call vote, Josh-aye, Jake-aye, and Jim-aye to approve the April financials.

#### MOBILE APP FEEDBACK ASSESSMENT SURVEY RESULTS

Maria Fleck from Downtowners reported on the online survey results. General discussion was held. The Board will take this under advisement. Thank You to the Downtowners for their cooperation with the survey.

#### OTHER BUSINESS

#### ADJOURNMENT

There being no further business, Chairman Jim Christianson declared the Bismarck Municipal Parking Authority adjourned at 9:20 A.M. and will meet again on June 13, 2024.

JEREMY PETRON, SECRETARY

## Bismarck Parking Authority

c/o Rocky Gordon & Company

P.O. Box 2053

114 N. 6th Street

Bismarck, ND 58502

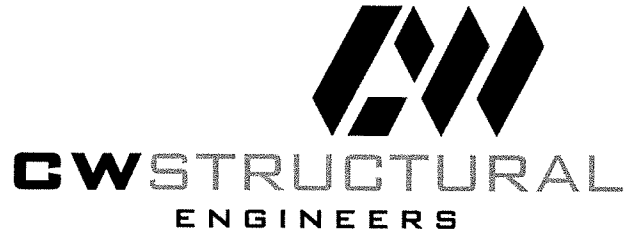
Phone: (701) 222-8954

Fax: (701) 223-2002

Email: bismarckpa@live.com

<b>Monthly Spaces sold as of: June 4th, 2024</b>					
	Total Spaces	Monthly spaces sold	Peak Day # Users (from prev month)	Qty (for hourly)	Capacity Sold (incl. hourly)
Galleria Ramp	222	124	206	150 (for hotel)	123%
Parkade Ramp	358	414		50	
Parkade Rooftop	68	56			
Parkade Total	426	470	308		122%
3rd Street Ramp	374	389		50	
3rd Street Rooftop	76	57			
3rd St. Total	450	446	270		110%
Sixth St. Ramp	427	600		25	
Sixth St. Rooftop	73	77			
Sixth St. Total	500	677	381		140%
3rd & Rosser Lot	61	59			97%
Fifth & Thayer Lot	63	72			114%
<b>Total:</b>	<b>1,722</b>	<b>1,848</b>			

1000 E. CALGARY AVE SUITE 2  
BISMARCK, NORTH DAKOTA 58503  
(P) 701.221.3286  
CWSTRUCTURAL.NET



May 31, 2024

CW Project #: C2273A

Bismarck Parking Authority  
c/o Mr. Jeremy Petron  
PO Box 1774  
Bismarck, ND 58502

Re: Bismarck Parking Authority Ramps – 2024 General Structural Condition Assessment

Dear Mr. Petron:

Our office recently visited the Parkade Ramp, 6<sup>th</sup> Street Ramp, Galleria Ramp and the 3<sup>rd</sup> Street Parking Ramps located in downtown Bismarck, on the mornings of April 22nd & April 23rd, 2024. The purpose of our visit was to perform an annual visual structural inspection by walking thru the parking ramp facilities and inspecting their general structural condition for outward signs of structural distress and corrosion that may require attention. This report is a summary of my general site observations and maintenance recommendations.

## **SITE OBSERVATIONS**

### **Parkade Ramp**

1. Ramp Entrance Slab
  - a. *Top Surface of Slab Traffic Coating & Patch Deterioration* - Very significant wear was observed on the traffic coating, with most of the wear being observed in the vehicle wheel tracks and where the wheels of each vehicle stop and start at the ticket machine. (See Figures #1 & #2). The traffic coating has been completely worn through at many locations along the wheel tracks, with wear increasing year-to-year due to the significant amount of traction needed by vehicle to enter the ramp and from starts/stops at the ticket machine gate. This is a very high traffic area that requires continued traffic coating maintenance to ensure protection of the underlying concrete. Bubbled up & damaged areas of traffic coating were recently cut away, revealing cracks & underlying surface delamination in the concrete at previously patched areas. These cracks at various areas appear to be allowing moisture to penetrate through the slab, likely causing additional corrosion and concrete damage to occur from freeze-thaw cycles at both the top and bottom surfaces of the slab.
  - b. *Bottom Surface of Slab Spalling (Above the Lower-Level Mechanical Room)* – Below the entrance ramp, in the mechanical room, signs of moisture penetration through the slab were observed at the underside of the slab at various locations along the length of the slab. These locations generally corresponded to the lines of tire tracks atop the slab where the traffic coating was damaged. The concrete slab was reinforced in the past with carbon fiber strips adhered to the underside of the slab. A few locations were observed where the bottom concrete surface of the slab had begun to spall and was being held by the

carbon fiber strips, causing separation of the fiber strips from the slab which could begin to affect the strength of the slab (Figure 3).

- c. *Bottom Surface of Slab Patch Cracking (Above the Air Handler Room & Storage Room)* – Past concrete patch repairs were made to the ceiling slab overhead in the air handler room and the storage room that are both located west of the lower-level mechanical room. Minor cracking and moisture within these patches were observed, suggesting continued moisture infiltration & corrosion after these repairs were made, likely due to moisture and chlorides infiltrating the ramp entrance slab from above due to failed traffic coating. The air handler room appears to roughly correlate to the base of the entrance gate arm and floor drain above. The back storage room appears to roughly correlate with the wheel tracks west of the entrance gate arm. While these wheel tracks are sheltered from rain from above, it is believed that vehicles may be tracking in significant water & chlorides atop the slab that is infiltrating the slab at unprotected areas where the traffic coating is significantly worn away (Figures 4 & 5).

## 2. Yellow Level

- a. Floor drains at the east end of the yellow level observed during recent tendon repairs, floor drains needed to be relocated at both the north and south sides of the level at the east end of the ramp. However, there were limitations on where the drains could be located due to the presence of post-tension cables. During our site visit, it was noticed that a slight amount of water was pooling adjacent to each of the drains (See Figures #3 & #4). It is believed that most of the water runoff at this level goes to each of the drains, but does not drain completely due to low areas around the drain. Traffic coating is present at this area, so it is also believed that the standing water may be held without consequence until it evaporates. This area should be monitored as future regrading improvements around the drain may be desired.

## 3. Blue Level

- a. *West End Slab Patch Cracking* – A large area of slab was recently patched within the last year and is located just after turning into the west end of the blue level from yellow level (See Figure #6). The patch replaces a non-uniform previous patch that was failing. The new patch area has clean, rectangular sawcut edges from the recent repairs, however shrinkage cracks appear to have formed within the patch, which have since been routed and caulked. It is unknown if these cracks formed immediately or over time, but the concern is that moisture may be able to penetrate the cracks and deteriorate the slab over time during freeze-thaw cycles without a traffic coating if caulking is not maintained.
- b. *Entire Blue Level Traffic Coating Age* - There is an older black traffic coating on the blue level, however, this coating has been worn away from traffic at the drive lane and areas of spalls and irregular shaped patches are present at the construction joint from vehicle traffic (See Figure #7).
- c. *Bottom of Slab Corrosion* - NE corner of Blue Level (Underside of Blue Level Slab located above ticket gate below) A recent overhead patch near the ticket machine on the underside of the blue level above continues to show some cracking and minor brown discoloration, likely from rust & corrosion of internal rebar (Figure #8). Corrosion may be continuing from standing water above. A daylight drain outlet had been cored into the slab during previous repairs to allow water to drop to the level below. However, it is unclear on how well this drain has been functioning and if the water is able to make it to the drain or allowed to pool. Debris was observed around the drain at the level above during our visit. This potential corrosion should be monitored.

## 4. Green Level

- a. *South Wall Column Base Spalling & Corrosion* - Concrete spalling and corrosion are present at the base of multiple columns along the south perimeter railing wall at the green level (See Figure #9).

These column spalls are caused by the reinforcing inside the column corroding & rusting which then expands and spalls the concrete. It is believed that this corrosion may be occurring due to water & snow being present & potentially pooling adjacent to the columns at the south wall. Lack of traffic coating protection up the base of the column may allow corrosion to occur due to moisture & chlorides.

- b. *Protection of Previous Green Level Repairs* – As part of recent Green Level repairs within the last two years, the east end of the ramp, adjacent to the exit spiral opening, was repaired with epoxied rebar into the slab. The next step in this repair was to provide protection of these bars & repairs with a traffic coating (See Figure #10). Note that the application of this traffic coating has been delayed as it was presumed that the balance of green level concrete repairs would be completed prior to traffic coating this area, but the ultimate final recommendation is to protect these repairs with traffic coating.

5. Red Level

- a. *South Wall Column Base Spalling/Corrosion* – Similar to what was observed at the columns at the green level, some columns along the south wall of the Parkade at the red level were observed as having corrosion of reinforcement within the column, resulting in concrete spalling at the base of the column (Figure #11). As seen in the photo, it appears that moisture pools and sits adjacent to these columns and could be contributing to the corrosion.

6. Purple Level/Roof

- a. *Corrosion on Newly Installed Steel Stairs* – Within the past year, new exterior stairs were installed at the Purple/Roof Level to replace the severely corroded concrete stairs that were present. These stairs appear to be of steel construction with galvanized steel treads and painted steel channel stringers with standard zinc plated fasteners. It was observed that corrosion has already begun on the painted steel stringers at the base of the stair and where the structural steel bears on the existing concrete at the top of the stair (Figures #12 & #13). Standing rain/snow and moisture at these components likely contributed to their corrosion as the stairs are completely exposed to the elements. Galvanic corrosion can occur between various combinations of dissimilar metals & finishes in the presence of moisture. For best performance against corrosion, the selected components & fastener materials with high-performance finishes should be utilized. The original stair supplier may need to be consulted to determine what improvements may need to be made to this newly placed stair to better protect it during its lifetime as the immediate corrosion is expected to likely continue at a rapid pace.

7. Exit Spiral

- a. *Original Construction Joint Protection* – Recent repairs were completed at curved concrete beams that lead into each entrance on the exit spiral. As mentioned in previous inspections, there have been signs of corrosion in the form of visible brown stains & damaged paint at the underside of many of the original construction joints of the railing walls/beams and the slab. However, no concrete spalls, delaminations or cracking was observed, so this is to continually be monitored. It was raining during our site visit and it was observed how the water runs down the inner curb & gutter of the spiral. Improved calked cove sealant along this gutter and at the original slab/railing construction joints where they meet the inner gutter may provide additional protection from corrosion as it was observed to be inconsistent down the spiral, with some areas of caulking failure present (Figure #14).

8. General

- a. *Traffic Coating Throughout Ramp* - No traffic coating was provided on any of the original construction joints within the ramp and on the exit spiral that is very exposed to the elements. Post-stressing tendon anchors within the ramp are located at slab construction joints, therefore there are concerns about their protection from moisture runoff from wind/weather and that carried in by vehicles.

### **Galleria Ramp**

#### 1. Roof Level

- a. *Roof Level Traffic Coating* - Roof level slab repairs were made in the past. The condition of the traffic coating over this area was noted as having some larger damaged areas, likely from snow removal equipment (Figure #15). It is recommended that this be repaired to continue providing the protection from moisture as intended. Periodic maintenance may be required to prevent water infiltration as wear and tear increases.

### **6<sup>th</sup> Street Ramp**

#### 1. Roof Level

- a. *Roof Traffic Coating Minor Wear* – Traffic coating was provided on all the slab construction joints and remained in good condition from vehicle traffic. However, the traffic coating over the slab construction joints on the roof, as noted previously is showing signs of minor wear, likely due to snow removal equipment on the roof (Figure #16). Future maintenance may be required as this becomes more significant, however, this minor wear appears unchanged from the previous inspection.

#### 2. Stair Towers

- a. *Stair Tower Wall Finish* - The southwest stair tower shows some moisture infiltration & potential corrosion within the base of the precast concrete wall panel architectural finish surrounding the north and east sides of the vestibule at the roof level (Figure #17). It is uncertain if the base of this panel may have been concrete that was formed and cast-in-place after placement of the precast wall panels to potentially conceal precast connection. It is unclear how moisture is infiltration the panel so uniformly across the entire wall.
- b. *Stair Tower Entrances* – Moisture appears to be able to be wind driven into the various levels of the stair towers (Figure #18). It was observed that the base of the doors consist of at fiber broom-like sweep rather than any type of rubber gasket. It is advised to consult with an architect or door supplier on other options of door sweeps that can be provided to keep water out of the vestibules.

### **3<sup>rd</sup> Street Ramp**

#### 1. Ramp Entrance

- a. *Slab-on-Grade Spalling at Entrance* - As mentioned in previous inspection reports, the concrete slab-on-grade around both the entrance floor drains remains badly spalled, potentially from vehicle traffic or freeze thaw movement adjacent to the drain, or a combination of both (Figure #19). However, this remains relatively unchanged from previous years. It would appear that the drains are not able to collect much moisture runoff in their current condition and the water likely pools around the drain resulting in further concrete damage over time. As this is slab-on-grade, this is not a structural concern.

#### 2. 6<sup>th</sup> Level/Roof

- a. *Previous Patching Remains in Good Condition* - The previous patch and traffic coated area where tendon investigation was performed in the past was observed and inspected. There was no change noted in the condition of the patching both above and below at this location.

#### 3. General

- a. *Beam Tendon Pocket Grouting* - Many of the post tensioned tendon grout pockets at the ends of the post tensioned beams, at the faces of the supporting concrete columns, have some calcium build-up or grout pockets/patches that have shown signs of shrinkage cracks & deterioration. This remains fairly unchanged over the years, however.
- b. *No Traffic Coating* was provided on any of the existing construction joints, however, they appear to be functioning with no issues and no signs of moisture infiltration.

## DISCUSSION

### Parkade Ramp

The history of the Parkade Ramp is that it appears to have been constructed in 1967 with the top two levels added in 1983. The original exit spiral was demolished and replaced in 2002. As a result, the original Parkade construction is over 55 years old. However, the concrete is visually in relatively good condition in most locations.

#### *Parkade Repairs Recently Completed:*

- Major repairs that were recently completed were the Purple level exposed roof where corroded tendons were repaired west of the stair tower along with concrete repairs surrounding this area that were resulting in spalling of the underside of the slab (which was visible from the orange level below). After making these repairs, a large section of traffic coating was applied to the roof west of the stair tower to protect these repairs.
- The curved concrete beams of the exit helix, where vehicles can enter the helix, were also recently repaired & strengthened with fiber reinforced polymer (FRP) wrapped around these beams. Additional concrete beams at the east end of the Parkade at each ramp level, supporting cantilevered slab up to the exit helix, were also repaired with epoxy injection to seal shrinkage cracks within the beams.
- Additionally, the exterior concrete stairs on the roof were replaced with exterior steel stairs within the last year, however, as mentioned previously in this report, these new stairs are already seeing signs of corrosion.

*Parkade Structural Repairs Needed:* A complete condition assessment of the Parkade Ramp was recently completed by Walker Consultants, a Parking Ramp Restoration consultant, in late 2020. Walker's report had many structural repair recommendations, and the most immediate repair concerns needed have been recently addressed, though some other structural concerns have also since arisen.

The following is an updated priority list with these immediate structural repair items being recently completed at the Green Level, recommended next step repairs (and associated approximate construction costs as estimated by Walker Consulting and recommended in their condition assessment report) would consist of the following:

- Priority A1 – Entrance Ramp Concrete Repair and Traffic Coating Replacement
  - Concrete Ramp Entrance Slab Repair. (\$30,000 Concrete & \$25,000 for FRP Repair = \$55,000 Total)
    - The existing traffic coating on the entrance ramp should be completely removed, with all underlying concrete patched and repaired to sound concrete. The underside of the ramp slab was previously reinforced with FRP strips adhered to the slab. These FRP strips were observed to be holding some spalled concrete in some locations, at the east end of the ramp, in particular. The FRP is to be repaired & reinstalled as required after repairs.
  - Re-install New Traffic Coating (\$30,000 Traffic Coating)
    - A new high quality traffic coating is to be applied at the entrance ramp. The traction needed by vehicles to get up the steep incline, as well as starting and stopping at the ticket machine, results in significant wear on the traffic coating at this location. A very high quality, durable traffic coating is required from the start of the ramp entrance up, past the gate arm, to the yellow level within the ramp.
- Priority A2 – Green Level
  - Protect Recent Repairs via Traffic Coating (\$15,000 Estimated Repair Cost)



- Concrete repairs were made at the east end of the green level with concrete patching and added rebar in epoxied slots within the concrete. Traffic coating is recommended to be added over this small area (approximately 40' x 60' area) to protect these recent repairs from moisture infiltration.
- Priority B – Green Level South Half
  - General Concrete Repairs & Traffic Coating (\$50,000 Concrete Repairs & \$85,000 Traffic Coating)
    - With recent completion of immediate structural concerns, at the green level, it is recommended that the balance of recommended basic concrete slab repairs be completed at the south half of the green level, with a traffic coating applied over this area to provide complete repair and protection of this section of the ramp. Areas requiring repair were sounded by Walker Consultants during their condition assessment and it is recommended that all concrete repairs be made and ultimately protected with a traffic coating to minimize future corrosion potential that previously resulted in a broken tendon at this level.
- Priority C – Roof & Exposed half of Purple Level
  - Partial Depth Concrete Repairs & Traffic Coating (Estimated Repair Costs TBD).
    - General Concrete Repairs - The roof level (south half) & north half of the purple level that is exposed to the elements receives consistent moisture due to weather and is therefore felt to have priority over other levels when making future repairs. It is recommended that concrete repairs be made at this level with a traffic coating then applied to provide protection for this level. As part of recent tendon repairs a large portion of the roof level has been traffic coated west of the stair tower.
- Priority D – Other Ramp Levels/Sections
  - Level-By-Level Repairs (Estimated Repair Costs TBD).
    - After the previously mentioned repair of the south half of the green level and the exposed roof & purple level repairs are completed, it is recommended that repairs & traffic coating be made level by level, section by section, potentially working down from the roof/purple level to provide all repairs and maximum protection to each subsequent section/level. The priority of each level and associated construction costs can be evaluated in the future. The importance of maintaining protection via traffic coating at the yellow and blue levels cannot be stressed enough as any concrete work at these levels will directly affect tenants below and could be very expensive and intrusive.

To extend the life of this structure, it is our opinion that a proactive approach that invests in the application & maintaining of traffic coating, to protect the concrete before issues arise, be employed rather than a more reactive approach that makes repairs once concrete deterioration is noticed. Application & maintenance of traffic coating would be much less intrusive and costly than resulting concrete repairs. It is recommended that funds be allocated, potentially as part of an annual maintenance contract with a concrete repair contractor familiar with PT structures, for regular maintenance & upkeep on the ramp so that repairs to traffic coating and minor spalls at high traffic areas can be quickly addressed by a contractor familiar with concrete corrosion. This would prevent minor issues from becoming major issues that will disrupt operation of the ramp.

#### Third Street Ramp

The Third Street Ramp was constructed in 1992 and is in very good condition for being almost 30 years old. A Condition Assessment was performed by Walker Consultants in late 2020. No immediate structural concerns were found. However, their report mentions recommendations regarding minor concrete repairs to be made and traffic

coating improvements to provide protection from moisture at various areas of the ramp. These items are not considered an immediate concern.

### Galleria

The Galleria ramp did not have any immediate structural concerns. However, past repairs provided traffic coating at some areas. It was noticed that the traffic coating was experiencing some wear at various locations, at the roof in particular. It is recommended that maintenance plan be provided and budgeted for in order to maintain these areas of traffic coating as needed.

### 6<sup>th</sup> Street Ramp

The 6<sup>th</sup> Street Ramp was constructed in 2014 and is still in very good condition. Traffic coatings are provided over all the slab construction joints, providing protection against moisture intrusion into the slab tendons and remained in good condition. Maintenance of these traffic coatings should be a priority going forward. Snow removal equipment appears to currently be the main source of damage to the traffic coatings, as observed on the roof, though this traffic coating damage remains minor at this point. As was recommended for the Galleria Ramp, with the 6<sup>th</sup> street ramp in good condition, a plan to provide yearly maintenance and repairs to quickly address any corrosion issues that may arise is highly recommended to maintain the ramps current good condition.

### SUMMARY

The Parkade Ramp has multiple locations where repairs and traffic coating are recommended by Walker Consultants to provide protection from moisture and prevent corrosion. Refer to the 2020 Condition Assessment by Walker Consultants for more discussion. Please also refer to recommended Parkade repair priorities and approximate associated construction costs for these items as noted previously. Upon receiving direction from the Parking Authority on a desired scope of work for these potential repair items, Walker Consulting and CWSTRUCTURAL Engineers can provide associated proposals to assemble repair construction documents and bid this work to facilitate the completion of the desired repairs at the Parkade Ramp.

The Third Street Ramp has areas that could be improved as there is no traffic coating provided in the ramp. Traffic coating is highly recommended at the original construction joints to prevent moisture infiltration. As noted previously, it is our recommendation that the Parking Authority give some consideration to how applied traffic coating maintenance and concrete spall repairs can be made in a timely manner to provide continued protection to the ramps. Typically, standard traffic coatings may last 5 years in areas of high wear, therefore, this should be considered a recurring maintenance cost that would need to be addressed on a consistent basis. As observed in the Parkade Ramp, previous concrete repairs that have been made are experiencing corrosion again at the same areas due to traffic coating being worn away, exposing these repairs to moisture & chlorides. The Parking Authority may want to consider entering a maintenance contract with a concrete corrosion repair contractor familiar with PT structures to provide a certain amount of yearly funds to allow for upkeep of these coatings and to quickly identify and make repairs on spalled areas identified during annual inspection that may allow for water infiltration and potentially damaging prior repairs.

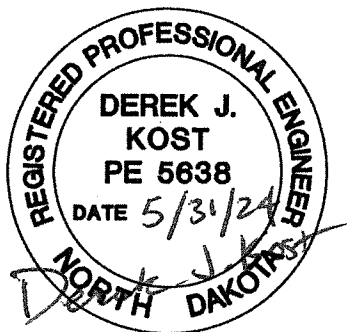
Please note that hiring of an experienced repair company familiar with post-tensioned parking structures to make these repairs is extremely important as they would be able to quickly locate and avoid PT tendons in the slab and make proper cuts and repairs to the structure without creating structural issues at any potential PT tendons. It is our opinion that these up-front yearly maintenance costs would create a savings for the owner by avoiding continued corrosion progressing and preventing very costly PT tendon repairs that could ultimately interfere with ramp operations and parking stalls that generate revenue for the owner.

### CONCLUSION

The above noted items are a summary of the general visual deficiencies apparent during our walkthrough of the four downtown parking ramps. The information reported is based solely on a general visual observation of the ramp structures and is not intended to be a comprehensive or conclusive assessment of the structural condition, integrity or capacity of any of the four ramps.

As always, our office would be more than willing to assist structurally with any needs you may have on the parking ramps. Please feel free to contact our office if you have any questions or comments regarding the information presented in this annual inspection report.

Sincerely,



Derek Kost, P.E.  
CWSTRUCTURAL Engineers, Inc.

Enc.: Photos – Figures 1 through 19.

**Photos:**



**Figure 1:** Parkade Ramp Entrance– Damaged traffic coating was cut away, revealing concrete delamination in prior patch. This correlates to moisture infiltration in the mechanical room below.



**Figure 2:** Parkade Ramp Entrance – Ticket machine gate. Traffic coating is worn through along wheel tracks all along the ramp entrance.

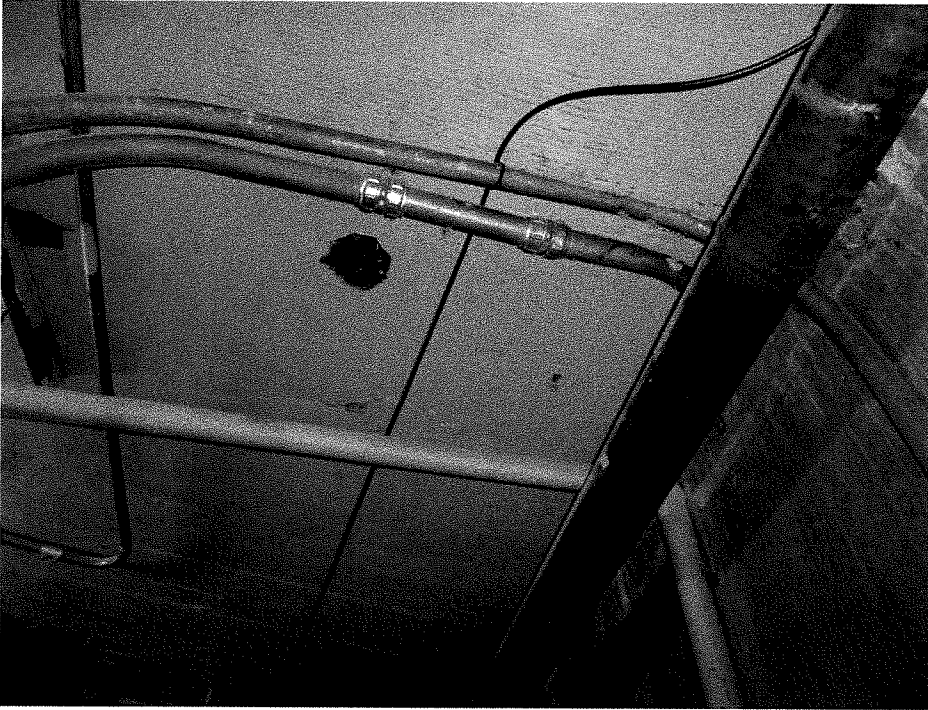


Figure 3: Parkade Ramp – Slab spalling below entrance ramp adjacent to east wall of mechanical room.



Figure 4: Parkade Ramp – Previous concrete repair patch in air handler room (below ramp entrance) showing cracking & moisture infiltration.

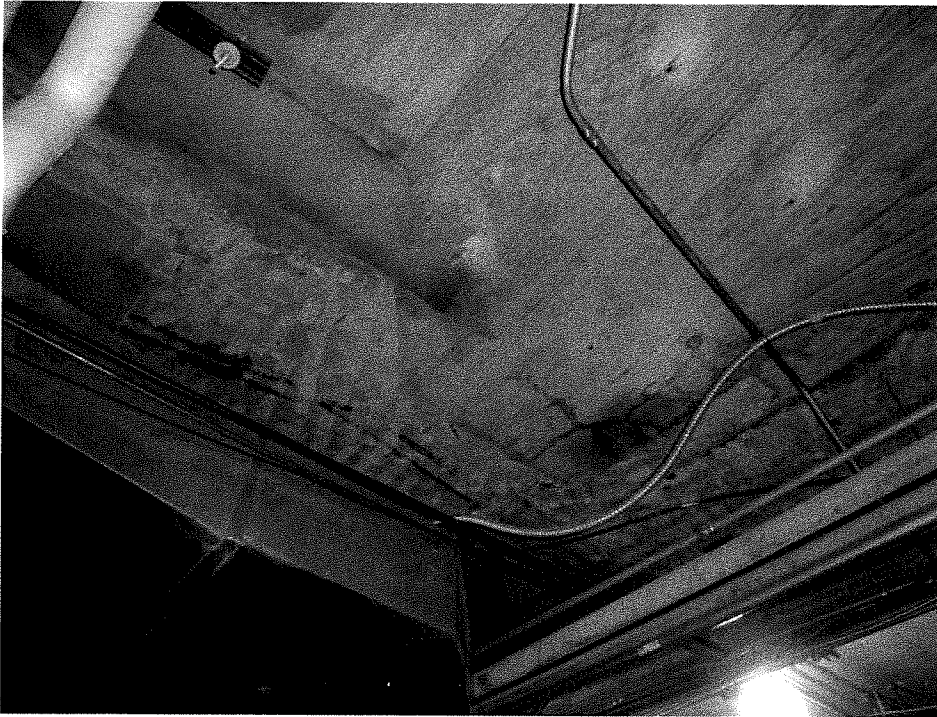


Figure 5 – Parkade Ramp – Previous concrete repair patch in storage room west of mechanical room below entrance ramp. Showing signs of cracking and moisture infiltration.



Figure 6 – Parkade Ramp – Yellow to Blue Transition – Recently patched concrete, within past year or two with shrinkage cracks that have been routed & caulked.



Figure 7 - Parkade Ramp – Blue Level – Old traffic coating worn away at drive lane.



Figure 8 – Parkade Ramp – Underside Blue level slab above entrance ticket gate. Signs of potential corrosion with brown discoloration.



Figure 9 – Parkade Ramp – Green Level column at south side of the ramp. Base of multiple columns show signs of rebar corrosion and concrete spalling due to consistent exposure to moisture along south wall.



Figure 10 – Parkade – Green Level – (Photo from 2022) Recent epoxied rebar repairs near exit to spiral. Required next step is protection of these repairs with traffic coating.





Figure 11: Parkade – Red Level – Spalling at corner of column



Figure 12: Parkade – Roof Level - New exterior roof stair showing steel corrosion atop the existing concrete at the top of the stair.



Figure 13: Parkade – Roof Level - New exterior roof stair showing steel corrosion at the base of the stair channel. This is typical at the base of both stair channels.



Figure 14: Parkade – Typical caulking at inner curb of exit spiral at original slab construction joint.



Figure 15: Galleria – Damage at existing traffic coating protecting recent repairs.

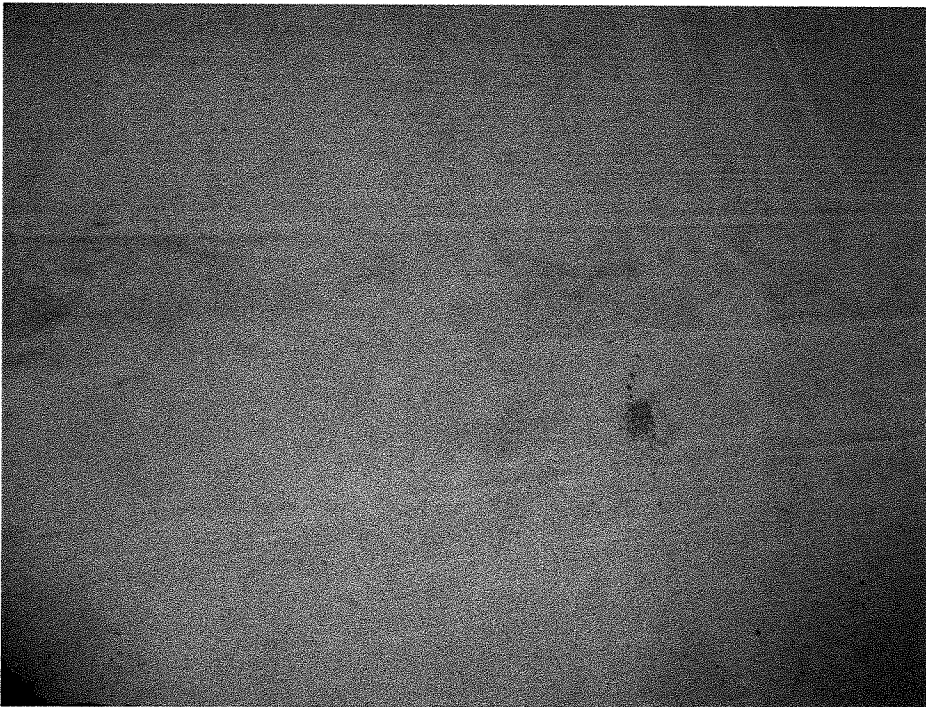


Figure 16: 6<sup>th</sup> Street Ramp – Damage at existing traffic coating atop original construction joint at roof level.



Figure 17: 6<sup>th</sup> Street Ramp – SW stair tower at roof. Signs of moisture and concrete corrosion at base of concrete wall panel.



Figure 18: 6<sup>th</sup> Street Ramp – Typical vestibule door with bristle brush sweep that allows wind-driven moisture into the vestibule.



Figure 19: 3<sup>rd</sup> Street Ramp– Typical slab spalling around drain grate at west entrance. Typical at two entrance grates.

# Bismarck Parking Authority

## Cash Flow

For The Period Ending: May 2024

Books: Cash

All Selected Properties

	Month to Date	%	Year-to-Date	%
RENTAL INCOME	34,714.59	21.36	176,514.95	20.87
GENERAL PARKING REVENUE	15,940.80	9.81	80,198.31	9.48
MONTHLY PARKING REVENUE	56,283.50	34.63	435,290.52	51.47
VALIDATIONS REVENUE	16,823.75	10.35	71,127.50	8.41
KEY DEPOSIT REVENUE	170.00	0.10	1,384.50	0.16
CURRENT OPERATING EXP ESTIMATE	7,445.63	4.58	37,228.15	4.40
PRIOR YEAR OPERATING EXPENSE	27,972.08	17.21	27,972.08	3.31
PARKING RENT	3,200.00	1.97	16,000.00	1.89
<b>TOTAL INCOME</b>	<b>162,550.35</b>	<b>100.00</b>	<b>845,716.01</b>	<b>100.00</b>
PARKING FEES	4,160.00	2.56	20,800.00	2.46
UTILITIES	7,576.61	4.66	44,501.69	5.26
UTILITIES ELECTRIC	6,467.51	3.98	30,705.01	3.63
UTILITIES--GAS	1,783.13	1.10	15,157.86	1.79
WATER	1,506.69	0.93	6,766.43	0.80
MAT SERVICE IN BUILDING	279.42	0.17	1,033.28	0.12
HVAC EQUIP. MAINT CONTRACT	0.00	0.00	1,685.00	0.20
ELEVATOR MAINT CONTRACT	12,801.34	7.88	27,199.67	3.22
SECURITY FEE	5,018.00	3.09	21,459.68	2.54
REPAIRS & MAINTENANCE	7,165.31	4.41	20,560.40	2.43
SUPPLIES	1,280.70	0.79	4,047.92	0.48
SNOW REMOVAL	0.00	0.00	18,766.18	2.22
JANITORIAL	1,944.65	1.20	9,723.25	1.15
GARBAGE REMOVAL	175.00	0.11	872.00	0.10
ADVERTISING/MARKETING	0.00	0.00	274.61	0.03
INSURANCE	2,216.00	1.36	16,799.00	1.99
TELEPHONE SERVICE	373.42	0.23	1,892.57	0.22
EXTERMINATION	0.00	0.00	120.00	0.01
BANK CHARGES	0.00	0.00	8,282.58	0.98
REAL ESTATE TAXES	0.00	0.00	22,475.76	2.66
LEASE COMMISSIONS	297.00	0.18	17,695.58	2.09
PROPERTY MANAGEMENT FEE	6,872.26	4.23	39,266.18	4.64
PAYROLL TAXES EXPENSE	1,300.66	0.80	9,007.13	1.07
HEALTH INSURANCE	3,503.04	2.16	17,515.20	2.07
SALARIES EXPENSE	17,001.52	10.46	92,005.33	10.88
<b>TOTAL EXPENSE</b>	<b>81,722.26</b>	<b>50.28</b>	<b>448,612.31</b>	<b>53.05</b>
<b>NET INCOME</b>	<b>80,828.09</b>	<b>49.72</b>	<b>397,103.70</b>	<b>46.95</b>
<b>TOTAL OTHER INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
OTHER EXPENSE				
TRANSFER TO RESERVE	0.00	0.00	250,000.00	29.56
CAPITAL IMPROVEMENTS	50,032.19	30.78	61,013.44	7.21
<b>TOTAL OTHER EXPENSE</b>	<b>50,032.19</b>	<b>30.78</b>	<b>311,013.44</b>	<b>36.78</b>
<b>TOTAL OTHER ACTIVITY</b>	<b>-50,032.19</b>	<b>-30.78</b>	<b>-311,013.44</b>	<b>-36.78</b>
<b>TOTAL NET INCOME</b>	<b>30,795.90</b>	<b>18.95</b>	<b>86,090.26</b>	<b>10.18</b>

# Cash Flow

For The Period Ending: May 2024

Books: Cash

All Selected Properties

	Month to Date	%	Year-to-Date	%
CASH FLOW	30,795.90	18.95	86,090.26	10.18

	Period to Date			Year to Date		
	Beg Cash	End Cash	Difference	Beg Cash	End Cash	Difference
1010 CASH	302,981.36	333,777.26	30,795.90	247,687.00	333,777.26	86,090.26
<b>Total Cash</b>	<b>302,981.36</b>	<b>333,777.26</b>	<b>30,795.90</b>	<b>247,687.00</b>	<b>333,777.26</b>	<b>86,090.26</b>

Reserve Account 4/30/24  
 \$ 1,874,876.58

---



---

**Cash Flow**

For The Period Ending: May 2024

Books: Cash

PARKADE BUILDING (parkade)

	<b>Month to Date</b>	<b>%</b>	<b>Year-to-Date</b>	<b>%</b>
RENTAL INCOME	34,714.59	43.45	176,514.95	66.79
GENERAL PARKING REVENUE	1,524.55	1.91	1,524.55	0.58
MONTHLY PARKING REVENUE	4,968.00	6.22	4,968.00	1.88
VALIDATIONS REVENUE	68.00	0.09	68.00	0.03
CURRENT OPERATING EXP ESTIMATE	7,445.63	9.32	37,228.15	14.09
PRIOR YEAR OPERATING EXPENSE	27,972.08	35.01	27,972.08	10.58
PARKING RENT	3,200.00	4.01	16,000.00	6.05
<b>TOTAL INCOME</b>	<b>79,892.85</b>	<b>100.00</b>	<b>264,275.73</b>	<b>100.00</b>
PARKING FEES	4,160.00	5.21	20,800.00	7.87
UTILITIES ELECTRIC	6,467.51	8.10	30,705.01	11.62
UTILITIES--GAS	1,783.13	2.23	15,157.86	5.74
WATER	992.25	1.24	4,139.05	1.57
MAT SERVICE IN BUILDING	190.12	0.24	661.03	0.25
HVAC EQUIP. MAINT CONTRACT	0.00	0.00	1,685.00	0.64
ELEVATOR MAINT CONTRACT	12,801.34	16.02	12,801.34	4.84
REPAIRS & MAINTENANCE	1,966.00	2.46	8,586.24	3.25
SUPPLIES	411.72	0.52	1,542.19	0.58
JANITORIAL	1,944.65	2.43	9,723.25	3.68
GARBAGE REMOVAL	175.00	0.22	872.00	0.33
INSURANCE	213.00	0.27	2,296.29	0.87
TELEPHONE SERVICE	41.10	0.05	206.10	0.08
EXTERMINATION	0.00	0.00	120.00	0.05
REAL ESTATE TAXES	0.00	0.00	22,475.76	8.50
LEASE COMMISSIONS	297.00	0.37	17,695.58	6.70
PROPERTY MANAGEMENT FEE	2,933.29	3.67	10,308.57	3.90
<b>TOTAL EXPENSE</b>	<b>34,376.11</b>	<b>43.03</b>	<b>159,775.27</b>	<b>60.46</b>
<b>NET INCOME</b>	<b>45,516.74</b>	<b>56.97</b>	<b>104,500.46</b>	<b>39.54</b>
<b>TOTAL OTHER INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>OTHER EXPENSE</b>				
TRANSFER TO RESERVE	0.00	0.00	250,000.00	94.60
CAPITAL IMPROVEMENTS	0.00	0.00	5,780.00	2.19
<b>TOTAL OTHER EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>255,780.00</b>	<b>96.79</b>
<b>TOTAL OTHER ACTIVITY</b>	<b>0.00</b>	<b>0.00</b>	<b>-255,780.00</b>	<b>-96.79</b>
<b>TOTAL NET INCOME</b>	<b>45,516.74</b>	<b>56.97</b>	<b>-151,279.54</b>	<b>-57.24</b>
<b>CASH FLOW</b>	<b>45,516.74</b>	<b>56.97</b>	<b>-151,279.54</b>	<b>-57.24</b>

	<b>Period to Date</b>			<b>Year to Date</b>		
	<b>Beg Cash</b>	<b>End Cash</b>	<b>Difference</b>	<b>Beg Cash</b>	<b>End Cash</b>	<b>Difference</b>
<b>1010 CASH</b>	488,019.26	533,536.00	45,516.74	684,815.54	533,536.00	-151,279.54
<b>Total Cash</b>	<b>488,019.26</b>	<b>533,536.00</b>	<b>45,516.74</b>	<b>684,815.54</b>	<b>533,536.00</b>	<b>-151,279.54</b>



# Expense Register

All Selected Properties

For The Period : May 2024 To May 2024

Ctrl#	Inv Num	Inv Date	Post Month	Due Date	Cash Acct	Payee	Payee's Name	Amount	Notes
Batch #	Check #	Check Date		A/P Acct	Exp Acct	Ppty	Account Name		
<b>BUILDING</b>									
259756	3007863760	5/2/2024	05/24	5/2/2024	1010	the	THYSSENKRUPP ELEVATOR CORPORATION		
55811	15443	5/2/2024	05/24	2005	5045		ELEVATOR MAINT CONTRACT	11,066.34	ELEVATOR MAINTENANCE CONTRACT
								11,066.34	
259779	5002440654	5/6/2024	05/24	5/6/2024	1010	the	THYSSENKRUPP ELEVATOR CORPORATION		
55834	15445	5/6/2024	05/24	2005	5050		REPAIRS & MAINTENANCE	883.00	REPAIRS
								883.00	
259793		5/8/2024	05/24	5/8/2024	1010	bpa	BISMARCK PARKING AUTHORITY		
55848	15446	5/8/2024	05/24	2005	5060		SUPPLIES	70.82	SUPPLIES
								70.82	
259799		5/9/2024	05/24	5/9/2024	1010	midco	MIDCONTINENT COMMUNICATIONS		
55854	15447	5/9/2024	05/24	2005	5140		TELEPHONE SERVICE	41.10	PHONE
								41.10	
259952	75358	5/11/2024	05/24	5/11/2024	1010	bpa	BISMARCK PARKING AUTHORITY		
56007	15449	5/13/2024	05/24	2005	5016		PARKING FEES	4,160.00	PARKING
								4,160.00	
259953		5/11/2024	05/24	5/11/2024	1010	bw	CITY OF BISMARCK UTILITY BILLING		
56008	15450	5/13/2024	05/24	2005	5030		WATER	992.25	WATER
								992.25	
259956	51336	5/11/2024	05/24	5/11/2024	1010	hat	H A THOMPSON		
56011	15453	5/13/2024	05/24	2005	5045		ELEVATOR MAINT CONTRACT	1,735.00	ELEVATOR MAINTENANCE CONTRACT
								1,735.00	
259957	419068-419214	5/11/2024	05/24	5/11/2024	1010	isi	INDOOR SERVICES INC		
56012	15454	5/13/2024	05/24	2005	5075		JANITORIAL	1,944.65	JANITOR
								1,944.65	

# Expense Register

All Selected Properties

For The Period : May 2024 To May 2024

Ctrl#	Inv Num	Inv Date	Post Month	Due Date	Cash Acct	Payee	Payee's Name	Amount	Notes
56012	15454	5/13/2024	05/24	2005	5060		SUPPLIES	211.69	SUPPLIES
259958	041624RG-2; 041824RG-1	5/11/2024	05/24	5/11/2024	1010	mrsqueeze	MR SQUEEGEE WINDOW CLEANING	2,156.34	
56013	15455	5/13/2024	05/24	2005	5050		REPAIRS & MAINTENANCE	1,083.00	WINDOW CLEANING
259959		5/11/2024	05/24	5/11/2024	1010	rocky	ROCKY GORDON & CO LLC		
56014	15456	5/13/2024	05/24	2005	5260		LEASE COMMISSIONS	297.00	LEASE COMM-BY THE BATCH
259961	44196	5/11/2024	05/24	5/11/2024	1010	trash	KAELBERER CONSTRUCTION INC		
56016	15458	5/13/2024	05/24	2005	5076		GARBAGE REMOVAL	175.00	GARBAGE-515 E BROADWAY
259963	2550304051; 2550310071	5/11/2024	05/24	5/11/2024	1010	vestis	VESTIS		
56018	15460	5/13/2024	05/24	2005	5040		MAT SERVICE IN BUILDING	190.12	INV 2550316981
56018	15460	5/13/2024	05/24	2005	5060		SUPPLIES	129.21	SUPPLIES
260185		5/24/2024	05/24	5/24/2024	1010	mdu	MDU	319.33	
56239	15472	5/24/2024	05/24	2005	5021		UTILITIES ELECTRIC	6,927.39	ELECTRIC
56239	15472	5/24/2024	05/24	2005	5022		UTILITIES--GAS	1,824.07	GAS
260186		5/24/2024	05/24	5/24/2024	1010	it	TRAVELERS CL REMITTANCE CENTER	213.00	
56240	15473	5/24/2024	05/24	2005	5090		INSURANCE	213.00	INSURANCE

# Expense Register

All Selected Properties

For The Period : May 2024 To May 2024

Ctrl#	Batch#	Inv Num	Check #	Inv Date	Check Date	Post Month	Due Date	A/P Acct	Cash Acct	Exp Acct	Payee Ppty	Payee's Name	Account Name	Amount	Notes
260254		1105/30/202	PL	5/30/2024	5/30/2024	05/24	5/30/2024	1010			rocky	ROCKY GORDON & CO LLC			
		4 11:23:04													
56282		15475		5/31/2024	5/31/2024	05/24	2005					PROPERTY MANAGEMENT FEE		2,933.29	
														2,933.29	

Account	Account Name	Total
1010	CASH	34,876.93
5016	PARKING FEES	4,160.00
5021	UTILITIES ELECTRIC	6,927.39
5022	UTILITIES--GAS	1,824.07
5030	WATER	992.25
5040	MAT SERVICE IN BUILDING	190.12
5045	ELEVATOR MAINT CONTRACT	12,801.34
5050	REPAIRS & MAINTENANCE	1,966.00
5060	SUPPLIES	411.72
5075	JANITORIAL	1,944.65
5076	GARBAGE REMOVAL	175.00
5090	INSURANCE	213.00
5140	TELEPHONE SERVICE	41.10
5260	LEASE COMMISSIONS	297.00
5300	PROPERTY MANAGEMENT FEE	2,933.29

## Cash Flow

For The Period Ending: May 2024

Books: Cash

PARKADE RAMP (parkramp)

	Month to Date	%	Year-to-Date	%
GENERAL PARKING REVENUE	2,631.75	17.35	17,210.26	12.55
MONTHLY PARKING REVENUE	8,263.00	54.48	103,938.77	75.77
VALIDATIONS REVENUE	4,212.75	27.77	15,840.50	11.55
KEY DEPOSIT REVENUE	60.00	0.40	180.00	0.13
<b>TOTAL INCOME</b>	<b>15,167.50</b>	<b>100.00</b>	<b>137,169.53</b>	<b>100.00</b>
UTILITIES	1,316.64	8.68	7,717.84	5.63
WATER	67.10	0.44	332.99	0.24
MAT SERVICE IN BUILDING	54.66	0.36	205.35	0.15
SECURITY FEE	786.50	5.19	4,554.62	3.32
REPAIRS & MAINTENANCE	507.51	3.35	1,115.45	0.81
SUPPLIES	177.66	1.17	973.21	0.71
SNOW REMOVAL	0.00	0.00	318.29	0.23
ADVERTISING/MARKETING	0.00	0.00	68.66	0.05
INSURANCE	469.50	3.10	2,552.79	1.86
TELEPHONE SERVICE	158.49	1.04	794.50	0.58
BANK CHARGES	0.00	0.00	4,139.71	3.02
PROPERTY MANAGEMENT FEE	550.00	3.63	5,977.04	4.36
PAYROLL TAXES EXPENSE	554.57	3.66	3,454.16	2.52
SALARIES EXPENSE	7,249.12	47.79	36,958.99	26.94
<b>TOTAL EXPENSE</b>	<b>11,891.75</b>	<b>78.40</b>	<b>69,163.60</b>	<b>50.42</b>
<b>NET INCOME</b>	<b>3,275.75</b>	<b>21.60</b>	<b>68,005.93</b>	<b>49.58</b>
TOTAL OTHER INCOME	0.00	0.00	0.00	0.00
OTHER EXPENSE				
CAPITAL IMPROVEMENTS	10,006.44	65.97	10,873.32	7.93
<b>TOTAL OTHER EXPENSE</b>	<b>10,006.44</b>	<b>65.97</b>	<b>10,873.32</b>	<b>7.93</b>
<b>TOTAL OTHER ACTIVITY</b>	<b>-10,006.44</b>	<b>-65.97</b>	<b>-10,873.32</b>	<b>-7.93</b>
<b>TOTAL NET INCOME</b>	<b>-6,730.69</b>	<b>-44.38</b>	<b>57,132.61</b>	<b>41.65</b>
<b>CASH FLOW</b>	<b>-6,730.69</b>	<b>-44.38</b>	<b>57,132.61</b>	<b>41.65</b>

	Period to Date			Year to Date		
	Beg Cash	End Cash	Difference	Beg Cash	End Cash	Difference
<b>1010 CASH</b>	-669,687.26	-676,417.95	-6,730.69	-733,550.56	-676,417.95	57,132.61
<b>Total Cash</b>	<b>-669,687.26</b>	<b>-676,417.95</b>	<b>-6,730.69</b>	<b>-733,550.56</b>	<b>-676,417.95</b>	<b>57,132.61</b>

# Expense Register

All Selected Properties

For The Period : May 2024 To May 2024

Ctrl# Batch #	Inv Num Check #	Inv Date Check Date	Post Month	Due Date A/P Acct	Cash Acct Exp Acct	Payee Ppty	Payee's Name Account Name	Amount	Notes
<b>Parkramp PARKADE</b>									
259719		5/1/2024	05/24	5/1/2024	1010	walmart	CAPITAL ONE		
55791	15442	5/1/2024	05/24	2005	5060		SUPPLIES	38.77	SUPPLIES
								38.77	
259778	41320	5/6/2024	05/24	5/6/2024	1010	IVI	VAALER INSURANCE-MMA		
55833	15444	5/6/2024	05/24	2005	5090		INSURANCE	344.50	INSURANCE
								344.50	
259799		5/9/2024	05/24	5/9/2024	1010	midco	MIDCONTINENT COMMUNICATIONS		
55854	15447	5/9/2024	05/24	2005	5140		TELEPHONE SERVICE	158.49	PHONE
								158.49	
259800		5/10/2024	05/24	5/10/2024	1010	atlasp	ATLAS PAYROLL SERVICES INC		
55855	15448	5/10/2024	05/24	2005	5600		SALARIES EXPENSE	3,652.68	PAYROLL REIMB.
55855	15448	5/10/2024	05/24	2005	5500		PAYROLL TAXES EXPENSE	-529.46	PAYROLL REIMB.
								3,123.22	
259801		5/10/2024	05/24	5/10/2024	1010	atlasp	ATLAS PAYROLL SERVICES INC		
55856	15448	5/10/2024	05/24	2005	5500		PAYROLL TAXES EXPENSE	808.92	TAX DEPOSIT & STATE
								808.92	
259953		5/11/2024	05/24	5/11/2024	1010	bw	CITY OF BISMARK UTILITY BILLING		
56008	15450	5/13/2024	05/24	2005	5030		WATER	67.10	WATER
								67.10	
259954	101572	5/11/2024	05/24	5/11/2024	1010	elec1	ELECTRONIC COMMUNICATIONS INC		
56009	15451	5/13/2024	05/24	2005	5050		REPAIRS & MAINTENANCE	53.75	REPAIRS
								53.75	
259955	3522	5/11/2024	05/24	5/11/2024	1010	ge1	GROSS ELECTRIC INC		
56010	15452	5/13/2024	05/24	2005	5050		REPAIRS & MAINTENANCE	410.00	REPAIRS
								410.00	

# Expense Register

All Selected Properties

For The Period : May 2024 To May 2024

Ctrl# Batch#	Inv Num Check #	Inv Date Check Date	Post Month	Due Date A/P Acct	Cash Acct Exp Acct	Payee Ppty	Payee's Name Account Name	Amount	Notes
259960	1539	5/11/2024	05/24	5/11/2024	1010	spartansol	SPARTAN SOLUTIONS GROUP LLC	786.50	SECURITY FEE
56015	15457	5/13/2024	05/24	2005	5046		SECURITY FEE	786.50	
259962		5/11/2024	05/24	5/11/2024	1010	trien	TRI ENERGY COOPERATIVE		
56017	15459	5/13/2024	05/24	2005	5050		REPAIRS & MAINTENANCE	43.76	REPAIRS
259964	2550303502; 2550309521	5/11/2024	05/24	5/11/2024	1010	vestis	VESTIS		
56019	15461	5/13/2024	05/24	2005	5040		MAT SERVICE IN BUILDING	54.66	INV 2550315641
260076	1519	5/13/2024	05/24	5/13/2024	1010	ika	KRAMER AGENCY		
56131	15463	5/13/2024	05/24	2005	5090		INSURANCE	125.00	INSURANCE 2024 GMC SIERRA
260097		5/14/2024	05/24	5/14/2024	1010	elanfinanc	ELAN FINANCIAL SERVICES		
56152	15464	5/14/2024	05/24	2005	5060		SUPPLIES	138.89	QUICKBOOKS
260171	F 3R138	5/21/2024	05/24	5/21/2024	1010	nelsonauto	NELSON AUTO CENTER		
56225	15468	5/21/2024	05/24	2005	7020		CAPITAL IMPROVEMENTS	8,935.04	PICKUP PURCHASE
260172	SALES RECEIPT 135850	5/21/2024	05/24	5/21/2024	1010	cta	CUSTOM TRUCK ACCESSORIES		
56226	15469	5/21/2024	05/24	2005	7020		CAPITAL IMPROVEMENTS	1,071.40	TOOL BOX TANK COMBO
260180		5/24/2024	05/24	5/24/2024	1010	atlasp	ATLAS PAYROLL SERVICES INC		
56234	15470	5/24/2024	05/24	2005	5600		SALARIES EXPENSE	3,596.44	PAYROLL REIMB.
56234	15470	5/24/2024	05/24	2005	5500		PAYROLL TAXES EXPENSE	-509.11	PAYROLL REIMB.
								3,087.33	

# Expense Register

All Selected Properties

For The Period : May 2024 To May 2024

Cr# Batch #	Inv Num Check #	Inv Date Check Date	Post Month	Due Date A/P Acct	Cash Acct Exp Acct	Payee Ppty	Payee's Name Account Name	Amount	Notes
260181		5/24/2024	05/24	5/24/2024	1010	atlasp	ATLAS PAYROLL SERVICES INC		
56235	15470	5/24/2024	05/24	2005	5500		PAYROLL TAXES EXPENSE	784.22	TAX DEPOSIT & STATE
260185		5/24/2024	05/24	5/24/2024	1010	mdu	MDU		
56239	15472	5/24/2024	05/24	2005	5020		UTILITIES	1,316.64	UTILITIES
								1,316.64	
260198	Commparkau th260198	5/1/2024	05/24	5/1/2024	1010	rocky	ROCKY GORDON & CO LLC		
56252	15476	5/30/2024	05/24	2005	5300		PROPERTY MANAGEMENT FEE	250.00	PM Fee
								250.00	
260253		5/31/2024	05/24	5/31/2024	1010	rocky	ROCKY GORDON & CO LLC		
56281	15477	5/31/2024	05/24	2005	5300		PROPERTY MANAGEMENT FEE	300.00	MAY PM FEE
								300.00	

Account	Account Name	Total
1010	CASH	21,898.19
5020	UTILITIES	1,316.64
5030	WATER	67.10
5040	MAT SERVICE IN BUILDING	54.66
5046	SECURITY FEE	786.50
5050	REPAIRS & MAINTENANCE	507.51
5060	SUPPLIES	177.66
5090	INSURANCE	469.50
5140	TELEPHONE SERVICE	158.49
5300	PROPERTY MANAGEMENT FEE	550.00
5500	PAYROLL TAXES EXPENSE	554.57
5600	SALARIES EXPENSE	7,249.12
7020	CAPITAL IMPROVEMENTS	10,006.44

**Cash Flow**

For The Period Ending: May 2024

Books: Cash

GALLERIA RAMP (gallramp)

	<b>Month to Date</b>	<b>%</b>	<b>Year-to-Date</b>	<b>%</b>
GENERAL PARKING REVENUE	3,699.00	20.10	16,900.00	18.93
MONTHLY PARKING REVENUE	4,116.00	22.37	28,464.50	31.88
VALIDATIONS REVENUE	10,598.25	57.59	43,882.50	49.15
KEY DEPOSIT REVENUE	-10.00	-0.05	30.00	0.03
<b>TOTAL INCOME</b>	<b>18,403.25</b>	<b>100.00</b>	<b>89,277.00</b>	<b>100.00</b>
UTILITIES	1,553.97	8.44	8,827.50	9.89
WATER	87.65	0.48	434.25	0.49
MAT SERVICE IN BUILDING	34.64	0.19	166.90	0.19
ELEVATOR MAINT CONTRACT	0.00	0.00	9,152.28	10.25
SECURITY FEE	786.50	4.27	3,157.72	3.54
REPAIRS & MAINTENANCE	97.51	0.53	564.42	0.63
SUPPLIES	177.64	0.97	449.63	0.50
SNOW REMOVAL	0.00	0.00	318.29	0.36
ADVERTISING/MARKETING	0.00	0.00	68.65	0.08
INSURANCE	469.50	2.55	2,552.78	2.86
TELEPHONE SERVICE	41.10	0.22	206.10	0.23
BANK CHARGES	0.00	0.00	4,142.87	4.64
PROPERTY MANAGEMENT FEE	868.01	4.72	3,916.24	4.39
PAYROLL TAXES EXPENSE	240.40	1.31	1,710.52	1.92
HEALTH INSURANCE	1,471.71	8.00	7,358.55	8.24
SALARIES EXPENSE	3,142.40	17.08	17,283.20	19.36
<b>TOTAL EXPENSE</b>	<b>8,971.03</b>	<b>48.75</b>	<b>60,309.90</b>	<b>67.55</b>
<b>NET INCOME</b>	<b>9,432.22</b>	<b>51.25</b>	<b>28,967.10</b>	<b>32.45</b>
<b>TOTAL OTHER INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>OTHER EXPENSE</b>				
CAPITAL IMPROVEMENTS	10,006.43	54.37	10,873.30	12.18
<b>TOTAL OTHER EXPENSE</b>	<b>10,006.43</b>	<b>54.37</b>	<b>10,873.30</b>	<b>12.18</b>
<b>TOTAL OTHER ACTIVITY</b>	<b>-10,006.43</b>	<b>-54.37</b>	<b>-10,873.30</b>	<b>-12.18</b>
<b>TOTAL NET INCOME</b>	<b>-574.21</b>	<b>-3.12</b>	<b>18,093.80</b>	<b>20.27</b>
<b>CASH FLOW</b>	<b>-574.21</b>	<b>-3.12</b>	<b>18,093.80</b>	<b>20.27</b>

	<b>Period to Date</b>			<b>Year to Date</b>		
	<b>Beg Cash</b>	<b>End Cash</b>	<b>Difference</b>	<b>Beg Cash</b>	<b>End Cash</b>	<b>Difference</b>
<b>1010 CASH</b>	-580,791.57	-581,365.78	-574.21	-599,459.58	-581,365.78	18,093.80
<b>Total Cash</b>	<b>-580,791.57</b>	<b>-581,365.78</b>	<b>-574.21</b>	<b>-599,459.58</b>	<b>-581,365.78</b>	<b>18,093.80</b>



# Expense Register

All Selected Properties

For The Period : May 2024 To May 2024

Ctrl# Batch#	Inv Num Check #	Inv Date Check Date	Post Month	Due Date A/P Acct	Cash Acct Exp Acct	Payee Ppty	Payee's Name Account Name	Amount	Notes
<b>gallramp GALLERIA</b>									
<b>RAMP</b>									
259719		5/1/2024	05/24	5/1/2024	1010	walmart	CAPITAL ONE		
55791	15442	5/1/2024	05/24	2005	5060		SUPPLIES	38.76	SUPPLIES
259778	41320	5/6/2024	05/24	5/6/2024	1010	IVI	VAALER INSURANCE-MMA		
55833	15444	5/6/2024	05/24	2005	5090		INSURANCE	344.50	INSURANCE
259799		5/9/2024	05/24	5/9/2024	1010	midco	MIDCONTINENT COMMUNICATIONS	344.50	
55854	15447	5/9/2024	05/24	2005	5140		TELEPHONE SERVICE	41.10	PHONE
259800		5/10/2024	05/24	5/10/2024	1010	atlasp	ATLAS PAYROLL SERVICES INC		
55855	15448	5/10/2024	05/24	2005	5600		SALARIES EXPENSE	1,571.20	PAYROLL REIMB.
55855	15448	5/10/2024	05/24	2005	5500		PAYROLL TAXES EXPENSE	-232.19	PAYROLL REIMB.
259801		5/10/2024	05/24	5/10/2024	1010	atlasp	ATLAS PAYROLL SERVICES INC	1,339.01	
55856	15448	5/10/2024	05/24	2005	5500		PAYROLL TAXES EXPENSE	352.38	TAX DEPOSIT & STATE
259953		5/11/2024	05/24	5/11/2024	1010	bw	CTY OF BISMARKCK UTILITY BILLING		
56008	15450	5/13/2024	05/24	2005	5030		WATER	87.65	WATER
259954	101572	5/11/2024	05/24	5/11/2024	1010	eleccl	ELECTRONIC COMMUNICATIONS INC	87.65	
56009	15451	5/13/2024	05/24	2005	5050		REPAIRS & MAINTENANCE	53.75	REPAIRS
259960	1539	5/11/2024	05/24	5/11/2024	1010	spartansol	SPARTAN SOLUTIONS GROUP LLC		
56015	15457	5/13/2024	05/24	2005	5046		SECURITY FEE	786.50	SECURITY FEE
								786.50	

# Expense Register

All Selected Properties

For The Period : May 2024 To May 2024

Ctrl# Batch#	Inv Num Check #	Inv Date Check Date	Post Month	Due Date A/P Acct	Cash Acct Exp Acct	Payee Ppty	Payee's Name Account Name	Amount	Notes
259962		5/11/2024	05/24	5/11/2024	1010	trien	TRI ENERGY COOPERATIVE		
56017	15459	5/13/2024	05/24	2005	5050		REPAIRS & MAINTENANCE	43.76	REPAIRS
259965	2550310072	5/11/2024	05/24	5/11/2024	1010	vestis	VESTIS		
56020	15462	5/13/2024	05/24	2005	5040		MAT SERVICE IN BUILDING	34.64	MATS
260076	15119	5/13/2024	05/24	5/13/2024	1010	ika	KRAMER AGENCY		
56131	15463	5/13/2024	05/24	2005	5090		INSURANCE	125.00	INSURANCE 2024 GMC SIERRA
260097		5/14/2024	05/24	5/14/2024	1010	elanfinanc	ELAN FINANCIAL SERVICES		
56152	15464	5/14/2024	05/24	2005	5060		SUPPLIES	138.88	QUICKBOOKS
260171	F 3R138	5/21/2024	05/24	5/21/2024	1010	nelsonauto	NELSON AUTO CENTER		
56225	15468	5/21/2024	05/24	2005	7020		CAPITAL IMPROVEMENTS	8,935.03	PICKUP PURCHASE
260172	SALES RECEIPT 135850	5/21/2024	05/24	5/21/2024	1010	cta	CUSTOM TRUCK ACCESSORIES		
56226	15469	5/21/2024	05/24	2005	7020		CAPITAL IMPROVEMENTS	1,071.40	TOOL BOX TANK COMBO
260180		5/24/2024	05/24	5/24/2024	1010	atlasp	ATLAS PAYROLL SERVICES INC	1,071.40	
56234	15470	5/24/2024	05/24	2005	5600		SALARIES EXPENSE	1,571.20	PAYROLL REIMB.
56234	15470	5/24/2024	05/24	2005	5500		PAYROLL TAXES EXPENSE	-232.21	PAYROLL REIMB.
260181		5/24/2024	05/24	5/24/2024	1010	atlasp	ATLAS PAYROLL SERVICES INC	1,338.99	
56235	15470	5/24/2024	05/24	2005	5500		PAYROLL TAXES EXPENSE	352.42	TAX DEPOSIT & STATE
								352.42	

### Expense Register

All Selected Properties

For The Period : May 2024 To May 2024

Ctrl# Batch #	Inv Num Check #	Inv Date Check Date	Post Month	Due Date A/P Acct	Cash Acct Exp Acct	Payee Pply	Payee's Name Account Name	Amount	Notes
260182		5/24/2024	05/24	5/24/2024	1010	rocky2	ROCKY GORDON & CO LLC		
56236	15471	5/24/2024	05/24	2005	5501		HEALTH INSURANCE	1,471.71	HEALTH INSURANCE
								1,471.71	
260185		5/24/2024	05/24	5/24/2024	1010	mdu	MDU		
56239	15472	5/24/2024	05/24	2005	5020		UTILITIES	1,553.97	UTILITIES
								1,553.97	
260198	Commparkau ht260198	5/1/2024	05/24	5/1/2024	1010	rocky	ROCKY GORDON & CO LLC		
56252	15476	5/30/2024	05/24	2005	5300		PROPERTY MANAGEMENT FEE	250.00	PM Fee
								250.00	
260253		5/31/2024	05/24	5/31/2024	1010	rocky	ROCKY GORDON & CO LLC		
56281	15477	5/31/2024	05/24	2005	5300		PROPERTY MANAGEMENT FEE	618.01	MAY PM FEE
								618.01	
					<b>Total</b>				
1010		CASH			18,977.46				
5020		UTILITIES			1,553.97				
5030		WATER			87.65				
5040		MAT SERVICE IN BUILDING			34.64				
5046		SECURITY FEE			786.50				
5050		REPAIRS & MAINTENANCE			97.51				
5060		SUPPLIES			177.64				
5090		INSURANCE			469.50				
5140		TELEPHONE SERVICE			41.10				
5300		PROPERTY MANAGEMENT FEE			868.01				
5500		PAYROLL TAXES EXPENSE			240.40				
5501		HEALTH INSURANCE			1,471.71				
5600		SALARIES EXPENSE			3,142.40				
7020		CAPITAL IMPROVEMENTS			10,006.43				

**Cash Flow**

For The Period Ending: May 2024

Books: Cash

3RD &amp; MAIN RAMP (3rdmain)

	<b>Month to Date</b>	<b>%</b>	<b>Year-to-Date</b>	<b>%</b>
GENERAL PARKING REVENUE	2,164.00	7.51	10,087.50	6.79
MONTHLY PARKING REVENUE	24,708.00	85.80	128,931.50	86.79
VALIDATIONS REVENUE	1,866.25	6.48	8,557.00	5.76
KEY DEPOSIT REVENUE	60.00	0.21	974.50	0.66
<b>TOTAL INCOME</b>	<b>28,798.25</b>	<b>100.00</b>	<b>148,550.50</b>	<b>100.00</b>
UTILITIES	1,890.14	6.56	9,975.64	6.72
WATER	126.90	0.44	756.66	0.51
ELEVATOR MAINT CONTRACT	0.00	0.00	5,246.05	3.53
SECURITY FEE	2,658.50	9.23	9,890.67	6.66
REPAIRS & MAINTENANCE	2,116.49	7.35	5,243.14	3.53
SUPPLIES	197.15	0.68	469.16	0.32
SNOW REMOVAL	0.00	0.00	318.29	0.21
ADVERTISING/MARKETING	0.00	0.00	68.65	0.05
INSURANCE	469.50	1.63	2,552.79	1.72
TELEPHONE SERVICE	41.10	0.14	226.10	0.15
PROPERTY MANAGEMENT FEE	1,284.67	4.46	6,678.38	4.50
PAYROLL TAXES EXPENSE	223.55	0.78	1,856.05	1.25
HEALTH INSURANCE	908.42	3.15	4,542.10	3.06
SALARIES EXPENSE	2,922.00	10.15	16,932.24	11.40
<b>TOTAL EXPENSE</b>	<b>12,838.42</b>	<b>44.58</b>	<b>64,755.92</b>	<b>43.59</b>
<b>NET INCOME</b>	<b>15,959.83</b>	<b>55.42</b>	<b>83,794.58</b>	<b>56.41</b>
OTHER EXPENSE				
CAPITAL IMPROVEMENTS	10,006.44	34.75	10,873.32	7.32
<b>TOTAL OTHER EXPENSE</b>	<b>10,006.44</b>	<b>34.75</b>	<b>10,873.32</b>	<b>7.32</b>
<b>TOTAL OTHER ACTIVITY</b>	<b>-10,006.44</b>	<b>-34.75</b>	<b>-10,873.32</b>	<b>-7.32</b>
<b>TOTAL NET INCOME</b>	<b>5,953.39</b>	<b>20.67</b>	<b>72,921.26</b>	<b>49.09</b>
<b>CASH FLOW</b>	<b>5,953.39</b>	<b>20.67</b>	<b>72,921.26</b>	<b>49.09</b>

	<b>Period to Date</b>			<b>Year to Date</b>		
	<b>Beg Cash</b>	<b>End Cash</b>	<b>Difference</b>	<b>Beg Cash</b>	<b>End Cash</b>	<b>Difference</b>
<b>1010 CASH</b>	238,015.67	243,969.06	5,953.39	171,047.80	243,969.06	72,921.26
<b>Total Cash</b>	<b>238,015.67</b>	<b>243,969.06</b>	<b>5,953.39</b>	<b>171,047.80</b>	<b>243,969.06</b>	<b>72,921.26</b>

# Expense Register

All Selected Properties

For The Period : May 2024 To May 2024

Ctrl# Batch # 3rdmain 3RD & MAIN RAMP	Inv Num Check #	Inv Date Check Date	Post Month	Due Date A/P Acct	Cash Acct Exp Acct	Payee Ppty	Payee's Name Account Name	Amount	Notes
259719		5/1/2024	05/24	5/1/2024	1010	walmart	CAPITAL ONE		
55791	15442	5/1/2024	05/24	2005	5060		SUPPLIES	38.76	SUPPLIES
259778	41320	5/6/2024	05/24	5/6/2024	1010	IVI	VAALER INSURANCE-MMA		
55833	15444	5/6/2024	05/24	2005	5090		INSURANCE	344.50	INSURANCE
259793		5/8/2024	05/24	5/8/2024	1010	bpa	BISMARCK PARKING AUTHORITY	344.50	
55848	15446	5/8/2024	05/24	2005	5060		SUPPLIES	19.50	SUPPLIES
259799		5/9/2024	05/24	5/9/2024	1010	midco	MIDCONTINENT COMMUNICATIONS		
55854	15447	5/9/2024	05/24	2005	5140		TELEPHONE SERVICE	41.10	PHONE
259800		5/10/2024	05/24	5/10/2024	1010	atlasp	ATLAS PAYROLL SERVICES INC		
55855	15448	5/10/2024	05/24	2005	5600		SALARIES EXPENSE	1,417.60	PAYROLL REIMB.
55855	15448	5/10/2024	05/24	2005	5500		PAYROLL TAXES EXPENSE	-142.46	PAYROLL REIMB.
259801		5/10/2024	05/24	5/10/2024	1010	atlasp	ATLAS PAYROLL SERVICES INC	1,275.14	
55856	15448	5/10/2024	05/24	2005	5500		PAYROLL TAXES EXPENSE	250.92	TAX DEPOSIT & STATE
259953		5/11/2024	05/24	5/11/2024	1010	bw	CITY OF BISMARCK UTILITY BILLING		
56008	15450	5/13/2024	05/24	2005	5030		WATER	126.90	WATER
259954	101572	5/11/2024	05/24	5/11/2024	1010	elecci	ELECTRONIC COMMUNICATIONS INC		
56009	15451	5/13/2024	05/24	2005	5050		REPAIRS & MAINTENANCE	1,363.75	REPAIRS
								1,363.75	

# Expense Register

All Selected Properties

For The Period : May 2024 To May 2024

Ctl#	Inv Num	Inv Date	Post Month	Due Date	Cash Acct	Payee	Payee's Name	Amount	Notes
Batch#	Check #	Check Date		A/P Acct	Exp Acct	Pty	Account Name		
259958	041624RG-2; 041824RG-1	5/11/2024	05/24	5/11/2024	1010	mrsqueege	MR SQUEEGEE WINDOW CLEANING		
56013	15455	5/13/2024	05/24	2005	5050		REPAIRS & MAINTENANCE	700.00	WINDOW CLEANING
259960	1539	5/11/2024	05/24	5/11/2024	1010	spartansol	SPARTAN SOLUTIONS GROUP LLC		
56015	15457	5/13/2024	05/24	2005	5046		SECURITY FEE	2,658.50	SECURITY FEE
259962		5/11/2024	05/24	5/11/2024	1010	trien	TRI ENERGY COOPERATIVE		
56017	15459	5/13/2024	05/24	2005	5050		REPAIRS & MAINTENANCE	43.77	REPAIRS
260076	1519	5/13/2024	05/24	5/13/2024	1010	ika	KRAMER AGENCY		
56131	15463	5/13/2024	05/24	2005	5090		INSURANCE	125.00	INSURANCE 2024 GMC SIERRA
260097		5/14/2024	05/24	5/14/2024	1010	elanfinanc	ELAN FINANCIAL SERVICES		
56152	15464	5/14/2024	05/24	2005	5060		SUPPLIES	138.89	QUITKBOOKS
260165		5/21/2024	05/24	5/21/2024	1010	capot	CAPITAL ONE TRADE CREDIT		
56219	15467	5/21/2024	05/24	2005	5050		REPAIRS & MAINTENANCE	8.97	REPAIRS-MENARDS
260171	F 3R138	5/21/2024	05/24	5/21/2024	1010	nelsonauto	NELSON AUTO CENTER		
56225	15468	5/21/2024	05/24	2005	7020		CAPITAL IMPROVEMENTS	8,935.04	PICKUP PURCHASE
260172	SALES RECEIPT 135850	5/21/2024	05/24	5/21/2024	1010	cta	CUSTOM TRUCK ACCESSORIES		
56226	15469	5/21/2024	05/24	2005	7020		CAPITAL IMPROVEMENTS	1,071.40	TOOL BOX TANK COMBO

# Expense Register

All Selected Properties

For The Period : May 2024 To May 2024

Ctrl# Batch#	Inv Num Check #	Inv Date Check Date	Post Month	Due Date A/P Acct	Cash Acct Exp Acct	Payee Ppty	Payee's Name Account Name	Amount	Notes
260180		5/24/2024	05/24	5/24/2024	1010	atasp	ATLAS PAYROLL SERVICES INC		
56234	15470	5/24/2024	05/24	2005	5600		SALARIES EXPENSE	1,504.40	PAYROLL REIMB.
56234	15470	5/24/2024	05/24	2005	5500		PAYROLL TAXES EXPENSE	-158.09	PAYROLL REIMB.
								1,346.31	
260181		5/24/2024	05/24	5/24/2024	1010	atasp	ATLAS PAYROLL SERVICES INC		
56235	15470	5/24/2024	05/24	2005	5500		PAYROLL TAXES EXPENSE	273.18	TAX DEPOSIT & STATE
								273.18	
260182		5/24/2024	05/24	5/24/2024	1010	rocky2	ROCKY GORDON & CO LLC		
56236	15471	5/24/2024	05/24	2005	5501		HEALTH INSURANCE	908.42	HEALTH INSURANCE
								908.42	
260185		5/24/2024	05/24	5/24/2024	1010	ndu	MDU		
56239	15472	5/24/2024	05/24	2005	5020		UTILITIES	1,890.14	UTILITIES
								1,890.14	
260198	Commptarkau th260198	5/1/2024	05/24	5/1/2024	1010	rocky	ROCKY GORDON & CO LLC		
56252	15476	5/30/2024	05/24	2005	5300		PROPERTY MANAGEMENT FEE	250.00	PM Fee
								250.00	

# Expense Register

All Selected Properties

For The Period : May 2024 To May 2024

Ctrl#	Inv Num	Inv Date	Post Month	Due Date	Cash Acct	Payee	Payee's Name	Amount	Notes
Batch#	Check #	Check Date		A/P Acct	Exp Acct	Ppty	Account Name		
260253		5/31/2024	05/24	5/31/2024	1010	rocky	ROCKY GORDON & CO LLC		
56281	15477	5/31/2024	05/24	2005	5300		PROPERTY MANAGEMENT FEE	1,034.67	MAY PM FEE
								1,034.67	
					<b>Total</b>				
1010		CASH			22,844.86				
5020		UTILITIES			1,890.14				
5030		WATER			126.90				
5046		SECURITY FEE			2,658.50				
5050		REPAIRS & MAINTENANCE			2,116.49				
5060		SUPPLIES			197.15				
5090		INSURANCE			469.50				
5140		TELEPHONE SERVICE			41.10				
5300		PROPERTY MANAGEMENT FEE			1,284.67				
5500		PAYROLL TAXES EXPENSE			223.55				
5501		HEALTH INSURANCE			908.42				
5600		SALARIES EXPENSE			2,922.00				
7020		CAPITAL IMPROVEMENTS			10,006.44				



**Cash Flow**

For The Period Ending: May 2024

Books: Cash

3RD &amp; ROSSER LOT (3rdross)

	<b>Month to Date</b>	<b>%</b>	<b>Year-to-Date</b>	<b>%</b>
MONTHLY PARKING REVENUE	3,290.00	100.30	15,654.00	100.00
KEY DEPOSIT REVENUE	-10.00	-0.30	0.00	0.00
<b>TOTAL INCOME</b>	<b>3,280.00</b>	<b>100.00</b>	<b>15,654.00</b>	<b>100.00</b>
UTILITIES	50.49	1.54	351.56	2.25
WATER	34.77	1.06	139.08	0.89
REPAIRS & MAINTENANCE	43.76	1.33	637.97	4.08
SUPPLIES	138.88	4.23	164.09	1.05
SNOW REMOVAL	0.00	0.00	8,210.89	52.45
INSURANCE	125.00	3.81	2,208.28	14.11
PROPERTY MANAGEMENT FEE	450.00	13.72	2,250.00	14.37
<b>TOTAL EXPENSE</b>	<b>842.90</b>	<b>25.70</b>	<b>13,961.87</b>	<b>89.19</b>
<b>NET INCOME</b>	<b>2,437.10</b>	<b>74.30</b>	<b>1,692.13</b>	<b>10.81</b>
<b>OTHER EXPENSE</b>				
CAPITAL IMPROVEMENTS	10,006.44	305.07	10,873.31	69.46
<b>TOTAL OTHER EXPENSE</b>	<b>10,006.44</b>	<b>305.07</b>	<b>10,873.31</b>	<b>69.46</b>
<b>TOTAL OTHER ACTIVITY</b>	<b>-10,006.44</b>	<b>-305.07</b>	<b>-10,873.31</b>	<b>-69.46</b>
<b>TOTAL NET INCOME</b>	<b>-7,569.34</b>	<b>-230.77</b>	<b>-9,181.18</b>	<b>-58.65</b>
<b>CASH FLOW</b>	<b>-7,569.34</b>	<b>-230.77</b>	<b>-9,181.18</b>	<b>-58.65</b>

	<b>Period to Date</b>			<b>Year to Date</b>		
	<b>Beg Cash</b>	<b>End Cash</b>	<b>Difference</b>	<b>Beg Cash</b>	<b>End Cash</b>	<b>Difference</b>
<b>1010 CASH</b>	195,270.22	187,700.88	-7,569.34	196,882.06	187,700.88	-9,181.18
<b>Total Cash</b>	<b>195,270.22</b>	<b>187,700.88</b>	<b>-7,569.34</b>	<b>196,882.06</b>	<b>187,700.88</b>	<b>-9,181.18</b>

# Expense Register

All Selected Properties

For The Period : May 2024 To May 2024

Ctrl#	Inv Num	Inv Date	Post Month	Due Date	Cash Acct	Payee	Payee's Name	Amount	Notes
Batch#	Check #	Check Date		A/P Acct	Exp Acct	Ppty	Account Name		
<b>ROSSER LOT</b>									
259962		5/11/2024	05/24	5/11/2024	1010	trien	TRI ENERGY COOPERATIVE		
56017	15459	5/13/2024	05/24	2005	5050		REPAIRS & MAINTENANCE	43.76	REPAIRS
260076	1519	5/13/2024	05/24	5/13/2024	1010	ika	KRAMER AGENCY	43.76	
56131	15463	5/13/2024	05/24	2005	5090		INSURANCE	125.00	INSURANCE 2024 GMC SIERRA
260097		5/14/2024	05/24	5/14/2024	1010	elanfinanc	ELAN FINANCIAL SERVICES	125.00	
56152	15464	5/14/2024	05/24	2005	5060		SUPPLIES	138.88	QUICKBOOKS
260116		5/15/2024	05/24	5/15/2024	1010	bw	CITY OF BISMARCK UTILITY BILLING	138.88	
56170	15465	5/15/2024	05/24	2005	5030		WATER	34.77	WATER
260171	F 3R138	5/21/2024	05/24	5/21/2024	1010	nelsonauto	NELSON AUTO CENTER	34.77	
56225	15468	5/21/2024	05/24	2005	7020		CAPITAL IMPROVEMENTS	8,935.04	PICKUP PURCHASE
260172	SALES RECEIPT 135850	5/21/2024	05/24	5/21/2024	1010	cta	CUSTOM TRUCK ACCESSORIES	8,935.04	
56226	15469	5/21/2024	05/24	2005	7020		CAPITAL IMPROVEMENTS	1,071.40	TOOL BOX TANK COMBO
260185		5/24/2024	05/24	5/24/2024	1010	mdu	MDU	1,071.40	
56239	15472	5/24/2024	05/24	2005	5020		UTILITIES	50.49	UTILITIES
260198	Commpparkau th260198	5/1/2024	05/24	5/1/2024	1010	rocky	ROCKY GORDON & CO LLC	50.49	
56252	15476	5/30/2024	05/24	2005	5300		PROPERTY MANAGEMENT FEE	250.00	PM Fee
								250.00	

# Expense Register

All Selected Properties

For The Period : May 2024 To May 2024

Ctrl # Batch #	Inv Num Check #	Inv Date Check Date	Post Month	Due Date A/P Acct	Cash Acct Exp Acct	Payee Ppty	Payee's Name Account Name	Amount	Notes
260253	15477	5/31/2024	05/24	5/31/2024	1010	rocky	ROCKY GORDON & CO LLC	200.00	MAY PM FEE
56281	15477	5/31/2024	05/24	2005	5300		PROPERTY MANAGEMENT FEE	200.00	
								200.00	

Account	Account Name	Total
1010	CASH	10,849.34
5020	UTILITIES	50.49
5030	WATER	34.77
5050	REPAIRS & MAINTENANCE	43.76
5060	SUPPLIES	138.88
5090	INSURANCE	125.00
5300	PROPERTY MANAGEMENT FEE	450.00
7020	CAPITAL IMPROVEMENTS	10,006.44

**Cash Flow**

For The Period Ending: May 2024

Books: Cash

6TH STREET RAMP (6street)

	<b>Month to Date</b>	<b>%</b>	<b>Year-to-Date</b>	<b>%</b>
GENERAL PARKING REVENUE	5,921.50	45.28	34,476.00	20.30
MONTHLY PARKING REVENUE	7,018.50	53.66	132,413.75	77.97
VALIDATIONS REVENUE	78.50	0.60	2,779.50	1.64
KEY DEPOSIT REVENUE	60.00	0.46	160.00	0.09
<b>TOTAL INCOME</b>	<b>13,078.50</b>	<b>100.00</b>	<b>169,829.25</b>	<b>100.00</b>
UTILITIES	2,722.89	20.82	17,395.43	10.24
WATER	151.25	1.16	730.55	0.43
SECURITY FEE	786.50	6.01	3,856.67	2.27
REPAIRS & MAINTENANCE	2,422.52	18.52	4,293.36	2.53
SUPPLIES	177.65	1.36	449.64	0.26
SNOW REMOVAL	0.00	0.00	318.29	0.19
ADVERTISING/MARKETING	0.00	0.00	68.65	0.04
INSURANCE	469.50	3.59	2,552.79	1.50
TELEPHONE SERVICE	91.63	0.70	459.77	0.27
PROPERTY MANAGEMENT FEE	556.54	4.26	9,106.20	5.36
PAYROLL TAXES EXPENSE	282.14	2.16	1,986.40	1.17
HEALTH INSURANCE	1,122.91	8.59	5,614.55	3.31
SALARIES EXPENSE	3,688.00	28.20	20,830.90	12.27
<b>TOTAL EXPENSE</b>	<b>12,471.53</b>	<b>95.36</b>	<b>67,663.20</b>	<b>39.84</b>
<b>NET INCOME</b>	<b>606.97</b>	<b>4.64</b>	<b>102,166.05</b>	<b>60.16</b>
OTHER EXPENSE				
CAPITAL IMPROVEMENTS	10,006.44	76.51	10,873.32	6.40
<b>TOTAL OTHER EXPENSE</b>	<b>10,006.44</b>	<b>76.51</b>	<b>10,873.32</b>	<b>6.40</b>
<b>TOTAL OTHER ACTIVITY</b>	<b>-10,006.44</b>	<b>-76.51</b>	<b>-10,873.32</b>	<b>-6.40</b>
<b>TOTAL NET INCOME</b>	<b>-9,399.47</b>	<b>-71.87</b>	<b>91,292.73</b>	<b>53.76</b>
<b>CASH FLOW</b>	<b>-9,399.47</b>	<b>-71.87</b>	<b>91,292.73</b>	<b>53.76</b>

	<b>Period to Date</b>			<b>Year to Date</b>		
	<b>Beg Cash</b>	<b>End Cash</b>	<b>Difference</b>	<b>Beg Cash</b>	<b>End Cash</b>	<b>Difference</b>
<b>1010 CASH</b>	506,513.53	497,114.06	-9,399.47	405,821.33	497,114.06	91,292.73
<b>Total Cash</b>	<b>506,513.53</b>	<b>497,114.06</b>	<b>-9,399.47</b>	<b>405,821.33</b>	<b>497,114.06</b>	<b>91,292.73</b>

# Expense Register

All Selected Properties

For The Period : May 2024 To May 2024

Ctrl#	Inv Num	Inv Date	Post Month	Due Date	Cash Acct	Payee	Payee's Name	Amount	Notes
Batch#	Check #	Check Date		A/P Acct	Exp Acct	Ppty	Account Name		
<b>6street 6TH STREET</b>									
<b>RAMP</b>									
259719		5/1/2024	05/24	5/1/2024	1010	walmart	CAPITAL ONE		
55791	15442	5/1/2024	05/24	2005	5060		SUPPLIES	38.76	SUPPLIES
259778	41320	5/6/2024	05/24	5/6/2024	1010	ivi	VAALER INSURANCE-MMA		
55833	15444	5/6/2024	05/24	2005	5090		INSURANCE	344.50	INSURANCE
259800		5/10/2024	05/24	5/10/2024	1010	atlasp	ATLAS PAYROLL SERVICES INC	344.50	INSURANCE
55855	15448	5/10/2024	05/24	2005	5600		SALARIES EXPENSE	1,822.40	PAYROLL REIMB.
55855	15448	5/10/2024	05/24	2005	5500		PAYROLL TAXES EXPENSE	-225.42	PAYROLL REIMB.
259801		5/10/2024	05/24	5/10/2024	1010	atlasp	ATLAS PAYROLL SERVICES INC	1,596.98	
55856	15448	5/10/2024	05/24	2005	5500		PAYROLL TAXES EXPENSE	364.84	TAX DEPOSIT & STATE
259953		5/11/2024	05/24	5/11/2024	1010	bw	CITY OF BISMARCK UTILITY BILLING	364.84	
56008	15450	5/13/2024	05/24	2005	5030		WATER	151.25	WATER
259954	101572	5/11/2024	05/24	5/11/2024	1010	elecci	ELECTRONIC COMMUNICATIONS INC	151.25	
56009	15451	5/13/2024	05/24	2005	5050		REPAIRS & MAINTENANCE	53.75	REPAIRS
259958	041624RG-2; 041824RG-1	5/11/2024	05/24	5/11/2024	1010	mrsqueege	MR SQUEEGEE WINDOW CLEANING	53.75	
56013	15455	5/13/2024	05/24	2005	5050		REPAIRS & MAINTENANCE	2,325.00	INV 041924RG-1
259960	1539	5/11/2024	05/24	5/11/2024	1010	spartansol	SPARTAN SOLUTIONS GROUP LLC	2,325.00	
56015	15457	5/13/2024	05/24	2005	5046		SECURITY FEE	786.50	SECURITY FEE
								786.50	

# Expense Register

All Selected Properties

For The Period : May 2024 To May 2024

Ctrl# Batch#	Inv Num Check #	Inv Date Check Date	Post Month	Due Date A/P Acct	Cash Acct Exp Acct	Payee Ppty	Payee's Name Account Name	Amount	Notes
259962		5/11/2024	05/24	5/11/2024	1010	trien	TRI ENERGY COOPERATIVE		
56017	15459	5/13/2024	05/24	2005	5050		REPAIRS & MAINTENANCE	43.77	REPAIRS
260076	1519	5/13/2024	05/24	5/13/2024	1010	ika	KRAMER AGENCY		
56131	15463	5/13/2024	05/24	2005	5090		INSURANCE	125.00	INSURANCE 2024 GMC SIERRA
260097		5/14/2024	05/24	5/14/2024	1010	elanfinanc	ELAN FINANCIAL SERVICES		
56152	15464	5/14/2024	05/24	2005	5060		SUPPLIES	138.89	QUICKBOOKS
260132		5/17/2024	05/24	5/17/2024	1010	midco	MIDCONTINENT COMMUNICATIONS		
56186	15466	5/17/2024	05/24	2005	5140		TELEPHONE SERVICE	91.63	PHONE
260171	F 3R138	5/21/2024	05/24	5/21/2024	1010	nelsonauto	NELSON AUTO CENTER		
56225	15468	5/21/2024	05/24	2005	7020		CAPITAL IMPROVEMENTS	8,935.04	PICKUP PURCHASE
260172	SALES RECEIPT 135850	5/21/2024	05/24	5/21/2024	1010	cta	CUSTOM TRUCK ACCESSORIES		
56226	15469	5/21/2024	05/24	2005	7020		CAPITAL IMPROVEMENTS	1,071.40	TOOL BOX TANK COMBO
260180		5/24/2024	05/24	5/24/2024	1010	atasp	ATLAS PAYROLL SERVICES INC	1,071.40	
56234	15470	5/24/2024	05/24	2005	5600		SALARIES EXPENSE	1,865.60	PAYROLL REIMB.
56234	15470	5/24/2024	05/24	2005	5500		PAYROLL TAXES EXPENSE	-233.72	PAYROLL REIMB.
260181		5/24/2024	05/24	5/24/2024	1010	atasp	ATLAS PAYROLL SERVICES INC		
56235	15470	5/24/2024	05/24	2005	5500		PAYROLL TAXES EXPENSE	376.44	TAX DEPOSIT & STATE
								376.44	

# Expense Register

All Selected Properties

For The Period : May 2024 To May 2024

Ctrl #	Inv Num	Inv Date	Post Month	Due Date	Cash Acct	Payee Ppty	Payee's Name	Amount	Notes
260182	15471	5/24/2024	05/24	5/24/2024	1010	rocky2	ROCKY GORDON & CO LLC		
56236	15471	5/24/2024	05/24	2005	5501		HEALTH INSURANCE	1,122.91	HEALTH INSURANCE
260185	15472	5/24/2024	05/24	5/24/2024	1010	mdu	MDU	1,122.91	
56239	15472	5/24/2024	05/24	2005	5020		UTILITIES	2,722.89	UTILITIES
260198	Commparkau th260198	5/1/2024	05/24	5/1/2024	1010	rocky	ROCKY GORDON & CO LLC		
56252	15476	5/30/2024	05/24	2005	5300		PROPERTY MANAGEMENT FEE	250.00	PM Fee
260253	15477	5/31/2024	05/24	5/31/2024	1010	rocky	ROCKY GORDON & CO LLC		
56281	15477	5/31/2024	05/24	2005	5300		PROPERTY MANAGEMENT FEE	306.54	MAY PM FEE

Account	Account Name	Total
1010	CASH	22,477.97
5020	UTILITIES	2,722.89
5030	WATER	151.25
5046	SECURITY FEE	786.50
5050	REPAIRS & MAINTENANCE	2,422.52
5060	SUPPLIES	177.65
5090	INSURANCE	469.50
5140	TELEPHONE SERVICE	91.63
5300	PROPERTY MANAGEMENT FEE	556.54
5500	PAYROLL TAXES EXPENSE	282.14
5501	HEALTH INSURANCE	1,122.91
5600	SALARIES EXPENSE	3,688.00
7020	CAPITAL IMPROVEMENTS	10,006.44

**Cash Flow**

For The Period Ending: May 2024

Books: Cash

5TH &amp; THAYER AVENUE (5thayer)

	<b>Month to Date</b>	<b>%</b>	<b>Year-to-Date</b>	<b>%</b>
MONTHLY PARKING REVENUE	3,920.00	99.75	20,920.00	99.81
KEY DEPOSIT REVENUE	10.00	0.25	40.00	0.19
<b>TOTAL INCOME</b>	<b>3,930.00</b>	<b>100.00</b>	<b>20,960.00</b>	<b>100.00</b>
UTILITIES	42.48	1.08	233.72	1.12
WATER	46.77	1.19	233.85	1.12
REPAIRS & MAINTENANCE	11.52	0.29	119.82	0.57
SNOW REMOVAL	0.00	0.00	9,282.13	44.28
INSURANCE	0.00	0.00	2,083.28	9.94
PROPERTY MANAGEMENT FEE	229.75	5.85	1,029.75	4.91
<b>TOTAL EXPENSE</b>	<b>330.52</b>	<b>8.41</b>	<b>12,982.55</b>	<b>61.94</b>
<b>NET INCOME</b>	<b>3,599.48</b>	<b>91.59</b>	<b>7,977.45</b>	<b>38.06</b>
OTHER EXPENSE				
CAPITAL IMPROVEMENTS	0.00	0.00	866.87	4.14
<b>TOTAL OTHER EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>866.87</b>	<b>4.14</b>
<b>TOTAL OTHER ACTIVITY</b>	<b>0.00</b>	<b>0.00</b>	<b>-866.87</b>	<b>-4.14</b>
<b>TOTAL NET INCOME</b>	<b>3,599.48</b>	<b>91.59</b>	<b>7,110.58</b>	<b>33.92</b>
<b>CASH FLOW</b>	<b>3,599.48</b>	<b>91.59</b>	<b>7,110.58</b>	<b>33.92</b>

	<b>Period to Date</b>			<b>Year to Date</b>		
	<b>Beg Cash</b>	<b>End Cash</b>	<b>Difference</b>	<b>Beg Cash</b>	<b>End Cash</b>	<b>Difference</b>
<b>1010 CASH</b>	125,641.51	129,240.99	3,599.48	122,130.41	129,240.99	7,110.58
<b>Total Cash</b>	<b>125,641.51</b>	<b>129,240.99</b>	<b>3,599.48</b>	<b>122,130.41</b>	<b>129,240.99</b>	<b>7,110.58</b>



# Expense Register

All Selected Properties

For The Period : May 2024 To May 2024

Ctrl#	Inv Num	Inv Date	Post Month	Due Date	Cash Acct	Payee	Payee's Name	Amount	Notes
Batch #	Check #	Check Date		A/P Acct	Exp Acct	Ppty	Account Name		
THAYER AVENUE									
259962		5/11/2024	05/24	5/11/2024	1010	trien	TRI ENERGY COOPERATIVE		
56017	15459	5/13/2024	05/24	2005	5050		REPAIRS & MAINTENANCE	11.52	REPAIRS
260185		5/24/2024	05/24	5/24/2024	1010	mdu	MDU		
56239	15472	5/24/2024	05/24	2005	5020		UTILITIES	42.48	UTILITIES
260239		5/29/2024	05/24	5/29/2024	1010	bw	CITY OF BISMARCK UTILITY BILLING		
56267	15474	5/29/2024	05/24	2005	5030		WATER	46.77	WATER
260253		5/31/2024	05/24	5/31/2024	1010	rocky	ROCKY GORDON & CO LLC		
56281	15477	5/31/2024	05/24	2005	5300		PROPERTY MANAGEMENT FEE	229.75	MAY PM FEE

Account	Account Name	Total
1010	CASH	330.52
5020	UTILITIES	42.48
5030	WATER	46.77
5050	REPAIRS & MAINTENANCE	11.52
5300	PROPERTY MANAGEMENT FEE	229.75