

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

TUESDAY, APRIL 28, 2026 – 9:00 AM

Parkview Manor Community Room
230 Anderson St, Dallas, WI 54733

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-in person)
 - B) Construction Budget Update
 - C) Disposition status for Park Lawn and Lone Oak
8. New Business
 - A) Discussion of draw processes for County APRA funds
 - B) Consideration of moving the May meeting to June 2nd or June 9th.
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, June 2nd OR June 9th, 2026, at 9:00 AM; location Berger
Woodland or Park Lawn Community Room**

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

Join Zoom Meeting

<https://us06web.zoom.us/j/85135468670?pwd=ZWYyV3cRUB3k1lA1IptTpCpaeKOK5OH.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, March 31, 2026

MINUTES

CALL TO ORDER

Chairman Nelson called the meeting to order at 9:00 AM at Norvin Chateau Apartments Community Room, in Haugen, WI. A quorum of directors was present, and the meeting, having been duly convened, was ready to proceed with business.

Motion (Moen/Edwardsen) to approve the agenda. Motion carried; unanimous.

ROLL CALL

Commissioner's Present: Doug Edwardsen, Carol Moen, and Gary Nelson

Other(s) Present: Louie Okey, County Board Chair; Patti Anderson, District 17 CBOS, Danielle Maxwell-Parker, Deputy Director and Robert Kazmierski, Executive Director.

Absent: Marge Jost and Terry Tyler.

PUBLIC COMMENT

No one registered or appeared for public comment.

MINUTES

Discussion and review of the minutes from the previous meeting.

Motion (Jost/Moen) to approve the minutes of February 24, 2026, as presented. Motion carried; unanimous.

DIRECTORS REPORT

The committee reviewed and discussed the Director's Report, which included current and future program activities. Occupancy Rate (57/70 units): 82%. The vacancies at BW and BFD are currently housing tenants that have been displaced while their original units are being remodeled. BFD, and Prairie Farm are getting filled April 1st. We are ramping up marketing efforts to fill LMII. We have facilitated Resident Roundtables for the next phase of the project. Over the March 28th weekend, we relocated nine (8) tenants to other vacant units within Berger Woodland Apartments and one (1) tenant to Park Lawn. The auditors for BCHR, LLC (SVA) and BCHA (CLA) have completed file collection and review. CLA was onsite the week of March 16th. Disposition process is underway for Lone Oak and Park Lawn. The City of Barron approved the Letter of Support for sale of Park Lawn to Barron County Housing Authority at the March 10th meeting. We have started Environmental Review for Lone Oak. New development with Pioneer Housing in Prairie Farm, WI (PFPH); We received a letter from USDA-RD regarding the upcoming mortgage maturity. RD will need to confirm the direction PFPH board plans to take with the maturing 50-year mortgage. The options outlined in the letter include renewing under the Multifamily Housing Preservation and Revitalization Program (MPR), applying for prepayment, or participating in the Stand-Alone Rental Assistance (SARA) program. Kazmierski met with PFPH Chairman, Tim Hafele, and RD. We have reviewed the MPR and Section 521 SARA programs. RD is not currently accepting applications for the MPR Program, and the SARA program does not have funds approved for 2026.

PROGRAM FINANCIAL REPORTS AND COMMUNICATIONS

The Committee reviewed the financial statements within corresponding in-house reports and Hawkins Ash reports for LLC ending January 31, 2025, including the Check Register ending February 28, 2026. The committee received and accepted the available financial reports by unanimous consent.

UNFINISHED BUSINESS:

MULTIFAMILY HOUSING REHAB UPDATE

Kazmierski provided field reports (19 & 20), A&E meeting notes, and 3-week projections on construction status. Percent complete: 85% (+/-). New phone systems were not part of project scope. Met with Mosaic and signed contract for new upgrade of phone and internet. We are expecting significant rebates on HVAC systems from

Focus on Energy. The maintenance team received advanced O&M HVAC training from the Trane Supplier on March 19th. Notable events include Mechanical, Electrical, and Plumbing (MEP) at Berger Woodland Phase III and 1665 duplex as well as 1675 duplex complete; Framing and painting complete; Flooring and appliances installed; 100% design of garage and storage units complete; and Monument signs ordered for all sites. Notable Upcoming Events: March turnovers for Berger Woodland final phase; Bids awarded for garage and concrete work; Start phase IV of Berger Woodland, final phase on April 1st. Developer Tom Landgraf is expected to be in attendance at the next meeting.

DISCUSSION AND CONSIDERATION OF CLOSING MFH ACCOUNTS

Considering BCHA MFH program is now dormant for the next 15 years; to create efficiencies and reduce the number of bank accounts, our fee accountant (Hawkins Ash) has advised us to close all BCHA’s MFH bank accounts and move/transfer all the residual funds to OBA. Deputy Director Maxwell-Parker explained that as the BCHA’s Multifamily Housing Program (MFH) transitioned to Low Income Housing Tax Credit under LLC, the MFH activity and accounts are now defunct. Activity limited to the rehab project for reimbursement and other small business expenses have been processed under MFH after May 1, 2025. There are no revenue streams to the “old MFH fund” and there will not be for a minimum of 15 years. There are no commitments or obligations of the “old MFH funds.” All obligations were met at the closing of the LLC on 05/01/2025. The recommendation by the Deputy Director and agreement of the fee accountant, the MFH accounts, (remaining funds in the MFH Security Deposit, PILOT, and Insurance Escrow) should be consolidated into one Reserves account, which was the MFH replacement reserves. This account will serve as the “operating reserves” for two functions, one for the remaining Rehab related expenses that will be reimbursed and the other as reserves for the Other Business Activities – cashflow (should issues arise) and other larger expenses that are within a broader scope of the new function of BCHA, which is serving as a larger housing manager of various programs with multiple revenue streams.

Motion (Nelson/Moen) to approve closing MFH accounts, as presented. Motion carried; unanimous.

Motion (Nelson/Edwardsen) to consolidate payroll by moving out of HCV account and into OBA account, as presented. Motion carried; unanimous.

NEW BUSINESS:

CONSIDERATION OF FILING ARTICLES OF INCORPORATION AND FEIN FOR NEW LLC

Kazmierski informed the committee that the City of Barron formally decided to consolidate the HA with BCHA at the March City Council meeting. The committee approved the establishment of an LLC under the BCHA umbrella to assume ownership of Barron HA at the February meeting. For the next step in disposition of Park Lawn, Kazmierski proposed the adoption of articles of incorporation and filing of FEIN.

Motion (Moen/Edwardsen) to file AOI and FEIN for new LLC for Park Lawn change of ownership. Motion carried; unanimous.

CONSIDERATION OF UTILITY WRITE-OFF FOR TENANT CLAIM

Kazmierski provided background information on past utility bill.

Motion (Moen/Edwardsen) to write off 1/2 (\$73.66) of past utility costs as presented. Motion carried; unanimous.

DISCUSSION OF POTENTIAL ITEMS AND SITE LOCATIONS FOR NEXT MEETING

Due to ongoing construction at BW, for the months February through June 2026, we will be meeting at various scattered sites. Next meeting will be held April 28, 2026, at 9:00 AM in the Parkview Manor Community Room in Dallas, WI. Agenda items include updates of the Multifamily Housing Rehab project, construction budget update, disposition status for both Park Lawn and Lone Oak, and potential utility bill write-offs. The committee also consider moving the May meeting to June 2nd or June 9th.

ADJOURNMENT

The meeting adjourned by unanimous consent at 11:25 AM

Respectfully Submitted,

Bob Kazmierski, Recording Secretary

BARRON COUNTY HOUSING AUTHORITY

Director's Report

April 2026

HOUSING CHOICE VOUCHER PROGRAM

Vouchers leased (being utilized): 141

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

HAP Total: \$62,576.12

Applicants on Waiting List: 419

In December and February, HUD sent emails to all PHAs about the need to consider cost savings in their Housing Choice Voucher programs. As a follow-up, HUD is hosting a live webinar on cost savings on April 29, 2026, in which both Darcy and I will attend. The webinar will focus on Notice PIH 2025-28, Cost-Savings Measures in the Housing Choice Voucher (HCV) and Project Based Voucher (PBV) Programs. The notice details several existing program requirements and other additional policy options PHAs may pursue to reduce program costs and, ultimately, safeguard families from terminations. As always, HUD recommends diligently monitoring Housing Assistance Payment (HAP) spending using HUD's Two-Year Tool, maintaining sound program management practices (such as rent reasonableness reviews and evaluating payment standards), and taking proactive measures to prevent any shortfall of HAP funds. Our approach will be to issue new vouchers only if any of our current clientele drops off the HCV program and to remain under \$63K HAP threshold.

MULTIFAMILY HOUSING/LIHTC PROGRAM

Occupancy Rate (61/70 units): 87% - Almena (1); Berger Woodland (8); Dallas (0); BF-Duplexes (0); Haugen (0); PF (0); Turtle Lake (0). The vacancies at BW are currently housing tenants that have been displaced while their original units are being remodeled. We have been ramping up marketing efforts to fill LMII with a new ½ page advertisement, planting our "apartments for rent" flag in Turtle Lake and utilizing our Facebook page. County Administrator Jeff French requested a tour of Berger Woodland (BW) for the Property Committee on June 1st at 1pm. Considering BW will still be under construction at that time, I have offered to host the Property Committee July 6th at 1pm. Jeff agreed and will explain the situation to the Property Committee in May and ask them to consider a July 6th tour. Jeff also met with Aaron Weber and discussed the final escrow payment. They both agreed that before there is any final (last) draw from the escrow account, BCHA should request and approve that final payment at a meeting and specify the amount and to whom it is to be paid. Furthermore, this final payment should have a 5 or 10 percent retainage provision, until all work has been satisfactorily completed, and signed off on by all parties that all construction functions are complete. There is already 10% retainage for all the other funding sources that will be released after final inspection.

Due to the rapid development of the rehab, project updates and field reports will be handed out at the meeting. Percent complete: 85% (+/-)

- **Notable Events Past 4 Weeks**

- **Construction Progress Demolition is complete on 9 remaining units at BW.**
- **Window installation is in progress.**
- **Elevator car in progress.**
- **Heat pumps will be in place, not fully installed, by end of April**
- **100% design of garage and storage units complete**

- Monument signs ordered for all sites
- Notable Upcoming Events
 - Bids awarded for garage and concrete work

OTHER BUSINESS ACTIVITIES

Occupancy Rate (92/96 units): 96%

Park Lawn Occupancy Rate (29/30 units): 97%

Lone Oak Occupancy Rate (29/30 units): 97%

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

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

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

Disposition process is underway for Lone Oak and Park Lawn. HUD is requiring two (2) Resolutions to be adopted as part of the disposition process. The 1st Resolution authorizes the Executive Director to prepare the Section 18 application. The 2nd Resolution authorizes the submission of the Section 18 application. Both LO and PL have adopted the 1st Resolutions. I met with consultant on 4/13 to complete and submit inventory of all properties into PIC, write outreach narratives explaining each city’s support, and the Environmental Review for LO.

Due to ongoing construction at BW, for the months February through June 2026, we will be meeting at various scattered sites.

Proposed meeting locations:

April 28th meeting:

**Parkview Manor Community Room
230 Anderson St, Dallas, WI 54733**

(MAY MEETING-June 2nd or June 9th:

**Riverview Manor Community Room
126 W Parker St, Prairie Farm, WI
54762**

June 30th meeting:

**Berger-Woodland Manor Community
Room
611 East Woodland Avenue, Barron,
WI 54812**

-OR-

**Park Lawn Apartments Community
Room
Address: 123 E. Franklin St, Barron
WI 54812**



Executive Director

BARRON COUNTY HOUSING AUTHORITY - OTHER BUSINESS

FINANCIAL STATEMENTS

For the Accounting Period Ending February 28, 2026



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 February 28, 2026, and the related statement of activities for the one month and two 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, 2026, 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 blue ink that reads 'Hawkins Ash CPAs, LLP'.

La Crosse, Wisconsin
March 27, 2026

Barron County Housing Authority - Other Business
Statement of Net Position Other Business
February 28, 2026

	Current Period	Cumulative
ASSETS AND DEFERRED OUTFLOWS		
CURRENT ASSETS		
Cash		
10-0-000-000-1111.010 Other Business Activities	21,207.51	38,015.89
10-0-000-000-1111.040 Cash - Unrestricted MFH	3,268.87	48,400.55
10-0-000-000-1162.000 Revolving Savings	0.00	0.00
10-0-000-000-1162.010 Cash - Savings MFH	(1,105.92)	1,457.90
10-0-000-000-1162.015 Cash - CD MFH	0.00	7,680.89
10-0-000-000-1310.000 Tax Reserve MFH	0.61	5,308.65
10-0-000-000-1320.000 Insurance Reserve MFH	1.65	14,332.37
10-0-000-000-1330.000 Replacement Reserve MFH	(17,105.83)	126,078.36
Total	6,266.89	241,274.61
Accounts Receivable		
10-0-000-000-1122.000 A/R - Tenants MFH	0.00	5,564.42
10-0-000-000-1122.010 Tenant Allow for Doubtful MFH	0.00	(5,042.51)
10-0-000-000-1125.000 A/R - Mgmt Programs	0.00	0.00
10-0-000-000-1127.000 A/R - Other	0.00	0.00
10-0-000-000-1127.020 A/R - LLC WHEDA Draws	516.96	50,938.30
Total	516.96	51,460.21
Other Current Assets		
10-0-000-000-1145.000 Accrued Interest	0.00	11.36
10-0-000-000-1211.000 Prepaid Insurance	0.00	0.00
10-0-000-000-1260.000 Inventory - Office Supplies	0.00	970.37
10-0-000-000-1270.000 Inventory - Maint Supplies	0.00	625.00
10-0-000-000-1295.002 Interprogram due (to) from Voucher	1,791.19	38,660.29
10-0-000-000-1295.015 Interprogram due (to) from MFH	0.00	0.00
10-0-000-000-1295.020 Interprogram due (to) from LM II	137.93	7,683.88
10-0-000-000-1295.030 Interprogram due (to) from Tax Credit	(5,577.74)	5,305.14
Total	(3,648.62)	53,256.04
TOTAL CURRENT ASSETS	3,135.23	345,990.86

*(See Accountants' Compilation Report)

Barron County Housing Authority - Other Business
Statement of Net Position Other Business
February 28, 2026

	Current Period	Cumulative
NONCURRENT ASSETS		
Fixed Assets		
Total	0.00	0.00
Other Noncurrent Assets		
10-0-000-000-1510.000 Seller Note - Redevelopment LLC	0.00	2,748,000.00
10-0-000-000-1700.174 Net Pension Asset	0.00	0.00
Total	0.00	2,748,000.00
TOTAL ASSETS	3,135.23	3,093,990.86
Deferred Outflows of Resources		
10-0-000-000-1900.200 Deferred Outflows of Resources - Pension	0.00	48,962.26
10-0-000-000-1900.201 Deferred Outflows of Resources - Pension MFH	0.00	56,830.47
10-0-000-000-1900.210 Deferred Outflows of Resources - OPEB MFH	0.00	20,641.80
Total	0.00	126,434.53
TOTAL ASSETS & DEFERRED OUTFLOWS	3,135.23	3,220,425.39

**(See Accountants' Compilation Report)*

Barron County Housing Authority - Other Business
Statement of Net Position Other Business
February 28, 2026

	Current Period	Cumulative
LIABILITIES, DEF INFLOWS & NET POSITION		
CURRENT LIABILITIES		
Accounts Payable		
10-0-000-000-2111.000 A/P - Vendors and Contractors	0.00	0.00
10-0-000-000-2118.000 A/P - Misc MFH	0.00	480.51
10-0-000-000-2118.010 A/P Pilot MFH	0.00	4,360.78
Total	0.00	4,841.29
Accrued Liabilities		
10-0-000-000-2134.010 Accrued Comp Absences	0.00	5,469.44
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	0.00	0.00
Total	0.00	5,469.44
TOTAL CURRENT LIABILITIES	0.00	10,310.73
NONCURRENT LIABILITIES		
Other Noncurrent Liabilities		
10-0-000-000-2134.020 Accrued Comp Absences - LT	0.00	2,046.74
10-0-000-000-2500.356 Net Pension Liability - MFH	0.00	10,803.04
10-0-000-000-2500.357 Net Pension Liability	0.00	7,299.69
10-0-000-000-2500.358 Net OPEB Liability MFH	0.00	35,656.00
Total	0.00	55,805.47
TOTAL LIABILITIES	0.00	66,116.20

*(See Accountants' Compilation Report)

03/30/2026
7:00:26 AM
sysadm

Barron County Housing Authority - Other Business
Statement of Net Position Other Business
February 28, 2026

4
H:\hms\reports\1\NET.QRP

	Current Period	Cumulative
Deferred Inflows of Resources		
10-0-000-000-2600.400 Deferred Inflows of Resources - Pension	0.00	22,190.97
10-0-000-000-2600.401 Deferred Inflows of Resources - Pension MFH	0.00	32,841.12
10-0-000-000-2600.410 Deferred Inflows of Resources - OPEB MFH	0.00	25,960.00
Total	0.00	80,992.09
NET POSITION		
10-0-000-000-2700.000 CY Net Change	3,135.23	(33,169.05)
10-0-000-000-2802.508 Invested in Capital Assets	0.00	0.00
10-0-000-000-2810.511 Restricted	(17,105.83)	126,078.36
10-0-000-000-2810.512 Unrestricted	17,105.83	2,980,407.79
10-0-000-000-2820.000 Restricted GASB 68	0.00	0.00
TOTAL NET POSITION	3,135.23	3,073,317.10
TOTAL LIAB, DEF INFLOW, AND NET POSITION	3,135.23	3,220,425.39
Proof	0.00	0.00

*(See Accountants' Compilation Report)

**Barron County Housing Authority - Other Business
Statement of Activities - Other Business
Two Month Period - February 28, 2026**

	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***		
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING REVENUE							
Other Revenue							
10-1-000-000-3690.000 Other Income - Postage Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-000-3690.010 Other Income		0.00	0.00		0.01	0.00	0.01
Total		0.00	0.00		0.01	0.00	0.01
OPERATING EXPENSES							
Administration							
10-1-000-000-4110.000 Administration Salaries		0.00	0.00		0.00	0.00	0.00
10-1-000-000-4150.000 Travel Expense		0.00	0.00		0.00	0.00	0.00
10-1-000-000-4170.000 Accounting Fees		243.00	0.00		243.00	0.00	243.00
10-1-000-000-4171.000 Audit Fees		0.00	0.00		0.00	0.00	0.00
10-1-000-000-4175.000 Legal Expense		0.00	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	0.00
10-1-000-000-4182.010 Pension Expense		0.00	0.00		0.00	0.00	0.00
10-1-000-000-4190.000 Sundry		0.00	0.00		0.00	0.00	0.00
10-1-000-000-4190.020 Conventions & Meetings		0.00	0.00		0.00	0.00	0.00
10-1-000-000-4190.050 Office Supplies and Postage		20.99	0.00		41.98	0.00	41.98
10-1-000-000-4190.060 Office Expenses		10.00	0.00		4,927.89	0.00	4,927.89
10-1-000-000-4190.070 Advertisements		0.00	0.00		0.00	0.00	0.00
10-1-000-000-4190.080 Tenant Recreational		0.00	0.00		0.00	0.00	0.00
10-1-000-000-4191.000 Telephone		0.00	0.00		0.00	0.00	0.00
Total		273.99	0.00		5,212.87	0.00	5,212.87
Maintenance							
10-1-000-000-4410.000 Maintenance Salaries		0.00	0.00		0.00	0.00	0.00
10-1-000-000-4420.000 Maintenance Materials		90.72	0.00		90.72	0.00	90.72
10-1-000-000-4430.000 Misc Contract Costs		0.00	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	0.00
10-1-000-000-4433.010 Pension Expense		0.00	0.00		0.00	0.00	0.00
10-1-000-000-4515.000 Compensated Absences		0.00	0.00		0.00	0.00	0.00
Total		90.72	0.00		90.72	0.00	90.72
TOTAL OPERATING EXPENSES		364.71	0.00		5,303.59	0.00	5,303.59
OPERATING INCOME (LOSS)		(364.71)	0.00		(5,303.58)	0.00	(5,303.58)
Nonoperating Revenue (Expenses)							
10-1-000-000-3490.000 Gain (Loss) on Fixed Assets		0.00	0.00		0.00	0.00	0.00
10-1-000-000-3681.000 Interest Income		1.31	0.00		2.10	0.00	2.10
Total		1.31	0.00		2.10	0.00	2.10
CHANGE IN NET POSITION		(363.40)	0.00		(5,301.48)	0.00	(5,301.48)
NET CHANGE		(363.40)	0.00		(5,301.48)	0.00	(5,301.48)

*See Accountants' Compilation Report

**Barron County Housing Authority - Property Mgmt
Statement of Activities - Property Mgmt
Two Month Period - February 28, 2026**

	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***		
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING REVENUE							
Other Revenue							
10-1-000-011-3610.010 Management Fee Earned		2,580.00	2,580.00		2,580.00	5,160.00	(2,580.00)
10-1-000-011-3610.020 Maint Payroll Reimbursement		6,204.84	0.00		6,204.84	0.00	6,204.84
10-1-000-011-3610.030 Mileage Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-011-3610.040 Maintenance Supply Reimbuse		0.00	0.00		0.00	0.00	0.00
10-1-000-011-3690.010 Call Forwarding Fee		0.00	0.00		0.00	0.00	0.00
10-1-000-011-3690.020 Postage Office Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-011-3690.030 Other Income		0.00	0.00		0.00	0.00	0.00
10-1-000-011-3690.040 Maint Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-011-3690.050 Training Reimbursement		0.00	0.00		0.00	0.00	0.00
Total		8,784.84	2,580.00		8,784.84	5,160.00	3,624.84
OPERATING EXPENSES							
Administration							
10-1-000-011-4110.000 Administration Salaries		2,545.50	1,583.33		4,282.06	3,166.66	1,115.40
10-1-000-011-4130.000 Legal Fees		0.00	0.00		0.00	0.00	0.00
10-1-000-011-4150.000 Travel		80.48	0.00		130.43	0.00	130.43
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		894.41	950.00		1,708.02	1,900.00	(191.98)
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		100.00	0.00	100.00
10-1-000-011-4190.020 Conventions & Meetings		0.00	0.00		0.00	0.00	0.00
10-1-000-011-4190.050 Office Supplies and Postage		0.00	0.00		12.20	0.00	12.20
10-1-000-011-4190.060 Office Expense		0.00	0.00		0.00	0.00	0.00
10-1-000-011-4190.070 Advertisements		0.00	0.00		0.00	0.00	0.00
10-1-000-011-4190.080 Tenant Recreational		0.00	0.00		1,130.00	0.00	1,130.00
Total		3,520.39	2,533.33		7,362.71	5,066.66	2,296.05
Maintenance							
10-1-000-011-4410.000 Maintenance Salaries		5,949.17	0.00		9,821.85	0.00	9,821.85
10-1-000-011-4420.000 Maintenance Materials		140.84	0.00		140.84	0.00	140.84
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		542.96	0.00		878.53	0.00	878.53
10-1-000-011-4433.010 Pension Expense		0.00	0.00		0.00	0.00	0.00
Total		6,632.97	0.00		10,841.22	0.00	10,841.22
TOTAL OPERATING EXPENSES		10,153.36	2,533.33		18,203.93	5,066.66	13,137.27

*See Accountants' Compilation Report

**Barron County Housing Authority - Property Mgmt
Statement of Activities - Property Mgmt
Two Month Period - February 28, 2026**

	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***		
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING INCOME (LOSS)		(1,368.52)	46.67		(9,419.09)	93.34	(9,512.43)
Nonoperating Revenue (Expenses)							
Total		0.00	0.00		0.00	0.00	0.00
CHANGE IN NET POSITION		(1,368.52)	46.67		(9,419.09)	93.34	(9,512.43)
NET CHANGE		(1,368.52)	46.67		(9,419.09)	93.34	(9,512.43)

*See Accountants' Compilation Report

Barron County Housing Authority - PFPH/ST
Statement of Activities - PFPH/ST
Two Month Period - February 28, 2026

	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***		
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING REVENUE							
Other Revenue							
10-1-000-012-3610.010 Management Fee Earned		960.26	416.67		960.26	833.34	126.92
10-1-000-012-3610.020 Maint Payroll Reimbursement		940.12	0.00		940.12	0.00	940.12
10-1-000-012-3610.040 Maintenance Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-012-3690.020 Postage Office Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-012-3690.030 Other Income		0.00	0.00		0.00	0.00	0.00
10-1-000-012-3690.050 Other Inc - Compliance Service		0.00	0.00		0.00	0.00	0.00
Total		1,900.38	416.67		1,900.38	833.34	1,067.04
OPERATING EXPENSES							
Administration							
10-1-000-012-4110.000 Administration Salaries		354.06	404.17		690.07	808.34	(118.27)
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		52.20	0.00		160.95	0.00	160.95
10-1-000-012-4170.000 Accounting		0.00	33.33		0.00	66.66	(66.66)
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		322.33	272.50		641.55	545.00	96.55
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		0.00	0.00	0.00
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		0.00	0.00	0.00
Total		728.59	710.00		1,492.57	1,420.00	72.57
Maintenance							
10-1-000-012-4410.000 Maintenance Salaries		229.66	0.00		551.36	0.00	551.36
10-1-000-012-4420.000 Maintenance Materials		0.00	0.00		0.00	0.00	0.00
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		21.15	0.00		54.19	0.00	54.19
Total		250.81	0.00		605.55	0.00	605.55
TOTAL OPERATING EXPENSES		979.40	710.00		2,098.12	1,420.00	678.12
OPERATING INCOME (LOSS)		920.98	(293.33)		(197.74)	(586.66)	388.92
Nonoperating Revenue (Expenses)							
Total		0.00	0.00		0.00	0.00	0.00
CHANGE IN NET POSITION		920.98	(293.33)		(197.74)	(586.66)	388.92
NET CHANGE		920.98	(293.33)		(197.74)	(586.66)	388.92

*See Accountants' Compilation Report

Barron County Housing Authority - PM/LO
Statement of Activities - PM/LO
Two Month Period - February 28, 2026

	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***		
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING REVENUE							
Other Revenue							
10-1-000-013-3610.010 Management Fee Earned		2,580.00	2,580.00		2,580.00	5,160.00	(2,580.00)
10-1-000-013-3610.020 Maint Payroll Reimbursement		4,402.11	0.00		4,402.11	0.00	4,402.11
10-1-000-013-3690.010 Materials		0.00	0.00		0.00	0.00	0.00
10-1-000-013-3690.020 Postage Office Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-013-3690.030 Other Income		0.00	0.00		0.00	0.00	0.00
10-1-000-013-3690.040 Maint Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-013-3690.050 Training Reimbursement		0.00	0.00		0.00	0.00	0.00
Total		6,982.11	2,580.00		6,982.11	5,160.00	1,822.11
OPERATING EXPENSES							
Administration							
10-1-000-013-4110.000 Administration Salaries		2,294.27	1,583.33		4,723.80	3,166.66	1,557.14
10-1-000-013-4130.000 Legal Fees		0.00	0.00		0.00	0.00	0.00
10-1-000-013-4150.000 Travel		322.63	0.00		493.01	0.00	493.01
10-1-000-013-4170.000 Accounting		0.00	29.17		0.00	58.34	(58.34)
10-1-000-013-4182.000 Empl Benefit Contrib		857.09	950.00		1,773.44	1,900.00	(126.56)
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		100.00	0.00	100.00
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		12.20	0.00		21.70	0.00	21.70
10-1-000-013-4190.060 Office Expense		131.00	0.00		131.00	0.00	131.00
10-1-000-013-4190.070 Advertisements		0.00	0.00		0.00	0.00	0.00
Total		3,617.19	2,562.50		7,242.95	5,125.00	2,117.95
Maintenance							
10-1-000-013-4410.000 Maintenance Salaries		2,733.51	0.00		5,309.46	0.00	5,309.46
10-1-000-013-4420.000 Maintenance Materials		0.00	0.00		0.00	0.00	0.00
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		221.27	0.00		440.31	0.00	440.31
Total		2,954.78	0.00		5,749.77	0.00	5,749.77
TOTAL OPERATING EXPENSES		6,571.97	2,562.50		12,992.72	5,125.00	7,867.72
OPERATING INCOME (LOSS)		410.14	17.50		(6,010.61)	35.00	(6,045.61)
Nonoperating Revenue (Expenses)							
Total		0.00	0.00		0.00	0.00	0.00
CHANGE IN NET POSITION		410.14	17.50		(6,010.61)	35.00	(6,045.61)
NET CHANGE		410.14	17.50		(6,010.61)	35.00	(6,045.61)

*See Accountants' Compilation Report

Barron County Housing Authority - Almena
Statement of Activities - Almena
Two Month Period - February 28, 2026

	***** 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	500.00		0.00	1,000.00	(1,000.00)
10-1-000-014-3690.020 Postage Office Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-014-3690.030 Other Income		500.00	0.00		712.00	0.00	712.00
Total		500.00	500.00		712.00	1,000.00	(288.00)
OPERATING EXPENSES							
Administration							
10-1-000-014-4110.000 Administration Salaries		113.25	131.67		526.10	263.34	262.76
10-1-000-014-4150.000 Travel		0.00	0.00		0.00	0.00	0.00
10-1-000-014-4170.000 Accounting		0.00	25.00		0.00	50.00	(50.00)
10-1-000-014-4182.000 Empl Benefit Contrib		72.74	93.33		189.70	186.66	3.04
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		(24.90)	0.00	(24.90)
10-1-000-014-4190.060 Office Expense		0.00	0.00		24.90	0.00	24.90
Total		185.99	250.00		715.80	500.00	215.80
Maintenance							
10-1-000-014-4410.000 Maintenance Salaries		0.00	0.00		(82.24)	0.00	(82.24)
10-1-000-014-4433.000 Maint Employee Benefit		0.00	0.00		(12.02)	0.00	(12.02)
Total		0.00	0.00		(94.26)	0.00	(94.26)
TOTAL OPERATING EXPENSES		185.99	250.00		621.54	500.00	121.54
OPERATING INCOME (LOSS)		314.01	250.00		90.46	500.00	(409.54)
Nonoperating Revenue (Expenses)							
Total		0.00	0.00		0.00	0.00	0.00
CHANGE IN NET POSITION		314.01	250.00		90.46	500.00	(409.54)
NET CHANGE		314.01	250.00		90.46	500.00	(409.54)

*See Accountants' Compilation Report

Barron County Housing Authority - PFPH/PH
Statement of Activities - PFPH/PH
Two Month Period - February 28, 2026

	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***		
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING REVENUE							
Other Revenue							
10-1-000-015-3610.010 Management Fee Earned		576.00	768.00		576.00	1,536.00	(960.00)
10-1-000-015-3610.020 Maint Payroll Reimbursement		1,299.83	0.00		1,299.83	0.00	1,299.83
10-1-000-015-3610.040 Maintenance Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-015-3690.020 Postage Office Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-015-3690.030 Other Income		0.00	0.00		0.00	0.00	0.00
10-1-000-015-3690.040 Maint Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
Total		1,875.83	768.00		1,875.83	1,536.00	339.83
OPERATING EXPENSES							
Administration							
10-1-000-015-4110.000 Administration Salaries		327.86	370.83		698.79	741.66	(42.87)
10-1-000-015-4150.000 Travel		65.25	0.00		232.00	0.00	232.00
10-1-000-015-4170.000 Accounting		0.00	33.33		0.00	66.66	(66.66)
10-1-000-015-4182.000 Empl Benefit Contrib		296.06	245.00		597.86	490.00	107.86
10-1-000-015-4182.010 Pension Expense		0.00	0.00		0.00	0.00	0.00
10-1-000-015-4190.000 Sundry		0.00	0.00		0.00	0.00	0.00
10-1-000-015-4190.020 Conventions & Meetings		0.00	0.00		0.00	0.00	0.00
10-1-000-015-4190.060 Office Expense		0.00	0.00		0.00	0.00	0.00
10-1-000-015-4190.070 Advertisements		0.00	0.00		0.00	0.00	0.00
Total		689.17	649.16		1,528.65	1,298.32	230.33
Maintenance							
10-1-000-015-4410.000 Maintenance Salaries		262.32	0.00		863.02	0.00	863.02
10-1-000-015-4420.000 Maintenance Materials		45.37	0.00		45.37	0.00	45.37
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		24.56	0.00		80.31	0.00	80.31
Total		332.25	0.00		988.70	0.00	988.70
TOTAL OPERATING EXPENSES		1,021.42	649.16		2,517.35	1,298.32	1,219.03
OPERATING INCOME (LOSS)		854.41	118.84		(641.52)	237.68	(879.20)
Nonoperating Revenue (Expenses)							
Total		0.00	0.00		0.00	0.00	0.00
CHANGE IN NET POSITION		854.41	118.84		(641.52)	237.68	(879.20)
NET CHANGE		854.41	118.84		(641.52)	237.68	(879.20)

*See Accountants' Compilation Report

**Barron County Housing Authority - Redevelopment
Statement of Activities - Redevelopment
Two Month Period - February 28, 2026**

	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***		
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING REVENUE							
Other Revenue							
10-1-000-030-3610.010 Management Fee Earned		3,080.00	0.00		6,160.00	0.00	6,160.00
10-1-000-030-3610.020 Payroll Reimbursement		18,011.09	0.00		18,011.09	0.00	18,011.09
10-1-000-030-3690.020 Postage Office Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
Total		21,091.09	0.00		24,171.09	0.00	24,171.09
OPERATING EXPENSES							
Administration							
10-1-000-030-4110.000 Administration Salaries		9,132.03	0.00		16,743.05	0.00	16,743.05
10-1-000-030-4150.000 Travel		769.06	0.00		1,605.72	0.00	1,605.72
10-1-000-030-4170.000 Accounting		0.00	0.00		0.00	0.00	0.00
10-1-000-030-4182.000 Empl Benefit Contrib		1,318.98	0.00		2,403.77	0.00	2,403.77
10-1-000-030-4182.010 Pension Expense		0.00	0.00		0.00	0.00	0.00
10-1-000-030-4182.020 OPEB Expense - Admin		0.00	0.00		0.00	0.00	0.00
10-1-000-030-4190.000 Sundry		0.00	0.00		(2.40)	0.00	(2.40)
10-1-000-030-4190.050 Office Supplies and Postage		20.70	0.00		22.60	0.00	22.60
10-1-000-030-4190.060 Office Expense		214.12	0.00		585.48	0.00	585.48
10-1-000-030-4190.070 Advertising		2,059.99	0.00		2,209.80	0.00	2,209.80
10-1-000-030-4190.080 Tenant Recreational		0.00	0.00		355.56	0.00	355.56
10-1-000-030-4190.090 Computer Expenses		0.00	0.00		68.94	0.00	68.94
Total		13,514.88	0.00		23,992.52	0.00	23,992.52
Maintenance							
10-1-000-030-4410.000 Maintenance Salaries		3,633.51	0.00		6,909.93	0.00	6,909.93
10-1-000-030-4420.000 Maintenance Materials		1,124.05	0.00		4,153.25	0.00	4,153.25
10-1-000-030-4430.000 Contract Costs		51.00	0.00		51.00	0.00	51.00
10-1-000-030-4433.000 Maint Employee Benefit		420.71	0.00		795.30	0.00	795.30
10-1-000-030-4433.010 Pension Expense		0.00	0.00		0.00	0.00	0.00
Total		5,229.27	0.00		11,909.48	0.00	11,909.48
TOTAL OPERATING EXPENSES		18,744.15	0.00		35,902.00	0.00	35,902.00
OPERATING INCOME (LOSS)		2,346.94	0.00		(11,730.91)	0.00	(11,730.91)

**Barron County Housing Authority - Redevelopment
Statement of Activities - Redevelopment
Two Month Period - February 28, 2026**

	***** PERIOD TO DATE*****		***YTD ACTUAL***		***YTD BUDGET***		
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
Nonoperating Revenue (Expenses)							
10-1-000-030-3681.000 Interest Income		2.99	0.00		10.99	0.00	10.99
10-1-000-030-3681.010 Interest Inc - Tax Escrow		0.61	0.00		1.26	0.00	1.26
10-1-000-030-3681.020 Interest Inc - Ins Escrow		1.65	0.00		3.42	0.00	3.42
10-1-000-030-3681.030 Interest Inc - Rep Reserve		15.42	0.00		26.17	0.00	26.17
10-1-000-030-6900.000 Equity Transfer		0.00	0.00		0.00	0.00	0.00
Total		20.67	0.00		41.84	0.00	41.84
CHANGE IN NET POSITION		2,367.61	0.00		(11,689.07)	0.00	(11,689.07)
NET CHANGE		2,367.61	0.00		(11,689.07)	0.00	(11,689.07)

*See Accountants' Compilation Report

BARRON COUNTY HOUSING AUTHORITY - VOUCHER

FINANCIAL STATEMENTS

For the Accounting Period Ending February 28, 2026

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 February 28, 2026, and the related statement of activities for the one month and two 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, 2026, 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

Barron County Housing Authority - Voucher
Statement of Net Position - Voucher
February 28, 2026

	Current Period	Cumulative
ASSETS AND DEFERRED OUTFLOWS		
CURRENT ASSETS		
Cash		
02-0-000-000-1111.050 Cash - Sterling Bank	(2,502.14)	105,081.86
02-0-000-000-1111.060 Cash - Payroll Account	274.81	25,862.79
02-0-000-000-1111.070 Cash - Restricted HAP	753.00	20,706.98
02-0-000-000-1111.080 Cash - Restricted Cares	0.00	0.00
Total	(1,474.33)	151,651.63
Accounts Receivable		
02-0-000-000-1121.000 A/R - Fraud Recovery	778.00	2,400.00
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	778.00	7,028.00
Accrued Receivables		
02-0-000-000-1145.000 Accrued Interest Receivable	0.00	0.00
Total	0.00	0.00
Other Current Assets		
02-0-000-000-1211.000 Prepaid Insurance	0.00	0.00
02-0-000-000-1212.000 Prepaid Expense	0.00	4,552.60
02-0-000-000-1220.000 Prepaid HAP/UAP	0.00	0.00
02-0-000-000-1260.000 Inventories - Materials	0.00	322.60
02-0-000-000-1295.000 Interprogram due (to) from OB	0.00	0.00
02-0-000-000-1295.015 Interprogram due (to) from MFH	0.00	0.00
02-0-000-000-1295.020 Interprogram due (to) from LM II	2,847.90	14,347.69
02-0-000-000-1295.030 Interprogram due (to) from Tax Cr	(4,997.52)	0.00
Total	(2,149.62)	19,222.89
TOTAL CURRENT ASSETS	(2,845.95)	177,902.52

**(See Accountants' Compilation Report)*

Barron County Housing Authority - Voucher
Statement of Net Position - Voucher
February 28, 2026

	Current Period	Cumulative
NONCURRENT ASSETS		
Fixed Assets		
02-0-000-000-1400.090 Furniture, Equip, & Mach - Voucher	0.00	4,018.99
02-0-000-000-1400.099 Furniture, Equip & Mach Cares Covid	0.00	7,287.43
02-0-000-000-1400.150 Accumulated Depreciation	(0.86)	(4,010.33)
02-0-000-000-1400.999 Accumulated Depreciation Covid	0.00	(7,287.43)
Total	(0.86)	8.66
Other Noncurrent Assets		
02-0-000-000-1700.174 Net Pension Asset	0.00	0.00
Total	0.00	0.00
TOTAL NONCURRENT ASSETS	(0.86)	8.66
TOTAL ASSETS	(2,846.81)	177,911.18
Deferred Outflows of Resources		
02-0-000-000-1900.200 Deferred Outflow of Resources - Pension	0.00	36,136.16
Total	0.00	36,136.16
TOTAL ASSETS & DEFERRED OUTFLOWS	(2,846.81)	214,047.34

*(See Accountants' Compilation Report)

Barron County Housing Authority - Voucher
Statement of Net Position - Voucher
February 28, 2026

	Current Period	Cumulative
LIABILITIES, DEF INFLOWS & NET POSITION		
CURRENT LIABILITIES		
Accounts Payable		
02-0-000-000-2111.000 A/P - Vendors & Contractors	0.00	0.00
02-0-000-000-2117.010 Federal Income Tax W/H	(71.94)	642.16
02-0-000-000-2117.020 Social Security Tax W/H	(94.84)	1,979.26
02-0-000-000-2117.021 Medicare W/H	(22.20)	462.90
02-0-000-000-2117.030 State Income Tax W/H	(393.17)	1,097.23
02-0-000-000-2117.040 Other -WRS	(1,647.50)	3,662.82
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	(3,000.00)	0.00
02-0-000-000-2118.010 A/P - Misc	0.00	475.00
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	(5,229.65)	8,319.37
Accrued Liabilities		
02-0-000-000-2134.010 Accrued Comp Absences	0.00	1,033.13
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	0.00
02-0-000-000-2137.000 Interprogram due to (from) OB	1,791.19	38,660.29
Total	1,791.19	39,693.42
Other Current Liabilities		
02-0-000-000-2290.010 Unearned Revenue - Admin Fees	0.00	0.00
Total	0.00	0.00
TOTAL CURRENT LIABILITIES	(3,438.46)	48,012.79

*(See Accountants' Compilation Report)

03/30/2026
7:00:15 AM
sysadm

Barron County Housing Authority - Voucher
Statement of Net Position - Voucher
February 28, 2026

4
H:\hms\reports\1\NET.QRP

	Current Period	Cumulative
NONCURRENT LIABILITIES		
Compensated Absences		
02-0-000-000-2134.020 Accrued Comp Absences - LT	0.00	469.79
Total	0.00	469.79
Other Noncurrent Liabilities		
02-0-000-000-2500.357 Net Pension Liability	0.00	6,602.29
Total	0.00	6,602.29
TOTAL LIABILITIES	(3,438.46)	55,084.87
Deferred Inflows of Resources		
02-0-000-000-2600.400 Deferred Inflow of Resources - Pension	0.00	20,070.90
02-0-000-000-2600.401 Deferred Inflow of Resources - HAP	0.00	0.00
Total	0.00	20,070.90
NET POSITION		
02-0-000-000-2700.000 CY Net Change	591.65	(1,708.45)
02-0-000-000-2802.508 Invested in Capital Assets	(0.86)	8.66
02-0-000-000-2802.999 Invested in CA Covid	0.00	0.00
02-0-000-000-2810.000 Restricted GASB 68	0.00	0.00
02-0-000-000-2810.001 Fund Balance HAP	753.00	20,706.98
02-0-000-000-2810.002 Fund Balance Admin Fee	(752.14)	119,884.38
TOTAL NET POSITION	591.65	138,891.57
TOTAL LIAB, DEF INFLOW, AND NET POSITION	(2,846.81)	214,047.34
Proof	0.00	0.00

*(See Accountants' Compilation Report)

**Barron County Housing Authority - Voucher
Statement of Activities - Voucher
Two Month Period - February 28, 2026**

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
PUM	1.00	233.00	233.00	1.00	466.00	466.00	0.00
OPERATING REVENUE							
Operating Revenue							
02-1-000-000-3411.000 Revenue - HUD Grants	271.36	63,228.00	0.00	270.95	126,262.00	0.00	126,262.00
02-1-000-000-3411.010 HUD Revenue Admin Fee	30.96	7,213.00	10,833.33	30.96	14,426.00	21,666.66	(7,240.66)
02-1-000-000-3411.030 Revenue - HUD Grants FYI	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-3440.000 Other Revenue - PHA	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-3440.010 Port-In HAP Received	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-3440.020 Port-In Admin Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-3450.000 Fraud Recovery - PHA	3.39	789.00	0.00	1.69	789.00	0.00	789.00
02-1-000-000-3450.010 Fraud Recovery - HUD	3.39	789.00	0.00	1.69	789.00	0.00	789.00
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	309.09	72,019.00	10,833.33	305.29	142,266.00	21,666.66	120,599.34
OPERATING EXPENSES							
Administration							
02-1-000-000-4110.000 Administration Salaries	19.61	4,568.03	5,000.00	16.84	7,845.20	10,000.00	(2,154.80)
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	83.33	0.00	0.00	166.66	(166.66)
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	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4150.000 Travel	0.05	12.33	83.33	0.17	80.48	166.66	(86.18)
02-1-000-000-4160.000 Office Expense	1.65	383.45	968.75	9.21	4,292.89	1,937.50	2,355.39
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	0.93	216.00	500.00	0.46	216.00	1,000.00	(784.00)
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	9.90	2,307.04	2,672.83	9.19	4,282.29	5,345.66	(1,063.37)
02-1-000-000-4182.030 Pension Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	1.03	239.00	281.25	0.95	442.98	562.50	(119.52)
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	1.72	399.81	341.67	1.72	799.54	683.34	116.20
Total	34.87	8,125.66	9,931.16	38.54	17,959.38	19,862.32	(1,902.94)
Maintenance and Operations							
02-1-000-000-4410.000 Maint Labor	0.00	0.00	333.33	0.00	0.00	666.66	(666.66)
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	416.67	0.00	0.00	833.34	(833.34)
02-1-000-000-4433.000 Empl Benefit Contr Maint	0.00	0.00	27.08	0.00	0.00	54.16	(54.16)
Total	0.00	0.00	777.08	0.00	0.00	1,554.16	(1,554.16)

*See Accountants' Compilation Report

**Barron County Housing Authority - Voucher
Statement of Activities - Voucher
Two Month Period - February 28, 2026**

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
General Expenses							
02-1-000-000-4510.030 Workmans Comp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4590.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4591.000 Portable Admin Fee	0.20	46.06	0.00	0.20	92.12	0.00	92.12
02-1-000-000-4592.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.20	46.06	0.00	0.20	92.12	0.00	92.12
Housing Assistance Payments							
02-1-000-000-4715.010 HAP - Occupied Units	267.63	62,358.00	0.00	266.37	124,129.00	0.00	124,129.00
02-1-000-000-4715.015 HAP - Occupied Units PY	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	1.63	379.00	0.00	1.63	758.00	0.00	758.00
02-1-000-000-4715.060 HAP - Port-Out	2.26	527.00	0.00	2.26	1,054.00	0.00	1,054.00
Total	271.52	63,264.00	0.00	270.26	125,941.00	0.00	125,941.00
HAP Port-In's							
02-1-000-000-4715.050 HAP - Port-In's	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation							
02-1-000-000-4800.000 Depreciation Expense	0.00	0.86	0.00	0.00	1.72	0.00	1.72
02-1-000-000-4800.999 Depreciation Expenses Covid	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.86	0.00	0.00	1.72	0.00	1.72
TOTAL OPERATING EXPENSES	306.59	71,436.58	10,708.24	309.00	143,994.22	21,416.48	122,577.74
OPERATING INCOME (LOSS)	2.50	582.42	125.09	3.71	(1,728.22)	250.18	(1,978.40)
Nonoperating Revenue (Expenses)							
02-1-000-000-3430.000 Invest Inc - Payroll Account	0.00	1.07	0.00	0.01	2.96	0.00	2.96
02-1-000-000-3430.010 Investment Income - Admin	0.04	8.16	0.00	0.04	16.81	0.00	16.81
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	9.23	0.00	0.04	19.77	0.00	19.77
CHANGE IN NET POSITION	2.54	591.65	125.09	3.67	(1,708.45)	250.18	(1,958.63)
Prior Period Adjustments							
02-1-000-000-6010.010 Prior Period HAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-6010.020 Prior Period Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET CHANGE	2.54	591.65	125.09	3.67	(1,708.45)	250.18	(1,958.63)

*See Accountants' Compilation Report

Barron County Housing Authority - Voucher
Schedule 1 Analysis of Fund Balance
Two Month Period - February 28, 2026

	Current Period	Current Year
Analysis Of Fund Balance		
HAP FUND BALANCE ANALYSIS		
Revenue		
HUD Subsidy	63,228.00	126,262.00
Other Income	0.00	0.00
Fraud Recovery	789.00	789.00
Total	64,017.00	127,051.00
Expenses		
HAP Expense	63,264.00	125,941.00
PPA HAP	0.00	0.00
Total	63,264.00	125,941.00
Net	753.00	1,110.00
ADMIN FEE FUND BALANCE ANALYSIS		
Revenue		
HUD Subsidy Admin Fee	7,213.00	14,426.00
HUD Subsidy - Cares	0.00	0.00
Port In HAP	0.00	0.00
Port In Admin Fee	0.00	0.00
Other Income	0.00	0.00
Fraud Recovery	789.00	789.00
Interest on Reserve	9.23	19.77
Total	8,011.23	15,234.77
Expenses		
Total Admin Exp	8,125.66	17,959.38
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	46.06	92.12
PPA Admin	0.00	0.00
Total	8,171.72	18,051.50
Net	(160.49)	(2,816.73)

**See Accountants' Compilation Report*

03/30/2026
7:01:44 AM
sysadm

***Barron County Housing Authority - Voucher
Schedule 1 Analysis of Fund Balance
Two Month Period - February 28, 2026***

	Current Period	Current Year
Depreciation		
02-1-000-000-4800.000 Depreciation Expense	0.86	1.72
02-1-000-000-4800.999 Depreciation Expenses Covid	0.00	0.00
Total	0.86	1.72
NET CHANGE	591.65	(1,708.45)

**See Accountants' Compilation Report*

BARRON COUNTY HOUSING AUTHORITY - LM II

FINANCIAL STATEMENTS

For the Accounting Period Ending February 28, 2026



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 February 28, 2026, and the related statement of activities for the one month and two 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, 2026, 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 blue ink that reads "Hawkins Ash CPAs, LLP".

La Crosse, Wisconsin
March 27, 2026

Barron County Housing Authority - LM II
Statement of Net Position - LM II
February 28, 2026

	Current Period	Cumulative
ASSETS AND DEFERRED OUTFLOWS		
CURRENT ASSETS		
Cash		
20-0-000-000-1111.040 Cash - Unrestricted	6,087.02	104,902.56
20-0-000-000-1111.050 Cash - Security Deposit	800.35	9,274.81
20-0-000-000-1162.000 Cash - Reserve	1.14	29,815.68
Total	6,888.51	143,993.05
Accounts Receivable		
20-0-000-000-1122.000 A/R - Tenants	(512.00)	601.00
Total	(512.00)	601.00
Other Current Assets		
20-0-000-000-1210.000 Prepaid Expenses	0.00	0.00
20-0-000-000-1211.000 Prepaid Insurance	(1,635.75)	1,635.75
20-0-000-000-1295.002 Interprogram due (to) from Voucher	0.00	0.00
20-0-000-000-1295.010 Interprogram due (to) from O/B	0.00	0.00
Total	(1,635.75)	1,635.75
Accrued Receivable		
Total	0.00	0.00
Cash - Escrow Funds		
Total	0.00	0.00
TOTAL CURRENT ASSETS	4,740.76	146,229.80

*(See Accountants' Compilation Report)

Barron County Housing Authority - LM II
Statement of Net Position - LM II
February 28, 2026

	Current Period	Cumulative
NONCURRENT ASSETS		
Fixed Assets		
20-0-000-000-1400.060 Land	0.00	224,000.00
20-0-000-000-1400.070 Buildings	0.00	1,472,299.00
20-0-000-000-1400.080 Furniture, Equip, & Mach - Dwell	0.00	0.00
20-0-000-000-1400.150 Accumulated Depreciation	(3,200.00)	(67,554.14)
Total	(3,200.00)	1,628,744.86
Other Noncurrent Assets		
Total	0.00	0.00
TOTAL NONCURRENT ASSETS	(3,200.00)	1,628,744.86
TOTAL ASSETS	1,540.76	1,774,974.66
Deferred Outflows of Resources		
Total	0.00	0.00
TOTAL ASSETS & DEFERRED OUTFLOWS	1,540.76	1,774,974.66

**(See Accountants' Compilation Report)*

Barron County Housing Authority - LM II
Statement of Net Position - LM II
February 28, 2026

	Current Period	Cumulative
LIABILITIES DEF INFLOWS & NET POSITION		
CURRENT LIABILITIES		
Accounts Payable		
20-0-000-000-2111.000 A/P - Vendors & Contractors	0.00	0.00
20-0-000-000-2114.000 Tenants Security Deposits	800.00	8,502.00
Total	800.00	8,502.00
Accrued Liabilities		
20-0-000-000-2134.010 Accrued Comp Absences	0.00	1,395.15
Total	0.00	1,395.15
Other Current Liabilities		
20-0-000-000-2135.000 Accrued Payroll	0.00	0.00
20-0-000-000-2140.000 Interprogram due to (from) Other Business	137.93	7,683.88
20-0-000-000-2145.015 Interprogram due to (from) MFH	0.00	0.00
20-0-000-000-2145.020 Interprogram due to (from) Voucher	2,847.90	14,347.69
20-0-000-000-2240.000 Prepaid Rent	2,950.00	2,964.00
Total	5,935.83	24,995.57
TOTAL CURRENT LIABILITIES	6,735.83	34,892.72

*(See Accountants' Compilation Report)

Barron County Housing Authority - LM II
Statement of Net Position - LM II
February 28, 2026

	Current Period	Cumulative
NONCURRENT LIABILITIES		
Mortgage		
Total	0.00	0.00
Compensated Absences		
20-0-000-000-2134.020 Accrued Comp Absences - LT	0.00	457.33
Total	0.00	457.33
Other Noncurrent Liabilities		
Total	0.00	0.00
TOTAL NONCURRENT LIABILITIES	0.00	457.33
TOTAL LIABILITIES	6,735.83	35,350.05
Deferred Inflows of Resources		
Total	0.00	0.00
NET POSITION		
20-0-000-000-2700.000 CY Net Change	(5,195.07)	(11,823.07)
20-0-000-000-2802.508 Invested In Capital Assets	(3,200.00)	1,628,744.86
20-0-000-000-2810.511 Restricted	1.14	29,815.68
20-0-000-000-2810.512 Unrestricted	3,198.86	92,887.14
TOTAL NET POSITION	(5,195.07)	1,739,624.61
TOTAL LIAB DEF INFLOW AND NET POSITION	1,540.76	1,774,974.66
Proof	0.00	0.00

*(See Accountants' Compilation Report)

Barron County Housing Authority - LM II
Statement of Activities - LM II
Two Month Period - February 28, 2026

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
PUM	1.00	19.00	0.00	1.00	38.00	0.00	38.00
OPERATING REVENUE							
Rental Revenue							
20-1-000-000-5120.000 Rental Income	483.21	9,181.00	8,483.33	473.66	17,999.00	16,966.66	1,032.34
20-1-000-000-5121.000 Assistance Payments	281.16	5,342.00	6,250.00	281.16	10,684.00	12,500.00	(1,816.00)
Total	764.37	14,523.00	14,733.33	754.82	28,683.00	29,466.66	(783.66)
Vacancies							
20-1-000-000-5220.000 Vacancies - Apartments	0.00	0.00	(1,473.33)	0.00	0.00	(2,946.66)	2,946.66
Total	0.00	0.00	(1,473.33)	0.00	0.00	(2,946.66)	2,946.66
Other Revenue							
20-1-000-000-5900.000 Other Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20-1-000-000-5910.000 Laundry & Vending Income	0.00	0.00	0.00	5.78	219.50	0.00	219.50
20-1-000-000-5911.000 Other Tenant Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	5.78	219.50	0.00	219.50
TOTAL OPERATING REVENUE	764.37	14,523.00	13,260.00	760.59	28,902.50	26,520.00	2,382.50
OPERATING EXPENSES							
Renting Expenses							
20-1-000-000-6210.000 Advertising	0.00	0.00	0.00	6.71	255.00	0.00	255.00
20-1-000-000-6250.000 Tenant Recreational	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	6.71	255.00	0.00	255.00

*See Accountants' Compilation Report

Barron County Housing Authority - LM II
Statement of Activities - LM II
Two Month Period - February 28, 2026

	***** 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	116.81	2,219.33	6,591.67	222.10	8,439.96	13,183.34	(4,743.38)
20-1-000-000-6311.000 Office Expense	5.90	112.03	0.00	101.70	3,864.65	0.00	3,864.65
20-1-000-000-6311.020 Computer Expense	20.82	395.60	0.00	12.69	482.33	0.00	482.33
20-1-000-000-6311.030 Telephone	25.38	482.28	0.00	21.37	812.05	0.00	812.05
20-1-000-000-6330.000 Executive Director Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20-1-000-000-6340.000 Legal Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20-1-000-000-6351.000 Accounting Expense	9.63	183.00	25.00	4.82	183.00	50.00	133.00
20-1-000-000-6381.000 Travel Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20-1-000-000-6391.000 Misc Admin Expense	1.36	25.90	0.00	5.36	203.80	0.00	203.80
20-1-000-000-6393.000 Pension Expense - Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	179.90	3,418.14	6,616.67	368.05	13,985.79	13,233.34	752.45
Utilities							
20-1-000-000-6450.000 Electricity	248.81	4,727.32	0.00	124.40	4,727.32	0.00	4,727.32
20-1-000-000-6451.000 Water & Sewer	41.05	779.90	0.00	32.97	1,252.67	0.00	1,252.67
20-1-000-000-6452.000 Gas	5.41	102.72	0.00	2.70	102.72	0.00	102.72
20-1-000-000-6453.000 Fire Protection	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	295.26	5,609.94	0.00	160.07	6,082.71	0.00	6,082.71
Maintenance							
20-1-000-000-6510.000 Payroll	2.00	38.00	0.00	35.59	1,352.45	0.00	1,352.45
20-1-000-000-6511.000 Maintenance Travel Expense	1.53	29.00	0.00	1.14	43.50	0.00	43.50
20-1-000-000-6515.000 Maintenance Supplies	0.00	0.00	0.00	1.89	71.78	0.00	71.78
20-1-000-000-6520.000 Misc Contracts	21.71	412.50	0.00	40.93	1,555.34	0.00	1,555.34
20-1-000-000-6525.000 Garbage & Recycling	5.53	105.00	0.00	5.53	210.00	0.00	210.00
Total	30.76	584.50	0.00	85.08	3,233.07	0.00	3,233.07

*See Accountants' Compilation Report

Barron County Housing Authority - LM II
Statement of Activities - LM II
Two Month Period - February 28, 2026

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING EXPENSES							
Tax/Insurance/General/Casualty Loss							
20-1-000-000-6710.000 Payment in Lieu of Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20-1-000-000-6711.000 Payroll Taxes - Admin	8.47	160.85	345.83	16.52	627.79	691.66	(63.87)
20-1-000-000-6711.020 Payroll Taxes - Maint	0.02	0.31	14.17	2.59	98.27	28.34	69.93
20-1-000-000-6711.030 Emp Ben - Health/Dental Ins	260.64	4,952.10	1,500.00	159.76	6,070.96	3,000.00	3,070.96
20-1-000-000-6720.000 Insurance - Property/Liability	86.09	1,635.75	0.00	86.09	3,271.50	0.00	3,271.50
20-1-000-000-6720.010 Insurance - Property	0.00	0.00	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	0.00	0.00
20-1-000-000-6721.000 Insurance - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20-1-000-000-6723.000 WI Retirement	8.55	162.52	0.00	18.76	712.87	0.00	712.87
20-1-000-000-6791.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20-1-000-000-6795.000 General Expense- Other	0.00	0.00	1,666.67	0.00	0.00	3,333.34	(3,333.34)
Total	363.76	6,911.53	3,526.67	283.72	10,781.39	7,053.34	3,728.05
Depreciation							
20-1-000-000-6840.000 Current Year Depreciation Expense	168.42	3,200.00	0.00	168.42	6,400.00	0.00	6,400.00
Total	168.42	3,200.00	0.00	168.42	6,400.00	0.00	6,400.00
TOTAL OPERATING EXPENSES	1,038.11	19,724.11	10,143.34	1,072.05	40,737.96	20,286.68	20,451.28
OPERATING INCOME (LOSS)	273.74	(5,201.11)	3,116.66	311.46	(11,835.46)	6,233.32	(18,068.78)
Nonoperating Revenue (Expenses)							
20-1-000-000-5410.000 Interest Income	0.26	4.90	0.00	0.26	10.03	0.00	10.03
20-1-000-000-5411.000 Interest Income Restricted	0.06	1.14	0.00	0.06	2.36	0.00	2.36
20-1-000-000-6800.000 Contributions - TL Transfer	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.32	6.04	0.00	0.33	12.39	0.00	12.39
CHANGE IN NET POSITION	273.42	(5,195.07)	3,116.66	311.13	(11,823.07)	6,233.32	(18,056.39)
Prior Period Adjustment							
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET CHANGE	273.42	(5,195.07)	3,116.66	311.13	(11,823.07)	6,233.32	(18,056.39)

*See Accountants' Compilation Report

BARRON COUNTY HOUSING REDEVELOPMENT LLC

FINANCIAL STATEMENTS

For the Accounting Period Ending February 28, 2026



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 February 28, 2026, and the related statement of operations for the one month and two 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.

The accompanying budget of the Project for the year ending December 31, 2026, has not been compiled or examined by us, and, accordingly, we do not express an opinion or any other form of assurance on it. The members have 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 Project’s budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

We are not independent with respect to the Project.

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

La Crosse, Wisconsin
March 27, 2026

Barron County Housing Redevelopment LLC
Balance Sheet - Redevelopment LLC
February 28, 2026

	Current Period	Cumulative
ASSETS		
CURRENT ASSETS		
Cash		
30-0-000-000-1111.040 Cash - Unrestricted	(159.60)	65,039.79
30-0-000-000-1162.000 Cash - Security Deposit - CD	0.00	0.00
30-0-000-000-1162.010 Cash - Security Deposit - Savings	1,902.00	18,609.30
Total	1,742.40	83,649.09
Accounts Receivable		
30-0-000-000-1122.000 A/R - Tenants	340.00	6,512.15
30-0-000-000-1122.010 Allowance for Doubtful Accts	0.00	0.00
Total	340.00	6,512.15
Other Current Assets		
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	0.00	0.00
Total	0.00	0.00
Accrued Receivable		
Total	0.00	0.00
Cash - Escrow Funds		
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	16.47	9,714.36
Total	16.47	164,714.36
TOTAL CURRENT ASSETS	2,098.87	254,875.60

*(See Accountants' Compilation Report)

Barron County Housing Redevelopment LLC
Balance Sheet - Redevelopment LLC
February 28, 2026

	Current Period	Cumulative
NONCURRENT ASSETS		
Fixed Assets		
30-0-000-000-1400.070 Buildings	0.00	2,593,000.00
30-0-000-000-1400.090 Furniture, Equip, & Mach - Admin	0.00	8,000.00
30-0-000-000-1400.150 Accumulated Depreciation	(5,400.00)	(54,000.00)
30-0-000-000-1400.200 Construction Work in Progress	1,577,527.06	9,226,386.45
Total	1,572,127.06	11,773,386.45
Other Noncurrent Assets		
Total	0.00	0.00
TOTAL NONCURRENT ASSETS	1,572,127.06	11,773,386.45
TOTAL ASSETS	1,574,225.93	12,028,262.05

**(See Accountants' Compilation Report)*

03/30/2026
7:00:42 AM
sysadm

Barron County Housing Redevelopment LLC
Balance Sheet - Redevelopment LLC
February 28, 2026

3
H:\hms\reports\1\NET.QRP

	Current Period	Cumulative
LIABILITIES & MEMBERS' EQUITY		
CURRENT LIABILITIES		
Accounts Payable		
30-0-000-000-2111.000 A/P - Vendors & Contractors	0.00	0.00
30-0-000-000-2114.000 Tenants Security Deposits	796.00	18,145.17
30-0-000-000-2114.010 Security Deposit Interest	0.00	247.13
Total	796.00	18,392.30
Accrued Liabilities		
30-0-000-000-2137.000 Payment in Lieu of Taxes	966.08	11,960.01
30-0-000-000-2140.000 Accrued Interest Payable	0.00	24,503.70
Total	966.08	36,463.71
Other Current Liabilities		
30-0-000-000-2135.000 Accrued Payroll	0.00	0.00
30-0-000-000-2145.010 Interprogram due to (from) Other Business	(5,577.74)	5,305.14
30-0-000-000-2145.015 Interprogram due to (from) MFH	0.00	0.00
30-0-000-000-2145.020 Interprogram due to (from) Voucher	(4,997.52)	0.00
30-0-000-000-2240.000 Prepaid Rent	(11.19)	1,354.71
Total	(10,586.45)	6,659.85
TOTAL CURRENT LIABILITIES	(8,824.37)	61,515.86

*(See Accountants' Compilation Report)

03/30/2026
7:00:42 AM
sysadm

Barron County Housing Redevelopment LLC
Balance Sheet - Redevelopment LLC
February 28, 2026

4
H:\hms\reports\1\NET.QRP

	Current Period	Cumulative
NONCURRENT LIABILITIES		
Mortgage		
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)	(1,615.12)	2,268,991.65
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)	1,565,622.84	5,803,193.07
Total	1,564,007.72	10,896,956.94
Compensated Absences		
Total	0.00	0.00
Other Noncurrent Liabilities		
30-0-000-000-2310.000 Developer Fees Payable	0.00	0.00
Total	0.00	0.00
TOTAL NONCURRENT LIABILITIES	1,564,007.72	10,896,956.94
TOTAL LIABILITIES	1,555,183.35	10,958,472.80
MEMBERS' EQUITY		
30-0-000-000-2700.000 CY Net Change	19,042.58	41,877.83
30-0-000-000-2901.000 Managing Member Equity	0.00	1,008.96
30-0-000-000-2902.000 Investor Member Equity	0.00	1,026,902.46
TOTAL MEMBERS' EQUITY	19,042.58	1,069,789.25
TOTAL LIABILITIES & MEMBERS' EQUITY	1,574,225.93	12,028,262.05
Proof	0.00	0.00

*(See Accountants' Compilation Report)

Barron County Housing Redevelopment LLC
Stmnt of Operations - Redevelopment LLC
Two Month Period - February 28, 2026

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
PUM	1.00	70.00	0.00	1.00	140.00	0.00	140.00
OPERATING REVENUE							
Rental Revenue							
30-1-000-000-5120.000 Tenant Rent	438.47	30,693.00	32,833.33	438.96	61,455.00	65,666.66	(4,211.66)
30-1-000-000-5121.000 Assistance Payments	501.76	35,123.00	31,666.67	451.77	63,248.00	63,333.34	(85.34)
30-1-000-000-5191.000 Nondwelling Rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	940.23	65,816.00	64,500.00	890.74	124,703.00	129,000.00	(4,297.00)
Vacancies							
30-1-000-000-5220.000 Vacancies - Apartments	189.86	(13,290.00)	(8,166.67)	189.86	(26,580.00)	(16,333.34)	(10,246.66)
Total	189.86	(13,290.00)	(8,166.67)	189.86	(26,580.00)	(16,333.34)	(10,246.66)
Other Revenue							
30-1-000-000-5910.000 Laundry & Vending Income	0.00	0.00	383.33	2.07	289.25	766.66	(477.41)
30-1-000-000-5911.000 Other Tenant Revenue	0.00	0.00	83.33	0.00	0.00	166.66	(166.66)
30-1-000-000-5920.000 Late Charges & Extra Keys	2.86	200.00	0.00	1.46	205.00	0.00	205.00
30-1-000-000-5930.000 Damages & Cleaning Fees	0.00	0.00	29.17	0.00	0.00	58.34	(58.34)
30-1-000-000-5940.000 Cable TV	0.92	64.33	50.00	0.92	128.66	100.00	28.66
30-1-000-000-5960.000 Insurance Proceeds	153.39	10,737.35	0.00	76.70	10,737.35	0.00	10,737.35
Total	157.17	11,001.68	545.83	81.14	11,360.26	1,091.66	10,268.60
TOTAL OPERATING REVENUE	907.54	63,527.68	56,879.16	782.02	109,483.26	113,758.32	(4,275.06)
OPERATING EXPENSES							
Renting Expenses							
30-1-000-000-6203.000 Conv, Mtgs & Train	0.00	0.00	187.50	0.00	0.00	375.00	(375.00)
30-1-000-000-6210.000 Advertising	0.00	0.00	83.33	0.00	0.00	166.66	(166.66)
30-1-000-000-6250.000 Tenant Recreational	0.00	0.00	125.00	0.00	0.00	250.00	(250.00)
Total	0.00	0.00	395.83	0.00	0.00	791.66	(791.66)

*See Accountants' Compilation Report

Barron County Housing Redevelopment LLC
Stmnt of Operations - Redevelopment LLC
Two Month Period - February 28, 2026

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING EXPENSES							
Administration							
30-1-000-000-6310.000 Office Salaries	70.59	4,941.07	1,833.33	35.29	4,941.07	3,666.66	1,274.41
30-1-000-000-6311.000 Office Expense	1.40	97.90	466.67	5.20	727.90	933.34	(205.44)
30-1-000-000-6311.010 Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6311.020 Computer Expense	2.86	200.00	41.67	1.43	200.00	83.34	116.66
30-1-000-000-6311.030 Telephone	18.10	1,267.08	1,083.33	17.97	2,516.10	2,166.66	349.44
30-1-000-000-6330.000 Management Salary	105.86	7,410.42	4,166.67	52.93	7,410.42	8,333.34	(922.92)
30-1-000-000-6332.000 Management Fee	44.00	3,080.00	3,083.33	44.00	6,160.00	6,166.66	(6.66)
30-1-000-000-6340.000 Legal Expenses	0.00	0.00	416.67	0.00	0.00	833.34	(833.34)
30-1-000-000-6351.000 Accounting Expense	16.76	1,173.00	916.67	16.22	2,270.90	1,833.34	437.56
30-1-000-000-6390.000 Mis Admin Expenses	0.73	51.09	916.67	0.45	63.05	1,833.34	(1,770.29)
Total	260.29	18,220.56	12,925.01	173.50	24,289.44	25,850.02	(1,560.58)
Utilities							
30-1-000-000-6450.000 Electricity	67.94	4,756.08	1,333.33	42.76	5,985.83	2,666.66	3,319.17
30-1-000-000-6451.000 Water & Sewer	40.06	2,804.27	1,500.00	20.03	2,804.27	3,000.00	(195.73)
30-1-000-000-6452.000 Gas	1.60	111.85	66.67	0.80	111.85	133.34	(21.49)
30-1-000-000-6453.000 Fire Protection	1.00	70.00	108.33	0.50	70.00	216.66	(146.66)
Total	110.60	7,742.20	3,008.33	64.09	8,971.95	6,016.66	2,955.29
Maintenance							
30-1-000-000-6510.000 Maintenance Payroll	80.85	5,659.60	2,666.67	40.43	5,659.60	5,333.34	326.26
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	0.00	0.00	83.33	0.11	15.67	166.66	(150.99)
30-1-000-000-6520.000 Misc Contracts	7.32	512.50	750.00	12.72	1,781.25	1,500.00	281.25
30-1-000-000-6520.010 Routine Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6520.020 Exterminating Contracts	0.00	0.00	400.00	0.00	0.00	800.00	(800.00)
30-1-000-000-6520.030 Elevator Contracts	0.00	0.00	83.33	0.00	0.00	166.66	(166.66)
30-1-000-000-6525.000 Garbage & Recycling	18.58	1,300.64	1,708.33	27.79	3,890.18	3,416.66	473.52
30-1-000-000-6548.000 Snow & Ice Removal	0.00	0.00	0.00	1.71	240.00	0.00	240.00
30-1-000-000-6590.000 Misc Maint Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	106.75	7,472.74	5,691.66	82.76	11,586.70	11,383.32	203.38

*See Accountants' Compilation Report

Barron County Housing Redevelopment LLC
Stmnt of Operations - Redevelopment LLC
Two Month Period - February 28, 2026

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING EXPENSES							
Tax/Insurance/General/Casualty Loss							
30-1-000-000-6710.000 Payment in Lieu of Taxes	13.80	966.08	1,350.00	18.50	2,590.30	2,700.00	(109.70)
30-1-000-000-6711.000 Payroll Taxes - Admin	0.00	0.00	458.33	0.00	0.00	916.66	(916.66)
30-1-000-000-6711.020 Payroll Taxes - Maint	0.00	0.00	208.33	0.00	0.00	416.66	(416.66)
30-1-000-000-6711.030 Emp Ben - Health/Dental	66.91	4,683.52	4,833.33	66.91	9,367.04	9,666.66	(299.62)
30-1-000-000-6720.000 Insurance - Property	0.00	0.00	1,350.00	0.00	0.00	2,700.00	(2,700.00)
30-1-000-000-6721.000 Insurance - Other	0.00	0.00	725.00	0.00	0.00	1,450.00	(1,450.00)
30-1-000-000-6722.000 Insurance - Workmans' Comp	0.00	0.00	520.83	0.00	0.00	1,041.66	(1,041.66)
30-1-000-000-6723.000 WI Retirement	0.00	0.00	625.00	0.00	0.00	1,250.00	(1,250.00)
30-1-000-000-6790.000 Misc Taxes, Licenses & Ins	0.00	0.00	129.17	0.00	0.00	258.34	(258.34)
Total	80.71	5,649.60	10,199.99	85.41	11,957.34	20,399.98	(8,442.64)
Depreciation							
30-1-000-000-6841.000 Depreciation Expense	77.14	5,400.00	0.00	77.14	10,800.00	0.00	10,800.00
Total	77.14	5,400.00	0.00	77.14	10,800.00	0.00	10,800.00
TOTAL OPERATING EXPENSES	635.50	44,485.10	32,220.82	482.90	67,605.43	64,441.64	3,163.79
OPERATING INCOME (LOSS)	272.04	19,042.58	24,658.34	299.13	41,877.83	49,316.68	(7,438.85)
Nonoperating Revenue (Expenses)							
30-1-000-000-5410.000 Interest Inc - Project Operations	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	0.00	0.00	0.00	0.00
CHANGE IN NET POSITION	272.04	19,042.58	24,658.34	299.13	41,877.83	49,316.68	(7,438.85)
Prior Period Adjustment							
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET CHANGE	272.04	19,042.58	24,658.34	299.13	41,877.83	49,316.68	(7,438.85)

*See Accountants' Compilation Report

BARRON COUNTY HOUSING REDEVELOPMENT LLC

FINANCIAL STATEMENTS

For the Accounting Period Ending February 28, 2026



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 February 28, 2026, and the related statement of operations for the one month and two 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.

The accompanying budget of the Project for the year ending December 31, 2026, has not been compiled or examined by us, and, accordingly, we do not express an opinion or any other form of assurance on it. The members have 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 Project's budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

We are not independent with respect to the Project.

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

La Crosse, Wisconsin
March 27, 2026

Barron County Housing Redevelopment LLC
Balance Sheet - Redevelopment LLC
February 28, 2026

	Current Period	Cumulative
ASSETS		
CURRENT ASSETS		
Cash		
30-0-000-000-1111.040 Cash - Unrestricted	(159.60)	65,039.79
30-0-000-000-1162.000 Cash - Security Deposit - CD	0.00	0.00
30-0-000-000-1162.010 Cash - Security Deposit - Savings	1,902.00	18,609.30
Total	1,742.40	83,649.09
Accounts Receivable		
30-0-000-000-1122.000 A/R - Tenants	340.00	6,512.15
30-0-000-000-1122.010 Allowance for Doubtful Accts	0.00	0.00
Total	340.00	6,512.15
Other Current Assets		
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	0.00	0.00
Total	0.00	0.00
Accrued Receivable		
Total	0.00	0.00
Cash - Escrow Funds		
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	16.47	9,714.36
Total	16.47	164,714.36
TOTAL CURRENT ASSETS	2,098.87	254,875.60

*(See Accountants' Compilation Report)

Barron County Housing Redevelopment LLC
Balance Sheet - Redevelopment LLC
February 28, 2026

	Current Period	Cumulative
NONCURRENT ASSETS		
Fixed Assets		
30-0-000-000-1400.070 Buildings	0.00	2,593,000.00
30-0-000-000-1400.090 Furniture, Equip, & Mach - Admin	0.00	8,000.00
30-0-000-000-1400.150 Accumulated Depreciation	(5,400.00)	(54,000.00)
30-0-000-000-1400.200 Construction Work in Progress	1,577,527.06	9,226,386.45
Total	1,572,127.06	11,773,386.45
Other Noncurrent Assets		
Total	0.00	0.00
TOTAL NONCURRENT ASSETS	1,572,127.06	11,773,386.45
TOTAL ASSETS	1,574,225.93	12,028,262.05

**(See Accountants' Compilation Report)*

03/30/2026
7:00:42 AM
sysadm

Barron County Housing Redevelopment LLC
Balance Sheet - Redevelopment LLC
February 28, 2026

3
H:\hms\reports\1\NET.QRP

	Current Period	Cumulative
LIABILITIES & MEMBERS' EQUITY		
CURRENT LIABILITIES		
Accounts Payable		
30-0-000-000-2111.000 A/P - Vendors & Contractors	0.00	0.00
30-0-000-000-2114.000 Tenants Security Deposits	796.00	18,145.17
30-0-000-000-2114.010 Security Deposit Interest	0.00	247.13
Total	796.00	18,392.30
Accrued Liabilities		
30-0-000-000-2137.000 Payment in Lieu of Taxes	966.08	11,960.01
30-0-000-000-2140.000 Accrued Interest Payable	0.00	24,503.70
Total	966.08	36,463.71
Other Current Liabilities		
30-0-000-000-2135.000 Accrued Payroll	0.00	0.00
30-0-000-000-2145.010 Interprogram due to (from) Other Business	(5,577.74)	5,305.14
30-0-000-000-2145.015 Interprogram due to (from) MFH	0.00	0.00
30-0-000-000-2145.020 Interprogram due to (from) Voucher	(4,997.52)	0.00
30-0-000-000-2240.000 Prepaid Rent	(11.19)	1,354.71
Total	(10,586.45)	6,659.85
TOTAL CURRENT LIABILITIES	(8,824.37)	61,515.86

*(See Accountants' Compilation Report)

03/30/2026
7:00:42 AM
sysadm

Barron County Housing Redevelopment LLC
Balance Sheet - Redevelopment LLC
February 28, 2026

4
H:\hms\reports\1\NET.QRP

	Current Period	Cumulative
NONCURRENT LIABILITIES		
Mortgage		
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)	(1,615.12)	2,268,991.65
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)	1,565,622.84	5,803,193.07
Total	1,564,007.72	10,896,956.94
Compensated Absences		
Total	0.00	0.00
Other Noncurrent Liabilities		
30-0-000-000-2310.000 Developer Fees Payable	0.00	0.00
Total	0.00	0.00
TOTAL NONCURRENT LIABILITIES	1,564,007.72	10,896,956.94
TOTAL LIABILITIES	1,555,183.35	10,958,472.80
MEMBERS' EQUITY		
30-0-000-000-2700.000 CY Net Change	19,042.58	41,877.83
30-0-000-000-2901.000 Managing Member Equity	0.00	1,008.96
30-0-000-000-2902.000 Investor Member Equity	0.00	1,026,902.46
TOTAL MEMBERS' EQUITY	19,042.58	1,069,789.25
TOTAL LIABILITIES & MEMBERS' EQUITY	1,574,225.93	12,028,262.05
Proof	0.00	0.00

*(See Accountants' Compilation Report)

Barron County Housing Redevelopment LLC
Stmnt of Operations - Redevelopment LLC
Two Month Period - February 28, 2026

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
PUM	1.00	70.00	0.00	1.00	140.00	0.00	140.00
OPERATING REVENUE							
Rental Revenue							
30-1-000-000-5120.000 Tenant Rent	438.47	30,693.00	32,833.33	438.96	61,455.00	65,666.66	(4,211.66)
30-1-000-000-5121.000 Assistance Payments	501.76	35,123.00	31,666.67	451.77	63,248.00	63,333.34	(85.34)
30-1-000-000-5191.000 Nondwelling Rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	940.23	65,816.00	64,500.00	890.74	124,703.00	129,000.00	(4,297.00)
Vacancies							
30-1-000-000-5220.000 Vacancies - Apartments	189.86	(13,290.00)	(8,166.67)	189.86	(26,580.00)	(16,333.34)	(10,246.66)
Total	189.86	(13,290.00)	(8,166.67)	189.86	(26,580.00)	(16,333.34)	(10,246.66)
Other Revenue							
30-1-000-000-5910.000 Laundry & Vending Income	0.00	0.00	383.33	2.07	289.25	766.66	(477.41)
30-1-000-000-5911.000 Other Tenant Revenue	0.00	0.00	83.33	0.00	0.00	166.66	(166.66)
30-1-000-000-5920.000 Late Charges & Extra Keys	2.86	200.00	0.00	1.46	205.00	0.00	205.00
30-1-000-000-5930.000 Damages & Cleaning Fees	0.00	0.00	29.17	0.00	0.00	58.34	(58.34)
30-1-000-000-5940.000 Cable TV	0.92	64.33	50.00	0.92	128.66	100.00	28.66
30-1-000-000-5960.000 Insurance Proceeds	153.39	10,737.35	0.00	76.70	10,737.35	0.00	10,737.35
Total	157.17	11,001.68	545.83	81.14	11,360.26	1,091.66	10,268.60
TOTAL OPERATING REVENUE	907.54	63,527.68	56,879.16	782.02	109,483.26	113,758.32	(4,275.06)
OPERATING EXPENSES							
Renting Expenses							
30-1-000-000-6203.000 Conv, Mtgs & Train	0.00	0.00	187.50	0.00	0.00	375.00	(375.00)
30-1-000-000-6210.000 Advertising	0.00	0.00	83.33	0.00	0.00	166.66	(166.66)
30-1-000-000-6250.000 Tenant Recreational	0.00	0.00	125.00	0.00	0.00	250.00	(250.00)
Total	0.00	0.00	395.83	0.00	0.00	791.66	(791.66)

*See Accountants' Compilation Report

Barron County Housing Redevelopment LLC
Stmnt of Operations - Redevelopment LLC
Two Month Period - February 28, 2026

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING EXPENSES							
Administration							
30-1-000-000-6310.000 Office Salaries	70.59	4,941.07	1,833.33	35.29	4,941.07	3,666.66	1,274.41
30-1-000-000-6311.000 Office Expense	1.40	97.90	466.67	5.20	727.90	933.34	(205.44)
30-1-000-000-6311.010 Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6311.020 Computer Expense	2.86	200.00	41.67	1.43	200.00	83.34	116.66
30-1-000-000-6311.030 Telephone	18.10	1,267.08	1,083.33	17.97	2,516.10	2,166.66	349.44
30-1-000-000-6330.000 Management Salary	105.86	7,410.42	4,166.67	52.93	7,410.42	8,333.34	(922.92)
30-1-000-000-6332.000 Management Fee	44.00	3,080.00	3,083.33	44.00	6,160.00	6,166.66	(6.66)
30-1-000-000-6340.000 Legal Expenses	0.00	0.00	416.67	0.00	0.00	833.34	(833.34)
30-1-000-000-6351.000 Accounting Expense	16.76	1,173.00	916.67	16.22	2,270.90	1,833.34	437.56
30-1-000-000-6390.000 Mis Admin Expenses	0.73	51.09	916.67	0.45	63.05	1,833.34	(1,770.29)
Total	260.29	18,220.56	12,925.01	173.50	24,289.44	25,850.02	(1,560.58)
Utilities							
30-1-000-000-6450.000 Electricity	67.94	4,756.08	1,333.33	42.76	5,985.83	2,666.66	3,319.17
30-1-000-000-6451.000 Water & Sewer	40.06	2,804.27	1,500.00	20.03	2,804.27	3,000.00	(195.73)
30-1-000-000-6452.000 Gas	1.60	111.85	66.67	0.80	111.85	133.34	(21.49)
30-1-000-000-6453.000 Fire Protection	1.00	70.00	108.33	0.50	70.00	216.66	(146.66)
Total	110.60	7,742.20	3,008.33	64.09	8,971.95	6,016.66	2,955.29
Maintenance							
30-1-000-000-6510.000 Maintenance Payroll	80.85	5,659.60	2,666.67	40.43	5,659.60	5,333.34	326.26
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	0.00	0.00	83.33	0.11	15.67	166.66	(150.99)
30-1-000-000-6520.000 Misc Contracts	7.32	512.50	750.00	12.72	1,781.25	1,500.00	281.25
30-1-000-000-6520.010 Routine Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6520.020 Exterminating Contracts	0.00	0.00	400.00	0.00	0.00	800.00	(800.00)
30-1-000-000-6520.030 Elevator Contracts	0.00	0.00	83.33	0.00	0.00	166.66	(166.66)
30-1-000-000-6525.000 Garbage & Recycling	18.58	1,300.64	1,708.33	27.79	3,890.18	3,416.66	473.52
30-1-000-000-6548.000 Snow & Ice Removal	0.00	0.00	0.00	1.71	240.00	0.00	240.00
30-1-000-000-6590.000 Misc Maint Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	106.75	7,472.74	5,691.66	82.76	11,586.70	11,383.32	203.38

*See Accountants' Compilation Report

Barron County Housing Redevelopment LLC
Stmnt of Operations - Redevelopment LLC
Two Month Period - February 28, 2026

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING EXPENSES							
Tax/Insurance/General/Casualty Loss							
30-1-000-000-6710.000 Payment in Lieu of Taxes	13.80	966.08	1,350.00	18.50	2,590.30	2,700.00	(109.70)
30-1-000-000-6711.000 Payroll Taxes - Admin	0.00	0.00	458.33	0.00	0.00	916.66	(916.66)
30-1-000-000-6711.020 Payroll Taxes - Maint	0.00	0.00	208.33	0.00	0.00	416.66	(416.66)
30-1-000-000-6711.030 Emp Ben - Health/Dental	66.91	4,683.52	4,833.33	66.91	9,367.04	9,666.66	(299.62)
30-1-000-000-6720.000 Insurance - Property	0.00	0.00	1,350.00	0.00	0.00	2,700.00	(2,700.00)
30-1-000-000-6721.000 Insurance - Other	0.00	0.00	725.00	0.00	0.00	1,450.00	(1,450.00)
30-1-000-000-6722.000 Insurance - Workmans' Comp	0.00	0.00	520.83	0.00	0.00	1,041.66	(1,041.66)
30-1-000-000-6723.000 WI Retirement	0.00	0.00	625.00	0.00	0.00	1,250.00	(1,250.00)
30-1-000-000-6790.000 Misc Taxes, Licenses & Ins	0.00	0.00	129.17	0.00	0.00	258.34	(258.34)
Total	80.71	5,649.60	10,199.99	85.41	11,957.34	20,399.98	(8,442.64)
Depreciation							
30-1-000-000-6841.000 Depreciation Expense	77.14	5,400.00	0.00	77.14	10,800.00	0.00	10,800.00
Total	77.14	5,400.00	0.00	77.14	10,800.00	0.00	10,800.00
TOTAL OPERATING EXPENSES	635.50	44,485.10	32,220.82	482.90	67,605.43	64,441.64	3,163.79
OPERATING INCOME (LOSS)	272.04	19,042.58	24,658.34	299.13	41,877.83	49,316.68	(7,438.85)
Nonoperating Revenue (Expenses)							
30-1-000-000-5410.000 Interest Inc - Project Operations	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	0.00	0.00	0.00	0.00
CHANGE IN NET POSITION	272.04	19,042.58	24,658.34	299.13	41,877.83	49,316.68	(7,438.85)
Prior Period Adjustment							
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET CHANGE	272.04	19,042.58	24,658.34	299.13	41,877.83	49,316.68	(7,438.85)

*See Accountants' Compilation Report



Approved Change Orders	
Change Order #1	\$0.00
Change Order # 2	\$0.00
Total Approved Change Orders	\$0.00

Pending Change Orders	
Change Order # 3	\$18,500.00
Additional Pending Change Orders	\$0.00
Total Approved and Pending Change Orders	\$18,500.00

	Original Budget	Revised Budget (per draws)	Reallocations Per Draws
Acquisition - Land			
Land	147,000.00	147,000	0
Purchase of buildings	2,593,000.00	2,593,000	0
		-	0
Hard Costs			
Demolition	-	-	0
Site work	431,654.00	431,654	0
Off-site work	-	-	0
Landscaping	-	-	0
Other site work	-	-	0
Construction of new buildings	-	-	0
Rehabilitation	10,056,280.00	10,400,966	344,686
Personal property	215,565.00	215,565	0
General requirements	532,110.00	532,110	0
Contractor overhead	297,210.00	297,210	0
Contractor profit	357,210.00	357,210	0
Other new construction	-	52,772	52,772
Construction contingency	1,189,003.00	641,698	(547,305)
		-	0
Soft Costs			
Architecture	248,245.00	248,245	0
Engineering	177,528.00	177,528	0
Architect Inspection and Superv	74,500.00	74,500	0
Construction insurance	178,715.00	235,653	56,938
Construction loan interest - WH	689,962.00	689,962	0
Construction loan origination - \	75,186.00	75,186	0
Line of Credit	-	-	0
Water, sewer, impact fees	-	-	0
Cost of bond issuance	-	-	0
Permanent loan origination - W	23,600.00	23,600	0
Other Financing Fee/Expense	143,483.00	143,483	0
Property appraisal	7,750.00	7,750	0
Market study	11,500.00	11,500	0
Environmental	141,539.00	165,388	23,849
Survey	8,000.00	8,000	0
Rent-up marketing expense	21,865.00	21,865	0
Tax credit application fee	6,000.00	6,000	0
Tax credit compliance fee	-	-	0
Tax credit allocation fee	55,774.00	55,774	0
Accounting/Cost certification	62,500.00	95,560	33,060
Title & recording	50,000.00	50,000	0
Temporary relocation exp	70,000.00	70,000	0
Capital needs assessment	17,010.00	17,010	0
FF&E	-	-	0
Legal fees - Misc.	25,000.00	25,000	0
Legal fees - Real Estate	100,000.00	136,000	36,000
Other misc.	20,000.00	20,000	0
Syndication/Organization Costs	80,000.00	80,000	0
Developer's Fee - Deferred	797,472.00	797,472	0
Developer's Fee - Paid	502,528.00	502,528	0
Operating reserve	342,000.00	342,000	0
Replacement reserve	28,000.00	28,000	0
	\$ 19,777,189	\$ 19,777,189	0

ALLOCATION OF ADDITIONAL AHP FUNDS

Garage and Storage Additions	\$ 400,000	Replace existing garages and add individual storage for Berger Woodland Residents	add \$17K for HM frames?
Additional Misc Costs			
	15,000	Fireplace at B/W community room - one sided, mantle and tile work - allowance	optional
	18,500	Pergola with grilling area at B/W allowance	remove
	20,000	Gazebo at B/W allowance	
	20,500	Added landscaping at all properties - add fabric and rock (2' additional)	includes tree removal @ BW?
	10,500	Parking lot island removal at B/W	
	85,241	Monument signs at 8 units and B/W	
	8,500	Window coverings in BW community room TBD waiting on pricing	too expensive-optional
	3,850	Picnic tables at all 8 plex buildings (5 total)	
	39,189	Bathroom baseboard heaters - all units	optional

	40,000	Freezing pipe modification - eight unit buildings - attic insulation and rerouting several units under cabinet supply lines	
	75,000	Evaluation - potential additional insulation in corner units (Eight Plexes and Berger Woodland)	optional
Accounting/Cost Certification	105,000	Unpaid actual costs at closing, additional work on applications, draw submission services, anticipated	
Architect Design - Garage and Landscaping Design Fee	42,700	Costs for design of garage - resident storage and landscaping at all properties	Per Nate: \$47,200
Maintenance Vehicles Trailer, and Maintenance Equip.	191,500	Pickup truck (2) and van to replace 900 miles per month of staff personal vehicle usage	Reduce to \$141K
	14,500	Utility trailer to move lawn - snow removal equipment and sewer jet equipment	
Total allocation of Additional A \$	1,089,980		
Additional AHP funding	1,100,000		
Remaining AHP to Allocate above \$	10,020		

REMAINING KNOWN CHANGE ORDERS

Temporary Relocation Costs	30,000	Additional costs for resident moves (packing and unpacking)	trending to be \$15K
Architect Supervision - Martin Riley	45,000	Additional construction supervision costs due largely to scattered site requirements	
Legal Fees	50,000	Unpaid actual; costs at closing and additional costs during the course of redevelopment	
Total \$	125,000		

Change Order #1: (Items below not included in contract)	Pending	Approved
Add for landscape bid vs. allowance per ASI 001		\$ 15,059.00
Add for elevator hallway at storage addition		\$ 49,500.00
Credit to delete the playground structure at duplex (new rubber mulch, fabric, concrete sidewalk & bench to be new)		\$ (20,722.00)
Add for rubber mulch at playground		\$ 9,720.00
Add for Abatement costs in Almena and unit #7 in Berger Woodland (\$15,000 budget number provided to Tom on the phone)		\$ 2,730.00
Add for HVAC tariff price increase		\$ 33,600.00
Elevator price increase		\$ 2,680.65
Add for Elevator Secondary Safety Beam		\$ 1,584.28
Piping Repair Berger Woodland		\$ 165.00
Add for Berger Woodland floor truss repair		\$ 807.00
Add for new common area doors and hardware in 8 unit buildings		\$ 6,935.00
Add to move electrical panels in ADA units \$946.77 each unit per RFI 33		\$ 12,626.62
Add for relocation of 3 lights at ADA units per RFI 33		\$ 6,280.79
Add to replace washer hooks \$868.54 each		\$ 12,159.56
Add for fire alarm vendor tariff increase		\$ 11,229.75
Add for communication vendor tariff increase		\$ 645.95
Add to relocate phone jacks in units per RFI 33		\$ 9,649.92
Add for HVAC closet outlet relocation per RFI 33 (\$236.25 each)		\$ 15,120.00
Add for range outlet replacement per RFI 33 (\$46.35 each)		\$ 2,970.03
Add to replace ceiling fan with ceiling light per RFI 33		\$ 105.00
Duplex Entry/Storm door tariff increase		\$ 2,645.31
Removal of Brick at (2) 8 unit buildings		\$ 6,300.00
Add for 8 unit - Community room - install LVP in lieu of carpet (\$1,469.50 per building)		\$ 7,347.50
Add for 24 Unit - Community room - install LVP in lieu of carpet		\$ 6,489.00
Add to install stainless steel electrical switches at the range side splash locations		\$ 224.00
Add for coin operated washer & dryers in (4) 8 unit buildings		\$ 20,721.00
Add for stainless steel access panels in the 8 unit ADA bathrooms		\$ 4,200.00
Add for (6) additional gateway to the 8 units & Berger Woodland		\$ 1,903.00
Change Order #1 Total:		\$ 222,676.36
Change Order #2: (Items below not included in contract)		
Add for addition site work at Turtle Lake		\$31,566.57
Add to fully replace Almena roof		\$29,489.00
Add to fully replace Dallas roof		\$27,505.00
Add curved shower rods in lieu of straight shower rods		\$5,602.50
Replacement of delaminated roof decking - Almena Only		\$8,475.00
Deduct to eliminate fabric installation scope at all planting bed		(\$7,069.52)
Add to remove all existing plantings - plantings to be cut flush, no work at duplexes		\$3,079.00
Add to replace installed 36" cabinet, above fridge, with 33" cabinet in all typical units.		\$5,150.00
Add to install kick plates at all unit entry doors at all 8 unit buildings (32" Tall on ADA Units / 10" tall on typical units)		\$3,567.00
Parking lot island revisions		(\$2,000.00)
Change door swings at Berger Woodland bathrooms - change door swing to "outswing"		\$3,780.00
Add for railings at prairie Farms entrance		\$1,300.00
Change Order #2 Total:		\$110,444.55
Change Order #3: (Items below not included in contract)		
Aluminum railing installation at Prairie Farm entrance		\$1,365.00

Existing stoop removal at 1725 Duplex		\$3,386.25
Pour new concrete stoop at 1725 Duplex		\$6,825.00
Replace rotted roof decking at Turtle Lake		\$2,043.47
Replace rotted roof decking at Prairie Farm		\$601.44
Install 2nd layer of drywall at Turtle Lake ceilings		\$8,040.90
Skim coat all ceilings at Prairie Farm		\$8,948.10
Tariff costs for storm doors and duplex entry doors		\$3,418.83
Deduct for HVAC Tariff - costs are lower than anticipated		-\$33,600.00
Deduct for Electrical Tariff - costs are lower than anticipated		-\$3,375.70
Deduct for Storm Door Tariff - costs are lower than anticipated		-\$145.31
Deduct for Plumbing work not completed - new washer hook ups at 8 unit buildings		-\$12,159.56
B/W Intercom System		\$21,105.00
Keypad access at 8 plex units		\$4,032.00
New phone system		\$19,433.60
Change Order #3 Total:		\$29,919.02
Pending Change Orders:		
Pending Change Order Total	\$0.00	
Total Approved and Pending Change Orders		\$363,039.93