

## **PUBLIC MEETING NOTICE**

CHIPPEWA COUNTY HOUSING AUTHORITY  
MONDAY, JULY 25, 2022 AT 3:30 P.M.  
THE MEETING WILL BE HELD IN ROOM 016, CHIPPEWA COUNTY COURTHOUSE  
711 N. BRIDGE ST., CHIPPEWA FALLS, WI

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, June 27, 2022 Meeting
  3. Schedule next meeting date – August 15, 2022
5. Reports:
  1. Update on 218 W. 1<sup>st</sup> Ave. Stanley
  2. Update on HUD Waiver – Section 8 Payment Standards
  3. TBRA Monitoring
  4. TBRA 2022 – 2024 Grant Award
6. Business Items:
  1. Approval of the Financial Reports for June 2022
  2. Approval to Serve on Chippewa Valley Habitat for Humanity Board of Directors
  3. Resolution 2022-05: To Purchase 209 N. 6<sup>th</sup> St. Cornell
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, JUNE 27, 2022 AT 3:30 P.M.  
ROOM 016 OF THE CHIPPEWA COUNTY COURTHOUSE**

**1. CALL TO ORDER**

Hull called the meeting to order at 3:30 p.m.

**2. ROLL CALL**

Members present: Danielson, Hull, Kingenberg and McGill

Members absent: Jankoski

Others present: Oleson-Bue

**3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD**

None.

**4. CONSENT AGENDA**

McGill and Danielson made a motion to approve the meeting agenda, minutes of the May 23, 2022 meeting as printed, and schedule the next meeting for July 25, 2022. Motion carried with all present voting aye.

**5. REPORTS**

**1. 3/31/22 Audit:** Oleson-Bue referenced the written report and provided an update that Mark Babcock has certified and submitted the Authority's 3/31/20 and 3/31/21 audits to the Federal Audit Clearinghouse.

**2. Staffing Update:** Oleson-Bue referenced the written report. Discussion included employee benefit proration based on FTE status.

**3. Update on Hope Village Community Center Project:** No addition to the written report.

**6. BUSINESS ITEMS**

**1. Approval of the Financial Reports for May 2022:** Oleson-Bue referenced the financial reports. Klingenberg and McGill made a motion to approve the financial reports for May 2022 as presented. Motion carried with all present voting aye.

**2. Authorization to Increase Payment Standards for Section 8 Program:** Oleson-Bue referenced the written report and stated that she has not yet received a response from HUD regarding the streamlined waiver request. Discussion included how the rent calculation is determined for participants based on the Authority's payment standards, and the percentage of current participants who are rent burdened. Danielson and Klingenberg made a motion to increase the Authority's Section 8 payment standards to 120% of the HUD Fair Market Rent for all bedroom sizes. Motion carried with all present voting aye.

**3. Schedule Annual Meeting – August 2022:** Discussion included date and location for the Annual Meeting dinner. Commissioners in attendance indicated availability on Monday, August 15, 2022.

**7. AGENDA ITEMS FOR FUTURE CONSIDERATION**

Hull called for agenda items for future consideration. There were none.

**8. ADJOURNMENT**

McGill and Danielson made a motion to adjourn at 4:03 p.m. Motion carried with all present voting aye.

Respectfully Submitted,

Certified:

7/25/2022

Jessica Oleson-Bue  
Executive Director/Secretary to the Commission

Chuck Hull  
Chair

Date

**Attachment to the Agenda of the July 25, 2022 Meeting  
Chippewa County Housing Authority (CCHA) Commission Meeting**

**Reports:**

1. **Update on 218 W. 1<sup>st</sup> Ave. Stanley:** This was the home that we coordinated with CVTC and the Stanley fire department for a controlled burn. A new construction home is being built on the lot, and the work is well underway with plans for completion on or before 12/31/22. This is a corner lot and the new home is facing the adjacent street, so the home address has changed to 102 McKnight St. We have identified a potential buyer already, but we have not received a formal offer to purchase yet. The listing price is \$251,000, which is the maximum sale price allowed for a single family new construction home based on the funding source that we are using for development. The cost to build is higher than the sale price, and the difference is considered a development subsidy grant toward the project.
2. **Update on HUD Waiver - Section 8 Payment Standards:** I received notice from HUD that our request to increase the Section 8 payment standards to 120% of the HUD Fair Market Rent was approved on 6/29/22. We have processed the change for all current participants effective 8/1/22.
3. **TBRA Monitoring:** We received notice from the State that we will be monitored on our Tenant Based Rental Assistance (TBRA) program on Thursday, July 28, 2022. As part of the monitoring visit, they will inspect two rental units that receive TBRA assistance and review the following:
  - General, fiscal, and program policies and procedures;
  - Financial records and samples; and
  - Client files - including leases, agreements with landlords, income calculations, tenant qualification and Housing Quality Standards (HQS) inspections.
4. **TBRA 2022 - 2024 Grant Award:** CCHA has been awarded another TBRA grant for the period of 7/1/2022 - 6/30/2024 in the amount of \$107,427. The award includes \$97,661 in program funds and \$9,766 in administrative funds. This request was fully funded. We do not expect to begin using these funds until 7/1/23, since we have an overlapping 2021 - 2023 grant that we will need to spend down first.

**Business Items:**

1. **Approval of the Financial Reports for June 2022:** The June financials are included in the meeting packet.
2. **Approval to Serve on Chippewa Valley Habitat for Humanity Board of Directors:** I have been approached by John Dawson with Chippewa Valley Habitat for Humanity (CVH4H) with a request that I join their Board of Directors. I am told that the time commitment would be 2-hour monthly board meetings with limited, if any, action work outside of meetings. CVH4H serves Chippewa, Dunn, Eau Claire and Buffalo counties. I sat in on their July meeting, and they are particularly interested in my perspective/experience with programs directed to low - moderate income individuals and families, and to help direct their efforts in the recruitment of "partner families." I think this would be mutually beneficial, as we have a shared goal in the provision of affordable housing for low-moderate income families.
3. **Resolution 2022-05: To Purchase 209 N. 6<sup>th</sup> St. Cornell:** This is a property that we intend to rehab and re-sell to an income eligible family. The major repairs needed are roof, windows, siding, and flooring. There are other minor repairs needed as well. We did some preliminary

lead testing and determined that the siding and windows are positive for lead based paint. The funds used to address lead hazards are granted, and so we would not need to recoup the cost from sale proceeds. The seller has accepted our offer of \$78,000, contingent on Commission approval at this meeting.

## RESOLUTION 2022-05

### **Resolution to Purchase Property at 209 N. 6<sup>th</sup> St. Cornell, WI to Rehabilitate and Sell to a Low-Moderate Income Household**

**WHEREAS** there is a shortage of three and four bedroom homes in Chippewa County that are affordable for low income households; and

**WHEREAS** this shortage is present because cost for large bedroom houses exceeds what low-moderate income households can afford, unless major repairs are needed that reduce the sale price; and

**WHEREAS** Chippewa County Housing Authority has funds available in the Federal Account that could be used for the purchase of existing properties; and

**WHEREAS** The City of Cornell has funds available in the CDBG revolving loan fund that could be used for rehabilitation costs of necessary repairs to the property; and

**WHEREAS** The West Central Wisconsin Regional CDBG program has funds available that could be used for additional rehabilitation costs of necessary repairs to the property; and

**WHEREAS** Chippewa County Housing Authority has identified a property located at 209 N. 6<sup>th</sup> St. Cornell, WI that is a single family three-bedroom home.

**NOW THEREFORE BE IT RESOLVED THAT** the Commission authorizes Chippewa County Housing Authority to purchase said property up to a maximum amount of \$78,000 plus closing costs.

**BE IT FURTHER RESOLVED THAT** the Commission authorizes the Executive Director to negotiate the purchase of said property and to sign all documents associated with the purchase of said property.

Dated this 25<sup>th</sup> day of July 2022

---

Chuck Hull, Chairman

---

Colleen Danielson, Commissioner

---

David Jankoski, Vice Chairman

---

Art Klingenberg, Commissioner

---

Ronald McGill, Commissioner

8:07 AM

07/19/22

Accrual Basis

**NEW Chippewa Co Housing Authority**  
**Profit & Loss Budget Performance**  
**June 2022**

	<u>Jun 22</u>	<u>Budget</u>	<u>Apr - Jun 22</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>					
Income					
700 · Administrative Fees-715	5,915.60	2,925.00	9,898.60	8,775.00	76,400.00
704 · Interest Income-712	571.36	291.67	1,297.45	875.01	3,500.04
705 · Donation income-715	1,666.63	0.00	4,999.97	0.00	10,000.00
731 · TBRA Admin-715	0.00	700.00	788.40	2,100.00	8,100.03
738 · Admin Income-715	21,761.69	21,102.08	17,017.67	63,306.24	510,344.96
<b>Total Income</b>	<u>29,915.28</u>	<u>25,018.75</u>	<u>34,002.09</u>	<u>75,056.25</u>	<u>608,345.03</u>
<b>Gross Profit</b>	29,915.28	25,018.75	34,002.09	75,056.25	608,345.03
Expense					
909 · Contract Service-973	1,247.40	825.01	2,651.40	2,475.03	7,200.12
910 · CCHA Per Diem-973	0.00	0.00	0.00	0.00	1,680.00
911 · Salaries-911	45,537.75	33,966.75	126,521.19	101,900.25	383,855.00
912 · Audit Fees-912	0.00	0.00	0.00	0.00	8,138.00
915 · Employee Benefits-915	3,319.12	13,948.67	33,576.27	41,846.01	176,427.04
916 · Other Operating-Admin-916	1,150.38	1,054.50	1,814.53	3,163.50	20,844.00
943 · Maintenance-Contract Costs-973	290.00	175.00	290.00	525.00	8,300.00
961 · Insurance Expenses-961	0.00	45.83	0.00	137.49	1,049.96
962 · Other General Expenses-962	6,313.09	16.67	7,670.66	50.01	200.04
973 · CDBG CV Motel Payments	-10,770.00		-7,020.00		
9999 · Suspense AC Will Clear	-1,850.00	0.00	-1,850.00	0.00	0.00
<b>Total Expense</b>	<u>45,237.74</u>	<u>50,032.43</u>	<u>163,654.05</u>	<u>150,097.29</u>	<u>607,694.16</u>
<b>Net Ordinary Income</b>	-15,322.46	-25,013.68	-129,651.96	-75,041.04	650.87
<b>Other Income/Expense</b>					
Other Expense					
999 · Capital Replacements	0.00		0.00		400.00
<b>Total Other Expense</b>	<u>0.00</u>		<u>0.00</u>		<u>400.00</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-400.00</u>
<b>Net Income</b>	<u><u>-15,322.46</u></u>	<u><u>-25,013.68</u></u>	<u><u>-129,651.96</u></u>	<u><u>-75,041.04</u></u>	<u><u>250.87</u></u>

# RECEIPTS AND DISBURSEMENTS

## STATEMENT ENDING JUNE 2022

	TOTAL	General Management Account	VISION Account	HCRI Programs Account	Section 8 Account	Federal Programs Account
<b>BALANCE</b>	<b>\$2,830,472.75</b>	\$491,549.26	\$11,049.60	\$327,303.96	\$445,219.09	\$1,555,350.84
<b>RECEIPTS</b>	<b>\$256,951.14</b>	\$94,701.39	\$0.00	\$297.83	\$128,661.48	\$33,290.44
<b>DISBURSEMENTS</b>	<b>\$298,866.02</b>	\$103,092.53	\$230.72	\$657.83	\$189,694.81	\$5,190.13
<b>BALANCE</b>	<b>\$2,788,557.87</b>	<b>\$483,158.12</b>	<b>\$10,818.88</b>	<b>\$326,943.96</b>	<b>\$384,185.76</b>	<b>\$1,583,451.15</b>
Math check	\$2,788,557.87					
				First Time Homebuyer		Rental Rehab
				Tax/Mortgage		Lease Purchase
				HELP loans		Self-Help
						First Time Homebuyer
						YouthBuild
Certified:						
			7/25/2022			
			Date			
Chairman						

7:47 AM

07/19/22

Accrual Basis

**NEW Chippewa Co Housing Authority**  
**GENERAL MANAGEMENT Account QuickReport**  
**As of June 30, 2022**

Type	Date	Num	Name	Memo	Amount	Balance
<b>112 - Cash Restricted</b>						491,549.26
<b>112.10 - NW Bank</b>						491,549.26
<b>112.1 - General/Mgmt</b>						491,549.26
General Jo...	06/02/2022	payroll		Net Pay includes retro pay	-15,394.02	476,155.24
General Jo...	06/02/2022	payroll		EE HSA - Pretax	-1,095.00	475,060.24
Deposit	06/02/2022			Deposit	200.00	475,260.24
Deposit	06/02/2022			Deposit	225.00	475,485.24
Deposit	06/02/2022			Deposit	4,899.49	480,384.73
Check	06/03/2022	Def Comp	WISCONSIN DEFERRED COMP ...	DEF COMP for 6/2/22 payroll	-823.00	479,561.73
Deposit	06/03/2022			Deposit	1,666.63	481,228.36
Check	06/08/2022	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 6/2/22 payroll	-5,503.66	475,724.70
Deposit	06/09/2022			Deposit	450.00	476,174.70
Deposit	06/09/2022			Deposit	225.00	476,399.70
Check	06/10/2022	ACH	WISCONSIN DEFERRED COMP ...	DEF COMP	-18.38	476,381.32
Check	06/13/2022	16055	Securian Financial Group	Policy # 002832L & 76038	-319.85	476,061.47
Check	06/13/2022	16056	MENARDS EAU CLAIRE WEST	Acct # 30110389 Inv # 38036	-11.49	476,049.98
Check	06/13/2022	16057	DEPARTMENT OF PUBLIC UTILI...	2/1 - 5/2/22 water/sewer	-1,168.47	474,881.51
Check	06/13/2022	16058	Rooney Printing	Inv # 95471	-363.24	474,518.27
Check	06/13/2022	16059	VALERIE PRUEHER	May mileage	-6.12	474,512.15
Check	06/13/2022	16060	RICK D ENDRES	May mileage	-190.74	474,321.41
Check	06/13/2022	16061	Eau Claire County HA	Hoffman & Dimmick admin	-13,001.00	461,320.41
Check	06/13/2022	16062	Delta Dental	5/1 - 5/31/2022 Dental & Vision Plans	-274.58	461,045.83
Check	06/13/2022	16063	HOUSING AUTHORITY ACCOUN...	May services	-1,942.96	459,102.87
Check	06/13/2022	16064	Chet or Jake Lambert	2022 Winner for Fair House Drawing Contest	-50.00	459,052.87
Check	06/13/2022	16065	Braeden or Andrea O'Neill	2022 Winner of Fair Housing Drawing Contest	-50.00	459,002.87
Check	06/13/2022	16066	Jacobsons Hardware	Acct # 68400	-89.38	458,913.49
Check	06/13/2022	16067	Andy Clay	5/1 - 5/31/22 Inspections	-1,494.00	457,419.49
Check	06/13/2022	16068	Chippewa Valley Lawn Care	Lawn care	-1,380.00	456,039.49
Check	06/13/2022	16069	GFL Environmental	Cust # UE-424052 Inv # UE-195640	-176.40	455,863.09
Check	06/13/2022	16070	Unemployment Insurance	Acct # 697553-000-1 Coupon # 000011687577	-50.00	455,813.09
General Jo...	06/13/2022	GL23018		Vison salaries & benefits - deposit	230.72	456,043.81
General Jo...	06/16/2022	payroll		Net Pay	-12,729.11	443,314.70
General Jo...	06/16/2022	payroll		EE HSA - Pretax	-995.00	442,319.70
Deposit	06/16/2022			Deposit	2,105.87	444,425.57
Deposit	06/16/2022			Deposit	315.33	444,740.90
Deposit	06/16/2022			Deposit	2,565.32	447,306.22
Deposit	06/16/2022			Deposit	34,082.29	481,388.51
Deposit	06/16/2022			Deposit	200.00	481,588.51
Deposit	06/16/2022			Deposit	16,150.96	497,739.47
Deposit	06/16/2022			Deposit	225.00	497,964.47
Deposit	06/16/2022			Deposit	1,850.00	499,814.47
Check	06/17/2022	Def Comp	WISCONSIN DEFERRED COMP ...	DEF COMP for 6/16/22 payroll	-823.00	498,991.47
Check	06/20/2022	ACH	Verizon Wireless	Acct # 442197098-00001	-94.08	498,897.39
Check	06/21/2022	ACH	State of Wisconsin Health Insurance	July 2022 Health Insurance	-11,721.24	487,176.15
Check	06/23/2022	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 6/16/22 payroll	-4,390.48	482,785.67
Deposit	06/23/2022			Deposit	20,775.28	503,560.95
Deposit	06/23/2022			Deposit	450.00	504,010.95
Deposit	06/23/2022			Deposit	75.00	504,085.95
Check	06/24/2022	WRS	WISCONSIN RETIREMENT SYST...	WRS Contribution for May 2022	-5,116.81	498,969.14
Check	06/27/2022	16084	MENARDS EAU CLAIRE EAST	Acct # 30530491 Inv # 87720, 88170, & 81874	-53.49	498,915.65
Check	06/27/2022	16085	Indianhead Motel	Motel Voucher - Hope Village	-1,820.00	497,095.65
Check	06/27/2022	16086	Housing Data System Inc	Inv # 2022-13522	-290.00	496,805.65
Check	06/27/2022	16087	Bauman Associates, Ltd	Client # 50694000 Inv # 115256	-345.00	496,460.65
Check	06/27/2022	16088	LORI ARTZ	Reissue reimbursements	-251.49	496,209.16
General Jo...	06/27/2022	GL23025R	LORI ARTZ	Reverse of GJE GL23025 - For CHK 15843 voided on 06/27/2022	37.74	496,246.90
General Jo...	06/27/2022	GL23026R	LORI ARTZ	Reverse of GJE GL23026 - For CHK 15127 voided on 06/27/2022	38.76	496,285.66
General Jo...	06/27/2022	GL23027R	LORI ARTZ	Reverse of GJE GL23027 - For CHK 14817 voided on 06/27/2022	24.99	496,310.65
Bill Pmt -C...	06/27/2022	16089	LORI ARTZ	March mileage	-27.54	496,283.11
General Jo...	06/27/2022	GL23029R	Fleet Feet	Reverse of GJE GL23029 - For CHK 15648 voided on 06/27/2022	713.24	496,996.35
Check	06/27/2022	16090	Fleet Feet	CCHA polos & sweatshirts	-713.24	496,283.11
Check	06/27/2022	16091	L.E Phillips Career Dev Center	Customer # CHIAUT Inv # 0097989-IN & TBRA	-466.00	495,817.11
Check	06/27/2022	16092	OFFICE DEPOT	Billing ID 198318	-60.49	495,756.62
Check	06/27/2022	16093	DEPARTMENT OF PUBLIC UTILI...	Water & Sewer	-2,498.05	493,258.57
Check	06/27/2022	16094	RICK D ENDRES		-1,067.84	492,190.73
Check	06/27/2022	16095	Delta Dental	7/1 - 7/31/2022 Dental & Vision Plans	-257.42	491,933.31
General Jo...	06/27/2022	VOID 15...		Voiding Check # 15082 Lori Artz on 6/27/22 to reissue check - revers...	27.54	491,960.85
Check	06/28/2022	ACH	NORTHWESTERN BANK	Stop payment fee Chk 15648	-30.00	491,930.85
Check	06/30/2022	State Tax	WISCONSIN DEPT OF REVENUE	State tax - 5/31/22 period	-1,175.56	490,755.29
General Jo...	06/30/2022	payroll		Net Pay	-14,345.40	476,409.89
General Jo...	06/30/2022	payroll		EE HSA - Pretax	-395.00	476,014.89
Deposit	06/30/2022			Deposit	225.00	476,239.89
Deposit	06/30/2022			Deposit	225.00	476,464.89
Deposit	06/30/2022			Deposit	5,526.96	481,991.85
Deposit	06/30/2022			Deposit	675.00	482,666.85
Deposit	06/30/2022			Deposit	350.00	483,016.85
Deposit	06/30/2022			Deposit	165.27	483,182.12
Check	06/30/2022	ACH Fees	NORTHWESTERN BANK	ACH Fees June	-24.00	483,158.12
Total 112.1 - General/Mgmt					-8,391.14	483,158.12
Total 112.10 - NW Bank					-8,391.14	483,158.12
Total 112 - Cash Restricted					-8,391.14	483,158.12
<b>TOTAL</b>					<b>-8,391.14</b>	<b>483,158.12</b>

4:16 PM

07/18/22

Accrual Basis

## NEW Chippewa Co Housing Authority

## VISION Account QuickReport

As of June 30, 2022

Type	Date	Num	Name	Memo	Amount	Balance
112 · Cash Restricted						11,049.60
112.10 · NW Bank						11,049.60
112.15 · Vision						11,049.60
General Journal	06/13/2022	GL23018		Vision salaries & benefits - payment	-230.72	10,818.88
Total 112.15 · Vision					-230.72	10,818.88
Total 112.10 · NW Bank					-230.72	10,818.88
Total 112 · Cash Restricted					-230.72	10,818.88
<b>TOTAL</b>					<b>-230.72</b>	<b>10,818.88</b>

7:52 AM

07/19/22

Accrual Basis

## NEW Chippewa Co Housing Authority

## HCRI Account QuickReport

As of June 30, 2022

Type	Date	Num	Name	Memo	Amount	Balance
<b>112 - Cash Restricted</b>						327,303.96
112.10 - NW Bank						327,303.96
112.11 - HCRI-No post account						327,303.96
112.114 - RL Homebuyer/Homeowner Asst						123,397.69
General Journal	06/21/2022	GL23022		Recode Rhode HB fee deposited 2/25/2021	100.00	123,497.69
General Journal	06/21/2022	GL23022		Recode D Robinson HB fee deposited 2/25/2021	100.00	123,597.69
Total 112.114 - RL Homebuyer/Homeowner Asst					200.00	123,597.69
112.112 - HCRI-Admin RL						55,304.70
Total 112.112 - HCRI-Admin RL						55,304.70
112.111 - HCRI-Activity RENTAL/SEC.DEP						148,601.57
Deposit	06/09/2022			Deposit	60.00	148,661.57
Check	06/13/2022	16071	CCHA - Section 8	TRIP Payment	-620.00	148,041.57
Bill Pmt -Check	06/27/2022	16096	Darren Jordahl	Reissue Refund TRIP overpayment	-37.83	148,003.74
General Journal	06/27/2022	VOID 14675R		Voiding Check # 14675 Darren Jordahl on 6/27/22 to reissue check - reverse	37.83	148,041.57
Total 112.111 - HCRI-Activity RENTAL/SEC.DEP					-560.00	148,041.57
Total 112.11 - HCRI-No post account					-360.00	326,943.96
Total 112.10 - NW Bank					-360.00	326,943.96
Total 112 - Cash Restricted					-360.00	326,943.96
<b>TOTAL</b>					<b>-360.00</b>	<b>326,943.96</b>

07/19/22

# SECT 8 Section 8 Account QuickReport As of June 30, 2022

Type	Date	Num	Name	Amount	Balance
<b>1111 - Northwestern Bank</b>					445,219.09
<b>1111.1 - ADMIN ACCOUNT</b>					341,933.43
Deposit	06/01/2022			19,412.00	361,345.43
Check	06/13/2022	26847	CHIPPEWA COUNTY HOUSING AUTHORI...	-34,082.29	327,263.14
Check	06/13/2022	26848	CHIPPEWA CO HOUSING AUTH-DEVEL	-1,850.00	325,413.14
Deposit	06/30/2022			33.48	325,446.62
Check	06/30/2022	ACH Fee	NORTHWESTERN BANK	-29.20	325,417.42
Total 1111.1 - ADMIN ACCOUNT				-16,516.01	325,417.42
<b>1111.2 - NW CHECKING</b>					87,525.55
Check	06/01/2022	26828	RENT CHECKS	-521.00	87,004.55
Check	06/01/2022	26829	RENT CHECKS	-887.00	86,117.55
Check	06/01/2022	26830	RENT CHECKS	-101.00	86,016.55
Check	06/01/2022	26831	RENT CHECKS	-188.00	85,828.55
Check	06/01/2022	26832	RENT CHECKS	-225.00	85,603.55
Check	06/01/2022	26834	RENT CHECKS	-48.00	85,555.55
Check	06/01/2022	26835	RENT CHECKS	-448.00	85,107.55
Check	06/01/2022	26836	RENT CHECKS	-24.00	85,083.55
Check	06/01/2022	26837	RENT CHECKS	-206.00	84,877.55
Check	06/01/2022	26838	RENT CHECKS	-303.00	84,574.55
Check	06/01/2022	26839	RENT CHECKS	-1,152.00	83,422.55
Check	06/01/2022	26840	RENT CHECKS	-670.00	82,752.55
Check	06/01/2022	26841	RENT CHECKS	-600.00	82,152.55
Check	06/01/2022	26842	RENT CHECKS	-27.00	82,125.55
Check	06/01/2022	26843	RENT CHECKS	-2,509.00	79,616.55
Check	06/01/2022	26844	RENT CHECKS	-418.00	79,198.55
Check	06/01/2022	26845	RENT CHECKS	-9.00	79,189.55
Deposit	06/01/2022			91,504.00	170,693.55
Check	06/01/2022	Rent Checks	RENT CHECKS	-129,261.00	41,432.55
Payment	06/02/2022	399	ALLEN, AUDREY f	1,300.00	42,732.55
Deposit	06/02/2022			393.00	43,125.55
Payment	06/09/2022	1065	Bleskacek, Jocelyn	25.00	43,150.55
Payment	06/09/2022	5017	Perry, Jennifer / Hazelton, Travis - F	50.00	43,200.55
Payment	06/09/2022	713	Hansman, Amanda f	174.00	43,374.55
Payment	06/09/2022		Balsiger, Martino f	27.00	43,401.55
Deposit	06/09/2022			65.00	43,466.55
Check	06/15/2022	26846	RENT CHECKS	-21.00	43,445.55
Payment	06/16/2022	16071	HORNEWER, JANICE f tripped	620.00	44,065.55
Deposit	06/16/2022			270.00	44,335.55
Total 1111.2 - NW CHECKING				-43,190.00	44,335.55
<b>1111.5 - Mainstream HAP</b>					-4,063.00
Check	06/01/2022	26833	RENT CHECKS	-58.00	-4,121.00
Check	06/01/2022	26843	RENT CHECKS	-466.00	-4,587.00
Deposit	06/01/2022			13,095.00	8,508.00
Check	06/01/2022	Rent Checks	RENT CHECKS	-13,026.00	-4,518.00
Payment	06/23/2022		AUDORFF, CLAYTON f	50.00	-4,468.00
Total 1111.5 - Mainstream HAP				-405.00	-4,468.00
<b>1111.6 - Mainstream Admin</b>					-2,108.30
Deposit	06/01/2022			1,643.00	-465.30
Check	06/13/2022	26849	CHIPPEWA COUNTY HOUSING AUTHORI...	-2,565.32	-3,030.62
Total 1111.6 - Mainstream Admin				-922.32	-3,030.62
<b>1111 - Northwestern Bank - Other</b>					21,931.41
Total 1111 - Northwestern Bank - Other					21,931.41
Total 1111 - Northwestern Bank				-61,033.33	384,185.76
<b>TOTAL</b>				<b>-61,033.33</b>	<b>384,185.76</b>

8:00 AM

07/19/22

Accrual Basis

# Home/RR/LTP/Self Help/TBRA

## Federal Account QuickReport

As of June 30, 2022

Type	Date	Num	Name	Amount	Balance
<b>113 · Federal Funds-NW Bank Acct</b>					1,555,350.84
<b>115 · Shop Checking Account</b>					40,456.17
<b>115.1 · ACTIVITY</b>					37,843.93
Total 115.1 · ACTIVITY					37,843.93
<b>115.2 · ADMIN</b>					2,612.24
Total 115.2 · ADMIN					2,612.24
Total 115 · Shop Checking Account					40,456.17
<b>113.79 · LHR</b>					44,688.22
Total 113.79 · LHR					44,688.22
<b>113.82 · LHC</b>					20,939.28
Payment	06/02/2022	2094	Bruyette, Sharon - Birch Rental 3%:Bruyette, Shar...	279.49	21,218.77
Deposit	06/02/2022			31.51	21,250.28
Payment	06/02/2022	2093	Bruyette, Sharon - Maynard Rental 3%:Bruyette, S...	269.81	21,520.09
Deposit	06/02/2022			41.19	21,561.28
Payment	06/30/2022	2112	Bruyette, Sharon - Birch Rental 3%:Bruyette, Shar...	285.99	21,847.27
Deposit	06/30/2022			25.01	21,872.28
Payment	06/30/2022	2111	Bruyette, Sharon - Maynard Rental 3%:Bruyette, S...	278.11	22,150.39
Deposit	06/30/2022			32.89	22,183.28
Total 113.82 · LHC				1,244.00	22,183.28
<b>113.799 · LHC/LHR Admin</b>					155.59
Total 113.799 · LHC/LHR Admin					155.59
<b>113.994 · TBRA</b>					-913.96
<b>113.097 · 2020 Activity</b>					-3,444.00
Check	06/01/2022	Dir Dep	TBRA RENT CHECKS	-3,444.00	-6,888.00
Check	06/13/2022	10405	Jayde Crabb	-900.00	-7,788.00
Check	06/13/2022	Dir Dep	TBRA RENT CHECKS	-528.00	-8,316.00
Deposit	06/30/2022			3,574.80	-4,741.20
Total 113.097 · 2020 Activity				-1,297.20	-4,741.20
<b>113.096 · 2020 Admin</b>					-1.80
Deposit	06/30/2022			357.48	355.68
Check	06/30/2022	ACH Fees	Northwestern Bank	-2.80	352.88
Total 113.096 · 2020 Admin				354.68	352.88
<b>113.091 · 2016 ACTIVITY</b>					2,531.84
Total 113.091 · 2016 ACTIVITY					2,531.84
Total 113.994 · TBRA				-942.52	-1,856.48
<b>113.952 · REV LOAN NSP</b>					114,474.31
Payment	06/09/2022	886387	Davis, Shannon & Betty 90607:Current	410.67	114,884.98
Deposit	06/09/2022			164.33	115,049.31
Payment	06/09/2022	3717	Dukart (Eternick), Dan & Cora 90605:Current - 5%	325.87	115,375.18
Deposit	06/09/2022			197.13	115,572.31
Payment	06/16/2022	2148	Bohman,Daniel and Tina 90602:Current - 5%	350.36	115,922.67
Deposit	06/16/2022			149.64	116,072.31
Total 113.952 · REV LOAN NSP				1,598.00	116,072.31
<b>113.957 · Revolving loan Admin NSP</b>					23,100.70
Total 113.957 · Revolving loan Admin NSP					23,100.70
<b>113.81 · Other non revolving loan</b>					40,182.02
Deposit	06/02/2022			130.00	40,312.02
Deposit	06/09/2022			90.00	40,402.02
Deposit	06/09/2022			146.00	40,548.02
Deposit	06/09/2022			225.00	40,773.02
Deposit	06/09/2022			127.00	40,900.02
Deposit	06/16/2022			240.00	41,140.02
Deposit	06/16/2022			275.00	41,415.02
Deposit	06/16/2022			170.00	41,585.02
Deposit	06/30/2022			130.00	41,715.02

8:00 AM

07/19/22

Accrual Basis

# Home/RR/LTP/Self Help/TBRA Federal Account QuickReport As of June 30, 2022

Type	Date	Num	Name	Amount	Balance
Deposit	06/30/2022			260.00	41,975.02
Total 113.81 - Other non revolving loan				1,793.00	41,975.02
<b>112.1 - RENTAL REHAB</b>					4,980.54
112.16 - Rev. Loan Admin					4,024.87
Total 112.16 - Rev. Loan Admin					4,024.87
<b>112.14 - Revolving Loan</b>					955.67
Payment	06/09/2022	3934	Hanson, Mervin 3% 120.00/month	119.38	1,075.05
Deposit	06/09/2022			0.62	1,075.67
Payment	06/09/2022	2034	Marsh, Ariel 5%	386.60	1,462.27
Deposit	06/09/2022			11.40	1,473.67
Payment	06/09/2022	2707	Venzke, Donald - 245 Pine 3%	194.40	1,668.07
Deposit	06/09/2022			12.76	1,680.83
Total 112.14 - Revolving Loan				725.16	1,680.83
Total 112.1 - RENTAL REHAB				725.16	5,705.70
<b>113.110 - RL Special Projects Account</b>					11,095.60
Total 113.110 - RL Special Projects Account					11,095.60
<b>113.70 - HOME Revolving Loan Accounts</b>					1,276,737.42
<b>113.87 - Home Revolving Loan Funds</b>					1,075,825.20
Payment	06/02/2022	2007	Garrett, Brian C. & Denise J 5%:Current Loan	380.67	1,076,205.87
Deposit	06/02/2022			99.33	1,076,305.20
Payment	06/09/2022	4357	Svoma, Kris - 5%:current	231.50	1,076,536.70
Deposit	06/09/2022			208.65	1,076,745.35
Payment	06/09/2022	1228	Weycker, Jessica & Drangstveit, Jerid 5%	361.37	1,077,106.72
Deposit	06/09/2022			67.63	1,077,174.35
Check	06/13/2022	10404	CCHA	-315.33	1,076,859.02
Payment	06/16/2022	10065	Jepson, Lori:Jepson, Lori 5% Current	600.27	1,077,459.29
Deposit	06/16/2022			124.73	1,077,584.02
Payment	06/16/2022	2820302...	Hale, Shauntia 5%:Current Portion	347.65	1,077,931.67
Deposit	06/16/2022			282.35	1,078,214.02
Payment	06/16/2022	995307	Klenke, Melissa 5%:HOME Funds	139.21	1,078,353.23
Deposit	06/16/2022			70.79	1,078,424.02
Payment	06/23/2022	6654	Isham, Diane E 5%:2nd Loan	227.90	1,078,651.92
Deposit	06/23/2022			13.10	1,078,665.02
Payment	06/30/2022	2008	Garrett, Brian C. & Denise J 5%:Current Loan	699.61	1,079,364.63
Deposit	06/30/2022			80.39	1,079,445.02
Payment	06/30/2022	995308	Klenke, Melissa 5%:HOME Funds	144.88	1,079,589.90
Deposit	06/30/2022			65.12	1,079,655.02
Deposit	06/30/2022			497.00	1,080,152.02
Total 113.87 - Home Revolving Loan Funds				4,326.82	1,080,152.02
<b>113.86 - Clark Co - HOME RLF</b>					122,492.00
<b>113.862 - Clark Co - HOME - Activity</b>					110,242.80
Payment	06/23/2022	142808	Coleman, Lynn	19,100.00	129,342.80
Total 113.862 - Clark Co - HOME - Activity				19,100.00	129,342.80
<b>113.861 - Clark Co - HOME - Admin</b>					12,249.20
Total 113.861 - Clark Co - HOME - Admin					12,249.20
Total 113.86 - Clark Co - HOME RLF				19,100.00	141,592.00
113.72 - Self/Help					-37.59
<b>113.77 - Admin</b>					79,857.68
Total 113.77 - Admin					79,857.68
<b>113.70 - HOME Revolving Loan Accounts - Other</b>					-1,399.87
Total 113.70 - HOME Revolving Loan Accounts - Other					-1,399.87
Total 113.70 - HOME Revolving Loan Accounts				23,426.82	1,300,164.24
<b>113 - Federal Funds-NW Bank Acct - Other</b>					-20,545.05

8:00 AM

07/19/22

Accrual Basis

Home/RR/LTP/Self Help/TBRA  
**Federal Account QuickReport**  
As of June 30, 2022

Type	Date	Num	Name	Amount	Balance
Deposit	06/30/2022			255.85	-20,289.20
Total 113 - Federal Funds-NW Bank Acct - Other				255.85	-20,289.20
Total 113 - Federal Funds-NW Bank Acct				28,100.31	1,583,451.15
<b>TOTAL</b>				<b>28,100.31</b>	<b>1,583,451.15</b>