

PUBLIC MEETING NOTICE

CHIPPEWA COUNTY HOUSING AUTHORITY
MONDAY, DECEMBER 11, 2023

THE MEETING WILL FOLLOW DIRECTLY AFTER THE ANNUAL HEARING OF THE
AUTHORITY'S 5-YEAR PLAN 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 October 23, 2023 Meeting
 3. Schedule next meeting date – January 22, 2024
5. Reports:
 1. Informal Hearings for Rental Assistance Programs
 2. Update on 209 N. 6th St. Cornell
 3. L. Artz Retirement
 4. 3/31/23 Audit
6. Business Items:
 1. Approval of the Financial Reports for October 2023
 2. L. Artz Retirement Gift
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, OCTOBER 23, 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: Davis, Hull, Jankoski, and McGill

Members absent: Danielson

Others present: Oleson-Bue

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

McGill and Jankoski made a motion to approve the meeting agenda, minutes of the September 18, 2023 meeting as printed, and schedule the next meeting for December 11, 2023. Motion carried with all present voting aye.

5. REPORTS

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

2. J. Davis Appointment: The commissioners welcomed Judith Davis to the Housing Commission and completed introductions. Hull thanked Davis for her interest in serving on the Commission.

3. Update on Habitat for Humanity Partnership for New Construction: No addition to the written report.

4. Update on 17 W. Birch St. Chippewa Falls: Oleson-Bue referenced the written report and described the changes to the floor plan of the home to create a fifth bedroom and second full bathroom. Oleson-Bue stated that the property will be a good addition to the Authority's rental portfolio.

5. Update on New Construction Duplex: Oleson-Bue referenced the written report and provided additional details on the Neighborhood Stabilization Program (NSP) funds that were used toward the development cost. Oleson-Bue noted that the income limits for the NSP funds are 120% of the County Median Income, which is a higher income limit than other programs administered by the Authority. Oleson-Bue stated that the units are three-bedrooms, and are expected to be available for leasing on January 1, 2024.

6. Update on 209 N. 6th St. Cornell: In addition to the written report, Oleson-Bue stated that all work by the general contractor has been completed, but there are still some miscellaneous items that are being completed by the Authority's maintenance staff before the home will be listed for sale.

7. Update on 334 E. 2nd Ave. Stanley: Oleson-Bue referenced the written report. Jankoski stated that he was surprised that the home needed more repairs than he had expected, as listed in the written report.

8. Update on 738 Maple St. Chippewa Falls: No addition to the written report.

9. Review of the Draft 5-Year PHA Plan: Oleson-Bue referenced the written report and stated that no Housing Choice Voucher participants attended the listening session that was held on 10/19/23. Oleson-Bue called for comments or additions to the draft plan. Davis inquired whether the Authority had any housing development projects in Bloomer and stated that there are more than thirty students in the Bloomer School District who are classified as homeless. Davis went on to state that new construction housing in Bloomer is not affordable for many. Oleson-Bue responded that the Authority owns one rental property in Bloomer, but does not currently have any special housing projects or developments in that area. Oleson-Bue noted that the 5-Year PHA Plan goals and objectives are applicable to all areas of the County. Jankoski stated that he has been pleased to see the Authority complete housing projects in various municipalities throughout the County in recent years.

10. Section 8 Housing Choice Voucher Program Updates: Oleson-Bue referenced the written report and stated that she has conducted procurement for an inspector using the NSPIRE standards, and that the Authority received two bids, with Andy Clay being the low bidder. Oleson-Bue discussed the delayed implementation of NSPIRE inspections with Clay and he has agreed to begin conducting NSPIRE inspections on 10/1/24. Oleson-Bue provided a brief overview of the HOTMA provisions, eVMS transition, and HIP software conversion.

6. BUSINESS ITEMS

1. Approval of the Financial Reports for September 2023: Hull called for questions. There were none. Oleson-Bue referenced the profit and loss statement and noted that the salary and benefit expenses are lower than budgeted because the expense was offset by two months of salary and benefit reimbursements from the Section 8 program that were deposited in September. McGill and Jankoski made a motion to approve the financial reports for September 2023 as printed. Motion carried with all present voting aye.

2. Group Health Insurance – Employer Contribution Rate: Oleson-Bue referenced the written report and stated that the Authority needs to make a change in how the employer contribution rate is calculated for the group health insurance. Oleson-Bue stated that the Authority can set the employer contribution rate between 50% and 88% of the average qualified plans for all employees working 1,044 hours or more. Oleson-Bue further stated that for insured employees working less than 1,044 hours per year, the Authority must contribute not less than 25% of the lowest qualified plan. Oleson-Bue proposed the following employer calculations: 88% of average qualified plans for full time employees, 69% of average qualified plans for $\frac{3}{4}$ time employees, 50% of average qualified plans for half time employees, and 25% of the lowest qualified plan for employees who work less than 20 hours per week. Oleson-Bue stated that each of the Authority's current employees are full time, and that over the last five years, the Authority's contribution rate has averaged about 83% of the average qualified plans. Jankoski stated that the Authority has strong staff members and that he is in favor of the employer contribution rate as presented. McGill questioned whether the budget could support the increased cost, and Oleson-Bue responded that she feels confident that the Authority can support the increased cost for 2024, but noted that the rates change each year and tend to increase. Hull questioned whether employees are compensated if they do not participate in the group health insurance and Oleson-Bue responded that they are not. Jankoski inquired about the annual cost for fringe benefits and Oleson-Bue provided the information. McGill and Jankoski made a motion to approve the employer contribution rates for group health insurance as presented. Motion carried with all present voting aye.

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

Hull called for agenda items for future consideration. Jankoski stated that he would like to have more information on the Authority's role in assisting municipalities with demolition projects, as noted in the draft 5-Year PHA Plan.

8. ADJOURNMENT

Jankoski and McGill made a motion to adjourn at 4:23 p.m. Motion carried with all present voting aye.

Respectfully Submitted,

Certified:

12/11/2023

Jessica Oleson-Bue
Executive Director/Secretary to the Commission

Chuck Hull
Chair

Date

**Attachment to the Agenda of the December 11, 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 209 N. 6th St. Cornell:** Our maintenance staff, Rick, is working on some final miscellaneous repair items and will have all work completed this week. I am collecting all final invoices for this property and I will work with Bliss to determine the total amount of funding the Authority needs to recoup with the sale of this property. Within the next week or two, we will get the property listed for sale with our realtor. The property must be sold to a family at or below 80% of the County Median Income level, and the Authority can provide down payment assistance in the form of a zero interest, deferred payment loan which reduces the amount the buyer has to borrow from a traditional lender, making the monthly payments more affordable.
3. **L. Artz Retirement:** Lori has given notice of her retirement, and her last day of employment will be February 9th, 2024. Lori has been employed with the Authority for twenty years and has extensive knowledge and experience with many programs operated by the Authority, particularly the CDBG program. Lori indicated plans to retire well in advance and has been spending a great deal of time over the past couple of years training other staff members to ensure a smooth transition. Lori has been a tremendous asset to the Authority and she will be greatly missed. I am not intending to fill the position. We historically had three CDBG Rehabilitation Specialists but added a fourth (Bobbie) back in September 2019 because the other three (Bruce, Valerie, and Lori) were all heading toward retirement and we wanted to prepare well in advance to have new staff train with our longstanding staff since the CDBG program can be complicated to administer. When Lori retires, we will be back to three CDBG Rehabilitation Specialists instead of four, and we will monitor over the next six months to one year to ensure the remaining staff are able to meet the CDBG grant contract spending goals. We have been using our new Neighborly software since March 2023 to administer the CDBG program. The staff are becoming more comfortable with the software and noticing many areas where the software helps improve efficiency.
4. **3/31/23 Audit:** Bliss and I have been providing additional information to the auditors as they work to finalize the 3/31/23 audit. The audited financial report must be submitted to HUD no later than 12/31/23. I expect to have copies of the audit available to distribute with the January meeting packet.

Business Items:

1. **Approval of the Financial Reports for October 2023:** The October financials are included in the meeting packet.
2. **L. Artz Retirement Gift:** I am looking for authorization to purchase a retirement gift for Lori. When Valerie retired in February 2023, the Authority purchased flowers and a \$100 gift certificate.

10:22 AM

12/05/23

Accrual Basis

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

| | Oct 23 | Budget | Apr - Oct 23 | YTD Budget | Annual Budget |
|--------------------------------------|------------------|-------------------|-------------------|-------------------|-------------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| 700 · Administrative Fees-715 | 13,168.47 | 12,333.33 | 40,384.61 | 38,833.35 | 72,900.00 |
| 704 · Interest Income-712 | 2,493.48 | 1,000.00 | 16,469.30 | 7,000.00 | 12,000.00 |
| 705 · Donation income-715 | 0.00 | 0.00 | 10,000.00 | 5,000.00 | 5,000.00 |
| 715 · Other Revenue-715 | 0.00 | 100.00 | 0.00 | 200.00 | 400.00 |
| 731 · TBRA Admin-715 | 0.00 | 466.67 | 837.71 | 2,466.65 | 4,800.00 |
| 738 · Admin Income-715 | 69,709.45 | 119,725.00 | 221,122.77 | 242,950.00 | 530,400.00 |
| Total Income | 85,371.40 | 133,625.00 | 288,814.39 | 296,450.00 | 625,500.00 |
| Gross Profit | 85,371.40 | 133,625.00 | 288,814.39 | 296,450.00 | 625,500.00 |
| Expense | | | | | |
| 900.4 · TBRA Project Expenses | 0.00 | | 1,500.00 | | |
| 909 · Contract Service-973 | 581.50 | 375.00 | 2,613.50 | 2,950.00 | 5,150.00 |
| 910 · CCHA Per Diem-973 | 175.00 | 105.00 | 455.00 | 735.00 | 1,260.00 |
| 911 · Salaries-911 | 19,713.05 | 31,820.34 | 221,745.50 | 222,742.30 | 388,048.00 |
| 912 · Audit Fees-912 | 262.50 | 0.00 | 3,387.50 | 0.00 | 8,663.00 |
| 915 · Employee Benefits-915 | 8,430.86 | 14,779.08 | 92,990.79 | 103,453.60 | 177,349.00 |
| 916 · Other Operating-Admin-916 | 918.61 | 1,375.17 | 7,174.56 | 9,626.15 | 16,502.00 |
| 943 · Maintenance-Contract Costs-973 | -9.13 | 2,175.00 | 3,565.83 | 15,225.00 | 26,100.00 |
| 961 · Insurance Expenses-961 | -235.00 | 164.67 | -377.00 | 1,152.65 | 1,976.00 |
| 962 · Other General Expenses-962 | -2,475.46 | 30.84 | 9,550.44 | 215.80 | 370.00 |
| 9999 · Suspense AC Will Clear | -1,948.00 | | 13,527.00 | | |
| Total Expense | 25,413.93 | 50,825.10 | 356,133.12 | 356,100.50 | 625,418.00 |
| Net Ordinary Income | 59,957.47 | 82,799.90 | -67,318.73 | -59,650.50 | 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 | 59,957.47 | 82,799.90 | -70,940.73 | -59,650.50 | 82.00 |

RECEIPTS AND DISBURSEMENTS

STATEMENT ENDING OCTOBER 2023

| | TOTAL | General Management Account | VISION Account | HCRI Programs Account | Section 8 Account | Federal Programs Account |
|----------------------|-----------------------|----------------------------------|--------------------|--------------------------|----------------------|-----------------------------|
| BALANCE | \$2,160,256.06 | \$326,239.94 | \$14,546.23 | \$313,832.47 | \$399,566.14 | \$1,106,071.28 |
| RECEIPTS | \$372,299.58 | \$94,238.77 | \$2,250.00 | \$59.00 | \$196,900.08 | \$78,851.73 |
| DISBURSEMENTS | \$300,460.26 | \$79,723.00 | \$0.00 | \$0.00 | \$194,983.11 | \$25,754.15 |
| BALANCE | \$2,232,095.38 | \$340,755.71 | \$16,796.23 | \$313,891.47 | \$401,483.11 | \$1,159,168.86 |
| Math check | \$2,232,095.38 | | | | | |
| | | | | First Time Homebuyer | | Rental Rehab |
| | | | | Tax/Mortgage | | Lease Purchase |
| | | | | HELP loans | | Self-Help |
| | | | | | | First Time Homebuyer |
| | | | | | | YouthBuild |
| Certified: | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | 12/11/2023 | | | |
| | | | Date | | | |
| Chairman | | | | | | |
| | | | | | | |

10:11 AM

12/05/23

Accrual Basis

NEW Chippewa Co Housing Authority
GENERAL MANAGEMENT Account QuickReport
As of October 31, 2023

| Type | Date | Num | Name | Memo | Amount | Balance |
|------------------------------|------------|-----------|---|--|------------------|-------------------|
| 112 - Cash Restricted | | | | | | 326,239.94 |
| 112.10 - NW Bank | | | | | | 326,239.94 |
| 112.1 - General/Mgmt | | | | | | 326,239.94 |
| Check | 10/02/2023 | State Tax | WISCONSIN DEPT OF REVENUE | State tax - 8/31/23 period | -1,458.78 | 324,781.16 |
| General Journal | 10/05/2023 | payroll | | Net Pay | -14,497.98 | 310,283.18 |
| General Journal | 10/05/2023 | payroll | | EE HSA - Pretax | -395.00 | 309,888.18 |
| Check | 10/09/2023 | ACH | Verizon Wireless | Acct # 442197098-00001 | -94.20 | 309,793.98 |
| Check | 10/09/2023 | 16666 | Andy Clay | September inspection | -1,070.00 | 308,723.98 |
| Check | 10/09/2023 | 16667 | Art Klingenberg | Mileage & per diem | -55.40 | 308,668.58 |
| Check | 10/09/2023 | 16668 | Bauman Associates, Ltd | July - August accounting services | -725.00 | 307,943.58 |
| Check | 10/09/2023 | 16669 | Chippewa Falls Area Chamber of Commerce | Chamber Bucks - A. Klingenberg | -70.00 | 307,873.58 |
| Check | 10/09/2023 | 16670 | CliftonLarsonAllen LLP | 3/31/2023 Audit | -525.00 | 307,348.58 |
| Check | 10/09/2023 | 16671 | Colleen Danielson | Jul - Sept mileage & per diem | -129.16 | 307,219.42 |
| Check | 10/09/2023 | 16672 | DAVID JANKOSKI | Jul - Sept mileage & per diem | -123.04 | 307,096.38 |
| Check | 10/09/2023 | 16673 | Delta Dental | 10/1 - 10/31/2023 Dental & Vision plans | -301.28 | 306,795.10 |
| Check | 10/09/2023 | 16674 | ELAN FINANCIAL SERVICES | Annual Meeting + | -483.84 | 306,311.26 |
| Check | 10/09/2023 | 16675 | HOUSING AUTHORITY ACCOUNTING SPE... | September services | -2,005.45 | 304,305.81 |
| Check | 10/09/2023 | 16676 | Innovative Office Solutions LLC | Cust # NB21557 Inv # IN4324158 | -59.67 | 304,246.14 |
| Check | 10/09/2023 | 16677 | Janette Jacque | Mileage reimbursement | -70.89 | 304,175.25 |
| Check | 10/09/2023 | 16678 | Jessica Oleson-Bue | Reimbursements | -96.90 | 304,078.35 |
| Check | 10/09/2023 | 16679 | Joel Weiss | Office Supplies | -15.80 | 304,062.55 |
| Check | 10/09/2023 | 16680 | RICK D ENDRES | Mileage Reimbursement | -423.81 | 303,638.74 |
| Check | 10/09/2023 | 16681 | River Valley Newspaper Group | Acct # 116-60081083 | -61.14 | 303,577.60 |
| Check | 10/09/2023 | 16682 | Securian Financial Group | Policy # 002832L & 76038 | -261.20 | 303,316.40 |
| Check | 10/09/2023 | 16683 | WISCONSIN DEPT OF REVENUE | Business Tax Registration Renewal | -10.00 | 303,306.40 |
| Check | 10/09/2023 | 16687 | Chippewa Valley Lawn Care | Lawn Care | -1,410.87 | 301,895.53 |
| Check | 10/09/2023 | 16690 | DEPARTMENT OF PUBLIC UTILITIES | Water & Sewer | -2,687.30 | 299,208.23 |
| Check | 10/09/2023 | 16692 | GFL Environmental | UE-424052 | -979.25 | 298,228.98 |
| Check | 10/09/2023 | 16693 | Jacobsons Hardware | Acct # 68400 | -49.95 | 298,179.03 |
| Deposit | 10/10/2023 | | | Deposit | 513.54 | 298,692.57 |
| Deposit | 10/10/2023 | | | Deposit | 1,110.00 | 299,802.57 |
| Deposit | 10/10/2023 | | | Deposit | 1,320.00 | 301,122.57 |
| Deposit | 10/10/2023 | | | Deposit | 15,892.20 | 317,014.77 |
| Deposit | 10/10/2023 | | | Deposit | 1,372.75 | 318,387.52 |
| Deposit | 10/10/2023 | | | Deposit | 21,237.89 | 339,625.41 |
| Check | 10/12/2023 | Fed tax | Internal Revenue Services | 941 Fed Tax Deposit for 10/5/23 payroll | -4,624.10 | 335,001.31 |
| General Journal | 10/19/2023 | payroll | | Net Pay | -14,497.96 | 320,503.35 |
| General Journal | 10/19/2023 | payroll | | EE HSA - Pretax | -395.00 | 320,108.35 |
| Check | 10/20/2023 | Def Comp | WISCONSIN DEFERRED COMP PROGRAM | DEF COMP for 10/19/23 payroll | -750.00 | 319,358.35 |
| Check | 10/23/2023 | ACH | State of Wisconsin Health Insurance | November 2023 Health Insurance | -14,781.10 | 304,577.25 |
| Check | 10/23/2023 | 16706 | Barron News-Shield | Public hearing notice | -61.98 | 304,515.27 |
| Check | 10/23/2023 | 16707 | Bauman Associates, Ltd | September accounting services | -250.00 | 304,265.27 |
| Check | 10/23/2023 | 16708 | Buffalo County News | Inv # 38305 | -168.00 | 304,097.27 |
| Check | 10/23/2023 | 16709 | City of Rice Lake | Boyk, Jerome - CDBG payoff | -2,272.00 | 301,825.27 |
| Check | 10/23/2023 | 16710 | Delta Dental | 11/1 - 11/30/2023 Dental & Vision plans | -301.28 | 301,523.99 |
| Check | 10/23/2023 | 16711 | ELAN FINANCIAL SERVICES | Gift, Meals, Lodging, & Building Maintenance | -486.76 | 301,037.23 |
| Check | 10/23/2023 | 16712 | Inter County Coop Publishing Assoc. | Regions Public Hearing | -113.80 | 300,923.43 |
| Check | 10/23/2023 | 16713 | MENARDS EAU CLAIRE EAST | Inv # 41531 | -277.45 | 300,645.98 |
| Check | 10/23/2023 | 16714 | News Publishing Company | Acct # 109302 Stmt # BRF176616 | -53.61 | 300,592.37 |
| Check | 10/23/2023 | 16715 | O'Rourke Media Group | Public Hearing Notice - CDBG Regions | -50.50 | 300,541.87 |
| Check | 10/23/2023 | 16705 | Tenant Resource Center | Rental Rights Training - Roberta Guest | -500.00 | 300,041.87 |
| Deposit | 10/24/2023 | | | Deposit | 2,272.00 | 302,313.87 |
| Deposit | 10/24/2023 | | | Deposit | 25.00 | 302,338.87 |
| Deposit | 10/24/2023 | | | Deposit | 200.00 | 302,538.87 |
| Deposit | 10/24/2023 | | | Deposit | 352.51 | 302,891.38 |
| Deposit | 10/24/2023 | | | Deposit | 70.00 | 302,961.38 |
| Deposit | 10/24/2023 | | | Deposit | 6,017.84 | 308,979.22 |
| Payment | 10/24/2023 | 10527 | NSP | pmt 10/24/2023 | 5,558.98 | 314,538.20 |
| Payment | 10/24/2023 | 10527 | Home AR | pmt 10/24/2023 | 240.03 | 314,778.23 |
| Check | 10/25/2023 | Fed tax | Internal Revenue Services | 941 Fed Tax Deposit for 10/19/23 payroll | -4,624.18 | 310,154.05 |
| Check | 10/25/2023 | WRS | WISCONSIN RETIREMENT SYSTEM | WRS Contribution for September 2023 | -5,981.18 | 304,172.87 |
| Check | 10/31/2023 | State Tax | WISCONSIN DEPT OF REVENUE | State tax - 9/30/23 period | -1,458.79 | 302,714.08 |
| Deposit | 10/31/2023 | | | Deposit | 4,794.22 | 307,508.30 |
| Deposit | 10/31/2023 | | | Deposit | 225.00 | 307,733.30 |
| General Journal | 10/31/2023 | GL24055 | | 3rd Quarter Reimbursement | 496.23 | 308,229.53 |
| General Journal | 10/31/2023 | GL24055 | | 3rd Quarter Reimbursement | 1,461.22 | 309,690.75 |
| General Journal | 10/31/2023 | GL24055 | | 3rd Quarter Reimbursement | 1,405.35 | 311,096.10 |
| General Journal | 10/31/2023 | GL24055 | | 3rd Quarter Reimbursement | 2,094.22 | 313,190.32 |
| General Journal | 10/31/2023 | GL24055 | | 3rd Quarter Reimbursement | 2,440.00 | 315,630.32 |
| General Journal | 10/31/2023 | GL24055 | | 3rd Quarter Reimbursement | 3,700.65 | 319,330.97 |
| General Journal | 10/31/2023 | GL24055 | | 3rd Quarter Reimbursement | 1,770.50 | 321,101.47 |
| General Journal | 10/31/2023 | GL24055 | | 3rd Quarter Reimbursement | 7,112.07 | 328,213.54 |
| General Journal | 10/31/2023 | GL24055 | | 3rd Quarter Reimbursement | 2,566.64 | 330,780.18 |
| General Journal | 10/31/2023 | GL24055 | | 3rd Quarter Reimbursement | 6,620.96 | 337,401.14 |
| General Journal | 10/31/2023 | GL24055 | | 3rd Quarter Reimbursement | 3,300.00 | 340,701.14 |
| Deposit | 10/31/2023 | | | Deposit | 68.97 | 340,770.11 |
| Check | 10/31/2023 | ACH Fees | NORTHWESTERN BANK | ACH Fees October | -14.40 | 340,755.71 |
| Total 112.1 - General/Mgmt | | | | | 14,515.77 | 340,755.71 |
| Total 112.10 - NW Bank | | | | | 14,515.77 | 340,755.71 |
| Total 112 - Cash Restricted | | | | | 14,515.77 | 340,755.71 |
| TOTAL | | | | | 14,515.77 | 340,755.71 |

10:18 AM

12/05/23

Accrual Basis

NEW Chippewa Co Housing Authority

VISION Account QuickReport

As of October 31, 2023

| Type | Date | Num | Name | Memo | Amount | Balance |
|-----------------------------|------------|-----|------|---------|----------|-----------|
| 112 · Cash Restricted | | | | | | 14,546.23 |
| 112.10 · NW Bank | | | | | | 14,546.23 |
| 112.15 · Vision | | | | | | 14,546.23 |
| Deposit | 10/03/2023 | | | Deposit | 2,250.00 | 16,796.23 |
| Total 112.15 · Vision | | | | | 2,250.00 | 16,796.23 |
| Total 112.10 · NW Bank | | | | | 2,250.00 | 16,796.23 |
| Total 112 · Cash Restricted | | | | | 2,250.00 | 16,796.23 |
| TOTAL | | | | | 2,250.00 | 16,796.23 |

10:19 AM

12/05/23

Accrual Basis

NEW Chippewa Co Housing Authority

HCRI Account QuickReport

As of October 31, 2023

| Type | Date | Num | Name | Memo | Amount | Balance |
|--|------------|-----|------|---------|--------------|-------------------|
| 112 · Cash Restricted | | | | | | 313,832.47 |
| 112.10 · NW Bank | | | | | | 313,832.47 |
| 112.11 · HCRI-No post account | | | | | | 313,832.47 |
| 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 | | | | | | 149,057.20 |
| Deposit | 10/03/2023 | | | Deposit | 19.00 | 149,076.20 |
| Deposit | 10/31/2023 | | | Deposit | 40.00 | 149,116.20 |
| Total 112.111 · HCRI-Activity RENTAL/SEC.DEP | | | | | 59.00 | 149,116.20 |
| Total 112.11 · HCRI-No post account | | | | | 59.00 | 313,891.47 |
| Total 112.10 · NW Bank | | | | | 59.00 | 313,891.47 |
| Total 112 · Cash Restricted | | | | | 59.00 | 313,891.47 |
| TOTAL | | | | | 59.00 | 313,891.47 |

12/05/23

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

| Type | Date | Num | Name | Amount | Balance |
|---|------------|---------------|--|-----------------|-------------------|
| 1111 - Northwestern Bank | | | | | 399,566.14 |
| 1111.1 - ADMIN ACCOUNT | | | | | 328,483.83 |
| Deposit | 10/02/2023 | | | 20,759.00 | 349,242.83 |
| Check | 10/09/2023 | 27204 | Bloomer Advance | -98.27 | 349,144.56 |
| Check | 10/09/2023 | 27205 | CHIPPEWA COUNTY HOUSING AUTHORITY | -19,751.23 | 329,393.33 |
| Check | 10/23/2023 | 27207 | CHIPPEWA COUNTY HOUSING AUTHORITY | -392.84 | 329,000.49 |
| Deposit | 10/31/2023 | | | 36.08 | 329,036.57 |
| Check | 10/31/2023 | ACH Fee | NORTHWESTERN BANK | -22.05 | 329,014.52 |
| Total 1111.1 - ADMIN ACCOUNT | | | | 530.69 | 329,014.52 |
| 1111.2 - NW CHECKING | | | | | 56,599.97 |
| Check | 10/01/2023 | 27188 | RENT CHECKS | -196.00 | 56,403.97 |
| Check | 10/01/2023 | 27189 | RENT CHECKS | -408.00 | 55,995.97 |
| Check | 10/01/2023 | 27190 | RENT CHECKS | -281.00 | 55,714.97 |
| Check | 10/01/2023 | 27191 | RENT CHECKS | -593.00 | 55,121.97 |
| Check | 10/01/2023 | 27192 | RENT CHECKS | -302.00 | 54,819.97 |
| Check | 10/01/2023 | 27193 | RENT CHECKS | -572.00 | 54,247.97 |
| Check | 10/01/2023 | 27194 | RENT CHECKS | -480.00 | 53,767.97 |
| Check | 10/01/2023 | 27195 | RENT CHECKS | -686.00 | 53,081.97 |
| Check | 10/01/2023 | 27196 | RENT CHECKS | -455.00 | 52,626.97 |
| Check | 10/01/2023 | 27198 | RENT CHECKS | -2,595.00 | 50,031.97 |
| Check | 10/01/2023 | 27200 | RENT CHECKS | -34.00 | 49,997.97 |
| Check | 10/01/2023 | 27201 | RENT CHECKS | -236.00 | 49,761.97 |
| Check | 10/01/2023 | 27202 | RENT CHECKS | -212.00 | 49,549.97 |
| Check | 10/01/2023 | 27203 | RENT CHECKS | -253.00 | 49,296.97 |
| Check | 10/01/2023 | Rent Checks | RENT CHECKS | -152,304.00 | -103,007.03 |
| Deposit | 10/02/2023 | | | 161,811.00 | 58,803.97 |
| Payment | 10/03/2023 | 923156 | CHARLES, ERIC f | 78.00 | 58,881.97 |
| Payment | 10/03/2023 | 77945860432 | PAPIC, BAJRA f | 110.00 | 58,991.97 |
| Payment | 10/10/2023 | 1086 | Bleskacek, Jocelyn (Daniel) f tripped | 25.00 | 59,016.97 |
| Payment | 10/10/2023 | 5036 | Perry, Jennifer / Hazelton, Travis - F | 50.00 | 59,066.97 |
| Payment | 10/10/2023 | 1015 | Murray, Lori f TRIPPED | 50.00 | 59,116.97 |
| Check | 10/16/2023 | 27206 | RENT CHECKS | -228.00 | 58,888.97 |
| Payment | 10/17/2023 | 4695 | Lewis, Kim f | 172.00 | 59,060.97 |
| Payment | 10/17/2023 | | Roth, Trampas f | 100.00 | 59,160.97 |
| Payment | 10/17/2023 | 10061 | Hunsucker (Joyner), Jaclyn f | 70.00 | 59,230.97 |
| Deposit | 10/24/2023 | | | 64.00 | 59,294.97 |
| Payment | 10/31/2023 | R104367930414 | Kyceck, Melissa f | 100.00 | 59,394.97 |
| Payment | 10/31/2023 | 924715 | Murray, Lori f TRIPPED | 50.00 | 59,444.97 |
| Total 1111.2 - NW CHECKING | | | | 2,845.00 | 59,444.97 |
| 1111.5 - Mainstream HAP | | | | | -4,037.00 |
| Check | 10/01/2023 | 27197 | RENT CHECKS | -514.00 | -4,551.00 |
| Check | 10/01/2023 | 27198 | RENT CHECKS | -529.00 | -5,080.00 |
| Check | 10/01/2023 | 27199 | RENT CHECKS | -138.00 | -5,218.00 |
| Check | 10/01/2023 | Rent Checks | RENT CHECKS | -12,179.00 | -17,397.00 |
| Deposit | 10/02/2023 | | | 11,682.00 | -5,715.00 |
| Total 1111.5 - Mainstream HAP | | | | -1,678.00 | -5,715.00 |
| 1111.6 - Mainstream Admin | | | | | -3,443.86 |
| Deposit | 10/02/2023 | | | 1,743.00 | -1,700.86 |
| Check | 10/09/2023 | 27204 | Bloomer Advance | -7.39 | -1,708.25 |
| Check | 10/09/2023 | 27205 | CHIPPEWA COUNTY HOUSING AUTHORITY | -1,486.66 | -3,194.91 |
| Check | 10/23/2023 | 27207 | CHIPPEWA COUNTY HOUSING AUTHORITY | -29.67 | -3,224.58 |
| Total 1111.6 - Mainstream Admin | | | | 219.28 | -3,224.58 |
| 1111 - Northwestern Bank - Other | | | | | 21,963.20 |
| Total 1111 - Northwestern Bank - Other | | | | | 21,963.20 |
| Total 1111 - Northwestern Bank | | | | 1,916.97 | 401,483.11 |
| TOTAL | | | | 1,916.97 | 401,483.11 |

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Accrual Basis

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

| Type | Date | Num | Name | Amount | Balance |
|---|------------|----------|---|-----------|--------------|
| 113 - Federal Funds-NW Bank Acct | | | | | 1,106,071.28 |
| 115 - Shop Checking Account | | | | | 39,687.30 |
| 115.1 - ACTIVITY | | | | | 37,193.70 |
| General Journal | 10/09/2023 | GL2402 | | 0.00 | 37,193.70 |
| Total 115.1 - ACTIVITY | | | | | 0.00 |
| 115.2 - ADMIN | | | | | 2,493.60 |
| General Journal | 10/09/2023 | GL2402 | | 0.00 | 2,493.60 |
| Total 115.2 - ADMIN | | | | | 0.00 |
| Total 115 - Shop Checking Account | | | | | 0.00 |
| 113.79 - LHR | | | | | 52,150.92 |
| General Journal | 10/09/2023 | GL2402 | | 0.00 | 52,150.92 |
| Total 113.79 - LHR | | | | | 0.00 |
| 113.82 - LHC | | | | | 30,704.68 |
| General Journal | 10/09/2023 | GL2402 | | 186.60 | 30,891.28 |
| Payment | 10/17/2023 | 1692 | Bruyette, Sharon - Birch Rental 3%:Bruyette, Sharo... | 298.83 | 31,190.11 |
| Deposit | 10/17/2023 | | | 12.17 | 31,202.28 |
| Payment | 10/17/2023 | 1691 | Bruyette, Sharon - Maynard Rental 3%:Bruyette, Sh... | 292.53 | 31,494.81 |
| Deposit | 10/17/2023 | | | 18.47 | 31,513.28 |
| Total 113.82 - LHC | | | | | 808.60 |
| 113.799 - LHC/LHR Admin | | | | | 5,031.49 |
| General Journal | 10/09/2023 | GL2402 | | 0.00 | 5,031.49 |
| General Journal | 10/09/2023 | GL2402 | | -186.60 | 4,844.89 |
| Total 113.799 - LHC/LHR Admin | | | | | -186.60 |
| 113.994 - TBRA | | | | | -848.56 |
| 113.087 - 2022 Activity | | | | | -2,707.00 |
| Check | 10/02/2023 | Dir Dep | TBRA RENT CHECKS | -2,647.00 | -5,354.00 |
| Deposit | 10/24/2023 | | | 2,968.52 | -2,385.48 |
| Total 113.087 - 2022 Activity | | | | | 321.52 |
| 113.086 - 2022 Admin | | | | | 233.40 |
| Deposit | 10/24/2023 | | | 296.70 | 530.10 |
| Check | 10/31/2023 | ACH Fees | Northwestern Bank | -1.60 | 528.50 |
| Total 113.086 - 2022 Admin | | | | | 295.10 |
| 113.088 - 2021 Admin | | | | | -480.80 |
| Total 113.088 - 2021 Admin | | | | | -480.80 |
| 113.091 - 2016 ACTIVITY | | | | | 2,105.84 |
| Total 113.091 - 2016 ACTIVITY | | | | | 2,105.84 |
| Total 113.994 - TBRA | | | | | 616.62 |
| 113.952 - REV LOAN NSP | | | | | -6,260.90 |
| General Journal | 10/09/2023 | GL2402 | | -4,446.30 | -10,707.20 |
| Payment | 10/17/2023 | 2245 | Bohman,Daniel and Tina 90602:Current - 5% | 370.07 | -10,337.13 |
| Deposit | 10/17/2023 | | | 129.93 | -10,207.20 |
| Payment | 10/24/2023 | 3734 | Dukart (Eternick), Dan & Cora 90605:Current - 5% | 301.86 | -9,905.34 |
| Deposit | 10/24/2023 | | | 221.14 | -9,684.20 |
| Total 113.952 - REV LOAN NSP | | | | | -3,423.30 |
| 113.957 - Revolving loan Admin NSP | | | | | 11,238.70 |
| General Journal | 10/09/2023 | GL2402 | | 4,446.30 | 15,685.00 |
| Total 113.957 - Revolving loan Admin NSP | | | | | 4,446.30 |
| 113.81 - Other non revolving loan | | | | | 43,018.45 |
| Deposit | 10/03/2023 | | | 130.00 | 43,148.45 |
| Deposit | 10/03/2023 | | | 260.00 | 43,408.45 |

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Accrual Basis

Home/RR/LTP/Self Help/TBRA

Federal Account QuickReport

As of October 31, 2023

| Type | Date | Num | Name | Amount | Balance |
|--|------------|-------------|--|------------|------------|
| Deposit | 10/17/2023 | | | 130.00 | 43,538.45 |
| Deposit | 10/17/2023 | | | 240.00 | 43,778.45 |
| Deposit | 10/17/2023 | | | 146.00 | 43,924.45 |
| Deposit | 10/17/2023 | | | 170.00 | 44,094.45 |
| Deposit | 10/24/2023 | | | 260.00 | 44,354.45 |
| Deposit | 10/24/2023 | | | 127.00 | 44,481.45 |
| Deposit | 10/31/2023 | | | 275.00 | 44,756.45 |
| Total 113.81 - Other non revolving loan | | | | 1,738.00 | 44,756.45 |
| 112.1 - RENTAL REHAB | | | | | 11,158.40 |
| 112.16 - Rev. Loan Admin | | | | | 4,725.54 |
| General Journal | 10/09/2023 | GL2402 | | 62.15 | 4,787.69 |
| Total 112.16 - Rev. Loan Admin | | | | 62.15 | 4,787.69 |
| 112.14 - Revolving Loan | | | | | 6,432.86 |
| General Journal | 10/09/2023 | GL2402 | | -62.15 | 6,370.71 |
| Payment | 10/10/2023 | 2909 | Venzke, Donald - 245 Pine 3% | 201.47 | 6,572.18 |
| Deposit | 10/10/2023 | | | 5.69 | 6,577.87 |
| Total 112.14 - Revolving Loan | | | | 145.01 | 6,577.87 |
| Total 112.1 - RENTAL REHAB | | | | 207.16 | 11,365.56 |
| 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 | | | | | 925,933.98 |
| 113.87 - Home Revolving Loan Funds | | | | | 726,017.44 |
| Check | 10/02/2023 | ACH | Xcel Energy | -54.75 | 725,962.69 |
| Check | 10/02/2023 | ACH | WE ENERGIES | -10.79 | 725,951.90 |
| Check | 10/02/2023 | ACH | WE ENERGIES | -10.79 | 725,941.11 |
| Payment | 10/03/2023 | 192781 | Robinson, Deven | 57,119.00 | 783,060.11 |
| Payment | 10/03/2023 | 2035 | Garrett, Brian C. & Denise J 5%:Current Loan | 437.47 | 783,497.58 |
| Deposit | 10/03/2023 | | | 42.53 | 783,540.11 |
| Payment | 10/03/2023 | 10028 | REITAN, JOHN & TARA 5%:CURRENT | 180.37 | 783,720.48 |
| Deposit | 10/03/2023 | | | 316.63 | 784,037.11 |
| Payment | 10/03/2023 | 995343 | Klenke, Melissa 5%:HOME Funds | 152.66 | 784,189.77 |
| Deposit | 10/03/2023 | | | 57.34 | 784,247.11 |
| Payment | 10/03/2023 | | Wozniak, Katie:2nd loan | 271.80 | 784,518.91 |
| Deposit | 10/03/2023 | | | 118.20 | 784,637.11 |
| General Journal | 10/09/2023 | GL2402 | | -4,645.52 | 779,991.59 |
| Check | 10/09/2023 | 10522 | Chippewa Valley Lawn Care | -410.00 | 779,581.59 |
| Check | 10/09/2023 | 10524 | City of Stanley | -81.71 | 779,499.88 |
| Check | 10/09/2023 | 10525 | Menards Eau Claire East | -886.16 | 778,613.72 |
| Payment | 10/10/2023 | 4384 | Svoma, Kris - 5%:current | 215.60 | 778,829.32 |
| Deposit | 10/10/2023 | | | 224.55 | 779,053.87 |
| Check | 10/10/2023 | ACH | City of Cornell | -95.76 | 778,958.11 |
| Payment | 10/17/2023 | 2036 | Garrett, Brian C. & Denise J 5%:Current Loan | 446.22 | 779,404.33 |
| Deposit | 10/17/2023 | | | 33.78 | 779,438.11 |
| Payment | 10/17/2023 | 1247 | Weycker, Jessica & Drangstveit, Jerid 5% | 380.16 | 779,818.27 |
| Deposit | 10/17/2023 | | | 48.84 | 779,867.11 |
| Payment | 10/17/2023 | 28880511... | Hale, Shauntia 5%:Current Portion | 448.42 | 780,315.53 |
| Deposit | 10/17/2023 | | | 181.58 | 780,497.11 |
| Check | 10/19/2023 | ACH | Xcel Energy | -49.86 | 780,447.25 |
| Check | 10/23/2023 | 10526 | Arrow Building Center - 33 | -200.00 | 780,247.25 |
| Check | 10/23/2023 | 10527 | CCHA | -11,816.85 | 768,430.40 |
| Check | 10/23/2023 | 10528 | Korger's Decorating, Inc. | -44.79 | 768,385.61 |
| Payment | 10/24/2023 | 10029 | REITAN, JOHN & TARA 5%:CURRENT | 315.77 | 768,701.38 |
| Deposit | 10/24/2023 | | | 181.23 | 768,882.61 |
| Payment | 10/24/2023 | 995344 | Klenke, Melissa 5%:HOME Funds | 133.88 | 769,016.49 |
| Deposit | 10/24/2023 | | | 76.12 | 769,092.61 |
| Check | 10/30/2023 | ACH | Xcel Energy | -76.94 | 769,015.67 |
| Check | 10/30/2023 | ACH | WE ENERGIES | -17.18 | 768,998.49 |
| Check | 10/30/2023 | ACH | WE ENERGIES | -9.40 | 768,989.09 |
| Payment | 10/31/2023 | 10171 | Jepson, Lori:Jepson, Lori 5% Current | 521.18 | 769,510.27 |
| Deposit | 10/31/2023 | | | 103.82 | 769,614.09 |
| Payment | 10/31/2023 | 4385 | Svoma, Kris - 5%:current | 274.11 | 769,888.20 |

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Accrual Basis

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

| Type | Date | Num | Name | Amount | Balance |
|---|------------|--------|------|------------------|---------------------|
| Deposit | 10/31/2023 | | | 166.04 | 770,054.24 |
| Total 113.87 · Home Revolving Loan Funds | | | | 44,036.80 | 770,054.24 |
| 113.86 · Clark Co - HOME RLF | | | | | 163,132.00 |
| 113.862 · Clark Co - HOME - Activity | | | | | 146,818.80 |
| General Journal | 10/09/2023 | GL2402 | | 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 | 10/09/2023 | GL2402 | | 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 | | | | | 38,222.00 |
| General Journal | 10/09/2023 | GL2402 | | 4,645.52 | 42,867.52 |
| Total 113.77 · Admin | | | | 4,645.52 | 42,867.52 |
| 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 | | | | 48,682.32 | 974,616.30 |
| 113 · Federal Funds-NW Bank Acct - Other | | | | | -16,838.78 |
| Deposit | 10/31/2023 | | | 208.48 | -16,630.30 |
| Total 113 · Federal Funds-NW Bank Acct - Other | | | | 208.48 | -16,630.30 |
| Total 113 · Federal Funds-NW Bank Acct | | | | 53,097.58 | 1,159,168.86 |
| TOTAL | | | | 53,097.58 | 1,159,168.86 |