

PUBLIC MEETING NOTICE

CHIPPEWA COUNTY HOUSING AUTHORITY
MONDAY, MARCH 22, 2021 at 3:30 P.M.
THE MEETING WILL BE ACCESSIBLE VIA CONFERENCE CALL
CALL IN NUMBER: 1-415-655-0001
MEETING NUMBER: 126 584 8427
MEETING PASSWORD: 34977447

The meeting will immediately follow the Section 8 Appeal Hearing which begins at 3:30 p.m.

1. Call to Order
2. Roll Call
3. Members of the Public Wishing to be Heard
4. Consent Agenda
(Unless separation of an item is requested, all will be adopted in one motion)
 1. Approve the Agenda
 2. Approval of the Minutes of the Monday, February 22, 2021 Meeting
 3. Schedule next meeting date – April 26, 2021
5. Reports:
 1. Update on Potential Conversion Project at 15 E. Walnut St. Chippewa Falls
 2. Update on CARES ACT Administrative Fee Funding
6. Business Items:
 1. Approval of the Financial Reports for February 2021
 2. Authorization to Amend CDBG Subordination Policy
 3. Modification to Authorization to Hire Firm to Conduct Feasibility Study for Potential Conversion Project at 15 E. Walnut St. Chippewa Falls
 4. Resolution 2021-5: Authorization to Sell 910 Bluff View Circle, Chippewa Falls
7. Agenda Items for Future Consideration
8. Adjournment

Cc: County Media, County Board Chairman, County Clerk and County Administrator

Persons needing additional accommodations should contact Jessica Oleson-Bue at 715-726-7933.



Equal Opportunity

This Institution is an Equal Opportunity Employer and Housing Provider

**PUBLIC MEETING MINUTES
CHIPPEWA COUNTY HOUSING AUTHORITY (CCHA)
MONDAY, FEBRUARY 22, 2021 AT 3:30 P.M.
VIA OPEN CONFERENCE CALL**

1. CALL TO ORDER

Hoffman called the meeting to order at 2:30 p.m.

2. ROLL CALL

Members present: Danielson, Hoffman, Klingenberg, Jankoski, and McGill

Members absent: None

Others present: Oleson-Bue

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Jankoski and Danielson made a motion to approve the meeting agenda, minutes of the January 25, 2021 meeting as printed, and schedule the next meeting for March 22, 2021. Motion carried with all present voting aye.

5. REPORTS

1. R. McGill Appointment: Ronald McGill was welcomed to the Housing Authority Commission as the County Board representative.

2. Update on 120 E. Oak St., Stanley: Oleson-Bue referenced the written reports and noted that the Authority intends to have the property rehabilitated by the end of April 2021. The property will then be sold to a low-to-moderate income family. Discussion included the demolition of the existing storage building and whether or not the Authority intends to replace the structure. Oleson-Bue stated that the Authority's preference would be to place a shed on the property, but it may be cost prohibitive to do so.

3. Update on 218 W. 1st Ave., Stanley: Oleson-Bue referenced the written reports and informed the Commissioners that the Stanley fire department is now partnering with Chippewa Valley Technical College to conduct fire training on the property in March 2021. The property will then be burned to the ground. The Authority is working to determine the most cost effective type of replacement housing for the site. Jankoski noted that the neighbors are pleased that the property will be cleaned up.

4. Update on Hope Village: The written reports were referenced and Oleson-Bue noted that the CDBG-CV funding is expected to be awarded in late March 2021. Oleson-Bue stated that she will begin working on the Environmental Review of the site.

6. BUSINESS ITEMS

1. Approval of the Financial Reports for January 2021: The written reports were referenced. Hoffman called for questions; there were none. Klingenberg and Danielson made a motion to approve the financial reports for January 2021 as presented. Motion carried with all present voting aye.

2. Authorization to Hire Firm to Conduct Feasibility Study for Potential Conversion Project at 15 E. Walnut St., Chippewa Falls: Oleson-Bue referenced the written reports and provided information about the proposed project. The Commissioners expressed support of the project, and Hoffman noted that the location would be conducive to multi-family housing. Hoffman and Danielson made a motion to authorize the Authority to spend up to \$5,000.00 to conduct a preliminary feasibility study for the potential conversion project at 15 E. Walnut St., Chippewa Falls. Motion carried with all present voting aye.

3. Resolution 2021-3: Authorization to Sell 309 S. State St., Chippewa Falls: Jankoski and Klingenberg made a motion to approve Resolution 2021-3. Motion carried with all present voting aye.

4. **Resolution 2021-4: Authorization to Sell 902 Bluff View Circle, Chippewa Falls: Jankoski and Hoffman made a motion to approve Resolution 2021-4. Motion carried with all present voting aye.**

7. **AGENDA ITEMS FOR FUTURE CONSIDERATION**

None.

8. **ADJOURNMENT**

Jankoski and Klingenberg made a motion to adjourn at approximately 4:08 p.m. Motion carried with all present voting aye.

Respectfully Submitted,

Certified:

3/22/2021

Jessica Oleson-Bue
Executive Director/Secretary to the Commission

Greg Hoffman
Chair

Date

Attachment to the Agenda of the March 22, 2021 Meeting
Chippewa County Housing Authority (CCHA) Commission Meeting

Reports:

1. **Update on Potential Conversion Project:** I have contacted five architectural firms in regard to the project located at 15 E. Walnut St. Chippewa Falls. Three firms came on site to look at the project, and two of those indicated that they will be moving forward with giving me bids for the preliminary feasibility study to include preliminary drawings and the construction cost estimates. I am expecting to receive both bids this week. I have received one bid so far and it came in much higher than expected at \$13,600.00 plus reimbursements, so I have put a business item on this agenda for the Commissioners to approve spending up to \$15,000.00 for the preliminary feasibility study.

During conversations with the architects and the contractor from CS construction, the ball park figure they are giving me at this point is that this will easily be a million dollar rehab project, not \$500,000.00 like the Housing Authority staff were initially estimating. So I have also been working on obtaining more information regarding potential funding sources to use toward the conversion project. Funding sources that are already available include: CDBG revolving loan funds (City of Chippewa Falls and Chippewa County) in the amount of \$200,000.00, and HOME Rental Rehab revolving loan funds in the amount of \$180,000.00 (pending the sale of 309 S. State St, which is expected to close this month). Additional funding sources will need to be identified, and I have been working to gather information on possible options including: CDBG Special Project Housing Conversion (forgivable grant over 15 years - would require a local unit of government to apply for the funds), and Federal Home Loan Bank - Affordable Housing Program. We could potentially use/loan some of the Authority's management funds toward the project if needed and recoup those funds over time with revenue from rents. Once I have the construction cost estimate, I will be better equipped to put together a financing package for this project and determine if it is feasible to move forward.

The realtor has stated that there are some other interested parties, so it is possible that the property will be sold before the Authority would be ready to make an offer to purchase.

2. **Update on CARES ACT Administrative Fee Funding:** As a reminder, the Authority received a total of \$94,141.00 of admin fee funding for the Section 8 Housing Choice Voucher program. The funding was permitted to be used for COVID 19 specific expenses and for any regularly eligible administrative expense. The deadline to expend the funds is 12/31/21. We have expended the funds awarded to the Authority, and I have attached a profit and loss statement to show how the funds were used.

Business Items:

1. **Approval of the Financial Reports for February 2021:** See attachment "February '21 Financials."
2. **Authorization to Amend CDBG Subordination Policy:** Our Subordination policy states that staff can approve a request for subordination if it meets the following three criteria:
 - The request is to finance the existing balance of the mortgage; and
 - Closing costs, if included in the refinancing, do not exceed \$2,000.00; and
 - The interest rate and years of amortization will remain the same or be lower.

This policy was established many years ago, and we are finding that closing costs (title search fees, appraisals, underwriting costs, etc.) are trending higher than \$2,000.00 for folks that are refinancing their primary mortgages and requesting that we subordinate their CDBG loan/s. I am proposing to increase the limit to \$3,000.00, which will make the limit consistent with the allowable closing costs for homebuyers who utilize CDBG funds for down payment assistance.

3. **Modification to Authorization to Hire Firm to Conduct Feasibility Study for Potential Conversion Project at 15 E. Walnut St. Chippewa Falls:** As noted earlier, I am still waiting for another bid to come in for architectural services, but the one I have received so far came in much higher than expected. Without knowing what the second bid will come in at, I am being cautious by asking the Commissioners to approve spending up to \$15,000.00 for the preliminary feasibility study which will include a construction cost estimate and preliminary drawings of the building conversion to rental units. I expect to have one more bid yet this week, so I expect to provide more information at our meeting.
4. **Resolution 2020-5: Authorization to Sell 910 Bluff View Circle, Chippewa Falls:** This is the second YouthBuild home that we anticipate completion in May 2021. We have an accepted offer in the amount of \$224,000.00, which is the full asking price.

SECT 8
Profit & Loss
All Transactions

	<u>Mar 11, 21</u>
Income	
3400 · Cares Act (COVID-19) Admin	<u>94,141.00</u>
Total Income	<u>94,141.00</u>
Gross Profit	94,141.00
Expense	
4110 · SALARIES	69,870.74
4182 · Employee Benefits-Admin	
4186 · BENEFITS	18,509.90
4182 · Employee Benefits-Admin - Other	<u>-239.46</u>
Total 4182 · Employee Benefits-Admin	18,270.44
4190 · Admin Sundry	
4191 · ADVERT	95.79
4194 · POSTAGE	249.51
4195 · OFF SUPP	984.24
4197 · Copies	<u>11.40</u>
Total 4190 · Admin Sundry	1,340.94
4590 · Other General Expense	
4596 · EQUIPMENT	
4596.2 · COMPUTER	4,070.64
5490.3 · Other Equipment	<u>588.23</u>
Total 4596 · EQUIPMENT	<u>4,658.87</u>
Total 4590 · Other General Expense	<u>4,658.87</u>
Total Expense	<u>94,140.99</u>
Net Income	<u><u>0.01</u></u>

RESOLUTION 2021-05

Resolution to Sell 910 Bluff View Circle, Chippewa Falls, WI

The undersigned being the only members of the Board of Commissioners of the Chippewa County Housing Authority (the "Housing Authority"), do hereby adopt the following resolutions by written consent:

WHEREAS the Housing Authority is the owner of the property located at 910 Bluff View Circle, Chippewa Falls, WI 54729 (the "Property"); and

WHEREAS the Housing Authority has accepted a residential offer to purchase agreement to purchase the Property for the amount of \$224,000.00.

THEREFORE BE IT RESOLVED that the Housing Authority approves the sale of the Property in the amount of \$224,000.00 (the "Transaction")

BE IT FURTHER RESOLVED that the Housing Authority grants authorization to the Executive Director to execute the Transaction documents on the Housing Authority's behalf and to execute and deliver any and all documents, instruments or agreements contemplated by, or necessary or required in order to effectuate, the foregoing.

Dated this 22nd day of March 2021

Gregory Hoffman, Chairman

Colleen Danielson, Commissioner

David Jankoski, Vice Chairman

Art Klingenberg, Commissioner

Ronald McGill, Commissioner

4:18 PM
03/15/21
Accrual Basis

NEW Chippewa Co Housing Authority
Profit & Loss Budget Performance
February 2021

	Feb 21	Budget	Apr '20 - Feb...	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
700 · Administrative Fees-715	4,875.60	3,333.34	67,914.41	62,916.74	75,000.08
704 · Interest Income-712	196.17	875.00	3,503.46	9,625.00	10,500.00
705 · Donation income-715	1,666.67	2,916.67	33,333.33	32,083.37	35,000.04
715 · Other Revenue-715	0.00		0.28		
717 · Income-715	0.00	0.00	0.00	0.00	0.00
731 · TBRA Admin-715	660.80	1,000.00	8,355.20	11,000.00	12,000.00
738 · Admin Income-715	63,634.25	10,208.33	258,679.44	277,616.63	378,249.96
4999 · Uncategorized Income-715	0.00	0.00	0.00	0.00	0.00
Total Income	<u>71,033.49</u>	<u>18,333.34</u>	<u>371,786.12</u>	<u>393,241.74</u>	<u>510,750.08</u>
Gross Profit	71,033.49	18,333.34	371,786.12	393,241.74	510,750.08
Expense					
909 · Contract Service-973	986.32	2,058.33	16,238.02	22,641.63	24,699.96
910 · CCHA Per Diem-973	0.00	0.00	1,295.00	1,575.00	2,100.00
911 · Salaries-911	20,119.80	31,036.83	334,821.54	327,095.13	351,381.96
912 · Audit Fees-912	0.00	0.00	3,250.00	0.00	3,250.00
915 · Employee Benefits-915	195.70	11,515.33	82,672.03	104,943.38	109,216.96
916 · Other Operating-Admin-916	656.92	948.60	10,026.65	16,424.60	19,053.20
943 · Maintenance-Contract Costs-973	234.85	18.34	3,110.90	3,351.74	4,420.08
961 · Insurance Expenses-961	-2,821.80	0.00	13,834.90	1,530.00	1,530.00
962 · Other General Expenses-962	2,595.45	629.17	24,564.89	1,670.87	550.04
967 · Interest Expense-967	0.00		0.00		
9999 · Suspense AC Will Clear	-50.00	0.00	-50.00	0.00	0.00
Total Expense	<u>21,917.24</u>	<u>46,206.60</u>	<u>489,763.93</u>	<u>479,232.35</u>	<u>516,202.20</u>
Net Ordinary Income	49,116.25	-27,873.26	-117,977.81	-85,990.61	-5,452.12
Other Income/Expense					
Other Expense					
999 · Capital Replacements	0.00		0.00	0.00	0.00
Total Other Expense	<u>0.00</u>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Other Income	0.00	0.00	0.00	0.00	0.00
Net Income	<u>49,116.25</u>	<u>-27,873.26</u>	<u>-117,977.81</u>	<u>-85,990.61</u>	<u>-5,452.12</u>

RECEIPTS AND DISBURSEMENTS

STATEMENT ENDING FEBRUARY 2021

	TOTAL	General Management Account	VISION Account	HCRI Programs Account	Section 8 Account	Federal Programs Account
BALANCE	\$2,018,468.27	\$340,382.00	\$8,577.90	\$285,996.92	\$387,479.15	\$996,032.30
RECEIPTS	\$397,660.27	\$96,011.33	\$0.00	\$687.00	\$172,898.23	\$128,063.71
DISBURSEMENTS	\$272,896.61	\$65,650.38	\$167.30	\$200.00	\$173,016.68	\$33,862.25
BALANCE	\$2,143,231.93	\$370,742.95	\$8,410.60	\$286,483.92	\$387,360.70	\$1,090,233.76
Math check	\$2,143,231.93					
				First Time Homebuyer		Rental Rehab
				Tax/Mortgage		Lease Purchase
				HELP loans		Self-Help
						First Time Homebuyer
						YouthBuild
Certified:						
			3/22/2021			
			Date			
Chairman						

4:13 PM

03/15/21

Accrual Basis

NEW Chippewa Co Housing Authority
GENERAL MANAGEMENT Account QuickReport
As of February 28, 2021

Type	Date	Num	Name	Memo	Amount	Balance
112 - Cash Restricted						340,382.00
112.10 - NW Bank						340,382.00
112.1 - General/Mgmt						340,382.00
Check	02/01/2021	State Tax	WISCONSIN DEPT OF REVENUE	State tax - 12/31/20 period	-2,550.04	337,831.96
Deposit	02/01/2021			Deposit	1,666.67	339,498.63
Deposit	02/02/2021			Deposit	45,600.27	385,098.90
Deposit	02/02/2021			Deposit	200.00	385,298.90
Deposit	02/02/2021			Deposit	200.00	385,498.90
Deposit	02/02/2021			Deposit	225.00	385,723.90
Deposit	02/02/2021			Deposit	225.00	385,948.90
Check	02/03/2021	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 1/28/21 payroll	-4,348.87	381,600.03
Deposit	02/04/2021			Deposit	200.00	381,800.03
Check	02/09/2021	15412	Delta Dental	2/1 - 2/28/2021 Dental & Vision Plans	-355.88	381,444.15
Check	02/09/2021	15413	EXPRESS DISPOSAL	Customer # 2477 Inv 499375	-152.88	381,291.27
Check	02/09/2021	15414	Northern Business Products	Acct # 21557	-137.99	381,153.28
Check	02/09/2021	15415	HOUSING AUTHORITY ACCOUNTING S...	January accounting services	-1,289.51	379,863.77
Check	02/09/2021	15416	Chippewa Valley Lawncare	January snow removal	-1,180.00	378,683.77
Check	02/09/2021	15417	Andy Clay	1/1 - 1/31/2021 Inspections	-545.00	378,138.77
Check	02/09/2021	15418	L.E Phillips Career Dev Center	Customer # CHIAUT Inv # 0094135-IN	-568.00	377,570.77
Check	02/09/2021	15419	Eau Claire County Housing Authority	Hanson & Hopp admin	-8,644.40	368,926.37
Check	02/09/2021	15420	Securian Financial Group	Policy # 002832L & 76038	-283.52	368,642.85
Check	02/09/2021	15421	LUCAS ENDRES		-131.25	368,511.60
Check	02/09/2021	15422	River Valley Newspaper Group	Acct # 116-60081083	-45.08	368,466.52
Check	02/09/2021	15423	VALERIE PRUEHER	January mileage	-51.00	368,415.52
Check	02/09/2021	15424	RICK D ENDRES	January mileage	-180.54	368,234.98
Check	02/09/2021	15425	BRUCE BURTON	January mileage	-24.99	368,209.99
Check	02/09/2021	15426	Joel Weiss	January mileage	-337.11	367,872.88
Check	02/09/2021	15427	LORI ARTZ	January mileage	-55.59	367,817.29
General Journal	02/11/2021			Net Pay	-13,038.35	354,778.94
General Journal	02/11/2021			EE HSA - Pretax	-395.00	354,383.94
Check	02/11/2021	Def Comp	WISCONSIN DEFERRED COMP PROG...	DEF COMP for 2/11/21 payroll	-923.00	353,460.94
Check	02/11/2021	ACH	Verizon Wireless	Acct # 442197098-00001	-111.01	353,349.93
Deposit	02/11/2021			Deposit	200.00	353,549.93
Deposit	02/11/2021			Deposit	225.00	353,774.93
Deposit	02/11/2021			Deposit	225.00	353,999.93
Deposit	02/11/2021			Deposit	225.00	354,224.93
Payment	02/11/2021	10211	Home AR	pymt 2/9	8,548.03	362,772.96
Payment	02/11/2021	10213	NSP	pymt 2/9	350.50	363,123.46
Deposit	02/11/2021			Deposit	660.80	363,784.26
Deposit	02/11/2021			Deposit	100.00	363,884.26
Deposit	02/11/2021			Deposit	700.00	364,584.26
Deposit	02/11/2021			Deposit	580.00	365,164.26
Deposit	02/11/2021			Deposit	1,053.00	366,217.26
Deposit	02/11/2021			Deposit	797.33	367,014.59
Deposit	02/11/2021			Deposit	175.49	367,190.08
Deposit	02/11/2021			Deposit	2,164.91	369,354.99
Check	02/18/2021	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 2/11/21 payroll	-4,348.93	365,006.06
Deposit	02/18/2021			Deposit	50.00	365,056.06
Deposit	02/18/2021			Deposit	225.00	365,281.06
Payment	02/18/2021	2670	Chetek CDBG	pymt 2/16	72.00	365,353.06
Deposit	02/18/2021			Deposit	225.00	365,578.06
Deposit	02/18/2021			Deposit	200.00	365,778.06
Check	02/19/2021	ACH	State of Wisconsin Health Insurance	March 2021 Health Insurance	-7,525.12	358,252.94
Check	02/22/2021	15433	Chippewa Valley Home Builders Associati...	Chippewa Valley Contractor Conference	-100.00	358,152.94
Check	02/22/2021	15434	Delta Dental	3/1 - 3/31/2021 Dental & Vision Plans	-350.16	357,802.78
Check	02/22/2021	15435	ELAN FINANCIAL SERVICES	Acct # 4798 5100 6375 8326	-1,587.90	356,214.88
Check	02/22/2021	15436	RICK D ENDRES		-57.61	356,157.27
Check	02/22/2021	15437	Housing Data System Inc	Client # 6276 Inv # 2021-11135	-145.00	356,012.27
Check	02/22/2021	15438	DEPARTMENT OF PUBLIC UTILITIES	11/2/20 - 2/1/21 water/sewer	-1,231.67	354,780.60
Check	02/22/2021	15439	Bauman Associates, Ltd	Client # 50694000 Invoice # 107687	-581.00	354,199.60
General Journal	02/25/2021	payroll		Net Pay	-13,038.38	341,161.22
General Journal	02/25/2021	payroll		EE HSA - Pretax	-395.00	340,766.22
Deposit	02/25/2021			Deposit	100.00	340,866.22
Deposit	02/25/2021			Deposit	100.00	340,966.22
Deposit	02/25/2021			Deposit	1,125.00	342,091.22
Deposit	02/25/2021			Deposit	19,297.76	361,388.98
Deposit	02/25/2021			Deposit	1,564.68	362,953.66
Deposit	02/25/2021			Deposit	7,104.94	370,058.60
Deposit	02/25/2021			Deposit	130.35	370,188.95
Deposit	02/25/2021			Deposit	594.30	370,783.25
Deposit	02/25/2021			Deposit	733.00	371,516.25
General Journal	02/25/2021	GL21043		Vision Mileage deposit	31.22	371,547.47
General Journal	02/25/2021	GL21044		Vision January & February reimbursement dep...	136.08	371,683.55
Check	02/26/2021	Def Comp	WISCONSIN DEFERRED COMP PROG...	DEF COMP for 2/25/21 payroll	-923.00	370,760.55
Check	02/28/2021	ACH Fees	NORTHWESTERN BANK	February ACH Fees	-17.60	370,742.95
Total 112.1 - General/Mgmt					30,360.95	370,742.95
Total 112.10 - NW Bank					30,360.95	370,742.95
Total 112 - Cash Restricted					30,360.95	370,742.95
TOTAL					30,360.95	370,742.95

4:20 PM

NEW Chippewa Co Housing Authority

VISION Account QuickReport

As of February 28, 2021

03/15/21

Accrual Basis

Type	Date	Num	Name	Memo	Amount	Balance
112 · Cash Restricted						8,577.90
112.10 · NW Bank						8,577.90
112.15 · Vision						8,577.90
General Journal	02/25/2021	GL21043	Vision mileage payment		-31.22	8,546.68
General Journal	02/25/2021	GL21044	Vision January & February reimbursement payment		-136.08	8,410.60
Total 112.15 · Vision					-167.30	8,410.60
Total 112.10 · NW Bank					-167.30	8,410.60
Total 112 · Cash Restricted					-167.30	8,410.60
TOTAL					-167.30	8,410.60

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03/15/21

Accrual Basis

NEW Chippewa Co Housing Authority

HCRI Account QuickReport

As of February 28, 2021

Type	Date	Num	Name	Memo	Amount	Balance
112 · Cash Restricted						285,996.92
112.10 · NW Bank						285,996.92
112.11 · HCRI-No post account						285,996.92
112.114 · RL Homebuyer/Homeowner Asst						92,368.49
Deposit	02/25/2021			Rode HB fee	-100.00	92,268.49
Deposit	02/25/2021	170		D Robinson HB fee	-100.00	92,168.49
Total 112.114 · RL Homebuyer/Homeowner Asst					-200.00	92,168.49
112.112 · HCRI-Admin RL						50,265.23
Total 112.112 · HCRI-Admin RL						50,265.23
112.111 · HCRI-Activity RENTAL/SEC.DEP						143,363.20
Deposit	02/04/2021			Deposit	46.00	143,409.20
Deposit	02/04/2021			Deposit	308.00	143,717.20
Deposit	02/11/2021			Deposit	238.00	143,955.20
Deposit	02/11/2021			Deposit	32.00	143,987.20
Deposit	02/11/2021			Deposit	23.00	144,010.20
Deposit	02/25/2021			Deposit	40.00	144,050.20
Total 112.111 · HCRI-Activity RENTAL/SEC.DEP					687.00	144,050.20
Total 112.11 · HCRI-No post account					487.00	286,483.92
Total 112.10 · NW Bank					487.00	286,483.92
Total 112 · Cash Restricted					487.00	286,483.92
TOTAL					487.00	286,483.92

SECT 8

Section 8 Account QuickReport

As of February 28, 2021

Type	Date	Num	Name	Amount	Balance
1111 - Northwestern Bank					387,479.15
1111.1 - ADMIN ACCOUNT					309,721.86
Deposit	02/01/2021			17,692.00	327,413.86
Check	02/01/2021	Admin Port	ADMIN PORTABLES	-202.50	327,211.36
Check	02/09/2021	26555	CHIPPEWA COUNTY HOUSING A...	-2,164.91	325,046.45
General Journal	02/15/2021	FY21-5		-243.75	324,802.70
Check	02/22/2021	26557	CHIPPEWA COUNTY HOUSING A...	-19,297.76	305,504.94
Check	02/28/2021	ACH Fees	NORTHWESTERN BANK	-29.65	305,475.29
Deposit	02/28/2021			62.48	305,537.77
Total 1111.1 - ADMIN ACCOUNT				-4,184.09	305,537.77
1111.2 - NW CHECKING					60,063.60
Deposit	02/01/2021			135,791.00	195,854.60
Check	02/01/2021	Rent Checks	RENT CHECKS	-121,847.25	74,007.35
Check	02/01/2021	26540	RENT CHECKS	-159.00	73,848.35
Check	02/01/2021	26541	RENT CHECKS	-1,113.00	72,735.35
Check	02/01/2021	26542	RENT CHECKS	-146.00	72,589.35
Check	02/01/2021	26543	RENT CHECKS	-199.00	72,390.35
Check	02/01/2021	26544	RENT CHECKS	-11.00	72,379.35
Check	02/01/2021	26545	RENT CHECKS	-935.00	71,444.35
Check	02/01/2021	26546	RENT CHECKS	-483.75	70,960.60
Check	02/01/2021	26547	RENT CHECKS	-294.00	70,666.60
Check	02/01/2021	26548	RENT CHECKS	-29.00	70,637.60
Check	02/01/2021	26549	RENT CHECKS	-418.00	70,219.60
Check	02/01/2021	26550	RENT CHECKS	-2,713.00	67,506.60
Check	02/01/2021	26551	RENT CHECKS	-369.00	67,137.60
Check	02/01/2021	26552	RENT CHECKS	-347.00	66,790.60
Payment	02/04/2021	27049123697	HALE, SHAUNTIA f	50.00	66,840.60
Payment	02/04/2021	698	AUDORFF, CLAYTON f	44.00	66,884.60
Payment	02/04/2021	247349	ROREK, AMY f	20.00	66,904.60
Deposit	02/05/2021			1,740.00	68,644.60
Payment	02/11/2021	26946014973	Mitchell, Tom & Fasbender Heather f	30.00	68,674.60
Payment	02/11/2021	2656793023	KOLLWITZ, JAYDEE f	50.00	68,724.60
Payment	02/11/2021	1100305025	CARRARA, BRYAN f	98.00	68,822.60
Payment	02/11/2021	2017	Perry, Jennifer / Hazelton, Travis - F	50.00	68,872.60
Payment	02/11/2021	27204805260	HALE, SHAUNTIA f	50.00	68,922.60
General Journal	02/15/2021	FY21-4R	RENT CHECKS	62.00	68,984.60
Check	02/16/2021	26553	RENT CHECKS	-93.00	68,891.60
Check	02/16/2021	26554	RENT CHECKS	-8.00	68,883.60
Payment	02/18/2021	1069	STAHOSKI, BETHANY f	50.00	68,933.60
Payment	02/18/2021	322752	Vajgrt, Kristine f	50.00	68,983.60
Payment	02/18/2021	323302	DAVIS, SHANNON & BETTY f	100.00	69,083.60
Payment	02/25/2021	7781212590	DUFFENBACH, KRISTA f	40.00	69,123.60
Deposit	02/25/2021			1,518.00	70,641.60
Check	02/25/2021	26573	RENT CHECKS	0.00	70,641.60
Payment	02/25/2021		Kilgore, Anastasia	772.00	71,413.60
Total 1111.2 - NW CHECKING				11,350.00	71,413.60
1111.5 - Mainstream HAP					-6,266.00
Deposit	02/01/2021			4,543.00	-1,723.00
Check	02/01/2021	Rent Checks	RENT CHECKS	-12,570.00	-14,293.00
Check	02/01/2021	26550	RENT CHECKS	-498.00	-14,791.00
Deposit	02/19/2021			9,500.00	-5,291.00
Total 1111.5 - Mainstream HAP				975.00	-5,291.00
1111.6 - Mainstream Admin					-5,076.66
Deposit	02/01/2021			342.00	-4,734.66
Check	02/09/2021	26556	CHIPPEWA COUNTY HOUSING A...	-175.49	-4,910.15
General Journal	02/15/2021	FY21-5		243.75	-4,666.40
Check	02/22/2021	26558	CHIPPEWA COUNTY HOUSING A...	-1,564.68	-6,231.08
Total 1111.6 - Mainstream Admin				-1,154.42	-6,231.08
1111.8 - Cares Act (COVID-19) Admin - 2					7,104.94
Check	02/22/2021	26559	CHIPPEWA COUNTY HOUSING A...	-7,104.94	0.00

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Section 8 Account QuickReport
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Type	Date	Num	Name	Amount	Balance
Total 1111.8 · Cares Act (COVID-19) Admin - 2				-7,104.94	0.00
1111 · Northwestern Bank - Other					21,931.41
Total 1111 · Northwestern Bank - Other					21,931.41
Total 1111 · Northwestern Bank				-118.45	387,360.70
TOTAL				-118.45	387,360.70

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Accrual Basis

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As of February 28, 2021

Type	Date	Num	Name	Amount	Balance
113 · Federal Funds-NW Bank Acct					996,032.30
115 · Shop Checking Account					71,251.83
115.1 · ACTIVITY					65,833.75
Total 115.1 · ACTIVITY					65,833.75
115.2 · ADMIN					5,418.08
Total 115.2 · ADMIN					5,418.08
Total 115 · Shop Checking Account					71,251.83
113.79 · LHR					44,688.22
Total 113.79 · LHR					44,688.22
113.799 · LHC/LHR Admin					155.59
Total 113.799 · LHC/LHR Admin					155.59
113.994 · TBRA					-13,417.48
113.095 · 2019 Activity					-13,893.00
Check	02/01/2021	ACH	TBRA RENT CHECKS	-4,770.00	-18,663.00
Deposit	02/02/2021			7,279.00	-11,384.00
Check	02/09/2021	10215	CCHA	-100.00	-11,484.00
Check	02/22/2021	10223	Riverbend Rentals & Property Management	-1,025.00	-12,509.00
Check	02/22/2021	10224	HOFFMANS WISSOTA COURT	-800.00	-13,309.00
Deposit	02/25/2021			6,684.00	-6,625.00
Total 113.095 · 2019 Activity				7,268.00	-6,625.00
113.094 · 2019 Admin					-735.50
Deposit	02/02/2021			727.90	-7.60
Check	02/09/2021	10214	CCHA	-660.80	-668.40
Deposit	02/25/2021			668.40	0.00
Check	02/28/2021	ACH	Northwestern Bank	-3.20	-3.20
Total 113.094 · 2019 Admin				732.30	-3.20
113.093 · 2017 ADMIN					-1,196.22
Total 113.093 · 2017 ADMIN					-1,196.22
113.092 · 2017 ACTIVITY					-124.60
Total 113.092 · 2017 ACTIVITY					-124.60
113.091 · 2016 ACTIVITY					2,531.84
Total 113.091 · 2016 ACTIVITY					2,531.84
Total 113.994 · TBRA				8,000.30	-5,417.18
113.952 · REV LOAN NSP					92,452.78
Payment	02/02/2021	10289	Bruyette, Sharon - Maynard Rental 3%:3% Bruy...	203.29	92,656.07
Deposit	02/02/2021			107.71	92,763.78
Payment	02/02/2021	10290	Bruyette, Sharon - Birch Rental 3%:Bruyette, Sh...	202.34	92,966.12
Deposit	02/02/2021			108.66	93,074.78
Payment	02/11/2021	636609	Nelson, Josh & Tanya 5% 90606	196.87	93,271.65
Deposit	02/11/2021			181.13	93,452.78
Payment	02/11/2021	2049	Bohman,Daniel and Tina 90602:Current	327.94	93,780.72
Deposit	02/11/2021			172.06	93,952.78
Payment	02/18/2021	323303	Davis, Shannon & Betty 90607:Current	245.16	94,197.94
Deposit	02/18/2021			234.84	94,432.78
Total 113.952 · REV LOAN NSP				1,980.00	94,432.78
113.957 · Revolving loan Admin NSP					21,831.82
Check	02/09/2021	10213	CCHA	-350.50	21,481.32
Total 113.957 · Revolving loan Admin NSP				-350.50	21,481.32
113.81 · Other non revolving loan					33,309.51
Deposit	02/02/2021			275.00	33,584.51
Deposit	02/04/2021			90.00	33,674.51
Deposit	02/04/2021			170.00	33,844.51
Check	02/09/2021	10212	Julie Hinke	-447.51	33,397.00
Deposit	02/11/2021			80.00	33,477.00

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Type	Date	Num	Name	Amount	Balance
Deposit	02/11/2021			146.00	33,623.00
Deposit	02/11/2021			240.00	33,863.00
Deposit	02/11/2021			170.00	34,033.00
Deposit	02/18/2021			220.00	34,253.00
Deposit	02/25/2021			275.00	34,528.00
Deposit	02/25/2021			260.00	34,788.00
Total 113.81 · Other non revolving loan				1,478.49	34,788.00
112.1 · RENTAL REHAB					67,335.43
112.16 · Rev. Loan Admin					9,537.91
Total 112.16 · Rev. Loan Admin					9,537.91
112.14 · Revolving Loan					57,797.52
Payment	02/04/2021	2536	Venzke, Donald - 245 Pine 3%	188.83	57,986.35
Deposit	02/04/2021			18.33	58,004.68
Payment	02/04/2021	3867	Hanson, Mervin 3% 120.00/month	115.37	58,120.05
Deposit	02/04/2021			4.63	58,124.68
Payment	02/04/2021	1898	Marsh, Ariel 5%	360.72	58,485.40
Deposit	02/04/2021			37.28	58,522.68
Total 112.14 · Revolving Loan				725.16	58,522.68
Total 112.1 · RENTAL REHAB				725.16	68,060.59
113.110 · RL Special Projects Account					11,095.60
Total 113.110 · RL Special Projects Account					11,095.60
113.70 · HOME Revolving Loan Accounts					692,789.83
113.87 · Home Revolving Loan Funds					578,896.62
Payment	02/02/2021	8260	Jepson, Lori:Jepson, Lori 5% Current	354.98	579,251.60
Deposit	02/02/2021			220.02	579,471.62
Payment	02/02/2021	995267	Klenke, Melissa 5%:HOME Funds	462.83	579,934.45
Deposit	02/02/2021			37.17	579,971.62
Payment	02/02/2021	6611	Isham, Diane E 5%:2nd Loan	210.69	580,182.31
Deposit	02/02/2021			30.31	580,212.62
Payment	02/02/2021	321637	Isom, Diane 5%	215.16	580,427.78
Deposit	02/02/2021			6.84	580,434.62
Check	02/02/2021	ACH	Xcel Energy	-115.38	580,319.24
Payment	02/04/2021	27049123686	Hale, Shauntia:Current Portion	364.52	580,683.76
Deposit	02/04/2021			265.48	580,949.24
Payment	02/04/2021	107742	Hinke, Julie 5% (Arneson):CURRENT LOAN	55,743.49	636,692.73
Check	02/04/2021	10210	Hinke, Julie 5% (Arneson):CURRENT LOAN	-645.58	636,047.15
Payment	02/04/2021	107743	Hinke, Julie 5% (Arneson):DEFERRED	45,671.80	681,718.95
Payment	02/04/2021	1009	Weetz, David 1:1st Mtg 5%	232.63	681,951.58
Deposit	02/04/2021			269.72	682,221.30
Check	02/09/2021	10216	CCHA	-700.00	681,521.30
Check	02/09/2021	10217	CCHA	-580.00	680,941.30
Check	02/09/2021	10218	CCHA	-1,053.00	679,888.30
Check	02/09/2021	10219	Arrow Building Center	-388.28	679,500.02
Check	02/09/2021	10220	Myers Septic Service LLC	-125.00	679,375.02
Check	02/09/2021	10221	Workforce Resources	-4,896.32	674,478.70
Check	02/09/2021	10222	Alger Electric	-7,725.00	666,753.70
Payment	02/11/2021	1206	Weycker, Jessica & Drangstveit, Jerid 5%	338.29	667,091.99
Deposit	02/11/2021			90.71	667,182.70
Payment	02/11/2021	9137	Lamberty, Lisa 5%:LOAN 2 DEFERRED	512.01	667,694.71
Deposit	02/11/2021			27.99	667,722.70
Payment	02/11/2021	27204805258	Hale, Shauntia:Current Portion	527.84	668,250.54
Deposit	02/11/2021			102.16	668,352.70
Payment	02/18/2021	4313	Svoma, Kris - 5%:current	179.07	668,531.77
Deposit	02/18/2021			261.08	668,792.85
Payment	02/18/2021	6615	Isham, Diane E 5%:2nd Loan	216.33	669,009.18
Deposit	02/18/2021			24.67	669,033.85
Payment	02/18/2021		Wozniak, Katie:Current - 5%	148.68	669,182.53
Deposit	02/18/2021			11.32	669,193.85
Check	02/22/2021	10225	CCHA	-130.35	669,063.50
Check	02/22/2021	10226	Xcel Energy	-109.62	668,953.88
Check	02/22/2021	10227	CCHA	-594.30	668,359.58
Payment	02/25/2021	8272	Jepson, Lori:Jepson, Lori 5% Current	402.76	668,762.34

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Type	Date	Num	Name	Amount	Balance
Deposit	02/25/2021			172.24	668,934.58
Payment	02/25/2021	9116	REITAN, JOHN & TARA 5%:CURRENT	182.52	669,117.10
Deposit	02/25/2021			314.48	669,431.58
Payment	02/25/2021	324324	Isom, Diane 5%	211.18	669,642.76
Deposit	02/25/2021			10.82	669,653.58
Check	02/26/2021	ACH	Xcel Energy	-94.38	669,559.20
Total 113.87 · Home Revolving Loan Funds				90,662.58	669,559.20
113.86 · Clark Co - HOME RLF					58,768.00
113.862 · Clark Co - HOME - Activity					52,891.20
Total 113.862 · Clark Co - HOME - Activity					52,891.20
113.861 · Clark Co - HOME - Admin					5,876.80
Total 113.861 · Clark Co - HOME - Admin					5,876.80
Total 113.86 · Clark Co - HOME RLF					58,768.00
113.72 · Self/Help					-37.59
113.77 · Admin					56,562.67
Check	02/09/2021	10211	CCHA	-8,548.03	48,014.64
Total 113.77 · Admin				-8,548.03	48,014.64
113.70 · HOME Revolving Loan Accounts - Other					-1,399.87
Total 113.70 · HOME Revolving Loan Accounts - Other					-1,399.87
Total 113.70 · HOME Revolving Loan Accounts				82,114.55	774,904.38
113 · Federal Funds-NW Bank Acct - Other					-25,460.83
Deposit	02/28/2021			253.46	-25,207.37
Total 113 · Federal Funds-NW Bank Acct - Other				253.46	-25,207.37
Total 113 · Federal Funds-NW Bank Acct				94,201.46	1,090,233.76
TOTAL				94,201.46	1,090,233.76