

PUBLIC MEETING NOTICE

CHIPPEWA COUNTY HOUSING AUTHORITY

MONDAY, FEBRUARY 27, 2023

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 Monday, January 23, 2023 Meeting
 3. Schedule next meeting date – March 27, 2023
5. Reports:
 1. Hiring Update
 2. Update on Software Implementation
 3. Utility Charges at Northland Apartments
 4. Update on 11408 County Hwy M, New Auburn
 5. Update on 3/31/22 Audit
 6. Section 8 Housing Choice Voucher Program
6. Business Items:
 1. Approval of the Financial Reports for January 2023
 2. Authorization to Increase Payment Standards for Section 8 Program
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, JANUARY 23, 2023 AT 3:30 P.M.
ROOM 016 OF THE CHIPPEWA COUNTY COURTHOUSE**

1. CALL TO ORDER

Jankoski called the meeting to order at 3:32 p.m.

2. ROLL CALL

Members present: Danielson, Jankoski, Kingenberg and McGill

Members absent: Hull

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 December 12, 2022 Annual 5-Year PHA Plan Hearing as printed, minutes of the December 12, 2022 meeting as printed, and schedule the next meeting for February 27, 2023. Motion carried with all present voting aye.

5. REPORTS

1. Hiring Update: Oleson-Bue referenced the written report and noted that she has not received any employment applications for the open position. Oleson-Bue stated that she intends to re-post the job opening and will re-consider the job duties and/or FTE status of the position if the second posting does not result in qualified applicants. Discussion included local and national workforce shortages that all sectors are experiencing.

2. Update on Foreclosure of 11408 County Hwy M, New Auburn: Oleson-Bue referenced the written report and stated that the confirmation hearing was held without objection. Oleson-Bue stated that the Authority intends to sell the property in its' current condition if possible so that no further expenses are incurred. Danielson and McGill recommended that the Authority consider cleaning out all abandoned personal items from the property prior to listing for sale.

3. Procurement for Real Estate Agent: Oleson-Bue referenced the written report and stated that she has received three proposals to date. Oleson-Bue stated that proposals will be accepted until 1/26/23 and a contract awarded thereafter.

4. Fair Housing Complaint: Oleson-Bue referenced the reports included in the meeting packet and noted that an applicant for the Section 8 rental assistance program alleged that the Authority denied rental assistance based on her age. Oleson-Bue described her investigation of the issue and subsequent conclusion that the applicant believed she had been denied assistance, but had actually been placed on the waiting list. Oleson-Bue stated that the Department of Workforce Development made an initial determination that there was no probable cause that the Authority violated the Wisconsin Open Housing Law and that the complaint was dismissed. The complainant may appeal the decision within 20 days of the mailing date which was 1/10/23.

6. BUSINESS ITEMS

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

2. 3/31/22 Audit Review and Approval: Oleson-Bue reviewed the written report and provided hard copies of the audit report to the members present. Jankoski inquired if the commissioners need more time to review the report and all members stated that the electronic copy had been sufficient for their review ahead of the meeting. Klingenberg and Danielson made a motion to approve the 3/31/22 audit. Motion carried with all present voting aye.

3. Prueher Retirement Gift: Oleson-Bue stated that she contacted several department heads with the County and learned that the common practice is to take up employee donations for retirement gifts. Discussion included Prueher's twenty-three years of employment with the Authority. Oleson-Bue commended Prueher's work and stated that she has benefited greatly in learning from Prueher and working closely with her. The commissioners noted appreciation for Prueher's service to the Authority. Further discussion included gift ideas. Danielson and Klingenberg made a motion to authorize the purchase of cake, flowers and a gift certificate in the amount of \$100.00. Motion carried with all present voting aye.

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

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

8. ADJOURNMENT

Danielson and Jankoski made a motion to adjourn at 4:21 p.m. Motion carried with all present voting aye.

Respectfully Submitted,

Certified:

2/27/2023

Jessica Oleson-Bue
Executive Director/Secretary to the Commission

Chuck Hull
Chair

Date

Attachment to the Agenda of the February 27, 2023 Meeting
Chippewa County Housing Authority (CCHA) Commission Meeting

Reports:

1. **Hiring Update:** We posted our Property Manager/CDBG Loan Specialist position for the second time with a deadline to apply on 2/20/23 at 4:30 p.m. We received one application and conducted an interview, but the person who applied has no experience with either property management or processing loans. Since we have not received any qualified applicants, I will be revising the job description and primary responsibilities of the position to focus on the CDBG Loan Specialist duties and post the position again without the property management duties. Our current staff member, Bobbie, will continue to manage our rental properties as part of her role with the Authority. Bobbie spent about six months working with Valerie prior to her retirement to learn how to manage the rental units and tenants, so it is in the best interest of the Authority at this time to have Bobbie continue in this role.
2. **Update on Software Implementation:** We are working on the implementation of our new software systems. We will be using Neighborly for our home repair, down payment assistance, and new construction activities. We have sent forms and documents for program administration to our implementation lead with Neighborly and the vendor is working on development of our platform. We will be able to review the platform and begin training on the Neighborly system starting on 3/2/23.
The PHA-Web system will be used for management of our rental assistance vouchers and also rental properties that we manage. We have been busy pulling templates and documents that will be uploaded into the PHA-Web software. We have received our implementation schedule and the vendor will have all of our data and templates pulled into our PHA-Web platform by 3/10/23 and we will then begin training the week of 3/13/23. We will be very busy over the next 4-5 weeks working with our vendors and conducting staff training. We will "go live" with our new systems in late March.
3. **Utility Charges at Northland Apartments:** We have had ongoing issues with excess electric consumption at our Northland apartments located at 18 Bay St. Chippewa Falls. We have asked the tenants to be conscious of their energy consumption because it is running too high but we continue to see tenants having their windows open during the winter and the electric bills continue to run higher than what is expected with average consumption rates per unit size. We have notified all tenants at the Northland apartments that we will no longer be including electric in the rent as of 5/1/23. We will continue to pay water, sewer, trash, and snow removal at this property. All but one of the tenants at this property participate in the Section 8 voucher program, so most tenants will receive a utility allowance through the voucher program to assist with their electric bills.
4. **Update on 11408 County Hwy M, New Auburn:** In late January, I took a call from someone who was interested in purchasing the home "as is." After seeing the property, he decided it was more work than he had expected and decided not to submit an offer to purchase. We are currently coordinating with junk removal companies to see the property so they can submit bids. We hope to award a contract no later than the week of 2/27/23. Once the personal items are removed, we will have a better idea of the condition of the property. There is an abandoned vehicle at the property and we are working with our attorney to determine how to proceed with disposal of the vehicle. Depending on the repairs needed, we will need to decide

if it would be in the Authority's best interest to coordinate repairs prior to selling the property or to list the property for sale "as is."

5. **Update on 3/31/22 Audit:** The U.S. Department of Housing and Urban Development (HUD) has rejected our 3/31/22 audit twice, citing various issues/clarifications that needed to be made. We have worked with our auditor and our fee accountant to resolve and re-submit our audit. Now I have received notice that our 3/31/22 audit has been conditionally approved by HUD pending further clarification on a reporting discrepancy regarding some Emergency Housing Voucher (EHV) funding that was awarded to the Authority to cover a funding shortfall in our Mainstream Voucher program. We are working with our fee accountant to clarify and adjust any reporting through HUD's Voucher Management System to account for the funds as EHV versus Mainstream.
6. **Section 8 Housing Choice Voucher Program:** During the February statewide monthly call with HUD, public housing authorities (PHAs) were notified that HUD's national priority is to increase voucher utilization. HUD plans to increase communication with PHA Executive Directors and Board Chairs regarding this priority. We were also notified of historic increases in funding to the Section 8 Housing Choice Voucher program for 2023. As of 2/1/23, we have 409 vouchers leased out of a total of 451 vouchers available. HUD is strongly recommending that we increase our payment standards to 120% of HUD's Fair Market Rents for all bedroom sizes; we already have a HUD approved waiver in place to allow us to make this change. Increasing the payment standards will help ensure that our participating families are not rent burdened and will help us capture more of the increased funding allocation. The funding for this program is based on a proration of what was spent the prior year, so increasing our housing assistance payments now will help us capture the increased funding to support the program for the coming years. We are also continuing to focus on increasing our leasing to the full 451 vouchers that we have been allocated. The increased payment standard will help new participants lease up on the program because it is common for local rents to be higher than what our payment standards allow.

Business Items:

1. **Approval of the Financial Reports for January 2023:** The financial reports are enclosed with the meeting packet.
2. **Authorization to Increase Payment Standards for Section 8 Program:** As noted above, HUD is strongly recommending that we increase our payment standards to 120% of the Fair Market Rents (FMRs). We did this in 2022 but the 2023 FMRs are about 10% higher than 2022. I am proposing to implement the change for 6/1/23. Here are the current and proposed payment standards:

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
FY 2023 FMR	\$639	\$716	\$914	\$1,244	\$1,427	\$1,641
Current payment standard	\$673	\$766	\$1,003	\$1,357	\$1,554	\$1,786
Proposed payment standard	\$766	\$859	\$1,096	\$1,492	\$1,712	\$1,969

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02/21/23

Accrual Basis

NEW Chippewa Co Housing Authority
Profit & Loss Budget Performance
January 2023

	Jan 23	Budget	Apr '22 - Jan 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
700 · Administrative Fees-715	3,725.82	13,650.00	58,789.39	60,225.00	76,400.00
704 · Interest Income-712	156.77	291.67	9,655.41	2,916.70	3,500.04
705 · Donation income-715	0.00		8,592.44	10,000.00	10,000.00
715 · Other Revenue-715	0.00		200.00		
731 · TBRA Admin-715	145.91	666.67	3,993.82	6,766.69	8,100.03
738 · Admin Income-715	40,744.39	76,697.08	248,944.59	372,965.80	510,344.96
Total Income	44,772.89	91,305.42	330,175.65	452,874.19	608,345.03
Gross Profit	44,772.89	91,305.42	330,175.65	452,874.19	608,345.03
Expense					
909 · Contract Service-973	0.00	525.01	4,178.65	6,150.10	7,200.12
910 · CCHA Per Diem-973	0.00	420.00	840.00	1,260.00	1,680.00
911 · Salaries-911	29,940.59	31,970.75	330,448.19	323,171.50	383,855.00
912 · Audit Fees-912	3,412.50	4,069.00	7,875.00	8,138.00	8,138.00
915 · Employee Benefits-915	13,644.49	16,209.42	113,746.23	146,268.95	176,427.04
916 · Other Operating-Admin-916	2,931.72	2,817.00	10,220.22	17,177.50	20,844.00
943 · Maintenance-Contract Costs-973	26,104.64	1,725.00	29,807.75	6,400.00	8,300.00
961 · Insurance Expenses-961	-1,110.00	545.83	1,336.00	958.30	1,049.96
962 · Other General Expenses-962	4,314.22	16.67	2,386.97	166.70	200.04
973 · CDBG CV Motel Payments	0.00		-2,790.64		
9999 · Suspense AC Will Clear	0.00		0.00	0.00	0.00
Total Expense	79,238.16	58,298.68	498,048.37	509,691.05	607,694.16
Net Ordinary Income	-34,465.27	33,006.74	-167,872.72	-56,816.86	650.87
Other Income/Expense					
Other Expense					
999 · Capital Replacements	0.00	400.00	0.00	400.00	400.00
Total Other Expense	0.00	400.00	0.00	400.00	400.00
Net Other Income	0.00	-400.00	0.00	-400.00	-400.00
Net Income	-34,465.27	32,606.74	-167,872.72	-57,216.86	250.87

RECEIPTS AND DISBURSEMENTS

STATEMENT ENDING JANUARY 2023

	TOTAL	General Management Account	VISION Account	HCRI Programs Account	Section 8 Account	Federal Programs Account
BALANCE	\$2,503,755.39	\$432,057.18	\$12,218.53	\$333,160.23	\$366,294.46	\$1,360,024.99
RECEIPTS	\$457,530.29	\$59,833.62	\$0.00	\$1,460.19	\$193,584.32	\$202,652.16
DISBURSEMENTS	\$470,979.49	\$130,846.96	\$42.08	\$1,928.27	\$171,377.52	\$166,784.66
BALANCE	\$2,490,306.19	\$361,043.84	\$12,176.45	\$332,692.15	\$388,501.26	\$1,395,892.49
Math check	\$2,490,306.19					
				First Time Homebuyer		Rental Rehab
				Tax/Mortgage		Lease Purchase
				HELP loans		Self-Help
						First Time Homebuyer
						YouthBuild
Certified:						
			2/27/2023			
			Date			
Chairman						

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02/21/23

Accrual Basis

NEW Chippewa Co Housing Authority GENERAL MANAGEMENT Account QuickReport

As of January 31, 2023

Type	Date	Num	Name	Memo	Amount	Balance
112 - Cash Restricted						432,057.18
112.10 - NW Bank						432,057.18
112.1 - General/Mgmt						432,057.18
Check	01/03/2023	State Tax	WISCONSIN DEPT OF REVENUE	State tax - 11/30/22 period	-1,411.48	430,645.70
Deposit	01/03/2023			Deposit	7,518.88	438,164.58
Deposit	01/03/2023			Deposit	225.00	438,389.58
Payment	01/03/2023	308032	Chippewa Co.	pmt 12/30/2022	824.16	439,213.74
Deposit	01/03/2023			Deposit	1,083.84	440,297.58
Deposit	01/03/2023			Deposit	597.14	440,894.72
Deposit	01/03/2023			Deposit	138.17	441,032.89
Deposit	01/03/2023			Deposit	650.23	441,683.12
Deposit	01/03/2023			Deposit	1,563.97	443,247.09
Deposit	01/03/2023			Deposit	20,778.45	464,025.54
Check	01/05/2023	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 12/29/22 payroll	-4,756.09	459,494.45
Deposit	01/10/2023			Deposit	225.00	459,719.45
Check	01/11/2023	16340	Neighborly Software	Inv # 10881	-34,600.00	425,119.45
Check	01/11/2023	16341	CHIPPEWA COUNTY TREASURER	Parcel # 23209-2634-70321002 Nelson 202...	-336.87	424,782.58
Check	01/11/2023	16342	Town of Sampson	Parcel # 23209-2634-70321002 Nelson 202...	-786.64	423,995.94
Check	01/11/2023	16343	Andy Clay	December inspection	-744.00	423,251.94
Check	01/11/2023	16344	LUCAS ENDRES	Nov & Dec housekeeping	-650.00	422,601.94
Check	01/11/2023	16345	Jacobsons Hardware	Acct # 68400	-34.62	422,567.32
Check	01/11/2023	16346	HOUSING AUTHORITY ACCOUNTING SPE...	December services	-1,548.68	421,018.64
Check	01/11/2023	16347	Chippewa Valley Lawn Care	Snow removal	-2,990.00	418,028.64
Check	01/11/2023	16348	CliftonLarsonAllen LLP	Acct # 095-204423 Inv # 3521243	-6,825.00	411,203.64
Check	01/11/2023	16349	River Valley Newspaper Group	Acct # 116-60081083	-60.08	411,143.56
Check	01/11/2023	16350	GFL Environmental	Cust # UE-424052 Inv # UE-344589	-922.08	410,221.48
Check	01/11/2023	16351	Drug Test Midwest LLC	Inv # 26311	-54.50	410,166.98
Check	01/11/2023	16352	Joel Weiss	December mileage	-89.25	410,077.73
Check	01/11/2023	16353	Janette Jacque	December mileage	-62.73	410,015.00
Check	01/11/2023	16354	RICK D ENDRES	December mileage & expenses	-1,162.66	408,852.34
Check	01/11/2023	16355	Roberta Guest	December mileage	-51.00	408,801.34
Check	01/11/2023	16356	Bliss Sengbusch	December mileage	-26.62	408,774.72
Check	01/11/2023	16357	Securian Financial Group	Policy # 002832L & 76038	-262.37	408,512.35
Check	01/11/2023	16358	L.E Phillips Career Dev Center	Customer # CHIAUT Inv # 0099423-IN Mot...	-605.50	407,906.85
Check	01/11/2023	16359	Ferg & Sinclair, Ltd.	Nelson's Case # 2022-CV-105	-494.01	407,412.84
General Journal	01/11/2023	GL23073		Vision salaries & benefits - deposit	42.08	407,454.92
Check	01/11/2023	ACH	Verizon Wireless	Acct # 442197098-00001	-93.86	407,361.06
General Journal	01/12/2023	payroll		Net Pay	-13,973.13	393,387.93
General Journal	01/12/2023	payroll		EE HSA - Pretax	-1,095.00	392,292.93
Check	01/13/2023	Def Comp	WISCONSIN DEFERRED COMP PROGRAM	DEF COMP for 1/12/23 payroll	-823.00	391,469.93
General Journal	01/17/2023	GL23075		7/1 - 12/31/22 HCRI Admin - deposit	102.00	391,571.93
Check	01/19/2023	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 1/12/23 payroll	-4,567.58	387,004.35
Deposit	01/19/2023			Deposit	741.62	387,745.97
Payment	01/19/2023	10475	Nelson, Josh & Tanya:Nelson, Josh & Tanya...	pmt 1/19/2023	139.91	387,885.88
Payment	01/19/2023	10473	Home AR	pmt 1/19/2023	4,963.95	392,849.83
Deposit	01/19/2023			Deposit	103.91	392,953.74
Deposit	01/19/2023			Deposit	431.03	393,384.77
Payment	01/19/2023	10477	SHOP	pmt 1/19/2023	65.02	393,449.79
Payment	01/19/2023	10476	NSP	pmt 1/19/2023	306.90	393,756.69
Payment	01/19/2023	5147	Eau Claire County HA	pmt 1/19/2023	1,500.00	395,256.69
Check	01/20/2023	ACH	State of Wisconsin Health Insurance	February 2023 Health Insurance	-13,938.74	381,317.95
Check	01/20/2023	WRS	WISCONSIN RETIREMENT SYSTEM	WRS Contribution for December 2022	-8,694.57	372,623.38
Check	01/23/2023	16376	Housing Data System Inc	Client # 6276 Inv # 2022-14010	-2,419.00	370,204.38
Check	01/23/2023	16377	MENARDS EAU CLAIRE EAST	Acct # 30530491 Inv # 11419	-120.43	370,083.95
Check	01/23/2023	16378	Joel Weiss	Kleenex reimbursement	-15.80	370,068.15
Check	01/23/2023	16379	KORGER'S INC	Inv # 191837	-177.57	369,890.58
Check	01/23/2023	16380	ELAN FINANCIAL SERVICES	Acct # 4798 5100 6375 8326	-168.64	369,721.94
Check	01/23/2023	16381	XCEL ENERGY	Acct # 52-0014271395-6	-57.98	369,663.96
Check	01/23/2023	16382	CHIPPEWA COUNTY TREASURER	October - December 2022 reimbursements	-7,687.16	361,976.80
Check	01/23/2023	16383	Cincinnati Insurance	Acct # 1000295287 Policy #0056352	-81.00	361,895.80
Check	01/23/2023	16384	Delta Dental	2/1 - 2/28/2023 Dental & Vision Plans	-274.58	361,621.22
General Journal	01/26/2023	payroll		Net Pay	-14,038.94	347,582.28
General Journal	01/26/2023	payroll		EE HSA - Pretax	-1,095.00	346,487.28
Check	01/27/2023	Def Comp	WISCONSIN DEFERRED COMP PROGRAM	DEF COMP for 1/26/23 payroll	-823.00	345,664.28
Check	01/31/2023	State Tax	WISCONSIN DEPT OF REVENUE	State tax - 12/31/22 period	-2,211.00	343,453.28
Deposit	01/31/2023			Deposit	200.00	343,653.28
Deposit	01/31/2023			Deposit	225.00	343,878.28
Deposit	01/31/2023			Deposit	450.00	344,328.28
Deposit	01/31/2023			Deposit	460.00	344,788.28
Deposit	01/31/2023			Deposit	6,111.37	350,899.65
Deposit	01/31/2023			Deposit	36.07	350,935.72
Deposit	01/31/2023			Deposit	145.91	351,081.63
Deposit	01/31/2023			Deposit	2,735.69	353,817.32
Deposit	01/31/2023			Deposit	7,086.55	360,903.87
Check	01/31/2023	ACH Fees	NORTHWESTERN BANK	ACH Fees January	-16.80	360,887.07
Deposit	01/31/2023			Deposit	156.77	361,043.84
Total 112.1 - General/Mgmt					-71,013.34	361,043.84
Total 112.10 - NW Bank					-71,013.34	361,043.84
Total 112 - Cash Restricted					-71,013.34	361,043.84
TOTAL					-71,013.34	361,043.84

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02/21/23

Accrual Basis

NEW Chippewa Co Housing Authority

VISION Account QuickReport

As of January 31, 2023

Type	Date	Num	Name	Memo	Amount	Balance
112 · Cash Restricted						12,218.53
112.10 · NW Bank						12,218.53
112.15 · Vision						12,218.53
General Journal	01/11/2023	GL23073		Vision salaries & benefits - payment	-42.08	12,176.45
Total 112.15 · Vision					-42.08	12,176.45
Total 112.10 · NW Bank					-42.08	12,176.45
Total 112 · Cash Restricted					-42.08	12,176.45
TOTAL					-42.08	12,176.45

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02/21/23

Accrual Basis

NEW Chippewa Co Housing Authority
HCRI Account QuickReport
 As of January 31, 2023

Type	Date	Num	Name	Memo	Amount	Balance
112 - Cash Restricted						333,160.23
112.10 - NW Bank						333,160.23
112.11 - HCRI-No post account						333,160.23
112.114 - RL Homebuyer/Homeowner Asst						128,597.69
General Journal	01/17/2023	GL23074		Admin portion of income rec'd 7/1 - 12/31/22	-750.00	127,847.69
Total 112.114 - RL Homebuyer/Homeowner Asst					-750.00	127,847.69
112.112 - HCRI-Admin RL						55,691.90
General Journal	01/17/2023	GL23074		Admin portion of income rec'd 7/1 - 12/31/22	925.75	56,617.65
General Journal	01/17/2023	GL23075		7/1 - 12/31/22 HCRI Admin - payment	-102.00	56,515.65
Total 112.112 - HCRI-Admin RL					823.75	56,515.65
112.111 - HCRI-Activity RENTAL/SEC.DEP						148,870.64
Deposit	01/03/2023			Deposit	485.44	149,356.08
Deposit	01/03/2023			Deposit	19.00	149,375.08
Check	01/11/2023	16360	CCHA - Section 8	Sec 8 Hale, Shauntia TRIP payment	-900.52	148,474.56
General Journal	01/17/2023	GL23074		Admin portion of income rec'd 7/1 - 12/31/22	-175.75	148,298.81
Deposit	01/19/2023			Deposit	30.00	148,328.81
Total 112.111 - HCRI-Activity RENTAL/SEC.DEP					-541.83	148,328.81
Total 112.11 - HCRI-No post account					-468.08	332,692.15
Total 112.10 - NW Bank					-468.08	332,692.15
Total 112 - Cash Restricted					-468.08	332,692.15
TOTAL					-468.08	332,692.15

02/21/23

SECT 8 Section 8 Account QuickReport As of January 31, 2023

Type	Date	Num	Name	Amount	Balance
1111 - Northwestern Bank					366,294.46
1111.1 - ADMIN ACCOUNT					299,513.70
Deposit	01/03/2023			20,251.00	319,764.70
Check	01/23/2023	27014	CHIPPEWA COUNTY HOUSING AUTHORI...	-6,111.37	313,653.33
Check	01/31/2023	ACH Fee	NORTHWESTERN BANK	-29.15	313,624.18
Deposit	01/31/2023			34.80	313,658.98
Total 1111.1 - ADMIN ACCOUNT				14,145.28	313,658.98
1111.2 - NW CHECKING					54,038.27
Check	01/02/2023	26997	RENT CHECKS	-745.00	53,293.27
Check	01/02/2023	26998	RENT CHECKS	-1,062.00	52,231.27
Check	01/02/2023	26999	RENT CHECKS	-611.00	51,620.27
Check	01/02/2023	27000	RENT CHECKS	-367.00	51,253.27
Check	01/02/2023	27002	RENT CHECKS	-152.00	51,101.27
Check	01/02/2023	27003	RENT CHECKS	-206.00	50,895.27
Check	01/02/2023	27004	RENT CHECKS	-713.00	50,182.27
Check	01/02/2023	27005	RENT CHECKS	-322.00	49,860.27
Check	01/02/2023	27006	RENT CHECKS	-353.00	49,507.27
Check	01/02/2023	27007	RENT CHECKS	-211.00	49,296.27
Check	01/02/2023	27008	RENT CHECKS	-600.00	48,696.27
Check	01/02/2023	27009	RENT CHECKS	-443.00	48,253.27
Check	01/02/2023	27010	RENT CHECKS	-146.00	48,107.27
Check	01/02/2023	27011	RENT CHECKS	-2,874.00	45,233.27
Check	01/02/2023	27012	RENT CHECKS	-700.00	44,533.27
Check	01/02/2023	27013	RENT CHECKS	-461.00	44,072.27
Check	01/02/2023	Rent Checks	RENT CHECKS	-142,065.00	-97,992.73
Deposit	01/03/2023			157,142.00	59,149.27
Payment	01/10/2023	952419	ERDMAN, LYNN f	30.00	59,179.27
Payment	01/10/2023	5026	Perry, Jennifer / Hazelton, Travis - F	50.00	59,229.27
Payment	01/10/2023	10042	Hunsucker (Joyner), Jaclyn f	70.00	59,299.27
Payment	01/10/2023		Balsiger, Martino f tripped	30.00	59,329.27
Payment	01/19/2023		MCGARY, KIA f	100.00	59,429.27
Payment	01/19/2023	16360	HALE. SHAUNTIA f Tripped	900.52	60,329.79
Deposit	01/24/2023			595.00	60,924.79
Total 1111.2 - NW CHECKING				6,886.52	60,924.79
1111.5 - Mainstream HAP					-3,922.00
Check	01/02/2023	27001	RENT CHECKS	-138.00	-4,060.00
Check	01/02/2023	27011	RENT CHECKS	-536.00	-4,596.00
Check	01/02/2023	Rent Checks	RENT CHECKS	-12,072.00	-16,668.00
Deposit	01/03/2023			12,642.00	-4,026.00
Total 1111.5 - Mainstream HAP				-104.00	-4,026.00
1111.6 - Mainstream Admin					-5,266.92
Deposit	01/03/2023			1,739.00	-3,527.92
Check	01/23/2023	27015	CHIPPEWA COUNTY HOUSING AUTHORI...	-460.00	-3,987.92
Total 1111.6 - Mainstream Admin				1,279.00	-3,987.92
1111 - Northwestern Bank - Other					21,931.41
Total 1111 - Northwestern Bank - Other					21,931.41
Total 1111 - Northwestern Bank				22,206.80	388,501.26
TOTAL				22,206.80	388,501.26

2:43 PM

02/21/23

Accrual Basis

Home/RR/LTP/Self Help/TBRA
Federal Account QuickReport
As of January 31, 2023

Type	Date	Num	Name	Amount	Balance
113 - Federal Funds-NW Bank Acct					1,360,024.99
115 - Shop Checking Account					39,752.32
115.1 - ACTIVITY					37,193.70
General Journal	01/11/2023	GL23004		0.00	37,193.70
Total 115.1 - ACTIVITY					0.00 37,193.70
115.2 - ADMIN					2,558.62
General Journal	01/11/2023	GL23004		0.00	2,558.62
Check	01/11/2023	10477	CCHA	-65.02	2,493.60
Total 115.2 - ADMIN					-65.02 2,493.60
Total 115 - Shop Checking Account					-65.02 39,687.30
113.79 - LHR					52,150.92
General Journal	01/11/2023	GL23004		0.00	52,150.92
Total 113.79 - LHR					0.00 52,150.92
113.82 - LHC					24,546.88
Payment	01/03/2023	2198	Bruyette, Sharon - Birch Rental 3%:Bruyette, Sharon L...	290.46	24,837.34
Deposit	01/03/2023			20.54	24,857.88
Payment	01/03/2023	2197	Bruyette, Sharon - Maynard Rental 3%:Bruyette, Sharo...	282.77	25,140.65
Deposit	01/03/2023			28.23	25,168.88
General Journal	01/11/2023	GL23004		186.60	25,355.48
Payment	01/31/2023	2209	Bruyette, Sharon - Birch Rental 3%:Bruyette, Sharon L...	289.46	25,644.94
Deposit	01/31/2023			21.54	25,666.48
Payment	01/31/2023	2208	Bruyette, Sharon - Maynard Rental 3%:Bruyette, Sharo...	281.13	25,947.61
Deposit	01/31/2023			29.87	25,977.48
Total 113.82 - LHC					1,430.60 25,977.48
113.799 - LHC/LHR Admin					5,591.29
General Journal	01/11/2023	GL23004		0.00	5,591.29
General Journal	01/11/2023	GL23004		-186.60	5,404.69
Total 113.799 - LHC/LHR Admin					-186.60 5,404.69
113.994 - TBRA					189.44
113.089 - 2021 Activity					-355.00
Check	01/01/2023	Dir Dep	TBRA RENT CHECKS	-1,435.00	-1,790.00
Check	01/23/2023	10485	Foxboro Property Management	-835.00	-2,625.00
Check	01/23/2023	10486	CCHA	-36.07	-2,661.07
Deposit	01/31/2023			1,471.07	-1,190.00
Total 113.089 - 2021 Activity					-835.00 -1,190.00
113.088 - 2021 Admin					-479.20
Check	01/23/2023	10484	CCHA	-145.91	-625.11
Deposit	01/31/2023			147.11	-478.00
Check	01/31/2023	ACH Fees	Northwestern Bank	-1.20	-479.20
Total 113.088 - 2021 Admin					0.00 -479.20
113.097 - 2020 Activity					-1,080.00
Total 113.097 - 2020 Activity					-1,080.00
113.096 - 2020 Admin					-2.20
Total 113.096 - 2020 Admin					-2.20
113.091 - 2016 ACTIVITY					2,105.84
Total 113.091 - 2016 ACTIVITY					2,105.84
Total 113.994 - TBRA					-835.00 -645.56
113.952 - REV LOAN NSP					172,531.45
Payment	01/10/2023	2196	Bohman,Daniel and Tina 90602:Current - 5%	393.16	172,924.61
Deposit	01/10/2023			106.84	173,031.45
Payment	01/10/2023	3725	Dukart (Eternick), Dan & Cora 90605:Current - 5%	355.12	173,386.57
Deposit	01/10/2023			167.88	173,554.45
Check	01/11/2023	10474	Mike Woodford dba MJW Enterprisies	-122,741.15	50,813.30

2:43 PM

02/21/23

Accrual Basis

Home/RR/LTP/Self Help/TBRA Federal Account QuickReport As of January 31, 2023

Type	Date	Num	Name	Amount	Balance
General Journal	01/11/2023	GL23004		-292.52	50,520.78
Total 113.952 · REV LOAN NSP				-122,010.67	50,520.78
113.957 · Revolving loan Admin NSP					28,827.20
General Journal	01/11/2023	GL23004		292.52	29,119.72
Check	01/11/2023	10476	CCHA	-306.90	28,812.82
Total 113.957 · Revolving loan Admin NSP				-14.38	28,812.82
113.81 · Other non revolving loan					31,473.09
Deposit	01/10/2023			240.00	31,713.09
Deposit	01/10/2023			146.00	31,859.09
Deposit	01/10/2023			127.00	31,986.09
Check	01/11/2023	10475	CCHA	-139.91	31,846.18
Deposit	01/19/2023			130.00	31,976.18
Deposit	01/24/2023			170.00	32,146.18
Deposit	01/24/2023			275.00	32,421.18
Total 113.81 · Other non revolving loan				948.09	32,421.18
112.1 · RENTAL REHAB					9,293.96
112.16 · Rev. Loan Admin					4,434.07
General Journal	01/11/2023	GL23004		167.17	4,601.24
Total 112.16 · Rev. Loan Admin				167.17	4,601.24
112.14 · Revolving Loan					4,859.89
Payment	01/10/2023	2796	Venzke, Donald - 245 Pine 3%	196.51	5,056.40
Deposit	01/10/2023			10.65	5,067.05
General Journal	01/11/2023	GL23004		-167.17	4,899.88
Total 112.14 · Revolving Loan				39.99	4,899.88
Total 112.1 · RENTAL REHAB				207.16	9,501.12
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					1,003,389.43
113.87 · Home Revolving Loan Funds					791,128.45
Payment	01/03/2023	995322	Klenke, Melissa 5%:HOME Funds	132.36	791,260.81
Deposit	01/03/2023			77.64	791,338.45
Payment	01/03/2023	4371	Svoma, Kris - 5%:current	278.71	791,617.16
Deposit	01/03/2023			161.44	791,778.60
Deposit	01/10/2023			191,462.00	983,240.60
Payment	01/10/2023	1237	Weycker, Jessica & Drangstveit, Jerid 5%	371.93	983,612.53
Deposit	01/10/2023			57.07	983,669.60
Payment	01/10/2023		Wozniak, Katie:2nd loan	203.97	983,873.57
Deposit	01/10/2023			186.03	984,059.60
Check	01/11/2023	ACH	WE ENERGIES	-16.41	984,043.19
Check	01/11/2023	ACH	WE ENERGIES	-54.65	983,988.54
Check	01/11/2023	10478	Mike Woodford dba MJW Enterprises	-18,543.55	965,444.99
Check	01/11/2023	10479	Cadott Color Center	-14,000.00	951,444.99
Check	01/11/2023	10480	On Site Performance Testing, LLC	-790.00	950,654.99
Check	01/11/2023	10481	City of Cornell	-44.49	950,610.50
Check	01/11/2023	10482	CCHA	-431.03	950,179.47
Check	01/11/2023	10483	CCHA	-103.91	950,075.56
General Journal	01/11/2023	GL23004		-1,245.65	948,829.91
Payment	01/19/2023	2018	Garrett, Brian C. & Denise J 5%:Current Loan	393.69	949,223.60
Deposit	01/19/2023			86.31	949,309.91
Payment	01/19/2023	995323	Klenke, Melissa 5%:HOME Funds	153.26	949,463.17
Deposit	01/19/2023			56.74	949,519.91
Check	01/23/2023	ACH	Xcel Energy	-13.57	949,506.34
Check	01/23/2023	10487	CCHA	-225.00	949,281.34
Payment	01/24/2023	28549229...	Hale, Shauntia 5%:Current Portion	441.32	949,722.66
Deposit	01/24/2023			188.68	949,911.34
Payment	01/24/2023	6668	Isham, Diane E 5%:2nd Loan	234.57	950,145.91
Deposit	01/24/2023			6.43	950,152.34
Payment	01/24/2023	10137	Jepson, Lori:Jepson, Lori 5% Current	473.82	950,626.16

2:43 PM

02/21/23

Accrual Basis

Home/RR/LTP/Self Help/TBRA
Federal Account QuickReport
As of January 31, 2023

Type	Date	Num	Name	Amount	Balance
Deposit	01/24/2023			151.18	950,777.34
Payment	01/31/2023	995324	Klenke, Melissa 5%:HOME Funds	148.36	950,925.70
Deposit	01/31/2023			61.64	950,987.34
Total 113.87 · Home Revolving Loan Funds				159,858.89	950,987.34
113.86 · Clark Co - HOME RLF					163,132.00
113.862 · Clark Co - HOME - Activity					146,818.80
General Journal	01/11/2023	GL23004		0.00	146,818.80
Total 113.862 · Clark Co - HOME - Activity				0.00	146,818.80
113.861 · Clark Co - HOME - Admin					16,313.20
General Journal	01/11/2023	GL23004		0.00	16,313.20
Total 113.861 · Clark Co - HOME - Admin				0.00	16,313.20
Total 113.86 · Clark Co - HOME RLF				0.00	163,132.00
113.72 · Self/Help					-37.59
113.77 · Admin					50,566.44
General Journal	01/11/2023	GL23004		1,245.65	51,812.09
Check	01/11/2023	10473	CCHA	-4,963.95	46,848.14
Total 113.77 · Admin				-3,718.30	46,848.14
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				156,140.59	1,159,530.02
113 · Federal Funds-NW Bank Acct - Other					-18,816.59
Deposit	01/31/2023			252.73	-18,563.86
Total 113 · Federal Funds-NW Bank Acct - Other				252.73	-18,563.86
Total 113 · Federal Funds-NW Bank Acct				35,867.50	1,395,892.49
TOTAL				35,867.50	1,395,892.49