

PUBLIC MEETING NOTICE

**CHIPPEWA COUNTY HOUSING AUTHORITY
MONDAY, SEPTEMBER 18, 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, July 24, 2023 Meeting
 3. Schedule next meeting date – October 23, 2023
5. Reports:
 1. Informal Hearings for Rental Assistance Programs
 2. Update on CDBG Desk Monitoring
 3. Update on Results of TBRA Monitoring
 4. Update on Habitat for Humanity Partnership for New Construction
 5. Schedule Annual Hearing Regarding 5-Year PHA Plan
 6. Executive Director Employment Review
6. Business Items:
 1. Approval of the Financial Reports for July 2023
 2. Approval of the Financial Reports for August 2023
 3. Authorization to Decrease Payment Standards for Section 8 Program
 4. Authorization to Purchase Retirement Gift for A. Klingenberg
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, JULY 24, 2023 AT 3:30 P.M.
ROOM 016 OF THE CHIPPEWA COUNTY COURTHOUSE**

1. CALL TO ORDER

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

2. ROLL CALL

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

Members absent: None

Others present: Oleson-Bue

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Jankoski and McGill made a motion to approve the meeting agenda, minutes of the June 26, 2023 meeting as printed, and schedule the next meeting for August 28, 2023. Motion carried with all present voting aye.

5. REPORTS

1. Informal Hearings for Rental Assistance Programs: No addition to the written report.

2. CDBG Desk Monitoring: Oleson-Bue stated that she has not received the monitoring results so an update will be provided at a future meeting.

3. TBRA On-Site Monitoring: Oleson-Bue referenced the written report and reviewed the monitoring report that was included in the meeting packet. Oleson-Bue stated that she is preparing a response to the monitoring report to dispute the finding of potential non-compliance with the rent payment standard. Oleson-Bue stated that the Authority is administering the program in compliance with 24 CFR 92.209(h) and with the rules and regulations of the Section 8 Housing Choice Voucher program as described in the TBRA grant funding application. Oleson-Bue stated that she will provide an update at a future meeting.

4. TBRA 2023-2025 Grant Award: No addition to the written report.

6. BUSINESS ITEMS

1. Approval of the Profit and Loss Statement for May 2023: Oleson-Bue referenced the reports and noted that she neglected to include the profit and loss budget statement for May, so it should be approved at this meeting. McGill and Klingenberg made a motion to approve the profit and loss budget statement for May 2023 as printed. Motion carried with all present voting aye.

2. Approval of the Financial Reports for June 2023: Oleson-Bue noted that the program reimbursements have been processed for the first quarter and will be reflected in the profit and loss statement for July 2023. Hull called for questions. There were none. McGill and Danielson made a motion to approve the financial reports for June 2023 as printed. Motion carried with all present voting aye.

3. Resolution 2023-07: To Submit Application to Rutledge Charities for TBRA: Oleson-Bue referenced the written report, and stated that the TBRA program requires that grantees make a best effort to solicit 25% matching funds from non-federal sources. Oleson-Bue described the activities that can be counted toward the match requirement, including the annual funding allocation that is received from Rutledge Charities. Jankoski and McGill made a motion to approve resolution 2023-07. Motion carried with all present voting aye.

4. Resolution 2023-08: To Increase the Rent at Units Owned by Chippewa County Housing Authority: Oleson-Bue referenced the written report. Discussion included the HUD fair market rents and the subsidy determination for tenants assisted by the Section 8 voucher program. Oleson-Bue reviewed the rent increases that have occurred on the Authority's rental units over the past three years. Further discussion included the rents that are being charged in the private market compared with the rents charged for the

properties owned by the Authority. McGill and Klingenberg made a motion to approve resolution 2023-08. Motion carried with all present voting aye.

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

Hull called for agenda items for future consideration. Oleson-Bue stated that Klingenberg has submitted his resignation and that she will be working with the County to fill his seat representing the northwest portion of Chippewa County. Jankoski stated that the Authority sincerely appreciates the many years of service and commitment that Klingenberg has provided over the past 17 years. Klingenberg stated that he has greatly enjoyed working with the Authority. Danielson stated that she would like the Commission to consider a retirement gift at the next meeting. Hull called for additional agenda items for future consideration. There were none.

8. ADJOURNMENT

Jankoski and McGill made a motion to adjourn at 4:17 p.m. Motion carried with all present voting aye.

Respectfully Submitted,

Certified:

9/18/2023

Jessica Oleson-Bue
Executive Director/Secretary to the Commission

Chuck Hull
Chair

Date

**Attachment to the Agenda of the September 18, 2023 Meeting
Chippewa County Housing Authority (CCHA) Commission Meeting**

Reports:

1. **Informal Hearings for Rental Assistance Programs:** There were no informal hearings conducted since the last meeting, and no new requests for a hearing.
2. **Update on CDBG Desk Monitoring:** We received the results of the CDBG desk monitoring that began on 6/12/23. We received one finding and no concerns. The finding was in regard to the requirements for public notice of the Regional CDBG Housing Committee meetings. Since the responsibility for posting the agendas was disbursed among all the committee members for their respective counties, we had not been keeping documentation that the public notice requirement was being met. Moving forward, CCHA will send all meeting notices electronically to each of the ten counties and provide documentation to the State. The information regarding the monitoring results is included in the packet.
3. **Update on Results of TBRA Monitoring:** I sent a written response to our monitoring on 7/27/23 documenting how we have addressed the concern of insufficient client files and to dispute the finding of non-compliance with the TBRA rent payment standard. I explained, and provided documentation, that the method used for rent subsidy calculation is in accordance with the regulatory requirements and requested that the finding be rescinded. On 9/5/23, I received a response from the State that confirmed CCHA is properly calculating the rental subsidy and that the finding would be rescinded. I received an updated TBRA monitoring results letter that indicates "no findings and one concern." The updated monitoring results letter is included in the packet.
4. **Update on Habitat for Humanity Partnership for New Construction:** We solicited sealed bids for basement and flat work, but did not receive any. We modified the bid packet to extend the deadline to get the work completed by May 31, 2023 and we are back out for bid. We would prefer to get the basement poured before winter, but it will be dependent upon contractor availability. We are looking forward to getting started on this partnership with Chippewa Valley Habitat for Humanity to build affordable homes for low-to-moderate income families.
5. **Schedule Annual Hearing Regarding 5-Year PHA Plan:** In previous years, we have changed or combined the November and December meetings since the 4th Monday of these months fall near the Thanksgiving and Christmas holidays. We need to publish notice at least 45 days in advance of the December meeting for our annual hearing to review our 5-year PHA plan. Typically we have held the annual hearing on the same day of the regular Commission meeting with the annual hearing to begin at 3:30 p.m. and the Commission meeting to immediately follow. I'm proposing we combine the November and December meetings for 2023 and hold the meeting on Monday, 12/4/23, OR Monday, 12/11/23 OR Monday, 12/18/23.
6. **Executive Director Employment Review:** I have been spending time taking notes on what is going well and challenges/goals that I am working toward for discussion with the Commission at this meeting. This conversation will serve as the annual executive director review and will not be tied to any increased pay or compensation.

Business Items:

1. **Approval of the Financial Reports for July 2023:** The July financials are included in the meeting packet.

2. **Approval of the Financial Reports for August 2023:** The August financials are included in the meeting packet.
3. **Authorization to Decrease Payment Standards for Section 8 Program:** The Authority is currently operating under a HUD waiver for the Section 8 voucher program which is in place through 12/31/23 that allows the Authority to utilize payment standards up to 120% of the Fair Market Rents (FMRs). Typically, the Authority's payment standards must be between 90% - 110% of the FMRs. The new FMRs were published, and they increased significantly again this year, but we will need to decrease our payment standards for 4 and 5 bedroom units effective 1/1/24 so that we are back in compliance with the requirements when the HUD waiver expires at the end of this year. We will not need to make a change to the 0, 1, 2 and 3 bedroom units because the FMRs increased enough that we are back within the acceptable range already. We only have 9 participants who are using a 4 or 5 bedroom voucher and their payment standard will not decrease for 2 years (per Section 8 regulations) but the decreased payment standards would apply immediately to any new voucher holders starting on 1/1/24. Here is a chart of the current and proposed payment standards:

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
FY 2024 FMR	\$777	\$833	\$1,039	\$1,427	\$1,555	\$1,788
Current payment standard	\$766	\$859	\$1,096	\$1,492	\$1,712	\$1,969
Proposed payment standard	\$766	\$859	\$1,096	\$1,492	\$1,632	\$1,877

4. **Authorization to Purchase Retirement Gift for A. Klingenberg:** Art Klingenberg served on the Housing Authority Commission for 17 years, from 5/1/06 - 8/1/23. At the last meeting, Danielson asked for this to be placed on the agenda as a business item to authorize the purchase of a retirement gift.



STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION

Tony Evers, Governor
Kathy Blumenfeld, Secretary
Susan Brown, Division Administrator

July 27, 2023

Mr. Dean Gullickson, County Board Chairman
Chippewa County
711 N. Bridge St
Chippewa Falls, WI 54729

RE: Chippewa County, Community Development Block Grant for West Central Housing Region
Desk Monitoring for HSG 22-07

Dear Mr. Gullickson:

This letter is to follow up the review of the County's West Central Housing Region (CDBG-HSG) Project funded by the Division of Energy, Housing and Community Resources Community Development Block Grant Program, Grant Agreement HSG 22-07. We would like to thank Program Administrator Jessica Oleson-Bue and her staff from Chippewa County Housing Authority, for the assistance provided. They were very helpful in providing information and project documentation for our review.

During the desk monitoring, the Division reviewed the following files:

- Administration
- National Objective Compliance
- Grant Agreement
- Procurement and Contracting
- Fair Housing Compliance
- Financial Management
- Reporting
- Acquisition and Relocation
- Outreach
- Project Files
-

The monitoring review resulted in one (1) finding and no concerns. A finding represents an issue of non-compliance with CDBG policy or regulatory requirements. A concern represents an issue with documentation or procedure that does not necessarily represent non-compliance with the CDBG policies, implementation manual or regulations, but must be addressed to ensure compliance so the item does not rise to a later finding. Enclosed, please find more detailed information, including recommended corrective actions. Please review this report carefully and respond in writing within 30 calendar days from the date of this letter. Your response must be on municipal letterhead signed by you and include proposed implementation of the corrective action and a proposed timeline, if not resolved prior to the aforementioned deadline.

July 27, 2023

Page 2 of 3

Please contact me at (608)261.7744, or via email at: Cassandra.Dobson1@Wisconsin.gov, if you have any questions.

Sincerely,

Cassandra Dobson, Grant Specialist-Advanced
Bureau of Community Development
Division of Energy, Housing and Community Resources

cc: Jaclyn Sadler, Chippewa County Clerk
Jessica Oleson-Bue, Executive Director, Chippewa County Housing Authority
Tamra Fabian, Section Chief, Bureau of Community Development

FINDING #1

Chippewa County CDBG Desk Monitoring, July 26, 2023
Grant Agreement HSG 22-07

CONDITION	Public notice is not being provided for Housing Committee Meetings
CRITERIA	Wisconsin State Statutes 19.83(1) and 19.84(1)
EFFECT	Chippewa County is out of compliance with the State Statutes for Public notice of meetings of governmental bodies.
CORRECTIVE ACTION	Chippewa County must ensure every meeting of a governmental body shall be preceded by public notice as provided in Wisconsin State Statute 19.84(1).

Chippewa County must submit documentation that the next three Housing committee meetings meet these criteria. Document submission to resolve this concern should be emailed to CDBG Project Representative Casey Dobson at:
Cassandra.Dobson1@Wisconsin.gov within 10 days following a held meeting.



STATE OF WISCONSIN

DEPARTMENT OF ADMINISTRATION

Tony Evers, Governor
Kathy Blumenfeld, Secretary
Susan Brown, Division Administrator

July 31, 2023

Mr. Dean Gullickson, County Board Chairman
Chippewa County
711 N. Bridge St
Chippewa Falls, WI 54729

RE: Chippewa County Community Development Block Grant Housing Program
Desk Monitoring HSG 22-07 Response Approval

Dear Mr. Gullickson:

This letter serves as notice of approval of Chippewa County's response to the monitoring results letter issued by the Division of Energy, Housing and Community Resources (DEHCR) on July 28, 2023.

Chippewa County completed the following corrective actions:

FINDING #1: Public Notice is not being provided for Housing Committee Meetings.

The West Central Wisconsin CDBG Housing Region Policy and Procedures Manual designated that notices of the Housing Committee meetings will be posted in the County Courthouse for each of the members of the Region and that committee members are responsible for posting notices in their respective counties. The grant administrator, Chippewa County Housing Authority (CCHA), did not maintain evidence/documentation since the task was disbursed among the committee members, who typically provided a hard copy of the meeting notice to their respective County Clerks.

ACTION: During the April 6, 2023 Housing Committee meeting, changes were made to the West Central Wisconsin CDBG Housing Region Policy and Procedures Manual to designate that the grant administrator, CCHA, will be responsible for sending the notices to the County Clerk in each of the ten counties and also to the newspaper for informational purposes, but not official publication. Moving forward, CCHA will maintain documentation to show that the open public meeting requirements have been met for each committee meeting. Per the requirement noted in the monitoring report, CCHA will submit documentation to the CDBG Project Representative for the next three Housing Committee meetings within ten (10) days following a held meeting.

July 31, 2023
Douglas County Desk Monitoring Response Approval
Page 2 of 2

The County's response letter and documentation provided has been reviewed. The finding identified during the desk monitoring have been addressed and the monitoring is now considered closed.

A copy of this letter should be placed in your administrative file.

Please contact me at (608) 261.7744 or Cassandra.Dobson1@Wisconsin.gov if you have any questions.

Sincerely,

CASEY DOBSON

Cassandra Dobson, Grant Specialist-Advanced
Bureau of Community Development
Division of Energy, Housing and Community Resources

cc: Jaclyn Sadler, Chippewa County Clerk
Jessica Oleson-Bue, Executive Director, Chippewa County Housing Authority
Tamra Fabian, Section Chief, Bureau of Community Development



STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION

Tony Evers, Governor
Kathy Blumenfeld, Secretary
Susan Brown, Division Administrator

July 7, 2023

Jessica Oleson-Bue
Executive Officer
Chippewa County Housing Authority
711 N. Bridge Street, Room #14
Chippewa Falls, WI 54729-1845

RE: Monitoring Report for Chippewa County Housing Authority
HOME Tenant-Based Rental Assistance (TBRA), Contracts #21-04 and #22-04

Dear Ms. Oleson-Bue,

This letter is to follow up on the review of the TBRA program funded by the Department of Administration (DOA), Division of Energy, Housing and Community Resources (DEHCR) and administered by Chippewa County Housing Authority, TBRA Contracts #21-04 and #22-04.

As part of the monitoring process, the Division reviewed the following items:

- Completed TBRA program and general monitoring questionnaires
- Required policies, procedures, and other miscellaneous items
- Three (3) client files
- An example of a payroll record
- Itemized list and backup documentation for one month's TBRA expenditure report
- Two (2) HQS inspections conducted on TBRA client units

The monitoring review resulted in **no findings** and **one (1) concern**. A finding represents an issue of non-compliance with TBRA policy or regulatory requirements. A concern represents an issue with documentation or procedure that does not necessarily represent non-compliance with TBRA policies, implementation manual or regulations, but must be addressed to ensure compliance so the item does not rise to a later finding. Enclosed, please find more detailed information, including recommended corrective actions. Please review this report carefully and respond in writing within 30 calendar days from the date of this letter. Your response must include proposed implementation of the corrective action and a proposed timeline, if not resolved prior to the deadline.

If you have any questions, please contact me via email at Dana.Wallace1@wisconsin.gov or by phone at (608) 261-7013.

Sincerely,

Dana Wallace

Dana Wallace
Grants Specialist
Division of Energy, Housing and Community Resources

CONCERN #1

Chippewa County Housing Authority
Tenant-Based Rental Assistance (TBRA) Program
Onsite Monitoring – June 29, 2023
TBRA Contracts #21-04 & #22-04

CONDITION Insufficient Client Files

Client File #51DB12D68

- Missing signature on verification of homelessness form
- Missing lease addendum
- Missing VAWA addendum
- Incomplete HMIS release of information form
- Missing Fair Market Rent flexibility documentation
- Missing standard lead-based paint disclosure form

Client File #0507F6366

- Incomplete verification of homelessness form
- Missing date on rental coupon
- Missing standard lead-based paint disclosure form

Client File #C92A9C720

- Missing signature on verification of homelessness form
- Missing Fair Market Rent flexibility documentation
- Missing standard lead-based paint disclosure form

CRITERIA TBRA Monitoring Client File Checklist

CAUSE Chippewa County Housing Authority's client files were insufficient/missing required documentation.

EFFECT Full compliance with TBRA program requirements could not be verified.

CORRECTIVE ACTION The reviewed client files cannot be corrected retroactively. Current and future client files must contain all required documentation and completed components.

To resolve this concern, Chippewa County Housing Authority must notify program staff of the TBRA client file requirements. Chippewa County Housing Authority must disclose to DEHCR when all program staff have been notified of the requirements. They must also disclose their plan to ensure that TBRA client file requirements will be adhered to in the future.

Chippewa County Housing Authority's document submission to resolve this concern should be emailed to Dana Wallace at Dana.Wallace1@wisconsin.gov within 30 days of the date of this letter.



STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION

Tony Evers, Governor
Kathy Blumenfeld, Secretary
Susan Brown, Division Administrator

September 5, 2023

Jessica Oleson-Bue
Executive Director
Chippewa County Housing Authority
711 N. Bridge Street, Room #14
Chippewa Falls, WI 54729-1845

RE: Closeout Monitoring Report for Chippewa County Housing Authority
HOME Tenant-Based Rental Assistance (TBRA), Contracts #21-04 & #22-04

Dear Ms. Oleson-Bue,

This letter is to follow up on the review of the TBRA program funded by the Department of Administration (DOA), Division of Energy, Housing and Community Resources (DEHCR) that took place on **Thursday, June 29, 2023**. All monitoring items have been addressed and no further action is required to complete this monitoring.

Thank you for all the help and cooperation you and your staff have given us. DEHCR appreciates the continued effort that your agency has provided to assist the people of Wisconsin.

If you have any questions, please contact me via email at Dana.Wallace1@wisconsin.gov or by phone at (608) 261-7013.

Sincerely,

Dana Wallace

Dana Wallace
Grants Specialist
Division of Energy, Housing and Community Resources

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

	Jul 23	Budget	Apr - Jul 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
700 · Administrative Fees-715	12,681.68	12,333.34	21,495.34	20,833.36	72,900.00
704 · Interest Income-712	70.04	1,000.00	6,836.21	4,000.00	12,000.00
705 · Donation income-715	0.00	0.00	0.00	0.00	5,000.00
715 · Other Revenue-715	0.00	100.00	0.00	100.00	400.00
731 · TBRA Admin-715	218.03	466.66	611.55	1,066.66	4,800.00
738 · Admin Income-715	71,974.60	119,725.00	111,245.60	123,225.00	530,400.00
Total Income	84,944.35	133,625.00	140,188.70	149,225.02	625,500.00
Gross Profit	84,944.35	133,625.00	140,188.70	149,225.02	625,500.00
Expense					
900.4 · TBRA Project Expenses	0.00		1,500.00		
909 · Contract Service-973	-3,643.36	700.00	1,950.00	1,825.00	5,150.00
910 · CCHA Per Diem-973	280.00	105.00	280.00	420.00	1,260.00
911 · Salaries-911	-1,459.90	31,820.32	137,586.87	127,281.28	388,048.00
912 · Audit Fees-912	3,125.00	0.00	3,125.00	0.00	8,663.00
915 · Employee Benefits-915	617.92	14,779.09	52,110.68	59,116.36	177,349.00
916 · Other Operating-Admin-916	1,240.78	1,375.16	4,655.02	5,500.64	16,502.00
943 · Maintenance-Contract Costs-973	1,652.82	2,175.00	3,702.82	8,700.00	26,100.00
961 · Insurance Expenses-961	63.00	164.66	93.00	658.64	1,976.00
962 · Other General Expenses-962	-5,940.49	30.82	4,965.95	123.28	370.00
9999 · Suspense AC Will Clear	-41,418.95		-25,943.95		
Total Expense	-45,483.18	51,150.05	184,025.39	203,625.20	625,418.00
Net Ordinary Income	130,427.53	82,474.95	-43,836.69	-54,400.18	82.00
Other Income/Expense					
Other Expense					
999 · Capital Replacements	3,174.00	0.00	3,622.00	0.00	0.00
Total Other Expense	3,174.00	0.00	3,622.00	0.00	0.00
Net Other Income	-3,174.00	0.00	-3,622.00	0.00	0.00
Net Income	127,253.53	82,474.95	-47,458.69	-54,400.18	82.00

RECEIPTS AND DISBURSEMENTS

STATEMENT ENDING JULY 2023

	TOTAL	General Management Account	VISION Account	HCRI Programs Account	Section 8 Account	Federal Programs Account
BALANCE	\$2,145,408.99	\$300,050.43	\$14,397.48	\$326,072.47	\$408,694.74	\$1,096,193.87
RECEIPTS	\$412,258.83	\$208,365.35	\$0.00	\$2,110.80	\$193,417.42	\$8,365.26
DISBURSEMENTS	\$427,512.19	\$88,575.43	\$0.00	\$12,285.80	\$237,066.79	\$89,584.17
BALANCE	\$2,130,155.63	\$419,840.35	\$14,397.48	\$315,897.47	\$365,045.37	\$1,014,974.96
Math check	\$2,130,155.63					
				First Time Homebuyer		Rental Rehab
				Tax/Mortgage		Lease Purchase
				HELP loans		Self-Help
						First Time Homebuyer
						YouthBuild
Certified:						
			9/18/2023			
			Date			
Chairman						

8:19 AM

09/14/23

Accrual Basis

NEW Chippewa Co Housing Authority GENERAL MANAGEMENT Account QuickReport

As of July 31, 2023

Type	Date	Num	Name	Memo	Amount	Balance
112 - Cash Restricted						300,050.43
112.10 - NW Bank						300,050.43
112.1 - General/Mgmt						300,050.43
Check	07/06/2023	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 6/29/23 payroll	-4,537.07	295,513.36
Deposit	07/06/2023			Deposit	330.00	295,843.36
Deposit	07/06/2023			Deposit	25.00	295,868.36
Deposit	07/06/2023			Deposit	125.00	295,993.36
Payment	07/06/2023	1280198784	Nelson, Josh & Tanya:Nelson, Josh & Tanya Mgmt	payoff 7/6/2023	10,354.96	306,348.32
Deposit	07/06/2023			Deposit	41,393.95	347,742.27
Check	07/07/2023	ACH	Verizon Wireless	Acct # 442197098-00001	-94.23	347,648.04
Deposit	07/11/2023			Deposit	225.00	347,873.04
Check	07/11/2023	16573	Andy Clay	June inspection	-1,184.00	346,689.04
Check	07/11/2023	16574	Art Klingenberg	Mileage & per diem	-110.80	346,578.24
Check	07/11/2023	16575	Bauman Associates, Ltd	April, May & June accounting services	-1,500.00	345,078.24
Check	07/11/2023	16578	Chippewa Valley Electric Coop		-39.30	345,038.94
Check	07/11/2023	16579	Chippewa Valley Lawn Care	Lawn care	-1,125.00	343,913.94
Check	07/11/2023	16581	CliftonLarsonAllen LLP	3/31/2023 Audit	-6,250.00	337,663.94
Check	07/11/2023	16582	Colleen Danielson	Apr - Jun mileage & per diem	-193.74	337,470.20
Check	07/11/2023	16583	DAVID JANKOSKI	Apr - Jun mileage & per diem	-184.56	337,285.64
Check	07/11/2023	16585	GFL Environmental	Cust # UE-424052 Inv # UE-477068	-938.85	336,346.79
Check	07/11/2023	16586	HOUSING AUTHORITY ACCOUNTING SPECIALIS...		-1,278.68	335,068.11
Check	07/11/2023	16588	Janette Jacque	Mileage reimbursement	-51.00	335,017.11
Check	07/11/2023	16589	Joel Weiss	Mileage reimbursement	-12.75	335,004.36
Check	07/11/2023	16591	RICK D ENDRES	Mileage reimbursement	-137.19	334,867.17
Check	07/11/2023	16592	Securian Financial Group	Policy # 002832L & 76038	-261.20	334,605.97
General Journal	07/13/2023	payroll		Net Pay	-14,623.53	319,982.44
General Journal	07/13/2023	payroll		EE HSA - Pretax	-395.00	319,587.44
Check	07/14/2023	Def Comp	WISCONSIN DEFERRED COMP PROGRAM	DEF COMP for 7/13/23 payroll	-675.00	318,912.44
Deposit	07/18/2023			Deposit	660.00	319,572.44
Deposit	07/18/2023			Deposit	313.36	319,885.80
Check	07/19/2023	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 7/13/23 payroll	-4,648.28	323,470.79
Check	07/20/2023	ACH	State of Wisconsin Health Insurance	August 2023 Health Insurance	-14,781.10	308,689.69
General Journal	07/24/2023	GL24019		4/1 - 6/30/23 HCRI Admin - deposit	1,137.00	309,826.69
Check	07/24/2023	16596	CHIPPEWA COUNTY TREASURER	2nd Quarter	-8,280.98	301,545.71
Check	07/24/2023	16598	Cincinnati Insurance	Insurance	-63.00	301,482.71
Check	07/24/2023	16600	Delta Dental		-301.28	301,181.43
Check	07/24/2023	16601	ELAN FINANCIAL SERVICES	Theresa (Art) Klingenberg - memorial flowers	-98.62	301,082.81
Check	07/24/2023	16602	Joel Weiss	TBRA Kleenex & Lysol wipe reimbursement	-50.43	301,032.38
Deposit	07/25/2023			Deposit	8,858.56	309,890.94
Payment	07/25/2023	1068	Chippewa County CDBG	pmt 7/25/2023	4,445.50	314,336.44
Deposit	07/25/2023			Deposit	1,110.00	315,446.44
Payment	07/25/2023	10510	Home AR	pmt 7/25/2023	26,780.06	342,226.50
Payment	07/25/2023	10510	NSP	pmt 7/25/2023	5,606.90	347,833.40
Deposit	07/25/2023			Deposit	164.93	347,998.33
Deposit	07/25/2023			Deposit	708.00	348,706.33
Deposit	07/25/2023			Deposit	60,331.49	409,037.82
Check	07/25/2023	WRS	WISCONSIN RETIREMENT SYSTEM	WRS Contribution for June 2023	-8,977.21	400,060.61
General Journal	07/27/2023	payroll		Net Pay	-14,568.71	385,491.90
General Journal	07/27/2023	payroll		EE HSA - Pretax	-395.00	385,096.90
Check	07/28/2023	Def Comp	WISCONSIN DEFERRED COMP PROGRAM	DEF COMP for 7/27/23 payroll	-675.00	384,421.90
Check	07/28/2023	ACH	XCEL ENERGY	Acct # 52-0014550538-1 738 Maple St	-24.99	384,396.91
Check	07/31/2023	State Tax	WISCONSIN DEPT OF REVENUE	State tax - 6/30/23 period	-2,104.53	382,292.38
General Journal	07/31/2023	GL24031		1st Quarter Reimbursement	612.00	382,904.38
General Journal	07/31/2023	GL24031		1st Quarter Reimbursement	4,545.92	387,450.30
General Journal	07/31/2023	GL24031		1st Quarter Reimbursement	506.97	387,957.27
General Journal	07/31/2023	GL24031		1st Quarter Reimbursement	129.50	388,086.77
General Journal	07/31/2023	GL24031		1st Quarter Reimbursement	1,491.17	389,577.94
General Journal	07/31/2023	GL24031		1st Quarter Reimbursement	1,250.00	390,827.94
General Journal	07/31/2023	GL24031		1st Quarter Reimbursement	325.00	391,152.94
General Journal	07/31/2023	GL24031		1st Quarter Reimbursement	4,511.89	395,664.83
General Journal	07/31/2023	GL24031		1st Quarter Reimbursement	1,638.12	397,302.95
General Journal	07/31/2023	GL24031		1st Quarter Reimbursement	10,195.64	407,498.59
General Journal	07/31/2023	GL24031		1st Quarter Reimbursement	3,214.67	410,713.26
General Journal	07/31/2023	GL24031		1st Quarter Reimbursement	5,771.45	416,484.71
General Journal	07/31/2023	GL24031		1st Quarter Reimbursement	3,300.00	419,784.71
Deposit	07/31/2023			Deposit	70.04	419,854.75
Check	07/31/2023	ACH Fees	NORTHWESTERN BANK	ACH Fees July	-14.40	419,840.35
Total 112.1 - General/Mgmt					119,789.92	419,840.35
Total 112.10 - NW Bank					119,789.92	419,840.35
Total 112 - Cash Restricted					119,789.92	419,840.35
TOTAL					119,789.92	419,840.35

NEW Chippewa Co Housing Authority
VISION Account QuickReport
As of July 31, 2023

Type	Date	Num	Name	Memo	Amount	Balance
112 · Cash Restricted						14,877.48
112.10 · NW Bank						14,877.48
112.15 · Vision						14,877.48
Total 112.15 · Vision						14,877.48
Total 112.10 · NW Bank						14,877.48
Total 112 · Cash Restricted						14,877.48
TOTAL						14,877.48

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09/14/23

Accrual Basis

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

Type	Date	Num	Name	Memo	Amount	Balance
112 - Cash Restricted						326,072.47
112.10 - NW Bank						326,072.47
112.11 - HCRI-No post account						326,072.47
112.114 - RL Homebuyer/Homeowner Asst						120,267.69
Check	07/11/2023	16576	CHIPPEWA COUNTY REGISTER OF DEEDS	Baist, Aimee & Mike - filing fee	-30.00	120,237.69
Check	07/11/2023	16590	Legends Title Services	Baist, Aimee & Mike - down payment assistance	-11,000.00	109,237.69
Total 112.114 - RL Homebuyer/Homeowner Asst					-11,030.00	109,237.69
112.112 - HCRI-Admin RL						56,555.78
General Journal	07/24/2023	GL24018		Admin portion of income rec'd 4/1 - 6/30/23	118.80	56,674.58
General Journal	07/24/2023	GL24019		4/1 - 6/30/23 HCRI Admin - payment	-1,137.00	55,537.58
Total 112.112 - HCRI-Admin RL					-1,018.20	55,537.58
112.111 - HCRI-Activity RENTAL/SEC.DEP						149,249.00
Deposit	07/06/2023			Deposit	19.00	149,268.00
Deposit	07/17/2023			Deposit	1,948.00	151,216.00
Deposit	07/18/2023			Deposit	25.00	151,241.00
General Journal	07/24/2023	GL24018		Admin portion of income rec'd 4/1 - 6/30/23	-118.80	151,122.20
Total 112.111 - HCRI-Activity RENTAL/SEC.DEP					1,873.20	151,122.20
Total 112.11 - HCRI-No post account					-10,175.00	315,897.47
Total 112.10 - NW Bank					-10,175.00	315,897.47
Total 112 - Cash Restricted					-10,175.00	315,897.47
TOTAL					-10,175.00	315,897.47

09/14/23

SECT 8

Section 8 Account QuickReport

As of July 31, 2023

Type	Date	Num	Name	Amount	Balance
1111 · Northwestern Bank					408,694.74
1111.1 · ADMIN ACCOUNT					337,616.37
Deposit	07/03/2023			20,759.00	358,375.37
Check	07/24/2023	27150	CHIPPEWA COUNTY HOUSING AUTHORI...	-56,108.14	302,267.23
Deposit	07/31/2023			35.42	302,302.65
Check	07/31/2023	ACH Fee	NORTHWESTERN BANK	-22.30	302,280.35
Total 1111.1 · ADMIN ACCOUNT				-35,336.02	302,280.35
1111.2 · NW CHECKING					52,491.97
Deposit	07/03/2023			157,482.00	209,973.97
Check	07/03/2023	Rent Checks	RENT CHECKS	-154,280.00	55,693.97
Check	07/03/2023	27131	RENT CHECKS	-540.00	55,153.97
Check	07/03/2023	27132	RENT CHECKS	-1,509.00	53,644.97
Check	07/03/2023	27133	RENT CHECKS	-332.00	53,312.97
Check	07/03/2023	27134	RENT CHECKS	-593.00	52,719.97
Check	07/03/2023	27135	RENT CHECKS	-302.00	52,417.97
Check	07/03/2023	27136	RENT CHECKS	-295.00	52,122.97
Check	07/03/2023	27137	RENT CHECKS	-480.00	51,642.97
Check	07/03/2023	27138	RENT CHECKS	-688.00	50,954.97
Check	07/03/2023	27139	RENT CHECKS	-211.00	50,743.97
Check	07/03/2023	27140	RENT CHECKS	-463.00	50,280.97
Check	07/03/2023	27141	RENT CHECKS	-482.00	49,798.97
Check	07/03/2023	27142	RENT CHECKS	-2,794.00	47,004.97
Check	07/03/2023	27143	RENT CHECKS	-240.00	46,764.97
Check	07/03/2023	27145	RENT CHECKS	-187.00	46,577.97
Check	07/03/2023	27146	RENT CHECKS	-236.00	46,341.97
Check	07/03/2023	27147	RENT CHECKS	-212.00	46,129.97
Check	07/03/2023	27148	RENT CHECKS	-253.00	45,876.97
Check	07/03/2023	27149	RENT CHECKS	-514.00	45,362.97
Payment	07/06/2023		Balsiger, Martino f tripped	15.00	45,377.97
Payment	07/06/2023	16561	Bleskacek, Jocelyn (Daniel) f tripped	664.00	46,041.97
Payment	07/06/2023	16561	KING, KIMBERLY f TRIPPED	24.00	46,065.97
Payment	07/06/2023	916721	CHARLES, ERIC f	78.00	46,143.97
Payment	07/11/2023	5033	Perry, Jennifer / Hazelton, Travis - F	50.00	46,193.97
Payment	07/11/2023	10055	Hunsucker (Joyner), Jaclyn f	70.00	46,263.97
Payment	07/18/2023		SCHEIDLER, ERIKA f	456.00	46,719.97
Payment	07/25/2023	1006	Murray, Lori f TRIPPED	50.00	46,769.97
Payment	07/25/2023		Fry, Ashley f	216.00	46,985.97
Total 1111.2 · NW CHECKING				-5,506.00	46,985.97
1111.5 · Mainstream HAP					-1,595.00
Deposit	07/03/2023			11,775.00	10,180.00
Check	07/03/2023	Rent Checks	RENT CHECKS	-11,435.00	-1,255.00
Check	07/03/2023	27142	RENT CHECKS	-529.00	-1,784.00
Check	07/03/2023	27144	RENT CHECKS	-138.00	-1,922.00
Total 1111.5 · Mainstream HAP				-327.00	-1,922.00
1111.6 · Mainstream Admin					-1,781.80
Deposit	07/03/2023			1,743.00	-38.80
Check	07/24/2023	27150	CHIPPEWA COUNTY HOUSING AUTHORI...	-4,223.35	-4,262.15
Total 1111.6 · Mainstream Admin				-2,480.35	-4,262.15
1111 · Northwestern Bank - Other					21,963.20
Total 1111 · Northwestern Bank - Other					21,963.20
Total 1111 · Northwestern Bank				-43,649.37	365,045.37
TOTAL				-43,649.37	365,045.37

11:19 AM

09/13/23

Accrual Basis

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

Type	Date	Num	Name	Amount	Balance
113 - Federal Funds-NW Bank Acct					1,096,193.87
115 - Shop Checking Account					39,687.30
115.1 - ACTIVITY					37,193.70
General Journal	07/24/2023	GL2401		0.00	37,193.70
Total 115.1 - ACTIVITY				0.00	37,193.70
115.2 - ADMIN					2,493.60
General Journal	07/24/2023	GL2401		0.00	2,493.60
Total 115.2 - ADMIN				0.00	2,493.60
Total 115 - Shop Checking Account				0.00	39,687.30
113.79 - LHR					52,150.92
General Journal	07/24/2023	GL2401		0.00	52,150.92
Total 113.79 - LHR				0.00	52,150.92
113.82 - LHC					28,714.28
Payment	07/11/2023	502	Bruyette, Sharon - Birch Rental 3%:Bruyette, Sharon ...	287.90	29,002.18
Deposit	07/11/2023			23.10	29,025.28
Payment	07/11/2023	501	Bruyette, Sharon - Maynard Rental 3%:Bruyette, Shar...	277.28	29,302.56
Deposit	07/11/2023			33.72	29,336.28
General Journal	07/24/2023	GL2401		124.40	29,460.68
Total 113.82 - LHC				746.40	29,460.68
113.799 - LHC/LHR Admin					5,155.89
General Journal	07/24/2023	GL2401		0.00	5,155.89
General Journal	07/24/2023	GL2401		-124.40	5,031.49
Total 113.799 - LHC/LHR Admin				-124.40	5,031.49
113.994 - TBRA					-477.56
113.087 - 2022 Activity					0.00
Check	07/01/2023	Rent Che...	TBRA RENT CHECKS	-2,086.00	-2,086.00
Total 113.087 - 2022 Activity				-2,086.00	-2,086.00
113.086 - 2022 Admin					0.00
Check	07/31/2023	ACH Fees	Northwestern Bank	-1.60	-1.60
Total 113.086 - 2022 Admin				-1.60	-1.60
113.089 - 2021 Activity					-2,101.00
Check	07/11/2023	10507	CCHA	-95.33	-2,196.33
Total 113.089 - 2021 Activity				-95.33	-2,196.33
113.088 - 2021 Admin					-482.40
Check	07/11/2023	10507	CCHA	-218.03	-700.43
Total 113.088 - 2021 Admin				-218.03	-700.43
113.091 - 2016 ACTIVITY					2,105.84
Total 113.091 - 2016 ACTIVITY					2,105.84
Total 113.994 - TBRA				-2,400.96	-2,878.52
113.952 - REV LOAN NSP					2,103.88
Payment	07/18/2023	3731	Dukart (Eternick), Dan & Cora 90605:Current - 5%	290.83	2,394.71
Deposit	07/18/2023			232.17	2,626.88
Payment	07/18/2023	2229	Bohman,Daniel and Tina 90602:Current - 5%	369.70	2,996.58
Deposit	07/18/2023			130.30	3,126.88
General Journal	07/24/2023	GL2401		-306.90	2,819.98
Check	07/24/2023	10512	Mike Woodford dba MJW Enterprisies	-52,520.83	-49,700.85
Total 113.952 - REV LOAN NSP				-51,804.73	-49,700.85
113.957 - Revolving loan Admin NSP					16,538.70
General Journal	07/24/2023	GL2401		306.90	16,845.60

11:19 AM

09/13/23

Accrual Basis

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

Type	Date	Num	Name	Amount	Balance
Check	07/24/2023	10510	CCHA	-5,606.90	11,238.70
Total 113.957 · Revolving loan Admin NSP				-5,300.00	11,238.70
113.81 · Other non revolving loan					39,421.18
Deposit	07/11/2023			146.00	39,567.18
Deposit	07/18/2023			170.00	39,737.18
Deposit	07/18/2023			127.00	39,864.18
Deposit	07/18/2023			240.00	40,104.18
Deposit	07/25/2023			275.00	40,379.18
Total 113.81 · Other non revolving loan				958.00	40,379.18
112.1 · RENTAL REHAB					10,536.92
112.16 · Rev. Loan Admin					4,663.39
General Journal	07/24/2023	GL2401		62.15	4,725.54
Total 112.16 · Rev. Loan Admin				62.15	4,725.54
112.14 · Revolving Loan					5,873.53
Payment	07/11/2023	2874	Venzke, Donald - 245 Pine 3%	198.07	6,071.60
Deposit	07/11/2023			9.09	6,080.69
General Journal	07/24/2023	GL2401		-62.15	6,018.54
Total 112.14 · Revolving Loan				145.01	6,018.54
Total 112.1 · RENTAL REHAB				207.16	10,744.08
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					908,659.15
113.87 · Home Revolving Loan Funds					683,212.18
Payment	07/06/2023	16560	Anderson, Kelsey & Trina tripped see note	132.00	683,344.18
Payment	07/06/2023	16560	Krenzelok/Keitlinger Billie & Rebecca TRI	313.00	683,657.18
Payment	07/06/2023		Wozniak, Katie:2nd loan	259.63	683,916.81
Deposit	07/06/2023			130.37	684,047.18
Payment	07/06/2023	995336	Klenke, Melissa 5%:HOME Funds	141.14	684,188.32
Deposit	07/06/2023			68.86	684,257.18
Payment	07/06/2023	4378	Svoma, Kris - 5%:current	225.01	684,482.19
Deposit	07/06/2023			215.14	684,697.33
Check	07/07/2023	ACH	WE ENERGIES	-10.45	684,686.88
Payment	07/11/2023	1243	Weycker, Jessica & Drangstveit, Jerid 5%	379.61	685,066.49
Deposit	07/11/2023			49.39	685,115.88
Check	07/11/2023	10508	Chippewa Valley Lawn Care	-195.00	684,920.88
Check	07/11/2023	10509	City of Cornell	-79.83	684,841.05
Payment	07/18/2023	2872033...	Hale, Shauntia 5%:Current Portion	382.01	685,223.06
Deposit	07/18/2023			247.99	685,471.05
Payment	07/18/2023	995337	Klenke, Melissa 5%:HOME Funds	141.41	685,612.46
Deposit	07/18/2023			68.59	685,681.05
General Journal	07/24/2023	GL2401		-1,249.63	684,431.42
Check	07/24/2023	10510	CCHA	-164.93	684,266.49
Check	07/24/2023	10511	Department of Public Utilities	-20.00	684,246.49
Payment	07/25/2023	10144	Jepson, Lori:Jepson, Lori 5% Current	529.51	684,776.00
Deposit	07/25/2023			95.49	684,871.49
Payment	07/25/2023	6680	Isham, Diane E 5%:2nd Loan	239.56	685,111.05
Deposit	07/25/2023			1.44	685,112.49
Check	07/28/2023	ACH	WE ENERGIES	-11.48	685,101.01
Check	07/28/2023	ACH	WE ENERGIES	-7.66	685,093.35
Check	07/28/2023	ACH	Xcel Energy	-42.99	685,050.36
Total 113.87 · Home Revolving Loan Funds				1,838.18	685,050.36
113.86 · Clark Co - HOME RLF					163,132.00
113.862 · Clark Co - HOME - Activity					146,818.80
General Journal	07/24/2023	GL2401		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

11:19 AM

09/13/23

Accrual Basis

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

Type	Date	Num	Name	Amount	Balance
General Journal	07/24/2023	GL2401		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					63,752.43
General Journal	07/24/2023	GL2401		1,249.63	65,002.06
Check	07/24/2023	10510	CCHA	-26,780.06	38,222.00
Total 113.77 · Admin				-25,530.43	38,222.00
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				-23,692.25	884,966.90
113 · Federal Funds-NW Bank Acct - Other					-17,392.39
Deposit	07/31/2023			191.87	-17,200.52
Total 113 · Federal Funds-NW Bank Acct - Other				191.87	-17,200.52
Total 113 · Federal Funds-NW Bank Acct				-81,218.91	1,014,974.96
TOTAL				-81,218.91	1,014,974.96

9:23 AM

09/14/23

Accrual Basis

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

	Aug 23	Budget	Apr - Aug 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
700 · Administrative Fees-715	1,728.55	2,833.33	23,223.89	23,666.69	72,900.00
704 · Interest Income-712	70.11	1,000.00	6,906.32	5,000.00	12,000.00
705 · Donation income-715	10,000.00	5,000.00	10,000.00	5,000.00	5,000.00
715 · Other Revenue-715	0.00	0.00	0.00	100.00	400.00
731 · TBRA Admin-715	226.16	466.66	837.71	1,533.32	4,800.00
738 · Admin Income-715	21,464.14	0.00	132,709.74	123,225.00	530,400.00
Total Income	33,488.96	9,299.99	173,677.66	158,525.01	625,500.00
Gross Profit	33,488.96	9,299.99	173,677.66	158,525.01	625,500.00
Expense					
900.4 · TBRA Project Expenses	0.00		1,500.00		
909 · Contract Service-973	2,266.45	375.00	4,216.45	2,200.00	5,150.00
910 · CCHA Per Diem-973	0.00	105.00	280.00	525.00	1,260.00
911 · Salaries-911	43,979.24	31,820.34	181,566.11	159,101.62	388,048.00
912 · Audit Fees-912	0.00	0.00	3,125.00	0.00	8,663.00
915 · Employee Benefits-915	28,057.96	14,779.08	80,168.64	73,895.44	177,349.00
916 · Other Operating-Admin-916	2,611.69	1,375.17	7,266.71	6,875.81	16,502.00
943 · Maintenance-Contract Costs-973	0.00	2,175.00	3,702.82	10,875.00	26,100.00
961 · Insurance Expenses-961	-235.00	164.67	-142.00	823.31	1,976.00
962 · Other General Expenses-962	5,844.15	30.84	10,810.10	154.12	370.00
9999 · Suspense AC Will Clear	41,418.95		15,475.00		
Total Expense	123,943.44	50,825.10	307,968.83	254,450.30	625,418.00
Net Ordinary Income	-90,454.48	-41,525.11	-134,291.17	-95,925.29	82.00
Other Income/Expense					
Other Expense					
999 · Capital Replacements	0.00	0.00	3,622.00	0.00	0.00
Total Other Expense	0.00	0.00	3,622.00	0.00	0.00
Net Other Income	0.00	0.00	-3,622.00	0.00	0.00
Net Income	-90,454.48	-41,525.11	-137,913.17	-95,925.29	82.00

RECEIPTS AND DISBURSEMENTS

STATEMENT ENDING AUGUST 2023

	TOTAL	General Management Account	VISION Account	HCRI Programs Account	Section 8 Account	Federal Programs Account
BALANCE	\$2,130,155.63	\$419,840.35	\$14,397.48	\$315,897.47	\$365,045.37	\$1,014,974.96
RECEIPTS	\$314,094.73	\$35,293.95	\$490.00	\$284.00	\$217,845.40	\$60,181.38
DISBURSEMENTS	\$314,552.90	\$130,382.89	\$30.00	\$2,488.00	\$178,096.10	\$3,555.91
BALANCE	\$2,129,697.46	\$324,751.41	\$14,857.48	\$313,693.47	\$404,794.67	\$1,071,600.43
Math check	\$2,129,697.46					
				First Time Homebuyer		Rental Rehab
				Tax/Mortgage		Lease Purchase
				HELP loans		Self-Help
						First Time Homebuyer
						YouthBuild
Certified:						
			9/18/2023			
			Date			
Chairman						

9:24 AM

09/14/23

Accrual Basis

NEW Chippewa Co Housing Authority GENERAL MANAGEMENT Account QuickReport

As of August 31, 2023

Type	Date	Num	Name	Memo	Amount	Balance
112 - Cash Restricted						419,840.35
112.10 - NW Bank						419,840.35
112.1 - General/Mgmt						419,840.35
Check	08/02/2023		Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 7/27/23 payroll	-4,627.06
Deposit	08/08/2023				Deposit	380.00
Deposit	08/08/2023				Deposit	330.00
Deposit	08/08/2023				Deposit	594.70
Check	08/08/2023	16607	Andy Clay	July inspection	-861.00	415,656.99
Check	08/08/2023	16608	CCHA - Federal	Transfer NSP funds 11408 Cty Hwy M	-41,393.95	374,263.04
Check	08/08/2023	16611	Chippewa Valley Lawn Care	Lawn Care	-1,240.00	373,023.04
Check	08/08/2023	16613	Clark County Housing Authority	Mileage Reimbursement Jan - Jun '23	-927.18	372,095.86
Check	08/08/2023	16615	GFL Environmental	UE-424052	-230.27	371,865.59
Check	08/08/2023	16617	HOUSING AUTHORITY ACCOUNTING SPECIA...	July services	-1,405.45	370,460.14
Check	08/08/2023	16618	Jacobsons Hardware	Acct # 68400	-29.01	370,431.13
Check	08/08/2023	16622	MENARDS EAU CLAIRE WEST	Acct # 30110389	-677.40	369,753.73
Check	08/08/2023	16623	RICK D ENDRES	Mileage reimbursement	-172.38	369,581.35
Check	08/08/2023	16624	River Valley Newspaper Group	Acct # 116-60081083	-35.66	369,545.69
Check	08/08/2023	16625	Securian Financial Group	Policy # 002832L & 76038	-261.20	369,284.49
Check	08/08/2023	16626	United Way of the Greater Chippewa Valley	Acct # 368068	-442.50	368,841.99
Check	08/08/2023	16627	WAHA DISTRICT 6	Annual dues	-10.00	368,831.99
General Journal	08/10/2023		payroll	Net Pay	-14,497.94	354,334.05
General Journal	08/10/2023		payroll	EE HSA - Pretax	-395.00	353,939.05
Check	08/11/2023		Def Comp	WISCONSIN DEFERRED COMP PROGRAM	-750.00	353,189.05
Check	08/14/2023		ACH	Verizon Wireless	-93.80	353,095.25
Deposit	08/15/2023				Deposit	885.00
General Journal	08/15/2023	GL24021			Inspection fees - void, deposited into wrong bank 5/30/23	-1,545.00
Deposit	08/15/2023				Deposit	1,545.00
Check	08/16/2023		Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 8/10/23 payroll	-4,624.21
Check	08/21/2023		ACH	State of Wisconsin Health Insurance	September 2023 Health Insurance	-14,781.10
Deposit	08/22/2023				Deposit	21,464.14
Deposit	08/22/2023				Deposit	10,000.00
General Journal	08/24/2023		payroll	Net Pay	-14,497.94	351,541.14
General Journal	08/24/2023		payroll	EE HSA - Pretax	-395.00	351,146.14
Check	08/25/2023		WRS	WISCONSIN RETIREMENT SYSTEM	WRS Contribution for July 2023	-5,992.06
Check	08/25/2023		Def Comp	WISCONSIN DEFERRED COMP PROGRAM	DEF COMP for 8/24/23 payroll	-750.00
Check	08/28/2023	16630	BLOOMER ADVANCE	Ad seeking Housing Commissioner	-105.66	344,298.42
Check	08/28/2023	16634	Delta Dental	9/1 - 9/30/2023 Dental & Vision plans	-301.28	343,997.14
Check	08/28/2023	16635	DEPARTMENT OF PUBLIC UTILITIES	Water/sewer	-1,461.22	342,535.92
Check	08/28/2023	16636	ELAN FINANCIAL SERVICES	WAHA Fall Conference & welcome kit supplies	-780.30	341,755.62
Check	08/28/2023	16637	GFL Environmental	UE-424052	-236.23	341,519.39
Check	08/28/2023	16638	Institute for Community Alliances	Inv # 19194	-150.00	341,369.39
Check	08/28/2023	16640	ODP Business Solution - OFFICE DEPOT	Billing ID 198318	-64.45	341,304.94
Check	08/28/2023	16641	RICK D ENDRES	Mileage reimbursement	-1,845.01	339,459.93
Check	08/28/2023	16643	SFM The Work Comp Expert	Policy #152900.101	-8,266.00	331,193.93
Check	08/28/2023	16645	CCHA - Section 8	Bleskacek - Section 8 repayment	-25.00	331,168.93
Check	08/28/2023	16646	River Valley Newspaper Group	Acct # 116-60081083	-407.86	330,761.07
Deposit	08/29/2023				Deposit	25.00
Check	08/30/2023		Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 8/24/23 payroll	-4,624.19
Check	08/31/2023		State Tax	WISCONSIN DEPT OF REVENUE	State tax - 7/31/23 period	-1,466.18
Deposit	08/31/2023				Deposit	70.11
Check	08/31/2023		ACH Fees	NORTHWESTERN BANK	ACH Fees August	-14.40
Total 112.1 - General/Mgmt					-95,088.94	324,751.41
Total 112.10 - NW Bank					-95,088.94	324,751.41
Total 112 - Cash Restricted					-95,088.94	324,751.41
TOTAL					-95,088.94	324,751.41

9:29 AM

09/14/23

Accrual Basis

NEW Chippewa Co Housing Authority

VISION Account QuickReport

As of August 31, 2023

Type	Date	Num	Name	Amount	Memo	Balance
112 - Cash Restricted						14,397.48
112.10 - NW Bank						14,397.48
112.15 - Vision						14,397.48
General Journal	08/01/2023	GL24033	Swoboda, Teresa TRIPPED	480.00	Swoboda, Teresa - move deposit from HCRI to Vision	14,877.48
Check	08/03/2023	ACH	WI DSPS	-30.00		14,847.48
Deposit	08/08/2023			10.00	Deposit	14,857.48
Total 112.15 - Vision				460.00		14,857.48
Total 112.10 - NW Bank				460.00		14,857.48
Total 112 - Cash Restricted				460.00		14,857.48
TOTAL				460.00		14,857.48

9:31 AM

09/14/23

Accrual Basis

NEW Chippewa Co Housing Authority HCRI Account QuickReport

As of August 31, 2023

Type	Date	Num	Name	Memo	Amount	Balance
112 · Cash Restricted						315,897.47
112.10 · NW Bank						315,897.47
112.11 · HCRI-No post account						315,897.47
112.114 · RL Homebuyer/Homeowner Asst						109,237.69
Total 112.114 · RL Homebuyer/Homeowner Asst						109,237.69
112.112 · HCRI-Admin RL						55,537.58
Total 112.112 · HCRI-Admin RL						55,537.58
112.111 · HCRI-Activity RENTAL/SEC.DEP						151,122.20
Deposit	08/01/2023			Deposit	60.00	151,182.20
General Journal	08/01/2023	GL24033	Swoboda, Teresa TRIPP...	Swoboda, Teresa - move deposit from HCRI to Visi...	-480.00	150,702.20
Deposit	08/08/2023			Deposit	130.00	150,832.20
General Journal	08/15/2023	GL24021		Thompson HELP Loan (5/30/23 - cash)	-60.00	150,772.20
Deposit	08/15/2023			Deposit	60.00	150,832.20
Deposit	08/22/2023			Deposit	34.00	150,866.20
Check	08/28/2023	16632	CCHA - Federal	HOME Anderson, Trinia/Kelsey TRIP pmt	-1,948.00	148,918.20
Total 112.111 · HCRI-Activity RENTAL/SEC.DEP					-2,204.00	148,918.20
Total 112.11 · HCRI-No post account					-2,204.00	313,693.47
Total 112.10 · NW Bank					-2,204.00	313,693.47
Total 112 · Cash Restricted					-2,204.00	313,693.47
TOTAL					-2,204.00	313,693.47

09/14/23

SECT 8 **Section 8 Account QuickReport** **As of August 31, 2023**

Type	Date	Num	Name	Amount	Balance
1111 - Northwestern Bank					365,045.37
1111.1 - ADMIN ACCOUNT					302,280.35
Deposit	08/01/2023			20,759.00	323,039.35
Deposit	08/08/2023			9,619.00	332,658.35
Deposit	08/31/2023			34.40	332,692.75
Check	08/31/2023	ACH	NORTHWESTERN BANK	-22.10	332,670.65
Total 1111.1 - ADMIN ACCOUNT				30,390.30	332,670.65
1111.2 - NW CHECKING					46,985.97
Payment	08/01/2023	161	PAPIC, BAJRA f	110.00	47,095.97
Payment	08/01/2023		MCGARY, KIA f	60.00	47,155.97
Deposit	08/01/2023			15,700.00	62,855.97
Deposit	08/01/2023			157,482.00	220,337.97
Check	08/01/2023	27151	RENT CHECKS	-540.00	219,797.97
Check	08/01/2023	27152	RENT CHECKS	-1,271.00	218,526.97
Check	08/01/2023	27153	RENT CHECKS	-332.00	218,194.97
Check	08/01/2023	27154	RENT CHECKS	-593.00	217,601.97
Check	08/01/2023	27155	RENT CHECKS	-302.00	217,299.97
Check	08/01/2023	27156	RENT CHECKS	-572.00	216,727.97
Check	08/01/2023	27157	RENT CHECKS	-480.00	216,247.97
Check	08/01/2023	27158	RENT CHECKS	-688.00	215,559.97
Check	08/01/2023	27159	RENT CHECKS	-211.00	215,348.97
Check	08/01/2023	27160	RENT CHECKS	-463.00	214,885.97
Check	08/01/2023	27161	RENT CHECKS	-523.00	214,362.97
Check	08/01/2023	27163	RENT CHECKS	-2,738.00	211,624.97
Check	08/01/2023	27164	RENT CHECKS	-240.00	211,384.97
Check	08/01/2023	27166	RENT CHECKS	-187.00	211,197.97
Check	08/01/2023	27167	RENT CHECKS	-236.00	210,961.97
Check	08/01/2023	27168	RENT CHECKS	-212.00	210,749.97
Check	08/01/2023	27169	RENT CHECKS	-253.00	210,496.97
Check	08/01/2023	Rent ...	RENT CHECKS	-155,447.00	55,049.97
Payment	08/08/2023	918588	CHARLES, ERIC f	78.00	55,127.97
Payment	08/08/2023	5034	Perry, Jennifer / Hazelton, Travis - F	50.00	55,177.97
Payment	08/08/2023	1082	Bleskacek, Jocelyn (Daniel) f tripped	25.00	55,202.97
Payment	08/15/2023		HARKEY, SAMANTHA&CHRS f	315.00	55,517.97
Payment	08/22/2023	10057	Hunsucker (Joyner), Jaclyn f	70.00	55,587.97
Payment	08/29/2023	16645	Bleskacek, Jocelyn (Daniel) f tripped	25.00	55,612.97
Total 1111.2 - NW CHECKING				8,627.00	55,612.97
1111.5 - Mainstream HAP					-1,922.00
Deposit	08/01/2023			11,775.00	9,853.00
Check	08/01/2023	27162	RENT CHECKS	-514.00	9,339.00
Check	08/01/2023	27163	RENT CHECKS	-529.00	8,810.00
Check	08/01/2023	27165	RENT CHECKS	-138.00	8,672.00
Check	08/01/2023	Rent ...	RENT CHECKS	-11,605.00	-2,933.00
Total 1111.5 - Mainstream HAP				-1,011.00	-2,933.00
1111.6 - Mainstream Admin					-4,262.15
Deposit	08/01/2023			1,743.00	-2,519.15
Total 1111.6 - Mainstream Admin				1,743.00	-2,519.15
1111 - Northwestern Bank - Other					21,963.20
Total 1111 - Northwestern Bank - Other					21,963.20
Total 1111 - Northwestern Bank				39,749.30	404,794.67
TOTAL				39,749.30	404,794.67

9:44 AM

09/14/23

Accrual Basis

Home/RR/LTP/Self Help/TBRA

Federal Account QuickReport

As of August 31, 2023

Type	Date	Num	Name	Amount	Balance	
113 · Federal Funds-NW Bank Acct					1,014,974.96	
115 · Shop Checking Account					39,687.30	
115.1 · ACTIVITY					37,193.70	
Total 115.1 · ACTIVITY					37,193.70	
115.2 · ADMIN					2,493.60	
Total 115.2 · ADMIN					2,493.60	
Total 115 · Shop Checking Account					39,687.30	
113.79 · LHR					52,150.92	
Total 113.79 · LHR					52,150.92	
113.82 · LHC					29,460.68	
Payment	08/01/2023	1059	Bruyette, Sharon - Birch Rental 3%:Bruyette, Sharon Lea...	297.88	29,758.56	
Deposit	08/01/2023			13.12	29,771.68	
Payment	08/01/2023	1058	Bruyette, Sharon - Maynard Rental 3%:Bruyette, Sharon ...	291.62	30,063.30	
Deposit	08/01/2023			19.38	30,082.68	
Total 113.82 · LHC					622.00	30,082.68
113.799 · LHC/LHR Admin					5,031.49	
Total 113.799 · LHC/LHR Admin					5,031.49	
113.994 · TBRA					-2,878.52	
113.087 · 2022 Activity					-2,086.00	
Check	08/01/2023	Rent Che...	TBRA RENT CHECKs	-2,252.00	-4,338.00	
Check	08/08/2023	10513	CCHA	-108.55	-4,446.55	
Deposit	08/22/2023			2,277.55	-2,169.00	
Total 113.087 · 2022 Activity					-83.00	-2,169.00
113.086 · 2022 Admin					-1.60	
Check	08/08/2023	10513	CCHA	-226.16	-227.76	
Deposit	08/22/2023			227.76	0.00	
Check	08/31/2023	ACH Fees	Northwestern Bank	-1.60	-1.60	
Total 113.086 · 2022 Admin					0.00	-1.60
113.089 · 2021 Activity					-2,196.33	
Deposit	08/01/2023			2,196.33	0.00	
Total 113.089 · 2021 Activity					2,196.33	0.00
113.088 · 2021 Admin					-700.43	
Deposit	08/01/2023			219.63	-480.80	
Total 113.088 · 2021 Admin					219.63	-480.80
113.091 · 2016 ACTIVITY					2,105.84	
Total 113.091 · 2016 ACTIVITY					2,105.84	
Total 113.994 · TBRA					2,332.96	-545.56
113.952 · REV LOAN NSP					-49,700.85	
Payment	08/08/2023	16608	Nelson, Josh & Tanya:Nelson, Josh & Tanya 12% 90606	41,393.95	-8,306.90	
Payment	08/15/2023	2238	Bohman,Daniel and Tina 90602:Current - 5%	384.10	-7,922.80	
Deposit	08/15/2023			115.90	-7,806.90	
Payment	08/15/2023	3732	Dukart (Eternick), Dan & Cora 90605:Current - 5%	306.14	-7,500.76	
Deposit	08/15/2023			216.86	-7,283.90	
Total 113.952 · REV LOAN NSP					42,416.95	-7,283.90
113.957 · Revolving loan Admin NSP					11,238.70	
Total 113.957 · Revolving loan Admin NSP					11,238.70	
113.81 · Other non revolving loan					40,379.18	
Deposit	08/08/2023			146.00	40,525.18	
Deposit	08/08/2023			260.00	40,785.18	
Deposit	08/15/2023			240.00	41,025.18	
Deposit	08/15/2023			130.00	41,155.18	
Deposit	08/15/2023			170.00	41,325.18	

9:44 AM

09/14/23

Accrual Basis

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

Type	Date	Num	Name	Amount	Balance
Deposit	08/15/2023			127.00	41,452.18
Deposit	08/15/2023			260.00	41,712.18
Deposit	08/29/2023			275.00	41,987.18
Total 113.81 · Other non revolving loan				1,608.00	41,987.18
112.1 · RENTAL REHAB					10,744.08
112.16 · Rev. Loan Admin					4,725.54
Total 112.16 · Rev. Loan Admin					4,725.54
112.14 · Revolving Loan					6,018.54
Payment	08/08/2023	2885	Venzke, Donald - 245 Pine 3%	201.89	6,220.43
Deposit	08/08/2023			5.27	6,225.70
Total 112.14 · Revolving Loan				207.16	6,225.70
Total 112.1 · RENTAL REHAB					207.16
Total 112.1 · RENTAL REHAB					10,951.24
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					884,966.90
113.87 · Home Revolving Loan Funds					685,050.36
Payment	08/01/2023	995338	Klenke, Melissa 5%:HOME Funds	141.68	685,192.04
Deposit	08/01/2023			68.32	685,260.36
Payment	08/01/2023	4380	Svoma, Kris - 5%:current	290.92	685,551.28
Deposit	08/01/2023			149.23	685,700.51
Payment	08/08/2023	1244	Weycker, Jessica & Drangstveit, Jerid 5%	385.85	686,086.36
Deposit	08/08/2023			43.15	686,129.51
Payment	08/08/2023	10026	REITAN, JOHN & TARA 5%:CURRENT	250.99	686,380.50
Deposit	08/08/2023			246.01	686,626.51
Payment	08/08/2023		Wozniak, Katie:2nd loan	246.21	686,872.72
Deposit	08/08/2023			143.79	687,016.51
Check	08/08/2023	10513	CCHA	-259.99	686,756.52
Check	08/08/2023	10514	Chippewa Valley Lawn Care	-205.00	686,551.52
Check	08/08/2023	10515	City of Cornell	-99.62	686,451.90
Payment	08/15/2023	2033	Garrett, Brian C. & Denise J 5%:Current Loan	290.01	686,741.91
Deposit	08/15/2023			189.99	686,931.90
Payment	08/15/2023	28880509...	Hale, Shauntia 5%:Current Portion	445.42	687,377.32
Deposit	08/15/2023			184.58	687,561.90
Payment	08/15/2023	995339	Klenke, Melissa 5%:HOME Funds	151.67	687,713.57
Deposit	08/15/2023			58.33	687,771.90
Payment	08/15/2023	10027	REITAN, JOHN & TARA 5%:CURRENT	456.20	688,228.10
Deposit	08/15/2023			40.80	688,268.90
Check	08/22/2023	ACH	Xcel Energy	-51.39	688,217.51
Check	08/25/2023	ACH	Xcel Energy	-48.21	688,169.30
Check	08/28/2023	10516	Cincinnati Insurance CO	-145.00	688,024.30
Check	08/28/2023	10517	Korger's Decorating, Inc.	-158.39	687,865.91
Payment	08/29/2023	191321	Baier, Cory & Chartrand, Courtney	3,215.00	691,080.91
Payment	08/29/2023	10153	Jepson, Lori:Jepson, Lori 5% Current	506.19	691,587.10
Deposit	08/29/2023			118.81	691,705.91
Payment	08/29/2023	4381	Svoma, Kris - 5%:current	240.24	691,946.15
Deposit	08/29/2023			199.91	692,146.06
Payment	08/29/2023	995340	Klenke, Melissa 5%:HOME Funds	151.92	692,297.98
Deposit	08/29/2023			58.08	692,356.06
Payment	08/29/2023	16632	Anderson, Kelsey & Trina tripped see note	1,948.00	694,304.06
Total 113.87 · Home Revolving Loan Funds				9,253.70	694,304.06
113.86 · Clark Co - HOME RLF					163,132.00
113.862 · Clark Co - HOME - Activity					146,818.80
Total 113.862 · Clark Co - HOME - Activity					146,818.80
113.861 · Clark Co - HOME - Admin					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

9:44 AM

09/14/23

Accrual Basis

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

Type	Date	Num	Name	Amount	Balance
113.77 · Admin					38,222.00
Total 113.77 · Admin					38,222.00
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				9,253.70	894,220.60
113 · Federal Funds-NW Bank Acct - Other					-17,200.52
Deposit	08/31/2023			184.70	-17,015.82
Total 113 · Federal Funds-NW Bank Acct - Other				184.70	-17,015.82
Total 113 · Federal Funds-NW Bank Acct				56,625.47	1,071,600.43
TOTAL				56,625.47	1,071,600.43