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

TUESDAY, AUGUST 25, 2026 – 9:00 AM
Berger-Woodland Manor Community Room
611 East Woodland Avenue, Barron, WI

MEETING AGENDA

1. Call to Order – Approve Agenda
2. Roll Call
3. Public Comment
4. Approval of the minutes of the previous meeting
5. Director's Report
6. Program financial reports and communications
7. Unfinished business
   A) Multifamily Housing Rehab Update (Tom Landgraf-remote)
8. New Business
   A) Distribution and discussion of 2025 Audits
   B) Faircloth Discussion and disposition status for Lone Oak and Park Lawn Apartments (Scott Koegler)
   C) Discussion on consideration of Consulting Services offered by S.C. Koegler Consulting, LLC.
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. 5 if you are unable to attend.

Next Meeting: **Tuesday, September 29th, 2026, at 9:00 AM; location Berger Woodland Community Room**

To access the meeting remotely via Zoom, please join here:
Join Zoom Meeting
https://us06web.zoom.us/j/85135468670?pwd=ZWyV3cRUB3k1lA1IptTpCpaeKOK5OH.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, July 28, 2026
MINUTES

CALL TO ORDER
Chairman Nelson called the meeting to order at 9:00 AM at the Berger Woodland Apartments Community Room, in Barron, WI. A quorum of directors was present, and the meeting, having been duly convened, was ready to proceed with business.
Motion (Edwardsen/Jost) to approve the agenda. Motion carried; unanimous.

ROLL CALL
Commissioner's Present: Doug Edwardsen, Carol Moen, Gary Nelson, Marge Jost and Terry Tyler.
Other(s) Present: Louie Okey, County Board Chair; Tom Landgraf from Dimensions Development (remotely) and Robert Kazmierski, Executive Director.
Absent: None

PUBLIC COMMENT
No one registered or appeared for public comment.

MINUTES
Discussion and review of the minutes from the previous meeting.
Motion (Moen/Tyler) to approve the minutes of June 30, 2026, as presented. Motion carried; unanimous.

DIRECTORS REPORT
The committee reviewed and discussed the Director's Report, which included current and future program activities. Kazmierski reported 98.6% Occupancy Rate (69/70 units). The vacancy at Barron Family Duplex (BFD) will be filled by mid-August. Landgraf and Kazmierski have been communicating with HUD on compliance statements for the recently completed 70 units. HUD provided BCHA with a short extension to complete the unit renovation work. All 70 units have received the final sign offs for occupancy from either the State (DSPS) or local officials (building inspectors) as well as certificates from Martin Riley (A&E). All but eleven units were rehabbed and reoccupied as of April 1, 2026. The remaining eleven units received certifications of occupancy on 6/23, and BCHA leased up 10 (out of 11) units approved for re-occupancy by July 1st. Our intern is providing some office coverage at the managed sites. Overall, tenants have been very cooperative and supportive of the new windows, roofing and A/C unit improvements at Lone Oak (LO) and Park Lawn (PL). The maintenance team have completed the installation of thirty-two (32)10,000 BTU, 115V, through the wall air conditioner units. On July 1st, Morins Siding and Window began the installation of 158 single hung new windows (Model/Make- Series 600 Endure) at LO and completed the work on 7/15. Morins will be starting window replacement at PL on 08/10. The windows along the entry doors in the Community Room will be replaced with triple pane and tempered glass. Davis Construction will be doing sidewalk repairs at LO this month. Overall, 705 square feet of old concrete will be removed, poured new, cut and sealed throughout the LO campus. The new flat work will be done by the end of July. Consultant Scott Koegler will attend the August 25th BCHA monthly meeting to provide disposition update as well as a proposal for post-disposition services. Scott Terrace roof was significantly damaged from the storm on 7/17. I have filed insurance claims and have elicited estimates and formal proposals from roofers for new shingles and sheeting. Chairman Tim Hafele approved using replacement reserves to replace the roof.

PROGRAM FINANCIAL REPORTS AND COMMUNICATIONS
The Committee reviewed the financial statements within corresponding in-house reports and Hawkins Ash reports for LLC ending April 31, 2026, including the Check Register and Cash Flow Statements of all BCHA programs ending June 30, 2026. The committee received and accepted the available financial reports by unanimous consent.

UNFINISHED BUSINESS:
MULTIFAMILY HOUSING REHAB UPDATE
Field reports (26#) were provided in the packet. Maintenance Director and Kazmierski did final walk-through of all the scattered sites and BFD (excluding Berger Woodland) with the GC (McGann) on 7/13. McGann is currently completing punch list items inside the buildings that do not impact unit occupancy, as well as some work outside the buildings related to landscaping, storage and final parking lot resurfacing, also which do not impact unit re-occupancy. McGann plans to be offsite by 7/31 but will be managing subcontractors to complete most of the exterior improvements throughout the rest of the summer. When all punch list items are completed, Nate Huess, the Project Architect, will complete his final walkthrough and issue the final AIA reports. BCHA will send the Project Architect reports to HUD when it is completed. BCHA will host the Barron County Property Committee and other stakeholders on October 5th at 1pm. BCHA will be submitting the first draw request to Sterling Bank requesting Barron County ARPA to be drawn from the escrow account in August 2026. Project updates and field reports are included in the packet. Some external improvements remain incomplete. Percent complete: 98% (+/-). Developer Landgraf updated the committee on several items, including the use of HOME loan funding and update of drawing the ARPA funds. Construction Draw #15 is requesting some ARPA funds and will also fully draw down all the HOME loan. Landgraf also stated that the 90 day "clock" or stabilization period has begun since the July 1st lease-up exercise. All rehabbed properties need to stay at 90% or greater utilization over the next 90 days or through the month of September. After the 90-day stabilization period has expired, the tax credit investor (Hunt) will conduct an audit and review all operational costs and then certify stabilization. The conclusion of this process will lock in loan rates, equity payments, and the remainder of the developer fee will be distributed to Landgraf and BCHA. By the end of 2026, all investor equity will be injected. considering Barron County's contribution of ARPA funds still have not been drawn from the escrow account. Kazmierski offer a tour of Berger Woodland at the conclusion of the board meeting.

NEW BUSINESS:
DISCUSSION OF BCHA 2025 AUDIT
Kazmierski and committee went through the highlight of the 2025 Audit due to the state on 7/31. There were no adjusting journal entries and no findings. Okey questioned the loss of "other grants" on page 6 of the 2025 Audit. Kazmierski will reach out to CLA and provide answers through email at later time.

CLOSED SESSION: The Committee will move in to Closed Session pursuant to WI State Statute 19.85(1)(c) for the purpose of considering the employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.
Motion (Tyler/Jost) to enter closed session.; Motion carried; unanimous.

Motion (Moen/Edwardsen) to exit closed session and enter open session; Motion carried; unanimous.

Motion (Tyler/Jost) to approve one-time performance-based bonuses for all FT and PT staff not to exceed $20,000 as cumulative total. Motion carried; unanimous.

DISCUSSION OF POTENTIAL ITEMS AND SITE LOCATIONS FOR NEXT MEETING
Next meeting will be held July 25, 2026, at 9:00 AM in the Berger Woodland Community Room in Barron, WI. Agenda items include updates of the Multifamily Housing Rehab project, LLC audit results, disposition status for both Park Lawn and Lone Oak (Scott Koegler), and consideration of post-disposition proposal.

ADJOURNMENT
The meeting adjourned by unanimous consent at 10:57 AM
Respectfully Submitted,
Bob Kazmierski, Recording Secretary

BARRON COUNTY HOUSING AUTHORITY
Director's Report
August 2026

HOUSING CHOICE VOUCHER PROGRAM (as of 08/12/2026)

Vouchers leased (being utilized): 136 HAP Total: $61,688.36
Voucher not under lease (participant in search of rental): 0 Applicants on Waiting List: 466

MULTIFAMILY HOUSING/LIHTC PROGRAM

Occupancy Rate (68/70 units): 97% - Almena (0); Berger Woodland (0); Dallas (0); BF-Duplexes (1); Haugen (0); PF (1); Turtle Lake (0). The vacancy at BFD will be filled by September 1st. Tom and I have been working with Aaron Weber to begin drawing the ARPA funds held in Escrow. To date, WHEDA has provided four different types of funding for BCHA development. Virtually all the monthly redevelopment costs for the 70 units have been funded by WHEDA. The WHEDA construction notes are the typical interest only with variable rate determined by a spread off the underlying nationally recognized index. Each month WHEDA draws its interest payment in arrears based on the construction loan outstanding balances the previous month. So, to date, WHEDA loan funds have financed the WHEDA interest costs. With this month's (Aug) draw, we have exhausted all the WHEDA loan funds. Therefore, there needed to be a new source of funds to pay the WHEDA monthly construction loan interest ($28K). Since we will now start using the ARPA, HOME and FHLBC funding for the remaining redevelopment costs, to make the construction loan payment process the easiest, the BCHA pays the WHEDA monthly loan amounts from BCHA funds and is then reimbursed for this advance using one of the remaining funding sources. This process will occur until the property redevelopment is completed and all funding sources have been exhausted. The $28,000 payment to the BCHA is for last month's construction interest payment that was advanced by the BCHA. 100% of the $28,000 BCHA reimbursement is for redevelopment cost financing. The process of having the BCHA advance the construction interest amounts was determined to be the simplest mechanism to use, since we will be shifting the primary redevelopment payments to the remaining sources, and none of those sources would allow an automatic drawing of their funds by WHEDA. Thus, the BCHA uses their general account as the quick pay source for WHEDA and is then reimbursed for this short-term advance on behalf of the redevelopment. We will likely see a reimbursement payment to the BCHA of approximately $28,000 per month as part of the monthly draw process from now until the WHEDA short term funds are paid off at property stabilization, most likely in November 2026. Placed in your packet is the complete redevelopment budget that segregates hard costs, soft costs, and the WHEDA loan interest totals (highlighted-see packet).

Judd and I will do final walk-through of Berger Woodland with the General Contractor in the week of 8/17. McGann is no longer onsite but are managing some remaining sub-contractors on outstanding punch list items (intercom, security cameras, signage, exterior work, etc.) When all punch list items are completed, Nate Huess, the Project Architect, will complete his final walkthrough and issue the final AIA reports. We will send the Project Architect reports to HUD when it is completed. We have begun planning the Open House/Barron County Property Committee for October 5th at 1pm. Project updates and field reports are included in the packet. Percent complete: 99% (+/-)

OTHER BUSINESS ACTIVITIES
Occupancy Rate (90/96 units): 94%
Park Lawn Occupancy Rate (29/30 units): 97%
Lone Oak Occupancy Rate (29/30 units): 97%
Scott Terrace Occupancy Rate (7/8 units): 88%
Pioneer Housing Occupancy Rate (8/8 units): 100%
Lakeland Manor 2 (17/20 units): 85% (New Goal: To fill 2 units by October 1st)

The capital improvements at LO and PL continue. Maintenance has been improving the landscaping, and the PL office file has been systematically organized. In fact, all the critical PL files that have been moved are being stored in a secure location within the new records room at Berger-Woodland. After the warm weather spell, Barron Plumbing and Heating (BPH) has resumed the installation of the new boiler systems in buildings 5 through 8. J&A construction has completed the new metal roofing project at Park Lawn. Direct TV has relocated the TV receiver dishes to the side of each building and has provided us with 35 new satellite receivers. Many tenants experienced TV outages during this phase but nearly all have Direct TV restored. Morins Siding and Window began installing new windows at PL beginning the week of August 10th. The window project will extend into the month of September. Scott Terrace roof will be replaced in the next month to repair the storm damage on 7/17. I have elicited bids for new carports, roofing, facia/soffits, and siding at LO. The Lone Oak board will consider these proposals at the August 20th Special Meeting. Davis Construction will be doing sidewalk repairs at LO this Summer. Consultant Scott Koegler plans to attend the August BCHA monthly meeting to provide disposition update as well as a proposal for post-disposition services.

Executive Director

ORIGINAL BUDGET AT CLOSING

	Original Budget	Revised Budget (per	Reallocations Per Draws
Acquisition - Land			
Land	$ 147,000	$ 147,000	$ -
Purchase of buildings	2,593,000	2,593,000	0
		0	0
Hard Costs		0	0
Demolition	0	0	0
Site work	431,654	431,654	0
Off-site work	0	0	0
Landscaping	0	0	0
Other site work	0	0	0
Construction of new buildings	0	0	0
Rehabilitation	10,056,280	10,400,966	344,686
Personal property	215,565	215,565	0
General requirements	532,110	532,110	0
Contractor overhead	297,210	297,210	0
Contractor profit	357,210	357,210	0
Other new construction	0	52,772	52,772
Construction contingency	1,189,003	641,698	-547,305
		0	0
Soft Costs		0	0
Architecture	248,245	248,245	0
Engineering	177,528	177,528	0
Architect Inspection and Supervision	74,500	74,500	0
Construction insurance	178,715	235,653	56,938
Construction loan interest - WHEDA	689,962	689,962	0
Construction loan origination - WHEDA	75,186	75,186	0
Line of Credit	0	0	0
Water, sewer, impact fees	0	0	0
Cost of bond issuance	0	0	0
Permanent loan origination - WHEDA	23,600	23,600	0
Other Financing Fee/Expense - non WHEDA	143,483	143,483	0
Property appraisal	7,750	7,750	0
Market study	11,500	11,500	0

Environmental	141,539	165,388	23,849
Survey	8,000	8,000	0
Rent-up marketing expense	21,865	21,865	0
Tax credit application fee	6,000	6,000	0
Tax credit compliance fee	0	0	0
Tax credit allocation fee	55,774	55,774	0
Accounting/Cost certification	62,500	95,560	33,060
Title & recording	50,000	50,000	0
Temporary relocation exp	70,000	70,000	0
Capital needs assessment	17,010	17,010	0
FF&E	0	0	0
Legal fees - Misc.	25,000	25,000	0
Legal fees - Real Estate	100,000	136,000	36,000
Other misc.	20,000	20,000	0
Syndication/Organization Costs	80,000	80,000	0
Developer's Fee - Deferred	797,472	797,472	0
Developer's Fee - Paid	502,528	502,528	0
Operating reserve	342,000	342,000	0
Replacement reserve	28,000	28,000	0
TOTAL	**$ 19,777,189**	**$ 19,777,189**	**$ -**

BARRON COUNTY HOUSING AUTHORITY - VOUCHER

FINANCIAL STATEMENTS

For the Accounting Period Ending June 30, 2026

HAWKINS ASH CPAs

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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 June 30, 2026, and the related statement of activities for the one month and six 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

La Crosse, Wisconsin
July 22, 2026

Barron County Housing Authority - Voucher
Statement of Net Position - Voucher
June 30, 2026

	Current Period	Cumulative
ASSETS AND DEFERRED OUTFLOWS		
CURRENT ASSETS		
Cash		
02-0-000-000-1111.050 Cash - Sterling Bank	885.88	109,180.72
02-0-000-000-1111.060 Cash - Payroll Account	4,177.67	17,272.63
02-0-000-000-1111.070 Cash - Restricted HAP	(13,896.50)	11,317.98
02-0-000-000-1111.080 Cash - Restricted Cares	0.00	0.00
Total	(8,832.95)	137,771.33
Accounts Receivable		
02-0-000-000-1121.000 A/R - Fraud Recovery	2,190.00	6,859.00
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	5,980.00
Total	2,190.00	12,839.00
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	(116.27)	1,162.66
02-0-000-000-1212.000 Prepaid Expense	0.00	0.00
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	(1,052.10)	13,875.59
02-0-000-000-1295.030 Interprogram due (to) from Tax Cr	0.00	0.00
Total	(1,168.37)	15,360.85
TOTAL CURRENT ASSETS	(7,811.32)	165,971.18

Barron County Housing Authority - Voucher
Statement of Net Position - Voucher
June 30, 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	0.00	7,287.43
02-0-000-000-1400.150 Accumulated Depreciation	(0.86)	(4,013.77)
02-0-000-000-1400.999 Accumulated Depreciation - Cares	0.00	(7,287.43)
Total	(0.86)	5.22
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)	5.22
TOTAL ASSETS	(7,812.18)	165,976.40
Deferred Outflows of Resources		
02-0-000-000-1900.200 Deferred Outflows of Resources - Pension	0.00	36,136.16
Total	0.00	36,136.16
TOTAL ASSETS & DEFERRED OUTFLOWS	**(7,812.18)**	**202,112.56**

**(See Accountants' Compilation Report)*

	Current Period	**Cumulative**
LIABILITIES, DEF INFLOWS & NET POSITION		
CURRENT LIABILITIES		
Accounts Payable		
02-0-000-000-2111.000 A/P - Vendors & Contractors	0.00	0.00
02-0-000-000-2117.010 Federal Income Tax W/H	0.00	0.00
02-0-000-000-2117.020 Social Security Tax W/H	0.00	0.00
02-0-000-000-2117.021 Medicare W/H	0.00	0.00
02-0-000-000-2117.030 State Income Tax W/H	(13.86)	1,026.39
02-0-000-000-2117.040 WRS W/H	0.00	3,690.26
02-0-000-000-2117.041 AFLAC - Pre W/H	0.00	0.00
02-0-000-000-2117.042 AFLAC - Post W/H	0.00	0.00
02-0-000-000-2117.043 WI Deferred Comp W/H	0.00	0.00
02-0-000-000-2117.044 Dental/Vision WH	0.00	0.00
02-0-000-000-2117.050 Health Ins W/H	1,234.10	1,234.10
02-0-000-000-2117.051 Flex Spending W/H	0.00	0.00
02-0-000-000-2117.052 Garnishment W/H	0.00	0.00
02-0-000-000-2117.053 457 (b) Roth W/H	0.00	0.00
02-0-000-000-2117.054 Child Support W/H	0.00	0.00
02-0-000-000-2118.000 HSA W/H	0.00	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	1,220.24	6,425.75
Accrued Liabilities		
02-0-000-000-2134.010 Accrued Comp Absences- Current	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	535.04	33,242.64
Total	535.04	34,275.77
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	1,755.28	40,701.52

**(See Accountants' Compilation Report)*

	Current Period	Cumulative
NONCURRENT LIABILITIES		
Compensated Absences		
02-0-000-000-2134.020 Accrued Comp Absences - Noncurren	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	1,755.28	47,773.60
Deferred Inflows of Resources		
02-0-000-000-2600.400 Deferred Inflows of Resources - Pension	0.00	20,070.90
02-0-000-000-2600.401 Deferred Inflows of Resources - HAP	0.00	0.00
Total	0.00	20,070.90
NET POSITION		
02-0-000-000-2700.000 CY Net Change	(9,567.46)	(6,331.96)
02-0-000-000-2802.508 Invested in Capital Assets	(0.86)	5.22
02-0-000-000-2802.999 Invested in CA - Cares	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	(13,896.50)	11,317.98
02-0-000-000-2810.002 Fund Balance Admin Fee	13,897.36	129,276.82
TOTAL NET POSITION	(9,567.46)	134,268.06
TOTAL LIAB, DEF INFLOW, AND NET POSITION	**(7,812.18)**	**202,112.56**
Proof	0.00	0.00

Barron County Housing Authority - Voucher
Statement of Activities - Voucher
Six Month Period - June 30, 2026

	****** PERIOD TO DATE******			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
PUM	1.00	233.00	233.00	1.00	1,398.00	1,398.00	0.00
OPERATING REVENUE							
Operating Revenue							
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	7.56	1,760.50	0.00	2.90	4,050.00	0.00	4,050.00
02-1-000-000-3450.010 Fraud Recovery - HUD	7.56	1,760.50	0.00	2.90	4,050.00	0.00	4,050.00
02-1-000-000-3480.000 Other Revenue - HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	15.11	3,521.00	0.00	5.79	8,100.00	0.00	8,100.00
OPERATING EXPENSES							
Administration							
02-1-000-000-4110.000 Administration Salaries	13.61	3,171.41	5,000.00	14.97	20,931.10	30,000.00	(9,068.90)
02-1-000-000-4110.999 Administration Salaries - Cares	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	499.98	(499.98)
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	0.02	3.61	83.33	0.17	236.32	499.98	(263.66)
02-1-000-000-4160.000 Office Expense	3.84	895.86	968.75	4.84	6,766.54	5,812.50	954.04
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	4.06	945.00	500.00	2.11	2,950.00	3,000.00	(50.00)
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	2.93	682.17	2,672.83	11.69	16,336.90	16,036.98	299.92
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	0.00	0.00	281.25	0.61	857.85	1,687.50	(829.65)
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	1.87	434.78	341.67	1.74	2,433.25	2,050.02	383.23
Total	26.32	6,132.83	9,931.16	36.13	50,511.96	59,586.96	(9,075.00)
Maintenance and Operations							
02-1-000-000-4410.000 Maint Labor	0.00	0.00	333.33	0.00	0.00	1,999.98	(1,999.98)
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	2,500.02	(2,500.02)
02-1-000-000-4433.000 Empl Benefit Contr Maint	0.00	0.00	27.08	0.00	0.00	162.48	(162.48)
Total	0.00	0.00	777.08	0.00	0.00	4,662.48	(4,662.48)

	****** PERIOD TO DATE******			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	**Actual**	**Budget**	**PUM**	**Actual**	**Budget**	**Variance**
General Expenses							
02-1-000-000-4510.030 Workmans Comp	0.10	23.47	0.00	0.03	46.94	0.00	46.94
02-1-000-000-4510.040 Other Insurance	0.40	92.80	0.00	0.13	185.60	0.00	185.60
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	0.63	146.36	0.00	0.45	623.32	0.00	623.32
02-1-000-000-4592.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.13	262.63	0.00	0.61	855.86	0.00	855.86
Housing Assistance Payments							
02-1-000-000-4715.010 HAP - Occupied Units	260.49	60,694.00	0.00	263.78	368,763.00	0.00	368,763.00
02-1-000-000-4715.015 HAP - Ocupied 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	1.09	255.00	0.00	1.54	2,158.00	0.00	2,158.00
02-1-000-000-4715.060 HAP - Port-Out	8.01	1,867.00	0.00	5.30	7,407.00	0.00	7,407.00
Total	269.60	62,816.00	0.00	270.62	378,328.00	0.00	378,328.00
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	5.16	0.00	5.16
02-1-000-000-4800.999 Depreciation Expense - Covid	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.86	0.00	0.00	5.16	0.00	5.16
TOTAL OPERATING EXPENSES	**297.05**	**69,212.32**	**10,708.24**	**307.37**	**429,700.98**	**64,249.44**	**365,451.54**
OPERATING INCOME (LOSS)	**281.94**	**(65,691.32)**	**(10,708.24)**	**301.57**	**(421,600.98)**	**(64,249.44)**	**(357,351.54)**
Noncapital Subsidies							
02-1-000-000-3411.000 Revenue - HUD Grants	202.40	47,159.00	0.00	261.80	365,999.00	0.00	365,999.00
02-1-000-000-3411.010 Revenue - HUD Admin Fee	38.43	8,955.00	10,833.33	35.20	49,210.00	64,999.98	(15,789.98)
02-1-000-000-3411.030 Revenue - HUD Grants FYI	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-3450.040 Revenue - HUD Admin Cares	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	240.83	56,114.00	10,833.33	297.00	415,209.00	64,999.98	350,209.02
OPERATING INCOME (LOSS) AND NONCAP SUB	**41.10**	**(9,577.32)**	**125.09**	**4.57**	**(6,391.98)**	**750.54**	**(7,142.52)**

**See Accountants' Compilation Report*

	****** PERIOD TO DATE******			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
Nonoperating Revenue (Expenses)							
02-1-000-000-3430.000 Investment Income - Payroll Acct	0.01	1.23	0.00	0.01	7.85	0.00	7.85
02-1-000-000-3430.010 Investment Income - Admin	0.04	8.63	0.00	0.04	52.17	0.00	52.17
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	9.86	0.00	0.04	60.02	0.00	60.02
CHANGE IN NET POSITION	**41.06**	**(9,567.46)**	**125.09**	**4.53**	**(6,331.96)**	**750.54**	**(7,082.50)**
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	**41.06**	**(9,567.46)**	**125.09**	**4.53**	**(6,331.96)**	**750.54**	**(7,082.50)**

Schedule 1 Analysis of Fund Balance
Six Month Period - June 30, 2026

	Current Period	Current Year
Analysis Of Fund Balance		
HAP FUND BALANCE ANALYSIS		
Revenue		
HUD Subsidy	47,159.00	365,999.00
Other Income	0.00	0.00
Fraud Recovery	1,760.50	4,050.00
Total	48,919.50	370,049.00
Expenses		
HAP Expense	62,816.00	378,328.00
PPA HAP	0.00	0.00
Total	62,816.00	378,328.00
Net	(13,896.50)	(8,279.00)
ADMIN FEE FUND BALANCE ANALYSIS		
Revenue		
HUD Subsidy Admin Fee	8,955.00	49,210.00
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	1,760.50	4,050.00
Interest on Reserve	9.86	60.02
Total	10,725.36	53,320.02
Expenses		
Total Admin Exp	6,132.83	50,511.96
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	262.63	855.86
PPA Admin	0.00	0.00
Total	6,395.46	51,367.82
Net	4,329.90	1,952.20

**See Accountants' Compilation Report*

	Current Period	Current Year
Depreciation		
02-1-000-000-4800.000 Depreciation Expense	0.86	5.16
02-1-000-000-4800.999 Depreciation Expense - Covid	0.00	0.00
Total	0.86	5.16
NET CHANGE	**(9,567.46)**	**(6,331.96)**

BARRON COUNTY HOUSING AUTHORITY - OTHER BUSINESS

FINANCIAL STATEMENTS

For the Accounting Period Ending June 30, 2026

HAWKINS ASH CPAs
Part of your business. Part of your life.

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 June 30, 2026, and the related statement of activities for the one month and six months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements, nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

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

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

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

The accompanying budget of the Housing Authority for the year ending December 31, 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, Schedules of Proportionate Share of the Net Pension Liability (Asset) and Net OPEB Liability (Asset), and Schedules of Contributions that accounting principles generally accepted in the United States of America requires to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We are not independent with respect to the Housing Authority.

Hawkins Ash CPAs, LLP

La Crosse, Wisconsin
July 22, 2026

Barron County Housing Authority - Other Business
Statement of Net Position Other Business
June 30, 2026

	Current Period	Cumulative
ASSETS AND DEFERRED OUTFLOWS		
CURRENT ASSETS		
Cash		
10-0-000-000-1111.010 Cash - Other Business Checking	(1,864.13)	37,569.72
10-0-000-000-1111.040 Cash - Unrestricted - MFH	(2,418.46)	11,172.01
10-0-000-000-1162.000 Cash - Revolving Savings	0.00	0.00
10-0-000-000-1162.010 Cash - Savings MFH	0.06	1,458.14
10-0-000-000-1162.015 Cash - CD MFH	0.00	7,680.89
10-0-000-000-1310.000 Cash - Tax Reserve - MFH	(4,181.99)	1,128.64
10-0-000-000-1320.000 Cash - Insurance Reserve - MFH	0.04	336.91
10-0-000-000-1330.000 Cash - Replacement Reserve - MFH	93,821.13	101,827.48
Total	85,356.65	161,173.79
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	(82,334.92)	101,121.59
Total	(82,334.92)	101,643.50
Other Current Assets		
10-0-000-000-1145.000 Accrued Interest	0.00	11.36
10-0-000-000-1211.000 Prepaid Insurance	(290.67)	2,906.66
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	535.04	33,242.64
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	541.73	10,433.41
10-0-000-000-1295.030 Interprogram due (to) from Tax Credit	(3,357.52)	6,980.18
Total	(2,571.42)	55,169.62
TOTAL CURRENT ASSETS	450.31	317,986.91

**(See Accountants' Compilation Report)*

Barron County Housing Authority - Other Business
Statement of Net Position Other Business
June 30, 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	450.31	3,065,986.91
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	**450.31**	**3,192,421.44**

**(See Accountants' Compilation Report)*

Barron County Housing Authority - Other Business
Statement of Net Position Other Business
June 30, 2026

	Current Period	Cumulative
LIABILITIES, DEF INFLOWS & NET POSITION		
CURRENT LIABILITIES		
Accounts Payable		
10-0-000-000-2111.000 A/P - Vendors and Contractors	(294.00)	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	178.13
Total	(294.00)	658.64
Accrued Liabilities		
10-0-000-000-2134.010 Accrued Comp Absences- Current	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	(294.00)	6,128.08
NONCURRENT LIABILITIES		
Other Noncurrent Liabilities		
10-0-000-000-2134.020 Accrued Comp Absences - Noncurrent	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	(294.00)	61,933.55

**(See Accountants' Compilation Report)*

Barron County Housing Authority - Other Business
Statement of Net Position Other Business
June 30, 2026

	Current Period	Cumulative
Deferrred 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	744.31	(56,990.35)
10-0-000-000-2802.508 Invested in Capital Assets	0.00	0.00
10-0-000-000-2810.511 Restricted	93,821.13	101,827.48
10-0-000-000-2810.512 Unrestricted	(93,821.13)	3,004,658.67
10-0-000-000-2820.000 Restricted GASB 68	0.00	0.00
TOTAL NET POSITION	744.31	3,049,495.80
TOTAL LIAB, DEF INFLOW, AND NET POSITION	**450.31**	**3,192,421.44**
Proof	0.00	0.00

Barron County Housing Authority - Other Business
Statement of Activities - Other Business
Six Month Period - June 30, 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		450.00	0.00		2,007.00	0.00	2,007.00
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		204.34	0.00		343.62	0.00	343.62
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		60.75	0.00		157.92	0.00	157.92
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		320.99	0.00		725.94	0.00	725.94
10-1-000-000-4190.060 Office Expenses		0.00	0.00		4,927.89	0.00	4,927.89
10-1-000-000-4190.070 Advertisements		0.00	0.00		480.00	0.00	480.00
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		1,036.08	0.00		8,642.37	0.00	8,642.37
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		0.00	0.00		90.72	0.00	90.72
10-1-000-000-4430.000 Misc Contract Costs		100.00	0.00		100.00	0.00	100.00
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		100.00	0.00		190.72	0.00	190.72
General Expenses							
10-1-000-000-4510.000 Insurance Expense		290.67	0.00		581.34	0.00	581.34
Total		290.67	0.00		581.34	0.00	581.34
TOTAL OPERATING EXPENSES		**1,426.75**	**0.00**		**9,414.43**	**0.00**	**9,414.43**

Barron County Housing Authority - Other Business
Statement of Activities - Other Business
Six Month Period - June 30, 2026

	****** PERIOD TO DATE******			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	**Actual**	**Budget**	**PUM**	**Actual**	**Budget**	**Variance**
OPERATING INCOME (LOSS)		**(1,426.75)**	**0.00**		**(9,414.42)**	**0.00**	**(9,414.42)**
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		1.29	0.00		7.30	0.00	7.30
Total		1.29	0.00		7.30	0.00	7.30
CHANGE IN NET POSITION		**(1,425.46)**	**0.00**		**(9,407.12)**	**0.00**	**(9,407.12)**
NET CHANGE		**(1,425.46)**	**0.00**		**(9,407.12)**	**0.00**	**(9,407.12)**

Barron County Housing Authority - Property Mgmt
Statement of Activities - Property Mgmt
Six Month Period - June 30, 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		12,900.00	15,480.00	(2,580.00)
10-1-000-011-3610.020 Maint Payroll Reimbursement		4,325.58	0.00		27,884.57	0.00	27,884.57
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		6,905.58	2,580.00		40,784.57	15,480.00	25,304.57
OPERATING EXPENSES							
Administration							
10-1-000-011-4110.000 Administration Salaries		1,481.54	1,583.33		12,763.15	9,499.98	3,263.17
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		62.35	0.00		392.17	0.00	392.17
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		336.40	950.00		4,647.06	5,700.00	(1,052.94)
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		12.95	0.00		282.59	0.00	282.59
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		35.36	0.00	35.36
10-1-000-011-4190.060 Office Expense		0.00	0.00		56.43	0.00	56.43
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		11.32	0.00		1,141.32	0.00	1,141.32
Total		1,904.56	2,533.33		19,318.08	15,199.98	4,118.10
Maintenance							
10-1-000-011-4410.000 Maintenance Salaries		3,771.36	0.00		26,339.85	0.00	26,339.85
10-1-000-011-4420.000 Maintenance Materials		0.00	0.00		897.51	0.00	897.51
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		244.26	0.00		2,280.31	0.00	2,280.31
10-1-000-011-4433.010 Pension Expense		0.00	0.00		0.00	0.00	0.00
Total		4,015.62	0.00		29,517.67	0.00	29,517.67
TOTAL OPERATING EXPENSES		**5,920.18**	**2,533.33**		**48,835.75**	**15,199.98**	**33,635.77**

	****** PERIOD TO DATE******			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	**Actual**	**Budget**	**PUM**	**Actual**	**Budget**	**Variance**
OPERATING INCOME (LOSS)		**985.40**	**46.67**		**(8,051.18)**	**280.02**	**(8,331.20)**
Nonoperating Revenue (Expenses)							
Total		0.00	0.00		0.00	0.00	0.00
CHANGE IN NET POSITION		**985.40**	**46.67**		**(8,051.18)**	**280.02**	**(8,331.20)**
NET CHANGE		**985.40**	**46.67**		**(8,051.18)**	**280.02**	**(8,331.20)**

Barron County Housing Authority - PFPH/ST
Statement of Activities - PFPH/ST
Six Month Period - June 30, 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		0.00	416.67		2,300.74	2,500.02	(199.28)
10-1-000-012-3610.020 Maint Payroll Reimbursement		944.74	0.00		3,339.32	0.00	3,339.32
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		944.74	416.67		5,640.06	2,500.02	3,140.04
OPERATING EXPENSES							
Administration							
10-1-000-012-4110.000 Administration Salaries		691.29	404.17		3,425.54	2,425.02	1,000.52
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		121.08	0.00		487.21	0.00	487.21
10-1-000-012-4170.000 Accounting		0.00	33.33		0.00	199.98	(199.98)
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		104.38	272.50		1,895.74	1,635.00	260.74
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		30.84	0.00		30.84	0.00	30.84
10-1-000-012-4190.020 Conventions & Meetings		0.00	0.00		0.00	0.00	0.00
10-1-000-012-4190.050 Office Supplies and Postage		0.00	0.00		78.00	0.00	78.00
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		947.59	710.00		5,917.33	4,260.00	1,657.33
Maintenance							
10-1-000-012-4410.000 Maintenance Salaries		411.37	0.00		2,361.34	0.00	2,361.34
10-1-000-012-4420.000 Maintenance Materials		78.25	0.00		225.74	0.00	225.74
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		56.17	0.00		252.24	0.00	252.24
Total		545.79	0.00		2,839.32	0.00	2,839.32
TOTAL OPERATING EXPENSES		**1,493.38**	**710.00**		**8,756.65**	**4,260.00**	**4,496.65**
OPERATING INCOME (LOSS)		**(548.64)**	**(293.33)**		**(3,116.59)**	**(1,759.98)**	**(1,356.61)**
Nonoperating Revenue (Expenses)							
Total		0.00	0.00		0.00	0.00	0.00
CHANGE IN NET POSITION		**(548.64)**	**(293.33)**		**(3,116.59)**	**(1,759.98)**	**(1,356.61)**
NET CHANGE		**(548.64)**	**(293.33)**		**(3,116.59)**	**(1,759.98)**	**(1,356.61)**

**See Accountants' Compilation Report*

Barron County Housing Authority - PM/LO
Statement of Activities - PM/LO
Six Month Period - June 30, 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		12,900.00	15,480.00	(2,580.00)
10-1-000-013-3610.020 Maint Payroll Reimbursement		3,655.99	0.00		18,815.78	0.00	18,815.78
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		6,235.99	2,580.00		31,715.78	15,480.00	16,235.78
OPERATING EXPENSES							
Administration							
10-1-000-013-4110.000 Administration Salaries		1,250.94	1,583.33		12,912.66	9,499.98	3,412.68
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		100.06	0.00		1,194.83	0.00	1,194.83
10-1-000-013-4170.000 Accounting		0.00	29.17		0.00	175.02	(175.02)
10-1-000-013-4182.000 Empl Benefit Contrib		249.81	950.00		4,615.19	5,700.00	(1,084.81)
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		87.50	0.00		286.92	0.00	286.92
10-1-000-013-4190.060 Office Expense		0.00	0.00		272.59	0.00	272.59
10-1-000-013-4190.070 Advertisements		0.00	0.00		0.00	0.00	0.00
Total		1,688.31	2,562.50		19,382.19	15,375.00	4,007.19
Maintenance							
10-1-000-013-4410.000 Maintenance Salaries		2,651.32	0.00		16,416.50	0.00	16,416.50
10-1-000-013-4420.000 Maintenance Materials		0.00	0.00		139.58	0.00	139.58
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		170.61	0.00		1,323.47	0.00	1,323.47
Total		2,821.93	0.00		17,879.55	0.00	17,879.55
TOTAL OPERATING EXPENSES		**4,510.24**	**2,562.50**		**37,261.74**	**15,375.00**	**21,886.74**
OPERATING INCOME (LOSS)		**1,725.75**	**17.50**		**(5,545.96)**	**105.00**	**(5,650.96)**
Nonoperating Revenue (Expenses)							
Total		0.00	0.00		0.00	0.00	0.00
CHANGE IN NET POSITION		**1,725.75**	**17.50**		**(5,545.96)**	**105.00**	**(5,650.96)**
NET CHANGE		**1,725.75**	**17.50**		**(5,545.96)**	**105.00**	**(5,650.96)**

**See Accountants' Compilation Report*

Barron County Housing Authority - Almena
Statement of Activities - Almena
Six Month Period - June 30, 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	3,000.00	(3,000.00)
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		2,712.00	0.00	2,712.00
Total		500.00	500.00		2,712.00	3,000.00	(288.00)
OPERATING EXPENSES							
Administration							
10-1-000-014-4110.000 Administration Salaries		167.51	131.67		1,073.02	790.02	283.00
10-1-000-014-4150.000 Travel		0.00	0.00		7.25	0.00	7.25
10-1-000-014-4170.000 Accounting		0.00	25.00		0.00	150.00	(150.00)
10-1-000-014-4182.000 Empl Benefit Contrib		25.72	93.33		439.56	559.98	(120.42)
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		193.23	250.00		1,519.83	1,500.00	19.83
Maintenance							
10-1-000-014-4410.000 Maintenance Salaries		20.56	0.00		(61.68)	0.00	(61.68)
10-1-000-014-4433.000 Maint Employee Benefit		1.57	0.00		(10.45)	0.00	(10.45)
Total		22.13	0.00		(72.13)	0.00	(72.13)
TOTAL OPERATING EXPENSES		**215.36**	**250.00**		**1,447.70**	**1,500.00**	**(52.30)**
OPERATING INCOME (LOSS)		**284.64**	**250.00**		**1,264.30**	**1,500.00**	**(235.70)**
Nonoperating Revenue (Expenses)							
Total		0.00	0.00		0.00	0.00	0.00
CHANGE IN NET POSITION		**284.64**	**250.00**		**1,264.30**	**1,500.00**	**(235.70)**
NET CHANGE		**284.64**	**250.00**		**1,264.30**	**1,500.00**	**(235.70)**

**See Accountants' Compilation Report*

Barron County Housing Authority - PFPH/PH
Statement of Activities - PFPH/PH
Six Month Period - June 30, 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		2,808.00	4,608.00	(1,800.00)
10-1-000-015-3610.020 Maint Payroll Reimbursement		2,306.47	0.00		5,080.31	0.00	5,080.31
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		2,882.47	768.00		7,888.31	4,608.00	3,280.31
OPERATING EXPENSES							
Administration							
10-1-000-015-4110.000 Administration Salaries		718.91	370.83		3,030.09	2,224.98	805.11
10-1-000-015-4150.000 Travel		274.78	0.00		667.74	0.00	667.74
10-1-000-015-4170.000 Accounting		0.00	33.33		0.00	199.98	(199.98)
10-1-000-015-4182.000 Empl Benefit Contrib		134.87	245.00		1,800.88	1,470.00	330.88
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
10-1-000-015-4190.050 Office Supplies and Postage		0.00	0.00		78.00	0.00	78.00
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		1,128.56	649.16		5,576.71	3,894.96	1,681.75
Maintenance							
10-1-000-015-4410.000 Maintenance Salaries		1,466.84	0.00		4,803.51	0.00	4,803.51
10-1-000-015-4420.000 Maintenance Materials		0.00	0.00		652.89	0.00	652.89
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		186.79	0.00		519.02	0.00	519.02
Total		1,653.63	0.00		5,975.42	0.00	5,975.42
TOTAL OPERATING EXPENSES		**2,782.19**	**649.16**		**11,552.13**	**3,894.96**	**7,657.17**
OPERATING INCOME (LOSS)		**100.28**	**118.84**		**(3,663.82)**	**713.04**	**(4,376.86)**
Nonoperating Revenue (Expenses)							
Total		0.00	0.00		0.00	0.00	0.00
CHANGE IN NET POSITION		**100.28**	**118.84**		**(3,663.82)**	**713.04**	**(4,376.86)**
NET CHANGE		**100.28**	**118.84**		**(3,663.82)**	**713.04**	**(4,376.86)**

**See Accountants' Compilation Report*

Barron County Housing Authority - Redevelopment
Statement of Activities - Redevelopment
Six Month Period - June 30, 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		18,480.00	0.00	18,480.00
10-1-000-030-3610.020 Payroll Reimbursement		12,339.73	0.00		74,206.43	0.00	74,206.43
10-1-000-030-3690.020 Postage Office Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-030-3690.030 Other Income		0.00	0.00		250.00	0.00	250.00
Total		15,419.73	0.00		92,936.43	0.00	92,936.43
OPERATING EXPENSES							
Administration							
10-1-000-030-4110.000 Administration Salaries		9,120.88	0.00		50,139.45	0.00	50,139.45
10-1-000-030-4150.000 Travel		270.58	0.00		4,143.05	0.00	4,143.05
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		1,434.27	0.00		7,709.30	0.00	7,709.30
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		17.95	0.00		264.17	0.00	264.17
10-1-000-030-4190.050 Office Supplies and Postage		0.00	0.00		413.35	0.00	413.35
10-1-000-030-4190.060 Office Expense		190.44	0.00		1,747.82	0.00	1,747.82
10-1-000-030-4190.070 Advertising		0.00	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
10-1-000-030-4510.030 Workmans Comp Expense		0.00	0.00		1,255.00	0.00	1,255.00
10-1-000-030-4591.000 Developer Fees		0.00	0.00		21,615.52	0.00	21,615.52
Total		11,034.12	0.00		89,921.96	0.00	89,921.96
Maintenance							
10-1-000-030-4410.000 Maintenance Salaries		4,306.54	0.00		23,132.28	0.00	23,132.28
10-1-000-030-4420.000 Maintenance Materials		24.90	0.00		5,840.09	0.00	5,840.09
10-1-000-030-4430.000 Contract Costs		0.00	0.00		51.00	0.00	51.00
10-1-000-030-4433.000 Maint Employee Benefit		442.56	0.00		2,562.51	0.00	2,562.51
10-1-000-030-4433.010 Pension Expense		0.00	0.00		0.00	0.00	0.00
Total		4,774.00	0.00		31,585.88	0.00	31,585.88
TOTAL OPERATING EXPENSES		**15,808.12**	**0.00**		**121,507.84**	**0.00**	**121,507.84**
OPERATING INCOME (LOSS)		**(388.39)**	**0.00**		**(28,571.41)**	**0.00**	**(28,571.41)**

**See Accountants' Compilation Report*

Barron County Housing Authority - Redevelopment
Statement of Activities - Redevelopment
Six Month Period - June 30, 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		1.32	0.00		22.00	0.00	22.00
10-1-000-030-3681.010 Interest Inc - Tax Escrow		0.66	0.00		3.90	0.00	3.90
10-1-000-030-3681.020 Interest Inc - Ins Escrow		0.04	0.00		7.96	0.00	7.96
10-1-000-030-3681.030 Interest Inc - Rep Reserve		8.71	0.00		67.57	0.00	67.57
10-1-000-030-6900.000 Equity Transfer		0.00	0.00		0.00	0.00	0.00
Total		10.73	0.00		101.43	0.00	101.43
CHANGE IN NET POSITION		**(377.66)**	**0.00**		**(28,469.98)**	**0.00**	**(28,469.98)**
NET CHANGE		**(377.66)**	**0.00**		**(28,469.98)**	**0.00**	**(28,469.98)**

**See Accountants' Compilation Report*

BARRON COUNTY HOUSING AUTHORITY - LM II

FINANCIAL STATEMENTS

For the Accounting Period Ending June 30, 2026

Part of your business. Part of your life.

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 June 30, 2026, and the related statement of activities for the one month and six 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.

Hawkins Ash CPAs, LLP

La Crosse, Wisconsin
July 22, 2026

Barron County Housing Authority - LM II
Statement of Net Position - LM II
June 30, 2026

	Current Period	Cumulative
ASSETS AND DEFERRED OUTFLOWS		
CURRENT ASSETS		
Cash		
20-0-000-000-1111.040 Cash - Unrestricted	5,621.70	88,935.13
20-0-000-000-1111.050 Cash - Security Deposit	47.42	9,470.39
20-0-000-000-1162.000 Cash - Reserve	1.31	29,820.70
Total	5,670.43	128,226.22
Accounts Receivable		
20-0-000-000-1122.000 A/R - Tenants	723.00	1,454.00
Total	723.00	1,454.00
Other Current Assets		
20-0-000-000-1210.000 Prepaid Expenses	0.00	0.00
20-0-000-000-1211.000 Prepaid Insurance	(1,729.90)	15,725.17
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
20-0-000-000-1295.030 Interprogram due (to) from LLC	0.00	0.00
Total	(1,729.90)	15,725.17
Accrued Receivable		
Total	0.00	0.00
Cash - Escrow Funds		
Total	0.00	0.00
TOTAL CURRENT ASSETS	4,663.53	145,405.39

**(See Accountants' Compilation Report)*

Barron County Housing Authority - LM II
Statement of Net Position - LM II
June 30, 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)	(80,354.14)
Total	(3,200.00)	1,615,944.86
Other Noncurrent Assets		
Total	0.00	0.00
TOTAL NONCURRENT ASSETS	(3,200.00)	1,615,944.86
TOTAL ASSETS	1,463.53	1,761,350.25
Deferred Outflows of Resources		
Total	0.00	0.00
TOTAL ASSETS & DEFERRED OUTFLOWS	**1,463.53**	**1,761,350.25**

**(See Accountants' Compilation Report)*

	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	50.00	7,952.00
Total	50.00	7,952.00
Accrued Liabilities		
20-0-000-000-2134.010 Accrued Comp Absences - Current	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	541.73	10,433.41
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	(1,052.10)	13,875.59
20-0-000-000-2240.000 Prepaid Rent	(289.00)	289.00
Total	(799.37)	24,598.00
TOTAL CURRENT LIABILITIES	(749.37)	33,945.15

Barron County Housing Authority - LM II
Statement of Net Position - LM II
June 30, 2026

	Current Period	Cumulative
NONCURRENT LIABILITIES		
Mortgage		
Total	0.00	0.00
Compensated Absences		
20-0-000-000-2134.020 Accrued Comp Absences - Noncurrent	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	(749.37)	34,402.48
Deferred Inflows of Resources		
Total	0.00	0.00
NET POSITION		
20-0-000-000-2700.000 CY Net Change	2,212.90	(24,499.91)
20-0-000-000-2802.508 Invested In Capital Assets	(3,200.00)	1,615,944.86
20-0-000-000-2810.511 Restricted	1.31	29,820.70
20-0-000-000-2810.512 Unrestricted	3,198.69	105,682.12
TOTAL NET POSITION	2,212.90	1,726,947.77
TOTAL LIAB, DEF INFLOW, & NET POSITION	**1,463.53**	**1,761,350.25**
Proof	0.00	0.00

**(See Accountants' Compilation Report)*

Barron County Housing Authority - LM II
Statement of Activities - LM II
Six Month Period - June 30, 2026

	****** PERIOD TO DATE******			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	**Actual**	**Budget**	**PUM**	**Actual**	**Budget**	**Variance**
PUM	1.00	19.00	0.00	1.00	114.00	0.00	114.00
OPERATING REVENUE							
Rental Revenue							
20-1-000-000-5120.000 Rental Revenue	443.74	8,431.00	8,483.33	458.81	52,304.00	50,899.98	1,404.02
Total	443.74	8,431.00	8,483.33	458.81	52,304.00	50,899.98	1,404.02
Vacancies							
20-1-000-000-5220.000 Vacancies - Apartments	0.00	0.00	(1,473.33)	0.00	0.00	(8,839.98)	8,839.98
Total	0.00	0.00	(1,473.33)	0.00	0.00	(8,839.98)	8,839.98
Other Revenue							
20-1-000-000-5900.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20-1-000-000-5910.000 Other Income - Laundry & Vending	0.00	0.00	0.00	1.93	219.50	0.00	219.50
20-1-000-000-5911.000 Other Income - Tenant	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	1.93	219.50	0.00	219.50
TOTAL OPERATING REVENUE	**443.74**	**8,431.00**	**7,010.00**	**460.73**	**52,523.50**	**42,060.00**	**10,463.50**
OPERATING EXPENSES							
Renting Expenses							
20-1-000-000-6210.000 Advertising	0.00	0.00	0.00	2.24	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	2.24	255.00	0.00	255.00

Barron County Housing Authority - LM II
Statement of Activities - LM II
Six Month Period - June 30, 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	94.26	1,790.92	6,591.67	142.25	16,216.23	39,550.02	(23,333.79)
20-1-000-000-6311.000 Office Expense	4.56	86.73	0.00	37.00	4,218.48	0.00	4,218.48
20-1-000-000-6311.020 Computer Expense	0.00	0.00	0.00	6.59	751.54	0.00	751.54
20-1-000-000-6311.030 Telephone	23.14	439.65	0.00	22.55	2,570.72	0.00	2,570.72
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	18.11	344.00	25.00	12.89	1,470.00	150.00	1,320.00
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	0.43	8.20	0.00	10.25	1,168.32	0.00	1,168.32
20-1-000-000-6393.000 Pension Expense - Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	140.50	2,669.50	6,616.67	231.54	26,395.29	39,700.02	(13,304.73)
Utilities							
20-1-000-000-6450.000 Electricity	94.82	1,801.64	0.00	142.00	16,187.69	0.00	16,187.69
20-1-000-000-6451.000 Water & Sewer	24.37	463.02	0.00	31.47	3,587.27	0.00	3,587.27
20-1-000-000-6452.000 Gas	0.00	0.00	0.00	5.89	671.81	0.00	671.81
20-1-000-000-6453.000 Fire Protection	7.84	149.04	0.00	3.92	447.12	0.00	447.12
Total	127.04	2,413.70	0.00	183.28	20,893.89	0.00	20,893.89
Maintenance							
20-1-000-000-6510.000 Payroll	14.83	281.68	0.00	17.46	1,990.77	0.00	1,990.77
20-1-000-000-6511.000 Maintenance Travel Expense	1.18	22.48	0.00	1.37	156.62	0.00	156.62
20-1-000-000-6515.000 Maintenance Supplies	3.58	67.98	0.00	7.56	861.74	0.00	861.74
20-1-000-000-6520.000 Misc Contracts	31.70	602.26	0.00	37.34	4,256.66	0.00	4,256.66
20-1-000-000-6525.000 Garbage & Recycling	5.53	105.00	0.00	5.53	630.00	0.00	630.00
Total	56.81	1,079.40	0.00	69.26	7,895.79	0.00	7,895.79

	****** 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	56.28	6,416.47	0.00	6,416.47
20-1-000-000-6711.000 Payroll Taxes - Admin	6.74	128.07	345.83	10.41	1,186.93	2,074.98	(888.05)
20-1-000-000-6711.020 Payroll Taxes - Maint	1.00	18.96	14.17	1.20	136.73	85.02	51.71
20-1-000-000-6711.030 Emp Ben - Health/Dental Ins	0.00	0.00	1,500.00	80.94	9,227.26	9,000.00	227.26
20-1-000-000-6720.000 Insurance - Property/Liability	81.78	1,553.83	0.00	83.94	9,568.74	0.00	9,568.74
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	7.33	139.20	0.00	2.44	278.40	0.00	278.40
20-1-000-000-6722.000 Insurance - Workmans' Comp	1.94	36.87	0.00	0.65	73.74	0.00	73.74
20-1-000-000-6723.000 WI Retirement	7.85	149.24	0.00	11.54	1,315.86	0.00	1,315.86
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	10,000.02	(10,000.02)
Total	106.64	2,026.17	3,526.67	247.40	28,204.13	21,160.02	7,044.11
Depreciation							
20-1-000-000-6840.000 Current Year Depreciation Expense	168.42	3,200.00	0.00	168.42	19,200.00	0.00	19,200.00
Total	168.42	3,200.00	0.00	168.42	19,200.00	0.00	19,200.00
TOTAL OPERATING EXPENSES	**599.41**	**11,388.77**	**10,143.34**	**902.14**	**102,844.10**	**60,860.04**	**41,984.06**
OPERATING INCOME (LOSS)	**155.67**	**(2,957.77)**	**(3,133.34)**	**441.41**	**(50,320.60)**	**(18,800.04)**	**(31,520.56)**
Noncapital Subsidies							
20-1-000-000-5121.000 Assistance Payments	271.84	5,165.00	6,250.00	226.18	25,785.00	37,500.00	(11,715.00)
Total	271.84	5,165.00	6,250.00	226.18	25,785.00	37,500.00	(11,715.00)
OPERATING INCOME (LOSS) AND NONCAP SUB	**116.17**	**2,207.23**	**3,116.66**	**215.22**	**(24,535.60)**	**18,699.96**	**(43,235.56)**
Nonoperating Revenue (Expenses)							
20-1-000-000-5410.000 Interest Income	0.23	4.36	0.00	0.25	28.31	0.00	28.31
20-1-000-000-5411.000 Interest Income - Restricted	0.07	1.31	0.00	0.06	7.38	0.00	7.38
20-1-000-000-6800.000 Contributions - TL Transfer	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.30	5.67	0.00	0.31	35.69	0.00	35.69
CHANGE IN NET POSITION	**116.47**	**2,212.90**	**3,116.66**	**214.91**	**(24,499.91)**	**18,699.96**	**(43,199.87)**
Prior Period Adjustment							
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET CHANGE	**116.47**	**2,212.90**	**3,116.66**	**214.91**	**(24,499.91)**	**18,699.96**	**(43,199.87)**

BARRON COUNTY HOUSING REDEVELOPMENT LLC

FINANCIAL STATEMENTS

For the Accounting Period Ending June 30, 2026

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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 June 30, 2026, and the related statement of operations for the one month and six 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.

Hawkins Ash CPAs, LLP

La Crosse, Wisconsin
July 22, 2026

Barron County Housing Redevelopment LLC
Balance Sheet - Redevelopment LLC
June 30, 2026

	Current Period	Cumulative
ASSETS		
CURRENT ASSETS		
Cash		
30-0-000-000-1111.040 Cash - Unrestricted	(213.52)	65,207.24
30-0-000-000-1162.000 Cash - Security Deposit - CD	0.00	0.00
30-0-000-000-1162.010 Cash - Security Deposit - Savings	388.65	21,518.00
Total	175.13	86,725.24
Accounts Receivable		
30-0-000-000-1122.000 A/R - Tenants	(39.76)	1,456.71
30-0-000-000-1122.010 Allowance for Doubtful Accts	0.00	0.00
Total	(39.76)	1,456.71
Other Current Assets		
30-0-000-000-1210.000 Prepaid Expenses	(277.75)	2,777.50
30-0-000-000-1211.000 Prepaid Insurance	(2,455.22)	84,850.78
30-0-000-000-1280.000 Prepaid Debt Issuance Costs	0.00	55,977.00
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
30-0-000-000-1295.020 Interprogram due (to) from LM II	0.00	0.00
Total	(2,732.97)	143,605.28
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	0.04	9,778.38
Total	0.04	164,778.38
TOTAL CURRENT ASSETS	(2,597.56)	396,565.61

**(See Accountants' Compilation Report)*

Barron County Housing Redevelopment LLC
Balance Sheet - Redevelopment LLC
June 30, 2026

	Current Period	Cumulative
NONCURRENT ASSETS		
Fixed Assets		
30-0-000-000-1400.060 Land Improvments	0.00	333,267.00
30-0-000-000-1400.070 Buildings	0.00	10,549,676.00
30-0-000-000-1400.090 Furniture, Equip, & Mach - Admin	0.00	320,787.00
30-0-000-000-1400.100 Land	0.00	147,000.00
30-0-000-000-1400.150 Accumulated Depreciation	(51,500.00)	(211,533.00)
30-0-000-000-1400.151 Accum Depreciation - Land Improv	(2,850.00)	(8,505.00)
30-0-000-000-1400.152 Accum Depreciation - Furn & Fixtures	(4,500.00)	(13,432.00)
30-0-000-000-1400.200 Construction Work in Progress	(3,103,461.33)	3,495,543.16
Total	(3,162,311.33)	14,612,803.16
Other Noncurrent Assets		
30-0-000-000-1500.000 Tax Credit Fees	0.00	52,683.00
30-0-000-000-1500.001 Tax Credit Fees - Amort	0.00	(2,341.00)
Total	0.00	50,342.00
TOTAL NONCURRENT ASSETS	(3,162,311.33)	14,663,145.16
TOTAL ASSETS	**(3,164,908.89)**	**15,059,710.77**

**(See Accountants' Compilation Report)*

Barron County Housing Redevelopment LLC
Balance Sheet - Redevelopment LLC
June 30, 2026

	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	226.00	21,149.17
30-0-000-000-2114.010 Security Deposit Interest	(55.38)	191.75
Total	170.62	21,340.92
Accrued Liabilities		
30-0-000-000-2137.000 Payment in Lieu of Taxes	(7,604.09)	7,145.22
30-0-000-000-2140.000 Accrued Interest Payable	0.00	24,503.70
Total	(7,604.09)	31,648.92
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	(3,357.52)	6,980.18
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	0.00	0.00
30-0-000-000-2240.000 Prepaid Rent	(215.00)	1,426.52
30-0-000-000-2300.000 Construction Payable	(2,964,777.00)	0.00
Total	(2,968,349.52)	8,406.70
TOTAL CURRENT LIABILITIES	(2,975,782.99)	61,396.54

**(See Accountants' Compilation Report)*

Barron County Housing Redevelopment LLC
Balance Sheet - Redevelopment LLC
June 30, 2026

	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 111461	(78,422.31)	2,262,445.91
30-0-000-000-2321.010 Note Payable - Wheda Loan #2 111461-01	0.00	0.22
30-0-000-000-2321.020 Note Payable - Wheda Loan #3 111461-02	0.00	7,518,609.00
30-0-000-000-2321.030 Note Payable - Wheda Loan #4 111461-03	28,023.13	1,215,248.22
Total	(50,399.18)	13,744,303.35
Compensated Absences		
Total	0.00	0.00
Other Noncurrent Liabilities		
30-0-000-000-2310.000 Developer Fees Payable	0.00	817,902.00
Total	0.00	817,902.00
Debt Issuance/Acc Amort Costs		
30-0-000-000-1500.010 Debt Issuance Costs - WHEDA Note #1	0.00	54,253.00
30-0-000-000-1500.011 Accum Amort - WHEDA Note #1	0.00	(749.00)
30-0-000-000-1500.020 Debt Issuance Costs - WHEDA Note #2	0.00	205,043.00
30-0-000-000-1500.021 Accum Amort - WHEDA Note #2	0.00	(41,741.00)
30-0-000-000-1500.030 Debt Issuance Costs - Seller Note	0.00	3,346.00
30-0-000-000-1500.031 Accum Amort - Seller Note	0.00	0.00
30-0-000-000-1500.041 Accum Amort - WHEDA Note #3	0.00	(266.00)
30-0-000-000-1500.051 Accum Amort - WHEDA Note #4	0.00	(171.00)
30-0-000-000-1500.061 Accum Amort - BCHA ARPA	0.00	(54.00)
30-0-000-000-1500.071 Accum Amort - HOME	0.00	(8.00)
Total	0.00	219,653.00
TOTAL NONCURRENT LIABILITIES	(50,399.18)	14,342,552.35
TOTAL LIABILITIES	(3,026,182.17)	14,403,948.89

**(See Accountants' Compilation Report)*

	Current Period	Cumulative
MEMBERS' EQUITY		
30-0-000-000-2700.000 CY Net Change	(138,726.72)	(72,855.54)
30-0-000-000-2901.000 Managing Member Equity	0.00	147,076.96
30-0-000-000-2902.000 Investor Member Equity	0.00	6,019,028.46
30-0-000-000-2903.000 Subscriptions Receivable	0.00	(5,309,188.00)
30-0-000-000-2904.000 Syndication Costs	0.00	(128,300.00)
TOTAL MEMBERS' EQUITY	(138,726.72)	655,761.88
TOTAL LIABILITIES & MEMBERS' EQUITY	**(3,164,908.89)**	**15,059,710.77**
Proof	0.00	0.00

Barron County Housing Redevelopment LLC
Stmnt of Operations - Redevelopment LLC
Six Month Period - June 30, 2026

	****** PERIOD TO DATE******			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
PUM	1.00	70.00	0.00	1.00	420.00	0.00	420.00
OPERATING REVENUE							
Rental Revenue							
30-1-000-000-5120.000 Tenant Rent	426.01	29,821.00	32,833.33	443.41	186,234.00	196,999.98	(10,765.98)
30-1-000-000-5121.000 Assistance Payments	478.61	33,503.00	31,666.67	472.72	198,544.00	190,000.02	8,543.98
30-1-000-000-5191.000 Nondwelling Rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-5192.000 Developer Rent Promotion	0.00	0.00	0.00	7.34	(3,081.00)	0.00	(3,081.00)
Total	904.63	63,324.00	64,500.00	908.80	381,697.00	387,000.00	(5,303.00)
Vacancies							
30-1-000-000-5220.000 Vacancies - Apartments	160.29	(11,220.00)	(8,166.67)	187.37	(78,695.00)	(49,000.02)	(29,694.98)
Total	160.29	(11,220.00)	(8,166.67)	187.37	(78,695.00)	(49,000.02)	(29,694.98)
Other Revenue							
30-1-000-000-5910.000 Other Income - Laundry & Vending	0.00	0.00	383.33	5.14	2,158.25	2,299.98	(141.73)
30-1-000-000-5911.000 Other Income - Tenant	0.00	0.00	83.33	0.00	0.00	499.98	(499.98)
30-1-000-000-5920.000 Other Income - Late Charges/Extra Keys	0.00	0.00	0.00	0.49	205.00	0.00	205.00
30-1-000-000-5930.000 Other Income - Damages/Cleaning Fees	0.00	0.00	29.17	0.00	0.00	175.02	(175.02)
30-1-000-000-5940.000 Other Income - Cable TV	0.56	38.88	50.00	0.84	351.34	300.00	51.34
30-1-000-000-5960.000 Other Income - Insurance Proceeds	0.00	0.00	0.00	29.05	12,202.84	0.00	12,202.84
30-1-000-000-5990.000 Other Income - Misc	0.16	11.32	3,083.33	0.19	81.32	18,499.98	(18,418.66)
Total	0.72	50.20	3,629.16	35.71	14,998.75	21,774.96	(6,776.21)
TOTAL OPERATING REVENUE	**745.06**	**52,154.20**	**59,962.49**	**757.14**	**318,000.75**	**359,774.94**	**(41,774.19)**
OPERATING EXPENSES							
Renting Expenses							
30-1-000-000-6203.000 Conv, Mtgs & Train	3.57	250.00	187.50	0.60	250.00	1,125.00	(875.00)
30-1-000-000-6210.000 Advertising	11.44	801.00	83.33	1.91	801.00	499.98	301.02
30-1-000-000-6250.000 Tenant Recreational	0.00	0.00	125.00	0.00	0.00	750.00	(750.00)
Total	15.01	1,051.00	395.83	2.50	1,051.00	2,374.98	(1,323.98)

Barron County Housing Redevelopment LLC
Stmnt of Operations - Redevelopment LLC
Six Month Period - June 30, 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	35.51	2,485.44	1,833.33	45.06	18,923.15	10,999.98	7,923.17
30-1-000-000-6311.000 Office Expense	1.45	101.27	466.67	4.42	1,854.54	2,800.02	(945.48)
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	1.68	117.50	41.67	1.46	612.71	250.02	362.69
30-1-000-000-6311.030 Telephone	15.67	1,096.98	1,083.33	16.84	7,074.12	6,499.98	574.14
30-1-000-000-6330.000 Management Salary	74.63	5,224.02	4,166.67	71.42	29,997.69	25,000.02	4,997.67
30-1-000-000-6332.000 Management Fee	44.00	3,080.00	3,083.33	44.00	18,480.00	18,499.98	(19.98)
30-1-000-000-6340.000 Legal Expenses	0.00	0.00	416.67	0.00	0.00	2,500.02	(2,500.02)
30-1-000-000-6351.000 Accounting Expense	10.91	764.00	916.67	13.92	5,847.90	5,500.02	347.88
30-1-000-000-6390.000 Mis Admin Expenses	0.22	15.59	916.67	3.80	1,596.20	5,500.02	(3,903.82)
30-1-000-000-6395.000 Lease Up Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6396.000 Temporary Relocation Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	184.07	12,884.80	12,925.01	200.92	84,386.31	77,550.06	6,836.25
Utilities							
30-1-000-000-6450.000 Electricity	20.59	1,441.37	1,333.33	53.26	22,369.48	7,999.98	14,369.50
30-1-000-000-6451.000 Water & Sewer	14.47	1,013.00	1,500.00	34.41	14,453.29	9,000.00	5,453.29
30-1-000-000-6452.000 Gas	0.00	0.00	66.67	1.00	419.11	400.02	19.09
30-1-000-000-6453.000 Fire Protection	2.13	149.04	108.33	1.20	503.56	649.98	(146.42)
Total	37.19	2,603.41	3,008.33	89.87	37,745.44	18,049.98	19,695.46
Maintenance							
30-1-000-000-6510.000 Maintenance Payroll	66.15	4,630.27	2,666.67	60.20	25,285.59	16,000.02	9,285.57
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	0.97	(67.98)	83.33	0.12	(52.31)	499.98	(552.29)
30-1-000-000-6520.000 Misc Contracts	0.00	0.00	750.00	6.66	2,798.02	4,500.00	(1,701.98)
30-1-000-000-6520.010 Routine Contracts	6.75	472.64	0.00	3.44	1,442.75	0.00	1,442.75
30-1-000-000-6520.020 Exterminating Contracts	26.93	1,885.00	400.00	4.73	1,985.00	2,400.00	(415.00)
30-1-000-000-6520.030 Elevator Contracts	0.00	0.00	83.33	1.80	754.05	499.98	254.07
30-1-000-000-6525.000 Garbage & Recycling	23.68	1,657.84	1,708.33	26.64	11,190.44	10,249.98	940.46
30-1-000-000-6548.000 Snow & Ice Removal	0.00	0.00	0.00	2.24	940.00	0.00	940.00
30-1-000-000-6590.000 Misc Maint Expense	10.91	763.94	0.00	5.36	2,252.48	0.00	2,252.48
Total	133.45	9,341.71	5,691.66	110.94	46,596.02	34,149.96	12,446.06

Barron County Housing Redevelopment LLC
Stmnt of Operations - Redevelopment LLC
Six Month Period - June 30, 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	22.85	1,599.76	1,350.00	16.62	6,979.36	8,100.00	(1,120.64)
30-1-000-000-6711.000 Payroll Taxes - Admin	0.00	0.00	458.33	0.00	0.00	2,749.98	(2,749.98)
30-1-000-000-6711.020 Payroll Taxes - Maint	0.00	0.00	208.33	0.00	0.00	1,249.98	(1,249.98)
30-1-000-000-6711.030 Emp Ben - Health/Dental	0.00	0.00	4,833.33	55.76	23,417.60	28,999.98	(5,582.38)
30-1-000-000-6720.000 Insurance - Property	677.31	47,411.46	1,350.00	112.88	47,411.46	8,100.00	39,311.46
30-1-000-000-6721.000 Insurance - Other	816.32	57,142.43	725.00	136.71	57,420.18	4,350.00	53,070.18
30-1-000-000-6722.000 Insurance - Workmans' Comp	0.00	0.00	520.83	0.00	0.00	3,124.98	(3,124.98)
30-1-000-000-6723.000 WI Retirement	0.00	0.00	625.00	0.00	0.00	3,750.00	(3,750.00)
30-1-000-000-6790.000 Misc Taxes, Licenses & Ins	0.00	0.00	129.17	0.00	0.00	775.02	(775.02)
30-1-000-000-6794.000 Organizational Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6795.000 Tax Credit Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	1,516.48	106,153.65	10,199.99	321.97	135,228.60	61,199.94	74,028.66
Depreciation							
30-1-000-000-6841.000 Depreciation Expense	840.71	58,850.00	0.00	204.40	85,850.00	0.00	85,850.00
Total	840.71	58,850.00	0.00	204.40	85,850.00	0.00	85,850.00
TOTAL OPERATING EXPENSES	**2,726.92**	**190,884.57**	**32,220.82**	**930.61**	**390,857.37**	**193,324.92**	**197,532.45**
OPERATING INCOME (LOSS)	**1,981.86**	**(138,730.37)**	**27,741.67**	**173.47**	**(72,856.62)**	**166,450.02**	**(239,306.64)**
Nonoperating Revenue (Expenses)							
30-1-000-000-5410.000 Interest Inc - Project Operations	0.05	3.65	0.00	0.02	6.70	0.00	6.70
30-1-000-000-5420.000 Interest Inc - WHEDA Escrow	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	0.01	(5.62)	0.00	(5.62)
30-1-000-000-6820.000 Interest Expense	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	0.05	3.65	0.00	0.00	1.08	0.00	1.08
CHANGE IN NET POSITION	**1,981.81**	**(138,726.72)**	**27,741.67**	**173.47**	**(72,855.54)**	**166,450.02**	**(239,305.56)**
Prior Period Adjustment							
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET CHANGE	**1,981.81**	**(138,726.72)**	**27,741.67**	**173.47**	**(72,855.54)**	**166,450.02**	**(239,305.56)**

**See Accountants' Compilation Report*

S.C. Koegler Consulting, LLC
3834 S. Griffin Ave
Milwaukee, WI 53207
Phone: 414-379-1862
scott@sckoeglerconsulting.com
www.sckoeglerconsulting.com
EIN: 33-3937546

Revision to Agreement for Consulting Services

S.C. Koegler Consulting, LLC, an independent contractor, ("Consultant" or "I")

and

Barron County Housing Authority ("Client" or "BCHA")

Scope of Services –

S.C. Koegler Consulting, LLC will provide Barron County Housing Authority with General Advisory services regarding Public Housing Repositioning, HUD-PIH Program Transfers and Development of HUD Public Housing. Specific guidance will be provided to BCHA regarding the transfer of ownership of City of Barron HA and Chetek HA public housing properties to BCHA ownership. Transfer of Ownership guidance is specifically related to HUD requirements. This guidance does not include legal advice regarding real estate sale and transfers. The goal is to facilitate the transfer of both properties to BCHA ownership by the end of calendar year 2027 or sooner.

General Advisory services also include guidance on compliance with HUD program regulations and requirements as related to the Housing Choice Voucher program operated by BCHA. Guidance on the HCV program includes advice and guidance regarding Project-Based HAP contracts for properties owned and controlled by BCHA.

Advisory services do not include the following:

- Legal services or opinions
- Preparation and submission of applications to HUD or other agencies for program transfers and new unit development
- On-site reviews, audits, or inspections of BCHA properties or operations
- Preparation of formal reports, studies, or assessments requiring substantial research and analysis beyond general advisory services
- Representation before HUD or participation in formal administrative proceedings
- Grant writing or funding applications
- Repositioning, development or redevelopment planning or application preparation
- Services related to specific litigation or legal disputes
- Training or educational seminars (unless separately contracted)

Upon request, Consultant is available to assist Client with preparation of applications for program transfers, development, repositioning or other HUD required submissions under a separate consulting agreement.

Consulting Fees

- Total Fee: $4,800

Total fee due and payable at proposal acceptance. Travel expenses (lodging, meals and milage) are not included in the quoted fee. Travel costs will be invoiced separately on the final invoice at the conclusion of the contract and calculated using the applicable GSA Per Diem rates, available at: https://www.gsa.gov/travel. Consultant will be responsible for all other expenses incurred while performing services under this Agreement.

Consultant shall be paid by a check sent to the Consultant's principal place of business or by other mutually agreed form of payment. All invoices will be due and payable within thirty (30) days from date of invoice. Client agrees to pay Consultant an additional 1.5% per month interest charge on the amount owed or the legally allowable maximum for amounts past due.

Term of Agreement

This Agreement is effective on the date Client accepts and signs the Proposal. The Term of the Agreement will be for twelve (12) months beginning at Client acceptance of the proposal and terminating on the last day of the month twelve (12) months from the acceptance date. The contract is renewable on the same terms and fees for another twelve (12) month term at the mutual agreement of both parties.

Terminating the Agreement

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice, or immediately for cause upon a material breach of the terms of this Agreement by the other party.

The initial payment to the Consultant is non-refundable in the event of termination by the Client for convenience. If the Agreement is terminated by the Consultant for convenience, or by the Client due to the Consultant's material breach, one-half (1/2) of the initial payment shall be refunded to the Client.

Modifying the Agreement

Parties agree that modifications to the Scope of Services may occur during the term of this Agreement. The parties will make a good faith effort to agree on all necessary modifications. Such agreements will be put in writing, signed by the parties, and added to this Agreement.

Resolving Disputes

This Agreement shall be governed by the laws of the State of Wisconsin. Any disputes arising under this Agreement shall be first resolved through good faith negotiations. The parties agree to resolve the dispute with the help of a mutually agreed-upon mediator in the State of Wisconsin if good faith negotiations between the parties are unsuccessful. Any costs and fees other than attorneys' fees associated with the mediation will be shared equally by the parties.

If mediation is unsuccessful, any legal action arising under this Agreement shall be brought exclusively in a court of competent jurisdiction located in Milwaukee County, Wisconsin, and the parties' consent to such jurisdiction and venue.

Independent Contractor Status

Consultant shall perform all services included in this Agreement as an independent contractor and not as an employee, agent, or representative of the Client. This Agreement does not create a partnership relationship. Neither party has authority to enter into contracts on the other's behalf. Consultant has the sole right to control and direct the means, manner, and method by which the services required by this Agreement will be performed. Neither Consultant nor contract personnel are eligible to participate in any employee pension, health, vacation pay, sick pay, or other fringe benefit plan of the Client. Consultant will pay all income taxes and FICA (Social Security and Medicare) taxes incurred while performing services under this Agreement.

Insurance

Consultant shall maintain appropriate professional liability and general liability insurance during the term of this Agreement and shall provide proof to the Client upon request.

Non-Public Information and Intellectual Property

Consultant shall maintain in strict confidence all non-public information received in connection with performance under this Agreement. Non-public information shall not be disclosed to any third party without prior written consent of the Client, except as disclosure is required by law.

Consultant represents that it owns or holds a license to use and sublicense various materials in existence before the start date of this Agreement ("Consultant's Materials"). Consultant may, at its option, include Consultant's Materials in the work performed under this Agreement. Consultant grants to the Client a royalty-free nonexclusive license to use anything created or developed by Consultant for the Client under this Agreement ("Contract Property"). The license will have a perpetual term, and Client may not transfer or sell it. Consultant will retain all copyrights, patent rights, and other intellectual property rights to the Contract Property and Consultant's Materials.

Limited Liability

Consultant's pricing reflects the allocation of risk and limitation of liability specified below. Consultant's total liability to the Client under this Agreement for damages, costs, and expenses will not exceed $10,000 or the compensation received by Consultant under this Agreement, whichever is less. However, Consultant will remain liable for bodily injury or personal property damage resulting from grossly negligent or willful actions of Consultant or Consultant's employees or agents while on Client's premises to the extent such actions or omissions were not caused by the Client. Neither party to this agreement will be liable for the other's lost profits or special, incidental, or consequential damages, whether in an action in contract or tort, even if the party has been advised by the other party of the possibility of such damages. Neither party shall be liable for indirect, incidental, consequential, or punitive damages, except in cases of willful misconduct or fraud. Each party shall be responsible for its own negligence or intentional misconduct in connection with performance under this Agreement and shall indemnify and hold harmless the other party from any third-party claims arising from such conduct.

No Attorney-Client Relationship

Consultant is not acting as legal counsel. Nothing in this Agreement or in any advisory services shall create an attorney-client relationship, a fiduciary relationship, or a legal representation relationship. The Client is advised to consult their own legal counsel regarding legal interpretations or matters requiring legal advice.

Standard of Care

Consultant shall perform services in a professional manner consistent with the standard of care ordinarily exercised by professionals providing HUD compliance advisory services under similar circumstances. Consultant does not guarantee regulatory outcomes from Federal or State agencies with oversight over the relevant programs. All guidance, consulting and training services are based on HUD regulations and guidance in effect at the time of service delivery. HUD regulations and guidance are subject to change and may affect the applicability of the guidance, consulting and training provided by Consultant. Client is responsible for ensuring compliance with HUD program regulations and guidance.

Exclusive Agreement

This Agreement (including any attached exhibits) is the entire Agreement between Consultant and the Client.

By signing below Client is accepting the proposal for services by Consultant. Acceptance of this proposal constitutes an Agreement for Consulting Services and begins the Agreement term as of the date of Client signature.

S.C. Koegler Consulting, LLC

By: Scott C. Koegler

Scott C. Koegler
Principal

Date: July 20, 2026

Acceptance of Proposal

Barron County Housing Authority

By: ____________________________________
Signature

Printed Name: ______________________________

Date:________________________

Electronic or Digital Signatures

This Agreement may be signed by electronic or digital signature.