

PUBLIC MEETING NOTICE
BARRON COUNTY HOUSING AUTHORITY

TUESDAY, JUNE 24, 2025 – 9:00 AM

Berger-Woodland Manor Community Room
611 East Woodland Avenue, Barron, WI

MEETING AGENDA

1. Call to Order – Approve Agenda
2. Roll Call
3. Public Comment
4. Approval of the minutes of the previous Regular meeting
5. Director's Report
6. Program financial reports and communications.
7. Unfinished business
 - A) Multifamily Housing Rehab Update (Tom Landgraf)
 - B) Consideration of Section 42 compliant lease and policy documents
8. New Business
 - A) Discussion and consideration of investing surplus reserve funds
9. Discussion of potential items for next meeting
10. Adjournment

Next Meeting: July 22, 2025

CC: Commissioners Doug Edwardsen, Marge Jost, Carol Moen, Gary Nelson & Terri Tyler
County Board Chair, Administrator, Wendy Coleman, Clerk, Corporation Counsel, & Justice Center.

Please call 715-537-5344, ext. 6 if you are unable to attend.

To access the meeting remotely via Zoom, please join here:

<https://us06web.zoom.us/j/84403492818>

Meeting ID: 844 0349 2818

Telephone: 1 312 626 6799

Any person who has a qualifying disability under the Americans with Disabilities Act and requires the meeting or materials at the meeting to be in an accessible format must contact the Housing Authority office at 715-537-5344, ext. 6 at least 24 hours prior to the meeting so that arrangements may be made to accommodate your request.

BARRON COUNTY HOUSING AUTHORITY

Tuesday, May 27, 2025

MINUTES

CALL TO ORDER

Chairman Nelson called the meeting to order at 9:00 AM at Berger Woodland Apartments, Barron, WI. A quorum of directors was present, and the meeting, having been duly convened, was ready to proceed with business.

Motion (Moen/Tyler) to approve the agenda.

Motion carried; unanimous.

ROLL CALL

Commissioners Present: Doug Edwardsen, Marge Jost, Carol Moen, Gary Nelson and Terri Tyler.

Other(s) Present: Robert Kazmierski, Executive Director and Tom Landgraf (remote).

PUBLIC COMMENT

No one registered or appeared for public comment.

MINUTES

Discussion and review of the minutes from the previous meeting.

Motion (Jost/Edwardsen) to approve the minutes of April 29, 2025, as presented. Motion carried; unanimous.

DIRECTORS REPORT

The committee reviewed and discussed the Director's Report, which included current and future program activities. BCHA's Housing Choice Voucher program is no longer trending towards a shortfall. Subsequently, BCHA has been removed from the At-Risk list of PHAs for shortfalls. BCHA can now lease up and port in/port out new HCV participants. Staff will be attending WHEDA sponsored Section 42 LIHTC training on June 10th in Madison. Our Section 42 consultant provided in-house professional development in early May. During the next 16 months, HUNT will be facilitating weekly meetings with all project stakeholders to discuss construction, draw processes, and find consensus on any change orders. Kazmierski applied for Focus on Energy rebates for the HVAC units. Loan closing took place on May 1st. BCHA's new carrier (Gallager) will provide coverage for property, liability and builder's risk at \$82,000 annually. McGann has completed demolition in Almena, Berger Woodland (8 units) and the Barron Family Duplexes (1 duplex). We facilitated Resident Roundtables for Turtle Lake and Prairie Farm to start the preparation for the displacement of those tenants by mid-July. The Chetek HA-Lone Oak board approved a 2-year renewal of the management contract with BCHA effective July 1st. LO rates will increase from \$67.19 PUPM to \$86.00 PUPM. This topic will be on the next agenda for the Barron HA-Park Lawn board to consider. The proposed PL rates will increase from \$64.20 PUPM to \$86.00 PUPM. The committee accepted the Director's Report by unanimous consent.

PROGRAM FINANCIAL REPORTS AND COMMUNICATIONS

The Committee reviewed the financial statements for MFH, HCV & OBA programs ending March 31, 2025, including the Check Register ending March 31, 2025, and corresponding in-house reports. The committee received and accepted the available financial reports by unanimous consent.

UNFINISHED BUSINESS:

MULTIFAMILY HOUSING REHAB UPDATE

Kazmierski provided handout of the final project schedule with the goal of completing all the scattered 8-plexes in 2025. BW and Duplexes will be "paused" until 2026, except for the north addition, some exterior work (windows and siding). These items will also be completed in 2025. Tom Landgraf reported that insulation has been removed in Almena and Berger Woodland. Construction payment draw requests will take place on the 1st Thursday of each

month. Kazmierski and Landgraf will be meeting with Jeff French, CLA and Jodi Busch to explain the construction draw processes and audit trail. BCHA will apply for additional \$1.1MM AHP funding in mid-May to apply towards the LLC's rehab project. Awards will be announced in October 2025. If BHCA receives an award, those funds will be applied to any remaining contingency items and/or cost overruns.

CONSIDERATION OF SECTION 42 LEASE AND POLICY DOCUMENTS

None. This is a placeholder agenda item.

UPDATE OF ASSOCIATE HOUSING PROGRAM MANAGER POSITION

BCHA interviewed 3 candidates for the Associate Housing Program Manager position. We have an accepted offer from Cassandra Hix. Start date is June 9th.

NEW BUSINESS:

DISCUSSION ABOUT COMMUNICATING REHAB PROJECT TO BROADER COMMUNITY

Edwardsen shared the recent article in the Rice Lake Chronotype and provided some suggestions regarding outreach. Social media and other local newspapers are other communication tools to consider. Staff have been taking pictures to document the project and Edwardsen offered to write press releases.

DISCUSSION AND CONSIDERATION OF INVESTING SURPLUS RESERVE FUNDS

ASSISTANT HOUSING PROGRAM MANAGER POSITION

Kazmierski presented the idea of investing funds currently held in the MFH checking account. These excess funds were a result of the developer's fee and reimbursement of rehab costs, and the balance exceeds FDIC. Seeking a higher yield (than checking) and diversifying investment can be considered the best practice. Nelson recommended staff seek short-term CD rates and bring them to a subsequent board meeting.

SET NEXT MEETING DATE

The next meeting will be held on Tuesday, June 24, 2025, at 9:00 AM in the Berger-Woodland Manor Community Room. Agenda items include updates of the Multifamily Housing Rehab project, introduction of new Associate HPM, and consideration of investing excess checking account funds.

ADJOURNMENT

The meeting adjourned by unanimous consent at 10:34 AM

Respectfully Submitted,
Bob Kazmierski, Recording Secretary

BARRON COUNTY HOUSING AUTHORITY

Director's Report

June 2025

HOUSING CHOICE VOUCHER PROGRAM

Vouchers leased (being utilized): 147

Voucher not under lease (participant in search of rental): 0

HAP Total: \$61,788.00

Applicants on Waiting List: 374

We met with the new HUD-Milwaukee Field Office representative regarding BCHA's Housing Choice Voucher program on June 11th. Our 2-year funding projection is a status quo. In other words, we can add new program participants only when a participant drops off the program. We are also to lease up all remaining Water's Edge PBV's (7 out of 21) by the end of the year. BCHA can also port in/port out new HCV participants.

MULTIFAMILY HOUSING PROGRAM

Occupancy Rate (54/70 units): 77% - Almena (5); Berger Woodland (5); Dallas (1); Duplexes (1); Haugen (2); PF (1); Turtle Lake (1). Vacancy offering letters are currently not being sent due to the relocation plan. Almena will be unoccupied through July 21, 2025.

HUD provided a 28-day notice of the REAC/NSPIRE (physical) inspection for all our MFH properties (70 units) on July 9th. We are not sure why they scheduled this inspection because we had made the indication in our system to delay physical inspections until the rehab is complete. I have asked HUD to contact the scheduling team asking them to cancel. However, we are staying on task to prepare for this inspection.

Staci and I attended WHEDA sponsored Section 42 LIHTC training on June 10th in Madison. We have provided our Section 42 consultant with new leases, compliance data and a tenant tracking log for Housing Tax Credit (HTC) delivery. As you may know, we have 120 days from May 1st to be completely Section 42 compliant. Our new auditor (SVA), Tom Landgraf and I met with Jeff French and Jodi Busch to review construction draw processes. Construction draws have been scheduled for the 5th day of each month. McGann and Paul's Sheet Metal are working to become certified for us to qualify Focus on Energy rebates for the HVAC units. We are pursuing a warranty on the roofer who installed a new roof in Almena roughly 10 years ago. That contractor did not install winter guard properly (not overlapped) with cracked boots and irregular nailing. Moisture has penetrated the back side of the fascia and has caused roughly \$40K in water damage. McGann has completed drywall, painting, windows, flooring, and cabinetry in Almena, Berger Woodland (8 units) and the Barron Family Duplexes (1 duplex). Sidewalks and parking lot excavation and paving are scheduled over the next seven weeks (see packet). Staci and I will be facilitating Resident Roundtables for Berger Woodland, Turtle Lake and Prairie Farm in early July. Thank you for your approval of a new Associate Housing Program Manager to provide additional office coverage at all our managed sites, including Park Lawn and Lone Oak. Cassandra Hix has been hired, and her start date was June 9th. We are onboarding through a collective approach.

Tom and I are working with DOA to close the \$497,880 HOME loan. There are several documents that need to be updated and it's critical to get this HOME loan closed so that the project falls under the non-

BABA appropriation. Tom, Danielle and I have also completed an updated list of items needed for FHLB regarding the \$1.1MM AHP application of BCHA. This application will be submitted by the deadline; 6/20.

OTHER BUSINESS ACTIVITIES

Occupancy Rate (89/96 units): 92.7%

Park Lawn Occupancy Rate (30/30 units): 100%

Lone Oak Occupancy Rate (28/30 units): 93%

Scott Terrace Occupancy Rate (7/8 units): 87.5%

Pioneer Housing Occupancy Rate (7/8 units): 87.5%

Lakeland Manor 2 (18/20 units): 90%

We have been addressing two (2) lease violations at Park Lawn that have resulted in termination of tenancy. BullDozin, LLC (Monarch and Pember as subs) will be constructing seven (7) additional parking spots, adding sidewalks, stormwater control and resurfacing the existing Park Lawn parking lots (2nd Street & Grove Ave) beginning 6/17. They will also be replacing 42' of sewer lateral that has been problematic. We are also designating 7 parking spaces to be ADA compliant (striping and curb/gutter). In 2025, for Lone Oak, we have commissioned the final A/E design work and construction for the alteration of two existing dwelling units with possible addition(s). Both the Barron HA-Park Lawn and Chetek HA-Lone Oak boards approved a 2-year renewal of the management contract with BCHA effective July 1st. LO rates will increase from \$67.19 PUPM to \$86.00 PUPM. PL rates will increase from \$64.20 PUPM to \$86.00 PUPM.



Executive Director

BARRON COUNTY HOUSING AUTHORITY - VOUCHER

FINANCIAL STATEMENTS

For the Accounting Period Ending April 30, 2025

To the Board of Commissioners
Barron County Housing Authority - Voucher
Barron, Wisconsin

Management is responsible for the accompanying statement of net position of Barron County Housing Authority - Voucher ("Housing Authority") as of April 30, 2025, and the related statement of activities for the one month and four months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements, nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Accounting principles generally accepted in the United States of America require that accounts payable and accrued payroll be recorded. Management has informed us that the Housing Authority has not recorded accounts payable and accrued payroll, which is not in accordance with accounting principles generally accepted in the United States of America. Management has not determined the effect of the departure from accounting principles generally accepted in the United States of America on the accompanying financial statements.

Accounting principles generally accepted in the United States of America require that pension payments be recorded under the full accrual method. Management has informed us that the Housing Authority does not adjust the net pension liability (asset) and the related deferred outflows and inflows until year end and therefore all pension payments are shown as an expense, which is not in accordance with accounting principles generally accepted in the United States of America. Management has not determined the effect of the departure from accounting principles generally accepted in the United States of America on the accompanying financial statements.

Management has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows were included in the financial statements, they might influence the user's conclusions about the Housing Authority's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The accompanying budget of the Housing Authority for the year ending December 31, 2025, has not been compiled or examined by us, and, accordingly, we do not express an opinion or any other form of assurance on it. Management has elected to omit the summaries of significant assumptions and accounting policies required under established guidelines for presentation of prospective financial statements. If the omitted summaries were included in the budgeted information, they might influence the user's conclusions about the Housing Authority's budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

Management has omitted the Management's Discussion and Analysis, Schedule of Proportionate Share of the Net Pension Liability, and Schedule of Contributions that accounting principles generally accepted in the United States of America requires to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

The accompanying Schedule I is presented for the purpose of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management. The supplementary information was subject to our compilation engagement. We have not audited or reviewed the supplementary information and do not express an opinion, a conclusion, nor provide any form of assurance on such supplementary information.

We are not independent with respect to the Housing Authority.

Hawkins Ash CPAs, LLP

La Crosse, Wisconsin
May 28, 2025

Barron County Housing Authority - Voucher
Statement of Net Position - Voucher
April 30, 2025

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	Current Period	Cumulative
ASSETS AND DEFERRED OUTFLOWS		
CURRENT ASSETS		
Cash		
02-0-000-000-1111.050 Cash - Sterling Bank	719.53	86,872.11
02-0-000-000-1111.060 Cash - Payroll Account	19,121.78	28,965.05
02-0-000-000-1111.070 Cash - Restricted HAP	5,020.00	3,612.98
02-0-000-000-1111.080 Cash - Restricted Cares	0.00	0.00
Total	24,861.31	119,450.14
Accounts Receivable		
02-0-000-000-1121.000 A/R - Fraud Recovery	148.00	1,770.00
02-0-000-000-1121.010 Allowance for Doubtful Accts - Fraud	0.00	0.00
02-0-000-000-1125.000 A/R - HUD	0.00	0.00
02-0-000-000-1125.020 A/R - HAP R. Christensen	0.00	0.00
02-0-000-000-1129.000 A/R - HAP RNS & Prosper	0.00	0.00
02-0-000-000-1129.020 A/R - HAP Overpayment West CAP	0.00	0.00
02-0-000-000-1129.030 A/R - UAP Avery-Patz	0.00	0.00
02-0-000-000-1129.050 A/R - Port In	0.00	0.00
02-0-000-000-1129.060 A/R - HAP Overpayments	75.00	4,628.00
Total	223.00	6,398.00
Accrued Receivables		
02-0-000-000-1145.000 Accrued Interest Receivable	0.00	0.00
Total	0.00	0.00
Other Current Assets		
02-0-000-000-1211.000 Prepaid Insurance	0.00	0.00
02-0-000-000-1212.000 Prepaid Expense	(463.84)	8,263.31
02-0-000-000-1220.000 Prepaid HAP/UAP	0.00	560.00
02-0-000-000-1260.000 Inventories - Materials	0.00	259.54
02-0-000-000-1295.000 Interprogram due (to) from OB	(89.69)	0.00
02-0-000-000-1295.015 Interprogram due (to) from MFH	0.00	0.00
02-0-000-000-1295.020 Interprogram due (to) from LM II	(1,667.34)	8,817.06
Total	(2,220.87)	17,899.91
TOTAL CURRENT ASSETS	22,863.44	143,748.05

*(See Accountants' Compilation Report)

***Barron County Housing Authority - Voucher
Statement of Net Position - Voucher
April 30, 2025***

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	Current Period	Cumulative
NONCURRENT ASSETS		
Fixed Assets		
02-0-000-000-1400.090 Furniture, Equip, & Mach - Voucher	0.00	4,018.99
02-0-000-000-1400.099 Furniture, Equip & Mach Cares Covid	0.00	7,287.43
02-0-000-000-1400.150 Accumulated Depreciation	(23.35)	(3,821.81)
02-0-000-000-1400.999 Accumulated Depreciation Covid	(97.15)	(6,510.24)
Total	(120.50)	974.37
Other Noncurrent Assets		
02-0-000-000-1700.174 Net Pension Asset	0.00	0.00
Total	0.00	0.00
TOTAL NONCURRENT ASSETS	(120.50)	974.37
TOTAL ASSETS	22,742.94	144,722.42
Deferred Outflows of Resources		
02-0-000-000-1900.200 Deferred Outflow of Resources - Pension	0.00	27,062.86
Total	0.00	27,062.86
TOTAL ASSETS & DEFERRED OUTFLOWS	22,742.94	171,785.28

*(See Accountants' Compilation Report)

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***Barron County Housing Authority - Voucher
Statement of Net Position - Voucher
April 30, 2025***

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	Current Period	Cumulative
LIABILITIES, DEF INFLOWS & NET POSITION		
CURRENT LIABILITIES		
Accounts Payable		
02-0-000-000-2111.000 A/P - Vendors & Contractors	0.00	0.00
02-0-000-000-2117.010 Federal Income Tax W/H	0.00	0.00
02-0-000-000-2117.020 Social Security Tax W/H	0.00	0.00
02-0-000-000-2117.021 Medicare W/H	0.00	0.00
02-0-000-000-2117.030 State Income Tax W/H	22.49	945.91
02-0-000-000-2117.040 Other -WRS	68.08	2,957.52
02-0-000-000-2117.041 AFLAC-Pre	0.00	0.00
02-0-000-000-2117.042 AFLAC-Post	0.00	0.00
02-0-000-000-2117.043 WI Deferred Comp	0.00	0.00
02-0-000-000-2117.044 Dental/Vision	0.00	0.00
02-0-000-000-2117.050 Other - Health Ins	0.00	0.00
02-0-000-000-2117.051 Flex Spending	0.00	0.00
02-0-000-000-2117.052 ACH Garnishment	0.00	0.00
02-0-000-000-2117.053 457 (b) Roth	0.00	0.00
02-0-000-000-2117.054 Child Support	0.00	0.00
02-0-000-000-2118.000 HSA	0.00	0.00
02-0-000-000-2118.010 A/P - Misc	0.00	0.00
02-0-000-000-2119.000 A/P - Port-In's	0.00	0.00
02-0-000-000-2119.010 A/P- HAP	0.00	0.00
Total	90.57	3,903.43
Accrued Liabilities		
02-0-000-000-2134.010 Accrued Comp Absences	0.00	1,053.52
02-0-000-000-2135.000 Accrued Payroll	0.00	0.00
02-0-000-000-2136.000 Interprogram due to (from) MFH	7,807.42	23,603.48
02-0-000-000-2137.000 Interprogram due to (from) OB	7,073.61	7,073.61
Total	14,881.03	31,730.61
Other Current Liabilities		
02-0-000-000-2290.010 Unearned Revenue - Admin Fees	0.00	0.00
Total	0.00	0.00
TOTAL CURRENT LIABILITIES	14,971.60	35,634.04

**(See Accountants' Compilation Report)*

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***Barron County Housing Authority - Voucher
Statement of Net Position - Voucher
April 30, 2025***

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	Current Period	Cumulative
NONCURRENT LIABILITIES		
Compensated Absences		
02-0-000-000-2134.020 Accrued Comp Absences	0.00	0.00
Total	0.00	0.00
Other Noncurrent Liabilities		
02-0-000-000-2500.357 Net Pension Liability	0.00	4,911.33
Total	0.00	4,911.33
 TOTAL LIABILITIES	 14,971.60	 40,545.37
Deferred Inflows of Resources		
02-0-000-000-2600.400 Deferred Inflow of Resources - Pension	0.00	9,470.29
02-0-000-000-2600.401 Deferred Inflow of Resources - HAP	0.00	0.00
Total	0.00	9,470.29
 NET POSITION		
02-0-000-000-2700.000 CY Net Change	7,771.34	22,608.28
02-0-000-000-2802.508 Invested in Capital Assets	(23.35)	197.18
02-0-000-000-2802.999 Invested in CA Covid	(97.15)	777.19
02-0-000-000-2810.000 Restricted GASB 68	0.00	0.00
02-0-000-000-2810.001 Fund Balance HAP	5,020.00	3,612.98
02-0-000-000-2810.002 Fund Balance Admin Fee	(4,899.50)	94,573.99
TOTAL NET POSITION	7,771.34	121,769.62
 TOTAL LIAB, DEF INFLOW, AND NET POSITION	 22,742.94	 171,785.28
 Proof	 0.00	 0.00

*(See Accountants' Compilation Report)

Date: 05/28/2025

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Barron County Housing Authority - Voucher
Statement of Activities - Voucher
Four Month Period - April 30, 2025

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	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
PUM	1.00	233.00	233.00	1.00	932.00	932.00	0.00
OPERATING REVENUE							
Operating Revenue							
02-1-000-000-3411.000 Revenue - HUD Grants	290.94	67,789.00	0.00	277.62	258,744.98	0.00	258,744.98
02-1-000-000-3411.010 HUD Revenue Admin Fee	43.40	10,112.00	9,902.58	47.62	44,384.00	39,610.32	4,773.68
02-1-000-000-3411.030 Revenue - HUD Grants FYI	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-3440.000 Other Revenue - PHA	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-3440.010 Port-In HAP Received	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-3440.020 Port-In Admin Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-3450.000 Fraud Recovery - PHA	0.53	124.00	0.00	1.01	940.00	0.00	940.00
02-1-000-000-3450.010 Fraud Recovery - HUD	0.53	124.00	0.00	1.01	940.00	0.00	940.00
02-1-000-000-3450.040 HUD Admin Cares Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-3480.000 Other Revenue - HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	335.40	78,149.00	9,902.58	327.26	305,008.98	39,610.32	265,398.66
OPERATING EXPENSES							
Administration							
02-1-000-000-4110.000 Administration Salaries	16.22	3,779.77	5,029.42	17.26	16,083.97	20,117.68	(4,033.71)
02-1-000-000-4110.999 Administration Salaries Cares General	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4120.000 Advertising	0.00	0.00	41.67	0.00	0.00	166.68	(166.68)
02-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4140.000 Staff Training	0.00	0.00	250.00	0.00	0.00	1,000.00	(1,000.00)
02-1-000-000-4150.000 Travel	0.08	18.20	75.00	0.23	210.70	300.00	(89.30)
02-1-000-000-4160.000 Office Expense	2.73	635.83	791.67	1.76	1,640.75	3,166.68	(1,525.93)
02-1-000-000-4160.900 Office Expense - Cares	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4160.999 Office Expense - Cares General	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4170.000 Accounting Fees	0.00	0.00	508.33	1.29	1,203.50	2,033.32	(829.82)
02-1-000-000-4170.999 Accounting Fees - Cares General	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4171.000 Audit Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4182.000 Empl Benefit Contrib	10.90	2,538.96	2,020.58	5.77	5,373.33	8,082.32	(2,708.99)
02-1-000-000-4182.030 Pension Expense	0.00	0.00	371.42	0.00	0.00	1,485.68	(1,485.68)
02-1-000-000-4182.999 Empl Benefit Contrib Cares General	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4190.000 Other Admin and Sundry	0.00	0.00	0.00	0.19	180.31	0.00	180.31
02-1-000-000-4190.999 Office Expense - Cares General	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4191.000 Telephone	1.71	398.69	375.00	1.27	1,181.13	1,500.00	(318.87)
Total	31.64	7,371.45	9,463.09	27.76	25,873.69	37,852.36	(11,978.67)
Maintenance and Operations							
02-1-000-000-4410.000 Maint Labor	0.00	0.00	353.50	0.00	0.00	1,414.00	(1,414.00)
02-1-000-000-4420.000 Maint Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4430.000 Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4433.000 Empl Benefit Contr Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	353.50	0.00	0.00	1,414.00	(1,414.00)

*See Accountants' Compilation Report

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Barron County Housing Authority - Voucher
Statement of Activities - Voucher
Four Month Period - April 30, 2025

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	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
General Expenses							
02-1-000-000-4510.030 Workmans Comp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4590.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4591.000 Portable Admin Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4592.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Housing Assistance Payments							
02-1-000-000-4715.010 HAP - Occupied Units	267.24	62,268.00	0.00	272.41	253,887.00	0.00	253,887.00
02-1-000-000-4715.015 HAP - Occupied Units PY	0.00	0.00	0.00	0.45	(422.00)	0.00	(422.00)
02-1-000-000-4715.020 HAP - FYI	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4715.030 HAP - Homeownership	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4715.040 HAP - Utility	2.68	625.00	0.00	2.80	2,607.00	0.00	2,607.00
02-1-000-000-4715.060 HAP - Port-Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	269.93	62,893.00	0.00	274.76	256,072.00	0.00	256,072.00
HAP Port-In's							
02-1-000-000-4715.050 HAP - Port-In's	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation							
02-1-000-000-4800.000 Depreciation Expense	0.10	23.35	0.00	0.10	93.40	0.00	93.40
02-1-000-000-4800.999 Depreciation Expenses Covid	0.42	97.15	0.00	0.42	388.60	0.00	388.60
Total	0.52	120.50	0.00	0.52	482.00	0.00	482.00
TOTAL OPERATING EXPENSES	302.08	70,384.95	9,816.59	303.03	282,427.69	39,266.36	243,161.33
OPERATING INCOME (LOSS)	33.32	7,764.05	85.99	24.23	22,581.29	343.96	22,237.33
Nonoperating Revenue (Expenses)							
02-1-000-000-3430.000 Invest Inc - Payroll Account	0.00	0.88	0.00	0.00	3.87	0.00	3.87
02-1-000-000-3430.010 Investment Income - Admin	0.03	6.41	0.00	0.02	23.12	0.00	23.12
02-1-000-000-3445.000 Gain (Loss) on Fixed Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.03	7.29	0.00	0.03	26.99	0.00	26.99
CHANGE IN NET POSITION	33.35	7,771.34	85.99	24.26	22,608.28	343.96	22,264.32
Prior Period Adjustments							
02-1-000-000-6010.010 Prior Period HAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-6010.020 Prior Period Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET CHANGE	33.35	7,771.34	85.99	24.26	22,608.28	343.96	22,264.32

*See Accountants' Compilation Report

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***Barron County Housing Authority - Voucher
Schedule 1 Analysis of Fund Balance
Four Month Period - April 30, 2025***

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	Current Period	Current Year
Analysis Of Fund Balance		
HAP FUND BALANCE ANALYSIS		
Revenue		
HUD Subsidy	67,789.00	258,744.98
Other Income	0.00	0.00
Fraud Recovery	124.00	940.00
Total	67,913.00	259,684.98
Expenses		
HAP Expense	62,893.00	256,072.00
PPA HAP	0.00	0.00
Total	62,893.00	256,072.00
Net	5,020.00	3,612.98
ADMIN FEE FUND BALANCE ANALYSIS		
Revenue		
HUD Subsidy Admin Fee	10,112.00	44,384.00
HUD Subsidy - Cares	0.00	0.00
Port In HAP	0.00	0.00
Port In Admin Fee	0.00	0.00
Other Income	0.00	0.00
Fraud Recovery	124.00	940.00
Interest on Reserve	7.29	26.99
Total	10,243.29	45,350.99
Expenses		
Total Admin Exp	7,371.45	25,873.69
Total Cares Expenses	0.00	0.00
Total Maint Exp	0.00	0.00
Port In HAP Expense	0.00	0.00
Total General Expense	0.00	0.00
PPA Admin	0.00	0.00
Total	7,371.45	25,873.69
Net	2,871.84	19,477.30

**See Accountants' Compilation Report*

Barron County Housing Authority - Voucher
Schedule 1 Analysis of Fund Balance
Four Month Period - April 30, 2025

	Current Period	Current Year
Depreciation		
02-1-000-000-4800.000 Depreciation Expense	23.35	93.40
02-1-000-000-4800.999 Depreciation Expenses Covid	97.15	388.60
Total	120.50	482.00
NET CHANGE	7,771.34	22,608.28

**See Accountants' Compilation Report*

BARRON COUNTY HOUSING AUTHORITY - MFH

FINANCIAL STATEMENTS

For the Accounting Period Ending April 30, 2025



To the Board of Commissioners
Barron County Housing Authority - MFH
Barron, Wisconsin

Management is responsible for the accompanying statement of net position of Barron County Housing Authority - MFH ("Housing Authority") as of April 30, 2025, and the related statement of activities for the one month and four months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements, nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Accounting principles generally accepted in the United States of America require that accounts payable and accrued payroll be recorded. Management has informed us that the Housing Authority has not recorded accounts payable and accrued payroll, which is not in accordance with accounting principles generally accepted in the United States of America. Management has not determined the effect of the departure from accounting principles generally accepted in the United States of America on the accompanying financial statements.

Accounting principles generally accepted in the United States of America require that pension and OPEB payments be recorded under the full accrual method. Management has informed us that the Housing Authority does not adjust the net pension liability (asset) or net OPEB liability (asset) and the related deferred outflows and inflows until year end and therefore all pension and OPEB payments are shown as an expense, which is not in accordance with accounting principles generally accepted in the United States of America. Management has not determined the effect of the departure from accounting principles generally accepted in the United States of America on the accompanying financial statements.

The Housing Authority's management has elected to omit the statement of cash flows and substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the statement of cash flows and omitted disclosures were to be included in the financial statements, they might influence the user's conclusions about the Housing Authority's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The accompanying budget of the Housing Authority for the year ending December 31, 2025, has not been compiled or examined by us, and, accordingly, we do not express an opinion or any other form of assurance on it. Management has elected to omit the summaries of significant assumptions and accounting policies required under established guidelines for presentation of prospective financial statements. If the omitted summaries were included in the budgeted information, they might influence the user's conclusions about the Housing Authority's budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

Management has omitted the Management's Discussion and Analysis, Schedules of Proportionate Share of the Net Pension Liability (Asset) and Net OPEB Liability (Asset), and Schedules of Contributions that accounting principles generally accepted in the United States of America requires to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We are not independent with respect to the Housing Authority.

A handwritten signature in dark ink that reads "Hawkins Ash CPAs, LLP".

La Crosse, Wisconsin
May 28, 2025

Barron County Housing Authority - MFH
Statement of Net Position - MFH
April 30, 2025

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	Current Period	Cumulative
ASSETS AND DEFERRED OUTFLOWS		
CURRENT ASSETS		
Cash		
15-0-000-000-1111.040 Cash - Unrestricted	(6,039.22)	33,465.21
15-0-000-000-1117.000 Cash - Petty	0.00	200.00
15-0-000-000-1162.000 Cash - Security Deposit - CD	0.00	7,600.93
15-0-000-000-1162.010 Cash - Security Deposit - Savings	1.15	20,031.03
Total	(6,038.07)	61,297.17
Accounts Receivable		
15-0-000-000-1122.000 A/R - Tenants	2,879.72	8,148.91
15-0-000-000-1122.010 Allowance for Doubtful Accts	0.00	(3,710.23)
15-0-000-000-1127.000 A/R - ARPA Grant	0.00	0.00
15-0-000-000-1127.010 A/R - Other	0.00	0.00
15-0-000-000-1129.000 A/R - Other Programs	0.00	0.00
Total	2,879.72	4,438.68
Other Current Assets		
15-0-000-000-1210.000 Prepaid Expenses	(471.59)	3,772.71
15-0-000-000-1211.000 Prepaid Insurance	(1,568.57)	166.00
15-0-000-000-1260.000 Inventory - Office Supplies	0.00	138.80
15-0-000-000-1270.000 Inventory - Maint Supplies	0.00	625.00
15-0-000-000-1295.002 Interprogram due (to) from Voucher	7,807.42	23,603.48
15-0-000-000-1295.010 Interprogram due (to) from O/B	0.00	0.00
15-0-000-000-1295.020 Interprogram due (to) from LM II	0.00	97.85
Total	5,767.26	28,403.84
Accrued Receivable		
15-0-000-000-1145.000 Accrued Interest	0.00	11.04
Total	0.00	11.04
Cash - Escrow Funds		
15-0-000-000-1310.000 - Tax Reserve	1,200.34	2,902.21
15-0-000-000-1313.000 - Development Escrow	0.00	0.00
15-0-000-000-1320.000 - Insurance Reserve	1,101.47	12,114.72
15-0-000-000-1330.000 - Replacement Reserve - Restricted	(24,707.73)	63,038.79
15-0-000-000-1340.000 - WHEDA - Resid Rec Reserve	0.00	0.00
Total	(22,405.92)	78,055.72
TOTAL CURRENT ASSETS	(19,797.01)	172,206.45

*(See Accountants' Compilation Report)

Barron County Housing Authority - MFH
Statement of Net Position - MFH
April 30, 2025

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	Current Period	Cumulative
NONCURRENT ASSETS		
Fixed Assets		
15-0-000-000-1400.070 Buildings	0.00	2,216,356.24
15-0-000-000-1400.075 Building and Land Improvements	0.00	403,655.43
15-0-000-000-1400.080 Furniture, Equip, & Mach - Dwell	0.00	27,185.94
15-0-000-000-1400.090 Furniture, Equip, & Mach - Admin	0.00	318,021.40
15-0-000-000-1400.100 Land	0.00	65,048.81
15-0-000-000-1400.150 Accumulated Depreciation	(2,735.50)	(2,743,255.31)
15-0-000-000-1400.200 Building Rehab Tax Credit-WIP	25,233.32	422,956.82
Total	22,497.82	709,969.33
Other Noncurrent Assets		
15-0-000-000-1700.174 Net Pension Asset	0.00	0.00
Total	0.00	0.00
 TOTAL NONCURRENT ASSETS	 22,497.82	 709,969.33
 TOTAL ASSETS	 2,700.81	 882,175.78
Deferred Outflows of Resources		
15-0-000-000-1900.200 Deferred Outflows of Resources - Pension	0.00	51,600.74
15-0-000-000-1900.210 Deferred Outflows of Resources - OPEB	0.00	26,438.53
Total	0.00	78,039.27
 TOTAL ASSETS & DEFERRED OUTFLOWS	 2,700.81	 960,215.05

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Barron County Housing Authority - MFH
Statement of Net Position - MFH
April 30, 2025

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	Current Period	Cumulative
LIABILITIES, DEF INFLOWS & NET POSITION		
CURRENT LIABILITIES		
Accounts Payable		
15-0-000-000-2111.000 A/P - Vendors & Contractors	0.00	0.00
15-0-000-000-2114.000 Tenants Security Deposits	(943.00)	17,613.17
15-0-000-000-2119.000 A/P - Other	0.00	0.00
Total	(943.00)	17,613.17
Accrued Liabilities		
15-0-000-000-2134.010 Accrued Comp Absences	0.00	4,587.66
15-0-000-000-2137.000 Payment in Lieu of Taxes	1,105.46	4,958.22
15-0-000-000-2139.000 Mortgage - Interest Payable	0.00	0.00
Total	1,105.46	9,545.88
Other Current Liabilities		
15-0-000-000-2135.000 Other Accrued Liabilities	0.00	0.00
15-0-000-000-2138.000 Other Accrued Liabilities	0.00	0.00
15-0-000-000-2140.000 Interprogram due to (from) Other Business	729.40	3,725.02
15-0-000-000-2145.020 Interprogram due to (from) Voucher	0.00	0.00
15-0-000-000-2240.000 Prepaid Rent	(802.51)	883.64
Total	(73.11)	4,608.66
TOTAL CURRENT LIABILITIES	89.35	31,767.71

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Barron County Housing Authority - MFH
Statement of Net Position - MFH
April 30, 2025

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	Current Period	Cumulative
NONCURRENT LIABILITIES		
Mortgage		
15-0-000-000-2320.000 Mortgage Payable	0.00	0.00
15-0-000-000-2321.000 Mortgage Johnson Bank	0.00	0.00
Total	0.00	0.00
Compensated Absences		
15-0-000-000-2134.020 Accrued Comp Absences	0.00	196.41
Total	0.00	196.41
Other Noncurrent Liabilities		
15-0-000-000-2500.357 Net Pension Liability	0.00	9,670.68
15-0-000-000-2500.358 Net OPEB Liability	0.00	40,260.00
Total	0.00	49,930.68
TOTAL NONCURRENT LIABILITIES	0.00	50,127.09
TOTAL LIABILITIES	89.35	81,894.80
Deferred Inflows of Resources		
15-0-000-000-2600.400 Deferred Inflows of Resources - Pension	0.00	18,647.51
15-0-000-000-2600.410 Deferred Inflows of Resources - OPEB	0.00	22,429.00
Total	0.00	41,076.51
NET POSITION		
15-0-000-000-2700.000 CY Net Change	2,611.46	29,430.68
15-0-000-000-2802.508 Invested In Capital Assets	22,497.82	709,969.33
15-0-000-000-2810.000 Restricted GASB 68	0.00	0.00
15-0-000-000-2810.010 Restricted OPEB	0.00	0.00
15-0-000-000-2810.511 Restricted	(55,790.99)	63,038.79
15-0-000-000-2810.512 Unrestricted	33,293.17	34,804.94
TOTAL NET POSITION	2,611.46	837,243.74
TOTAL LIAB, DEF INFLOW, AND NET POSITION	2,700.81	960,215.05
Proof	0.00	0.00

*(See Accountants' Compilation Report)

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Barron County Housing Authority - MFH
Statement of Activities - MFH
Four Month Period - April 30, 2025

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	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
PUM	1.00	70.00	70.00	1.00	280.00	280.00	0.00
OPERATING REVENUE							
Rental Revenue							
15-1-000-000-5120.000 Apartment Rent	395.47	27,683.00	24,083.33	366.82	102,708.21	96,333.32	6,374.89
15-1-000-000-5121.000 Assistance Payments	250.13	17,509.00	17,691.67	265.00	74,200.00	70,766.68	3,433.32
15-1-000-000-5190.000 Other Rent Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-5191.000 Nondwelling Rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	645.60	45,192.00	41,775.00	631.82	176,908.21	167,100.00	9,808.21
Vacancies							
15-1-000-000-5220.000 Vacancies - Apartments	136.17	(9,532.00)	(6,250.00)	109.66	(30,704.00)	(25,000.00)	(5,704.00)
Total	136.17	(9,532.00)	(6,250.00)	109.66	(30,704.00)	(25,000.00)	(5,704.00)
Other Revenue							
15-1-000-000-5900.000 Other Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-5900.001 Insurance Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-5905.000 Barron Cty- Rehab	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-5910.000 Laundry & Vending Income	27.50	1,925.25	400.00	6.88	1,925.25	1,600.00	325.25
15-1-000-000-5911.000 Other Tenant Revenue	0.00	0.00	83.33	0.00	0.00	333.32	(333.32)
15-1-000-000-5920.000 Late Charges & Extra Keys	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-5930.000 Damages & Cleaning Fees	26.26	1,837.95	41.67	6.60	1,847.95	166.68	1,681.27
15-1-000-000-5940.000 Cable TV	1.39	97.09	133.33	1.53	427.93	533.32	(105.39)
15-1-000-000-6710.020 LWMMI Grant	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	55.15	3,860.29	658.33	15.00	4,201.13	2,633.32	1,567.81
TOTAL OPERATING REVENUE	564.58	39,520.29	36,183.33	537.16	150,405.34	144,733.32	5,672.02
OPERATING EXPENSES							
Renting Expenses							
15-1-000-000-6203.000 Conv, Mtgs & Train	0.00	0.00	250.00	0.00	0.00	1,000.00	(1,000.00)
15-1-000-000-6210.000 Advertising	0.00	0.00	125.00	0.80	225.00	500.00	(275.00)
15-1-000-000-6250.000 Tenant Recreational	0.00	0.00	166.67	0.00	0.00	666.68	(666.68)
Total	0.00	0.00	541.67	0.80	225.00	2,166.68	(1,941.68)

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Barron County Housing Authority - MFH
Statement of Activities - MFH
Four Month Period - April 30, 2025

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	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING EXPENSES							
Administration							
15-1-000-000-6310.000 Office Salaries	130.59	9,141.36	3,529.42	104.08	29,143.52	14,117.68	15,025.84
15-1-000-000-6311.000 Office Expense	4.97	347.67	416.67	1.08	301.71	1,666.68	(1,364.97)
15-1-000-000-6311.010 Postage	0.00	0.00	83.33	0.34	94.32	333.32	(239.00)
15-1-000-000-6311.020 Computer Expense	6.74	471.59	375.00	6.74	1,886.36	1,500.00	386.36
15-1-000-000-6311.030 Telephone	20.53	1,436.76	1,458.33	20.49	5,736.45	5,833.32	(96.87)
15-1-000-000-6311.900 Office Expense - Cares	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-6330.000 Executive Director Payroll	0.00	0.00	5,808.83	0.00	0.00	23,235.32	(23,235.32)
15-1-000-000-6340.000 Legal Expenses	0.00	0.00	208.33	0.00	0.00	833.32	(833.32)
15-1-000-000-6350.000 Audit Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-6351.000 Accounting Expense	0.00	0.00	833.33	5.43	1,521.00	3,333.32	(1,812.32)
15-1-000-000-6370.000 Bad Debt Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-6381.000 Travel Expense	3.79	265.00	75.00	0.89	249.28	300.00	(50.72)
15-1-000-000-6391.000 Misc Admin Expense	0.59	41.10	0.00	1.29	362.54	0.00	362.54
15-1-000-000-6393.000 Pension Expense - Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-6393.010 OPEB Expense - Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-6394.000 Tax Credit Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	167.19	11,703.48	12,788.24	140.34	39,295.18	51,152.96	(11,857.78)
Utilities							
15-1-000-000-6450.000 Electricity	49.72	3,480.72	2,000.00	41.18	11,530.40	8,000.00	3,530.40
15-1-000-000-6451.000 Water & Sewer	49.20	3,443.81	1,308.33	21.38	5,985.44	5,233.32	752.12
15-1-000-000-6452.000 Gas	1.39	97.40	66.67	1.07	299.66	266.68	32.98
15-1-000-000-6453.000 Fire Protection	1.06	74.52	66.67	0.80	223.56	266.68	(43.12)
Total	101.38	7,096.45	3,441.67	64.43	18,039.06	13,766.68	4,272.38
Maintenance							
15-1-000-000-6510.000 Payroll	36.93	2,584.80	4,109.83	36.85	10,316.72	16,439.32	(6,122.60)
15-1-000-000-6511.000 Maintenance Travel Expense	8.08	565.60	250.00	7.14	1,999.20	1,000.00	999.20
15-1-000-000-6515.000 Maintenance Supplies	0.78	54.93	312.50	2.97	832.85	1,250.00	(417.15)
15-1-000-000-6520.000 Misc Contracts	3.13	218.75	583.33	8.79	2,460.20	2,333.32	126.88
15-1-000-000-6520.010 Exterminating Contract	0.00	0.00	166.67	0.00	0.00	666.68	(666.68)
15-1-000-000-6520.020 Elevator Contract	0.00	0.00	166.67	2.31	647.98	666.68	(18.70)
15-1-000-000-6525.000 Garbage & Recycling	44.16	3,091.20	1,583.33	19.43	5,441.54	6,333.32	(891.78)
15-1-000-000-6546.000 Heating & Cooling Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-6548.000 Snow & Ice Removal	2.29	160.00	208.33	1.71	480.00	833.32	(353.32)
15-1-000-000-6570.000 Equipment Operation/Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-6575.000 Pension Expense - Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-6590.000 Misc Maint Expense	0.00	0.00	83.33	0.00	0.00	333.32	(333.32)
Total	95.36	6,675.28	7,463.99	79.21	22,178.49	29,855.96	(7,677.47)

**See Accountants' Compilation Report*

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Barron County Housing Authority - MFH
Statement of Activities - MFH
Four Month Period - April 30, 2025

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	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING EXPENSES							
Tax/Insurance/General/Casualty Loss							
15-1-000-000-6710.000 Payment in Lieu of Taxes	15.79	1,105.46	1,426.00	19.27	5,396.52	5,704.00	(307.48)
15-1-000-000-6711.000 Payroll Taxes - Admin	9.78	684.71	714.42	7.75	2,170.66	2,857.68	(687.02)
15-1-000-000-6711.020 Payroll Taxes - Maint	2.61	182.90	314.42	2.61	730.30	1,257.68	(527.38)
15-1-000-000-6711.030 Emp Ben - Health/Dental Ins	60.78	4,254.75	3,712.50	42.00	11,760.70	14,850.00	(3,089.30)
15-1-000-000-6720.000 Insurance - Property/Liability	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-6720.010 Insurance - Property	18.05	1,263.32	1,633.33	18.05	5,053.31	6,533.32	(1,480.01)
15-1-000-000-6720.020 Insurance - Liability	4.49	314.50	150.00	4.17	1,168.03	600.00	568.03
15-1-000-000-6721.000 Insurance - Other	1.00	70.03	0.00	0.65	181.56	0.00	181.56
15-1-000-000-6722.000 Insurance - Workmans' Comp	0.00	0.00	520.83	4.44	1,242.00	2,083.32	(841.32)
15-1-000-000-6723.000 WI Retirement	10.61	742.78	927.92	8.57	2,400.06	3,711.68	(1,311.62)
15-1-000-000-6790.000 Misc Taxes, Licenses & Ins	0.00	0.00	129.17	0.00	0.00	516.68	(516.68)
15-1-000-000-6791.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-6792.000 Casualty Loss	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-6795.000 General Expense- Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	123.12	8,618.45	9,528.59	107.51	30,103.14	38,114.36	(8,011.22)
Depreciation							
15-1-000-000-9999.000 Depreciation Expense	39.08	2,735.50	0.00	39.08	10,942.00	0.00	10,942.00
Total	39.08	2,735.50	0.00	39.08	10,942.00	0.00	10,942.00
TOTAL OPERATING EXPENSES	526.13	36,829.16	33,764.16	431.37	120,782.87	135,056.64	(14,273.77)
OPERATING INCOME (LOSS)	38.44	2,691.13	2,419.17	105.79	29,622.47	9,676.68	19,945.79
Nonoperating Revenue (Expenses)							
15-1-000-000-5410.000 Interest Inc - Project Operations	0.07	4.85	0.00	0.08	22.19	0.00	22.19
15-1-000-000-5440.000 Interest Inc - Repl Rsrv	0.13	8.79	0.00	0.17	46.57	0.00	46.57
15-1-000-000-5441.000 Interest Inc - Taxes Escrow	0.00	0.34	0.00	0.02	4.21	0.00	4.21
15-1-000-000-5442.000 Interest Inc - Insurance Escrow	0.02	1.47	0.00	0.02	5.06	0.00	5.06
15-1-000-000-5950.000 Gain (Loss) on Fixed Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-6801.000 Interest Expense - Applied to S/D	1.36	(95.12)	0.00	0.96	(269.82)	0.00	(269.82)
15-1-000-000-6820.000 Interest Expense - Mortgage	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-6850.000 Service Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-9920.000 Reserve Release Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.14	(79.67)	0.00	0.68	(191.79)	0.00	(191.79)
CHANGE IN NET POSITION	37.31	2,611.46	2,419.17	105.11	29,430.68	9,676.68	19,754.00

*See Accountants' Compilation Report

Barron County Housing Authority - MFH
Statement of Activities - MFH
Four Month Period - April 30, 2025

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
Prior Period Adjustment							
15-1-000-000-6010.000 Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET CHANGE	37.31	2,611.46	2,419.17	105.11	29,430.68	9,676.68	19,754.00

**See Accountants' Compilation Report*

BARRON COUNTY HOUSING AUTHORITY - LM II

FINANCIAL STATEMENTS

For the Accounting Period Ending April 30, 2025



To the Board of Commissioners
Barron County Housing Authority - LM II
Barron, Wisconsin

Management is responsible for the accompanying statement of net position of Barron County Housing Authority - LM II ("Housing Authority") as of April 30, 2025, and the related statement of activities for the one month and four months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements, nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Accounting principles generally accepted in the United States of America require that accounts payable and accrued payroll be recorded. Management has informed us that the Housing Authority has not recorded accounts payable and accrued payroll, which is not in accordance with accounting principles generally accepted in the United States of America. Management has not determined the effect of the departure from accounting principles generally accepted in the United States of America on the accompanying financial statements.

The Housing Authority's management has elected to omit the statement of cash flows and substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the statement of cash flows and omitted disclosures were to be included in the financial statements, they might influence the user's conclusions about the Housing Authority's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The accompanying budget of the Housing Authority for the year ending December 31, 2025, has not been compiled or examined by us, and, accordingly, we do not express an opinion or any other form of assurance on it. Management has elected to omit the summaries of significant assumptions and accounting policies required under established guidelines for presentation of prospective financial statements. If the omitted summaries were included in the budgeted information, they might influence the user's conclusions about the Housing Authority's budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

Management has omitted the Management's Discussion and Analysis that accounting principles generally accepted in the United States of America requires to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We are not independent with respect to the Housing Authority.

A handwritten signature in dark ink that reads 'Hawkins Ash CPAs, LLP'.

La Crosse, Wisconsin
May 28, 2025

Barron County Housing Authority - LM II
Statement of Net Position - LM II
April 30, 2025

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	Current Period	Cumulative
ASSETS AND DEFERRED OUTFLOWS		
CURRENT ASSETS		
Cash		
20-0-000-000-1111.040 Cash - Unrestricted	573.73	101,512.88
20-0-000-000-1111.050 Cash - Security Deposit	0.38	9,319.21
20-0-000-000-1162.000 Cash - Reserve	1.22	29,803.31
Total	575.33	140,635.40
Accounts Receivable		
20-0-000-000-1122.000 A/R - Tenants	214.00	1,392.00
Total	214.00	1,392.00
Other Current Assets		
20-0-000-000-1295.002 Interprogram due (to) from Voucher	0.00	0.00
Total	0.00	0.00
Accrued Receivable		
Total	0.00	0.00
Cash - Escrow Funds		
Total	0.00	0.00
TOTAL CURRENT ASSETS	789.33	142,027.40

**(See Accountants' Compilation Report)*

Barron County Housing Authority - LM II
Statement of Net Position - LM II
April 30, 2025

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	Current Period	Cumulative
NONCURRENT ASSETS		
Fixed Assets		
20-0-000-000-1400.060 Land	0.00	224,000.00
20-0-000-000-1400.070 Buildings	0.00	1,457,299.00
20-0-000-000-1400.150 Accumulated Depreciation	(3,020.62)	(36,247.47)
Total	(3,020.62)	1,645,051.53
Other Noncurrent Assets		
Total	0.00	0.00
TOTAL NONCURRENT ASSETS	(3,020.62)	1,645,051.53
TOTAL ASSETS	(2,231.29)	1,787,078.93
Deferred Outflows of Resources		
Total	0.00	0.00
TOTAL ASSETS & DEFERRED OUTFLOWS	(2,231.29)	1,787,078.93

*(See Accountants' Compilation Report)

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Barron County Housing Authority - LM II
Statement of Net Position - LM II
April 30, 2025

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	Current Period	Cumulative
LIABILITIES DEF INFLOWS & NET POSITION		
CURRENT LIABILITIES		
Accounts Payable		
20-0-000-000-2111.000 A/P - Vendors & Contractors	0.00	0.00
20-0-000-000-2114.000 Tenants Security Deposits	(279.00)	8,271.00
Total	(279.00)	8,271.00
Accrued Liabilities		
Total	0.00	0.00
Other Current Liabilities		
20-0-000-000-2140.000 Interprogram due to (from) Other Business	372.53	(3,079.52)
20-0-000-000-2145.015 Interprogram due to (from) MFH	0.00	97.85
20-0-000-000-2145.020 Interprogram due to (from) Voucher	(1,667.34)	8,817.06
20-0-000-000-2240.000 Prepaid Rent	(289.00)	582.00
Total	(1,583.81)	6,417.39
TOTAL CURRENT LIABILITIES	(1,862.81)	14,688.39

*(See Accountants' Compilation Report)

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Barron County Housing Authority - LM II
Statement of Net Position - LM II
April 30, 2025

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	Current Period	Cumulative
NONCURRENT LIABILITIES		
Mortgage		
Total	0.00	0.00
Compensated Absences		
Total	0.00	0.00
Other Noncurrent Liabilities		
Total	0.00	0.00
TOTAL NONCURRENT LIABILITIES	0.00	0.00
TOTAL LIABILITIES	(1,862.81)	14,688.39
Deferred Inflows of Resources		
Total	0.00	0.00
NET POSITION		
20-0-000-000-2700.000 CY Net Change	(368.48)	12,940.76
20-0-000-000-2802.508 Invested In Capital Assets	(3,020.62)	1,645,051.53
20-0-000-000-2810.512 Unrestricted	3,020.62	114,398.25
TOTAL NET POSITION	(368.48)	1,772,390.54
TOTAL LIAB DEF INFLOW AND NET POSITION	(2,231.29)	1,787,078.93
Proof	0.00	0.00

*(See Accountants' Compilation Report)

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Barron County Housing Authority - LM II
Statement of Activities - LM II
Four Month Period - April 30, 2025

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	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget Variance
PUM		0.00	0.00		0.00	0.00
OPERATING REVENUE						
Rental Revenue						
20-1-000-000-5120.000 Rental Income		8,300.00	14,200.00		34,241.00	56,800.00 (22,559.00)
20-1-000-000-5121.000 Assistance Payments		6,445.00	0.00		26,423.00	0.00 26,423.00
Total		14,745.00	14,200.00		60,664.00	56,800.00 3,864.00
Vacancies						
20-1-000-000-5220.000 Vacancies - Apartments		0.00	0.00		0.00	0.00 0.00
Total		0.00	0.00		0.00	0.00 0.00
Other Revenue						
20-1-000-000-5900.000 Other Revenue		0.00	0.00		0.00	0.00 0.00
20-1-000-000-5910.000 Laundry & Vending Income		297.25	0.00		532.01	0.00 532.01
20-1-000-000-5911.000 Other Tenant Revenue		0.00	0.00		0.00	0.00 0.00
Total		297.25	0.00		532.01	0.00 532.01
TOTAL OPERATING REVENUE		15,042.25	14,200.00		61,196.01	56,800.00 4,396.01
OPERATING EXPENSES						
Renting Expenses						
20-1-000-000-6210.000 Advertising		0.00	0.00		0.00	0.00 0.00
Total		0.00	0.00		0.00	0.00 0.00

**See Accountants' Compilation Report*

Date: 05/28/2025

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Barron County Housing Authority - LM II
Statement of Activities - LM II
Four Month Period - April 30, 2025

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	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget Variance
OPERATING EXPENSES						
Administration						
20-1-000-000-6310.000 Office Salaries		1,146.17	71.75		4,931.38	287.00 4,644.38
20-1-000-000-6311.000 Office Expense		756.03	0.00		1,645.70	0.00 1,645.70
20-1-000-000-6330.000 Executive Director Payroll		0.00	515.58		0.00	2,062.32 (2,062.32)
20-1-000-000-6340.000 Legal Expenses		0.00	0.00		0.00	0.00 0.00
20-1-000-000-6351.000 Accounting Expense		0.00	25.00		253.00	100.00 153.00
20-1-000-000-6381.000 Travel Expense		0.00	0.00		0.00	0.00 0.00
20-1-000-000-6391.000 Misc Admin Expense		0.00	0.00		368.21	0.00 368.21
Total		1,902.20	612.33		7,198.29	2,449.32 4,748.97
Utilities						
20-1-000-000-6450.000 Electricity		2,621.80	0.00		14,456.80	0.00 14,456.80
20-1-000-000-6451.000 Water & Sewer		632.05	0.00		1,935.44	0.00 1,935.44
20-1-000-000-6452.000 Gas		9.57	0.00		109.23	0.00 109.23
20-1-000-000-6453.000 Fire Protection		0.00	0.00		447.12	0.00 447.12
Total		3,263.42	0.00		16,948.59	0.00 16,948.59
Maintenance						
20-1-000-000-6510.000 Payroll		36.96	0.00		381.92	0.00 381.92
20-1-000-000-6511.000 Maintenance Travel Expense		0.00	0.00		82.60	0.00 82.60
20-1-000-000-6515.000 Maintenance Supplies		100.00	0.00		100.00	0.00 100.00
20-1-000-000-6520.000 Misc Contracts		1,845.75	0.00		4,539.91	0.00 4,539.91
20-1-000-000-6525.000 Garbage & Recycling		0.00	0.00		315.00	0.00 315.00
Total		1,982.71	0.00		5,419.43	0.00 5,419.43

**See Accountants' Compilation Report*

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Barron County Housing Authority - LM II
Statement of Activities - LM II
Four Month Period - April 30, 2025

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	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget Variance
OPERATING EXPENSES						
Tax/Insurance/General/Casualty Loss						
20-1-000-000-6710.000 Payment in Lieu of Taxes		4,769.67	0.00		4,769.67	0.00 4,769.67
20-1-000-000-6711.000 Payroll Taxes - Admin		83.97	44.92		370.89	179.68 191.21
20-1-000-000-6711.020 Payroll Taxes - Maint		3.42	14.17		23.13	56.68 (33.55)
20-1-000-000-6711.030 Emp Ben - Health/Dental Ins		308.71	371.25		1,098.26	1,485.00 (386.74)
20-1-000-000-6720.010 Insurance - Property		0.00	0.00		0.00	0.00 0.00
20-1-000-000-6720.020 Insurance - Liability		0.00	0.00		0.00	0.00 0.00
20-1-000-000-6721.000 Insurance - Other		0.00	0.00		0.00	0.00 0.00
20-1-000-000-6723.000 WI Retirement		82.21	53.33		369.21	213.32 155.89
20-1-000-000-6795.000 General Expense- Other		0.00	6,200.00		0.00	24,800.00 (24,800.00)
Total		5,247.98	6,683.67		6,631.16	26,734.68 (20,103.52)
Depreciation						
20-1-000-000-6840.000 Current Year Depreciation Expense		3,020.62	0.00		12,082.48	0.00 12,082.48
Total		3,020.62	0.00		12,082.48	0.00 12,082.48
TOTAL OPERATING EXPENSES		15,416.93	7,296.00		48,279.95	29,184.00 19,095.95
OPERATING INCOME (LOSS)		(374.68)	6,904.00		12,916.06	27,616.00 (14,699.94)
Nonoperating Revenue (Expenses)						
20-1-000-000-5410.000 Interest Income		6.20	0.00		24.70	0.00 24.70
20-1-000-000-6800.000 Contributions - TL Transfer		0.00	0.00		0.00	0.00 0.00
Total		6.20	0.00		24.70	0.00 24.70
CHANGE IN NET POSITION		(368.48)	6,904.00		12,940.76	27,616.00 (14,675.24)
Prior Period Adjustment						
Total		0.00	0.00		0.00	0.00 0.00
NET CHANGE		(368.48)	6,904.00		12,940.76	27,616.00 (14,675.24)

*See Accountants' Compilation Report

BARRON COUNTY HOUSING AUTHORITY - OTHER BUSINESS

FINANCIAL STATEMENTS

For the Accounting Period Ending April 30, 2025



To the Board of Commissioners
Barron County Housing Authority - Other Business
Barron, Wisconsin

Management is responsible for the accompanying statement of net position of Barron County Housing Authority - Other Business ("Housing Authority") as of April 30, 2025, and the related statement of activities for the one month and four months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements, nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Accounting principles generally accepted in the United States of America require that accounts payable and accrued payroll be recorded. Management has informed us that the Housing Authority has not recorded accounts payable and accrued payroll, which is not in accordance with accounting principles generally accepted in the United States of America. Management has not determined the effect of the departure from accounting principles generally accepted in the United States of America on the accompanying financial statements.

Accounting principles generally accepted in the United States of America require that pension payments be recorded under the full accrual method. Management has informed us that the Housing Authority does not adjust the net pension liability (asset) and the related deferred outflows and inflows until year end and therefore all pension payments are shown as an expense, which is not in accordance with accounting principles generally accepted in the United States of America. Management has not determined the effect of the departure from accounting principles generally accepted in the United States of America on the accompanying financial statements.

Management has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows were included in the financial statements, they might influence the user's conclusions about the Housing Authority's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The accompanying budget of the Housing Authority for the year ending December 31, 2025, has not been compiled or examined by us, and, accordingly, we do not express an opinion or any other form of assurance on it. Management has elected to omit the summaries of significant assumptions and accounting policies required under established guidelines for presentation of prospective financial statements. If the omitted summaries were included in the budgeted information, they might influence the user's conclusions about the Housing Authority's budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

Management has omitted the Management's Discussion and Analysis, Schedule of Proportionate Share of the Net Pension Liability, and Schedule of Contributions that accounting principles generally accepted in the United States of America requires to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We are not independent with respect to the Housing Authority.

A handwritten signature in dark ink that reads 'Hawkins Ash CPAs, LLP'.

La Crosse, Wisconsin
May 28, 2025

Barron County Housing Authority - Other Business
Statement of Net Position Other Business
April 30, 2025

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	Current Period	Cumulative
ASSETS AND DEFERRED OUTFLOWS		
CURRENT ASSETS		
Cash		
10-0-000-000-1111.010 Other Business Activities	(7,846.48)	10,089.19
Total	(7,846.48)	10,089.19
Other Assets		
10-0-000-000-1125.000 A/R - Mgmt Programs	0.00	6,380.08
10-0-000-000-1127.000 A/R - Other	0.00	0.00
10-0-000-000-1211.000 Prepaid Insurance	0.00	0.00
10-0-000-000-1295.002 Interprogram due (to) from Voucher	7,073.61	7,073.61
10-0-000-000-1295.015 Interprogram due (to) from MFH	729.40	3,725.02
10-0-000-000-1295.020 Interprogram due (to) from LM II	372.53	(3,079.52)
Total	8,175.54	14,099.19
TOTAL CURRENT ASSETS	329.06	24,188.38
NONCURRENT ASSETS		
Fixed Assets		
Total	0.00	0.00
Other Noncurrent Assets		
10-0-000-000-1700.174 Net Pension Asset	0.00	0.00
Total	0.00	0.00
TOTAL ASSETS	329.06	24,188.38
Deferred Outflows of Resources		
10-0-000-000-1900.200 Deferred Outflows of Resources - Pension	0.00	37,985.62
Total	0.00	37,985.62
TOTAL ASSETS & DEFERRED OUTFLOWS	329.06	62,174.00

*(See Accountants' Compilation Report)

Barron County Housing Authority - Other Business
Statement of Net Position Other Business
April 30, 2025

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	Current Period	Cumulative
LIABILITIES, DEF INFLOWS & NET POSITION		
CURRENT LIABILITIES		
Accounts Payable		
10-0-000-000-2111.000 A/P - Vendors and Contractors	0.00	0.00
Total	0.00	0.00
Accrued Liabilities		
10-0-000-000-2134.010 Current Accrued Comp Absences	0.00	987.59
10-0-000-000-2135.000 Accrued Payroll	0.00	0.00
10-0-000-000-2136.000 Interprogram due to (from) MFH	0.00	0.00
10-0-000-000-2137.000 Interprogram due to (from) Voucher	(89.69)	0.00
Total	(89.69)	987.59
TOTAL CURRENT LIABILITIES	(89.69)	987.59
NONCURRENT LIABILITIES		
Other Noncurrent Liabilities		
10-0-000-000-2500.357 Net Pension Liability	0.00	7,231.00
Total	0.00	7,231.00
TOTAL LIABILITIES	(89.69)	8,218.59
Defferred Inflows of Resources		
10-0-000-000-2600.400 Deferred Inflows of Resources - Pension	0.00	13,943.19
Total	0.00	13,943.19
NET POSITION		
10-0-000-000-2700.000 C/Y Net Change	418.75	(14,187.91)
10-0-000-000-2802.508 Invested in Capital Assets	0.00	0.00
10-0-000-000-2810.512 Unrestricted	0.00	54,200.13
10-0-000-000-2820.000 Restricted GASB 68	0.00	0.00
TOTAL NET POSITION	418.75	40,012.22
TOTAL LIAB, DEF INFLOW, AND NET POSITION	329.06	62,174.00
Proof	0.00	0.00

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Barron County Housing Authority - Other Business
Statement of Activities - Other Business
Four Month Period - April 30, 2025

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	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget Variance
OPERATING REVENUE						
Other Revenue						
10-1-000-000-3690.000 Other Income - Postage Reimbursement		0.00	0.00		0.00	0.00
10-1-000-000-3690.010 Other Income		0.00	0.00		0.00	0.00
Total		0.00	0.00		0.00	0.00
OPERATING EXPENSES						
Administration						
10-1-000-000-4110.000 Administration Salaries		0.00	0.00		0.00	0.00
10-1-000-000-4150.000 Travel Expense		0.00	0.00		0.00	0.00
10-1-000-000-4170.000 Accounting Fees		0.00	0.00		1,075.95	1,075.95
10-1-000-000-4171.000 Audit Fees		0.00	0.00		0.00	0.00
10-1-000-000-4175.000 Legal Expense		0.00	0.00		0.00	0.00
10-1-000-000-4182.000 Empl Benefit Contrib		0.00	0.00		0.00	0.00
10-1-000-000-4182.010 Pension Expense		0.00	0.00		0.00	0.00
10-1-000-000-4190.000 Sundry		52.10	0.00		52.10	52.10
10-1-000-000-4190.020 Conventions & Meetings		0.00	0.00		0.00	0.00
10-1-000-000-4190.050 Office Supplies and Postage		319.99	0.00		547.81	547.81
10-1-000-000-4190.060 Office Expenses		409.93	0.00		424.98	424.98
10-1-000-000-4190.070 Advertisements		0.00	0.00		0.00	0.00
10-1-000-000-4190.080 Tenant Recreational		0.00	0.00		0.00	0.00
10-1-000-000-4191.000 Telephone		0.00	0.00		0.00	0.00
Total		782.02	0.00		2,100.84	2,100.84
Maintenance						
10-1-000-000-4410.000 Maintenance Salaries		0.00	0.00		0.00	0.00
10-1-000-000-4420.000 Maintenance Materials		236.19	0.00		240.57	240.57
10-1-000-000-4430.000 Misc Contract Costs		0.00	0.00		0.00	0.00
10-1-000-000-4433.000 Maint Employe Benefit		0.00	0.00		0.00	0.00
10-1-000-000-4433.010 Pension Expense		0.00	0.00		0.00	0.00
10-1-000-000-4515.000 Compensated Absences		0.00	0.00		0.00	0.00
Total		236.19	0.00		240.57	240.57
TOTAL OPERATING EXPENSES		1,018.21	0.00		2,341.41	0.00 2,341.41
OPERATING INCOME (LOSS)		(1,018.21)	0.00		(2,341.41)	0.00 (2,341.41)
Nonoperating Revenue (Expenses)						
10-1-000-000-3490.000 Gain (Loss) on Fixed Assets		0.00	0.00		0.00	0.00
10-1-000-000-3681.000 Interest Income		0.46	0.00		2.55	2.55
Total		0.46	0.00		2.55	2.55
CHANGE IN NET POSITION		(1,017.75)	0.00		(2,338.86)	0.00 (2,338.86)
NET CHANGE		(1,017.75)	0.00		(2,338.86)	0.00 (2,338.86)

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Barron County Housing Authority - Property Mgmt
Statement of Activities - Property Mgmt
Four Month Period - April 30, 2025

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	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***		
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING REVENUE							
Other Revenue							
10-1-000-011-3610.010 Management Fee Earned		1,926.00	1,926.00		5,778.00	7,704.00	(1,926.00)
10-1-000-011-3610.020 Maint Payroll Reimbursement		5,339.14	0.00		12,958.16	0.00	12,958.16
10-1-000-011-3610.030 Mileage Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-011-3610.040 Maintenance Supply Reimbuse		0.00	0.00		0.00	0.00	0.00
10-1-000-011-3690.010 Call Forwarding Fee		0.00	0.00		0.00	0.00	0.00
10-1-000-011-3690.020 Postage Office Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-011-3690.030 Other Income		0.00	0.00		0.00	0.00	0.00
10-1-000-011-3690.040 Maint Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-011-3690.050 Training Reimbursement		0.00	0.00		0.00	0.00	0.00
Total		7,265.14	1,926.00		18,736.16	7,704.00	11,032.16
OPERATING EXPENSES							
Administration							
10-1-000-011-4110.000 Administration Salaries		1,173.53	1,254.33		5,356.24	5,017.32	338.92
10-1-000-011-4150.000 Travel		81.90	0.00		306.60	0.00	306.60
10-1-000-011-4170.010 Accounting Fees		0.00	0.00		0.00	0.00	0.00
10-1-000-011-4182.000 Empl Benefit Contrib		600.59	337.25		2,490.46	1,349.00	1,141.46
10-1-000-011-4182.010 Pension Expense		0.00	0.00		0.00	0.00	0.00
10-1-000-011-4190.000 Sundry		0.00	0.00		0.00	0.00	0.00
10-1-000-011-4190.020 Conventions & Meetings		0.00	0.00		0.00	0.00	0.00
10-1-000-011-4190.050 Office Supplies and Postage		0.00	0.00		23.10	0.00	23.10
10-1-000-011-4190.060 Office Expense		0.00	0.00		29.09	0.00	29.09
10-1-000-011-4190.080 Tenant Recreational		0.00	0.00		0.00	0.00	0.00
Total		1,856.02	1,591.58		8,205.49	6,366.32	1,839.17
Maintenance							
10-1-000-011-4410.000 Maintenance Salaries		3,519.32	0.00		13,548.64	0.00	13,548.64
10-1-000-011-4420.000 Maintenance Materials		0.00	0.00		0.00	0.00	0.00
10-1-000-011-4430.000 Contract Costs		0.00	0.00		0.00	0.00	0.00
10-1-000-011-4433.000 Maint Employee Benefit		331.83	0.00		1,293.68	0.00	1,293.68
10-1-000-011-4433.010 Pension Expense		0.00	0.00		0.00	0.00	0.00
Total		3,851.15	0.00		14,842.32	0.00	14,842.32
TOTAL OPERATING EXPENSES		5,707.17	1,591.58	23,047.81		6,366.32	16,681.49
OPERATING INCOME (LOSS)		1,557.97	334.42	(4,311.65)		1,337.68	(5,649.33)
Nonoperating Revenue (Expenses)							
Total		0.00	0.00		0.00	0.00	0.00
CHANGE IN NET POSITION		1,557.97	334.42	(4,311.65)		1,337.68	(5,649.33)
NET CHANGE		1,557.97	334.42	(4,311.65)		1,337.68	(5,649.33)

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Barron County Housing Authority - PFPH/ST
Statement of Activities - PFPH/ST
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	***** PERIOD TO DATE*****		***YTD ACTUAL***	***YTD BUDGET***			
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING REVENUE							
Other Revenue							
10-1-000-012-3610.010 Management Fee Earned		440.94	416.67		884.15	1,666.68	(782.53)
10-1-000-012-3610.020 Maint Payroll Reimbursement		222.21	0.00		1,327.16	0.00	1,327.16
10-1-000-012-3610.040 Maintenance Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-012-3690.020 Postage Office Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-012-3690.030 Other Income		0.00	0.00		0.00	0.00	0.00
10-1-000-012-3690.050 Other Inc - Compliance Service		0.00	0.00		0.00	0.00	0.00
Total		663.15	416.67		2,211.31	1,666.68	544.63
OPERATING EXPENSES							
Administration							
10-1-000-012-4110.000 Administration Salaries		1,033.67	312.33		1,417.09	1,249.32	167.77
10-1-000-012-4130.000 Legal Expense		0.00	0.00		0.00	0.00	0.00
10-1-000-012-4150.000 Travel		138.60	0.00		259.80	0.00	259.80
10-1-000-012-4170.000 Accounting		0.00	33.33		0.00	133.32	(133.32)
10-1-000-012-4170.010 Accounting Fees		0.00	0.00		0.00	0.00	0.00
10-1-000-012-4182.000 Empl Benefit Contrib		366.05	107.42		844.81	429.68	415.13
10-1-000-012-4182.010 Pension Expense		0.00	0.00		0.00	0.00	0.00
10-1-000-012-4190.000 Sundry		0.00	0.00		12.95	0.00	12.95
10-1-000-012-4190.020 Conventions & Meetings		0.00	0.00		0.00	0.00	0.00
10-1-000-012-4190.060 Office Expense		0.00	0.00		0.00	0.00	0.00
Total		1,538.32	453.08		2,534.65	1,812.32	722.33
Maintenance							
10-1-000-012-4410.000 Maintenance Salaries		886.25	0.00		2,090.24	0.00	2,090.24
10-1-000-012-4420.000 Maintenance Materials		0.00	0.00		78.07	0.00	78.07
10-1-000-012-4430.000 Contract Costs		0.00	0.00		0.00	0.00	0.00
10-1-000-012-4433.000 Maint Employee Benefit		113.66	0.00		196.01	0.00	196.01
Total		999.91	0.00		2,364.32	0.00	2,364.32
TOTAL OPERATING EXPENSES		2,538.23	453.08	4,898.97		1,812.32	3,086.65
OPERATING INCOME (LOSS)		(1,875.08)	(36.41)	(2,687.66)		(145.64)	(2,542.02)
Nonoperating Revenue (Expenses)							
Total		0.00	0.00	0.00		0.00	0.00
CHANGE IN NET POSITION		(1,875.08)	(36.41)	(2,687.66)		(145.64)	(2,542.02)
NET CHANGE		(1,875.08)	(36.41)	(2,687.66)		(145.64)	(2,542.02)

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Barron County Housing Authority - PM/LO
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	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***		
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING REVENUE							
Other Revenue							
10-1-000-013-3610.010 Management Fee Earned		2,015.71	2,015.75		6,047.13	8,063.00	(2,015.87)
10-1-000-013-3610.020 Maint Payroll Reimbursement		5,644.16	0.00		12,488.81	0.00	12,488.81
10-1-000-013-3690.010 Materials		0.00	0.00		0.00	0.00	0.00
10-1-000-013-3690.020 Postage Office Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-013-3690.030 Other Income		0.00	0.00		0.00	0.00	0.00
10-1-000-013-3690.040 Maint Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-013-3690.050 Training Reimbursement		0.00	0.00		0.00	0.00	0.00
Total		7,659.87	2,015.75		18,535.94	8,063.00	10,472.94
OPERATING EXPENSES							
Administration							
10-1-000-013-4110.000 Administration Salaries		867.09	1,254.33		6,487.32	5,017.32	1,470.00
10-1-000-013-4150.000 Travel		395.50	250.00		1,036.70	1,000.00	36.70
10-1-000-013-4170.000 Accounting		0.00	29.17		0.00	116.68	(116.68)
10-1-000-013-4182.000 Empl Benefit Contrib		555.86	337.25		2,420.20	1,349.00	1,071.20
10-1-000-013-4182.010 Pension Expense		0.00	0.00		0.00	0.00	0.00
10-1-000-013-4190.000 Sundry		0.00	0.00		115.45	0.00	115.45
10-1-000-013-4190.020 Conventions & Meetings		0.00	0.00		0.00	0.00	0.00
10-1-000-013-4190.050 Office Supplies and Postage		0.00	0.00		22.02	0.00	22.02
10-1-000-013-4190.060 Office Expense		0.00	0.00		27.75	0.00	27.75
Total		1,818.45	1,870.75		10,109.44	7,483.00	2,626.44
Maintenance							
10-1-000-013-4410.000 Maintenance Salaries		3,917.50	0.00		11,637.35	0.00	11,637.35
10-1-000-013-4420.000 Maintenance Materials		0.00	0.00		743.26	0.00	743.26
10-1-000-013-4430.000 Contract Costs		0.00	0.00		0.00	0.00	0.00
10-1-000-013-4433.000 Maint Employee Benefit		329.76	0.00		1,153.13	0.00	1,153.13
Total		4,247.26	0.00		13,533.74	0.00	13,533.74
TOTAL OPERATING EXPENSES		6,065.71	1,870.75	23,643.18		7,483.00	16,160.18
OPERATING INCOME (LOSS)		1,594.16	145.00	(5,107.24)		580.00	(5,687.24)
Nonoperating Revenue (Expenses)							
Total		0.00	0.00	0.00		0.00	0.00
CHANGE IN NET POSITION		1,594.16	145.00	(5,107.24)		580.00	(5,687.24)
NET CHANGE		1,594.16	145.00	(5,107.24)		580.00	(5,687.24)

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Barron County Housing Authority - Almena
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	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget Variance
OPERATING REVENUE						
Other Revenue						
10-1-000-014-3610.010 Management Fee Earned		0.00	208.33		0.00	833.32 (833.32)
10-1-000-014-3690.030 Other Income		212.00	0.00		657.00	0.00 657.00
Total		212.00	208.33		657.00	833.32 (176.32)
OPERATING EXPENSES						
Administration						
10-1-000-014-4110.000 Administration Salaries		299.63	141.75		497.99	567.00 (69.01)
10-1-000-014-4150.000 Travel		0.00	0.00		0.00	0.00 0.00
10-1-000-014-4170.000 Accounting		0.00	25.00		0.00	100.00 (100.00)
10-1-000-014-4182.000 Empl Benefit Contrib		100.06	79.25		162.01	317.00 (154.99)
10-1-000-014-4182.010 Pension Expense		0.00	0.00		0.00	0.00 0.00
10-1-000-014-4190.000 Sundry		0.00	0.00		50.80	0.00 50.80
10-1-000-014-4190.060 Office Expense		0.00	0.00		0.00	0.00 0.00
Total		399.69	246.00		710.80	984.00 (273.20)
Maintenance						
10-1-000-014-4410.000 Maintenance Salaries		0.00	0.00		4.71	0.00 4.71
10-1-000-014-4433.000 Maint Employee Benefit		0.00	0.00		0.00	0.00 0.00
Total		0.00	0.00		4.71	0.00 4.71
TOTAL OPERATING EXPENSES		399.69	246.00		715.51	984.00 (268.49)
OPERATING INCOME (LOSS)		(187.69)	(37.67)		(58.51)	(150.68) 92.17
Nonoperating Revenue (Expenses)						
Total		0.00	0.00		0.00	0.00 0.00
CHANGE IN NET POSITION		(187.69)	(37.67)		(58.51)	(150.68) 92.17
NET CHANGE		(187.69)	(37.67)		(58.51)	(150.68) 92.17

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Barron County Housing Authority - PFPH/PH
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	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***		
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING REVENUE							
Other Revenue							
10-1-000-015-3610.010 Management Fee Earned		576.00	566.67		1,728.00	2,266.68	(538.68)
10-1-000-015-3610.020 Maint Payroll Reimbursement		176.22	0.00		775.90	0.00	775.90
10-1-000-015-3610.040 Maintenance Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-015-3690.020 Postage Office Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-015-3690.030 Other Income		0.00	0.00		0.00	0.00	0.00
10-1-000-015-3690.040 Maint Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
Total		752.22	566.67		2,503.90	2,266.68	237.22
OPERATING EXPENSES							
Administration							
10-1-000-015-4110.000 Administration Salaries		120.82	353.00		931.52	1,412.00	(480.48)
10-1-000-015-4150.000 Travel		11.20	0.00		57.53	0.00	57.53
10-1-000-015-4170.000 Accounting		0.00	33.33		0.00	133.32	(133.32)
10-1-000-015-4182.000 Empl Benefit Contrib		187.26	113.25		673.62	453.00	220.62
10-1-000-015-4182.010 Pension Expense		0.00	0.00		0.00	0.00	0.00
10-1-000-015-4190.000 Sundry		0.00	0.00		0.00	0.00	0.00
10-1-000-015-4190.020 Conventions & Meetings		0.00	0.00		0.00	0.00	0.00
10-1-000-015-4190.060 Office Expense		0.00	0.00		0.00	0.00	0.00
Total		319.28	499.58		1,662.67	1,998.32	(335.65)
Maintenance							
10-1-000-015-4410.000 Maintenance Salaries		76.48	0.00		468.25	0.00	468.25
10-1-000-015-4420.000 Maintenance Materials		0.00	0.00		0.00	0.00	0.00
10-1-000-015-4430.000 Contract Costs		0.00	0.00		0.00	0.00	0.00
10-1-000-015-4433.000 Maint Employee Benefit		9.32	0.00		56.97	0.00	56.97
Total		85.80	0.00		525.22	0.00	525.22
TOTAL OPERATING EXPENSES		405.08	499.58	2,187.89		1,998.32	189.57
OPERATING INCOME (LOSS)		347.14	67.09	316.01		268.36	47.65
Nonoperating Revenue (Expenses)							
Total		0.00	0.00		0.00	0.00	0.00
CHANGE IN NET POSITION		347.14	67.09	316.01		268.36	47.65
NET CHANGE		347.14	67.09	316.01		268.36	47.65

*See Accountants' Compilation Report

**BARRON COUNTY HOUSING AUTHORITY
MULTIFAMILY HOUSING PROGRAM**

Cash Flow Statement
as of May 31, 2025

CURRENT ASSETS

Register Balance as of April 30, 2025	\$	33,943.33	
INCOME:			
Tenant Rents & Charges	\$	17,972.79	
WHEDA HAP Deposit	\$	16,195.00	
RR Transfer	\$	-	
PILT Escrow Transfer	\$	-	
Security Deposit Transfer	\$	-	
Laundry Revenue	\$	-	
Miscellaneous:	\$	-	
Interest	\$	3.61	
Total Income:	\$	34,171.40	
EXPENSE:			
Operating Expenses	\$	12,950.15	
Payroll	\$	13,976.56	
OBA Transfer	\$	-	
Insurance Escrow Transfer	\$	1,100.00	
PILOT Transfer	\$	1,200.00	
SD Refund	\$	-	
Xfer to RR	\$	-	
NSF Tenant Rent			
PILT Payments:	\$	-	
Miscellaneous: Rent Recalc Refund & Rehab Ins	\$	5,588.00	
Total Expense:	\$	34,814.71	
Register Balance as of May 31, 2025	\$	33,300.02	
Uncleared Transactions as of Month End	\$	9,163.98	
Voided Transactions as of Month End	\$	-	
Checking Account as of May 31, 2025	\$	42,464.00	
OTHER ASSETS			
Tenant Security Deposit Savings Account	\$	2,031.26	
Tenant Security Deposit Certificate of Deposit	\$	7,642.32	
Replacement Reserve Account*	\$	372,038.81	
Insurance Escrow	\$	13,216.32	
Payment In Lieu Of Tax Escrow	\$	4,102.71	
BCHA Redevelopment LLC Checking Account	\$	1,000.00	
BCHA Redevelopment LLC SD Savings Account	\$	18,000.00	
TOTAL INVESTMENTS:	\$	418,031.42	

Grand Total Investments: \$ 418,031.42

*Ideal minimum Reserve Account balance is \$1,500 per unit (\$105,000.00)

Barron County Housing Authority

MFH Checking81 Bank Balance: 48079.86 Ending Balance: \$30,243.89

Date	Ref No.	Payee	Memo	Payment	Deposit	Stat	Balance
	Type	Account				Auto	
05/01/2025	Deposit				\$120.00	R	\$34,063.33
	Deposit	Tenant Rent					
05/01/2025	Deposit				\$16,195.00	R	\$50,258.33
	Deposit	Program Income					
05/01/2025				\$779.30		R	\$49,479.03
	Transfer	Payroll89					
05/01/2025		Village of Turtle Lake Water & Sewer	7520.00	\$561.33		R	\$48,917.70
	Expense	Water & Sewer					
05/02/2025			PILOT Xfer	\$1,200.00		R	\$47,717.70
	Transfer	PILOT Escrow56					
05/02/2025		Hawkins Ash CPAs	Inv 3227763	\$285.00		R	\$47,432.70
	Expense	Contract Services:Accounting Fees					
05/02/2025		American Bankers Insurance Company of Florida	Assurant - Policy 10463-18785-000	\$3,333.00		R	\$44,099.70
	Expense	Rehab Project					
05/05/2025	Deposit				\$1,123.00	R	\$45,222.70
	Deposit	Tenant Rent					
05/05/2025	Deposit				\$997.00	R	\$46,219.70
	Deposit	Tenant Rent					
05/05/2025	Deposit				\$5,142.87	R	\$51,362.57
	Deposit	Tenant Rent					
05/05/2025	Deposit				\$7,490.95	R	\$58,853.52
	Deposit	Tenant Rent					
05/05/2025	17264	Xcel Energy	UAP - Current Month	\$99.00			\$58,754.52
	Check	-Split-					
05/05/2025		DIRECTV		\$211.68		R	\$58,542.84
	Expense	CATV					
05/05/2025		Xcel Energy		\$95.94		R	\$58,446.90
	Expense	Electricity					
05/05/2025		Xcel Energy		\$121.07		R	\$58,325.83
	Expense	Electricity					
05/05/2025		Xcel Energy		\$326.37		R	\$57,999.46
	Expense	Electricity					
05/06/2025	Deposit				\$749.10	R	\$58,748.56
	Deposit	Tenant Rent					

Date	Ref No.	Payee Account	Memo	Payment	Deposit	Stat	Balance
	Type					Auto	
05/07/2025		Deposit			\$241.00	R	\$58,989.56
		Deposit Tenant Rent					
05/07/2025		Deposit			\$886.00	R	\$59,875.56
		Deposit Tenant Rent					
05/07/2025				\$1,100.00		R	\$58,775.56
		Transfer Insurance Escrow48					
05/08/2025		Deposit			\$703.00	R	\$59,478.56
		Deposit Tenant Rent					
05/12/2025		Deposit			\$519.87	R	\$59,998.43
		Deposit Tenant Rent					
05/15/2025		Mosaic Telecom	Inv 11831676	\$219.94		R	\$59,778.49
		Expense -Split-					
05/15/2025		Mosaic Telecom	Inv 11834581	\$839.52		R	\$58,938.97
		Expense -Split-					
05/16/2025				\$4,759.61		R	\$54,179.36
		Transfer Payroll89					
05/16/2025		Republic Services		\$1,183.45		R	\$52,995.91
		Expense Garbage & Recycling					
05/19/2025	17265	Vivian Stanford	Refund	\$2,255.00			\$50,740.91
		Check Tenant Rent					
05/19/2025	17266	Up North Tax & Accounting LLC	Inv 50625, 41525	\$1,380.00			\$49,360.91
		Check -Split-					
05/19/2025	17267	Barron News-Shield	Inv 10762	\$1.00			\$49,359.91
		Check Office Expense					
05/19/2025	17268	Hey Everything	Inv 785018-02	\$21.17			\$49,338.74
		Check Maintenance Supplies					
05/19/2025	17269	Hawkins Ash CPAs	Inv 3232476	\$570.00			\$48,768.74
		Check Contract Services:Accounting Fees					
05/19/2025	17270	Bug Busters of NW WI	Inv 2561, 2563	\$1,860.00			\$46,908.74
		Check -Split-					
05/19/2025	17271	Village of Almena	001-0965-00	\$265.37			\$46,643.37
		Check -Split-					
05/19/2025	17272	Village of Haugen	Acct 140	\$280.42			\$46,362.95
		Check -Split-					
05/19/2025	17273	Waterman Recycling & Disposal	Acct 5324	\$100.00			\$46,262.95
		Check Garbage & Recycling					
05/19/2025	17274	Barron Light & Water	9071-14,10001-00, 10009-10, 10011-03	\$930.29			\$45,332.66
		Check -Split-					

Date	Ref No.	Payee Account	Memo	Payment	Deposit	Stat	Balance
	Type					Auto	
05/19/2025	17275	Barron Light & Water	10013-11, 10020-11, 10022-09	\$71.94			\$45,260.72
	Check	-Split-					
05/19/2025	17276	Securian Financial Group, Inc.	June 2025	\$118.28			\$45,142.44
	Check	Insurance Life					
05/21/2025		Xcel Energy		\$1,792.62		R	\$43,349.82
	Expense	Electricity					
05/22/2025				\$49.26		R	\$43,300.56
	Transfer	Payroll89					
05/22/2025				\$3,205.02		R	\$40,095.54
	Transfer	Payroll89					
05/22/2025		Xcel Energy		\$64.03		R	\$40,031.51
	Expense	Electricity					
05/22/2025		Xcel Energy		\$310.16		R	\$39,721.35
	Expense	Electricity					
05/22/2025		We Energies		\$105.14		R	\$39,616.21
	Expense	Gas					
05/22/2025		Xcel Energy		\$76.08		R	\$39,540.13
	Expense	Electricity					
05/28/2025		Barron Light & Water	90755-00	\$62.23		R	\$39,477.90
	Expense	-Split-					
05/28/2025		Barron Light & Water	90745-00	\$51.64		R	\$39,426.26
	Expense	-Split-					
05/28/2025		Barron Light & Water	90735-00	\$69.56		R	\$39,356.70
	Expense	-Split-					
05/28/2025		Barron Light & Water	90725-00	\$53.35		R	\$39,303.35
	Expense	-Split-					
05/28/2025		Barron Light & Water	90715-00	\$32.40		R	\$39,270.95
	Expense	-Split-					

Barron County Housing Authority

MFH Checking81 Bank Balance: 48079.86 Ending Balance: \$30,243.89

Date	Ref No.	Payee	Memo	Payment	Deposit	Stat	Balance
	Type	Account				Auto	
05/28/2025		Barron Light & Water	90705-00	\$125.97		R	\$39,144.98
	Expense	-Split-					
05/28/2025		Barron Light & Water	10001-00	\$783.48		R	\$38,361.50
	Expense	-Split-					
05/30/2025		Sterling Bank			\$3.61	R	\$38,365.11
	Deposit	Interest					
05/30/2025				\$5,065.09		R	\$33,300.02
	Transfer	Payroll89					

Barron County Housing Authority

MFH Security Deposit42 Bank Balance: 2031.26 Ending Balance: \$2,031.26

Date	Ref No.	Payee	Memo	Payment	Deposit	Stat	Balance
	Type	Account				Auto	
05/05/2025			SD Xfer to BCH Redevelopment LLC Sterling SD Savings Acct	\$18,000.00		R	\$2,031.03
	Expense	Security Deposit					
05/30/2025		Sterling Bank			\$0.23	R	\$2,031.26
		Deposit Interest					

Barron County Housing Authority

Replacement Reserves31 Bank Balance: 372038.81 Ending Balance: \$372,038.81

Date	Ref No.	Payee	Memo	Payment	Deposit	Stat	Balance
	Type	Account				Auto	
05/05/2025		First American Title Insurance Company	Reimbursement for Rehab Expenses - Prior Apr 2025		\$358,956.07	R	\$421,994.86
	Deposit	Rehab Related - Income					
05/14/2025				\$10,000.00		R	\$411,994.86
		Transfer OBA97					
05/22/2025				\$40,000.00		R	\$371,994.86
		Transfer OBA97					
05/30/2025		Sterling Bank			\$43.95	R	\$372,038.81
		Deposit Interest					

Barron County Housing Authority

Insurance Escrow48 Bank Balance: 14316.32 Ending Balance: \$13,216.32

Date	Ref No.	Payee	Memo	Payment	Deposit	Stat	Balance
	Type	Account				Auto	
05/07/2025					\$1,100.00	R	\$13,214.72
	Transfer	MFH Checking81					
05/30/2025		Sterling Bank			\$1.60	R	\$13,216.32
	Deposit	Interest					

Barron County Housing Authority

PILOT Escrow56 Bank Balance: 5302.71 Ending Balance: \$4,102.71

Date	Ref No.	Payee	Memo	Payment	Deposit	Stat	Balance
	Type	Account				Auto	
05/02/2025			PILOT Xfer		\$1,200.00	R	\$4,102.21
	Transfer	MFH Checking81					
05/30/2025		Sterling Bank			\$0.50	R	\$4,102.71
	Deposit	Interest					

Barron County Housing Authority

OBA97 Bank Balance: 53824.35 Ending Balance: \$44,736.85

Date	Ref No.	Payee Account	Memo	Payment	Deposit	Stat	Balance
05/01/2025				\$80.96		R	\$10,024.13
		Transfer Payroll89					
05/02/2025		Hawkins Ash CPAs	Inv 3227758	\$130.00		R	\$9,894.13
		Contract					
		Expense Services:Accounting Fees					
05/12/2025		Almena Housing Authority			\$212.00	R	\$10,106.13
		Payment Accounts Receivable					
05/14/2025					\$10,000.00	R	\$20,106.13
		Transfer Replacement Reserves31					
05/16/2025				\$2,163.68		R	\$17,942.45
		Transfer Payroll89					
05/16/2025		Cardmember Service	CHASE CREDIT CRD AUTOPAYBUS	\$13,702.00		R	\$4,240.45
		Expense -Split-					
05/19/2025	15687	Weld Riley, SC	Inv 102123	\$1,563.50			\$2,676.95
		Check -Split-					
05/19/2025	15688	Hawkins Ash CPAs	Inv 3232475	\$260.00			\$2,416.95
		Contract					
		Check Services:Accounting Fees					
05/21/2025		Prairie Farm Pioneer Housing, Inc.			\$798.04	R	\$3,214.99
		Payment Accounts Receivable					
05/21/2025		Prairie Farm Pioneer Housing			\$3,521.34	R	\$6,736.33
		Payment Accounts Receivable					
05/21/2025		Barron Housing Authority			\$7,014.85	R	\$13,751.18
		Payment Accounts Receivable					
05/22/2025					\$40,000.00	R	\$53,751.18
		Transfer Replacement Reserves31					
05/22/2025				\$23.04		R	\$53,728.14
		Transfer Payroll89					
05/22/2025				\$1,171.84		R	\$52,556.30
		Transfer Payroll89					
05/22/2025				\$7,124.38		R	\$45,431.92
		Transfer Payroll89					

Date	Ref No.	Payee	Memo	Payment	Deposit	Stat	Balance
	Type	Account				Auto	
05/22/2025		City of Chetek Housing Authority			\$8,259.18	R	\$53,691.10
		Payment Accounts Receivable					
05/30/2025		Sterling Bank			\$1.53	R	\$53,692.63
		Deposit Interest					
05/30/2025				\$1,982.03		R	\$51,710.60
		Transfer Payroll89					
05/30/2025				\$6,368.13		R	\$45,342.47
		Transfer Payroll89					

**BARRON COUNTY HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM**

Cash Flow Statement
as of May 31, 2025

CURRENT ASSETS

Register Balance as of April 30, 2025	\$	90,939.09	
<u>INCOME:</u>			
HUD HAP Deposit	\$	66,065.00	
HUD Admin Deposit	\$	10,001.00	
HUD Misc	\$	-	
Port-In HAP and Admin	\$	-	
HAP Return/HAP Overpayment	\$	50.00	
Miscellaneous:	\$	-	
Interest	\$	6.70	
Total Income:	\$	76,122.70	
<u>EXPENSE:</u>			
HAP Payments	\$	62,250.00	
Administrative Expense	\$	1,551.69	
Payroll	\$	6,300.13	
Miscellaneous: HCV Stamps.com Portion	\$	-	
Total Expense:	\$	70,101.82	
Register Balance as of May 31, 2025	\$	<u>96,959.97</u>	
Uncleared Transactions as of Month End	\$	1,275.00	
Checking Account as of May 31, 2025	\$	<u>98,234.97</u>	

Barron County Housing Authority

HCV Checking14 Bank Balance: 113545.28 Ending Balance: \$96,549.97

Date	Ref No.	Payee	Memo	Payment	Deposit	Stat	Balance
	Type	Account				Auto	
05/01/2025		Deposit			\$10,001.00	R	\$100,940.09
	Deposit	Program Income					
05/01/2025		Deposit			\$66,065.00	R	\$167,005.09
	Deposit	Program Income					
05/01/2025	95735	Barron Light & Water		\$79.00		R	\$166,926.09
	Check	UAP					
05/01/2025	95736	Rice Lake Utilities		\$375.00		R	\$166,551.09
	Check	UAP					
05/01/2025	95737	We Energies		\$122.00		R	\$166,429.09
	Check	UAP					
05/01/2025				\$1,143.64		R	\$165,285.45
	Transfer	Payroll89					
05/01/2025		AT&T		\$398.69		R	\$164,886.76
	Expense	Operations:Telephone, Telecommunications					
05/01/2025				\$61,674.00		R	\$103,212.76
	Expense	HAP					
05/02/2025		Hawkins Ash CPAs	Inv 3227761	\$410.00		R	\$102,802.76
	Expense	Contract Services:Accounting Fees					
05/05/2025		HCV Participant	LS HAP Overpayment Installment		\$25.00	R	\$102,827.76
	Deposit	HAP					
05/16/2025				\$1,925.58		R	\$100,902.18
	Transfer	Payroll89					
05/19/2025	95738	Hawkins Ash CPAs	Inv 3232474	\$743.00			\$100,159.18
	Check	Contract Services:Accounting Fees					
05/22/2025				\$6.36		R	\$100,152.82
	Transfer	Payroll89					
05/22/2025				\$1,352.12		R	\$98,800.70
	Transfer	Payroll89					
05/28/2025				\$1,872.43		R	\$96,928.27
	Transfer	Payroll89					
05/30/2025		HCV Participant	LS HAP Overpayment Installment		\$25.00	R	\$96,953.27

Date	Ref No.	Payee	Memo	Payment	Deposit	Stat	Balance
	Type	Account				Auto	
	Deposit	HAP					
05/30/2025		Sterling Bank			\$6.70	R	\$96,959.97
	Deposit	Interest					

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H.M.S. for Windows - Housing Assistance Payments
PAYMENT REGISTER - SUMMARY

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Bank Account Description/Account Number
Sec 8 Certificates 2453

Number	Date	Method	Status	Name Of Payee	Total
0059950	5/1/25	Direct Dep.	Paid	AP Property Rentals LLC	\$1,065.00
0059951	5/1/25	Direct Dep.	Paid	ASPEN GROVE	\$6,136.00
0059952	5/1/25	Direct Dep.	Paid	Bandli Brothers	\$253.00
0059953	5/1/25	Direct Dep.	Paid	Charles Bellows	\$298.00
0059954	5/1/25	Direct Dep.	Paid	Colleen Bender	\$356.00
0059955	5/1/25	Direct Dep.	Paid	Birch Avenue, LLC	\$1,952.00
0059956	5/1/25	Direct Dep.	Paid	Blueberry Line Properties LLC	\$557.00
0059957	5/1/25	Direct Dep.	Paid	Olga Bradley	\$850.00
0059958	5/1/25	Direct Dep.	Paid	Clyde Brekken	\$296.00
0059959	5/1/25	Direct Dep.	Paid	Montey Brekken	\$579.00
0059960	5/1/25	Direct Dep.	Paid	Burr Oak Estates LLC	\$440.00
0059961	5/1/25	Direct Dep.	Paid	Jean Bygd	\$506.00
0059962	5/1/25	Direct Dep.	Paid	Bryan Carlson	\$962.00
0059963	5/1/25	Direct Dep.	Paid	Todd Crotteau	\$691.00
0059964	5/1/25	Direct Dep.	Paid	Christopher Davis	\$606.00
0059965	5/1/25	Direct Dep.	Paid	Yvette DeFlorian	\$1,116.00
0059966	5/1/25	Direct Dep.	Paid	Christopher Drost	\$595.00
0059967	5/1/25	Direct Dep.	Paid	Eveland Properties WI, LLC	\$591.00
0059968	5/1/25	Direct Dep.	Paid	Rice Lake Housing Limited Partnership	\$590.00
0059969	5/1/25	Direct Dep.	Paid	Mike And Patty Gallaty	\$605.00
0059970	5/1/25	Direct Dep.	Paid	Garden View Townhomes LLC	\$1,126.00
0059971	5/1/25	Direct Dep.	Paid	Loni Graf	\$922.00
0059972	5/1/25	Direct Dep.	Paid	Gunzel Enterprises LLC	\$584.00
0059973	5/1/25	Direct Dep.	Paid	Andrea Hansen	\$319.00
0059974	5/1/25	Direct Dep.	Paid	Walter Herrman	\$746.00
0059975	5/1/25	Direct Dep.	Paid	Stephanie Herzog	\$565.00
0059976	5/1/25	Direct Dep.	Paid	Rice Lake Enterprises	\$672.00
0059977	5/1/25	Direct Dep.	Paid	Samuel E & McKayla L Hoff	\$565.00
0059978	5/1/25	Direct Dep.	Paid	Joseph M Johnston	\$306.00
0059979	5/1/25	Direct Dep.	Paid	K I E PROPERTIES LLC	\$583.00
0059980	5/1/25	Direct Dep.	Paid	MICHAEL KUCHARSKI	\$663.00
0059981	5/1/25	Direct Dep.	Paid	Nancy Keeler	\$617.00
0059982	5/1/25	Direct Dep.	Paid	Dana Kern-Ahizoune	\$1,037.00
0059983	5/1/25	Direct Dep.	Paid	Groskreutz Properties II LLC	\$709.00
0059984	5/1/25	Direct Dep.	Paid	KSJ Holdings, LLC	\$516.00
0059985	5/1/25	Direct Dep.	Paid	LJS Living TLV, LLC	\$1,153.00
0059986	5/1/25	Direct Dep.	Paid	LJS Living FRL LLC	\$2,929.00
0059987	5/1/25	Direct Dep.	Paid	Marsh Rentals	\$275.00
0059988	5/1/25	Direct Dep.	Paid	Buckley Marsh	\$319.00
0059989	5/1/25	Direct Dep.	Paid	RNS Properties LLC	\$420.00
0059990	5/1/25	Direct Dep.	Paid	MCB 3 Properties	\$278.00
0059991	5/1/25	Direct Dep.	Paid	MKS Properties, LLC	\$583.00
0059992	5/1/25	Direct Dep.	Paid	MLB Limited Partnership	\$902.00
0059993	5/1/25	Direct Dep.	Paid	Murrays Rental- Nancy And Matthew Murray	\$365.00
0059994	5/1/25	Direct Dep.	Paid	NW Real Estate LLC	\$849.00
0059995	5/1/25	Direct Dep.	Paid	Oaktree Properties LLC	\$1,181.00
0059996	5/1/25	Direct Dep.	Paid	Craig Olund	\$1,153.00
0059997	5/1/25	Direct Dep.	Paid	Donald Paulus	\$385.00
0059998	5/1/25	Direct Dep.	Paid	Rice Lake Community Housing,INC	\$694.00
0059999	5/1/25	Direct Dep.	Paid	Brian Rieckenberg	\$1,434.00
0060000	5/1/25	Direct Dep.	Paid	Troy Samson	\$190.00
0060001	5/1/25	Direct Dep.	Paid	Sanborn Rentals, LLC	\$334.00
0060002	5/1/25	Direct Dep.	Paid	Frank Soucek	\$506.00
0060003	5/1/25	Direct Dep.	Paid	Patricia State	\$220.00

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H.M.S. for Windows - Housing Assistance Payments
P A Y M E N T R E G I S T E R - S U M M A R Y

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0060004	5/1/25 Direct Dep.	Paid	West Cap	\$3,057.00
0060005	5/1/25 Direct Dep.	Paid	West Cap	\$2,053.00
0060006	5/1/25 Direct Dep.	Paid	Brad Sutton	\$403.00
0060007	5/1/25 Direct Dep.	Paid	GB Kastvig LLC	\$780.00
0060008	5/1/25 Direct Dep.	Paid	Michael Swant	\$511.00
0060009	5/1/25 Direct Dep.	Paid	James Todahl	\$750.00
0060010	5/1/25 Direct Dep.	Paid	Kenneth Tomesh	\$260.00
0060011	5/1/25 Direct Dep.	Paid	Rice Lake Housing Authority	\$2,971.00
0060012	5/1/25 Direct Dep.	Paid	Donald Weise	\$0.00
0060013	5/1/25 Direct Dep.	Paid	WestCAP	\$486.00
0060014	5/1/25 Direct Dep.	Paid	Whitetail Gardens LLC	\$358.00
0060015	5/1/25 Direct Dep.	Paid	WHPC-Rice Lake, LLC	\$2,075.00
0060016	5/1/25 Direct Dep.	Paid	Yeager Property Management IV, LLC	\$2,796.00
0060017	5/1/25 Direct Dep.	Paid	Yeager Property Management V LLC	\$2,030.00
0095735	5/1/25 Computer Ck.	Paid	Barron Light & Water	\$79.00
0095736	5/1/25 Computer Ck.	Paid	Rice Lake Utilites	\$375.00
0095737	5/1/25 Computer Ck.	Paid	We Energies	\$122.00

Total For Bank Account

Sec 8 Certificates

\$62,250.00

	<u># Of Transactions</u>	<u>Totals</u>
Computer Checks	8	\$576.00
Manual Checks	0	\$0.00
Direct Deposits	149	\$61,674.00
Debit Cards	0	\$0.00

Total For Bank:

\$62,250.00

Total - All Bank Accounts Printed:

\$62,250.00

Barron County Housing Authority

Payroll89 Bank Balance: 17084.38 Ending Balance: \$25,956.42

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
05/01/2025					\$20.24	R	\$37,580.11
	Transfer	LMII Operating09					
05/01/2025					\$80.96	R	\$37,661.07
	Transfer	OBA97					
05/01/2025					\$1,143.64	R	\$38,804.71
	Transfer	HCV Checking14					
05/01/2025					\$779.30	R	\$39,584.01
	Transfer	MFH Checking81					
05/01/2025		Delta Dental		\$256.80		R	\$39,327.21
	Expense	Insurance Dental					
05/02/2025				\$50.00		R	\$39,277.21
	Expense	Payroll Expenses					
05/02/2025				\$10,995.43		R	\$28,281.78
	Expense	Payroll Expenses					
05/06/2025		Federal Payroll Tax		\$2,883.21		R	\$25,398.57
	Expense	Payroll Liabilities					
05/15/2025				\$2,957.52		R	\$22,441.05
	Expense	Payroll Expenses					
05/16/2025					\$1,207.38	R	\$23,648.43
	Transfer	LMII Operating09					
05/16/2025					\$2,163.68	R	\$25,812.11
	Transfer	OBA97					
05/16/2025					\$1,925.58	R	\$27,737.69
	Transfer	HCV Checking14					
05/16/2025					\$4,759.61	R	\$32,497.30
	Transfer	MFH Checking81					
05/16/2025				\$50.00		R	\$32,447.30
	Expense	Payroll Expenses					
05/16/2025				\$11,246.49		R	\$21,200.81
	Expense	Payroll Expenses					
05/20/2025		Federal Payroll Tax		\$2,809.75		R	\$18,391.06
	Expense	Payroll Liabilities					
05/22/2025					\$0.79	R	\$18,391.85
	Transfer	LMII Operating09					
05/22/2025					\$23.04	R	\$18,414.89
	Transfer	OBA97					
05/22/2025					\$280.44	R	\$18,695.33

Date	Ref No.	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
05/22/2025	Transfer	LMII Operating09			\$1,171.84	R	\$19,867.17
05/22/2025	Transfer	OBA97			\$7,124.38	R	\$26,991.55
05/22/2025	Transfer	OBA97			\$6.36	R	\$26,997.91
05/22/2025	Transfer	HCV Checking14			\$1,352.12	R	\$28,350.03
05/22/2025	Transfer	HCV Checking14			\$49.26	R	\$28,399.29
05/22/2025	Transfer	MFH Checking81			\$3,205.02	R	\$31,604.31
05/23/2025	Transfer	MFH Checking81					
	Expense	ETF Group Insurance		\$6,828.90		R	\$24,775.41
		Health Insurance					
05/28/2025					\$1,872.43	R	\$26,647.84
05/30/2025	Transfer	HCV Checking14			\$1.11	R	\$26,648.95
05/30/2025	Deposit	Sterling Bank Interest			\$1,203.33	R	\$27,852.28
05/30/2025	Transfer	LMII Operating09			\$1,982.03	R	\$29,834.31
05/30/2025	Transfer	OBA97			\$6,368.13	R	\$36,202.44
05/30/2025	Transfer	OBA97			\$5,065.09	R	\$41,267.53
05/30/2025	Transfer	MFH Checking81					
				\$50.00		R	\$41,217.53
05/30/2025	Expense	Payroll Expenses		\$945.91		R	\$40,271.62
05/30/2025	Expense	Payroll Expenses					
05/30/2025				\$11,305.01		R	\$28,966.61
05/30/2025	Expense	Payroll Expenses					
		Sterling Bank		\$10.00		R	\$28,956.61
	Expense	Bank Charge					

**BARRON COUNTY HOUSING AUTHORITY
LAKELAND MANOR II HOUSING PROGRAM**

Cash Flow Statement
as of May 31, 2025

CURRENT ASSETS

Register Balance as of April 30, 2025	\$	100,992.88	
<u>INCOME:</u>			
Tenant Rents & Charges	\$	8,189.00	
Rural Development HAP Deposit	\$	6,927.25	
RR Transfer	\$	-	
Security Deposit Transfer	\$	279.00	
Laundry Revenue	\$	-	
Miscellaneous:	\$	-	
Interest	\$	4.80	
Total Income:	\$	15,400.05	
<u>EXPENSE:</u>			
Operating Expenses	\$	2,887.16	
Payroll	\$	2,712.18	
SD Refund	\$	-	
Xfer to OBA			
NSF Tenant Rent	\$	-	
RD Refund Payments:	\$	-	
Miscellaneous: PILOT FY2024	\$	-	
Total Expense:	\$	5,599.34	\$ 110,793.59
Register Balance as of May 31, 2025			
Uncleared Transactions as of Month End	\$	299.56	
Voided Transactions as of Month End	\$	-	
Checking Account as of May 31, 2025	\$	111,093.15	

OTHER ASSETS

Tenant Security Deposit Savings Account	\$	9,040.58
Replacement Reserve Account*	\$	29,804.53
TOTAL INVESTMENTS:	\$	38,845.11

*Ideal minimum Reserve Account balance is \$1,500 per unit (\$30,000.00)

Barron County Housing Authority

LMII Operating09 Bank Balance: 121522.37 Ending Balance: \$112,617.59

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
05/01/2025					\$279.00	R	\$101,271.88
		Transfer LMII Security17					
05/01/2025				\$20.24		R	\$101,251.64
		Transfer Payroll89					
05/05/2025		Deposit			\$1,020.00	R	\$102,271.64
		Deposit Tenant Rent					
05/05/2025		Deposit			\$2,371.00	R	\$104,642.64
		Deposit Tenant Rent					
05/05/2025		Deposit			\$4,798.00	R	\$109,440.64
		Deposit Tenant Rent					
05/05/2025		Rural Development			\$493.00	R	\$109,933.64
		Deposit Program Income					
05/05/2025		Rural Development			\$440.00	R	\$110,373.64
		Deposit Program Income					
05/05/2025		Rural Development			\$258.00	R	\$110,631.64
		Deposit Program Income					
05/05/2025		Rural Development			\$381.00	R	\$111,012.64
		Deposit Program Income					
05/05/2025		Rural Development			\$514.00	R	\$111,526.64
		Deposit Program Income					
05/05/2025		Rural Development			\$327.00	R	\$111,853.64
		Deposit Program Income					
05/05/2025		Rural Development			\$258.00	R	\$112,111.64
		Deposit Program Income					
05/05/2025		Rural Development			\$342.00	R	\$112,453.64
		Deposit Program Income					
05/05/2025		Rural Development			\$358.00	R	\$112,811.64
		Deposit Program Income					
05/05/2025		Rural Development			\$482.25	R	\$113,293.89
		Deposit Program Income					
05/05/2025		Rural Development			\$503.00	R	\$113,796.89
		Deposit Program Income					
05/05/2025		Rural Development			\$242.00	R	\$114,038.89
		Deposit Program Income					
05/05/2025		Rural Development			\$635.00	R	\$114,673.89
		Deposit Program Income					
05/05/2025		Rural Development			\$435.00	R	\$115,108.89

Date	Ref No.	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
		Deposit Program Income					
05/05/2025		Rural Development			\$300.00	R	\$115,408.89
		Deposit Program Income					
05/05/2025		Rural Development			\$339.00	R	\$115,747.89
		Deposit Program Income					
05/05/2025		Rural Development			\$362.00	R	\$116,109.89
		Deposit Program Income					
05/05/2025		Rural Development			\$258.00	R	\$116,367.89
		Deposit Program Income					
05/16/2025				\$1,207.38		R	\$115,160.51
		Transfer Payroll89					
05/19/2025	20059	MRI Software	MRIUS2365338	\$96.24		R	\$115,064.27
		Check Operations:Telephone, Telecommunications					
05/19/2025	20060	We Energies	Inv 5459709124	\$20.56			\$115,043.71
		Check Gas					
05/19/2025	20061	Village of Turtle Lake Water & Sewer	7510.01, 7500.01	\$528.22		R	\$114,515.49
		Check -Split-					
05/19/2025	20062	Waterman Recycling & Disposal	Acct 5324	\$105.00		R	\$114,410.49
		Check Garbage & Recycling					
05/22/2025				\$0.79		R	\$114,409.70
		Transfer Payroll89					
05/22/2025				\$280.44		R	\$114,129.26
		Transfer Payroll89					
05/27/2025		Xcel Energy		\$2,137.14		R	\$111,992.12
		Expense Electricity					
05/30/2025		Sterling Bank			\$4.80	R	\$111,996.92
		Deposit Interest					
05/30/2025				\$1,203.33		R	\$110,793.59
		Transfer Payroll89					

Barron County Housing Authority

LMII Security17 Bank Balance: 9040.58 Ending Balance: \$9,040.58

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
05/01/2025				\$279.00		R	\$9,040.21
	Transfer	LMII Operating09					
05/30/2025		Sterling Bank			\$0.37	R	\$9,040.58
	Deposit	Interest					

Barron County Housing Authority

LMII Reserve25 Bank Balance: 29804.53 Ending Balance: \$29,804.53

Date	Ref No.	Payee	Memo	Payment	Deposit	Stat	Balance
	Type	Account				Auto	
05/30/2025		Sterling Bank			\$1.22	R	\$29,804.53
	Deposit	Interest					



PROJECT # / NAME:	2025-01-8840 - BARRON COUNTY)		
3 WEEK DURATION:	6/8/25	-	7/26/25

<https://mcgannconstruction.sharepoint.com/Shared Documents/Project Files/01 CURRENT PROJECTS/2025-01-8840 Barron County HA/09 Schedules/09B - Subcontractor Schedule/Site Schedule 06.08.25>



404 N. Main Street
Suite 601
Oshkosh, WI 54901
Ph (920) 267-3600

PROJECT: Barron County Housing Authority
Barron County Housing Redevelopment, LLC
611 E. Woodland Ave
Barron, WI 54901

FIELD REPORT NO: 1

TO CONTRACTOR:
McGann Construction Inc.
3622 Lexington Ave
Madison, WI 53714

ARCHITECT'S PROJECT NO: 022002

DATE: May 15, 2025

TIME: 9:30 am- 12:30 am

WEATHER: sunny, 75 degrees

EST. % OF COMPLETION: 5%

CONFORMANCE WITH SCHEDULE (+/-): on schedule

WORK IN PROGRESS:

24 Plex: total of 8 units / 4 per floor are in progress. Demolition work largely complete. Electrical, plumbing work proceeding. Attic insulation removal in progress.
Units 6,7,10,11 (1st Floor) & Units 19, 20,23,24 (2nd Floor)

24 Plex

- 1) New shower module units in place or in progress.
- 2) Plumbing rough in largely complete.
- 3) Rough carpentry for hvac closets in place. Insulation is being removed from attic.
- 4) Some wiring for fire alarm system appears to have been pulled and boxes placed.

Duplex

- 1) Only ½ of one duplex is being worked on currently. Demolition work is largely complete.
- 2) M/E rough in not in progress as of this report. No workers on site.
- 3) Attic insulation is removed.

8 Plex

- 1) Demolition work largely complete. Attic insulation is removed.
- 2) Public restroom is roughed in.
- 3) Plumbers on site.

PRESENT AT SITE: 1 Superintendent & 1 assistant, 3 Alpine Insulation workers, 2 plumbers. Met with Shane Rolff, State Building Inspector, 12:30 PM at 24 Plex.

OBSERVATIONS:

1. Truss Fix in unit 7 has been completed, smaller truss web fix in adjacent unit.
2. 1.5" gypcrete is existing / present above floor deck.
3. Some drywall removed at exterior walls. Inspector wants plastic vapor barrier at these locations.
4. Toilets on 1st floor appear to be 15" from wall to CL of toilet.

ITEMS TO VERIFY:

- 1) Blocking in wall - standard unit restrooms.
- 2) Toilet location - accessible units (field measure centerline in actual units).

- 3) Light fixtures outside of accessible unit bathrooms.
- 4) Outlet in HVAC closet - refer to RFI response.
- 5) Stove Outlet - refer to RFI response.

INFORMATION OR ACTION REQUIRED:

- 1) 24 plex & 8 plex locations: Electrical panel relocation is required at accessible units. Locate outside of new wall; locate at accessible height. McGann will verify if closer location impacts change order price.
- 2) Phone Jack relocation. 2 jacks must be provided in each apartment.
- 3) Fireblocking in plumbing chases and other locations as required by state inspector.
- 4) Fire alarm submittal / plan is by fire alarm contractor. Stamped plans were not on site, but work appears to be proceeding. Provide signed & sealed fire alarm plans before proceeding with alarm work.
- 5) Inspector Ok's toilets in existing locations, except at accessible units. Relocate toilets to code & ADA required centerline distances. At ground floor, this will require chipping some concrete out and installing offsets.

DESIGN COORDINATION:

- 1) Refer to RFI responses for answers to electrical questions on light fixture locations in accessible units and other questions.

CORRECTIVE ACTION AND NOTES:

- 1) State Approved Fire Alarm Plans must be on site.
- 2) Evaluation of truss bottom chords at Almena and 24 plex. Per Don, only 3 trusses at Almena required repair. Follow up on 24 plex.

ATTACHMENTS: None



404 N. Main Street
Suite 601
Oshkosh, WI 54901
Ph (920) 267-3600

PROJECT: Barron County Housing Authority
Barron County Housing Redevelopment, LLC
611 E. Woodland Ave
Barron, WI 54901

FIELD REPORT NO: 2

TO CONTRACTOR:
McGann Construction Inc.
3622 Lexington Ave
Madison, WI 53714

ARCHITECT'S PROJECT NO: 022002

DATE: May 27, 2025

TIME: 9:30 am- 11:30 am

WEATHER: cloudy, 55-60 degrees

EST. % OF COMPLETION:
Overall Project: 5% - 10%

CONFORMANCE WITH SCHEDULE (+/-):

<u>24 Plex:</u>	On Schedule (8 units of 24)
<u>8 Plex:</u>	On Schedule (8 units - Almena)
<u>Duplex:</u>	Slightly behind schedule (1 unit of 6)

WORK IN PROGRESS:

<u>24 Plex:</u>	Drywall mudding, miscellaneous work
<u>Almena 8 Plex:</u>	Drywall rough-in, soffit installation.
<u>Duplex:</u>	None observed

PRESENT AT (3) SITES:

9:30 24 Plex: (5) Drywall finishers; (3) McGann workers
10:15 Duplex: 0 in building, building locked. (2) sheet metal workers in truck.
11:15 Almena 8 Plex: (3) McGann Workers; (5) Drywallers

OBSERVATIONS:

1. 24 Plex
 - a. Drywall finishing work is ongoing. Finishers skim coating all drywall.
 - b. Shower modules, bath exhaust fans installed. Fire alarm boxes appear roughed in.
 - c. Ceiling insulation removed; damaged truss evaluation ongoing.
2. Almena 8 Plex
 - a. Drywall rough in ongoing. Electrical inspection complete.
 - b. Bath exhaust fans not installed.
 - c. Accessible unit electrical panel is on exterior face of new bathroom wall.
 - d. Soffit work in progress. J channel incorrect size.
3. Duplex:
 - a. HVAC Ductwork has started in basement. Water heater installed.
 - b. Insulation removed from attic ceiling. Fan coil Installation has not started, unit not on site.
 - c. Basement electric baseboard unit has not been removed.

ITEMS TO VERIFY:

1. 24 Plex
 - a. Do specifications call for skim coat finish?

- b. HVAC drawings.
- 2. 8 Plex
 - a. Review accessible unit electrical panel location.
 - b. Mailboxes near restrooms
 - c. Truss fix - send lumber stamp to structural engineer.

INFORMATION OR ACTION REQUIRED:

- 1) McGann - Provide MartinRiley with electronic copy of signed/sealed state approved fire alarm plans
- 2) Review ASI 06 for correct location of electrical panel relocation for accessible units - 8 Plex & 24 plex locations.

DESIGN COORDINATION:

CORRECTIVE ACTION AND NOTES:

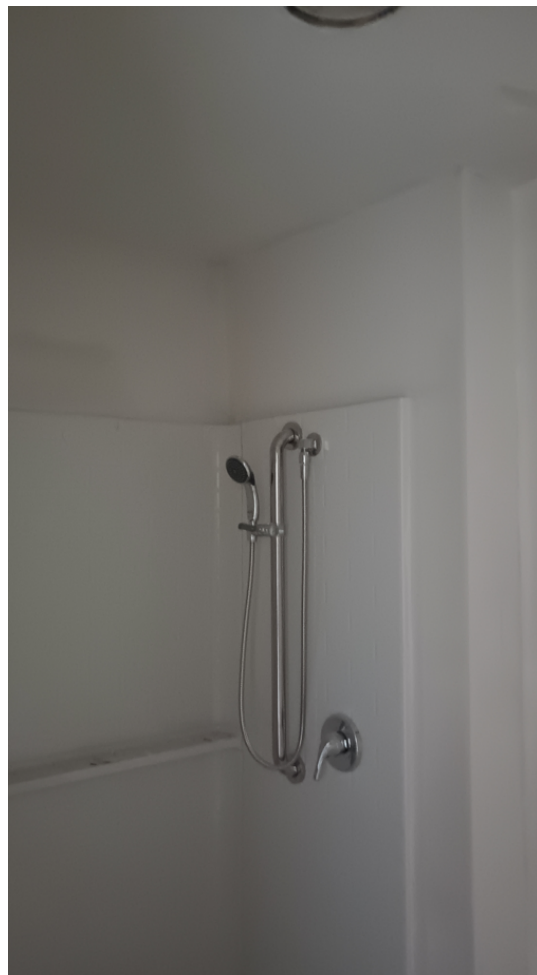
- 1) Reference ASI 06 for Accessible Unit Electrical Panel Location.

PHOTOS:

24 PLEX



HVAC Closet



Bathroom Tub/Shower module

Monthly Progress Report



Project Info

Project: Barron County Housing Redevelopment
Units/Square Footage: 70 units
Architect: MartinRiley

Contractor: McGann Construction
Project Manager: Jared Scharenbrock

Superintendent: Don Lord

Schedule

Report Date: 06-03-2025
Project Start Date: 04-14-2025
Project Completion Date: 06-23-2025
Percent Complete: 8%

Lost Days To Weather: 0
Cumulative Lost Days: 0

Notable Events Past Two Weeks

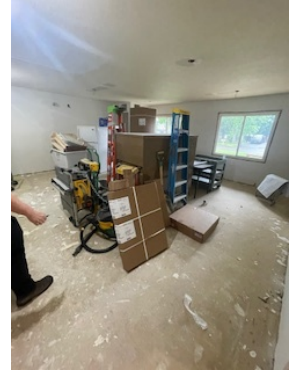
- Interior Demo completed at first phase
- MEP rough in completed at Almena and first 8 units in Berger Woodland
- HVAC closets and walls built in Almena and Berger Woodland
- Attic Insulation removed in 1st half of duplex, Almena, and first 8 units in Berger Woodland.
- Trusses inspected and repaired at first phase units/buildings.
- Drywall work should be wrapping up this week.
- Soffit has been removed at Almena.
- Cabinets arrived for the first phase.

Notable Events Upcoming Weeks

- Paint and flooring starting the week of 6/9
- Windows to arrive 6/9 and window replacement to start then.
- Solar tube installation and roof work to start the week of 6/9.
- Trim to start the week of 6/16.



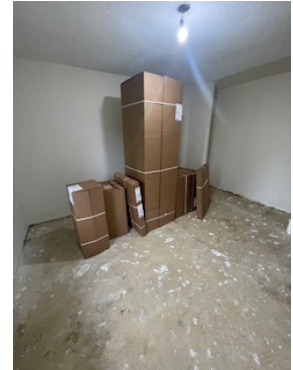
Almena soffit removed



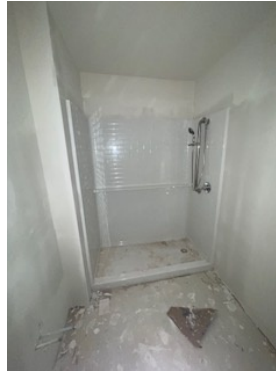
Community room in Almena



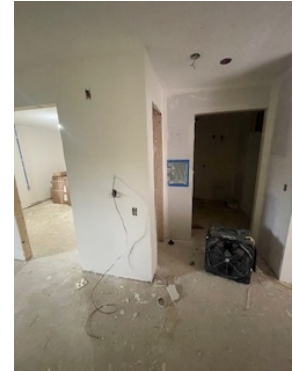
New water heater install - Almena



Cabinets delivered



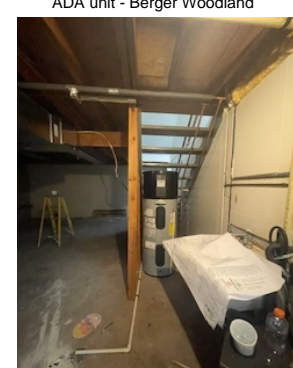
Showers installed - Berger Woodland



Drywall work/new walls in
ADA unit - Berger Woodland



Kitchen - 1725 Margaret



Water heater and duct work
installed - 1725 Margaret

Meeting minutes

Meeting 13: Barron County Housing Redevelopment



Date: May 22, 2025

Time: 8:00 AM - 9:00 AM CDT

Meeting location: Microsoft Teams

Invitees & Attendance

Organizers

- ✓ Jared Scharenbrock (McGann Construction, Inc.)

Invitees

- ✓ Bob Kazmierski (Barron County Housing Authority)
- ✓ Don Lord (McGann Construction, Inc.)
- Judd Mayberry (Barron County Housing Authority)
- Matt Wiedenhoeft (Martin-Riley)
- ✓ Nate Heuss (Martin-Riley)
- ✓ NICHOLAS BORTZ (McGann Construction, Inc.)
- ✓ Tom Landgraf (Dimension Development)

Description

This meeting has no description

Meeting Discussion

Schedule

- MEPs should be done with their rough ins by the end of the week at Berger Woodland and Almena. Information
 - Don is going to run by Almena to confirm but this is the expectation. MEPs rough ins at the duplexes should be done Tuesday at the latest.*

Created on Mar 19, 2025 by Jared Scharenbrock Last updated on May 22, 2025 by Jared Scharenbrock

- Contingency items - Not Approved Ongoing
 - Drop-dead dates
 - Storage Addition - *Nic confirmed that we have the elevator without the storage addition figured into our pricing but we do not have a drawing if we had to go that route. McGann will need a drawing for just the elevator and lobby, if we are unable to add in the storage addition at the 24 unit. Nate will be getting back to us to see how long it would take Martin Riley to put together a drawing without the storage units on the north addition and just the elevator, lobby, and sidewalk. At that point McGann should be able to give Bob and Tom an idea of what date we need to know when we are proceeding with the addition at Berger Woodland.*
 - Landscaping - *Tom has approved for us to move forward with this.*

 Created on Apr 2, 2025 by Jared Scharenbrock Last updated on May 22, 2025 by Jared Scharenbrock

3. *We all talked about the change in schedule and the reason for it.*

 Open

- *Nic mentioned that these dates we now have are the turnover dates that are tied to the contract.*
- *Bob mentioned that he would like to have a more concrete schedule that we stick to. It is challenging for him to coordinate with tenant and movers with fluid dates.*
- *Tom said that the units only have to be livable and an internal check list or punch list needs to be completed for this to be the case. He said that there is no occupancy letter needed for this.*
- *Tom had asked that McGann put together a schedule that has dates slid to the end of the month instead of having end dates at the beginning of a month. He said this might help us get some more time with some other buildings earlier in the project.*

 Created on May 22, 2025 by Jared Scharenbrock Last updated on May 22, 2025 by Jared Scharenbrock

Pricing

1. Please see attached change order log

 Ongoing

 Created on Mar 19, 2025 by Jared Scharenbrock Last updated on May 15, 2025 by Jared Scharenbrock

2. *Tom had ask is the outlet in the HVAC closet needed to be moved because of code. Jared and Nic both thought this was the case. Nate was going to clarify with engineer on this.*

 Open

 Created on May 22, 2025 by Jared Scharenbrock

3. *Tom mentioned that he believed that these changes are going to be a hard thing to explain to the investors. Jared is going to get labor and material numbers for all changes.*

 Open

 Created on May 22, 2025 by Jared Scharenbrock Last updated on May 22, 2025 by Jared Scharenbrock

Owner

1. Internet/data/TV

 Open

- *Bob is going to move forward with reaching out to Mosaic on this Friday 5/23*

 Created on May 21, 2025 by Jared Scharenbrock Last updated on May 22, 2025 by Jared Scharenbrock

2. Future meetings with investors

 Open

- *Tom said that we will have a meeting for the draw and we should plan on that being about 2-3pm on Thursday the week of the draw and every month out from there.*
- *Mentioned the smaller meeting should be earlier in the week of the draw, Monday or Tuesday maybe later in the day.*

 Created on May 22, 2025 by Jared Scharenbrock

Last updated on May 22, 2025 by Jared Scharenbrock

Architect/Engineer

General Contractor

1. Submittal/RFI Log


 Ongoing

 Created on Apr 2, 2025 by Jared Scharenbrock

Last updated on Apr 24, 2025 by Jared Scharenbrock

2. Truss sistering update: 7 Trusses repaired at Almena

 Open

 Created on May 21, 2025 by Jared Scharenbrock

Last updated on May 22, 2025 by Jared Scharenbrock

Questions/Concerns

Next Meeting - May 29nd 8am

Meeting Summary

This meeting has no summary

Meeting minutes

Meeting 14: Barron County Housing Redevelopment



Date: May 29, 2025

Time: 8:00 AM - 9:00 AM CDT

Meeting location: Microsoft Teams

Invitees & Attendance

Organizers

- ✓ Jared Scharenbrock (McGann Construction, Inc.)

Invitees

- ✓ Bob Kazmierski (Barron County Housing Authority)
- ✓ Don Lord (McGann Construction, Inc.)
- Judd Mayberry (Barron County Housing Authority)
- ✓ Matt Wiedenhoeft (Martin-Riley)
- Nate Heuss (Martin-Riley)
- ✓ NICHOLAS BORTZ (McGann Construction, Inc.)
- ✓ Tom Landgraf (Dimension Development)

Description

This meeting has no description

Meeting Discussion

Schedule

1. Project Update

Information

- Matt rolled through Nate's field report which pretty much touched on all the updates. Don and Jared mentioned that the electrical panels in the ADA units were moved and a price was given prior to the release of ASI 006 and this location is at the backside of the bathroom wall. Matt had mentioned that we should get a copy of the approved inspection from the inspector so that we have something in write. Matt also mentioned if the inspector is okay with this location so is MartinRiley. Don will send out approved inspection from the inspector so we have something in writing.
- Drywall is in process. Touched on the drywaller skimming all the wall. This was in his price so there is not any additional cost associated with it. The drywaller feels confident that he will get a better finish doing things this way with all they drywall repairs that are going on. Matt said that this was great, as long as it was already included in bid and there wasn't a price increase.
- Jeremy Brickey (MartinRiley engineer) was waiting on the lumber stamps on the existing trusses to work on his fix for the cracked truss web at Almena. This was send Tuesday (5/27). Fix received 5/29.
- Nate will have to review mailbox location at Almena due to ADA requirements. Matt had thought that these were addressed on the original plans but they were not. Called to be existing mailboxes. Protect during work.
- Soffit work taking place at Almena.

- *McGann to send signed/sealed state approved fire alarm plans to MartinRiley. Jared will send them when he receives these from the electrician.*
- *Solar tubes are sent to be delivered 6/5 and roofer will be installing them the following week.*

 Created on Mar 19, 2025 by Jared Scharenbrock Last updated on May 30, 2025 by Jared Scharenbrock

2. Contingency items - Not Approved

 Ongoing

- Drop-dead dates
- Storage Addition - *Matt confirmed MartinRiley is moving forward with the new design of the 24 unit addition. This will not have the storage lockers included. MartinRiley plans on having this submitted to DSPS the week of July 15th with the target approval from DSPS being the first 2 weeks in September.*

 Created on Apr 2, 2025 by Jared Scharenbrock Last updated on May 30, 2025 by Jared Scharenbrock

Pricing

1. Please see attached change order log

 Ongoing

 Created on Mar 19, 2025 by Jared Scharenbrock Last updated on May 28, 2025 by Jared Scharenbrock

2. Nate confirmed that we do in fact need to move the outlets at the HVAC closets. *Matt confirmed the reason for this is either 1 of 2 things. There has to be an outlet on every wall and there has to be an outlet within every 8'. Don confirmed that this would be the one outlet which is needed on this wall.*

 Open

 Created on May 22, 2025 by Jared Scharenbrock Last updated on May 30, 2025 by Jared Scharenbrock

Owner

Architect/Engineer

General Contractor

1. Submittal/RFI Log

 Ongoing

 Created on Apr 2, 2025 by Jared Scharenbrock Last updated on Apr 24, 2025 by Jared Scharenbrock

2. Draw meeting 6/5 at 1pm

 Open

 Created on May 29, 2025 by Jared Scharenbrock

Meeting minutes

Meeting 15: Barron County Housing Redevelopment



Date: Jun 5, 2025

Time: 8:00 AM - 9:00 AM CDT

Meeting location: Microsoft Teams

Invitees & Attendance

Organizers

☒ Jared Scharenbrock (McGann Construction, Inc.)

Invitees

- | | |
|--|--|
| <input checked="" type="checkbox"/> Bob Kazmierski (Barron County Housing Authority) | <input checked="" type="checkbox"/> Don Lord (McGann Construction, Inc.) |
| <input type="checkbox"/> Judd Mayberry (Barron County Housing Authority) | <input type="checkbox"/> Matt Wiedenhoeft (Martin-Riley) |
| <input checked="" type="checkbox"/> Nate Heuss (Martin-Riley) | <input checked="" type="checkbox"/> NICHOLAS BORTZ (McGann Construction, Inc.) |
| <input checked="" type="checkbox"/> Tom Landgraf (Dimension Development) | |

Description

This meeting has no description

Meeting Discussion

Schedule

1. Project Update

Information

- Drywallers finishing up today and painters starting tomorrow 6/6.
- Waiting on shower valve for Duplex - should arrive 6/6
- Trim arriving 6/16
- Waiting on correct soffit channel - Should arrive 6/9

Created on Mar 19, 2025 by Jared Scharenbrock Last updated on Jun 6, 2025 by Jared Scharenbrock

2. Contingency items - Not Approved

Ongoing

- Drop-dead dates
- Storage Addition
- Playground (Mulch) - Tom confirmed that this would not effect the turnover of the first Duplex and can be addressed in 2026.
- Duplex driveways - Tom would like us to move forward with repaving the driveway for 1725/1735 Margaret Ave, we will be paving this about 6' short of where the new garage will go and them pour a concrete apron up to the garages if they move forward. The remaining duplex driveways will go in 2026

 Created on Apr 2, 2025 by Jared Scharenbrock Last updated on Jun 5, 2025 by Jared Scharenbrock


3. *Nic mentioned that we would be putting together a second "site schedule" for Bob so he can use it for coordination with tenants if needed.*

 Open

 Created on Jun 5, 2025 by Jared Scharenbrock

Pricing

1. Please see attached change order log

 Ongoing

 Created on Mar 19, 2025 by Jared Scharenbrock Last updated on May 30, 2025 by Jared Scharenbrock

Owner

1. Brick infill/demo

 Open

- Talked about how if we do not have the plans for the 24 unit storage addition. It might be difficult to know where we are removing the brick from on the north end. We will need the brick in order to infill where the A/C units used to be. Nic's idea was to demo the brick on some of the 8 unit building on the backside by the laundry room and then replace this with siding. We do need to reuse brick on this project to meet the GBH points so this would be a good solution. Don was going to confirm with Bob regarding his thoughts on this and Jared will reach out to the Mason to see his thoughts/cost.*

 Created on Jun 4, 2025 by Jared Scharenbrock Last updated on Jun 5, 2025 by Jared Scharenbrock

2. *Bob let us know that his plan is to have an arborist take the trees out at Turtle Lake next week. Don confirmed that this won't interfere with the site work if done next week.*

 Open

 Created on Jun 5, 2025 by Jared Scharenbrock

Architect/Engineer

General Contractor

1. Submittal/RFI Log

 Ongoing

 Created on Apr 2, 2025 by Jared Scharenbrock Last updated on Apr 24, 2025 by Jared Scharenbrock

Meeting minutes

Meeting 16: Barron County Housing Redevelopment



Date: Jun 12, 2025

Time: 8:00 AM - 9:00 AM CDT

Meeting location: Microsoft Teams

Invitees & Attendance

Organizers

☒ Jared Scharenbrock (McGann Construction, Inc.)

Invitees

- | | |
|--|--|
| <input checked="" type="checkbox"/> Bob Kazmierski (Barron County Housing Authority) | <input checked="" type="checkbox"/> Don Lord (McGann Construction, Inc.) |
| <input type="checkbox"/> Judd Mayberry (Barron County Housing Authority) | <input type="checkbox"/> Matt Wiedenhoeft (Martin-Riley) |
| <input checked="" type="checkbox"/> Nate Heuss (Martin-Riley) | <input checked="" type="checkbox"/> NICHOLAS BORTZ (McGann Construction, Inc.) |
| <input checked="" type="checkbox"/> Tom Landgraf (Dimension Development) | |

Description

This meeting has no description

Meeting Discussion

Schedule

1. Project Update

- *Windows are getting set*
- *Flooring done at Almena*
- *Cabinets have started*
- *Excavator started*
- *HVAC setting heat pumps next week*

Information

Created on Mar 19, 2025 by Jared Scharenbrock Last updated on Jun 12, 2025 by Jared Scharenbrock

2. Contingency items - Not Approved

- Drop-dead dates
- Storage Addition
- *Jared will get lead times on Monument signs so we can use this to make decisions - We are able a month and a half out from production to install on those.*

Ongoing

Created on Apr 2, 2025 by Jared Scharenbrock Last updated on Jun 12, 2025 by Jared Scharenbrock

3. Site Schedule - Attached

 Open


Item attachments

[Site Schedule 06.08.25.pdf](#)

 Created on Jun 11, 2025 by Jared Scharenbrock Last updated on Jun 11, 2025 by Jared Scharenbrock

Pricing

1. Please see attached change order log

 Ongoing

 Created on Mar 19, 2025 by Jared Scharenbrock Last updated on Jun 11, 2025 by Jared Scharenbrock

Owner

1. Brick infill/demo

 Open

- (2) 8 units - Per building
- *Tom confirmed that we will be moving forward with the brick demo at the 8 units - likely will only need to do 2 buildings depending on Berger Woodland addition.*
- *We are looking at \$6,300 for (2) 8 units.*

 Created on Jun 4, 2025 by Jared Scharenbrock Last updated on Jun 12, 2025 by Jared Scharenbrock

Architect/Engineer

1. Almena roof

 Open

- *Bob confirmed that the roof was about 11 years old. Tom had asked Bob to reach back out to the original installers to see what they can do since there are definitely installation issues.*
- *If we have our roofer do this, it would be about about a \$40,000 add per building.*
- *Jared working on getting pictures over to Nate.*

 Created on Jun 12, 2025 by Jared Scharenbrock Last updated on Jun 12, 2025 by Jared Scharenbrock

General Contractor

1. Submittal/RFI Log

 Ongoing

 Created on Apr 2, 2025 by Jared Scharenbrock Last updated on Apr 24, 2025 by Jared Scharenbrock

CERTIFICATES OF DEPOSIT

All Certificates of Deposit are also offered as IRA accounts

Term	Interest Rate	*APY	Minimum Daily Balance Required to Earn APY
6 Month ⁴	0.40%	0.40%	\$1,000.00
7 Month Special ⁴	4.21%	4.25%	\$5,000.00
12 Month ⁴	0.50%	0.50%	\$1,000.00
13 Month Special ⁴	4.00%	4.06%	\$5,000.00
18 Month ⁴	0.55%	0.55%	\$1,000.00
24 Month ⁴	0.60%	0.60%	\$1,000.00
36 Month ⁴	0.70%	0.70%	\$1,000.00
48 Month ⁴	0.75%	0.75%	\$1,000.00
60 Month ⁴	1.00%	1.00%	\$1,000.00

*APY = Annual Percentage Yield.

¹ The interest rate and annual percentage yield may change without notice. Fees may reduce the earnings on your account.

Certificates of Deposit

	Minimum to Open Account	Minimum Balance To Earn APY	Interest Rate	Annual Percentage Yield (APY)	Compounding
6-Month Term	\$1,000	\$1,000	3.90%	3.94%	Maturity
		\$10,000	4.00%	4.04%	
		\$30,000	4.10%	4.14%	
12-Month Term	\$1,000	\$1,000	3.70%	3.70%	Annual
		\$10,000	3.80%	3.80%	
		\$30,000	3.90%	3.90%	
18-Month Term	\$1,000	\$1,000	2.55%	2.57%	Semi-Annual
		\$10,000	2.65%	2.67%	
		\$30,000	2.75%	2.77%	
24-Month Term	\$1,000	\$1,000	2.60%	2.60%	Annual
		\$10,000	2.70%	2.70%	
		\$30,000	2.80%	2.80%	
36-Month Term	\$1,000	\$1,000	2.65%	2.65%	Annual
		\$10,000	2.75%	2.75%	
		\$30,000	2.85%	2.85%	
60-Month Term	\$1,000	\$1,000	2.70%	2.70%	Annual
		\$10,000	2.80%	2.80%	
		\$30,000	2.90%	2.90%	
18-Month Variable IRA	\$25	-	2.85%	2.87%	Semi-Annual

TIME DEPOSIT RATES | Minimum Opening Time Deposit is \$1,000

ACCOUNT	BALANCE	INTEREST RATE	APY*
182-day Time Deposit**	up to \$4,999.99	0.25%	0.25%
	\$5,000 to \$9,999.99	1.00%	1.00%
	\$10,000 and up	3.47%	3.50%
9-month Time Deposit**	up to \$4,999.99	0.25%	0.25%
	\$5,000 to \$9,999.99	1.00%	1.00%
	\$10,000 and up	3.46%	3.51%
12-month Time Deposit**	up to \$4,999.99	1.00%	1.00%
	\$5,000 to \$9,999.99	1.05%	1.05%
	\$10,000 to \$24,999.99	1.10%	1.10%
	\$25,000 and up	1.90%	1.91%
15-month Time Deposit**	up to \$4,999.99	1.05%	1.05%
	\$5,000 to \$9,999.99	1.19%	1.20%
	\$10,000 and up	3.95%	4.01%
18-month Time Deposit**	up to \$4,999.99	1.05%	1.05%
	\$5,000 to \$9,999.99	1.19%	1.20%
	\$10,000 and up	2.13%	2.15%
24-month Time Deposit**	up to \$4,999.99	1.15%	1.15%
	\$5,000 to \$9,999.99	1.19%	1.20%
	\$10,000 and up	2.18%	2.20%
30-month Time Deposit**	up to \$4,999.99	1.19%	1.20%
	\$5,000 to \$9,999.99	1.24%	1.25%
	\$10,000 and up	2.18%	2.20%
36-month Time Deposit**	up to \$4,999.99	1.24%	1.25%
	\$5,000 to \$9,999.99	1.29%	1.30%
	\$10,000 to \$24,999.99	1.49%	1.50%
	\$25,000 and up	2.18%	2.20%
60-month Time Deposit**	up to \$4,999.99	1.29%	1.30%
	\$5,000 to \$9,999.99	1.39%	1.40%
	\$10,000 and up	2.33%	2.35%

APY = Annual Percentage Yield.

*Penalty for early withdrawal.

[Contact us for more information about applicable terms](#)

Business Deposit Rates



Rates accurate in Minnesota/Western Wisconsin (Hudson, Osceola, St. Croix Falls) as of 5/23/2025

CD SPECIALS WITH A RELATIONSHIP BUMP*

Automatically renewable. Rate remains the same throughout the investment period. \$1,000 minimum deposit to open. To qualify for the Relationship Bump, have or open a business checking account.

	Interest Rate	Relationship Bump	Bumped Interest Rate
7 month special <i>renewal term: 6 month fixed rate CD</i>			
\$1,000.00 - \$9,999.99	3.70%	0.25%	3.95%
\$10,000.00 - \$24,999.99	3.70%	0.25%	3.95%
\$25,000.00 and above	3.70%	0.25%	3.95%

13 month special <i>renewal term: 12 month fixed rate CD</i>			
\$1,000.00 - \$9,999.99	3.65%	0.25%	3.90%
\$10,000.00 - \$24,999.99	3.65%	0.25%	3.90%
\$25,000.00 and above	3.65%	0.25%	3.90%

22 month special <i>renewal term: 18 month fixed rate CD</i>			
\$1,000.00 - \$9,999.99	3.60%	0.25%	3.85%
\$10,000.00 - \$24,999.99	3.60%	0.25%	3.85%
\$25,000.00 and above	3.60%	0.25%	3.85%

CERTIFICATES OF DEPOSIT

Automatically renewable. Rate remains the same throughout the investment period.

\$1,000 minimum balance		\$10,000 minimum balance	
Term	Interest Rate	Term	Interest Rate
3 months	0.20%	3 months	0.25%
6 months	0.30%	6 months	0.35%
9 months	0.30%	9 months	0.40%
12 months	0.40%	12 months	0.50%
18 months	0.55%	18 months	0.65%
24 months	0.55%	24 months	0.75%
30 months	0.65%	30 months	0.85%
36 months	0.70%	36 months	0.90%
48 months	1.00%	48 months	1.00%
60 months	1.24%	60 months	1.24%

Rate remains the same throughout the investment period. \$1,000 minimum deposit to open (unless otherwise noted). Daily Balance Method is used to calculate interest on accounts which applies a daily periodic rate to the principal balance in the account each day. Interest will compound quarterly on all certificates of deposit 3 months and longer. Interest will compound at maturity on CDs shorter than 3 months. Rates are subject to change without notice. A penalty may be imposed for early withdrawal. Maximum \$500,000 per business entity per CD Special.

Interest will compound monthly on all checking, money market and savings accounts. Interest begins to accrue not later than the business day we receive credit for the deposit of non-cash items (i.e., checks). Fees could reduce the earnings on the above accounts. Rates are subject to change without notice.

*Relationship bump cannot be combined with any other specials or relationship offers.

[See a banker for more details.](#)