

## **PUBLIC MEETING NOTICE**

**CHIPPEWA COUNTY HOUSING AUTHORITY**

**MONDAY, OCTOBER 24, 2022**

**THE MEETING WILL FOLLOW DIRECTLY AFTER THE SECTION 8 INFORMAL  
HEARING WHICH BEGINS 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 September 26, 2022 Meeting
  3. Approval of the Minutes of the September 26, 2022 Section 8 Informal Hearing
  4. Schedule next meeting date – December 12, 2022
5. Reports:
  1. Group Health Insurance 2023 Plan Options and Premium Increase
  2. Update on 904 Therbrook St. Chippewa Falls
  3. Update on Regional CDBG Program Monitoring
  4. Update on Hope Village Project and Grant Monitoring
  5. Jankoski Term Expiration
6. Business Items:
  1. Approval of the Financial Reports for September 2022
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, SEPTEMBER 26, 2022  
IMMEDIATELY FOLLOWING THE SECTION 8 INFORMAL HEARING  
ROOM 016 OF THE CHIPPEWA COUNTY COURTHOUSE**

**1. CALL TO ORDER**

Jankoski called the meeting to order at 4:52 p.m.

**2. ROLL CALL**

Members present: Danielson, Jankoski, Kingenberg and McGill

Members absent: Hull

Others present: Oleson-Bue, Pat Jankoski

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

None.

**4. CONSENT AGENDA**

Danielson and Kingenberg made a motion to approve the meeting agenda, minutes of the August 15, 2022 meeting as printed, and schedule the next meeting for October 24, 2022. Motion carried with all present voting aye.

**5. REPORTS**

**1. Section 8 Housing Choice Voucher Award:** No addition to the written report.

**2. Update on 102 McKnight St. Stanley:** Oleson-Bue referenced the written report and stated that the windows have now been installed and the project may be completed ahead of the initial 12/31/22 timeline for completion.

**3. Regional CDBG Program Monitoring:** Oleson-Bue referenced the written report and stated that she has not yet seen any correspondence from the State with the results of the monitoring and will provide an update at the next meeting.

**4. Update on Hope Village Project and Grant Monitoring:** In addition to the written report, Oleson-Bue provided informational cards regarding the Hope Village public event on 10/6/22 and encouraged those who are interested in attending to register for the event online.

**5. Schedule Annual Hearing regarding 5-Year PHA Plan:** Oleson-Bue referenced the written report. Discussion included combining the November and December meetings to avoid meeting too close to the holidays. All present confirmed availability for the annual hearing on 12/12/22 at 3:30 p.m.

**6. Executive Director Employment Review:** Oleson-Bue provided information on what has been going well, challenges encountered, and goals for the future. Discussion included high staff morale, successful collaborations with local agencies, and preparing for the upcoming retirements of two long-standing staff members. Oleson-Bue described goals including the resurgence of a YouthBuild type program and a project to convert a non-residential building into affordable rental units. Discussion of challenges included the Authority's current software system for voucher management no longer being supported by Windows and that the Authority staff have been watching software demos to select a new program. Oleson-Bue stated that they have also been exploring programs that function for home repair projects and property management of the Authority's rental units. Oleson-Bue noted that cost will need to be considered and how it will be off-set by savings in other areas or whether additional funding will be needed for the initial implementation.

Oleson-Bue called for questions or comments. McGill asked what Oleson-Bue desires to improve upon and Oleson-Bue responded that she could improve on delegating tasks to others, but struggles to do so because all the Authority staff are very busy and that she is the only staff member not subject to overtime pay. There were no other comments or questions.

**6. BUSINESS ITEMS**

**1. Approval of the Financial Reports for August 2022:** Jankoski called for questions; there were none. Klingenberg and Danielson made a motion to approve the financial reports for August 2022 as presented. Motion carried with all present voting aye.

**2. Resolution 2022-07: To Sell 102 McKnight St. Stanley:** Oleson-Bue referenced the written report. Klingenberg and McGill made a motion to approve resolution 2022-07. Roll call vote. Jankoski-aye, McGill-aye, Danielson-aye, Klingenberg-aye. Motion carried.

**7. AGENDA ITEMS FOR FUTURE CONSIDERATION**

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

**8. ADJOURNMENT**

Klingenberg and Danielson made a motion to adjourn at 5:20 p.m. Motion carried with all present voting aye.

Respectfully Submitted,

Certified:

10/24/2022

Jessica Oleson-Bue  
Executive Director/Secretary to the Commission

David Jankoski  
Vice-Chair

Date

**PUBLIC MEETING MINUTES  
CHIPPEWA COUNTY HOUSING AUTHORITY  
SECTION 8 INFORMAL HEARING  
MONDAY, SEPTEMBER 26, 2022 AT 3:30 P.M.  
ROOM 016 THE CHIPPEWA COUNTY COURTHOUSE**

**REGARDING EMILY GUMBERT**

Jankoski called the hearing to order at 3:30 p.m.

Attendance: Danielson, Jankoski, Klingenberg, McGill, Pat Jankoski, Emily Gumbert, Kelly Begley, Lauren Hasmuk, Janette Jacque, Jessica Oleson-Bue and James Gumbert (arrived at 3:33 p.m.)

Oleson-Bue read the procedures and issued the oath to Begley, Hasmuk, Jacque, and E. Gumbert. Those present introduced themselves.

Jacque reviewed the documents that were included in the packet and the events that lead to the termination of assistance.

Gumbert questioned what period of time the unreported child support income occurred. Jacque referenced the timeline from the packet and Gumbert confirmed that she had been provided a copy. Gumbert stated that her copy of the tenant itemized worksheet was not highlighted as Jacque had stated, and Gumbert further stated that she had not signed the agreement to report changes in 2020. Jacque referenced the agreement to report changes dated 9/3/2020 and 8/5/2021 with Gumbert's name. Gumbert denied signing the form in 2020 but agreed that she had signed the form in 2021. Jacque noted that the agreement to report changes form is sent out blank and that there are two signature lines on the form so that other adults in the household can also sign.

Gumbert stated that she has a nursing degree and student loan debt, but that she is unable to work because she has a special needs child that was born premature and requires extensive care, including a feeding tube, and that there is no daycare in the area that is equipped to manage her child's needs. Gumbert stated that the child support income received from this child's father, Mr. Knuth, is sporadic and she does not agree with the Authority's policy to wait 90 days to remove child support income. Gumbert stated that her child's father drives an expensive vehicle and recently purchased an expensive home, but he does not pay child support regularly. Gumbert stated that when the Housing Authority includes the child support income for 90 days when she does not receive it, "it is held against me toward my rent." Gumbert stated that she struggles to afford medical expenses for her daughter and needed to borrow money from her father to pay for gas and that the Housing Authority "counts that against me too." Gumbert stated that she received a portion of child support arrears but that she immediately used the funds to pay her utility bill.

Oleson-Bue called for questions. Danielson questioned whether or not it was fair to count child support in the rent calculation for 90 days when it is not received. Oleson-Bue stated that the reason for this policy is to avoid making numerous changes for program participants because child support can fluctuate significantly week to week or month to month and it is not reasonable for the Authority's staff to make such frequent changes. Danielson further asked if participants receive a notice and worksheet when they report a change. Jacque stated that yes, participants get a notice and tenant itemized worksheet any time that there is a reported change that generates a change in the housing assistance payment.

Gumbert stated that there have been times in the past that she didn't receive child support and that if she didn't report it, then the Housing Authority would not know. Jacque explained that the Authority looks at child support payments whenever there is a change reported by a participant and at each annual recertification. Jacque further explained the Authority's process to look at the prior 12 month period to find an average and project that amount forward for the coming year. Gumbert stated that she has not received child support from Mr. Knuth

since May 2022 and asked if Jacque had run the child support report recently. Jacque responded that Hasmuk received 3<sup>rd</sup> party verification of child support when completing the annual recertification in August 2022 and that the Authority has not requested additional child support information since that time.

Gumbert stated that she is grateful for the assistance that has been provided to her by the Authority as it has enabled her to maintain a home for her family. Gumbert suggested that the tenant itemized worksheet be printed with larger font and a summary page provided to program participants moving forward.

McGill inquired about the repayment amount of \$1,280.00. Jacque confirmed this to be the correct repayment amount. Danielson questioned whether the amount would have to be repaid to the landlord if the Commission decided to overturn the termination decision. Jacque clarified that the overpayment is due to the Authority, not the landlord. Oleson-Bue confirmed that this amount must be repaid even if the decision to terminate assistance is overturned.

Oleson-Bue called for any further questions; there were none.

Oleson-Bue thanked Gumbert for her attendance and explained that she would receive a written notice of the decision within 7 days.

Jankoski closed the hearing at 4:10 p.m. Discussion included a review of how child support is determined. Jankoski stated that this family has extenuating circumstances due to having a child with significant special needs and he is concerned about the family becoming homeless and the impact that may have on Gumbert's mental health. Oleson-Bue stated that the Commission needs to determine if the Authority acted in accordance with its' policies. Discussion included confirmation that the Authority did follow its' policies, but that the family's extenuating circumstances should be considered.

McGill and Klingenberg made a motion to overturn the termination based on extenuating circumstances.

Hasmuk stated that Gumbert has not scheduled her inspection to complete the annual recertification and that she has not signed the repayment agreement which puts her in violation of family obligations for those reasons also.

McGill rescinded his motion.

McGill and Danielson made a motion to uphold the termination. Roll call vote: McGill – aye, Klingenberg – no, Jankoski – no, Danielson – aye. Motion is defeated.

Further discussion included action the Authority will take if the termination of assistance is overturned. These actions include sending another termination notice with the opportunity to reverse the decision by completing the inspection before 10/1/22 and paying the debt in full within a two week deadline.

McGill and Danielson made a motion to overturn the termination due to extenuating circumstances. Roll call vote: McGill – aye, Klingenberg – aye, Jankoski – aye, Danielson – aye. Motion carried.

Respectfully submitted:

Certified:

10/24/22

Jessica Oleson-Bue  
Executive Director

David Jankoski  
Vice Chair

Date

**Attachment to the Agenda of the October 24, 2022 Meeting  
Chippewa County Housing Authority (CCHA) Commission Meeting**

**Reports:**

1. **Group Health Insurance 2022 Plan Options and Premium Increase:** The cost of insurance has increased for 2023. For employees with a family plan, the cost to the Authority has increased by \$282.40 per employee per month. For a single plan, the Authority's cost has increased by \$112.10 per employee per month. Due to the increase in insurance premiums, the expected increase in health insurance expenses to the Authority for the current fiscal year is \$5,781.43 for the period of 1/1/23 - 3/31/23. The cost could increase further if additional employees choose to enroll in the group health plan during the open enrollment period of 9/26/22 - 10/21/22. We currently have 9 employees that participate in the group health insurance plan. The Authority pays 90% of the premium (based on the least expensive plan) for full time employees and 67.5% for  $\frac{3}{4}$  time employee. I have put together a chart to show the cost breakout (see attachment).
2. **Update on 904 Therbrook St. Chippewa Falls:** This is the lot that we purchased with the intent to redevelop with a new construction duplex. We conducted sealed bidding for this project and held the bid opening on 9/30/22. One bid was received by MJW Enterprise in the amount of \$388,830.00. This was a responsible bid from a qualified bidder and so the contract has been awarded to MJW Enterprise. We will be using a combination of management funds and Neighborhood Stabilization Program (NSP) revolving loan funds for the construction. The contractor has already pulled a building permit and intends to start soon. The timeline for completion is fall 2023.
3. **Update on Regional CDBG Program Monitoring:** The State conducted a monitoring of the Regional CDBG grant that we administer on behalf of Chippewa County. The monitoring was concluded by 10/7/22 and resulted in no findings and no concerns.
4. **Update on Hope Village Project and Grant Monitoring:** The Hope Village CDBG project is substantially complete, pending a few punch list items. Hope Village has moved three tiny homes out to the new location and the community center is furnished and in use. The State is monitoring this CDBG CV grant that we administer on behalf of the City of Chippewa Falls (Hope Village is the sub-recipient) and I have not yet received the results.
5. **Jankoski Term Expiration:** Dave Jankoski's current five-year term ends on December 31, 2022. I would like to take a bit of time at the meeting to discuss whether or not Dave is interested in being re-appointed for another term.

**Business Items:**

1. **Approval of the Financial Reports for September 2022:** The financial reports are enclosed with the meeting packet.

Plan	Total Premium	
	Single	Family
Dean Health Insurance - Prevea360 West & Mayo Clinic	842.36	2,072.96
GHC of Eau Claire River Region	948.68	2,338.76
Quartz West	830.30	2,042.82
Security Health Plan	1,027.88	2,536.76

	Full Time	3/4 Time	1/2 Time	Less than 1/2 Time
% of lowest prem paid by employer	90%	67.5%	45%	22.5%
Individual	\$ 747.27	\$ 560.45	\$ 373.64	\$ 186.82
Family	\$ 1,838.54	\$ 1,378.90	\$ 919.27	\$ 459.63

0.9

Plan full-time 90% Employer share	Employer Share Full Time		Employee Share Full time			
	Single	Family	Single Mo	Single PP	Family Mo	Family PP
Dean Health Insurance - Prevea360 West & Mayo Clinic	747.27	1,838.54	95.09	43.89	234.42	108.19
GHC of Eau Claire River Region	747.27	1,838.54	201.41	92.96	500.22	230.87
Quartz West	747.27	1,838.54	83.03	38.32	204.28	94.28
Security Health Plan	747.27	1,838.54	280.61	129.51	698.22	322.26

\$7,354.16 4 FT Employees with Family Plan  
 \$2,989.08 4 FT Employees with Single Plan  
 \$1,378.90 1 3/4 Employee with Family Plan  
 \$11,722.14 Total Monthly Cost to CCHA  
 \$140,665.68 Total Annual Cost to CCHA

Plan 3/4 time 67.5% Employer Share	Employer Share 3/4		Employee Share 3/4			
	Single	Family	Single Mo	Single PP	Family Mo	Family PP
Dean Health Insurance - Prevea360 West & Mayo Clinic	560.45	1,378.90	281.91	130.11	694.06	320.33
GHC of Eau Claire River Region	560.45	1,378.90	388.23	179.18	959.86	443.01
Quartz West	560.45	1,378.90	269.85	124.55	663.92	306.42
Security Health Plan	560.45	1,378.90	467.43	215.74	1,157.86	534.40

2:13 PM

10/18/22

Accrual Basis

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

	Sep 22	Budget	Apr - Sep 22	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
Income					
700 · Administrative Fees-715	2,510.06	2,925.00	27,439.08	27,675.00	76,400.00
704 · Interest Income-712	167.79	291.67	3,399.07	1,750.02	3,500.04
705 · Donation income-715	0.00	0.00	8,592.44	10,000.00	10,000.00
715 · Other Revenue-715	0.00		200.00		
731 · TBRA Admin-715	1,309.21	666.67	2,954.75	4,100.01	8,100.03
738 · Admin Income-715	-1,222.50	21,102.08	82,179.98	177,787.48	510,344.96
<b>Total Income</b>	<b>2,764.56</b>	<b>24,985.42</b>	<b>124,765.32</b>	<b>221,312.51</b>	<b>608,345.03</b>
<b>Gross Profit</b>	<b>2,764.56</b>	<b>24,985.42</b>	<b>124,765.32</b>	<b>221,312.51</b>	<b>608,345.03</b>
Expense					
909 · Contract Service-973	400.00	525.01	3,624.05	4,050.06	7,200.12
910 · CCHA Per Diem-973	0.00	0.00	315.00	420.00	1,680.00
911 · Salaries-911	19,371.95	33,966.75	193,958.79	196,550.50	383,855.00
912 · Audit Fees-912	0.00	0.00	2,625.00	4,069.00	8,138.00
915 · Employee Benefits-915	4,710.10	13,948.67	69,523.91	85,952.77	176,427.04
916 · Other Operating-Admin-916	763.93	1,099.50	5,254.44	9,734.50	20,844.00
943 · Maintenance-Contract Costs-973	0.00	175.00	1,697.10	2,600.00	8,300.00
961 · Insurance Expenses-961	0.00	45.83	0.00	274.98	1,049.96
962 · Other General Expenses-962	7,144.55	16.67	10,205.46	100.02	200.04
973 · CDBG CV Motel Payments	4,865.00		-3,975.00		
9999 · Suspense AC Will Clear	0.00	0.00	0.00	0.00	0.00
<b>Total Expense</b>	<b>37,255.53</b>	<b>49,777.43</b>	<b>283,228.75</b>	<b>303,751.83</b>	<b>607,694.16</b>
<b>Net Ordinary Income</b>	<b>-34,490.97</b>	<b>-24,792.01</b>	<b>-158,463.43</b>	<b>-82,439.32</b>	<b>650.87</b>
<b>Other Income/Expense</b>					
Other Expense					
999 · Capital Replacements	0.00		0.00		400.00
<b>Total Other Expense</b>	<b>0.00</b>		<b>0.00</b>		<b>400.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-400.00</b>
<b>Net Income</b>	<b>-34,490.97</b>	<b>-24,792.01</b>	<b>-158,463.43</b>	<b>-82,439.32</b>	<b>250.87</b>



# RECEIPTS AND DISBURSEMENTS

## STATEMENT ENDING SEPTEMBER 2022

	TOTAL	General Management Account	VISION Account	HCRI Programs Account	Section 8 Account	Federal Programs Account
<b>BALANCE</b>	<b>\$2,653,911.02</b>	\$469,719.60	\$10,574.44	\$332,813.14	\$370,503.86	\$1,470,299.98
<b>RECEIPTS</b>	<b>\$269,154.35</b>	\$45,613.83	\$2,299.05	\$124.95	\$189,599.94	\$31,516.58
<b>DISBURSEMENTS</b>	<b>\$361,275.65</b>	\$80,115.00	\$300.52	\$111.00	\$205,947.04	\$74,802.09
<b>BALANCE</b>	<b>\$2,561,789.72</b>	<b>\$435,218.43</b>	<b>\$12,572.97</b>	<b>\$332,827.09</b>	<b>\$354,156.76</b>	<b>\$1,427,014.47</b>
Math check	\$2,561,789.72					
				First Time Homebuyer		Rental Rehab
				Tax/Mortgage		Lease Purchase
				HELP loans		Self-Help
						First Time Homebuyer
						YouthBuild
Certified:						
Chairman			Date			

8:12 AM

10/18/22

Accrual Basis

# NEW Chippewa Co Housing Authority GENERAL MANAGEMENT Account QuickReport

As of September 30, 2022

Type	Date	Num	Name	Memo	Amount	Balance
<b>112 - Cash Restricted</b>						469,719.60
<b>112.10 - NW Bank</b>						469,719.60
<b>112.1 - General/Mgmt</b>						469,719.60
Deposit	09/06/2022			Deposit	450.00	470,169.60
Deposit	09/06/2022			Deposit	2.00	470,171.60
Check	09/07/2022	16164	Hazugas True Value Hardware	Cust # 67933	-39.90	470,131.70
Check	09/07/2022	16165	Securian Financial Group	Policy # 002832L & 76038	-327.05	469,804.65
Check	09/07/2022	16166	Jacobsons Hardware	Acct # 68400	-17.11	469,787.54
Check	09/07/2022	16167	HOUSING AUTHORITY ACCOUNTING SPE...	August services	-1,267.96	468,519.58
Check	09/07/2022	16168	Chippewa Valley Lawn Care	Lawn care	-1,330.00	467,189.58
Check	09/07/2022	16169	MENARDS EAU CLAIRE EAST	Acct # 30530491 Inv # 97196	-51.10	467,138.48
Check	09/07/2022	16170	Drug Test Midwest LLC	Inv # 25860	-82.50	467,055.98
Check	09/07/2022	16171	CHIPPEWA FALLS MAIN STREET PROGR...	Annual service awards	-40.00	467,015.98
Check	09/07/2022	16172	Institute for Community Alliances	Inv # 16680	-150.00	466,865.98
Check	09/07/2022	16173	Delta Dental	9/1 - 9/30/2022 Dental & Vision Plans	-274.58	466,591.40
Check	09/07/2022	16174	DEPARTMENT OF PUBLIC UTILITIES	5/2 - 8/1/22 water/sewer	-1,267.39	465,324.01
Check	09/07/2022	16175	ELAN FINANCIAL SERVICES	Acct # 4798 5100 6375 8326	-1,695.26	463,628.75
Check	09/07/2022	16176	GFL Environmental	Cust # UE-424052 Inv # UE261713	-176.40	463,452.35
Check	09/07/2022	16177	VALERIE PRUEHER	August mileage	-26.52	463,425.83
Check	09/07/2022	16178	RICK D ENDRES	August mileage	-438.60	462,987.23
Check	09/07/2022	16179	Jessica Oleson-Bue	August mileage	-98.94	462,888.29
Check	09/07/2022	16180	Andy Clay	August inspection	-1,645.00	461,243.29
General Jo...	09/08/2022	payroll		Net Pay	-13,930.20	447,313.09
General Jo...	09/08/2022	payroll		EE HSA - Pretax	-395.00	446,918.09
General Jo...	09/08/2022	GL23049		Vision salaries & benefits - deposit	153.88	447,071.97
Check	09/09/2022	Def Comp	WISCONSIN DEFERRED COMP PROGRAM	DEF COMP for 9/8/22 payroll	-823.00	446,248.97
Deposit	09/13/2022			Deposit	1,116.51	447,365.48
Deposit	09/13/2022			Deposit	1,494.71	448,860.19
Deposit	09/13/2022			Deposit	19,858.04	468,718.23
Check	09/14/2022	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 9/8/22 payroll	-4,636.20	464,082.03
Check	09/20/2022	ACH	State of Wisconsin Health Insurance	October 2022 Health Insurance	-12,426.98	451,655.05
Deposit	09/20/2022			Deposit	450.00	452,105.05
Deposit	09/20/2022			Deposit	25.00	452,130.05
General Jo...	09/22/2022	payroll		Net Pay	-13,957.62	438,172.43
General Jo...	09/22/2022	payroll		EE HSA - Pretax	-395.00	437,777.43
Check	09/22/2022	ACH	Verizon Wireless	Acct # 442197098-00001	-93.96	437,683.47
Check	09/23/2022	Def Comp	WISCONSIN DEFERRED COMP PROGRAM	DEF COMP for 9/22/22 payroll	-823.00	436,860.47
Check	09/26/2022	16190	Star Marking Systems	Inv # 31493	-22.55	436,837.92
Check	09/26/2022	16191	MENARDS EAU CLAIRE EAST	Acct # 30530491 Inv # 98635	-309.95	436,527.97
Check	09/26/2022	16192	LUCAS ENDRES	August 2022 cleaning for County K & Northland	-325.00	436,202.97
Check	09/26/2022	16193	ODP Business Solution - OFFICE DEPOT	Billing ID 198318	-58.30	436,144.67
Check	09/26/2022	16194	RICK D ENDRES	Supply reimbursements	-613.26	435,531.41
Check	09/26/2022	16195	Indianhead Motel	Motel Voucher - Hope Village	-2,625.00	432,906.41
Check	09/26/2022	16196	Bloomer Inn & Suite - Jay Radha Madhav	Motel Voucher - Hope Village	-2,240.00	430,666.41
Check	09/26/2022	16197	L.E Phillips Career Dev Center	Customer # CHIAUT Inv # 0098702-IN Motel Voucher	-486.50	430,179.91
Check	09/26/2022	16198	Cincinnati Insurance	Acct # 1000295287 Policy # 0056352	-25.00	430,154.91
Check	09/26/2022	16199	DEPARTMENT OF PUBLIC UTILITIES	Water & Sewer	-2,568.15	427,586.76
Check	09/26/2022	16200	Rooney Printing	Inv # 97592	-159.69	427,427.07
Check	09/26/2022	16201	Eau Claire County Housing Authority	Tichy Baltes admin	-736.00	426,691.07
General Jo...	09/26/2022	GL23051		Vision salaries & benefits - deposit	146.64	426,837.71
Check	09/26/2022	16202	United Way of the Greater Chippewa Valley	Acct # 368068	-357.50	426,480.21
Check	09/26/2022	16203	ELAN FINANCIAL SERVICES	Acct # 4798 5100 6375 8326	-728.59	425,751.62
Check	09/26/2022	16209	Bauman Associates, Ltd	Client # 50694000 Inv # 116741	-345.00	425,406.62
Check	09/26/2022	16210	MENARDS EAU CLAIRE WEST	Acct # 30110389 Inv # 60375	-64.99	425,341.63
Check	09/26/2022	16211	Delta Dental	10/1 - 10/31/2022 Dental & Vision Plans	-274.58	425,067.05
Check	09/26/2022	WRS	WISCONSIN RETIREMENT SYSTEM	WRS Contribution for August 2022	-5,685.96	419,381.09
Deposit	09/27/2022			Deposit	25.00	419,406.09
Deposit	09/27/2022			Deposit	675.00	420,081.09
Deposit	09/27/2022			Deposit	177.06	420,258.15
Deposit	09/27/2022			Deposit	1,309.21	421,567.36
Deposit	09/27/2022			Deposit	316.90	421,884.26
Deposit	09/27/2022			Deposit	17,898.86	439,783.12
Deposit	09/27/2022			Deposit	1,347.23	441,130.35
Check	09/28/2022	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 9/22/22 payroll	-4,646.89	436,483.46
Check	09/30/2022	State Tax	WISCONSIN DEPT OF REVENUE	State tax - 8/31/22 period	-1,416.82	435,066.64
Deposit	09/30/2022			Deposit	167.79	435,234.43
Check	09/30/2022	ACH Fees	NORTHWESTERN BANK	ACH Fees September	-16.00	435,218.43
Total 112.1 - General/Mgmt					-34,501.17	435,218.43
Total 112.10 - NW Bank					-34,501.17	435,218.43
Total 112 - Cash Restricted					-34,501.17	435,218.43
<b>TOTAL</b>					<b>-34,501.17</b>	<b>435,218.43</b>

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Accrual Basis

**NEW Chippewa Co Housing Authority**  
**VISION Account QuickReport**  
 As of September 30, 2022

Type	Date	Num	Name	Memo	Amount	Balance
112 - Cash Restricted						10,574.44
112.10 - NW Bank						10,574.44
112.15 - Vision						10,574.44
Payment	09/06/2022	1075	Erlein, Nancy	pmt 9/1/2022	39.05	10,613.49
Payment	09/06/2022	1076	Erlein, Nancy	pmt 9/1/2022	10.00	10,623.49
General Journal	09/08/2022	GL23049		Vision salaries & benefits & mileage - payment	-153.88	10,469.61
General Journal	09/26/2022	GL23051		Vision salaries & benefits - payment	-146.64	10,322.97
Deposit	09/27/2022			Deposit	2,250.00	12,572.97
Total 112.15 - Vision					1,998.53	12,572.97
Total 112.10 - NW Bank					1,998.53	12,572.97
Total 112 - Cash Restricted					1,998.53	12,572.97
<b>TOTAL</b>					<b>1,998.53</b>	<b>12,572.97</b>

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Accrual Basis

**NEW Chippewa Co Housing Authority**  
**HCRI Account QuickReport**  
 As of September 30, 2022

Type	Date	Num	Name	Memo	Amount	Balance
<b>112 · Cash Restricted</b>						332,813.14
112.10 · NW Bank						332,813.14
112.11 · HCRI-No post account						332,813.14
112.114 · RL Homebuyer/Homeowner Asst						128,597.69
Total 112.114 · RL Homebuyer/Homeowner Asst						128,597.69
112.112 · HCRI-Admin RL						55,691.90
Total 112.112 · HCRI-Admin RL						55,691.90
112.111 · HCRI-Activity RENTAL/SEC.DEP						148,523.55
Deposit	09/06/2022			Deposit	124.95	148,648.50
Check	09/26/2022	16204	CCHA - Federal	HOME Anders, Shane trip pmt	-111.00	148,537.50
Total 112.111 · HCRI-Activity RENTAL/SEC.DEP					13.95	148,537.50
Total 112.11 · HCRI-No post account					13.95	332,827.09
Total 112.10 · NW Bank					13.95	332,827.09
Total 112 · Cash Restricted					13.95	332,827.09
<b>TOTAL</b>					<b>13.95</b>	<b>332,827.09</b>

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

Type	Date	Num	Name	Amount	Balance
<b>1111 · Northwestern Bank</b>					370,503.86
<b>1111.1 · ADMIN ACCOUNT</b>					312,584.27
Deposit	09/01/2022			19,412.00	331,996.27
Deposit	09/01/2022			853.00	332,849.27
Check	09/07/2022	26919	CHIPPEWA COUNTY HOUSING AUTHORITY	-19,858.04	312,991.23
Check	09/26/2022	26921	CHIPPEWA COUNTY HOUSING AUTHORITY	-17,898.86	295,092.37
Deposit	09/30/2022			30.94	295,123.31
Check	09/30/2022	ACH Fee	NORTHWESTERN BANK	-29.20	295,094.11
Total 1111.1 · ADMIN ACCOUNT				-17,490.16	295,094.11
<b>1111.2 · NW CHECKING</b>					43,528.55
Check	09/01/2022	26898	RENT CHECKS	-745.00	42,783.55
Check	09/01/2022	26899	RENT CHECKS	-1,288.00	41,495.55
Check	09/01/2022	26900	RENT CHECKS	-249.00	41,246.55
Check	09/01/2022	26901	RENT CHECKS	-354.00	40,892.55
Check	09/01/2022	26902	RENT CHECKS	-382.00	40,510.55
Check	09/01/2022	26904	RENT CHECKS	-38.00	40,472.55
Check	09/01/2022	26905	RENT CHECKS	-206.00	40,266.55
Check	09/01/2022	26906	RENT CHECKS	-311.00	39,955.55
Check	09/01/2022	26907	RENT CHECKS	-69.00	39,886.55
Check	09/01/2022	26908	RENT CHECKS	-920.00	38,966.55
Check	09/01/2022	26909	RENT CHECKS	-315.00	38,651.55
Check	09/01/2022	26910	RENT CHECKS	-211.00	38,440.55
Check	09/01/2022	26911	RENT CHECKS	-600.00	37,840.55
Check	09/01/2022	26912	RENT CHECKS	-27.00	37,813.55
Check	09/01/2022	26913	RENT CHECKS	-493.00	37,320.55
Check	09/01/2022	26914	RENT CHECKS	-3,151.00	34,169.55
Check	09/01/2022	26915	RENT CHECKS	-700.00	33,469.55
Check	09/01/2022	26916	RENT CHECKS	-39.00	33,430.55
Check	09/01/2022	26917	RENT CHECKS	-1,100.00	32,330.55
Check	09/01/2022	26918	RENT CHECKS	-152.00	32,178.55
Deposit	09/01/2022			137,996.00	170,174.55
Check	09/01/2022	Rent Checks	RENT CHECKS	-141,875.00	28,299.55
Payment	09/06/2022	1068	Bleskacek, Jocelyn	50.00	28,349.55
Payment	09/06/2022	5021	Perry, Jennifer / Hazelton, Travis - F	50.00	28,399.55
Payment	09/13/2022		Balsiger, Martino f	116.00	28,515.55
Payment	09/13/2022	893790	ERDMAN, LYNN f	30.00	28,545.55
Payment	09/13/2022	2773	GLATACZAK-ADAMS, JOY f tripped	2,100.00	30,645.55
Deposit	09/20/2022			14,100.00	44,745.55
Total 1111.2 · NW CHECKING				1,217.00	44,745.55
<b>1111.5 · Mainstream HAP</b>					-3,907.00
Check	09/01/2022	26903	RENT CHECKS	-58.00	-3,965.00
Deposit	09/01/2022			1,643.00	-2,322.00
Deposit	09/01/2022			12,485.00	10,163.00
Check	09/01/2022	Rent Checks	RENT CHECKS	-12,036.00	-1,873.00
Total 1111.5 · Mainstream HAP				2,034.00	-1,873.00
<b>1111.6 · Mainstream Admin</b>					-3,633.37
Deposit	09/01/2022			734.00	-2,899.37
Check	09/07/2022	26920	CHIPPEWA COUNTY HOUSING AUTHORITY	-1,494.71	-4,394.08
Check	09/26/2022	26922	CHIPPEWA COUNTY HOUSING AUTHORITY	-1,347.23	-5,741.31
Total 1111.6 · Mainstream Admin				-2,107.94	-5,741.31
<b>1111 · Northwestern Bank - Other</b>					21,931.41
Total 1111 · Northwestern Bank - Other					21,931.41
Total 1111 · Northwestern Bank				-16,347.10	354,156.76
<b>TOTAL</b>				<b>-16,347.10</b>	<b>354,156.76</b>

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Accrual Basis

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

Type	Date	Num	Name	Amount	Balance
<b>113 · Federal Funds-NW Bank Acct</b>					1,470,299.98
<b>115 · Shop Checking Account</b>					40,402.55
<b>115.1 · ACTIVITY</b>					37,843.93
Total 115.1 · ACTIVITY					37,843.93
<b>115.2 · ADMIN</b>					2,558.62
Total 115.2 · ADMIN					2,558.62
Total 115 · Shop Checking Account					40,402.55
<b>113.79 · LHR</b>					44,688.22
Payment	09/13/2022	128082891	Boettcher, Chris & Tiffany lead	12,152.00	56,840.22
Total 113.79 · LHR				12,152.00	56,840.22
<b>113.82 · LHC</b>					22,805.28
Payment	09/06/2022	2138	Bruyette, Sharon - Birch Rental 3%:Bruyette, Shar...	282.63	23,087.91
Deposit	09/06/2022			28.37	23,116.28
Payment	09/06/2022	2137	Bruyette, Sharon - Maynard Rental 3%:Bruyette, S...	273.19	23,389.47
Deposit	09/06/2022			37.81	23,427.28
Total 113.82 · LHC				622.00	23,427.28
<b>113.799 · LHC/LHR Admin</b>					155.59
Total 113.799 · LHC/LHR Admin					155.59
<b>113.994 · TBRA</b>					-584.96
<b>113.089 · 2021 Activity</b>					-2,231.00
Check	09/01/2022	Dir Dep	TBRA RENT CHECKS	-2,098.00	-4,329.00
Check	09/01/2022	10427	TBRA RENT CHECKS	-173.00	-4,502.00
Check	09/07/2022	10431	Ryan Property Management	-400.00	-4,902.00
Check	09/26/2022	10437	Big 40 - Stanley, LLC (Grayham Property M	-700.00	-5,602.00
Check	09/26/2022	10438	CCHA	-177.06	-5,779.06
Deposit	09/27/2022			3,488.06	-2,291.00
Total 113.089 · 2021 Activity				-60.00	-2,291.00
<b>113.088 · 2021 Admin</b>					480.40
Check	09/26/2022	10436	CCHA	-1,309.21	-828.81
Deposit	09/27/2022			348.81	-480.00
Check	09/30/2022	ACH fee	Northwestern Bank	-1.20	-481.20
Total 113.088 · 2021 Admin				-961.60	-481.20
<b>113.097 · 2020 Activity</b>					-1,080.00
Total 113.097 · 2020 Activity					-1,080.00
<b>113.096 · 2020 Admin</b>					-2.20
Total 113.096 · 2020 Admin					-2.20
<b>113.091 · 2016 ACTIVITY</b>					2,247.84
Check	09/07/2022	10428	L.E Phillips Career Dev. Center	-142.00	2,105.84
Total 113.091 · 2016 ACTIVITY				-142.00	2,105.84
Total 113.994 · TBRA				-1,163.60	-1,748.56
<b>113.952 · REV LOAN NSP</b>					174,652.27
Payment	09/13/2022	2167	Bohman,Daniel and Tina 90602:Current - 5%	354.74	175,007.01
Deposit	09/13/2022			145.26	175,152.27
Payment	09/13/2022	3720	Dukart (Eternick), Dan & Cora 90605:Current - 5%	321.56	175,473.83
Deposit	09/13/2022			201.44	175,675.27
Total 113.952 · REV LOAN NSP				1,023.00	175,675.27
<b>113.957 · Revolving loan Admin NSP</b>					23,239.20
Total 113.957 · Revolving loan Admin NSP					23,239.20
<b>113.81 · Other non revolving loan</b>					44,248.02
Deposit	09/13/2022			240.00	44,488.02
Deposit	09/13/2022			275.00	44,763.02
Deposit	09/13/2022			90.00	44,853.02

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Accrual Basis

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

Type	Date	Num	Name	Amount	Balance
Deposit	09/13/2022			127.00	44,980.02
Deposit	09/13/2022			146.00	45,126.02
Deposit	09/27/2022			130.00	45,256.02
Deposit	09/27/2022			170.00	45,426.02
Total 113.81 · Other non revolving loan				1,178.00	45,426.02
<b>112.1 · RENTAL REHAB</b>					7,017.06
<b>112.16 · Rev. Loan Admin</b>					4,242.42
Total 112.16 · Rev. Loan Admin					4,242.42
<b>112.14 · Revolving Loan</b>					2,774.64
Payment	09/06/2022	2752	Venzke, Donald - 245 Pine 3%	194.11	2,968.75
Deposit	09/06/2022			13.05	2,981.80
Payment	09/13/2022	2060	Marsh, Ariel 5%	391.32	3,373.12
Deposit	09/13/2022			6.68	3,379.80
Total 112.14 · Revolving Loan				605.16	3,379.80
Total 112.1 · RENTAL REHAB				605.16	7,622.22
<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>					1,122,358.58
<b>113.87 · Home Revolving Loan Funds</b>					889,109.52
Check	09/07/2022	10429	City of Cornell	-67.91	889,041.61
Check	09/07/2022	10430	Cincinnati Insurance CO	-248.00	888,793.61
Payment	09/13/2022	4364	Svoma, Kris - 5%:current	179.60	888,973.21
Deposit	09/13/2022			260.55	889,233.76
Payment	09/13/2022	10098	Jepson, Lori:Jepson, Lori 5% Current	619.95	889,853.71
Deposit	09/13/2022			105.05	889,958.76
Payment	09/13/2022	995314	Klenke, Melissa 5%:HOME Funds	151.36	890,110.12
Deposit	09/13/2022			58.64	890,168.76
Payment	09/13/2022		Wozniak, Katie:2nd loan	214.57	890,383.33
Deposit	09/13/2022			175.43	890,558.76
Payment	09/13/2022	1233	Weycker, Jessica & Drangstveit, Jerid 5%	357.45	890,916.21
Deposit	09/13/2022			71.55	890,987.76
Payment	09/13/2022	1280182891	Boettcher, Tiffany	7,985.00	898,972.76
Check	09/26/2022	10432	Mike Woodford dba MJW Enterprisies	-64,110.23	834,862.53
Check	09/26/2022	10433	Chippewa Co Register of Deeds	-30.00	834,832.53
Check	09/26/2022	10434	Forward Bank	-5,000.00	829,832.53
Check	09/26/2022	10435	CCHA	-316.90	829,515.63
Payment	09/27/2022	16204	Anders, Vicki & Shane tripped	111.00	829,626.63
Payment	09/27/2022	2014	Garrett, Brian C. & Denise J 5%:Current Loan	345.05	829,971.68
Deposit	09/27/2022			134.95	830,106.63
Payment	09/27/2022	6660	Isham, Diane E 5%:2nd Loan	228.28	830,334.91
Deposit	09/27/2022			12.72	830,347.63
Payment	09/27/2022	28203027895	Hale, Shauntia 5%:Current Portion	323.87	830,671.50
Deposit	09/27/2022			306.13	830,977.63
Payment	09/27/2022	995315	Klenke, Melissa 5%:HOME Funds	140.96	831,118.59
Deposit	09/27/2022			69.04	831,187.63
Check	09/27/2022	ACH	Xcel Energy	-28.58	831,159.05
Total 113.87 · Home Revolving Loan Funds				-57,950.47	831,159.05
<b>113.86 · Clark Co - HOME RLF</b>					163,132.00
<b>113.862 · Clark Co - HOME - Activity</b>					148,972.80
Total 113.862 · Clark Co - HOME - Activity					148,972.80
<b>113.861 · Clark Co - HOME - Admin</b>					14,159.20
Total 113.861 · Clark Co - HOME - Admin					14,159.20
Total 113.86 · Clark Co - HOME RLF					163,132.00
113.72 · Self/Help					-37.59
<b>113.77 · Admin</b>					71,554.52
Total 113.77 · Admin					71,554.52
<b>113.70 · HOME Revolving Loan Accounts - Other</b>					-1,399.87

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Accrual Basis

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

Type	Date	Num	Name	Amount	Balance
Total 113.70 · HOME Revolving Loan Accounts - Other					-1,399.87
Total 113.70 · HOME Revolving Loan Accounts				-57,950.47	1,064,408.11
<b>113 · Federal Funds-NW Bank Acct - Other</b>					-19,777.43
Deposit	09/30/2022			248.40	-19,529.03
Total 113 · Federal Funds-NW Bank Acct - Other				248.40	-19,529.03
Total 113 · Federal Funds-NW Bank Acct				-43,285.51	1,427,014.47
<b>TOTAL</b>				<b>-43,285.51</b>	<b>1,427,014.47</b>