

**PUBLIC MEETING NOTICE**  
**BARRON COUNTY HOUSING AUTHORITY/BARRON COUNTY**  
**HOUSING REDEVELOPMENT, LLC**

**TUESDAY, DECEMBER 30, 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 meeting
5. Director's Report
6. Program financial reports and communications
7. Unfinished business
  - A) Multifamily Housing Rehab Update (Tom Landgraf)
8. New Business
  - A) Consideration NAHRO certification training for board commissioners/staff
  - B) Consideration of damage claim of \$1,949 from tenant family
  - C) Consideration of utility claim of \$636 from tenant
  - D) Consideration of amendments to Employee Handbook
  - E) Consideration of amendments to MFH House Rules
  - F) Consideration of 2026 BCHA/LLC budgets
9. Discussion of potential items for next meeting
10. Adjournment

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

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

Next Meeting: Tuesday, **January 27, 2026, at 9:00 AM**

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

Join Zoom Meeting

<https://us06web.zoom.us/j/85135468670?pwd=ZWYyV3cRUB3k1lA1IptTpCpacKOK5OH.1>

Meeting ID: 851 3546 8670

Passcode: 413549

**Telephone: 1-715-205-4008**

*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, November 25, 2025**

## **MINUTES**

### **CALL TO ORDER**

Chairman Nelson called the meeting to order at 9:02 AM at Berger Woodland Apartments, in Barron, WI. A quorum of directors was present, and the meeting, having been duly convened, was ready to proceed with business.

**Motion (Jost/Edwardsen)** to approve the agenda.

Motion carried; unanimous.

### **ROLL CALL**

Commissioner's Present: Doug Edwardsen. Marge Jost, Carol Moen, Gary Nelson and Terri Tyler.

Other(s) Present: Louie Okey, County Board Chair; and Robert Kazmierski.

### **PUBLIC COMMENT**

No one registered or appeared for public comment.

### **MINUTES**

Discussion and review of the minutes from the previous meeting.

**Motion (Moen/Tyler)** to approve the minutes of October 28, 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 has been adding Housing Choice Vouchers, and the Housing Assistance (HAP) subsidy is continuing to increase as we have been administering more vouchers. We are projecting \$63,000 HAP by year-end. Vacancy offering letters are being sent due to the surplus of vacancies. We have lost two tenants since last month. Letters are being sent to applicants for Prairie Farm and Lakeland Manor II. We are holding off filling vacancies in Berger Woodland per the Relocation Plan. Construction at Dallas (Parkview) and Haugen (Norvin Chateau) will be completed on December 23, 2025. All sites have some punch list work remaining. We will continue to document, track and ensure McGann will complete. Throughout this project, our Maintenance team have been performing quality control. Some of our tenants have identified construction flaws as well. Included in the packet is the \$2MM FHLB grant award letter. These funds will pay for change orders and exterior contingency items.

### **PROGRAM FINANCIAL REPORTS AND COMMUNICATIONS**

The Committee reviewed the financial statements within corresponding in-house reports for MFH, LLC, HCV & OBA programs ending October 30, 2025, including the Check Register ending October 30, 2025. Hawkins Ash reports were not available for the meeting. The committee received and accepted the available financial reports by unanimous consent.

### **UNFINISHED BUSINESS:**

#### **MULTIFAMILY HOUSING REHAB UPDATE**

Kazmierski provided field reports on construction status. Due to the rapid development of the rehab, project updates and field reports will be handed out at the meeting. Percent complete: 55%. Landgraf provided update on McGann's performance as well as FHLB grant deliverables. Notable Events Past 2 Weeks: Drywall and finishing completed in Dallas and Haugen sites; Cabinetry is staged and ready for installation; Unit #3 in Dallas accommodations are nearly complete; Exterior doors for 8 plex's finally installed; Storage sheds at all the 8 plex's and Family Duplexes near finished; Duplex (1735) is complete, and tenant will be moving in 11/26. Landgraf reported that we are near closing with DOA on the \$497,880 HOME loan.

## **DISCUSSION OF CONTINGENCY ITEMS**

Kazmierski provided a list of proposed exterior upgrades that have been on the contingency list. The BCHA board used a group process to prioritize the suggested exterior upgrades. Each element was ranked. Window coverings for Berger Woodland (BW) community room were added to the list. Also, the board is requesting cost estimates for razing and building new garage with tenant storage addition and lean-to at BW site. By consensus, the Board does not support adding solar panels at BW currently with the understanding that the Federal 'Solar for All' funding is limited and the timeline is fast approaching.

## **NEW BUSINESS:**

### **CONSIDERATION OF PRELIMINARY BCHA/LLC 2026 BUDGETS AND CAPITAL IMPROVEMENTS**

Kazmierski presented wage and benefit budget summary for 2026 that included COLA wage adjustment (2.8%) for next year. The board, by consensus, directed the Executive Director to add an additional \$15,000 toward labor costs to be distributed based upon performance. Kazmierski also presented combined budget worksheet with Income and Expense Projections for 2026. All programs show positive cash flow with increased revenue due to new rent increases for MFH program (per new HAP contract) and new management contracts with Park Lawn, Lone Oak, and Almena HA. Kazmierski provided 2026 Capital Expenditures Budget for MFH program and reported that roughly \$32,200 is available for 2026 CIP. Bids for community rooms, new furniture for Berger Woodland, Haugen and Turtle Lake were presented. One laptop is needed for staff. Maintenance vehicle and cargo toolbox were discussed and, by consensus, will be postponed to the 2027 CIP.

**Motion (Moen/Tyler)** to allocate \$30,000 for furnishing three community rooms and \$1,000 for one laptop in 2026 CIP. Motion carried; unanimous.

### **SET MEETING DATE/TIME FOR DECEMBER MEETING**

Next meeting will be held one day before New Year's Eve. Discussion to move meeting. Consensus to keep December regular meeting to last Tuesday of the month.

### **DISCUSSION OF POTENTIAL ITEMS FOR NEXT MEETING**

The next meeting will be held on Tuesday, December 30th, 2025, at 9:00 AM in the Berger-Woodland Manor Community Room. Agenda items include updates of the Multifamily Housing Rehab project, compensation requests from tenants, and final 2026 BCHA/LLC Budget may be discussed and considered.

## **ADJOURNMENT**

The meeting adjourned by unanimous consent at 11:30 AM

Respectfully Submitted,  
Bob Kazmierski, Recording Secretary

# BARRON COUNTY HOUSING AUTHORITY

## Director's Report

December 2025

### **HOUSING CHOICE VOUCHER PROGRAM**

Vouchers leased (being utilized): 146

Voucher not under lease (participant in search of rental): 5

HAP Total: \$62,917.00

Applicants on Waiting List: 382

The Housing Assistance (HAP) subsidy is nearly at the projected \$63,000 HAP by year-end. We are also projecting two (2 out of 5) vouchers on the street to move-in 01/01/2025.

### **MULTIFAMILY HOUSING PROGRAM**

**Occupancy Rate (57/70 units): 81%** - Almena (4); Berger Woodland (6); Dallas (0); Duplexes (2); Haugen (0); PF (3); Turtle Lake (0). Due to tax credit obligations, promotional efforts to fill all post-rehab vacancies have been implemented. Social media, signage, radio advertising (beginning 12/19) and print media (new flyer in packet) are tools we have used to advertise. Sending vacancy offering letters and phone calls to all waitlist applicants are also sent to reduce the surplus of vacancies. Letters are also being sent to applicants for Lakeland Manor II. We are holding off filling vacancies in BW and Barron Family Duplexes as those facilities are being used for displaced tenants per the Relocation Plan. Construction at Dallas (Parkview) and Haugen (Norvin Chateau) will be completed and turned over to BCHA/LLC on December 23, 2025. We plan on moving Dallas, Haugen and Berger Woodland tenants 12/29 through 12/31.

On December 10, 2025, WHEDA performed an onsite Management Review (MOR) of randomly selected tenant files, a review of all security features, environmental review (lead-based monitoring), management practices and procedures, maintenance procedures, and physical inspections of all common areas as well as rehabbed units and non-rehabbed units within our portfolio.

Due to the rapid development of the rehab, project updates and field reports will be handed out at the meeting. Percent complete: 65%

#### **Notable Events Past 4 Weeks:**

- **1735 Duplex – Received occupancy and turned building over to owner**
- **Concrete flatwork and foundations complete at Berger Woodland**
- **Elevator shaft construction complete at Berger Woodland**
- **Framing underway at elevator lobby addition at Berger Woodland**
- **Siding and roofing complete at Dallas and Haugen.**
- **Finishes ongoing at both Dallas and Haugen**

#### **Notable Upcoming Events:**

- **Owner turnover at both Dallas and Haugen on 12/23.**
- **Mechanical, Electrical, and Plumbing (MEP) rough in to begin at Berger Woodland elevator addition.**
- **Commence next phase at Berger Woodland beginning 1/5/26.**



All sites still have some punch list work remaining. We will continue to document, track and ensure McGann will complete. Thank you for prioritizing the Capital Improvement Plan at last month's meeting. The proposed capital upgrades (equipment and rehab related) will be submitted into the revised project budget to be funded by the \$2MM FHLB grant award. Tom L. is currently working with WHEDA to incorporate those new funds into the budget. To reiterate, our original \$900K FHLB award has been increased to \$1.1MM. These funds will pay for change orders and exterior contingency items

#### **OTHER BUSINESS ACTIVITIES**

##### **Occupancy Rate (92/96 units): 96%**

Park Lawn Occupancy Rate (29/29 units): 100% (one unit is offline for modernization through April 1)

Lone Oak Occupancy Rate (30/30 units): 100%

Scott Terrace Occupancy Rate (8/8 units): 100%

Pioneer Housing Occupancy Rate (8/8 units): 100%

Lakeland Manor 2 (17/20 units): 85%

HUD performed a comprehensive physical inspection (NSPIRE) of all 30 units Chetek HA (Lone Oak) on December 23, 2025. Barron HA (Park Lawn) physical inspection is scheduled for January 9<sup>th</sup>.



Executive Director



# Newly Renovated AFFORDABLE HOUSING

*Equal housing opportunities for Low-income Seniors (62+), Disabled, and eligible Families*



**Locations: Barron | Almena | Turtle Lake  
Haugen | Dallas | Prairie Farm**



**Limited Income?**

**Housing Concerns?**

**A move in your Future?**

**Don't Delay** - Apply Online Today! Get on the Wait Lists for housing in Barron County



[www.barroncountyha.com](http://www.barroncountyha.com)



**Call 715-537-5344**

- All Sites include appliances, window coverings, community room, laundry facilities, and parking
  - Rent rate for those who qualify is 30% of adjusted gross income
  - Most pets welcome
  - Smoke- Free Units
  - Free Wi-Fi
- \*Wait Lists vary in length with date/time stamps. Securing your position in line is necessary to be offered an available unit.*





## BARRON COUNTY HOUSING AUTHORITY

611 E Woodland Ave #25  
Barron WI 54812  
Phone: 715.537.5344  
Fax: 715.537.3726

[director@barroncountyha.com](mailto:director@barroncountyha.com)  
website: [barroncountyha.com](http://barroncountyha.com)

LI Housing Tax Credit  
Multifamily Housing  
Housing Choice Vouchers

*Management Service  
Provider for:*  
Housing Authority of the  
City of Barron  
*Park Lawn Apartments*

Housing Authority of the  
City of Chetek  
*Lone Oak Apartments*

Prairie Farm  
Pioneer Housing, Inc.  
*Scott Terrace  
Pioneer Housing*

*Compliance Service  
Provider for:*  
Almena Housing Authority  
*Parkview Apartments*



We do business in accordance with the  
Federal Fair Housing Law -  
Equal Housing Opportunity  
File Complaints of Housing  
Discrimination with the US Department  
of Housing and Urban Development 800-  
669-9777  
or 800-927-9275 (TTY)

## Who is Barron County Housing Authority and What Do They Do?

The Barron County Housing Authority (BCHA) provides housing opportunities for low-income residents of Barron County through various programs and properties it owns and manages. Housing is offered to seniors (62 and older) and/or disabled; near-elderly (55+) are also encouraged to apply for senior housing.

- All sites include window coverings & appliances, Wi-Fi, cable TV connectivity, community room, laundry facilities, and off-street parking
- Rent rate for those who qualify is 30% of adjusted gross income
- Housing is General Occupancy (independent living)
- Newly Renovated Apartment Complexes include all BCHA owned 8-plex apartment buildings, 24-unit apartment building, and all family duplexes
- Apartment buildings have some ADA designated units
- Most pets welcome
- All apartments are smoke-free
- 1- and 2-Bedroom Units are all near downtown in each community
- Apply for placement on the housing wait list online, [barroncountyha.com](http://barroncountyha.com) or call the Housing Office at 715-537-5344 for application assistance
- Wait List is managed by date/time of application, income eligibility, and other eligibility factors such as elderly (62+), disabled, as well as household criteria for family duplexes and HCV

### Owned Housing Sites include the following:

- 8-plex one-story apartment buildings with 1-bedroom units each located in Turtle Lake, Almena, Haugen, Dallas, and Prairie Farm
- 10-plex one-story apartment buildings located in Turtle Lake
- 24-unit two-story apartment building with an elevator and 1-bedroom units located in Barron
- Family Duplexes with 3 bedrooms, two-story duplex with basement, located in Barron

### Housing Programs managed by BCHA:

- Public Housing for 30-unit campus of 4-plexes for Housing Authorities of the City of Barron and the City of Chetek
- 8-plex one-story apartment building with 1-bedroom units located in Prairie Farm
- 8-plex two-story apartment building with 2-bedroom units located in Prairie Farm
- Housing Choice Voucher (HCV) Program – housing assistance payments for rental housing within Barron County

**BARRON COUNTY HOUSING REDEVELOPMENT LLC**  
**LOW INCOME TAX CREDIT HOUSING PROGRAM**

Cash Flow Statement  
as of November 30, 2025

**CURRENT ASSETS**

Register Balance as of October 31, 2025	\$	97,497.55	
<b><u>INCOME:</u></b>			
Tenant Rents & Charges	\$	13,964.80	
WHEDA HAP Deposit	\$	30,455.00	
RR Transfer	\$	-	
PILT Escrow Transfer	\$	-	
Security Deposit Transfer	\$	-	
Laundry Revenue	\$	159.00	
Miscellaneous:	\$	-	
Interest	\$	-	
Total Income:	\$	44,578.80	
<b><u>EXPENSE:</u></b>			
Operating Expenses	\$	9,629.69	
Management Fee + Payroll + EE Ins Portion	\$	28,445.94	
Insurance Escrow Transfer	\$	-	
PILOT Transfer	\$	-	
SD Refund	\$	683.00	
Xfer to RR	\$	-	
NSF Tenant Rent			
Rehab Related: WHEDA Loan	\$	13,535.81	
Miscellaneous: Xfer to MFH - August APs			
Total Expense:	\$	52,294.44	
Register Balance as of November 30, 2025	\$	89,781.91	
Uncleared Transactions as of Month End	\$	3,592.17	
Voided Transactions as of Month End	\$	-	
Checking Account as of November 30, 2025	\$	93,374.08	
<b>OTHER ASSETS</b>			
Tenant Security Deposit Savings Account	\$	17,428.90	
Replacement Reserve Account*	\$	-	
Insurance Escrow Account	\$	(3.00)	
PILOT Account	\$	(3.00)	
TOTAL INVESTMENTS:	\$	17,422.90	

Grand Total Investments: \$ 17,422.90

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

# Barron County Housing Redevelopment LLC

**BCH Redev LLC69 Checking Bank Balance: 113510.16 Ending Balance: \$114,362.83**

Date	Ref No.	Payee	Memo	Payment	Deposit	Stat	Balance
	Type	Account				Auto	
11/03/2025		WHEDA	Deposit WHEDA PROJMT		\$30,455.00	R	\$127,952.55
	Deposit	5100 Rental Income:5121 Tenant Assistance Payment					
11/03/2025		DirecTV	DIRECTV	\$409.50		R	\$127,543.05
	Expense	6500 Operating & Maintenance Expenses:6524 CATV Expense					
11/05/2025		Tenant Rent Deposit	Deposit Deposit # 20030		\$4,909.23	R	\$132,452.28
	Deposit	5100 Rental Income:5120 Tenant Rent					
11/05/2025		Tenant Rent Deposit	Deposit Deposit # 20031		\$510.00	R	\$132,962.28
	Deposit	5100 Rental Income:5120 Tenant Rent					
11/05/2025		Tenant Rent Deposit	Deposit Deposit BARRON COUNTY HO RENTACH		\$8,277.57	R	\$141,239.85
	Deposit	5100 Rental Income:5120 Tenant Rent					
11/05/2025	20051	Barron Light & Water	UAP	\$39.00			\$141,200.85
	Check	5100 Rental Income:5121 Tenant Assistance Payment					
11/05/2025	20052	Xcel Energy	UAP	\$50.00			\$141,150.85
	Check	5100 Rental Income:5121 Tenant Assistance Payment					
11/06/2025		Laundry Revenue	Deposit # 20033; Almena & Portland		\$159.00	R	\$141,309.85
	Deposit	5900 Other Revenue:5910 Laundry Revenue					
11/06/2025		Tenant Rent Deposit	Deposit Deposit # 20032		\$268.00	R	\$141,577.85
	Deposit	5100 Rental Income:5120 Tenant Rent					
11/10/2025		WHEDA	On-Us Check On-Us Check WHEDA	\$13,535.81		R	\$128,042.04

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
			PAYMENT				
	Expense	Rehab:Rehab - Construction Related					
11/10/2025		Intuit - QuickBooks	INTUIT * QBOOKS ONLINE	\$65.00		R	\$127,977.04
	Expense	6200/6300 Admin Expenses:6351 Accounting/Bookkeeping Fees					
11/12/2025	20053	Stevens Point Housing Authority	Inv 103	\$500.00			\$127,477.04
	Check	6200/6300 Admin Expenses:6203 Conv, Mtgs, & Trainings					
11/13/2025		Barron Light & Water	On-Us Check On-Us Check PSN*CITY OF BARR UTILITY PA	\$617.01		R	\$126,860.03
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
11/13/2025		Barron Light & Water	On-Us Check On-Us Check PSN*CITY OF BARR UTILITY PA	\$110.08		R	\$126,749.95
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
11/13/2025		Barron Light & Water	On-Us Check On-Us Check PSN*CITY OF BARR UTILITY PA	\$25.42		R	\$126,724.53
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
11/13/2025		Barron Light & Water	On-Us Check On-Us Check PSN*CITY OF BARR UTILITY PA	\$55.72		R	\$126,668.81
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
11/13/2025		Barron Light & Water	On-Us Check On-Us Check PSN*CITY OF BARR UTILITY PA	\$31.35		R	\$126,637.46
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
11/13/2025		Barron Light & Water	On-Us Check On-Us Check PSN*CITY OF BARR UTILITY PA	\$128.95		R	\$126,508.51
	Expense	6400 Utilities:6451 Water, Sewer,					

Date	Ref No.	Payee Account	Memo	Payment	Deposit	Stat	Balance
						Auto	
		Stormwater					
11/13/2025		Barron Light & Water	On-Us Check On-Us Check PSN*CITY OF BARR UTILITY PA	\$159.57		R	\$126,348.94
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
11/13/2025		Barron Light & Water	On-Us Check On-Us Check PSN*CITY OF BARR UTILITY PA	\$25.90		R	\$126,323.04
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
11/13/2025		Barron Light & Water	On-Us Check On-Us Check PSN*CITY OF BARR UTILITY PA	\$106.30		R	\$126,216.74
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
11/13/2025		Barron Light & Water	On-Us Check On-Us Check PSN*CITY OF BARR UTILITY PA	\$35.63		R	\$126,181.11
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
11/13/2025		Barron Light & Water	On-Us Check On-Us Check PSN*CITY OF BARR UTILITY PA	\$89.55		R	\$126,091.56
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
11/13/2025		Barron Light & Water	On-Us Check On-Us Check PSN*CITY OF BARR UTILITY PA	\$110.84		R	\$125,980.72
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
11/17/2025		Mosaic Technologies	On-Us Check On-Us Check CHIBARDUNTELEPHO MOSAIC PAY	\$839.52		R	\$125,141.20
	Expense	6200/6300 Admin Expenses:6311 Office Expenses:6311-03 Telephone/Internet Expenses					
11/17/2025		Republic Services	On-Us Check On-Us Check	\$1,254.38		R	\$123,886.82

Date	Ref No.	Payee Account	Memo	Payment	Deposit	Stat	Balance
			REPUBLICSERVICES RSIBILLPAY			Auto	
		6500 Operating & Maintenance Expense Expenses:6525 Garbage, Trash Removal, & Recycling					
11/20/2025		Barron County Housing Authority	Debit Override to AOD, Hold, and Debit Override to AOD, Hold, and LLC EE DENTAL VISION INS NOV 2025 INVOICE-INTERNET TRANSFER	\$49.26		R	\$123,837.56
		6700 Taxes & Insurance:6721-02 Dental Insurance					
11/20/2025		Barron County Housing Authority	Debit Override to AOD, Hold, and Debit Override to AOD, Hold, and LLC EE HEALTH INS DEC 2025 INVOICE-INTERNET TRANSFER FROM CH	\$4,146.50		R	\$119,691.06
		6700 Taxes & Insurance:6721-01 Health Insurance					
11/24/2025	20054	Rice Lake Chamber Of Commerce	\$30 Chamber Bucks x 6	\$180.00			\$119,511.06
		6200/6300 Admin Expenses:6250 Tenant Recreational					
11/24/2025	20055	Kwik Trip	Voided - Gift Cert. \$30x30 and \$50x4		\$0.00	R	\$119,511.06
		Check -Split-					
11/24/2025	20056	Austad's Super Valu	\$30 Gift Certificates (8)	\$240.00			\$119,271.06
		6200/6300 Admin Expenses:6250 Tenant Recreational					
11/24/2025	20057	Waterman Recycling & Disposal	Acct 5324	\$100.00			\$119,171.06
		6500 Operating & Maintenance					
		Check Expenses:6525 Garbage, Trash Removal, & Recycling					
11/24/2025	20058	Jon Galatowitsch	Inv 367534	\$1,073.20		R	\$118,097.86
		Check -Split-					
11/24/2025	20059	Rebecca Bradford	SD Refund	\$683.00			\$117,414.86



Date	Ref No.	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
	Check	6900 Refund Tenant SDs					
11/24/2025	20060	Hey Everything	Acct 83 Inv 800030	\$26.54			\$117,388.32
	Check	-Split-					
11/24/2025	20061	American Tenant Screen, Inc.	Voided	\$0.00		R	\$117,388.32
	Check	6200/6300 Admin Expenses:6390 Misc. Admin Expenses					
11/24/2025	20062	Village of Haugen	Acct 140	\$221.77			\$117,166.55
	Check	6400 Utilities:6451 Water, Sewer, Stormwater					
11/24/2025	20063	Village of Almena	Acct 001-0935-00	\$274.17			\$116,892.38
	Check	-Split-					
11/24/2025	20064	Barron County Housing Authority	Inv 20250556	\$24,250.18		R	\$92,642.20
	Check	-Split-					
11/24/2025	20065	Cintas Fire 636525	Inv 250003890, 250003891, 2500038502, 2500038461, 2500038973	\$986.50			\$91,655.70
	Check	-Split-					
11/24/2025	20066	EO Johnson Business Technologies	Voided - Inv 40599831	\$0.00		R	\$91,655.70
	Check	6200/6300 Admin Expenses:6311 Office Expenses					
11/24/2025	20067	EO Johnson Business Technologies	Inv 40599831	\$202.54			\$91,453.16
	Check	6200/6300 Admin Expenses:6311 Office Expenses					
11/24/2025	20068	American Tenant Screen, Inc.	Inv x25645-1025	\$88.65			\$91,364.51
	Check	6200/6300 Admin Expenses:6390 Misc. Admin Expenses					
11/26/2025		Xcel Energy	On-Us Check On-Us Check XCEL ENERGY-WI XCELENERGY	\$201.67		R	\$91,162.84
	Expense	6400 Utilities:6450 Electricity					
11/26/2025		Xcel Energy	On-Us Check On-Us Check XCEL ENERGY-WI XCELENERGY	\$297.95		R	\$90,864.89
	Expense	6400 Utilities:6450 Electricity					

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
11/26/2025	Expense	Xcel Energy 6400 Utilities:6450 Electricity	On-Us Check On-Us Check XCEL ENERGY- WI XCELENERGY	\$406.06		R	\$90,458.83
11/28/2025	Expense	Sterling Bank 6200/6300 Admin Expenses:6390 Misc. Admin Expenses	Service Charge Service Charge STANDARD ACH	\$10.00		R	\$90,448.83
11/28/2025	Expense	Sterling Bank 6200/6300 Admin Expenses:6390 Misc. Admin Expenses	Service Charge Service Charge STANDARD ACH PER ITEM FEE	\$1.96		R	\$90,446.87
11/28/2025	Expense	Barron Light & Water 6400 Utilities:6451 Water, Sewer, Stormwater	On-Us Check On-Us Check PSN*CITY OF BARR UTILITY PA	\$664.96		R	\$89,781.91

**BARRON COUNTY HOUSING AUTHORITY  
MULTIFAMILY HOUSING PROGRAM**

Cash Flow Statement  
as of November 30, 2025

**CURRENT ASSETS**

Register Balance as of October 31, 2025	\$	61,120.53	
<b><u>INCOME:</u></b>			
Tenant Rents & Charges	\$	569.00	
WHEDA HAP Deposit	\$	-	
RR Transfer	\$	-	
LLC Transfer (Due From)	\$	-	
Security Deposit Transfer	\$	-	
LMII Tenant Rent (to be Tranferred)	\$	-	
Miscellaneous:			
Interest	\$	3.93	
Total Income:	\$	572.93	
<b><u>EXPENSE:</u></b>			
Operating Expense (LLC related to be reimbursed)	\$	4,422.23	
Payroll	\$	133.52	
OBA Transfer	\$	-	
Xfer to RR	\$	-	
LMII Tenant Rent Transfer	\$	-	
LLC Tax Credit Tenant Rent Transfer	\$	-	
	\$	-	
LLC Displacement	\$	71.95	
	\$	-	
Miscellaneous: Intercoms & Phone Lines	\$	44,570.60	
Total Expense:	\$	49,198.30	
Register Balance as of November 30, 2025	\$	12,495.16	
Uncleared Transactions as of Month End	\$	47,632.63	
Voided Transactions as of Month End	\$	-	
Checking Account as of November 30, 2025	\$	60,127.79	
<b>OTHER ASSETS</b>			
Tenant Security Deposit Savings Account	\$	1,457.65	
Tenant Security Deposit Certificate of Deposit	\$	7,680.89	
Replacement Reserve Account*	\$	149,420.19	
Insurance Escrow	\$	14,327.01	
Payment In Lieu Of Tax Escrow	\$	5,306.67	
BCHA Redevelopment LLC Checking Account (to be reimbursed by LLC)	\$	1,000.00	
TOTAL INVESTMENTS:	\$	179,192.41	

Grand Total Investments: \$ 179,192.41

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

# Barron County Housing Authority

**MFH Checking81 Bank Balance: 59215.24 Ending Balance: \$57,065.76**

Date	Ref No.	Payee Account	Memo	Payment	Deposit	Stat	Balance
						Auto	
11/04/2025		Waste Management Expense Garbage & Recycling		\$1,039.18		R	\$60,081.35
11/06/2025		Tenant Rent	LIHTC - BW		\$509.00	R	\$60,590.35
		Deposit Tenant Rent					
11/06/2025		Xcel Energy Expense Electricity		\$400.56		R	\$60,189.79
11/10/2025		Tenant Rent	LIHTC - BFD		\$60.00	R	\$60,249.79
		Deposit Tenant Rent					
11/19/2025		Xcel Energy Expense Electricity		\$972.28		R	\$59,277.51
11/20/2025		We Energies Expense Gas		\$72.56		R	\$59,204.95
11/24/2025	17321	CNA Surety Other Types of Check Expenses:Insurance - Liability, D and O	Bond #68945939	\$249.00		C	\$58,955.95
11/24/2025	17322	Sterling Bank - Barron Branch Check Bank Charge	Deposit Box	\$35.00			\$58,920.95
11/24/2025	17323	Janet Sayles Check Rehab Project:Rehab - Displacement	Tenant Reimburse - Electric During Unit Rehab	\$71.95			\$58,849.00
11/24/2025	17324	Mark Dobberfuhl Check Operations	17Oct2025	\$302.50			\$58,546.50
11/24/2025	17325	HD Supply Check Rehab Project	Inv 9242180139	\$1,107.55			\$57,438.95
11/24/2025	17326	Securian Financial Group, Inc. Check Insurance Life	Dec 2025	\$66.76			\$57,372.19
11/24/2025	17327	Mayo Clinic Check Administrative Expense	Visit 1248888028	\$52.00			\$57,320.19
11/24/2025	17328	Petty Cash Check Administrative Expense	Petty Cash	\$191.60		R	\$57,128.59
11/24/2025	17329	Securian Financial Group, Inc. Check Insurance Life	Dec 2025	\$66.76			\$57,061.83
11/24/2025	17330	Red Cedar Electric Inc	Quoted Projects (3)	\$44,570.60			\$12,491.23

Date	Ref No.	Payee	Memo	Payment	Deposit	Stat	Balance
	Type	Account				Auto	
11/28/2025	Check -Split-	Sterling Bank			\$3.93	R	\$12,495.16
	Deposit Interest						

# Barron County Housing Authority

MFH Security Deposit42 Bank Balance: 1457.53 Ending Balance: \$1,457.65

Date	Ref No.	Payee	Memo	Payment	Deposit	Stat	Balance
	Type	Account				Auto	
11/28/2025		Sterling Bank			\$0.06	R	\$1,457.65
	Deposit	Interest					

# Barron County Housing Authority

Replacement Reserves31 Bank Balance: 214378.09 Ending Balance: \$138,441.44

Date	Ref No.	Payee	Memo	Payment	Deposit	Stat	Balance
	Type	Account				Auto	
11/28/2025		Sterling Bank			\$17.19	R	\$149,420.19
	Deposit	Interest					

# Barron County Housing Authority

Insurance Escrow48 Bank Balance: 14327.01 Ending Balance: \$14,327.01

Date	Ref No.	Payee	Memo	Payment	Deposit	Stat	Balance
	Type	Account				Auto	
11/28/2025		Sterling Bank			\$1.65	R	\$14,327.01
	Deposit	Interest					



# Barron County Housing Authority

PILOT Escrow56 Bank Balance: 5306.67 Ending Balance: \$5,306.67

Date	Ref No.	Payee	Memo	Payment	Deposit	Stat	Balance
	Type	Account				Auto	
11/28/2025		Sterling Bank			\$0.61	R	\$5,306.67
	Deposit	Interest					

# Barron County Housing Authority

**OBA97 Bank Balance: 26766.80 Ending Balance: \$34,065.58**

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat	Balance Auto
11/12/2025		Almena Housing Authority			\$212.00	R	\$36,200.32
		Payment Accounts Receivable					
11/14/2025		Transfer Payroll89		\$7,097.65		R	\$29,102.67
11/14/2025		Transfer Payroll89		\$7,382.22		R	\$21,720.45
11/17/2025		Chase Card Services	CHASE CREDIT CRD AUTOPAYBUS	\$5,290.27		R	\$16,430.18
		Expense -Split-					
11/20/2025		Transfer Payroll89		\$91.61		R	\$16,338.57
11/20/2025		Transfer Payroll89		\$1,432.25		R	\$14,906.32
11/25/2025		City of Chetek Housing Authority			\$7,841.49	R	\$22,747.81
		Payment Accounts Receivable					
11/25/2025		Barron Co Housing Redevelopment LLC			\$24,250.18	R	\$46,997.99
		Payment Accounts Receivable					
11/25/2025		Prairie Farm Pioneer Housing, Inc.			\$1,044.22	R	\$48,042.21
		Payment Accounts Receivable					
11/25/2025		Prairie Farm Pioneer Housing			\$565.61	R	\$48,607.82
		Payment Accounts Receivable					
11/28/2025		Sterling Bank			\$1.84	R	\$48,609.66
		Deposit Interest					
11/28/2025		Transfer Payroll89		\$6,907.19		R	\$41,702.47
11/28/2025		Transfer Payroll89		\$7,636.89		R	\$34,065.58

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

Cash Flow Statement  
as of November 30, 2025

**CURRENT ASSETS**

Register Balance as of October 31, 2025	\$	131,784.59	
<b>INCOME:</b>			
HUD HAP Deposit	\$	61,350.00	
HUD Admin Deposit	\$	7,144.00	
HUD Misc	\$	-	
Port-In HAP and Admin	\$	-	
HAP Return/HAP Overpayment	\$	80.00	
Miscellaneous:			
Interest	\$	8.34	
Total Income:	\$	68,582.34	
<b>EXPENSE:</b>			
HAP Payments	\$	62,156.00	
Administrative Expense	\$	3,246.42	
Payroll	\$	3,956.38	
Miscellaneous:			
Total Expense:	\$	69,358.80	
Register Balance as of November 30, 2025	\$	<u>131,008.13</u>	
Uncleared Transactions as of Month End	\$	615.00	
Checking Account as of November 30, 2025	\$	131,623.13	

# Barron County Housing Authority

**HCV Checking14 Bank Balance: 134603.67 Ending Balance: \$130,629.13**

Date	Ref No.	Payee	Memo	Payment	Deposit	Stat	Balance
	Type	Account				Auto	
11/01/2025	95761	Rice Lake Utilities	Voided	\$0.00		R	\$131,784.59
	Check	UAP					
11/01/2025	95762	Rice Lake Utilities		\$230.00		R	\$131,554.59
	Check	UAP					
11/01/2025	95763	We Energies		\$83.00			\$131,471.59
	Check	UAP					
11/03/2025		Port In HAP & Admin			\$7,144.00	R	\$138,615.59
	Deposit	Program Income					
11/03/2025		HAP Deposit			\$61,350.00	R	\$199,965.59
	Deposit	Program Income					
11/03/2025		AT&T		\$392.16		R	\$199,573.43
	Expense	Operations:Telephone, Telecommunications					
11/03/2025		HAP Deposit		\$61,843.00		R	\$137,730.43
	Expense	HAP					
11/12/2025		HAP Overpayment	SK HAP Overpayment Installment		\$80.00	R	\$137,810.43
	Deposit	HAP					
11/14/2025				\$2,847.90		R	\$134,962.53
	Transfer	Payroll89					
11/20/2025				\$6.36		R	\$134,956.17
	Transfer	Payroll89					
11/20/2025				\$1,502.36		R	\$133,453.81
	Transfer	Payroll89					
11/28/2025		Sterling Bank			\$8.34	R	\$133,462.15
	Deposit	Interest					
11/28/2025				\$2,454.02		R	\$131,008.13
	Transfer	Payroll89					

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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
0060342	11/1/25	Direct Dep.	Paid	AP Property Rentals LLC	\$1,052.00
0060343	11/1/25	Direct Dep.	Paid	ASPEN GROVE	\$6,836.00
0060344	11/1/25	Direct Dep.	Paid	Bandli Brothers	\$253.00
0060345	11/1/25	Direct Dep.	Paid	Charles Bellows	\$275.00
0060346	11/1/25	Direct Dep.	Paid	Colleen Bender	\$46.00
0060347	11/1/25	Direct Dep.	Paid	Birch Avenue, LLC	\$2,293.00
0060348	11/1/25	Direct Dep.	Paid	Blueberry Line Properties LLC	\$510.00
0060349	11/1/25	Direct Dep.	Paid	Olga Bradley	\$850.00
0060350	11/1/25	Direct Dep.	Paid	Clyde Brekken	\$285.00
0060351	11/1/25	Direct Dep.	Paid	Montey Brekken	\$579.00
0060352	11/1/25	Direct Dep.	Paid	Burr Oak Estates LLC	\$440.00
0060353	11/1/25	Direct Dep.	Paid	Jean Bygd	\$506.00
0060354	11/1/25	Direct Dep.	Paid	Bryan Carlson	\$962.00
0060355	11/1/25	Direct Dep.	Paid	RCU Acct: 4875700/C.Cree	\$477.00
0060356	11/1/25	Direct Dep.	Paid	Todd Crotteau	\$692.00
0060357	11/1/25	Direct Dep.	Paid	Christopher Davis	\$606.00
0060358	11/1/25	Direct Dep.	Paid	Yvette DeFlorian	\$1,087.00
0060359	11/1/25	Direct Dep.	Paid	Christopher Drost	\$580.00
0060360	11/1/25	Direct Dep.	Paid	Eveland Properties WI, LLC	\$545.00
0060361	11/1/25	Direct Dep.	Paid	Rice Lake Housing Limited Partnership	\$790.00
0060362	11/1/25	Direct Dep.	Paid	Garden View Townhomes LLC	\$1,071.00
0060363	11/1/25	Direct Dep.	Paid	Loni Graf	\$870.00
0060364	11/1/25	Direct Dep.	Paid	Gunzel Enterprises LLC	\$584.00
0060365	11/1/25	Direct Dep.	Paid	Andrea Hansen	\$218.00
0060366	11/1/25	Direct Dep.	Paid	Walter Herrman	\$746.00
0060367	11/1/25	Direct Dep.	Paid	Stephanie Herzog	\$518.00
0060368	11/1/25	Direct Dep.	Paid	Rice Lake Enterprises	\$672.00
0060369	11/1/25	Direct Dep.	Paid	Samuel E & McKayla L Hoff	\$565.00
0060370	11/1/25	Direct Dep.	Paid	Joseph M Johnston	\$299.00
0060371	11/1/25	Direct Dep.	Paid	K I E PROPERTIES LLC	\$562.00
0060372	11/1/25	Direct Dep.	Paid	MICHAEL KUCHARSKI	\$421.00
0060373	11/1/25	Direct Dep.	Paid	Nancy Keeler	\$608.00
0060374	11/1/25	Direct Dep.	Paid	Groskreutz Properties II LLC	\$709.00
0060375	11/1/25	Direct Dep.	Paid	KSJ Holdings, LLC	\$516.00
0060376	11/1/25	Direct Dep.	Paid	LJS Living TLV, LLC	\$1,132.00
0060377	11/1/25	Direct Dep.	Paid	LJS Living FRL LLC	\$3,490.00
0060378	11/1/25	Direct Dep.	Paid	Marsh Rentals	\$289.00
0060379	11/1/25	Direct Dep.	Paid	Buckley Marsh	\$820.00
0060380	11/1/25	Direct Dep.	Paid	RNS Properties LLC	\$509.00
0060381	11/1/25	Direct Dep.	Paid	MKS Properties, LLC	\$509.00
0060382	11/1/25	Direct Dep.	Paid	MLB Limited Partnership	\$925.00
0060383	11/1/25	Direct Dep.	Paid	Murrays Rental- Nancy And Matthew Murray	\$420.00
0060384	11/1/25	Direct Dep.	Paid	Kim Ness	\$527.00
0060385	11/1/25	Direct Dep.	Paid	NW Real Estate LLC	\$900.00
0060386	11/1/25	Direct Dep.	Paid	Oaktree Properties LLC	\$1,181.00
0060387	11/1/25	Direct Dep.	Paid	Craig Olund	\$1,196.00
0060388	11/1/25	Direct Dep.	Paid	Rice Lake Community Housing,INC	\$684.00
0060389	11/1/25	Direct Dep.	Paid	Brian Rieckenberg	\$1,318.00
0060390	11/1/25	Direct Dep.	Paid	Troy Samson	\$190.00
0060391	11/1/25	Direct Dep.	Paid	Sanborn Rentals, LLC	\$341.00
0060392	11/1/25	Direct Dep.	Paid	Frank Soucek	\$454.00
0060393	11/1/25	Direct Dep.	Paid	West Cap	\$2,742.00
0060394	11/1/25	Direct Dep.	Paid	West Cap	\$2,408.00

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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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0060395	11/1/25 Direct Dep.	Paid	GB Kastvig LLC	\$763.00
0060396	11/1/25 Direct Dep.	Paid	Michael Swant	\$511.00
0060397	11/1/25 Direct Dep.	Paid	James Todahl	\$750.00
0060398	11/1/25 Direct Dep.	Paid	Kenneth Tomesh	\$300.00
0060399	11/1/25 Direct Dep.	Paid	Rice Lake Housing Authority	\$3,129.00
0060400	11/1/25 Direct Dep.	Paid	WestCAP	\$486.00
0060401	11/1/25 Direct Dep.	Paid	Whitetail Gardens LLC	\$309.00
0060402	11/1/25 Direct Dep.	Paid	WHPC-Rice Lake, LLC	\$2,165.00
0060403	11/1/25 Direct Dep.	Paid	Britt Wooldridge	\$385.00
0060404	11/1/25 Direct Dep.	Paid	Yeager Property Management IV, LLC	\$3,032.00
0060405	11/1/25 Direct Dep.	Paid	Yeager Property Management V LLC	\$1,955.00
0095762	11/1/25 Computer Ck.	Paid	Rice Lake Utilites	\$230.00
0095763	11/1/25 Computer Ck.	Paid	We Energies	\$83.00

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<b>Total For Bank Account</b>	<b>Sec 8 Certificates</b>	<b>\$62,156.00</b>
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	<u><b># Of Transactions</b></u>	<u><b>Totals</b></u>
<b>Computer Checks</b>	3	\$313.00
<b>Manual Checks</b>	0	\$0.00
<b>Direct Deposits</b>	146	\$61,843.00
<b>Debit Cards</b>	0	\$0.00

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<b>Total For Bank:</b>	<b>\$62,156.00</b>
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<b>Total - All Bank Accounts Printed:</b>	<b>\$62,156.00</b>
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# Barron County Housing Authority

**Payroll89 Bank Balance: 33171.06 Ending Balance: \$27,544.07**

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
11/03/2025		Delta Dental		\$338.08		R	\$32,749.73
	Expense	Insurance Dental					
11/04/2025		Federal Payroll Tax		\$3,256.03		R	\$29,493.70
	Expense	Payroll Liabilities					
11/14/2025					\$1,674.76	R	\$31,168.46
	Transfer	LMII Operating09					
11/14/2025					\$2,847.90	R	\$34,016.36
	Transfer	HCV Checking14					
11/14/2025		Bob Kazmierski HSA		\$50.00		R	\$33,966.36
	Expense	Payroll Expenses					
11/14/2025		WRS		\$5,143.72		R	\$28,822.64
	Expense	Payroll Expenses					
11/14/2025		Barron County Housing Authority		\$13,153.50		R	\$15,669.14
	Expense	Payroll Expenses					
11/14/2025					\$7,097.65	R	\$22,766.79
	Transfer	OBA97					
11/14/2025					\$7,382.22	R	\$30,149.01
	Transfer	OBA97					
11/18/2025		Federal Payroll Tax		\$2,999.93		R	\$27,149.08
	Expense	Payroll Liabilities					
11/20/2025					\$49.26	R	\$27,198.34
	Deposit	Insurance Dental					
11/20/2025					\$4,146.50	R	\$31,344.84
	Deposit	Health Insurance					
11/20/2025					\$6.36	R	\$31,351.20
	Transfer	HCV Checking14					
11/20/2025					\$13.51	R	\$31,364.71
	Transfer	LMII Operating09					
11/20/2025					\$931.46	R	\$32,296.17
	Transfer	LMII Operating09					
11/20/2025					\$1,502.36	R	\$33,798.53
	Transfer	HCV Checking14					
11/20/2025					\$91.61	R	\$33,890.14
	Transfer	OBA97					
11/20/2025					\$1,432.25	R	\$35,322.39
	Transfer	OBA97					
11/21/2025		ETF Group Insurance		\$9,105.20		R	\$26,217.19

<b>Date</b>	<b>Ref No.</b>	<b>Payee</b>	<b>Memo</b>	<b>Payment</b>	<b>Deposit</b>	<b>Stat</b>	<b>Balance</b>
	<b>Type</b>	<b>Account</b>				<b>Auto</b>	
11/28/2025	Expense	Health Insurance					
		Sterling Bank			\$1.79	R	\$26,218.98
11/28/2025	Deposit	Interest					
					\$1,839.66	R	\$28,058.64
11/28/2025	Transfer	LMII Operating09					
					\$2,454.02	R	\$30,512.66
11/28/2025	Transfer	HCV Checking14					
		Bob Kazmierski HSA		\$200.00		R	\$30,312.66
11/28/2025	Expense	Payroll Expenses					
		Payroll		\$12,568.51		R	\$17,744.15
11/28/2025	Expense	Payroll Expenses					
		Wisconsin Department of Revenue		\$1,552.89		R	\$16,191.26
11/28/2025	Expense	Payroll Expenses					
		Sterling Bank		\$10.00		R	\$16,181.26
11/28/2025	Expense	Bank Charge					
					\$6,907.19	R	\$23,088.45
11/28/2025	Transfer	OBA97					
					\$7,636.89	R	\$30,725.34
	Transfer	OBA97					



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

**Cash Flow Statement  
as of November 30, 2025**

**CURRENT ASSETS**

Register Balance as of October 31, 2025                      \$     139,557.62

**INCOME:**

Tenant Rents & Charges    \$       8,259.00

Rural Development HAP Deposit                                      \$       5,845.00

RR Transfer    \$           -

Security Deposit Transfer    \$           -

Laundry Revenue    \$       274.85

Miscellaneous:    \$           -

Interest    \$           5.74

**Total Income:**    \$      14,384.59

**EXPENSE:**

Operating Expenses    \$      5,876.40

Payroll    \$      4,459.39

SD Refund    \$           -

Xfer to OBA    \$           -

NSF Tenant Rent    \$           -

Rural Development Rent Voucher Refund:                              \$       503.00

Miscellaneous: Prop. Ins. & Cabinets                                      \$     34,629.00

**Total Expense:**    \$     45,467.79

**Register Balance as of November 30, 2025    \$      108,474.42**

Uncleared Transactions as of Month End    \$      37,062.50

Voided Transactions as of Month End    \$       21.00

**Checking Account as of November 30, 2025    \$      145,557.92**

**OTHER ASSETS**

Tenant Security Deposit Savings Account    \$       8,652.72

Replacement Reserve Account\*    \$      29,811.97

**TOTAL INVESTMENTS:    \$      38,464.69**

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

# Barron County Housing Authority

**LMII Operating09 Bank Balance: 128382.75 Ending Balance: \$113,837.42**

Date	Ref No.	Payee	Memo	Payment	Deposit	Stat	Balance
	Type	Account				Auto	
11/05/2025		Tenant Rent			\$2,990.00	R	\$142,568.62
	Deposit	Tenant Rent					
11/05/2025					\$4,709.00	R	\$147,277.62
	Deposit	Tenant Rent					
11/05/2025		Rural Development			\$362.00	R	\$147,639.62
	Deposit	Program Income					
11/05/2025		Rural Development			\$435.00	R	\$148,074.62
	Deposit	Program Income					
11/05/2025		Rural Development			\$300.00	R	\$148,374.62
	Deposit	Program Income					
11/05/2025		Rural Development			\$514.00	R	\$148,888.62
	Deposit	Program Income					
11/05/2025		Rural Development			\$493.00	R	\$149,381.62
	Deposit	Program Income					
11/05/2025		Rural Development			\$339.00	R	\$149,720.62
	Deposit	Program Income					
11/05/2025		Rural Development			\$242.00	R	\$149,962.62
	Deposit	Program Income					
11/05/2025		Rural Development			\$358.00	R	\$150,320.62
	Deposit	Program Income					
11/05/2025		Rural Development			\$327.00	R	\$150,647.62
	Deposit	Program Income					
11/05/2025		Rural Development			\$258.00	R	\$150,905.62
	Deposit	Program Income					
11/05/2025		Rural Development			\$381.00	R	\$151,286.62
	Deposit	Program Income					
11/05/2025		Rural Development			\$635.00	R	\$151,921.62
	Deposit	Program Income					
11/05/2025		Rural Development			\$258.00	R	\$152,179.62
	Deposit	Program Income					
11/05/2025		Rural Development			\$440.00	R	\$152,619.62
	Deposit	Program Income					
11/05/2025		Rural Development			\$503.00	R	\$153,122.62
	Deposit	Program Income					
11/06/2025		Laundry Revenue			\$274.85	R	\$153,397.47
	Deposit	Laundry Revenue - LM2					
11/14/2025				\$1,674.76		R	\$151,722.71

Date	Ref No.	Payee Type Account	Memo	Payment	Deposit	Stat Auto	Balance
11/17/2025		Transfer Payroll89 Expense Operations:Telephone, Telecommunications		\$436.47		R	\$151,286.24
11/19/2025		Tenant Rent Deposit Tenant Rent			\$560.00	R	\$151,846.24
11/20/2025		Village of Turtle Lake Water & Sewer Expense Water & Sewer	Duplicate Payment to PSN AutoPay	\$472.77		R	\$151,373.47
11/20/2025		Expense -Split-	7500.01	\$472.77		R	\$150,900.70
11/20/2025		Transfer Payroll89		\$13.51		R	\$150,887.19
11/20/2025		Transfer Payroll89		\$931.46		R	\$149,955.73
11/24/2025	20097	Jon Galatowitsch Check -Split-	Inv 367535, 367540	\$1,047.20		R	\$148,908.53
11/24/2025	20098	Waterman Recycling & Disposal Check Garbage & Recycling	Acct 5640	\$105.00			\$148,803.53
11/24/2025	20099	Municipal Property Insurance Company Check Facilities and Equipment:Property Insurance	48-10468	\$19,629.00			\$129,174.53
11/24/2025	20100	American Tenant Screen, Inc. Check Administrative Expense	x25645-1025	\$12.95			\$129,161.58
11/24/2025	20101	EO Johnson Co. Inc. Check Operations:Printing and Copying	Inv 40385489	\$101.27			\$129,060.31
11/24/2025	20102	MRI Software Check Operations:Telephone, Telecommunications	MRIUS2572983	\$96.24			\$128,964.07
11/24/2025	20103	Up North Tax & Accounting LLC Check Contract Services:Accounting Fees	110425	\$955.00			\$128,009.07
11/24/2025	20104	M & L Woodworks Check Furniture and Equipment	16Nov2025 Estimate - 50% Down	\$7,500.00			\$120,509.07
11/24/2025	20105	M & L Woodworks Check Furniture and Equipment	Final 50% 16Nov2025 Estimate	\$7,500.00			\$113,009.07
11/24/2025	20106	Austad's Super Valu	Gift Certificates (17)	\$510.00			\$112,499.07

<b>Date</b>	<b>Ref No.</b>	<b>Payee Account</b>	<b>Memo</b>	<b>Payment</b>	<b>Deposit</b>	<b>Stat Auto</b>	<b>Balance</b>
		Check Tenant Recreational					
11/24/2025	20107	We Energies	Inv 5687381682	\$129.71			\$112,369.36
		Check Gas					
11/24/2025	20108	We Energies	Inv 5689269586	\$20.33			\$112,349.03
		Check Gas					
11/24/2025	20109	Rural Development	Tenant ID 2018713	\$503.00			\$111,846.03
		Check Tenant Rent					
11/24/2025		Xcel Energy		\$1,516.69		R	\$110,329.34
		Expense Electricity					
11/28/2025		Sterling Bank			\$5.74	R	\$110,335.08
		Deposit Interest					
11/28/2025				\$1,839.66		R	\$108,495.42
		Transfer Payroll89					

# Barron County Housing Authority

LMII Reserve25 Bank Balance: 29811.97 Ending Balance: \$29,811.97

Date	Ref No.	Payee	Memo	Payment	Deposit	Stat	Balance
	Type	Account				Auto	
11/28/2025		Sterling Bank			\$1.14	R	\$29,811.97
	Deposit	Interest					

# Barron County Housing Authority

LMII Security17 Bank Balance: 8652.72 Ending Balance: \$8,652.72

Date	Ref No.	Payee	Memo	Payment	Deposit	Stat	Balance
	Type	Account				Auto	
11/10/2025		Security Deposit			\$50.00	R	\$8,652.39
	Deposit	Security Deposits Asset					
11/28/2025		Sterling Bank			\$0.33	R	\$8,652.72
	Deposit	Interest					

**BARRON COUNTY HOUSING REDEVELOPMENT LLC**

**FINANCIAL STATEMENTS**

**For the Accounting Period Ending November 30, 2025**



To the Members  
Barron County Housing Redevelopment LLC  
Barron, WI

The members are responsible for the accompanying financial statements of Barron County Housing Redevelopment LLC ("Project"), which comprise the balance sheet as of November 30, 2025, and the related statement of operations for the one month and seven 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 the members. Accordingly, 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. The members have informed us that the Project has not recorded accounts payable and accrued payroll, which is not in accordance with accounting principles generally accepted in the United States of America. The members have not determined the effect of the departure from accounting principles generally accepted in the United States of America on the accompanying financial statements.

The members have 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 Project's financial position, result of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to the Project.

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

La Crosse, Wisconsin  
December 17, 2025



***Barron County Housing Redevelopment LLC***  
***Balance Sheet - Redevelopment LLC***  
***November 30, 2025***

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	Current Period	Cumulative
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
<b>Cash</b>		
30-0-000-000-1111.040 Cash - Unrestricted	(7,715.64)	89,781.91
30-0-000-000-1162.000 Cash - Security Deposit - CD	0.00	0.00
30-0-000-000-1162.010 Cash - Security Deposit - Savings	0.00	17,428.90
Total	(7,715.64)	107,210.81
<b>Accounts Receivable</b>		
30-0-000-000-1122.000 A/R - Tenants	584.00	2,758.95
30-0-000-000-1122.010 Allowance for Doubtful Accts	0.00	0.00
Total	584.00	2,758.95
<b>Other Current Assets</b>		
30-0-000-000-1295.002 Interprogram due (to) from Voucher	0.00	0.00
30-0-000-000-1295.010 Interprogram due (to) from O/B	0.00	0.00
30-0-000-000-1295.015 Interprogram due (to) from MFH	(1,915.58)	(8,034.65)
Total	(1,915.58)	(8,034.65)
<b>Accrued Receivable</b>		
Total	0.00	0.00
<b>Cash - Escrow Funds</b>		
30-0-000-000-1310.000 Tax Reserve	0.00	0.00
30-0-000-000-1320.000 Insurance Reserve	0.00	0.00
30-0-000-000-1330.000 Replacement Reserve - Restricted	0.00	0.00
30-0-000-000-1350.000 Construction Reserve	0.00	155,000.00
30-0-000-000-1360.000 WHEDA - Construction Holding	0.00	9,574.30
Total	0.00	164,574.30
<b>TOTAL CURRENT ASSETS</b>	<b>(9,047.22)</b>	<b>266,509.41</b>

\*(See Accountants' Compilation Report)

***Barron County Housing Redevelopment LLC***  
***Balance Sheet - Redevelopment LLC***  
***November 30, 2025***

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	Current Period	Cumulative
NONCURRENT ASSETS		
<b>Fixed Assets</b>		
30-0-000-000-1400.070 Buildings	0.00	2,593,000.00
30-0-000-000-1400.150 Accumulated Depreciation	(5,400.00)	(37,800.00)
30-0-000-000-1400.200 Construction Work in Progress	1,004,464.96	5,047,545.42
Total	999,064.96	7,602,745.42
<b>Other Noncurrent Assets</b>		
Total	0.00	0.00
TOTAL NONCURRENT ASSETS	999,064.96	7,602,745.42
<b>TOTAL ASSETS</b>	<b>990,017.74</b>	<b>7,869,254.83</b>

\*(See Accountants' Compilation Report)

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***Barron County Housing Redevelopment LLC***  
***Balance Sheet - Redevelopment LLC***  
***November 30, 2025***

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	Current Period	Cumulative
<b>LIABILITIES &amp; MEMBERS' EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
<b>Accounts Payable</b>		
30-0-000-000-2114.000 Tenants Security Deposits	(683.00)	15,936.17
30-0-000-000-2114.010 Security Deposit Interest	0.00	276.60
Total	(683.00)	16,212.77
<b>Accrued Liabilities</b>		
30-0-000-000-2137.000 Payment in Lieu of Taxes	984.97	9,044.07
Total	984.97	9,044.07
<b>Other Current Liabilities</b>		
30-0-000-000-2135.000 Accrued Payroll	0.00	0.00
30-0-000-000-2145.010 Interprogram due to (from) Other Business	0.00	3,506.00
30-0-000-000-2145.020 Interprogram due to (from) Voucher	0.01	314.00
30-0-000-000-2240.000 Prepaid Rent	95.45	2,691.58
Total	95.46	6,511.58
TOTAL CURRENT LIABILITIES	397.43	31,768.42

\*(See Accountants' Compilation Report)

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***Barron County Housing Redevelopment LLC***  
***Balance Sheet - Redevelopment LLC***  
***November 30, 2025***

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	Current Period	Cumulative
NONCURRENT LIABILITIES		
<b>Mortgage</b>		
30-0-000-000-2320.000 Note Payable - Seller Note	0.00	2,748,000.00
30-0-000-000-2321.000 Note Payable - Wheda Loan (Bond)	(1,589.95)	2,273,811.76
30-0-000-000-2321.010 Note Payable - Wheda Loan #2 (HTF)	0.00	76,772.22
30-0-000-000-2321.020 Note Payable - Wheda Loan #3 (Perm Bond)	992,519.10	1,684,503.00
Total	990,929.15	6,783,086.98
<b>Compensated Absences</b>		
Total	0.00	0.00
<b>Other Noncurrent Liabilities</b>		
30-0-000-000-2310.000 Developer Fees Payable	0.00	0.00
Total	0.00	0.00
TOTAL NONCURRENT LIABILITIES	990,929.15	6,783,086.98
TOTAL LIABILITIES	991,326.58	6,814,855.40
MEMBERS' EQUITY		
30-0-000-000-2700.000 CY Net Change	(1,308.84)	117,384.43
30-0-000-000-2901.000 Managing Member Equity	0.00	100.00
30-0-000-000-2902.000 Investor Member Equity	0.00	936,915.00
TOTAL MEMBERS' EQUITY	(1,308.84)	1,054,399.43
TOTAL LIABILITIES & MEMBERS' EQUITY	990,017.74	7,869,254.83
Proof	0.00	0.00

\*(See Accountants' Compilation Report)

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**Barron County Housing Redevelopment LLC**  
**Stmnt of Operations - Redevelopment LLC**  
**Seven Month Period - November 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	0.00	1.00	490.00	0.00	490.00
<b>OPERATING REVENUE</b>							
<b>Rental Revenue</b>							
30-1-000-000-5120.000 Tenant Rent	489.54	34,268.00	0.00	469.59	230,097.00	0.00	230,097.00
30-1-000-000-5121.000 Assistance Payments	435.07	30,455.00	0.00	447.52	219,287.00	0.00	219,287.00
30-1-000-000-5191.000 Nondwelling Rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	924.61	64,723.00	0.00	917.11	449,384.00	0.00	449,384.00
<b>Vacancies</b>							
30-1-000-000-5220.000 Vacancies - Apartments	277.29	(19,410.00)	0.00	239.15	(117,185.00)	0.00	(117,185.00)
Total	277.29	(19,410.00)	0.00	239.15	(117,185.00)	0.00	(117,185.00)
<b>Other Revenue</b>							
30-1-000-000-5910.000 Laundry & Vending Income	2.27	159.00	0.00	5.01	2,452.75	0.00	2,452.75
30-1-000-000-5911.000 Other Tenant Revenue	0.00	0.00	0.00	0.29	141.90	0.00	141.90
30-1-000-000-5920.000 Late Charges & Extra Keys	1.08	75.35	0.00	0.20	100.35	0.00	100.35
30-1-000-000-5930.000 Damages & Cleaning Fees	0.00	0.00	0.00	0.36	175.00	0.00	175.00
30-1-000-000-5940.000 Cable TV	0.00	0.00	0.00	0.60	294.08	0.00	294.08
Total	3.35	234.35	0.00	6.46	3,164.08	0.00	3,164.08
<b>TOTAL OPERATING REVENUE</b>	<b>650.68</b>	<b>45,547.35</b>	<b>0.00</b>	<b>684.41</b>	<b>335,363.08</b>	<b>0.00</b>	<b>335,363.08</b>
<b>OPERATING EXPENSES</b>							
<b>Renting Expenses</b>							
30-1-000-000-6203.000 Conv, Mtgs & Train	7.14	500.00	0.00	0.99	484.30	0.00	484.30
30-1-000-000-6210.000 Advertising	0.00	0.00	0.00	0.83	404.67	0.00	404.67
30-1-000-000-6250.000 Tenant Recreational	6.00	420.00	0.00	0.86	420.00	0.00	420.00
Total	13.14	920.00	0.00	2.67	1,308.97	0.00	1,308.97

*\*See Accountants' Compilation Report*

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**Barron County Housing Redevelopment LLC**  
**Stmnt of Operations - Redevelopment LLC**  
**Seven Month Period - November 30, 2025**

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	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
<b>OPERATING EXPENSES</b>							
<b>Administration</b>							
30-1-000-000-6310.000 Office Salaries	81.54	5,708.03	0.00	34.05	16,682.44	0.00	16,682.44
30-1-000-000-6311.000 Office Expense	2.89	202.54	0.00	6.03	2,955.12	0.00	2,955.12
30-1-000-000-6311.020 Computer Expense	0.00	0.00	0.00	0.28	138.75	0.00	138.75
30-1-000-000-6311.030 Telephone	17.84	1,249.02	0.00	14.88	7,289.08	0.00	7,289.08
30-1-000-000-6330.000 Management Salary	112.29	7,860.60	0.00	66.18	32,429.37	0.00	32,429.37
30-1-000-000-6332.000 Management Fee	44.00	3,080.00	0.00	44.00	21,560.00	0.00	21,560.00
30-1-000-000-6340.000 Legal Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6351.000 Accounting Expense	0.93	65.00	0.00	5.29	2,593.50	0.00	2,593.50
30-1-000-000-6390.000 Mis Admin Expenses	1.44	100.61	0.00	11.15	5,462.57	0.00	5,462.57
Total	260.94	18,265.80	0.00	181.86	89,110.83	0.00	89,110.83
<b>Utilities</b>							
30-1-000-000-6450.000 Electricity	32.55	2,278.52	0.00	20.54	10,065.26	0.00	10,065.26
30-1-000-000-6451.000 Water & Sewer	36.96	2,587.22	0.00	23.05	11,295.55	0.00	11,295.55
30-1-000-000-6452.000 Gas	1.04	72.56	0.00	0.80	392.38	0.00	392.38
30-1-000-000-6453.000 Fire Protection	1.00	70.00	0.00	1.47	718.08	0.00	718.08
Total	71.55	5,008.30	0.00	45.86	22,471.27	0.00	22,471.27
<b>Maintenance</b>							
30-1-000-000-6510.000 Maintenance Payroll	108.59	7,601.55	0.00	48.15	23,591.64	0.00	23,591.64
30-1-000-000-6511.000 Maintenance Travel Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6515.000 Maintenance Supplies	0.38	26.54	0.00	0.21	103.01	0.00	103.01
30-1-000-000-6520.000 Misc Contracts	15.33	1,073.20	0.00	10.04	4,920.51	0.00	4,920.51
30-1-000-000-6520.010 Routine Contracts	0.00	0.00	0.00	1.19	581.25	0.00	581.25
30-1-000-000-6520.020 Exterminating Contracts	0.00	0.00	0.00	4.83	2,367.67	0.00	2,367.67
30-1-000-000-6520.030 Elevator Contracts	0.00	0.00	0.00	1.04	507.67	0.00	507.67
30-1-000-000-6525.000 Garbage & Recycling	34.19	2,393.56	0.00	25.72	12,603.09	0.00	12,603.09
30-1-000-000-6590.000 Misc Maint Expense	14.09	986.50	0.00	2.01	986.50	0.00	986.50
Total	172.59	12,081.35	0.00	93.19	45,661.34	0.00	45,661.34

*\*See Accountants' Compilation Report*

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**Barron County Housing Redevelopment LLC**  
**Stmnt of Operations - Redevelopment LLC**  
**Seven Month Period - November 30, 2025**

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	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
<b>OPERATING EXPENSES</b>							
<b>Tax/Insurance/General/Casualty Loss</b>							
30-1-000-000-6710.000 Payment in Lieu of Taxes	14.07	984.97	0.00	18.46	9,044.07	0.00	9,044.07
30-1-000-000-6711.000 Payroll Taxes - Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6711.020 Payroll Taxes - Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6711.030 Emp Ben - Health/Dental	59.94	4,195.77	0.00	25.69	12,587.28	0.00	12,587.28
30-1-000-000-6723.000 WI Retirement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	74.01	5,180.74	0.00	44.15	21,631.35	0.00	21,631.35
<b>Depreciation</b>							
30-1-000-000-6841.000 Depreciation Expense	77.14	5,400.00	0.00	77.14	37,800.00	0.00	37,800.00
Total	77.14	5,400.00	0.00	77.14	37,800.00	0.00	37,800.00
<b>TOTAL OPERATING EXPENSES</b>	<b>669.37</b>	<b>46,856.19</b>	<b>0.00</b>	<b>444.86</b>	<b>217,983.76</b>	<b>0.00</b>	<b>217,983.76</b>
<b>OPERATING INCOME (LOSS)</b>	<b>18.70</b>	<b>(1,308.84)</b>	<b>0.00</b>	<b>239.55</b>	<b>117,379.32</b>	<b>0.00</b>	<b>117,379.32</b>
<b>Nonoperating Revenue (Expenses)</b>							
30-1-000-000-5410.000 Interest Inc - Project Operations	0.00	0.00	0.00	0.01	5.11	0.00	5.11
30-1-000-000-5440.000 Interest Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6801.000 Interest Expense - Applied to S/D	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6900.000 Equity Transfer	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.01	5.11	0.00	5.11
<b>CHANGE IN NET POSITION</b>	<b>18.70</b>	<b>(1,308.84)</b>	<b>0.00</b>	<b>239.56</b>	<b>117,384.43</b>	<b>0.00</b>	<b>117,384.43</b>
<b>Prior Period Adjustment</b>							
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>NET CHANGE</b>	<b>18.70</b>	<b>(1,308.84)</b>	<b>0.00</b>	<b>239.56</b>	<b>117,384.43</b>	<b>0.00</b>	<b>117,384.43</b>

*\*See Accountants' Compilation Report*

# **BARRON COUNTY HOUSING AUTHORITY - VOUCHER**

## **FINANCIAL STATEMENTS**

**For the Accounting Period Ending November 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 November 30, 2025, and the related statement of activities for the one month and eleven 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  
December 17, 2025

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

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	Current Period	Cumulative
<b>ASSETS AND DEFERRED OUTFLOWS</b>		
<b>CURRENT ASSETS</b>		
<b>Cash</b>		
02-0-000-000-1111.050 Cash - Sterling Bank	29.54	115,603.15
02-0-000-000-1111.060 Cash - Payroll Account	(2,362.47)	30,725.34
02-0-000-000-1111.070 Cash - Restricted HAP	(806.00)	14,950.98
02-0-000-000-1111.080 Cash - Restricted Cares	0.00	0.00
Total	(3,138.93)	161,279.47
<b>Accounts Receivable</b>		
02-0-000-000-1121.000 A/R - Fraud Recovery	(80.00)	1,688.00
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	0.00	4,628.00
Total	(80.00)	6,316.00
<b>Accrued Receivables</b>		
02-0-000-000-1145.000 Accrued Interest Receivable	0.00	0.00
Total	0.00	0.00
<b>Other Current Assets</b>		
02-0-000-000-1211.000 Prepaid Insurance	0.00	0.00
02-0-000-000-1212.000 Prepaid Expense	(463.84)	5,016.43
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	(547.69)	1,371.72
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	0.00	11,001.51
02-0-000-000-1295.030 Interprogram due (to) from Tax Cr	0.01	314.00
Total	(1,011.52)	18,523.20
<b>TOTAL CURRENT ASSETS</b>	<b>(4,230.45)</b>	<b>186,118.67</b>

\*(See Accountants' Compilation Report)

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

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	Current Period	Cumulative
NONCURRENT ASSETS		
<b>Fixed Assets</b>		
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)	(3,985.26)
02-0-000-000-1400.999 Accumulated Depreciation Covid	(97.15)	(7,190.29)
Total	(120.50)	130.87
<b>Other Noncurrent Assets</b>		
02-0-000-000-1700.174 Net Pension Asset	0.00	0.00
Total	0.00	0.00
TOTAL NONCURRENT ASSETS	(120.50)	130.87
TOTAL ASSETS	(4,350.95)	186,249.54
<b>Deferred Outflows of Resources</b>		
02-0-000-000-1900.200 Deferred Outflow of Resources - Pension	0.00	45,205.86
Total	0.00	45,205.86
TOTAL ASSETS & DEFERRED OUTFLOWS	(4,350.95)	231,455.40

\*(See Accountants' Compilation Report)

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

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	Current Period	Cumulative
<b>LIABILITIES, DEF INFLOWS &amp; NET POSITION</b>		
<b>CURRENT LIABILITIES</b>		
<b>Accounts Payable</b>		
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	(31.96)	779.37
02-0-000-000-2117.020 Social Security Tax W/H	(34.72)	1,946.64
02-0-000-000-2117.021 Medicare W/H	(8.08)	455.26
02-0-000-000-2117.030 State Income Tax W/H	(555.17)	997.72
02-0-000-000-2117.040 Other -WRS	(1,725.68)	3,418.04
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	(2,355.61)	7,597.03
<b>Accrued Liabilities</b>		
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	0.00	40,842.85
02-0-000-000-2137.000 Interprogram due to (from) OB	0.00	0.00
Total	0.00	41,896.37
<b>Other Current Liabilities</b>		
02-0-000-000-2290.010 Unearned Revenue - Admin Fees	0.00	0.00
Total	0.00	0.00
<b>TOTAL CURRENT LIABILITIES</b>	<b>(2,355.61)</b>	<b>49,493.40</b>

\*(See Accountants' Compilation Report)

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

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	Current Period	Cumulative
NONCURRENT LIABILITIES		
<b>Compensated Absences</b>		
02-0-000-000-2134.020 Accrued Comp Absences	0.00	0.00
Total	0.00	0.00
<b>Other Noncurrent Liabilities</b>		
02-0-000-000-2500.357 Net Pension Liability	0.00	4,911.33
Total	0.00	4,911.33
 TOTAL LIABILITIES	 (2,355.61)	 54,404.73
<b>Deferred Inflows of Resources</b>		
02-0-000-000-2600.400 Deferred Inflow of Resources - Pension	0.00	27,551.29
02-0-000-000-2600.401 Deferred Inflow of Resources - HAP	0.00	0.00
Total	0.00	27,551.29
 NET POSITION		
02-0-000-000-2700.000 CY Net Change	(1,995.34)	50,276.04
02-0-000-000-2802.508 Invested in Capital Assets	(23.35)	33.73
02-0-000-000-2802.999 Invested in CA Covid	(97.15)	97.14
02-0-000-000-2810.000 Restricted GASB 68	0.00	0.00
02-0-000-000-2810.001 Fund Balance HAP	(806.00)	14,950.98
02-0-000-000-2810.002 Fund Balance Admin Fee	926.50	84,141.49
TOTAL NET POSITION	(1,995.34)	149,499.38
 <b>TOTAL LIAB, DEF INFLOW, AND NET POSITION</b>	 <b>(4,350.95)</b>	 <b>231,455.40</b>
 Proof	 0.00	 0.00

\*(See Accountants' Compilation Report)

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**Barron County Housing Authority - Voucher  
Statement of Activities - Voucher  
Eleven Month Period - November 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	2,563.00	2,563.00	0.00
<b>OPERATING REVENUE</b>							
<b>Operating Revenue</b>							
02-1-000-000-3411.000 Revenue - HUD Grants	263.30	61,350.00	0.00	271.60	696,121.98	0.00	696,121.98
02-1-000-000-3411.010 HUD Revenue Admin Fee	30.66	7,144.00	9,833.33	47.02	120,508.00	108,166.63	12,341.37
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	0.02	50.00	0.00	50.00
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	0.00	0.00	0.00	0.82	2,112.00	0.00	2,112.00
02-1-000-000-3450.010 Fraud Recovery - HUD	0.00	0.00	0.00	0.82	2,112.00	0.00	2,112.00
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	293.97	68,494.00	9,833.33	320.29	820,903.98	108,166.63	712,737.35
<b>OPERATING EXPENSES</b>							
<b>Administration</b>							
02-1-000-000-4110.000 Administration Salaries	19.88	4,632.76	5,029.42	18.89	48,424.71	55,323.62	(6,898.91)
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	458.37	(458.37)
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	2,750.00	(2,750.00)
02-1-000-000-4150.000 Travel	0.08	18.90	75.00	0.15	375.60	825.00	(449.40)
02-1-000-000-4160.000 Office Expense	4.38	1,019.69	791.67	3.03	7,768.64	8,708.37	(939.73)
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	1.76	4,513.50	5,591.63	(1,078.13)
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	9.27	2,159.46	2,020.58	7.97	20,431.00	22,226.38	(1,795.38)
02-1-000-000-4182.030 Pension Expense	0.00	0.00	371.42	0.00	0.00	4,085.62	(4,085.62)
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	0.22	556.75	0.00	556.75
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	1.68	392.16	375.00	1.58	4,041.42	4,125.00	(83.58)
Total	35.29	8,222.97	9,463.09	33.60	86,111.62	104,093.99	(17,982.37)
<b>Maintenance and Operations</b>							
02-1-000-000-4410.000 Maint Labor	0.00	0.00	353.50	0.00	0.00	3,888.50	(3,888.50)
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	3,888.50	(3,888.50)

*\*See Accountants' Compilation Report*

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**Barron County Housing Authority - Voucher**  
**Statement of Activities - Voucher**  
**Eleven Month Period - November 30, 2025**

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	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
<b>General Expenses</b>							
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
<b>Housing Assistance Payments</b>							
02-1-000-000-4715.010 HAP - Occupied Units	265.42	61,843.00	0.00	264.52	677,958.00	0.00	677,958.00
02-1-000-000-4715.015 HAP - Occupied Units PY	0.00	0.00	0.00	0.16	(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	1.34	313.00	0.00	2.24	5,747.00	0.00	5,747.00
02-1-000-000-4715.060 HAP - Port-Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	266.76	62,156.00	0.00	266.60	683,283.00	0.00	683,283.00
<b>HAP Port-In's</b>							
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
<b>Depreciation</b>							
02-1-000-000-4800.000 Depreciation Expense	0.10	23.35	0.00	0.10	256.85	0.00	256.85
02-1-000-000-4800.999 Depreciation Expenses Covid	0.42	97.15	0.00	0.42	1,068.65	0.00	1,068.65
Total	0.52	120.50	0.00	0.52	1,325.50	0.00	1,325.50
<b>TOTAL OPERATING EXPENSES</b>	<b>302.57</b>	<b>70,499.47</b>	<b>9,816.59</b>	<b>300.71</b>	<b>770,720.12</b>	<b>107,982.49</b>	<b>662,737.63</b>
<b>OPERATING INCOME (LOSS)</b>	<b>8.61</b>	<b>(2,005.47)</b>	<b>16.74</b>	<b>19.58</b>	<b>50,183.86</b>	<b>184.14</b>	<b>49,999.72</b>
<b>Nonoperating Revenue (Expenses)</b>							
02-1-000-000-3430.000 Invest Inc - Payroll Account	0.01	1.79	0.00	0.00	12.11	0.00	12.11
02-1-000-000-3430.010 Investment Income - Admin	0.04	8.34	0.00	0.03	80.07	0.00	80.07
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	0.04	10.13	0.00	0.04	92.18	0.00	92.18
<b>CHANGE IN NET POSITION</b>	<b>8.56</b>	<b>(1,995.34)</b>	<b>16.74</b>	<b>19.62</b>	<b>50,276.04</b>	<b>184.14</b>	<b>50,091.90</b>
<b>Prior Period Adjustments</b>							
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
<b>NET CHANGE</b>	<b>8.56</b>	<b>(1,995.34)</b>	<b>16.74</b>	<b>19.62</b>	<b>50,276.04</b>	<b>184.14</b>	<b>50,091.90</b>

*\*See Accountants' Compilation Report*

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

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	Current Period	Current Year
<b>Analysis Of Fund Balance</b>		
HAP FUND BALANCE ANALYSIS		
<b>Revenue</b>		
HUD Subsidy	61,350.00	696,121.98
Other Income	0.00	0.00
Fraud Recovery	0.00	2,112.00
Total	61,350.00	698,233.98
<b>Expenses</b>		
HAP Expense	62,156.00	683,283.00
PPA HAP	0.00	0.00
Total	62,156.00	683,283.00
Net	(806.00)	14,950.98
ADMIN FEE FUND BALANCE ANALYSIS		
<b>Revenue</b>		
HUD Subsidy Admin Fee	7,144.00	120,508.00
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	50.00
Fraud Recovery	0.00	2,112.00
Interest on Reserve	10.13	92.18
Total	7,154.13	122,762.18
<b>Expenses</b>		
Total Admin Exp	8,222.97	86,111.62
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	8,222.97	86,111.62
Net	(1,068.84)	36,650.56

*\*See Accountants' Compilation Report*



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

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	Current Period	Current Year
Depreciation		
02-1-000-000-4800.000 Depreciation Expense	23.35	256.85
02-1-000-000-4800.999 Depreciation Expenses Covid	97.15	1,068.65
Total	120.50	1,325.50
NET CHANGE	(1,995.34)	50,276.04

*\*See Accountants' Compilation Report*

# **BARRON COUNTY HOUSING AUTHORITY - OTHER BUSINESS**

## **FINANCIAL STATEMENTS**

**For the Accounting Period Ending November 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 November 30, 2025, and the related statement of activities for the one month and eleven 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  
December 17, 2025

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

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	Current Period	Cumulative
<b>ASSETS AND DEFERRED OUTFLOWS</b>		
CURRENT ASSETS		
<b>Cash</b>		
10-0-000-000-1111.010 Other Business Activities	(1,922.74)	34,049.68
Total	(1,922.74)	34,049.68
<b>Other Assets</b>		
10-0-000-000-1125.000 A/R - Mgmt Programs	8,132.45	8,132.45
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	0.00	0.00
10-0-000-000-1295.015 Interprogram due (to) from MFH	487.69	(47,316.55)
10-0-000-000-1295.020 Interprogram due (to) from LM II	583.97	5,315.52
10-0-000-000-1295.030 Interprogram due (to) from Tax Credit	0.00	3,506.00
Total	9,204.11	(30,362.58)
TOTAL CURRENT ASSETS	7,281.37	3,687.10
NONCURRENT ASSETS		
<b>Fixed Assets</b>		
Total	0.00	0.00
<b>Other Noncurrent Assets</b>		
10-0-000-000-1700.174 Net Pension Asset	0.00	0.00
Total	0.00	0.00
TOTAL ASSETS	7,281.37	3,687.10
<b>Deferred Outflows of Resources</b>		
10-0-000-000-1900.200 Deferred Outflows of Resources - Pension	0.00	41,976.62
Total	0.00	41,976.62
<b>TOTAL ASSETS &amp; DEFERRED OUTFLOWS</b>	<b>7,281.37</b>	<b>45,663.72</b>

\*(See Accountants' Compilation Report)

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

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	Current Period	Cumulative
<b>LIABILITIES, DEF INFLOWS &amp; NET POSITION</b>		
CURRENT LIABILITIES		
<b>Accounts Payable</b>		
10-0-000-000-2111.000 A/P - Vendors and Contractors	0.00	0.00
Total	0.00	0.00
<b>Accrued Liabilities</b>		
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	(547.69)	1,371.72
Total	(547.69)	2,359.31
TOTAL CURRENT LIABILITIES	(547.69)	2,359.31
NONCURRENT LIABILITIES		
<b>Other Noncurrent Liabilities</b>		
10-0-000-000-2500.357 Net Pension Liability	0.00	7,231.00
Total	0.00	7,231.00
TOTAL LIABILITIES	(547.69)	9,590.31
<b>Defferred Inflows of Resources</b>		
10-0-000-000-2600.400 Deferred Inflows of Resources - Pension	0.00	25,583.19
Total	0.00	25,583.19
NET POSITION		
10-0-000-000-2700.000 CY Net Change	7,829.06	(36,060.91)
10-0-000-000-2802.508 Invested in Capital Assets	0.00	0.00
10-0-000-000-2810.512 Unrestricted	0.00	46,551.13
10-0-000-000-2820.000 Restricted GASB 68	0.00	0.00
TOTAL NET POSITION	7,829.06	10,490.22
<b>TOTAL LIAB, DEF INFLOW, AND NET POSITION</b>	<b>7,281.37</b>	<b>45,663.72</b>
Proof	0.00	0.00

\*(See Accountants' Compilation Report)

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**Barron County Housing Authority - Other Business**  
**Statement of Activities - Other Business**  
**Eleven Month Period - November 30, 2025**

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	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget Variance
<b>OPERATING REVENUE</b>						
<b>Other Revenue</b>						
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
<b>OPERATING EXPENSES</b>						
<b>Administration</b>						
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		1,350.00	1,350.00
10-1-000-000-4170.000 Accounting Fees		0.00	0.00		2,286.95	2,286.95
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		0.00	0.00		205.50	205.50
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		529.35	0.00		1,718.58	1,718.58
10-1-000-000-4190.060 Office Expenses		0.00	0.00		1,049.28	1,049.28
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		96.24	96.24
Total		529.35	0.00		6,706.55	6,706.55
<b>Maintenance</b>						
10-1-000-000-4410.000 Maintenance Salaries		0.00	0.00		0.00	0.00
10-1-000-000-4420.000 Maintenance Materials		10.29	0.00		639.56	639.56
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		10.29	0.00		639.56	639.56
<b>TOTAL OPERATING EXPENSES</b>		<b>539.64</b>	<b>0.00</b>		<b>7,346.11</b>	<b>0.00 7,346.11</b>
<b>OPERATING INCOME (LOSS)</b>		<b>(539.64)</b>	<b>0.00</b>		<b>(7,346.11)</b>	<b>0.00 (7,346.11)</b>
<b>Nonoperating Revenue (Expenses)</b>						
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		1.84	0.00		17.73	17.73
Total		1.84	0.00		17.73	17.73
<b>CHANGE IN NET POSITION</b>		<b>(537.80)</b>	<b>0.00</b>		<b>(7,328.38)</b>	<b>0.00 (7,328.38)</b>
<b>NET CHANGE</b>		<b>(537.80)</b>	<b>0.00</b>		<b>(7,328.38)</b>	<b>0.00 (7,328.38)</b>

*\*See Accountants' Compilation Report*

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**Barron County Housing Authority - Property Mgmt**  
**Statement of Activities - Property Mgmt**  
**Eleven Month Period - November 30, 2025**

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	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget Variance
<b>OPERATING REVENUE</b>						
<b>Other Revenue</b>						
10-1-000-011-3610.010 Management Fee Earned		2,580.00	1,926.00		21,876.00	21,186.00 690.00
10-1-000-011-3610.020 Maint Payroll Reimbursement		5,539.50	0.00		44,180.50	0.00 44,180.50
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		20.60	0.00 20.60
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		1,442.28	0.00 1,442.28
10-1-000-011-3690.030 Other Income		12.95	0.00		51.80	0.00 51.80
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		179.00	0.00 179.00
Total		8,132.45	1,926.00		67,750.18	21,186.00 46,564.18
<b>OPERATING EXPENSES</b>						
<b>Administration</b>						
10-1-000-011-4110.000 Administration Salaries		1,916.09	1,254.42		24,008.50	13,798.62 10,209.88
10-1-000-011-4130.000 Legal Fees		0.00	0.00		689.00	0.00 689.00
10-1-000-011-4150.000 Travel		40.60	0.00		1,101.58	0.00 1,101.58
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		777.43	337.17		8,173.94	3,708.87 4,465.07
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		38.85	0.00 38.85
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		34.11	0.00 34.11
10-1-000-011-4190.060 Office Expense		0.00	0.00		786.54	0.00 786.54
10-1-000-011-4190.070 Advertisements		0.00	0.00		163.44	0.00 163.44
10-1-000-011-4190.080 Tenant Recreational		0.00	0.00		0.00	0.00 0.00
Total		2,734.12	1,591.59		34,995.96	17,507.49 17,488.47
<b>Maintenance</b>						
10-1-000-011-4410.000 Maintenance Salaries		2,892.04	0.00		37,184.66	0.00 37,184.66
10-1-000-011-4420.000 Maintenance Materials		0.00	0.00		323.76	0.00 323.76
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		258.89	0.00		3,729.23	0.00 3,729.23
10-1-000-011-4433.010 Pension Expense		0.00	0.00		0.00	0.00 0.00
Total		3,150.93	0.00		41,237.65	0.00 41,237.65
<b>TOTAL OPERATING EXPENSES</b>		<b>5,885.05</b>	<b>1,591.59</b>		<b>76,233.61</b>	<b>17,507.49 58,726.12</b>

*\*See Accountants' Compilation Report*

*Barron County Housing Authority - Property Mgmt*  
*Statement of Activities - Property Mgmt*  
*Eleven Month Period - November 30, 2025*

	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget Variance
OPERATING INCOME (LOSS)		2,247.40	334.41		(8,483.43)	3,678.51 (12,161.94)
Nonoperating Revenue (Expenses)						
Total		0.00	0.00		0.00	0.00
CHANGE IN NET POSITION		2,247.40	334.41		(8,483.43)	3,678.51 (12,161.94)
NET CHANGE		2,247.40	334.41		(8,483.43)	3,678.51 (12,161.94)

\*See Accountants' Compilation Report



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**Barron County Housing Authority - PFPH/ST**  
**Statement of Activities - PFPH/ST**  
**Eleven Month Period - November 30, 2025**

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	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget Variance
<b>OPERATING REVENUE</b>						
<b>Other Revenue</b>						
10-1-000-012-3610.010 Management Fee Earned		565.61	416.67		4,630.31	4,583.37 46.94
10-1-000-012-3610.020 Maint Payroll Reimbursement		0.00	0.00		6,167.86	0.00 6,167.86
10-1-000-012-3610.040 Maintenance Supply Reimbursement		0.00	0.00		1,413.95	0.00 1,413.95
10-1-000-012-3690.020 Postage Office Supply Reimbursement		0.00	0.00		117.43	0.00 117.43
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		565.61	416.67		12,329.55	4,583.37 7,746.18
<b>OPERATING EXPENSES</b>						
<b>Administration</b>						
10-1-000-012-4110.000 Administration Salaries		567.17	312.33		5,588.61	3,435.63 2,152.98
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		89.60	0.00		843.59	0.00 843.59
10-1-000-012-4170.000 Accounting		0.00	33.33		0.00	366.63 (366.63)
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		324.75	107.42		2,950.52	1,181.62 1,768.90
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
10-1-000-012-4190.070 Advertisements		0.00	0.00		163.44	0.00 163.44
Total		981.52	453.08		9,559.11	4,983.88 4,575.23
<b>Maintenance</b>						
10-1-000-012-4410.000 Maintenance Salaries		348.64	0.00		5,440.27	0.00 5,440.27
10-1-000-012-4420.000 Maintenance Materials		0.00	0.00		705.05	0.00 705.05
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		37.78	0.00		715.43	0.00 715.43
Total		386.42	0.00		6,860.75	0.00 6,860.75
<b>TOTAL OPERATING EXPENSES</b>		<b>1,367.94</b>	<b>453.08</b>		<b>16,419.86</b>	<b>4,983.88 11,435.98</b>
<b>OPERATING INCOME (LOSS)</b>		<b>(802.33)</b>	<b>(36.41)</b>		<b>(4,090.31)</b>	<b>(400.51) (3,689.80)</b>
<b>Nonoperating Revenue (Expenses)</b>						
Total		0.00	0.00		0.00	0.00 0.00
<b>CHANGE IN NET POSITION</b>		<b>(802.33)</b>	<b>(36.41)</b>		<b>(4,090.31)</b>	<b>(400.51) (3,689.80)</b>
<b>NET CHANGE</b>		<b>(802.33)</b>	<b>(36.41)</b>		<b>(4,090.31)</b>	<b>(400.51) (3,689.80)</b>

*\*See Accountants' Compilation Report*

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**Barron County Housing Authority - PM/LO**  
**Statement of Activities - PM/LO**  
**Eleven Month Period - November 30, 2025**

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	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget Variance
<b>OPERATING REVENUE</b>						
<b>Other Revenue</b>						
10-1-000-013-3610.010 Management Fee Earned		2,580.00	2,015.75		22,414.26	22,173.25 241.01
10-1-000-013-3610.020 Maint Payroll Reimbursement		5,261.49	0.00		41,800.15	0.00 41,800.15
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		1,012.45	0.00 1,012.45
10-1-000-013-3690.030 Other Income		0.00	0.00		50.80	0.00 50.80
10-1-000-013-3690.040 Maint Supply Reimbursement		0.00	0.00		263.49	0.00 263.49
10-1-000-013-3690.050 Training Reimbursement		0.00	0.00		179.00	0.00 179.00
Total		7,841.49	2,015.75		65,720.15	22,173.25 43,546.90
<b>OPERATING EXPENSES</b>						
<b>Administration</b>						
10-1-000-013-4110.000 Administration Salaries		2,166.34	1,254.33		22,625.91	13,797.63 8,828.28
10-1-000-013-4130.000 Legal Fees		0.00	0.00		106.00	0.00 106.00
10-1-000-013-4150.000 Travel		329.00	250.00		3,810.09	2,750.00 1,060.09
10-1-000-013-4170.000 Accounting		0.00	29.17		0.00	320.87 (320.87)
10-1-000-013-4182.000 Empl Benefit Contrib		813.99	337.25		7,740.75	3,709.75 4,031.00
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		228.00	0.00 228.00
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		49.88	0.00 49.88
10-1-000-013-4190.060 Office Expense		0.00	0.00		761.01	0.00 761.01
10-1-000-013-4190.070 Advertisements		0.00	0.00		222.44	0.00 222.44
Total		3,309.33	1,870.75		35,544.08	20,578.25 14,965.83
<b>Maintenance</b>						
10-1-000-013-4410.000 Maintenance Salaries		3,601.36	0.00		32,204.43	0.00 32,204.43
10-1-000-013-4420.000 Maintenance Materials		623.79	0.00		2,265.52	0.00 2,265.52
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		285.74	0.00		3,428.80	0.00 3,428.80
Total		4,510.89	0.00		37,898.75	0.00 37,898.75
<b>TOTAL OPERATING EXPENSES</b>		<b>7,820.22</b>	<b>1,870.75</b>		<b>73,442.83</b>	<b>20,578.25 52,864.58</b>
<b>OPERATING INCOME (LOSS)</b>		<b>21.27</b>	<b>145.00</b>		<b>(7,722.68)</b>	<b>1,595.00 (9,317.68)</b>
<b>Nonoperating Revenue (Expenses)</b>						
Total		0.00	0.00		0.00	0.00 0.00
<b>CHANGE IN NET POSITION</b>		<b>21.27</b>	<b>145.00</b>		<b>(7,722.68)</b>	<b>1,595.00 (9,317.68)</b>
<b>NET CHANGE</b>		<b>21.27</b>	<b>145.00</b>		<b>(7,722.68)</b>	<b>1,595.00 (9,317.68)</b>

\*See Accountants' Compilation Report

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**Barron County Housing Authority - Almena**  
**Statement of Activities - Almena**  
**Eleven Month Period - November 30, 2025**

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	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING REVENUE							
Other Revenue							
10-1-000-014-3610.010 Management Fee Earned		0.00	208.33		0.00	2,291.63	(2,291.63)
10-1-000-014-3690.020 Postage Office Supply Reimbursement		0.00	0.00		12.95	0.00	12.95
10-1-000-014-3690.030 Other Income		212.00	0.00		2,332.00	0.00	2,332.00
Total		212.00	208.33		2,344.95	2,291.63	53.32
OPERATING EXPENSES							
Administration							
10-1-000-014-4110.000 Administration Salaries		227.80	119.83		2,017.21	1,318.13	699.08
10-1-000-014-4150.000 Travel		0.00	0.00		28.00	0.00	28.00
10-1-000-014-4170.000 Accounting		0.00	25.00		0.00	275.00	(275.00)
10-1-000-014-4182.000 Empl Benefit Contrib		83.55	79.25		735.54	871.75	(136.21)
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		311.35	224.08		2,831.55	2,464.88	366.67
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		(0.01)	0.00	(0.01)
Total		0.00	0.00		4.70	0.00	4.70
TOTAL OPERATING EXPENSES		311.35	224.08		2,836.25	2,464.88	371.37
OPERATING INCOME (LOSS)		(99.35)	(15.75)		(491.30)	(173.25)	(318.05)
Nonoperating Revenue (Expenses)							
Total		0.00	0.00		0.00	0.00	0.00
CHANGE IN NET POSITION		(99.35)	(15.75)		(491.30)	(173.25)	(318.05)
NET CHANGE		(99.35)	(15.75)		(491.30)	(173.25)	(318.05)

\*See Accountants' Compilation Report

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**Barron County Housing Authority - PFPH/PH**  
**Statement of Activities - PFPH/PH**  
**Eleven Month Period - November 30, 2025**

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	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget Variance
<b>OPERATING REVENUE</b>						
<b>Other Revenue</b>						
10-1-000-015-3610.010 Management Fee Earned		576.00	566.67		5,760.00	6,233.37 (473.37)
10-1-000-015-3610.020 Maint Payroll Reimbursement		468.22	0.00		5,702.45	0.00 5,702.45
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		80.44	0.00 80.44
10-1-000-015-3690.030 Other Income		0.00	0.00		25.90	0.00 25.90
10-1-000-015-3690.040 Maint Supply Reimbursement		0.00	0.00		14.54	0.00 14.54
Total		1,044.22	566.67		11,583.33	6,233.37 5,349.96
<b>OPERATING EXPENSES</b>						
<b>Administration</b>						
10-1-000-015-4110.000 Administration Salaries		541.50	353.00		4,483.90	3,883.00 600.90
10-1-000-015-4150.000 Travel		44.80	0.00		926.63	0.00 926.63
10-1-000-015-4170.000 Accounting		0.00	33.33		0.00	366.63 (366.63)
10-1-000-015-4182.000 Empl Benefit Contrib		301.21	113.25		2,554.23	1,245.75 1,308.48
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		25.90	0.00 25.90
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		72.70	0.00 72.70
10-1-000-015-4190.070 Advertisements		0.00	0.00		163.44	0.00 163.44
Total		887.51	499.58		8,226.80	5,495.38 2,731.42
<b>Maintenance</b>						
10-1-000-015-4410.000 Maintenance Salaries		540.40	0.00		4,065.76	0.00 4,065.76
10-1-000-015-4420.000 Maintenance Materials		0.00	0.00		75.45	0.00 75.45
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		67.88	0.00		606.51	0.00 606.51
Total		608.28	0.00		4,747.72	0.00 4,747.72
<b>TOTAL OPERATING EXPENSES</b>		<b>1,495.79</b>	<b>499.58</b>		<b>12,974.52</b>	<b>5,495.38 7,479.14</b>
<b>OPERATING INCOME (LOSS)</b>		<b>(451.57)</b>	<b>67.09</b>		<b>(1,391.19)</b>	<b>737.99 (2,129.18)</b>
<b>Nonoperating Revenue (Expenses)</b>						
Total		0.00	0.00		0.00	0.00 0.00
<b>CHANGE IN NET POSITION</b>		<b>(451.57)</b>	<b>67.09</b>		<b>(1,391.19)</b>	<b>737.99 (2,129.18)</b>
<b>NET CHANGE</b>		<b>(451.57)</b>	<b>67.09</b>		<b>(1,391.19)</b>	<b>737.99 (2,129.18)</b>

*\*See Accountants' Compilation Report*

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**Barron County Housing Authority - Redevelopment**  
**Statement of Activities - Redevelopment**  
**Eleven Month Period - November 30, 2025**

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	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
<b>OPERATING REVENUE</b>							
<b>Other Revenue</b>							
10-1-000-030-3610.010 Management Fee Earned		3,080.00	0.00		21,560.00	0.00	21,560.00
10-1-000-030-3610.020 Payroll Reimbursement		21,170.18	0.00		72,703.45	0.00	72,703.45
10-1-000-030-3690.020 Postage Office Supply Reimbursement		0.00	0.00		22.00	0.00	22.00
Total		24,250.18	0.00		94,285.45	0.00	94,285.45
<b>OPERATING EXPENSES</b>							
<b>Administration</b>							
10-1-000-030-4110.000 Administration Salaries		8,287.15	0.00		53,039.59	0.00	53,039.59
10-1-000-030-4150.000 Travel		1,119.06	0.00		5,484.74	0.00	5,484.74
10-1-000-030-4170.000 Accounting		0.00	0.00		828.00	0.00	828.00
10-1-000-030-4182.000 Empl Benefit Contrib		1,175.88	0.00		7,689.41	0.00	7,689.41
10-1-000-030-4190.000 Sundry		0.00	0.00		25.90	0.00	25.90
10-1-000-030-4190.050 Office Supplies and Postage		0.00	0.00		2,572.41	0.00	2,572.41
10-1-000-030-4190.060 Office Expense		1,137.90	0.00		1,310.90	0.00	1,310.90
10-1-000-030-4190.070 Advertising		0.00	0.00		96.00	0.00	96.00
Total		11,719.99	0.00		71,046.95	0.00	71,046.95
<b>Maintenance</b>							
10-1-000-030-4410.000 Maintenance Salaries		3,331.86	0.00		22,909.31	0.00	22,909.31
10-1-000-030-4420.000 Maintenance Materials		1,371.43	0.00		4,213.63	0.00	4,213.63
10-1-000-030-4430.000 Contract Costs		0.00	0.00		0.00	0.00	0.00
10-1-000-030-4433.000 Maint Employee Benefit		375.46	0.00		2,669.18	0.00	2,669.18
Total		5,078.75	0.00		29,792.12	0.00	29,792.12
<b>TOTAL OPERATING EXPENSES</b>		<b>16,798.74</b>	<b>0.00</b>		<b>100,839.07</b>	<b>0.00</b>	<b>100,839.07</b>
<b>OPERATING INCOME (LOSS)</b>		<b>7,451.44</b>	<b>0.00</b>		<b>(6,553.62)</b>	<b>0.00</b>	<b>(6,553.62)</b>
<b>Nonoperating Revenue (Expenses)</b>							
Total		0.00	0.00		0.00	0.00	0.00
<b>CHANGE IN NET POSITION</b>		<b>7,451.44</b>	<b>0.00</b>		<b>(6,553.62)</b>	<b>0.00</b>	<b>(6,553.62)</b>
<b>NET CHANGE</b>		<b>7,451.44</b>	<b>0.00</b>		<b>(6,553.62)</b>	<b>0.00</b>	<b>(6,553.62)</b>

\*See Accountants' Compilation Report

**BARRON COUNTY HOUSING AUTHORITY - MFH**

**FINANCIAL STATEMENTS**

**For the Accounting Period Ending November 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 November 30, 2025, and the related statement of activities for the one month and eleven 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.

*Hawkins Ash CPAs, LLP*

La Crosse, Wisconsin  
December 17, 2025

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

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	Current Period	Cumulative
<b>ASSETS AND DEFERRED OUTFLOWS</b>		
<b>CURRENT ASSETS</b>		
<b>Cash</b>		
15-0-000-000-1111.040 Cash - Unrestricted	(48,625.37)	10,966.75
15-0-000-000-1117.000 Cash - Petty	0.00	0.00
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	0.06	1,457.65
Total	(48,625.31)	20,025.33
<b>Accounts Receivable</b>		
15-0-000-000-1122.000 A/R - Tenants	0.00	5,564.42
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
15-0-000-000-1127.020 A/R - LLC WHEDA draws	46,237.79	143,794.75
15-0-000-000-1129.000 A/R - Other Programs	0.00	0.00
Total	46,237.79	145,648.94
<b>Other Current Assets</b>		
15-0-000-000-1145.000 Accrued Interest	0.00	11.04
15-0-000-000-1210.000 Prepaid Expenses	0.00	0.00
15-0-000-000-1211.000 Prepaid Insurance	0.00	0.00
15-0-000-000-1260.000 Inventory - Office Supplies	0.00	0.00
15-0-000-000-1270.000 Inventory - Maint Supplies	0.00	0.00
15-0-000-000-1295.002 Interprogram due (to) from Voucher	0.00	40,842.85
15-0-000-000-1295.010 Interprogram due (to) from O/B	(487.69)	47,316.55
15-0-000-000-1295.020 Interprogram due (to) from LM II	0.00	1,593.74
15-0-000-000-1295.025 Interprogram due (to) from Tax Credit	1,915.58	8,034.65
Total	1,427.89	97,798.83
<b>Cash - Escrow Funds</b>		
15-0-000-000-1310.000 - Tax Reserve	0.61	5,306.67
15-0-000-000-1313.000 - Development Escrow	0.00	0.00
15-0-000-000-1320.000 - Insurance Reserve	1.65	14,327.01
15-0-000-000-1330.000 - Replacement Reserve - Restricted	17.19	149,420.19
15-0-000-000-1340.000 - WHEDA - Resid Rec Reserve	0.00	0.00
Total	19.45	169,053.87
<b>TOTAL CURRENT ASSETS</b>	<b>(940.18)</b>	<b>432,526.97</b>

\*(See Accountants' Compilation Report)



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

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	Current Period	Cumulative
<b>NONCURRENT ASSETS</b>		
<b>Fixed Assets</b>		
15-0-000-000-1400.070 Buildings	0.00	0.00
15-0-000-000-1400.075 Building and Land Improvements	0.00	0.00
15-0-000-000-1400.080 Furniture, Equip, & Mach - Dwell	0.00	0.00
15-0-000-000-1400.090 Furniture, Equip, & Mach - Admin	0.00	0.00
15-0-000-000-1400.100 Land	0.00	0.00
15-0-000-000-1400.150 Accumulated Depreciation	0.00	0.00
15-0-000-000-1400.200 Building Rehab Tax Credit-WIP	0.00	0.00
Total	0.00	0.00
<b>Other Noncurrent Assets</b>		
15-0-000-000-1510.000 Seller Note - Redevelopment LLC	0.00	2,748,000.00
15-0-000-000-1700.174 Net Pension Asset	0.00	0.00
Total	0.00	2,748,000.00
<b>TOTAL NONCURRENT ASSETS</b>	0.00	2,748,000.00
<b>TOTAL ASSETS</b>	(940.18)	3,180,526.97
<b>Deferred Outflows of Resources</b>		
15-0-000-000-1900.200 Deferred Outflows of Resources - Pension	0.00	106,557.74
15-0-000-000-1900.210 Deferred Outflows of Resources - OPEB	0.00	26,438.53
Total	0.00	132,996.27
<b>TOTAL ASSETS &amp; DEFERRED OUTFLOWS</b>	(940.18)	3,313,523.24

\*(See Accountants' Compilation Report)

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

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	Current Period	Cumulative
<b>LIABILITIES, DEF INFLOWS &amp; NET POSITION</b>		
<b>CURRENT LIABILITIES</b>		
<b>Accounts Payable</b>		
15-0-000-000-2111.000 A/P - Vendors & Contractors	0.00	0.00
15-0-000-000-2114.000 Tenants Security Deposits	0.00	0.00
15-0-000-000-2119.000 A/P - Other	0.00	0.00
Total	0.00	0.00
<b>Accrued Liabilities</b>		
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	0.00	3,967.34
15-0-000-000-2139.000 Mortgage - Interest Payable	0.00	0.00
Total	0.00	8,555.00
<b>Other Current Liabilities</b>		
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	0.00	0.00
15-0-000-000-2145.020 Interprogram due to (from) Voucher	0.00	0.00
15-0-000-000-2240.000 Prepaid Rent	0.00	0.00
Total	0.00	0.00
<b>TOTAL CURRENT LIABILITIES</b>	<b>0.00</b>	<b>8,555.00</b>

\*(See Accountants' Compilation Report)

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

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	Current Period	Cumulative
NONCURRENT LIABILITIES		
<b>Mortgage</b>		
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
<b>Compensated Absences</b>		
15-0-000-000-2134.020 Accrued Comp Absences	0.00	196.41
Total	0.00	196.41
<b>Other Noncurrent Liabilities</b>		
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	 0.00	 58,682.09
 <b>Deferred Inflows of Resources</b>		
15-0-000-000-2600.400 Deferred Inflows of Resources - Pension	0.00	64,941.51
15-0-000-000-2600.410 Deferred Inflows of Resources - OPEB	0.00	22,429.00
Total	0.00	87,370.51
 NET POSITION		
15-0-000-000-2700.000 CY Net Change	(940.18)	2,350,994.58
15-0-000-000-2802.508 Invested In Capital Assets	0.00	0.00
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	17.19	149,420.19
15-0-000-000-2810.512 Unrestricted	(17.19)	667,055.87
TOTAL NET POSITION	(940.18)	3,167,470.64
 <b>TOTAL LIAB, DEF INFLOW, AND NET POSITION</b>	 <b>(940.18)</b>	 <b>3,313,523.24</b>
 Proof	 0.00	 0.00

\*(See Accountants' Compilation Report)

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**Barron County Housing Authority - MFH**  
**Statement of Activities - MFH**  
**Eleven Month Period - November 30, 2025**

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	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget Variance
PUM		0.00	70.00	1.00	280.00	770.00 (490.00)
<b>OPERATING REVENUE</b>						
<b>Rental Revenue</b>						
15-1-000-000-5120.000 Apartment Rent		0.00	24,083.33	366.82	102,708.21	264,916.63 (162,208.42)
15-1-000-000-5121.000 Assistance Payments		0.00	17,691.67	265.00	74,200.00	194,608.37 (120,408.37)
15-1-000-000-5190.000 Other Rent Revenue		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
Total		0.00	41,775.00	631.82	176,908.21	459,525.00 (282,616.79)
<b>Vacancies</b>						
15-1-000-000-5220.000 Vacancies - Apartments		0.00	(6,250.00)	109.66	(30,704.00)	(68,750.00) 38,046.00
Total		0.00	(6,250.00)	109.66	(30,704.00)	(68,750.00) 38,046.00
<b>Other Revenue</b>						
15-1-000-000-5900.000 Other Revenue		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
15-1-000-000-5905.000 Barron Cty- Rehab		0.00	0.00	0.00	0.00	0.00 0.00
15-1-000-000-5910.000 Laundry & Vending Income		0.00	400.00	6.88	1,925.25	4,400.00 (2,474.75)
15-1-000-000-5911.000 Other Tenant Revenue		0.00	83.33	0.00	0.00	916.63 (916.63)
15-1-000-000-5920.000 Late Charges & Extra Keys		0.00	0.00	0.00	0.00	0.00 0.00
15-1-000-000-5930.000 Damages & Cleaning Fees		0.00	41.67	6.60	1,847.95	458.37 1,389.58
15-1-000-000-5940.000 Cable TV		0.00	133.33	1.53	427.93	1,466.63 (1,038.70)
15-1-000-000-6710.020 LWMMI Grant		0.00	0.00	0.00	0.00	0.00 0.00
Total		0.00	658.33	15.00	4,201.13	7,241.63 (3,040.50)
<b>TOTAL OPERATING REVENUE</b>		<b>0.00</b>	<b>36,183.33</b>	<b>537.16</b>	<b>150,405.34</b>	<b>398,016.63 (247,611.29)</b>
<b>OPERATING EXPENSES</b>						
<b>Renting Expenses</b>						
15-1-000-000-6203.000 Conv, Mtgs & Train		0.00	250.00	0.00	0.00	2,750.00 (2,750.00)
15-1-000-000-6210.000 Advertising		0.00	125.00	0.80	225.00	1,375.00 (1,150.00)
15-1-000-000-6250.000 Tenant Recreational		0.00	166.67	0.00	0.00	1,833.37 (1,833.37)
Total		0.00	541.67	0.80	225.00	5,958.37 (5,733.37)

\*See Accountants' Compilation Report

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**Barron County Housing Authority - MFH**  
**Statement of Activities - MFH**  
**Eleven Month Period - November 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		0.00	3,529.42	156.93	43,940.31	38,823.62	5,116.69
15-1-000-000-6311.000 Office Expense		0.00	416.67	4.32	1,208.46	4,583.37	(3,374.91)
15-1-000-000-6311.010 Postage		0.00	83.33	0.34	94.32	916.63	(822.31)
15-1-000-000-6311.020 Computer Expense		0.00	375.00	23.35	6,536.97	4,125.00	2,411.97
15-1-000-000-6311.030 Telephone		0.00	1,458.33	22.03	6,168.07	16,041.63	(9,873.56)
15-1-000-000-6311.900 Office Expense - Cares		0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-6330.000 Executive Director Payroll		0.00	5,808.83	0.00	0.00	63,897.13	(63,897.13)
15-1-000-000-6340.000 Legal Expenses		0.00	208.33	0.57	159.00	2,291.63	(2,132.63)
15-1-000-000-6350.000 Audit Expense		0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-6351.000 Accounting Expense		0.00	833.33	23.27	6,516.00	9,166.63	(2,650.63)
15-1-000-000-6370.000 Bad Debt Expense		0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-6381.000 Travel Expense		0.00	75.00	0.89	249.28	825.00	(575.72)
15-1-000-000-6391.000 Misc Admin Expense	581.10	0.00	0.00	13.14	3,680.03	0.00	3,680.03
15-1-000-000-6393.000 Pension Expense - Admin		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
15-1-000-000-6394.000 Tax Credit Expenses		0.00	0.00	0.00	0.00	0.00	0.00
Total		581.10	12,788.24	244.83	68,552.44	140,670.64	(72,118.20)
Utilities							
15-1-000-000-6450.000 Electricity		0.00	2,000.00	66.18	18,530.17	22,000.00	(3,469.83)
15-1-000-000-6451.000 Water & Sewer		0.00	1,308.33	30.89	8,649.28	14,391.63	(5,742.35)
15-1-000-000-6452.000 Gas		0.00	66.67	1.45	404.80	733.37	(328.57)
15-1-000-000-6453.000 Fire Protection		0.00	66.67	1.30	363.56	733.37	(369.81)
Total		0.00	3,441.67	99.81	27,947.81	37,858.37	(9,910.56)
Maintenance							
15-1-000-000-6510.000 Payroll		0.00	4,109.83	56.77	15,894.65	45,208.13	(29,313.48)
15-1-000-000-6511.000 Maintenance Travel Expense		0.00	250.00	9.41	2,635.50	2,750.00	(114.50)
15-1-000-000-6515.000 Maintenance Supplies		0.00	312.50	8.78	2,457.99	3,437.50	(979.51)
15-1-000-000-6520.000 Misc Contracts		0.00	583.33	39.33	11,011.59	6,416.63	4,594.96
15-1-000-000-6520.010 Exterminating Contract		0.00	166.67	0.00	0.00	1,833.37	(1,833.37)
15-1-000-000-6520.020 Elevator Contract		0.00	166.67	2.31	647.98	1,833.37	(1,185.39)
15-1-000-000-6525.000 Garbage & Recycling		0.00	1,583.33	20.22	5,661.54	17,416.63	(11,755.09)
15-1-000-000-6546.000 Heating & Cooling Repairs		0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-6548.000 Snow & Ice Removal		0.00	208.33	1.71	480.00	2,291.63	(1,811.63)
15-1-000-000-6570.000 Equipment Operation/Repair		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
15-1-000-000-6590.000 Misc Maint Expense		0.00	83.33	0.00	0.00	916.63	(916.63)
Total		0.00	7,463.99	138.53	38,789.25	82,103.89	(43,314.64)

*\*See Accountants' Compilation Report*

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**Barron County Housing Authority - MFH**  
**Statement of Activities - MFH**  
**Eleven Month Period - November 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		0.00	1,426.00	15.73	4,405.64	15,686.00	(11,280.36)
15-1-000-000-6711.000 Payroll Taxes - Admin		0.00	714.42	11.14	3,118.64	7,858.62	(4,739.98)
15-1-000-000-6711.020 Payroll Taxes - Maint		0.00	314.42	3.80	1,063.27	3,458.62	(2,395.35)
15-1-000-000-6711.030 Emp Ben - Health/Dental Ins		0.00	3,712.50	106.12	29,712.51	40,837.50	(11,124.99)
15-1-000-000-6720.000 Insurance - Property/Liability		0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-6720.010 Insurance - Property		0.00	1,633.33	18.05	5,053.31	17,966.63	(12,913.32)
15-1-000-000-6720.020 Insurance - Liability	249.00	150.00	5.06	5.06	1,417.03	1,650.00	(232.97)
15-1-000-000-6721.000 Insurance - Other		0.00	0.00	0.35	98.84	0.00	98.84
15-1-000-000-6722.000 Insurance - Workmans' Comp		0.00	520.83	4.44	1,242.00	5,729.13	(4,487.13)
15-1-000-000-6723.000 WI Retirement		0.00	927.92	13.05	3,653.63	10,207.12	(6,553.49)
15-1-000-000-6790.000 Misc Taxes, Licenses & Ins	133.52	129.17	0.95	0.95	267.04	1,420.87	(1,153.83)
15-1-000-000-6791.000 Compensated Absences		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
15-1-000-000-6795.000 General Expense- Other		0.00	0.00	0.00	0.00	0.00	0.00
Total		382.52	9,528.59	178.69	50,031.91	104,814.49	(54,782.58)
Depreciation							
15-1-000-000-9999.000 Depreciation Expense		0.00	0.00	39.08	10,942.00	0.00	10,942.00
Total		0.00	0.00	39.08	10,942.00	0.00	10,942.00
TOTAL OPERATING EXPENSES		963.62	33,764.16	701.74	196,488.41	371,405.76	(174,917.35)
OPERATING INCOME (LOSS)		(963.62)	2,419.17	164.58	(46,083.07)	26,610.87	(72,693.94)
Nonoperating Revenue (Expenses)							
15-1-000-000-5410.000 Interest Inc - Project Operations		3.99	0.00	0.15	43.23	0.00	43.23
15-1-000-000-5440.000 Interest Inc - Repl Rsrv		17.19	0.00	1.03	287.81	0.00	287.81
15-1-000-000-5441.000 Interest Inc - Taxes Escrow		0.61	0.00	0.03	8.67	0.00	8.67
15-1-000-000-5442.000 Interest Inc - Insurance Escrow		1.65	0.00	0.06	17.35	0.00	17.35
15-1-000-000-5950.000 Gain (Loss) on Fixed Assets		0.00	0.00	0.00	0.00	0.00	0.00
15-1-000-000-5951.000 Gain (Loss) on TC sale		0.00	0.00	8,558.49	2,396,377.24	0.00	2,396,377.24
15-1-000-000-6801.000 Interest Expense - Applied to S/D		0.00	0.00	2.35	(656.65)	0.00	(656.65)
15-1-000-000-6820.000 Interest Expense - Mortgage		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
15-1-000-000-6900.000 Equity Transfer		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	3.57	1,000.00	0.00	1,000.00
Total		23.44	0.00	8,560.99	2,397,077.65	0.00	2,397,077.65
CHANGE IN NET POSITION		(940.18)	2,419.17	8,396.41	2,350,994.58	26,610.87	2,324,383.71

\*See Accountants' Compilation Report

***Barron County Housing Authority - MFH  
Statement of Activities - MFH  
Eleven Month Period - November 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
Total	0.00	0.00	0.00
NET CHANGE	(940.18)	2,419.17	8,396.41 2,350,994.58 26,610.87 2,324,383.71

*\*See Accountants' Compilation Report*

**BARRON COUNTY HOUSING AUTHORITY - LM II**

**FINANCIAL STATEMENTS**

**For the Accounting Period Ending November 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 November 30, 2025, and the related statement of activities for the one month and eleven 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  
December 17, 2025

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

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	Current Period	Cumulative
<b>ASSETS AND DEFERRED OUTFLOWS</b>		
<b>CURRENT ASSETS</b>		
<b>Cash</b>		
20-0-000-000-1111.040 Cash - Unrestricted	(31,083.20)	108,474.42
20-0-000-000-1111.050 Cash - Security Deposit	50.32	8,652.72
20-0-000-000-1162.000 Cash - Reserve	1.14	29,811.97
Total	(31,031.74)	146,939.11
<b>Accounts Receivable</b>		
20-0-000-000-1122.000 A/R - Tenants	(107.00)	951.00
Total	(107.00)	951.00
<b>Other Current Assets</b>		
20-0-000-000-1211.000 Prepaid Insurance	6,543.00	6,543.00
20-0-000-000-1295.002 Interprogram due (to) from Voucher	0.00	0.00
Total	6,543.00	6,543.00
<b>Accrued Receivable</b>		
Total	0.00	0.00
<b>Cash - Escrow Funds</b>		
Total	0.00	0.00
TOTAL CURRENT ASSETS	(24,595.74)	154,433.11

\*(See Accountants' Compilation Report)

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

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	Current Period	Cumulative
<b>NONCURRENT ASSETS</b>		
<b>Fixed Assets</b>		
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
20-0-000-000-1400.080 Furniture, Equip, & Mach - Dwell	15,000.00	15,000.00
20-0-000-000-1400.150 Accumulated Depreciation	(3,020.62)	(57,391.81)
Total	11,979.38	1,638,907.19
<b>Other Noncurrent Assets</b>		
Total	0.00	0.00
<b>TOTAL NONCURRENT ASSETS</b>	11,979.38	1,638,907.19
<b>TOTAL ASSETS</b>	(12,616.36)	1,793,340.30
<b>Deferred Outflows of Resources</b>		
Total	0.00	0.00
<b>TOTAL ASSETS &amp; DEFERRED OUTFLOWS</b>	(12,616.36)	1,793,340.30

\*(See Accountants' Compilation Report)

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

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	Current Period	Cumulative
<b>LIABILITIES DEF INFLOWS &amp; NET POSITION</b>		
<b>CURRENT LIABILITIES</b>		
<b>Accounts Payable</b>		
20-0-000-000-2111.000 A/P - Vendors & Contractors	0.00	0.00
20-0-000-000-2114.000 Tenants Security Deposits	50.00	7,581.00
Total	50.00	7,581.00
<b>Accrued Liabilities</b>		
Total	0.00	0.00
<b>Other Current Liabilities</b>		
20-0-000-000-2140.000 Interprogram due to (from) Other Business	583.97	5,315.52
20-0-000-000-2145.015 Interprogram due to (from) MFH	0.00	1,593.74
20-0-000-000-2145.020 Interprogram due to (from) Voucher	0.00	11,001.51
20-0-000-000-2240.000 Prepaid Rent	(279.00)	299.00
Total	304.97	18,209.77
TOTAL CURRENT LIABILITIES	354.97	25,790.77

\*(See Accountants' Compilation Report)

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

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	Current Period	Cumulative
NONCURRENT LIABILITIES		
<b>Mortgage</b>		
Total	0.00	0.00
<b>Compensated Absences</b>		
Total	0.00	0.00
<b>Other Noncurrent Liabilities</b>		
Total	0.00	0.00
TOTAL NONCURRENT LIABILITIES	0.00	0.00
TOTAL LIABILITIES	354.97	25,790.77
<b>Deferred Inflows of Resources</b>		
Total	0.00	0.00
NET POSITION		
20-0-000-000-2700.000 CY Net Change	(12,971.33)	8,099.75
20-0-000-000-2802.508 Invested In Capital Assets	11,979.38	1,638,907.19
20-0-000-000-2810.511 Restricted	1.14	29,811.97
20-0-000-000-2810.512 Unrestricted	(11,980.52)	90,730.62
TOTAL NET POSITION	(12,971.33)	1,767,549.53
<b>TOTAL LIAB DEF INFLOW AND NET POSITION</b>	<b>(12,616.36)</b>	<b>1,793,340.30</b>
Proof	0.00	0.00

\*(See Accountants' Compilation Report)

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**Barron County Housing Authority - LM II**  
**Statement of Activities - LM II**  
**Eleven Month Period - November 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	0.00
<b>OPERATING REVENUE</b>							
<b>Rental Revenue</b>							
20-1-000-000-5120.000 Rental Income		8,431.00	14,200.00		93,354.00	156,200.00	(62,846.00)
20-1-000-000-5121.000 Assistance Payments		5,342.00	0.00		67,435.00	0.00	67,435.00
Total		13,773.00	14,200.00		160,789.00	156,200.00	4,589.00
<b>Vacancies</b>							
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
<b>Other Revenue</b>							
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		274.85	0.00		1,420.86	0.00	1,420.86
20-1-000-000-5911.000 Other Tenant Revenue		0.00	0.00		0.00	0.00	0.00
Total		274.85	0.00		1,420.86	0.00	1,420.86
<b>TOTAL OPERATING REVENUE</b>		<b>14,047.85</b>	<b>14,200.00</b>		<b>162,209.86</b>	<b>156,200.00</b>	<b>6,009.86</b>
<b>OPERATING EXPENSES</b>							
<b>Renting Expenses</b>							
20-1-000-000-6210.000 Advertising		0.00	0.00		96.00	0.00	96.00
20-1-000-000-6250.000 Tenant Recreational		510.00	0.00		510.00	0.00	510.00
Total		510.00	0.00		606.00	0.00	606.00

\*See Accountants' Compilation Report

Date: 12/17/2025

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**Barron County Housing Authority - LM II**  
**Statement of Activities - LM II**  
**Eleven Month Period - November 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		2,786.14	71.75		20,615.91	789.25	19,826.66
20-1-000-000-6311.000 Office Expense		685.24	0.00		4,105.43	0.00	4,105.43
20-1-000-000-6311.030 Telephone		532.71	0.00		532.71	0.00	532.71
20-1-000-000-6330.000 Executive Director Payroll		0.00	515.58		0.00	5,671.38	(5,671.38)
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		955.00	25.00		1,484.00	275.00	1,209.00
20-1-000-000-6381.000 Travel Expense		0.00	0.00		433.27	0.00	433.27
20-1-000-000-6391.000 Misc Admin Expense		14.05	0.00		1,489.65	0.00	1,489.65
20-1-000-000-6393.000 Pension Expense - Admin		0.00	185.50		0.00	2,040.50	(2,040.50)
Total		4,973.14	797.83		28,660.97	8,776.13	19,884.84
Utilities							
20-1-000-000-6450.000 Electricity		1,516.69	0.00		24,892.58	0.00	24,892.58
20-1-000-000-6451.000 Water & Sewer		857.14	0.00		6,751.87	0.00	6,751.87
20-1-000-000-6452.000 Gas		150.04	0.00		1,654.68	0.00	1,654.68
20-1-000-000-6453.000 Fire Protection		87.30	0.00		832.50	0.00	832.50
Total		2,611.17	0.00		34,131.63	0.00	34,131.63
Maintenance							
20-1-000-000-6510.000 Payroll		289.52	0.00		4,678.12	0.00	4,678.12
20-1-000-000-6511.000 Maintenance Travel Expense		0.00	0.00		525.70	0.00	525.70
20-1-000-000-6515.000 Maintenance Supplies		0.00	0.00		5,830.63	0.00	5,830.63
20-1-000-000-6520.000 Misc Contracts		1,047.20	1,220.00		17,279.58	13,420.00	3,859.58
20-1-000-000-6525.000 Garbage & Recycling		105.00	0.00		1,155.00	0.00	1,155.00
Total		1,441.72	1,220.00		29,469.03	13,420.00	16,049.03

*\*See Accountants' Compilation Report*

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**Barron County Housing Authority - LM II**  
**Statement of Activities - LM II**  
**Eleven Month Period - November 30, 2025**

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	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget Variance
<b>OPERATING EXPENSES</b>						
<b>Tax/Insurance/General/Casualty Loss</b>						
20-1-000-000-6710.000 Payment in Lieu of Taxes		0.00	0.00		4,769.67	0.00 4,769.67
20-1-000-000-6711.000 Payroll Taxes - Admin		205.19	44.92		1,681.98	494.12 1,187.86
20-1-000-000-6711.020 Payroll Taxes - Maint		19.82	14.17		201.45	155.87 45.58
20-1-000-000-6711.030 Emp Ben - Health/Dental Ins		944.97	371.25		6,592.75	4,083.75 2,509.00
20-1-000-000-6720.000 Insurance - Property/Liability		13,086.00	0.00		13,086.00	0.00 13,086.00
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		213.75	53.33		1,757.74	586.63 1,171.11
20-1-000-000-6795.000 General Expense- Other		0.00	6,200.00		0.00	68,200.00 (68,200.00)
Total		14,469.73	6,683.67		28,089.59	73,520.37 (45,430.78)
<b>Depreciation</b>						
20-1-000-000-6840.000 Current Year Depreciation Expense		3,020.62	0.00		33,226.82	0.00 33,226.82
Total		3,020.62	0.00		33,226.82	0.00 33,226.82
<b>TOTAL OPERATING EXPENSES</b>		<b>27,026.38</b>	<b>8,701.50</b>		<b>154,184.04</b>	<b>95,716.50 58,467.54</b>
<b>OPERATING INCOME (LOSS)</b>		<b>(12,978.53)</b>	<b>5,498.50</b>		<b>8,025.82</b>	<b>60,483.50 (52,457.68)</b>
<b>Nonoperating Revenue (Expenses)</b>						
20-1-000-000-5410.000 Interest Income		6.06	0.00		60.39	0.00 60.39
20-1-000-000-5411.000 Interest Income Restricted		1.14	0.00		13.54	0.00 13.54
20-1-000-000-6800.000 Contributions - TL Transfer		0.00	0.00		0.00	0.00 0.00
Total		7.20	0.00		73.93	0.00 73.93
<b>CHANGE IN NET POSITION</b>		<b>(12,971.33)</b>	<b>5,498.50</b>		<b>8,099.75</b>	<b>60,483.50 (52,383.75)</b>
<b>Prior Period Adjustment</b>						
Total		0.00	0.00		0.00	0.00 0.00
<b>NET CHANGE</b>		<b>(12,971.33)</b>	<b>5,498.50</b>		<b>8,099.75</b>	<b>60,483.50 (52,383.75)</b>

\*See Accountants' Compilation Report



**BARRON COUNTY HOUSING REDEVELOPMENT LLC**

**FINANCIAL STATEMENTS**

**For the Accounting Period Ending November 30, 2025**



To the Members  
Barron County Housing Redevelopment LLC  
Barron, WI

The members are responsible for the accompanying financial statements of Barron County Housing Redevelopment LLC ("Project"), which comprise the balance sheet as of November 30, 2025, and the related statement of operations for the one month and seven 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 the members. Accordingly, 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. The members have informed us that the Project has not recorded accounts payable and accrued payroll, which is not in accordance with accounting principles generally accepted in the United States of America. The members have not determined the effect of the departure from accounting principles generally accepted in the United States of America on the accompanying financial statements.

The members have 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 Project's financial position, result of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to the Project.

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

La Crosse, Wisconsin  
December 17, 2025

***Barron County Housing Redevelopment LLC***  
***Balance Sheet - Redevelopment LLC***  
***November 30, 2025***

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	Current Period	Cumulative
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
<b>Cash</b>		
30-0-000-000-1111.040 Cash - Unrestricted	(7,715.64)	89,781.91
30-0-000-000-1162.000 Cash - Security Deposit - CD	0.00	0.00
30-0-000-000-1162.010 Cash - Security Deposit - Savings	0.00	17,428.90
Total	(7,715.64)	107,210.81
<b>Accounts Receivable</b>		
30-0-000-000-1122.000 A/R - Tenants	584.00	2,758.95
30-0-000-000-1122.010 Allowance for Doubtful Accts	0.00	0.00
Total	584.00	2,758.95
<b>Other Current Assets</b>		
30-0-000-000-1295.002 Interprogram due (to) from Voucher	0.00	0.00
30-0-000-000-1295.010 Interprogram due (to) from O/B	0.00	0.00
30-0-000-000-1295.015 Interprogram due (to) from MFH	(1,915.58)	(8,034.65)
Total	(1,915.58)	(8,034.65)
<b>Accrued Receivable</b>		
Total	0.00	0.00
<b>Cash - Escrow Funds</b>		
30-0-000-000-1310.000 Tax Reserve	0.00	0.00
30-0-000-000-1320.000 Insurance Reserve	0.00	0.00
30-0-000-000-1330.000 Replacement Reserve - Restricted	0.00	0.00
30-0-000-000-1350.000 Construction Reserve	0.00	155,000.00
30-0-000-000-1360.000 WHEDA - Construction Holding	0.00	9,574.30
Total	0.00	164,574.30
<b>TOTAL CURRENT ASSETS</b>	<b>(9,047.22)</b>	<b>266,509.41</b>

\*(See Accountants' Compilation Report)

***Barron County Housing Redevelopment LLC***  
***Balance Sheet - Redevelopment LLC***  
***November 30, 2025***

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	Current Period	Cumulative
NONCURRENT ASSETS		
<b>Fixed Assets</b>		
30-0-000-000-1400.070 Buildings	0.00	2,593,000.00
30-0-000-000-1400.150 Accumulated Depreciation	(5,400.00)	(37,800.00)
30-0-000-000-1400.200 Construction Work in Progress	1,004,464.96	5,047,545.42
Total	999,064.96	7,602,745.42
<b>Other Noncurrent Assets</b>		
Total	0.00	0.00
TOTAL NONCURRENT ASSETS	999,064.96	7,602,745.42
<b>TOTAL ASSETS</b>	<b>990,017.74</b>	<b>7,869,254.83</b>

\*(See Accountants' Compilation Report)

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***Barron County Housing Redevelopment LLC***  
***Balance Sheet - Redevelopment LLC***  
***November 30, 2025***

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	Current Period	Cumulative
<b>LIABILITIES &amp; MEMBERS' EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
<b>Accounts Payable</b>		
30-0-000-000-2114.000 Tenants Security Deposits	(683.00)	15,936.17
30-0-000-000-2114.010 Security Deposit Interest	0.00	276.60
Total	(683.00)	16,212.77
<b>Accrued Liabilities</b>		
30-0-000-000-2137.000 Payment in Lieu of Taxes	984.97	9,044.07
Total	984.97	9,044.07
<b>Other Current Liabilities</b>		
30-0-000-000-2135.000 Accrued Payroll	0.00	0.00
30-0-000-000-2145.010 Interprogram due to (from) Other Business	0.00	3,506.00
30-0-000-000-2145.020 Interprogram due to (from) Voucher	0.01	314.00
30-0-000-000-2240.000 Prepaid Rent	95.45	2,691.58
Total	95.46	6,511.58
TOTAL CURRENT LIABILITIES	397.43	31,768.42

\*(See Accountants' Compilation Report)

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***Barron County Housing Redevelopment LLC***  
***Balance Sheet - Redevelopment LLC***  
***November 30, 2025***

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	Current Period	Cumulative
NONCURRENT LIABILITIES		
<b>Mortgage</b>		
30-0-000-000-2320.000 Note Payable - Seller Note	0.00	2,748,000.00
30-0-000-000-2321.000 Note Payable - Wheda Loan (Bond)	(1,589.95)	2,273,811.76
30-0-000-000-2321.010 Note Payable - Wheda Loan #2 (HTF)	0.00	76,772.22
30-0-000-000-2321.020 Note Payable - Wheda Loan #3 (Perm Bond)	992,519.10	1,684,503.00
Total	990,929.15	6,783,086.98
<b>Compensated Absences</b>		
Total	0.00	0.00
<b>Other Noncurrent Liabilities</b>		
30-0-000-000-2310.000 Developer Fees Payable	0.00	0.00
Total	0.00	0.00
TOTAL NONCURRENT LIABILITIES	990,929.15	6,783,086.98
TOTAL LIABILITIES	991,326.58	6,814,855.40
MEMBERS' EQUITY		
30-0-000-000-2700.000 CY Net Change	(1,308.84)	117,384.43
30-0-000-000-2901.000 Managing Member Equity	0.00	100.00
30-0-000-000-2902.000 Investor Member Equity	0.00	936,915.00
TOTAL MEMBERS' EQUITY	(1,308.84)	1,054,399.43
TOTAL LIABILITIES & MEMBERS' EQUITY	990,017.74	7,869,254.83
Proof	0.00	0.00

\*(See Accountants' Compilation Report)

Date: 12/17/2025

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**Barron County Housing Redevelopment LLC**  
**Stmnt of Operations - Redevelopment LLC**  
**Seven Month Period - November 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	0.00	1.00	490.00	0.00	490.00
<b>OPERATING REVENUE</b>							
<b>Rental Revenue</b>							
30-1-000-000-5120.000 Tenant Rent	489.54	34,268.00	0.00	469.59	230,097.00	0.00	230,097.00
30-1-000-000-5121.000 Assistance Payments	435.07	30,455.00	0.00	447.52	219,287.00	0.00	219,287.00
30-1-000-000-5191.000 Nondwelling Rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	924.61	64,723.00	0.00	917.11	449,384.00	0.00	449,384.00
<b>Vacancies</b>							
30-1-000-000-5220.000 Vacancies - Apartments	277.29	(19,410.00)	0.00	239.15	(117,185.00)	0.00	(117,185.00)
Total	277.29	(19,410.00)	0.00	239.15	(117,185.00)	0.00	(117,185.00)
<b>Other Revenue</b>							
30-1-000-000-5910.000 Laundry & Vending Income	2.27	159.00	0.00	5.01	2,452.75	0.00	2,452.75
30-1-000-000-5911.000 Other Tenant Revenue	0.00	0.00	0.00	0.29	141.90	0.00	141.90
30-1-000-000-5920.000 Late Charges & Extra Keys	1.08	75.35	0.00	0.20	100.35	0.00	100.35
30-1-000-000-5930.000 Damages & Cleaning Fees	0.00	0.00	0.00	0.36	175.00	0.00	175.00
30-1-000-000-5940.000 Cable TV	0.00	0.00	0.00	0.60	294.08	0.00	294.08
Total	3.35	234.35	0.00	6.46	3,164.08	0.00	3,164.08
<b>TOTAL OPERATING REVENUE</b>	<b>650.68</b>	<b>45,547.35</b>	<b>0.00</b>	<b>684.41</b>	<b>335,363.08</b>	<b>0.00</b>	<b>335,363.08</b>
<b>OPERATING EXPENSES</b>							
<b>Renting Expenses</b>							
30-1-000-000-6203.000 Conv, Mtgs & Train	7.14	500.00	0.00	0.99	484.30	0.00	484.30
30-1-000-000-6210.000 Advertising	0.00	0.00	0.00	0.83	404.67	0.00	404.67
30-1-000-000-6250.000 Tenant Recreational	6.00	420.00	0.00	0.86	420.00	0.00	420.00
Total	13.14	920.00	0.00	2.67	1,308.97	0.00	1,308.97

*\*See Accountants' Compilation Report*

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**Barron County Housing Redevelopment LLC**  
**Stmnt of Operations - Redevelopment LLC**  
**Seven Month Period - November 30, 2025**

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	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
<b>OPERATING EXPENSES</b>							
<b>Administration</b>							
30-1-000-000-6310.000 Office Salaries	81.54	5,708.03	0.00	34.05	16,682.44	0.00	16,682.44
30-1-000-000-6311.000 Office Expense	2.89	202.54	0.00	6.03	2,955.12	0.00	2,955.12
30-1-000-000-6311.020 Computer Expense	0.00	0.00	0.00	0.28	138.75	0.00	138.75
30-1-000-000-6311.030 Telephone	17.84	1,249.02	0.00	14.88	7,289.08	0.00	7,289.08
30-1-000-000-6330.000 Management Salary	112.29	7,860.60	0.00	66.18	32,429.37	0.00	32,429.37
30-1-000-000-6332.000 Management Fee	44.00	3,080.00	0.00	44.00	21,560.00	0.00	21,560.00
30-1-000-000-6340.000 Legal Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6351.000 Accounting Expense	0.93	65.00	0.00	5.29	2,593.50	0.00	2,593.50
30-1-000-000-6390.000 Mis Admin Expenses	1.44	100.61	0.00	11.15	5,462.57	0.00	5,462.57
Total	260.94	18,265.80	0.00	181.86	89,110.83	0.00	89,110.83
<b>Utilities</b>							
30-1-000-000-6450.000 Electricity	32.55	2,278.52	0.00	20.54	10,065.26	0.00	10,065.26
30-1-000-000-6451.000 Water & Sewer	36.96	2,587.22	0.00	23.05	11,295.55	0.00	11,295.55
30-1-000-000-6452.000 Gas	1.04	72.56	0.00	0.80	392.38	0.00	392.38
30-1-000-000-6453.000 Fire Protection	1.00	70.00	0.00	1.47	718.08	0.00	718.08
Total	71.55	5,008.30	0.00	45.86	22,471.27	0.00	22,471.27
<b>Maintenance</b>							
30-1-000-000-6510.000 Maintenance Payroll	108.59	7,601.55	0.00	48.15	23,591.64	0.00	23,591.64
30-1-000-000-6511.000 Maintenance Travel Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6515.000 Maintenance Supplies	0.38	26.54	0.00	0.21	103.01	0.00	103.01
30-1-000-000-6520.000 Misc Contracts	15.33	1,073.20	0.00	10.04	4,920.51	0.00	4,920.51
30-1-000-000-6520.010 Routine Contracts	0.00	0.00	0.00	1.19	581.25	0.00	581.25
30-1-000-000-6520.020 Exterminating Contracts	0.00	0.00	0.00	4.83	2,367.67	0.00	2,367.67
30-1-000-000-6520.030 Elevator Contracts	0.00	0.00	0.00	1.04	507.67	0.00	507.67
30-1-000-000-6525.000 Garbage & Recycling	34.19	2,393.56	0.00	25.72	12,603.09	0.00	12,603.09
30-1-000-000-6590.000 Misc Maint Expense	14.09	986.50	0.00	2.01	986.50	0.00	986.50
Total	172.59	12,081.35	0.00	93.19	45,661.34	0.00	45,661.34

*\*See Accountants' Compilation Report*



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**Barron County Housing Redevelopment LLC**  
**Stmnt of Operations - Redevelopment LLC**  
**Seven Month Period - November 30, 2025**

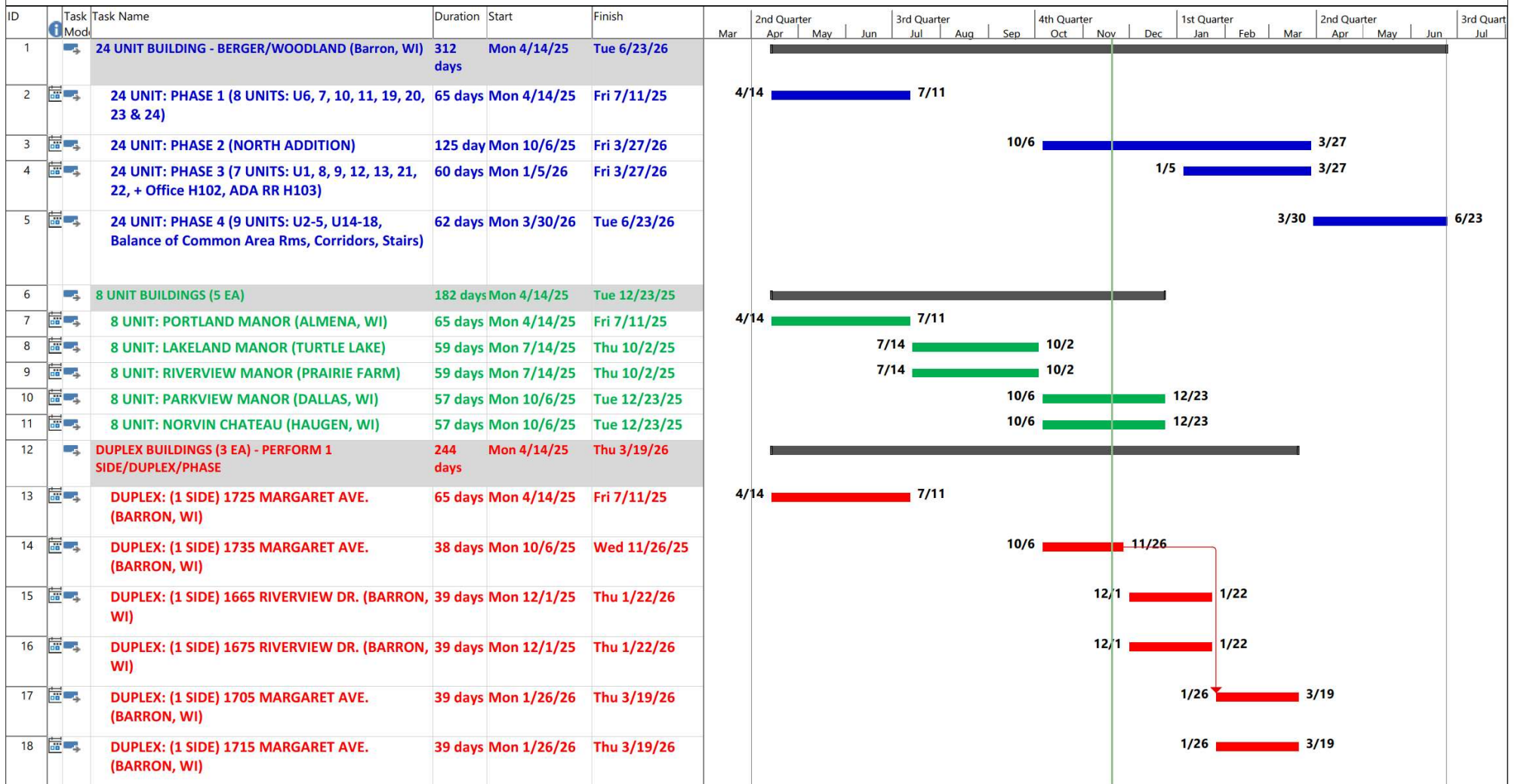
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	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
<b>OPERATING EXPENSES</b>							
<b>Tax/Insurance/General/Casualty Loss</b>							
30-1-000-000-6710.000 Payment in Lieu of Taxes	14.07	984.97	0.00	18.46	9,044.07	0.00	9,044.07
30-1-000-000-6711.000 Payroll Taxes - Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6711.020 Payroll Taxes - Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6711.030 Emp Ben - Health/Dental	59.94	4,195.77	0.00	25.69	12,587.28	0.00	12,587.28
30-1-000-000-6723.000 WI Retirement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	74.01	5,180.74	0.00	44.15	21,631.35	0.00	21,631.35
<b>Depreciation</b>							
30-1-000-000-6841.000 Depreciation Expense	77.14	5,400.00	0.00	77.14	37,800.00	0.00	37,800.00
Total	77.14	5,400.00	0.00	77.14	37,800.00	0.00	37,800.00
<b>TOTAL OPERATING EXPENSES</b>	<b>669.37</b>	<b>46,856.19</b>	<b>0.00</b>	<b>444.86</b>	<b>217,983.76</b>	<b>0.00</b>	<b>217,983.76</b>
<b>OPERATING INCOME (LOSS)</b>	<b>18.70</b>	<b>(1,308.84)</b>	<b>0.00</b>	<b>239.55</b>	<b>117,379.32</b>	<b>0.00</b>	<b>117,379.32</b>
<b>Nonoperating Revenue (Expenses)</b>							
30-1-000-000-5410.000 Interest Inc - Project Operations	0.00	0.00	0.00	0.01	5.11	0.00	5.11
30-1-000-000-5440.000 Interest Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6801.000 Interest Expense - Applied to S/D	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6900.000 Equity Transfer	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.01	5.11	0.00	5.11
<b>CHANGE IN NET POSITION</b>	<b>18.70</b>	<b>(1,308.84)</b>	<b>0.00</b>	<b>239.56</b>	<b>117,384.43</b>	<b>0.00</b>	<b>117,384.43</b>
<b>Prior Period Adjustment</b>							
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>NET CHANGE</b>	<b>18.70</b>	<b>(1,308.84)</b>	<b>0.00</b>	<b>239.56</b>	<b>117,384.43</b>	<b>0.00</b>	<b>117,384.43</b>

*\*See Accountants' Compilation Report*

## BARRON COUNTY HOUSING REDEVELOPMENT



Date: Thu 11/20/25

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			



## ABCs of Affordable Housing

### Time/Schedule

The length of this training is approximately 2 hours.

### Description

ABCs of Affordable Housing is now available as an on-demand training, offering new commissioners and housing agency staff the flexibility to build foundational knowledge on their schedule. This streamlined, interactive course demystifies the world of affordable housing by breaking down essential acronyms, clarifying key program differences, and explaining the roles and responsibilities of housing professionals. Whether you're starting your housing journey or seeking a quick refresher, this training provides the answers you need to navigate the industry with confidence.

### Objectives

After completing this training, participants will be able to:

- Recognize frequently used terms and program names in the housing industry.
- Identify key features of Public Housing, Housing Choice Vouchers, and Tax Credit Programs and differentiate between their functions.
- Gain clarity on how various team members including housing staff, executive directors and commissioners contribute to the success of housing agencies.

### Who Should Attend?

- New agency staff
- New Housing Commissioners

### Summary

<b>Availability:</b>	On-Demand
	Access expires 30 days after purchase/release date, whichever comes later
<b>Cost:</b>	Member: \$145.00
	Non-Member: \$445.00
<b>Credit Offered:</b>	0.2 CEU Credit

Login

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DEC 04 2025

Thank you for shopping... \* Open message

Page 1 of 1

BY: .....

# slumberland FURNITURE

580 West Avenue  
Rice Lake, WI 54868-1368  
715-236-2418



M/P: 715-642-1132 S/P:  
EMAIL: kenneth.hendricks@yahoo.com

NUMBER : 1130420RT82

ORDER TYPE: SAL STAT: F  
Full-Service Delivery  
DATE: 12/11/2024 ZONE: 203  
SALESPERSON: KDIN  
C. CODE: 3740328

Qty	Location	Product	Vendor	Vendor Stock # / Description	Retail
1	20 : 20DOCK	QK1087107	PURL	10-21-23991 WI04 FL Restore Firm 1310112 NA FL Tranquility II 17RF *Adjustable Power Bases are not included in the comfort guarantee and there are no returns on these items.	\$1,949.00
1	20 : 20DOCK	QK1080765	RIHP	*** Covered by WI ALL POWER BASES -\$43.47 (eClub \$50off\$100) -\$260.84 (Slumberland Cash Purple \$300) 10-TNCL-04/6-ULTRATENCL SD03 FL ULTRATECH PROTECTOR 6	\$394.69
1	20 : 20A406	3131946	GENB	*This product does not qualify for the Satisfaction Guarantee and is non-returnable and non-refundable. -\$6.53 (eClub \$50off\$100) -\$39.16 (Slumberland Cash Purple \$300)	\$59.26



Attached is the utility bill history that explains the Kilowatt usage over the past 12 months.

During the winter months (December through March), the usage was high due to the electric baseboard heat that was the main heating source before the rehab project. This should be resolved with the new, energy efficient HVAC system that is now installed. In other words, you should expect lower utility costs going forward.

We investigated your relocation timeline and determined that you were moved to Dallas at the end of June and then moved back to Prairie Farm on Oct 3<sup>rd</sup>. Therefore, we are removing the utility costs for July, August, and September. Those bills are \$53.18, \$16.92, and \$17.85, respectively.

The total bill was \$1,183.98 (rounding up to \$1,184 for simplicity).

After removing those 3-month amounts (to \$1,096) and dividing the total amount in half, you would be responsible for \$548 (reduced from \$592). BCHA would be responsible for \$636.

If you are amenable to this offer, please let me know and I will send you an invoice/agreement.

Prior to payment, you will receive an agreement to sign and return.

BTW, BCHA does not receive grants or tax credits from Xcel, nor do we sign releases for tenants to access our accounts.

Thank you.

*Bob Kazmierski, Executive Director*

Barron County Housing Authority | 611 Woodland Avenue #25 | Barron WI 54812

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**Sent:** Monday, December 1, 2025 2:14 PM

**To:** Bob Kazmierski <director@barroncountyha.com>; Allissa Grewe



**Accrual:** PTO begins to accrue the first of the month following 30 days of employment. PTO accruals are available for use the first of the month following the month of accrual (ex: February accrual is available March 1st). Eligible regular full-time employees accrue eight (8) hours per month. Regular part-time employees, working at least (23 hours/week), shall accrue PTO on a prorated basis. PTO is accrued on an annual basis and must be used by the end of the year. Unused PTO shall carry over to the next year, but the employee shall cease accruing further PTO at any time the employee's annual accrual rate exceeds 240 hours. Unused PTO days, which are not more than 240 hours, shall be paid in a cash lump sum payment promptly after the employee's termination of employment.

**Approval:** It is the expectation that employees provide sufficient notice in requesting paid time off. Except for cases of legitimate unexpected illness or emergencies, PTO requires prior approval by the employee's supervisor. Provide as much notice as possible when submitting a request for time off. It is management's discretion as to who can use PTO if more than one request is made. Seniority need not prevail.

**Notification:** A request for PTO must be submitted to the appropriate person as soon as reasonably practical and at least 60 minutes before the start of assigned work.

**Incremental Use:** PTO may be used in 1-hour increments.

**PTO Schedules:** Based on regular full-time equivalent positions. Regular part-time employees, **working at least 23 hours/week**, receive pro-rated PTO.

During First Year	80 hours	After 8 years of employment	144 hours
After 1 Year of employment	88 hours	After 9 years of employment	152 hours
After 2 Years of employment	96 hours	After 10 years of employment	160 hours
After 3 years of employment	104 hours	After 11 years of employment	168 hours
After 4 years of employment	112 hours	After 12 years of employment	176 hours
After 5 years of employment	120 hours	After 13 years of employment	184 hours
After 6 years of employment	128 hours	After 14 years of employment	192 hours
After 7 years of employment	136 hours	After 15 years of employment	200 hours

**Treatment of Accumulated PTO:** Unused PTO is forfeited upon involuntary termination of employment. Upon retirement, resignation or death, employee or their estate shall receive a lump sum cash payment equal to 100% of said employee's PTO accumulation.

To qualify for payout, employees must have worked at least 5 years. The payout is paid at the current rate of pay.

**Accumulation:** Employees may accumulate up to 240 hours of PTO

## **B. HOLIDAYS**

**POLICY:** To identify employee holidays and to establish a consistent procedure for scheduling and payment.

**Holidays:** The BCHA will be closed on the holidays posted by Barron County; generally:

- *New Year's Day*
- *MLK Day (in office-training day)*
- *Memorial Day*
- *July 4<sup>th</sup>*
- *Labor Day*
- *Thanksgiving*
- *Day after Thanksgiving*
- *Christmas Eve*

- b) **Move-out inspection:** When the management is notified that the resident is moving out, an inspection will be scheduled with the resident. Any repairs or costs for damages will be charged to the resident, in accordance with the terms of the lease and regulations governing security deposits.
- c) **Periodic inspections:** This inspection will be done at least annually and is considered to be for the purpose of preventive maintenance in accordance with Wisconsin Administrative Code, Chapter AG134. Reasonable notice will be given, in writing, and be specific as to the purpose of the inspection and conform to the requirements of State law.
- d) **MAINTENANCE PROCEDURES:**
  - **The Maintenance and Management staff are on and off the premises daily. Tenants must write your maintenance service requests in the book in the laundry room; the Maintenance staff will check the logbook often and schedule the requests accordingly. You can call the Maintenance staff for emergency service requests; the telephone number is on the contact list poster that has been provided to you. The office is open Monday through Thursday; the office phone number is (715) 537-5533 (calls will be forwarded if staff are not present).**

#### **PARKING LOT AND CARS:**

One parking space per apartment is provided. A \$10.00 fee per car per month will be charged to the resident for more than one vehicle parked in the BCHA parking lot. Only normal passenger vehicles will be allowed. Non-operating vehicles are not allowed within the projects. No vehicle repairs or maintenance are allowed (including oil changes, engine or brake repair, etc.). Oil or lubricant leaks must be repaired as soon as possible to prevent damage to the pavement. Residents at elderly/disabled units are responsible for moving their cars out to the road so the snow removal contractor can clear the parking lot.

#### **VISITORS:**

- a) **Guest registration:** Residents must inform Management in writing of the name, address, and proposed length of stay of all guests who stay overnight at the site more than 3 times in a 30-day period.
- b) **Residents responsible for guests:** Residents are responsible for the conduct of their guests. If a guest creates any nuisance or otherwise disturbs other residents at the site, he or she will be required to leave the site immediately. Residents are also responsible for any damages to the unit, common areas, or other site premises caused by their guests.
- c) **Proof of residence:** If management suspects that a guest has moved into a resident's unit, management has the right to demand proof that the guest doesn't live at the site. Acceptable proof includes leases, current utility bills, pay stubs, bank statements, car registration, mortgage coupon, or house deeds. The following proof will not be accepted: driver's license, phone book listing, tax returns, or any other documents that may contain out-of-date information.
- d) **Limits on stays:** No guest may stay overnight at the site more than 14 days in a 30-day period. To stay longer, the guest must apply and qualify for residency at the site. If a guest who applies for residency meets the site's eligibility and selection criteria, the household must recertify with the guest as a new member of the household. The guest will then be

# Budget Worksheet

## Income and Expense Projections

U.S. Department of Housing  
and Urban Development  
Office of Housing  
Federal Housing Commissioner

2026

Public reporting burden for this collection of information is estimated to average 1.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is collected in accordance with Title II of the National Housing Act which requires that HUD regulate rents for certain cooperative and subsidized rental projects. The Department formulated the processes by which owners could request increases. The requirement for tenant participation in the rent increase process, which is included in Section 202(b) of the HCD Amendments of 1978, necessitated that the Department design procedures to give consideration to tenant comments. The information gathered is not of a confidential nature. The information is required in order to obtain benefits.

Project Number WI39H200036 WI245		Name of Project Barron County Housing Authority/Redevelopment LLC									TOTALS	2025
Description of Account		Acct.No	LLC	HCV	PL	LO	ST	PH	AHA	TL		
<b>Rental Income</b>	Rent Revenue - Gross Potential	5120	394,000	0						101,800	495,800	385,000
	Tenant Assistance Payments	5121	380,000	0						75,000	455,000	297,500
	Revenue - HUD Grants	3411	0								0	
	Admin/Management Fee	3411	37,000	130,000	30,960	30,960	5,000	9,216	6,000		249,136	180,432
	Rent Revenue/ Insurance	5192	0	0							0	
	Maintenance Payroll Reimbursement		0	0							0	
	<b>Total Rent Revenue Potential at 100%</b>	<b>5100T</b>	811,000	130,000	30,960	30,960	5,000	9,216	6,000	176,800	1,199,936	862,932
<b>Vacancies</b>	Apartments	5220	98,000	0						17,680	115,680	85,800
	Miscellaneous	5290	0	0							0	
	<b>Total Vacancies</b>	<b>5200T</b>	98,000	0						17,680	115,680	75,000
	<b>Net Rental Revenue (Rent Revenue less Vacancies)</b>	<b>5152N</b>	713,000	130,000	30,960	30,960	5,000	9,216	6,000	159,120	1,084,256	777,132
											0	
											0	
<b>Financial 5400</b>	Financial Revenue -Project Operations	5410	0	0							0	
	Revenue from Investments-Replacement	5440	0	0							0	
	Revenue from Investments-Tax Escrow	5441	0	0							0	
	Revenue from Investments - Insurance	5442	0	0							0	
	<b>Total Financial Revenue</b>	<b>5400T</b>	0	0							0	
<b>Other Revenue</b>	Laundry and Vending Revenue	5910	4,600	0							4,600	4,800
	Other Tenant Revenue	5911	1,000	0							1,000	1,000
	Tenant Charges	5920	25	0							25	
	Damage & Cleaning	5930	350	0							350	500
	Miscellaneous Revenue - CATV	5940	600	0							600	1,600
	LWMMI Grant	6710	0	0							0	
	<b>Total Other Revenue</b>	<b>5900T</b>	0	0							0	7,900
	<b>Total Revenue</b>	<b>5000T</b>	719,550	130,000	30,960	30,960	5,000	9,216	6,000	159,120	1,090,806	785,032
<b>Admin. 6200/ 6300</b>	Conv, Mtgs, & Training	6203	2,250	0							2,250	6,000
	Advertising and Marketing	6210	1,000	1,000							2,000	2,000
	Tenant Recreational	6250	1,500	0							1,500	2,000
	Office Salaries	6310	22,000	30,000	19,000	19,000	2,600	2,200	900	26,200	121,900	86,091
	Office Expenses	6311	5,600	7,125							12,725	10,000
	Postage	6311	0	1,500							1,500	2,500
	Computer Expense	6311	500	3,000							3,500	7,500
	Telephone	6311	13,000	4,100							17,100	22,000
	Management Salary	6330	50,000	30,000	0	0	2,250	2,250	680	52,900	138,080	133,158
	Administrative Rent Free Unit	6331	0	0							0	
	Management Fee	6332	37,000	0							37,000	
	Legal Expenses - Project	6340	5,000	0							5,000	2,500
	Audit Expenses	6350	0	0							0	
	Bookkeeping Fees/Accounting Services	6351	11,000	6,000	550	350	400	400	300	300	19,300	18,500
	Bad Debt Expense	6370	0	0							0	
	Travel Expense	6381	0	1,000							1,000	4,800
	Miscellaneous Administrative Expenses	6390	11,000	3,375							14,375	
	Pension - Admin	6393									0	
	Payroll Tax - Admin										0	
	<b>Total Administrative Expenses</b>	<b>6263T</b>	159,850	87,100	19,550	19,350	5,250	4,850	1,880	79,400	377,230	297,049

GREEN-increase from 2025  
RED-decrease from 2025



Description of Account		Acct.No	LLC	HCV	PL	LO	ST	PH	AHA	TL		
<b>Utilities</b> <b>6400</b>	Fuel Oil/Coal	6420		0							0	
	Electricity	6450	16,000	0							16,000	24,000
	Water & Sewer	6451	18,000	0							18,000	15,700
	Gas	6452	800	0							800	800
	Fire Protection	6453	1,300	0							1,300	80
	<b>Total Utilities Expense</b>	<b>6400T</b>	36,100	0							36,100	41,300
<b>Operating</b>	Payroll	6510	32,000	4,000							36,000	53,560
	Travel Expense - Maintenance	6511		0							0	3,000
<b>&amp; Mainten.</b>	Supplies	6515	1,000	0							1,000	3,750
	Contracts	6520	9,000	5,000							14,000	7,000
<b>Expenses</b> <b>6500</b>	Exterminating Contract	6520	4,800	0							4,800	2,000
	Elevator Contract	6520	1,000	0							1,000	2,000
	Garbage and Trash Removal	6525	20,500	0							20,500	19,000
	Security Payroll/Contract	6530	0	0							0	
	Security Rent Free Unit	6531	0	0							0	
	Heating/Cooling Repairs and Maintenance	6546	0	0							0	
	Snow Removal	6548	0	0							0	2,500
	Pension Expense - Maintenance	6575	0	0							0	
	Misc. Operating & Maintenance Expenses	6590		0							0	1,000
	<b>Total Operating &amp; Maintenance Expenses</b>	<b>6500T</b>	68,300	9,000							77,300	93,810
<b>Taxes and</b>	Payment in Lieu of Taxes	6710	16,200	0							16,200	17,112
	Payroll Taxes - Admin	6711	5,500	4,617	2,400	2,400	370	340	120	4,150	19,897	16,754
<b>Insurance</b> <b>6700</b>	Payroll Taxes - Maintenance	6711	2,500	325						170	2,995	4,268
	Health Insurance	6711	58,000	23,000	9,000	9,000	2,900	2,600	1,000	18,000	123,500	74,250
	Property Insurance	6720	16,200	0							16,200	19,600
	Liability Insurance	6720	8,700	0							8,700	1,800
	Workmen's Compensation	6722	6,250	0							6,250	6,250
	Pension (See Admin & Maintenance)	6723	7,500	4,457							11,957	18,960
	Misc. Taxes, Licens., Permits, & Insurance	6790	1,550	0							1,550	1,550
	Compensated Absences	6791	0	0							0	
	Casualty Loss	6792	0	0							0	
	<b>Total Taxes &amp; Insurance</b>	<b>6700T</b>	122,400	32,399	11,400	11,400	3,270	2,940	1,120	22,320	207,249	160,544
<b>Financial</b>	Interest on Mortgage Payable	6820	0	0							0	
	Interest on Notes Payable (Long-Term)	6830	0	0							0	
<b>Expenses</b> <b>6800</b>	Interest on Notes Payable (Short-Term)	6840	0	0							0	
	Mortgage Insurance Premium/Service Charge	6850	0	0							0	
	Miscellaneous Financial Expenses	6890	0	0						20,000	20,000	74,400
	<b>Total Financial Expenses</b>	<b>6800T</b>	0	0							0	
	HAP - Occupied Units	4715	0	0							0	
	<b>Reimbursable Maintenance Cost</b>										0	
	<b>Total Cost of Operations</b>	<b>6000T</b>	386,650	128,499	30,950	30,750	8,520	7,790	3,000	121,720	717,879	667,103
	Reserve for Replacements Dep. Required		24,000	0						12,000	36,000	36,000
	Principal Payments Required		0	0							0	
	Debt Service for other approved loans		0	0							0	
	Debt Service Reserve (if required)		0	0							0	
	General Operating Reserve (Coops)		0	0							0	
	<b>Total Cash Requirements</b>		410,650	128,499	30,950	30,750	8,520	7,790	3,000	133,720	753,879	703,103
	<b>Less Total Revenue</b>		719,550	130,000	30,960	30,960	5,000	9,216	6,000	159,120		785,032
	<b>Net Cash Surplus (Deficiency)</b>		308,900	1,501	10	210	(3,520)	1,426	3,000	25,400	336,927	81,929
	<b>2025</b>		5,030	1,032	3,363	1,740	-437	805	-452	70,848		
	<b>Total Cash Surplus-2026</b>										<b>336,927</b>	
	Total Cash Surplus-2025										<b>81,929</b>	
	Difference:										<b>254,998</b>	
	PROJECTED HCV AF for 2026											
	NEW-LIHTC admin fee from Hunt \$44 PUPM											

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

(Signature) \_\_\_\_\_ Date (mm/dd/yyyy) \_\_\_\_\_