

## **PUBLIC MEETING NOTICE**

CHIPPEWA COUNTY HOUSING AUTHORITY  
MONDAY, MARCH 27, 2023 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, February 27, 2023 Section 8 Informal Hearing
  3. Approval of the Minutes of the Monday, February 27, 2023 Meeting
  4. Schedule next meeting date – April 24, 2023
5. Reports:
  1. Hiring Update
  2. Update on Software Implementation
6. Business Items:
  1. Approval of the Financial Reports for February 2023
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  
SECTION 8 INFORMAL HEARING  
MONDAY, FEBRUARY 27, 2023 AT 3:30 P.M.  
ROOM 016 THE CHIPPEWA COUNTY COURTHOUSE  
VIRTUAL OPTION DUE TO INCLEMENT WEATHER**

**REGARDING LORI MURRAY**

Hull called the hearing to order at 3:39 p.m.

Attendance: Danielson, Hull, Jankoski (by phone) Lauren Hasmuk, Jessica Oleson-Bue, and Lori Murray (attended virtually)

Oleson-Bue read the procedures and issued the oath to Hasmuk and Murray. Those present introduced themselves.

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

Murray stated that she sent in paperwork to the Housing Authority regarding her son's employment. Murray insisted that she sent in the paperwork by mail or "maybe my son dropped it off." Murray stated that she wouldn't do anything wrong to lose her rental assistance and was concerned about the impact this would have on her son. Murray stated "I know that I submitted it."

Oleson-Bue asked if there were any questions for Hasmuk or Murray.

Danielson inquired how Murray's rental assistance would be affected if she had submitted the paperwork to notify the Housing Authority of her son's employment. Hasmuk referenced page 7 in the packet and stated that Murray would have remained on the program, but would have been required to pay \$658 in rent each month instead of \$228 starting in July 2022.

Murray stated that she hasn't been able to work since 2020 and that the Section 8 program has been a blessing to her. Murray stated that she has no money and can't afford to get her car out of the shop. Murray stated that she understands "you have protocol" but she would not intentionally withhold income information.

Hull asked if Murray could make payments on the debt and remain on the program. Oleson-Bue reviewed the Authority's policies regarding fraud and noted that any repayment of rental assistance that exceeds \$1,000 results in a termination of assistance and three-year ineligibility period, and that all debt must be paid in full before the household could be added to the waiting list. Oleson-Bue noted that the commissioners would make the final determination, but should consider whether the Authority acted in accordance with its' policies. Oleson-Bue stated that the commissioners could make a change to the Authority's policy at a future meeting if warranted.

Oleson-Bue called for any further questions. There were none.

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

The hearing was closed at 3:50 p.m.

Danielson inquired how Hasmuk determined that the son had new employment. Hasmuk stated that Murray sent in pay check stubs with her annual recertification packet.

Hull inquired whether Murray could remain on the program and be provided a deadline to make the repayment. Oleson-Bue noted that this would be an exception to the Authority's policy but if the commission overturned the decision to terminate assistance, Murray could be offered the opportunity to repay. Hasmuk stated that Murray did not sign a repayment agreement and so the full amount of \$3,010 would be due prior to Murray's 4/1/23 recertification date.

Danielson and Jankoski noted that it is important to maintain consistency in the application of the Authority's policies.

Danielson and Jankoski made a motion to uphold the termination. Motion carried with all present voting aye.

Respectfully submitted:

Certified:

3/27/23

Jessica Oleson-Bue  
Executive Director

Chuck Hull  
Chair

Date

**PUBLIC MEETING MINUTES  
CHIPPEWA COUNTY HOUSING AUTHORITY (CCHA)  
MONDAY, FEBRUARY 27, 2023  
IMMEDIATELY FOLLOWING THE SECTION 8 HEARING WHICH BEGAN AT 3:30 P.M.  
ROOM 016 OF THE CHIPPEWA COUNTY COURTHOUSE  
VIRTUAL OPTION DUE TO INCLEMENT WEATHER**

**1. CALL TO ORDER**

Hull called the meeting to order at 4:03 p.m.

**2. ROLL CALL**

Members present: Danielson, Hull, and Jankoski (by phone)

Members absent: Klingenberg and McGill

Others present: Oleson-Bue

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

None.

**4. CONSENT AGENDA**

Jankoski and Danielson made a motion to approve the meeting agenda, minutes of the January 23, 2023 meeting as printed, and schedule the next meeting for March 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 revised the job description to remove property management of the Authority's rental units. Oleson-Bue stated that she has posted the updated job opening for a CDBG Loan Specialist through 3/20/23. Oleson-Bue noted that it has been discouraging trying to hire in the current market. Discussion included the pay scale for the position and difficulty competing with the wage rates in the private sector.

**2. Update on Software Implementation:** No addition to the written report.

**3. Utility Charges at Northland Apartments:** Oleson-Bue referenced the written report and provided more information on the utility allowance that will be provided to tenants who participate in the Section 8 voucher program. Oleson-Bue stated that the change to tenant paid electric is preferred over a rent increase at this time because the tenants have some control over their electric heat consumption, particularly having windows open during the winter months. The Authority will continue to pay water, sewer, trash and snow removal at this property.

**4. Update on 11408 County Hwy M, New Auburn:** Oleson-Bue referenced the written report and stated that the Authority has contacted three junk removal companies who have indicated that they will submit bids on the removal of all personal items from the property. Oleson-Bue stated that the Authority received one bid to date and the others are expected to be forthcoming.

**5. Update on 3/31/22 Audit:** Oleson-Bue referenced the written report and noted that HUD has conditionally approved the Authority's audit. Oleson-Bue stated that the Authority's fee accountant will be following up with HUD to determine the proper way to account for the Emergency Housing Voucher funds that were allocated to the Authority to cover a shortfall in the Mainstream Voucher program during the 3/31/22 fiscal year. Once that is resolved, there were no further issues with the Authority's 3/31/22 audit.

**6. Section 8 Housing Choice Voucher Program:** Oleson-Bue referenced the written report and stated that HUD is strongly recommending that all public housing authorities increase their payment standards to 120% of the Fair Market Rents through a waiver process. This recommendation is based on a historic increase of funding to the voucher program and HUD's priority to increase utilization of the voucher program. Oleson-Bue stated that the Authority already has a HUD waiver in place and it was extended for 2023, so there are no delays in processing a change to the payment standards, except for staff capacity. Oleson-Bue

recommended implementing the change to payment standards effective 6/1/23 because staff will not be able to process the change sooner due to the software conversion process that is underway.

**6. BUSINESS ITEMS**

- 1. Approval of the Financial Reports for January 2023:** Oleson-Bue referenced the profit and loss statement and noted that she was discouraged by the third quarter reimbursements applied in January. Oleson-Bue stated that she expects the Authority will be over budget for the fiscal year and noted that some of the overage is expected due to the recent software purchase. Danielson and Jankoski made a motion to approve the financial reports for January 2023 as presented. Motion carried with all present voting aye.
- 2. Authorization to Increase Payment Standards for Section 8 Program:** Oleson-Bue had no addition to the written report. Hull called for questions; there were none. Jankoski and Danielson made a motion to increase the payment standards as presented effective 6/1/23. Motion carried with all present voting aye.

**7. AGENDA ITEMS FOR FUTURE CONSIDERATION**

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

**8. ADJOURNMENT**

Danielson and Jankoski made a motion to adjourn at 4:30 p.m. Motion carried with all present voting aye.

Respectfully Submitted,

Certified:

3/27/2023

Jessica Oleson-Bue  
Executive Director/Secretary to the Commission

Chuck Hull  
Chair

Date

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

**Reports:**

1. **Hiring Update:** We posted our CDBG Loan Specialist position with a deadline to apply on 3/20/23 at 4:30 p.m. We received one application and have an interview scheduled this week.
2. **Update on Software Implementation:** We have been very busy working with two software vendors, Neighborly and PHA-Web. With the Neighborly software, we have been working on customizing, testing, and revising our web-based platform, and we are planning to "go-live" with the new system in early April. We will be using Neighborly for our home repair, down payment assistance, and new construction activities. It has been fun to customize the platform to meet our needs and see how we can perform the same functions electronically. We can already see several areas of improved efficiency with this software.  
With PHA-Web, we will manage our voucher programs, Sunrise Village, and the Authority's rental units. We had 3 hour trainings every day during the week of 3/13/23 - 3/17/23 to learn all the functions. We have had some issues with the data pull from our old software that we are still working through with PHA-Web staff. We will continue to work closely with our assigned implementation staff person over the next few weeks and we will be running our rental assistance payments out of the new software for April. Since the training last week, we are now working in the new software and it is a bit more time consuming to do our work as we adjust to the new system. We are still having to reference the old software because we continue to find some intermittent areas that our data did not pull over correctly.

**Business Items:**

1. **Approval of the Financial Reports for February 2023:** The financial reports are enclosed with the meeting packet.

12:26 PM

03/21/23

Accrual Basis

**NEW Chippewa Co Housing Authority**  
**Profit & Loss Budget Performance**  
**February 2023**

	Feb 23	Budget	Apr '22 - Feb 23	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
Income					
700 · Administrative Fees-715	1,168.27	2,925.00	59,957.66	63,150.00	76,400.00
704 · Interest Income-712	78.08	291.67	9,733.49	3,208.37	3,500.04
705 · Donation income-715	0.00		8,592.44	10,000.00	10,000.00
715 · Other Revenue-715	200.00		400.00		
731 · TBRA Admin-715	232.91	666.67	4,226.73	7,433.36	8,100.03
738 · Admin Income-715	11,473.46	21,102.08	260,418.05	394,067.88	510,344.96
<b>Total Income</b>	<b>13,152.72</b>	<b>24,985.42</b>	<b>343,328.37</b>	<b>477,859.61</b>	<b>608,345.03</b>
<b>Gross Profit</b>	<b>13,152.72</b>	<b>24,985.42</b>	<b>343,328.37</b>	<b>477,859.61</b>	<b>608,345.03</b>
Expense					
909 · Contract Service-973	553.30	525.01	4,731.95	6,675.11	7,200.12
910 · CCHA Per Diem-973	0.00	0.00	840.00	1,260.00	1,680.00
911 · Salaries-911	26,430.03	33,966.75	356,728.22	357,138.25	383,855.00
912 · Audit Fees-912	0.00	0.00	7,875.00	8,138.00	8,138.00
915 · Employee Benefits-915	7,983.49	13,948.67	121,729.72	160,217.62	176,427.04
916 · Other Operating-Admin-916	610.68	1,054.50	10,830.90	18,232.00	20,844.00
943 · Maintenance-Contract Costs-973	-5,391.23	175.00	24,416.52	6,575.00	8,300.00
961 · Insurance Expenses-961	0.00	45.83	1,336.00	1,004.13	1,049.96
962 · Other General Expenses-962	3,580.87	16.67	5,967.84	183.37	200.04
973 · CDBG CV Motel Payments	0.00		-2,790.64		
9999 · Suspense AC Will Clear	-110.00		-110.00	0.00	0.00
<b>Total Expense</b>	<b>33,657.14</b>	<b>49,732.43</b>	<b>531,555.51</b>	<b>559,423.48</b>	<b>607,694.16</b>
<b>Net Ordinary Income</b>	<b>-20,504.42</b>	<b>-24,747.01</b>	<b>-188,227.14</b>	<b>-81,563.87</b>	<b>650.87</b>
<b>Other Income/Expense</b>					
Other Expense					
999 · Capital Replacements	0.00	0.00	0.00	400.00	400.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>400.00</b>	<b>400.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-400.00</b>	<b>-400.00</b>
<b>Net Income</b>	<b>-20,504.42</b>	<b>-24,747.01</b>	<b>-188,227.14</b>	<b>-81,963.87</b>	<b>250.87</b>

# RECEIPTS AND DISBURSEMENTS

## STATEMENT ENDING FEBRUARY 2023

	TOTAL	General Management Account	VISION Account	HCRI Programs Account	Section 8 Account	Federal Programs Account
<b>BALANCE</b>	<b>\$2,490,306.19</b>	\$361,043.84	\$12,176.45	\$332,692.15	\$388,501.26	\$1,395,892.49
<b>RECEIPTS</b>	<b>\$272,625.74</b>	\$55,302.56	\$0.00	\$4,971.77	\$204,629.27	\$7,722.14
<b>DISBURSEMENTS</b>	<b>\$288,751.99</b>	\$77,340.58	\$28.97	\$4,436.77	\$203,729.25	\$3,216.42
<b>BALANCE</b>	<b>\$2,474,179.94</b>	<b>\$339,005.82</b>	<b>\$12,147.48</b>	<b>\$333,227.15</b>	<b>\$389,401.28</b>	<b>\$1,400,398.21</b>
Math check	\$2,474,179.94					
				First Time Homebuyer		Rental Rehab
				Tax/Mortgage		Lease Purchase
				HELP loans		Self-Help
						First Time Homebuyer
						YouthBuild
Certified:						
			3/27/2023			
			Date			
Chairman						



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03/21/23

Accrual Basis

# NEW Chippewa Co Housing Authority GENERAL MANAGEMENT Account QuickReport

As of February 28, 2023

Type	Date	Num	Name	Memo	Amount	Balance
<b>112 - Cash Restricted</b>						361,043.84
<b>112.10 - NW Bank</b>						361,043.84
<b>112.1 - General/Mgmt</b>						361,043.84
Check	02/01/2023	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 1/26/23 payroll	-4,592.79	356,451.05
Deposit	02/07/2023			Deposit	9,880.94	366,331.99
Deposit	02/07/2023			Deposit	225.00	366,556.99
Check	02/08/2023	ACH	Verizon Wireless	Acct # 442197098-00001	-93.86	366,463.13
General Journal	02/09/2023	payroll		Net Pay	-17,559.50	348,903.63
General Journal	02/09/2023	payroll		EE HSA - Pretax	-1,095.00	347,808.63
Check	02/09/2023	16385	Securian Financial Group	Policy # 002832L & 76038	-233.30	347,575.33
Check	02/09/2023	16386	LUCAS ENDRES		-191.25	347,384.08
Check	02/09/2023	16387	Sunrise Village	Duplicate payment of August Mgmt Fee	-708.00	346,676.08
Check	02/09/2023	16388	Bauman Associates, Ltd	Client # 50694000 Inv # 118133	-710.00	345,966.08
Check	02/09/2023	16389	GFL Environmental	Cust # UE-424052 Inv # UE-373224	-205.28	345,760.80
Check	02/09/2023	16390	WAHA	Membership dues for 2023	-70.00	345,690.80
Check	02/09/2023	16391	River Valley Newspaper Group	Acct # 116-60081083	-67.18	345,623.62
Check	02/09/2023	16392	HOUSING AUTHORITY ACCOUNTIN...	January services	-1,278.68	344,344.94
Check	02/09/2023	16393	CHIPPEWA VALLEY LOCK & KEY	Inv # 231081	-3.75	344,341.19
Check	02/09/2023	16394	Jacobsons Hardware	Acct # 68400	-7.60	344,333.59
Check	02/09/2023	16395	ODP Business Solution - OFFICE DEP...	Billing ID 198318	-51.35	344,282.24
Check	02/09/2023	16396	Chippewa Valley Lawn Care	Snow removal	-1,665.00	342,617.24
Check	02/09/2023	16397	Drug Test Midwest LLC	Inv # 26530	-54.50	342,562.74
Check	02/09/2023	16398	Andy Clay	January inspection	-808.00	341,754.74
Check	02/09/2023	16399	Ferg & Sinclair, Ltd.	Nelson's Case # 2022-CV-105	-118.00	341,636.74
Check	02/09/2023	16400	LUCAS ENDRES	January housekeeping	-325.00	341,311.74
Check	02/09/2023	16401	Joel Weiss	January mileage	-60.18	341,251.56
Check	02/09/2023	16402	RICK D ENDRES	January mileage	-226.95	341,024.61
Check	02/09/2023	16403	Bliss Sengbusch	January mileage	-23.77	341,000.84
Check	02/09/2023	16404	Janette Jacque	January mileage	-25.60	340,975.24
Check	02/09/2023	16405	Bobbie Guest	January mileage	-51.00	340,924.24
Check	02/09/2023	16406	Chippewa Valley Electric Coop	Application Fee	-20.00	340,904.24
Check	02/10/2023	Def ...	WISCONSIN DEFERRED COMP PRO...	DEF COMP for 2/9/23 payroll	-823.00	340,081.24
General Journal	02/13/2023	GL23...		Vision salaries & benefits - deposit	17.35	340,098.69
Deposit	02/14/2023			Deposit	20,013.33	360,112.02
Deposit	02/14/2023			Deposit	1,493.19	361,605.21
Deposit	02/14/2023			Deposit	1,185.77	362,790.98
Check	02/15/2023	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 2/9/23 payroll	-6,558.23	356,232.75
Check	02/21/2023	ACH	State of Wisconsin Health Insurance	March 2023 Health Insurance	-13,938.74	342,294.01
Deposit	02/21/2023			Deposit	555.00	342,849.01
General Journal	02/23/2023	payroll		Net Pay	-12,962.13	329,886.88
General Journal	02/23/2023	payroll		EE HSA - Pretax	-1,095.00	328,791.88
Check	02/24/2023	Def ...	WISCONSIN DEFERRED COMP PRO...	DEF COMP for 2/23/23 payroll	-675.00	328,116.88
Check	02/24/2023	WRS	WISCONSIN RETIREMENT SYSTEM	WRS Contribution for January 2023	-6,044.62	322,072.26
Check	02/27/2023	16421	Jessica Oleson-Bue	Reimbursements	-128.08	321,944.18
Check	02/27/2023	16422	ODP Business Solution - OFFICE DEP...	Billing ID 198318	-69.10	321,875.08
Check	02/27/2023	16423	MENARDS EAU CLAIRE EAST	Acct # 30530491 Inv # 14718	-43.79	321,831.29
Check	02/27/2023	16424	Rooney Printing	Inv # 99649	-165.00	321,666.29
Check	02/27/2023	16425	DEPARTMENT OF PUBLIC UTILITIES	11/1/22 - 2/1/23 water/sewer	-1,270.55	320,395.74
Check	02/27/2023	16426	ELAN FINANCIAL SERVICES	Acct # 4798 5100 6375 8326	-909.78	319,485.96
General Journal	02/27/2023	GL23...		Vision salaries & benefits - deposit	11.62	319,497.58
Check	02/27/2023	16433	Delta Dental	3/1 - 3/31/2023 Dental & Vision Plans	-274.58	319,223.00
Check	02/27/2023	16434	CCHA - Section 8	TRIP Pmts	-708.00	318,515.00
Check	02/28/2023	State...	WISCONSIN DEPT OF REVENUE	State tax - 1/31/23 period	-1,413.94	317,101.06
Deposit	02/28/2023			Deposit	71.07	317,172.13
Deposit	02/28/2023			Deposit	232.91	317,405.04
Deposit	02/28/2023			Deposit	16,298.97	333,704.01
Deposit	02/28/2023			Deposit	1,226.81	334,930.82
Deposit	02/28/2023			Deposit	110.00	335,040.82
Deposit	02/28/2023			Deposit	1,592.52	336,633.34
Deposit	02/28/2023			Deposit	2,310.00	338,943.34
Deposit	02/28/2023			Deposit	78.08	339,021.42
Check	02/28/2023	ACH ...	NORTHWESTERN BANK	ACH Fees February	-15.60	339,005.82
Total 112.1 - General/Mgmt					-22,038.02	339,005.82
Total 112.10 - NW Bank					-22,038.02	339,005.82
Total 112 - Cash Restricted					-22,038.02	339,005.82
<b>TOTAL</b>					<b>-22,038.02</b>	<b>339,005.82</b>

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03/21/23

Accrual Basis

**NEW Chippewa Co Housing Authority**  
**VISION Account QuickReport**  
As of February 28, 2023

Type	Date	Num	Name	Memo	Amount	Balance
112 - Cash Restricted						12,176.45
112.10 - NW Bank						12,176.45
112.15 - Vision						12,176.45
General Journal	02/13/2023	GL23084		Vision salaries & benefits - payment	-17.35	12,159.10
General Journal	02/27/2023	GL23088		Vision salaries & benefits - payment	-11.62	12,147.48
Total 112.15 - Vision					-28.97	12,147.48
Total 112.10 - NW Bank					-28.97	12,147.48
Total 112 - Cash Restricted					-28.97	12,147.48
<b>TOTAL</b>					<b>-28.97</b>	<b>12,147.48</b>

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03/21/23

Accrual Basis

**NEW Chippewa Co Housing Authority**  
**HCRI Account QuickReport**  
 As of February 28, 2023

Type	Date	Num	Name	Memo	Amount	Balance
112 · Cash Restricted						332,692.15
112.10 · NW Bank						332,692.15
112.11 · HCRI-No post account						332,692.15
112.114 · RL Homebuyer/Homeowner Asst						127,847.69
Total 112.114 · RL Homebuyer/Homeowner Asst						127,847.69
112.112 · HCRI-Admin RL						56,515.65
Total 112.112 · HCRI-Admin RL						56,515.65
112.111 · HCRI-Activity RENTAL/SEC.DEP						148,328.81
Deposit	02/06/2023			Deposit	2,393.00	150,721.81
Deposit	02/07/2023			Deposit	19.00	150,740.81
Check	02/09/2023	16407	E & B Rental Agency LLC	Security Deposit - Brandon Schoonover	-535.00	150,205.81
Check	02/09/2023	16408	Martin G. Maidment	Security Deposit - Grace Ford	-850.00	149,355.81
Deposit	02/13/2023			Deposit	1,604.48	150,960.29
Deposit	02/21/2023			Deposit	247.29	151,207.58
Check	02/27/2023	16427	Burlum, Mike & Skye	Refund TRIP	-247.29	150,960.29
Check	02/27/2023	16428	CCHA - Section 8	TRIP Payments	-411.48	150,548.81
Check	02/27/2023	16429	CCHA - Section 8	TRIP Payments	-2,393.00	148,155.81
Deposit	02/27/2023			Deposit	708.00	148,863.81
Total 112.111 · HCRI-Activity RENTAL/SEC.DEP					535.00	148,863.81
Total 112.11 · HCRI-No post account					535.00	333,227.15
Total 112.10 · NW Bank					535.00	333,227.15
Total 112 · Cash Restricted					535.00	333,227.15
<b>TOTAL</b>					<b>535.00</b>	<b>333,227.15</b>

03/21/23

# SECT 8

## Section 8 Account QuickReport

As of February 28, 2023

Type	Date	Num	Name	Amount	Balance
<b>1111 - Northwestern Bank</b>					388,501.26
<b>1111.1 - ADMIN ACCOUNT</b>					313,658.98
Deposit	02/01/2023			20,251.00	333,909.98
Check	02/10/2023	27034	CHIPPEWA COUNTY HOUSING AUTHORI...	-20,013.33	313,896.65
Deposit	02/15/2023			5,622.00	319,518.65
Check	02/27/2023	27036	CHIPPEWA COUNTY HOUSING AUTHORI...	-16,298.97	303,219.68
Check	02/28/2023	ACH Fee	NORTHWESTERN BANK	-28.95	303,190.73
Total 1111.1 - ADMIN ACCOUNT				-10,468.25	303,190.73
<b>1111.2 - NW CHECKING</b>					60,924.79
Deposit	02/01/2023			157,142.00	218,066.79
Check	02/01/2023	27016	RENT CHECKS	-1,380.00	216,686.79
Check	02/01/2023	27017	RENT CHECKS	-1,062.00	215,624.79
Check	02/01/2023	27018	RENT CHECKS	-611.00	215,013.79
Check	02/01/2023	27019	RENT CHECKS	-367.00	214,646.79
Check	02/01/2023	27021	RENT CHECKS	-152.00	214,494.79
Check	02/01/2023	27022	RENT CHECKS	-206.00	214,288.79
Check	02/01/2023	27023	RENT CHECKS	-713.00	213,575.79
Check	02/01/2023	27024	RENT CHECKS	-322.00	213,253.79
Check	02/01/2023	27025	RENT CHECKS	-353.00	212,900.79
Check	02/01/2023	27026	RENT CHECKS	-211.00	212,689.79
Check	02/01/2023	27027	RENT CHECKS	-600.00	212,089.79
Check	02/01/2023	27028	RENT CHECKS	-443.00	211,646.79
Check	02/01/2023	27029	RENT CHECKS	-564.00	211,082.79
Check	02/01/2023	27030	RENT CHECKS	-2,874.00	208,208.79
Check	02/01/2023	27031	RENT CHECKS	-700.00	207,508.79
Check	02/01/2023	27032	RENT CHECKS	-513.00	206,995.79
Check	02/01/2023	27033	RENT CHECKS	-578.00	206,417.79
Check	02/01/2023	Rent Checks	RENT CHECKS	-139,342.00	67,075.79
Payment	02/07/2023		ERDMAN, LYNN f	180.00	67,255.79
Payment	02/07/2023		PAPIC, BAJRA f	450.00	67,705.79
Payment	02/07/2023	5027	Perry, Jennifer / Hazelton, Travis - F	50.00	67,755.79
Payment	02/07/2023	1118	Bleskacek, Jocelyn (Daniel) f tripped	50.00	67,805.79
Payment	02/14/2023	10045	Hunsucker (Joyner), Jaclyn f	70.00	67,875.79
Payment	02/14/2023	77902009691	PAPIC, BAJRA f	110.00	67,985.79
Payment	02/21/2023		ERDMAN, LYNN f	11.00	67,996.79
Payment	02/21/2023		MCGARY, KIA f	40.00	68,036.79
Payment	02/21/2023	77904875103	Medina (Sessions), Bridgett f tripped	100.00	68,136.79
Payment	02/21/2023	77904875070	Medina (Sessions), Bridgett f tripped	195.00	68,331.79
Payment	02/21/2023	77904875114	Medina (Sessions), Bridgett f tripped	500.00	68,831.79
Payment	02/21/2023	77904875092	Medina (Sessions), Bridgett f tripped	500.00	69,331.79
Payment	02/21/2023	77904875081	Medina (Sessions), Bridgett f tripped	500.00	69,831.79
Payment	02/28/2023	785984	Brandstrom, Lillian f	233.00	70,064.79
Payment	02/28/2023	16434	Johnson, Kristin f TRIPPED	485.00	70,549.79
Payment	02/28/2023	16434	Mattison, Debra TRIPPED	223.00	70,772.79
Payment	02/28/2023	16429	BERG, MISTY f Tripped	829.00	71,601.79
Payment	02/28/2023	16429	Shilts, Bobbi Jo f tripped	393.00	71,994.79
Payment	02/28/2023	16429	Ripplinger, Britnee f Tripped	1,171.00	73,165.79
Payment	02/28/2023	16428	GLATCZAK-ADAMS, JOY f tripped	273.00	73,438.79
Payment	02/28/2023	16428	HALE. SHAUNTIA f Tripped	138.48	73,577.27
Payment	02/28/2023	77904875378	Medina (Sessions), Bridgett f tripped	200.00	73,777.27
Payment	02/28/2023	77904875389	Medina (Sessions), Bridgett f tripped	500.00	74,277.27
Total 1111.2 - NW CHECKING				13,352.48	74,277.27
<b>1111.5 - Mainstream HAP</b>					-4,026.00
Deposit	02/01/2023			12,642.00	8,616.00
Check	02/01/2023	27020	RENT CHECKS	-138.00	8,478.00
Check	02/01/2023	27030	RENT CHECKS	-536.00	7,942.00
Check	02/01/2023	27033	RENT CHECKS	-597.00	7,345.00
Check	02/01/2023	Rent Checks	RENT CHECKS	-12,406.00	-5,061.00
Total 1111.5 - Mainstream HAP				-1,035.00	-5,061.00
<b>1111.6 - Mainstream Admin</b>					-3,987.92
Deposit	02/01/2023			1,739.00	-2,248.92
Check	02/10/2023	27035	CHIPPEWA COUNTY HOUSING AUTHORI...	-1,493.19	-3,742.11

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**SECT 8**  
**Section 8 Account QuickReport**  
**As of February 28, 2023**

Type	Date	Num	Name	Amount	Balance
Check	02/27/2023	27037	CHIPPEWA COUNTY HOUSING AUTHORI...	-1,226.81	-4,968.92
Total 1111.6 · Mainstream Admin				-981.00	-4,968.92
1111 · Northwestern Bank - Other					21,931.41
Deposit	02/28/2023			31.79	21,963.20
Total 1111 · Northwestern Bank - Other				31.79	21,963.20
Total 1111 · Northwestern Bank				900.02	389,401.28
<b>TOTAL</b>				<b>900.02</b>	<b>389,401.28</b>

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Accrual Basis

**Home/RR/LTP/Self Help/TBRA**  
**Federal Account QuickReport**  
 As of February 28, 2023

Type	Date	Num	Name	Amount	Balance
<b>113 · Federal Funds-NW Bank Acct</b>					1,395,892.49
<b>115 · Shop Checking Account</b>					39,687.30
<b>115.1 · ACTIVITY</b>					37,193.70
Total 115.1 · ACTIVITY					37,193.70
<b>115.2 · ADMIN</b>					2,493.60
Total 115.2 · ADMIN					2,493.60
Total 115 · Shop Checking Account					39,687.30
<b>113.79 · LHR</b>					52,150.92
Total 113.79 · LHR					52,150.92
<b>113.82 · LHC</b>					25,977.48
Payment	02/28/2023	2228	Bruyette, Sharon - Birch Rental 3%:Bruyette, Shar...	286.23	26,263.71
Deposit	02/28/2023			24.77	26,288.48
Payment	02/28/2023	2229	Bruyette, Sharon - Maynard Rental 3%:Bruyette, S...	276.34	26,564.82
Deposit	02/28/2023			34.66	26,599.48
Total 113.82 · LHC				622.00	26,599.48
<b>113.799 · LHC/LHR Admin</b>					5,404.69
Total 113.799 · LHC/LHR Admin					5,404.69
<b>113.994 · TBRA</b>					-645.56
<b>113.089 · 2021 Activity</b>					-1,190.00
Check	02/01/2023	Dir Dep	TBRA RENT CHECKS	-2,161.00	-3,351.00
Check	02/27/2023	10491	CCHA	-71.07	-3,422.07
Total 113.089 · 2021 Activity				-2,232.07	-3,422.07
<b>113.088 · 2021 Admin</b>					-479.20
Check	02/27/2023	10490	CCHA	-232.91	-712.11
Check	02/28/2023	ACH ...	Northwestern Bank	-1.60	-713.71
Total 113.088 · 2021 Admin				-234.51	-713.71
<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>					2,105.84
Total 113.091 · 2016 ACTIVITY					2,105.84
Total 113.994 · TBRA				-2,466.58	-3,112.14
<b>113.952 · REV LOAN NSP</b>					50,520.78
Payment	02/14/2023	3726	Dukart (Eternick), Dan & Cora 90605:Current - 5%	305.49	50,826.27
Deposit	02/14/2023			217.51	51,043.78
Payment	02/14/2023	2203	Bohman, Daniel and Tina 90602:Current - 5%	325.53	51,369.31
Deposit	02/14/2023			174.47	51,543.78
Total 113.952 · REV LOAN NSP				1,023.00	51,543.78
<b>113.957 · Revolving loan Admin NSP</b>					28,812.82
Total 113.957 · Revolving loan Admin NSP					28,812.82
<b>113.81 · Other non revolving loan</b>					32,421.18
Deposit	02/07/2023			146.00	32,567.18
Deposit	02/14/2023			127.00	32,694.18
Deposit	02/14/2023			240.00	32,934.18
Deposit	02/28/2023			275.00	33,209.18
Deposit	02/28/2023			520.00	33,729.18
Deposit	02/28/2023			170.00	33,899.18
Total 113.81 · Other non revolving loan				1,478.00	33,899.18
<b>112.1 · RENTAL REHAB</b>					9,501.12
<b>112.16 · Rev. Loan Admin</b>					4,601.24

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Accrual Basis

**Home/RR/LTP/Self Help/TBRA**  
**Federal Account QuickReport**  
**As of February 28, 2023**

Type	Date	Num	Name	Amount	Balance
Total 112.16 · Rev. Loan Admin					4,601.24
<b>112.14 · Revolving Loan</b>					4,899.88
Payment	02/07/2023	2811	Venzke, Donald - 245 Pine 3%	198.65	5,098.53
Deposit	02/07/2023			8.51	5,107.04
Total 112.14 · Revolving Loan					5,107.04
Total 112.1 · RENTAL REHAB					9,708.28
<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>					1,159,530.02
<b>113.87 · Home Revolving Loan Funds</b>					950,987.34
Check	02/02/2023	ACH	WE ENERGIES	-33.63	950,953.71
Payment	02/07/2023	1238	Weycker, Jessica & Drangstveit, Jerid 5%	371.61	951,325.32
Deposit	02/07/2023			57.39	951,382.71
Payment	02/07/2023	4373	Svoma, Kris - 5%:current	212.75	951,595.46
Deposit	02/07/2023			227.40	951,822.86
Check	02/10/2023	10488	City of Cornell	-46.71	951,776.15
Payment	02/14/2023		Wozniak, Katie:2nd loan	250.00	952,026.15
Deposit	02/14/2023			140.00	952,166.15
Payment	02/14/2023	995325	Klenke, Melissa 5%:HOME Funds	143.48	952,309.63
Deposit	02/14/2023			66.52	952,376.15
Deposit	02/21/2023			3.00	952,379.15
Check	02/27/2023	10489	WHITE CITY GLASS	-619.00	951,760.15
Payment	02/28/2023	10031	Jepson, Lori:Jepson, Lori 5% Current	496.32	952,256.47
Deposit	02/28/2023			128.68	952,385.15
Payment	02/28/2023	6671	Isham, Diane E 5%:2nd Loan	234.97	952,620.12
Deposit	02/28/2023			6.03	952,626.15
Payment	02/28/2023	10021	REITAN, JOHN & TARA 5%:CURRENT	436.52	953,062.67
Deposit	02/28/2023			557.48	953,620.15
Payment	02/28/2023	995326	Klenke, Melissa 5%:HOME Funds	133.54	953,753.69
Deposit	02/28/2023			76.46	953,830.15
Payment	02/28/2023	2854...	Hale, Shauntia 5%:Current Portion	414.11	954,244.26
Deposit	02/28/2023			215.89	954,460.15
Check	02/28/2023	ACH	WE ENERGIES	-50.50	954,409.65
Total 113.87 · Home Revolving Loan Funds					954,409.65
<b>113.86 · Clark Co - HOME RLF</b>					163,132.00
<b>113.862 · Clark Co - HOME - Activity</b>					146,818.80
Total 113.862 · Clark Co - HOME - Activity					146,818.80
<b>113.861 · Clark Co - HOME - Admin</b>					16,313.20
Total 113.861 · Clark Co - HOME - Admin					16,313.20
Total 113.86 · Clark Co - HOME RLF					163,132.00
113.72 · Self/Help					-37.59
<b>113.77 · Admin</b>					46,848.14
Total 113.77 · Admin					46,848.14
<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					3,422.31
<b>113 · Federal Funds-NW Bank Acct - Other</b>					-18,563.86
Deposit	02/28/2023			219.83	-18,344.03
Total 113 · Federal Funds-NW Bank Acct - Other					-18,344.03
Total 113 · Federal Funds-NW Bank Acct					4,505.72
<b>TOTAL</b>					<b>1,400,398.21</b>