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

WEDNESDAY, SEPTEMBER 30, 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 HEARING: ADOPTION OF PHA ANNUAL HCV PLAN. *The Barron County Housing Authority's Public Housing Agency (PHA) Annual Plan outlines goals, objectives, and administrative policies for its federally funded Housing Choice Voucher program in accordance with the requirements set forth by the Department of Housing and Urban Development.*
4. Close Public Hearing and return to Open Session
5. Public Comment
6. Approval of the minutes of the previous meeting
7. Director's Report
8. Program financial reports and communications
9. Unfinished business
   A) Multifamily Housing Rehab Update (Tom Landgraf-remote)
10. New Business
    A) Discussion and consideration of amendments to bereavement policy
    B) Discussion and consideration of amendments to MFH/LIHTC house rules
    C) Discussion and consideration of applying $10 rental late fee
11. Discussion of potential items for next meeting
12. Adjournment

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

Please email or call 715-537-5344, ext. 5 if you are unable to attend.

Next Meeting: Tuesday, October 27th, 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.

Streamlined Annual PHA Plan *(HCV Only PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.

(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.

(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.

(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.

(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1

PHA Name: Barron County Housing Authority **PHA Code**: WI245
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2027
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Housing Choice Vouchers (HCVs) 136
PHA Plan Submission Type: ☑ Annual Submission ☐ Revised Annual Submission

Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

The Barron County Housing Authority (BCHA) has completed its Public Housing Agency (PHA) Annual Plan in accordance with the requirements set forth by the Department of Housing and Urban Development (HUD). The Barron County Housing Authority's Public Housing Agency (PHA) Administrative Plan outlines goals, objectives, and administrative policies for its federally funded Housing Choice Voucher program.

These plans are filed at the BCHA office located at 611 Woodland Avenue in Barron. The PHA Annual Plan and Administrative Plans are available for review by the public during regular business hours, 9:00 a.m. – 5:00 p.m., Monday through Friday. Upon request, the plan can be made available in an alternative format by contacting the Housing Authority at (715) 537-5344.

Barron County Housing Authority invited Housing Choice Voucher program participants and the public to attend the Public Hearing. A public hearing will be held at 9:00 a.m., Tuesday, September 30, 2025, at the Berger-Woodland Manor Community Room located at 611 Woodland Avenue in Barron.

The meeting room is handicapped accessible. People needing additional accommodation or an emailed link to attend the meeting remotely should contact the Housing Authority at (715) 537-5344.

The Barron County Housing Authority Board of Directors will review the plan at its meeting on Tuesday, September 30th. All comments collected from residents, and the public, will be provided to the Board at this meeting.

☐ **PHA Consortia**: (Check box if submitting a joint Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
Lead HA:				

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements.

a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y	N	
☐	☑	Statement of Housing Needs and Strategy for Addressing Housing Needs.
☐	☑	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☐	☑	Financial Resources.
☐	☑	Rent Determination.
☐	☑	Operation and Management.
☐	☑	Informal Review and Hearing Procedures.
☐	☑	Homeownership Programs.
☐	☑	Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
☐	☑	Substantial Deviation.
☐	☑	Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

B.2 **New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

	Y	N
Project-Based Vouchers	☑	☐

(b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.

BCHA will be applying for Repositioning of Apartments under HUD Section 18 Disposition of Public Housing programs from PHA's in our jurisdiction (Barron County, WI).The projected number of project-based units is 60. The general location of the project-based units will be within our jurisdiction (Barron County, WI). As part of the conversion the ownership of Lone Oak Apartments and Park Lawn Apartments will be transferred from the Housing Authority of the City of Chetek (WI051-HACC) and Housing Authority of City of Barron (WI023-HACC) to the Barron County Housing Authority (BCHA-WI245). The project-basing will be consistent with BCHA Annual Plan. BCHA has a PBV chapter (Chapter 17) in our Admin Plan.

B.3 **Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

BCHA continues to maintain a high level of utilization of vouchers.

B.4	**Capital Improvements.** – Not Applicable
B.5	**Most Recent Fiscal Year Audit.** (a) Were there any findings in the most recent FY Audit? Y N N/A ☑ ☐ ☐ (b) If yes, please describe: 2024-001 Rent Reasonableness Calculation Recommendation: We recommend, the entity develop a process to verify that rent reasonableness calculations are completed and maintained in the files. Action planned/taken in response to finding: The Authority will train individuals doing the calculations to ensure calculations are done and maintained in the files and implement processes to verify rent reasonableness calculations are done.
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☑ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

C.2	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N ☐ ☑ (b) If yes, include Challenged Elements.

BARRON COUNTY HOUSING AUTHORITY
Tuesday, August 25, 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 (Moen/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: Scott Koegler from S.C. Koegler Consulting, LLC, Tom Landgraf from Dimensions Development (remote) 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 July 28, 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 97% Occupancy Rate (68/70 units). The vacancy at Barron Family Duplex (BFD) will be filled by September 1st. BCHA has 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 packet is the complete redevelopment budget that segregates hard costs, soft costs, and the WHEDA loan interest totals. The capital improvements at Lone Oak (LO) and Park Lawn (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 has been replaced 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 approved these proposals at the August 20th Special Meeting. Davis Construction will be doing sidewalk repairs at LO this Summer.

PROGRAM FINANCIAL REPORTS AND COMMUNICATIONS

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

UNFINISHED BUSINESS:

MULTIFAMILY HOUSING REHAB UPDATE

Field reports (27#) were provided in the packet. BCHA will do final walk-through of Berger Woodland with the General Contractor on 9/1. 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. Percent complete: 99% (+/-). Since the project is not completed, there is a need to extend the Irrevocable Letter of Credit to January 1, 2027. Monument Signage is still pending. BCHR LLC began the 90-day stabilization period. Landgraf reported that over the next 90 days, the LLC operating costs will be evaluated, all leases and first year files will be analyzed, and thereafter, the equity investor funds enter the project. All LIHTC properties will need to be above 90% occupancy. 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. We anticipate $342K will be placed into replacement reserves.

NEW BUSINESS:

DISCUSSION OF BCHA 2025 AUDIT

Kazmierski handout hard copies of audit as well as final auditor letter. and committee reviewed the final 2025 Audit. There were no adjusting journal entries and no findings. The tax credit investor (Hunt) is currently reviewing the 2025 LLC Audit.

FAIRCLOTH DISCUSSION AND DISPOSITION STATUS FOR LONE OAK AND PARK LAWN

Consultant Scott Koegler provided disposition update as well as a proposal for post-disposition services. Koegler reported that HUD has decided to stop processing RAD Restore-Rebuild applications that are not already submitted. This has a significant impact on the overall BCHA strategy. It won't stop the Section 18 Dispositions for LO or PL. But it will impact the strategy to develop new low-income housing. It will also have an impact on how to use the Public Housing reserves at both Barron HA and Chetek HA. If BCHA will not be able to use these funds for new low-income housing development, we need to develop a plan to use these funds before closing out of the PH programs. Koegler and Kazmierski have been gathering documentation to proceed with the applications but will not submit them until later this Fall. Overall, the disposition process is underway for both Lone Oak and Park Lawn and may take up to 12 months for HUD review. Koegler encouraged Barron HA and Chetek HA to spend down reserve funds toward eligible projects.

CONSIDERATION OF CONSULTING SERVICES OFFERED BY S.C. KOEGLER CONSULTING, LLC

Koegler offered to 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 sales 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. **Motion (Nelson/Moen)** to authorize the Executive Director to engage in contract with S.C. Koegler Consulting, LLC, as presented. Motion carried; unanimous.

DISCUSSION OF POTENTIAL ITEMS AND SITE LOCATIONS FOR NEXT MEETING

Next meeting will be held September 29, 2026, at 9:00 AM in the Berger Woodland Community Room in Barron, WI. Agenda items include updates of the Multifamily Housing Rehab project, disposition status for both Park Lawn and Lone Oak, and consideration of amendment to BCHA bereavement policy.

ADJOURNMENT

The meeting adjourned by unanimous consent at 11:31 AM
Respectfully Submitted,
Bob Kazmierski, Recording Secretary

BARRON COUNTY HOUSING AUTHORITY
Director's Report
September 2026

HOUSING CHOICE VOUCHER PROGRAM (as of 09/17/2026)

Vouchers leased (being utilized): 136 — HAP Total: $60,642.03
Voucher not under lease (participant in search of rental): 0 — Applicants on Waiting List: 345

In August, our intern contacted all applicants on the HCV waitlist (N=466) to measure their interest and need for Public Housing. Only 121 applicants (out of 466) have found alternative housing since they have applied. Please note: we learned that 74% have been on our waitlist for 12 months or longer.

MULTIFAMILY HOUSING/LIHTC PROGRAM

Occupancy Rate (68/70 units): 97% - Almena (1); Berger Woodland (0); Dallas (0); BF-Duplexes (0); Haugen (0); PF (1); Turtle Lake (0). The vacancy at PF will be filled by October 1st. Tom, SVA and McGann have been working with Aaron Weber toward a final draw of remaining ARPA funds held in Escrow. Within this draw will be reimbursements to BCHA for hard costs incurred to date. Outstanding punch list items are slowly being tackled. McGann sent a foreman to Berger Woodland on 9/17 to complete most remaining items. McGann is no longer onsite but are managing some remaining sub-contractors on outstanding punch list items (intercom, security cameras, signage, exterior work, landscaping, etc.) When all punch list items are completed, Nate Huess, the Project Architect, will complete his final walkthrough and issue the final AIA reports. Thereafter, a signed certification of substantial completion will be issued from A/E and as-builts will be provided to owner. We are prepared for the Open House scheduled all day, October 5th. All stakeholders have been invited, and we plan a tour for the Barron County Property Committee at 1pm. Project updates and field reports are included in the packet. Percent complete: 99% (+/-)

HUD has informed us that a comprehensive physical inspection of all 70 LIHTC units will be carried out in the week of October 26th. Considering all these properties have recently been remodeled, we do not anticipate any issues and an excellent score overall. All staff attended the WAHA annual conference, September 15th through the 17th.

OTHER BUSINESS ACTIVITIES

Occupancy Rate (89/96 units): 93%

Park Lawn Occupancy Rate (28/30 units): 93% (1 lease-up scheduled for October 3rd)
Lone Oak Occupancy Rate (28/30 units): 93% (1 lease-up scheduled for October 1st)
Scott Terrace Occupancy Rate (7/8 units): 88% (was offline for modernization-but filled by Oct 1st)
Pioneer Housing Occupancy Rate (8/8 units): 100%
Lakeland Manor 2 (18/20 units): 90% (one unit is offline for modernization)

The capital improvements at LO and PL continue. The PL board reviewed eligible projects withing the 5-year PHA plan and discussed additional projects. PL awarded bids for new cabinetry, proposals for laundry room expansion and public bathroom upgrades. Public bathroom upgrades are needed to improve accessibility. Maintenance team will also purchase and install 30 storm doors for all units,

appliances (new commercial washer and dryer) for expanded laundry room, new utility sink for laundry room as well as proposals for new slab and new gazebo. At LO, Maintenance will be replacing all handrails outside entrances of each building this Fall. The LO board approved proposal soffit and fascia replacement. Maintenance will also be purchasing two brushes for plowing tractor and additional maintenance supplies. We will be replacing two new garage doors for maintenance storage area. The LO board approved approve resurfacing, sealing and striping of parking lots per the 2020-2024 PHA Plan. ½ of this work will be completed in 2026. Maintenance also was authorized to purchase 120 Louve Panel bifold doors for closet and pantry door replacement in every unit per the 5 yr PHA Plan. We also purchased a new gazebo for Lone Oak open space to provide quality of life improvements. After disposition, we plan to replace PHA project signage at both LO and PL.

The Prairie Farm Pioneer Housing 50-year Promissory Note (dated January 27, 1977) held through the Rural Housing Service (RHS) is set to mature on January 27, 2027. Tim Hafele and I met with USDA-RD last Spring to explore options in retaining rental assistance options. One outcome of that meeting was that the Stand-Alone Rental Assistance (SARA) program was the best option for PFPH. However, there was no funding available and the program was closed. Subsequently, I met with USDA-RD on September 15th to learn more about the "Road to Housing Act" and FY 2027. I was given assurances that the SARA program would be fully funded by December 11, 2026, and was encouraged to apply. The SARA program is a 10- or 20-year contract with USDA-RD that will remove PFPH from Section 515 program and enter Section 521 program. SARA requires executing a contract to maintain the property as affordable housing. Under this SARA contract, the existing rental assistance will be continued, and property will collect Fair Market Rents (2025 FMR was $1,040/month) which should be a substantial increase from the current rent of $745/month. Most importantly, RD will not process final mortgage payment until the new SARA subsidy is finalized and in place. In addition, RD oversight will be reduced after this transition to SARA. For example, there will be no need to get approval to access replacement reserves nor increase rents and no need to submit annual budget. The 3-year physical and tenant file inspections will continue, however. The application process for SARA is extensive (8-month process), and we may need assistance in applying.



Executive Director

BARRON COUNTY HOUSING REDEVELOPMENT LLC
LOW INCOME TAX CREDIT HOUSING PROGRAM

Cash Flow Statement
as of August 31, 2026

CURRENT ASSETS				
Register Balance as of July 31, 2026		**$ 74,001.06**		
INCOME:				
Tenant Rents & Charges	**$ 22,662.14**			
WHEDA HAP Deposit	**$ 47,183.00**			
	$ -			
BCHA Transfers	**$ -**			
Security Deposit Transfer	**$ -**			
Laundry Revenue				
Miscellaneous: AP Reimubursement	**$ -**			
Interest	**$ -**			
Total Income:	**$ 69,845.14**			
EXPENSE:				
Operating Expenses	**$ 10,787.31**			
Management Fee + Payroll + EE Ins Portion	**$ 31,856.65**			
Security Deposit Transfer	**$ -**			
PILOT	**$ -**			
SD Refund	**$ 382.95**			
Xfer to BCHA Interfund Xfers	**$ -**			
NSF Tenant Rent	**$ 313.00**			
Rehab Related: WHEDA Loan	**$ 13,535.81**			
Miscellaneous:				
Total Expense:	**$ 56,875.72**			
Register Balance as of August 31, 2026			**$**	**86,970.48**
Uncleared Transactions as of Month End			$	4,896.48
Voided Transactions as of Month End			$	-
Checking Account as of August 31, 2026			**$**	**91,866.96**
OTHER ASSETS				
Tenant Security Deposit Savings Account			**$**	**24,234.00**
Replacement Reserve Account*			**$**	**-**
Insurance Escrow Account			**$**	**(3.00)**
PILOT Account			**$**	**(3.00)**
TOTAL INVESTMENTS:			**$**	**24,228.00**
		Grand Total Investments:	**$**	**24,228.00**

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

Barron County Housing Redevelopment LLC

BCH Redev LLC69 Checking Bank Balance: 121792.71 Ending Balance: $125,539.15

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
08/03/2026		WHEDA	Deposit WHEDA PROJMT		$47,183.00	R	$121,184.06
	Deposit	5100 Rental Income:5121 Tenant Assistance Payment					
08/03/2026		Xcel Energy	On-Us Check On-Us Check XCEL ENERGY-WI XCELENERGY	$1.53		R	$121,182.53
	Expense	6400 Utilities:6450 Electricity:Electricity - Dallas					
08/03/2026		Xcel Energy	On-Us Check On-Us Check XCEL ENERGY-WI XCELENERGY	$23.27		R	$121,159.26
	Expense	6400 Utilities:6450 Electricity:Electricity - Haugen					
08/03/2026		MRI Software LLC	On-Us Check On-Us Check MRI SOFTWARE LLC VSP*MRI SO	$199.22		R	$120,960.04
	Expense	6200/6300 Admin Expenses:6311 Office Expenses:6311-02 Technology Expense					
08/03/2026		DirecTV	DIRECTV	$267.12		R	$120,692.92
	Expense	6500 Operating & Maintenance Expenses:6524 CATV Expense					
08/05/2026		Tenant Rent Deposit	Deposit Deposit # 20110		$7,482.57	R	$128,175.49
	Deposit	5100 Rental Income:5120 Tenant Rent					
08/05/2026		Tenant Rent Deposit	Deposit Deposit BARRON COUNTY HO RENTACH		$14,048.57	R	$142,224.06
	Deposit	5100 Rental Income:5120 Tenant Rent					
08/05/2026	20197	Barron Light & Water	UAP	$248.00			$141,976.06
	Check	-Split-					
08/05/2026		Tenant Rent Deposit	Charge Back to Return an Item ACH RETURN NO	$313.00		R	$141,663.06

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
			ACCOUNT/UNABLE TO LOCATE				
	Expense	5100 Rental Income:5120 Tenant Rent					
08/06/2026		Tenant Rent Deposit	Deposit Deposit # 20111		$267.00	R	$141,930.06
	Deposit	5100 Rental Income:5120 Tenant Rent					
08/07/2026		Tenant Rent Deposit	Deposit Deposit # 20113		$240.00	R	$142,170.06
	Deposit	5100 Rental Income:5120 Tenant Rent					
08/07/2026		Tenant Rent Deposit	Deposit Deposit # 20112		$313.00	R	$142,483.06
	Deposit	5100 Rental Income:5120 Tenant Rent					
08/10/2026		WHEDA Loan	On-Us Check On-Us Check WHEDA PAYMENT	$13,535.81		R	$128,947.25
	Expense	Rehab:Rehab - Construction Related					
08/10/2026		Intuit - QuickBooks	INTUIT * QBOOKS ONLINE	$85.00		R	$128,862.25
	Expense	6200/6300 Admin Expenses:6351 Accounting/Bookkeeping Fees					
08/13/2026		Tenant Rent Deposit	Deposit Deposit # 20115		$311.00	R	$129,173.25
	Deposit	5100 Rental Income:5120 Tenant Rent					
08/17/2026		Xcel Energy	XCEL ENERGY-WI	$1,197.62		R	$127,975.63
	Expense	-Split-					
08/17/2026		Mosaic Technologies	On-Us Check On-Us Check CHIBARDUNTELEPHO MOSAIC PAY	$857.58		R	$127,118.05
	Expense	6200/6300 Admin Expenses:6311 Office Expenses:6311-03 Telephone/Internet Expenses					
08/17/2026		Republic Services	On-Us Check On-Us Check REPUBLICSERVICES RSIBILLPAY	$1,832.19		R	$125,285.86
	Expense	6500 Operating & Maintenance					

Date	Ref No. / Type	Payee / Account	Memo	Payment	Deposit	Stat / Auto	Balance
		Expenses:6525 Garbage, Trash Removal, & Recycling					
08/18/2026	20198	Michael Koch	SD Refund	$382.95			$124,902.91
	Check	5500 Security Deposit					
08/18/2026	20199	Waterman Recycling & Disposal	Aug 2026 Acct 5324	$108.00			$124,794.91
	Check	6500 Operating & Maintenance Expenses:6525 Garbage, Trash Removal, & Recycling					
08/18/2026	20200	Village of Almena	Acct 001-0965-00	$272.32			$124,522.59
	Check	6400 Utilities:6451 Water, Sewer, Stormwater					
08/18/2026	20201	Village of Haugen	Acct 140	$195.77			$124,326.82
	Check	6400 Utilities:6451 Water, Sewer, Stormwater					
08/18/2026	20202	TK Elevator Corporation	Inv 3009549476	$1,266.10			$123,060.72
	Check	-Split-					
08/18/2026	20203	EO Johnson Co. Inc.	Inv 42637369	$158.69			$122,902.03
	Check	6200/6300 Admin Expenses:6311 Office Expenses					
08/18/2026	20204	Up North Tax & Accounting LLC	Inv 81226	$570.00			$122,332.03
	Check	6200/6300 Admin Expenses:6351 Accounting/Bookkeeping Fees					
08/18/2026	20205	Tice Technologies	Inv 37208	$95.99			$122,236.04
	Check	6200/6300 Admin Expenses:6311 Office Expenses:6311-02 Technology Expense					
08/18/2026	20206	Hey Everything	Acct 83	$53.14			$122,182.90
	Check	-Split-					
08/18/2026	20207	Barron County Housing Authority	Inv 20260048	$27,173.13		R	$95,009.77
	Check	-Split-					
08/20/2026		Village of Turtle Lake	On-Us Check On-Us Check PSN*VILLAGE OF T PURCHASE	$224.22		R	$94,785.55
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					

Date	Ref No. / Type	Payee / Account	Memo	Payment	Deposit	Stat / Auto	Balance
08/21/2026		Barron County Housing Authority	Debit Override to AOD, Hold, and Debit Override to AOD, Hold, and TAX CREDIT LLC EE HEALTH INS AUGUST 2026 INVOICE-INTERNET TR	$4,683.52		R	$90,102.03
	Expense	6700 Taxes & Insurance:6721-01 Health Insurance					
08/21/2026		WE Energies	On-Us Check On-Us Check WE ENERGIES AUTOPAY	$74.65		R	$90,027.38
	Expense	6400 Utilities:6452 Gas					
08/24/2026		Elan Financial Services	On-Us Check On-Us Check ELAN ELECT PYMT	$10.00		R	$90,017.38
	Expense	6500 Operating & Maintenance Expenses:6590 Misc. Operating & Maintenance Expense					
08/24/2026		Elan Financial Services	On-Us Check On-Us Check ELAN ELECT PYMT	$665.80		R	$89,351.58
	Expense	6500 Operating & Maintenance Expenses:6590 Misc. Operating & Maintenance Expense					
08/25/2026	20208	Barron Light & Water	9072-09, 10006-07	$128.86			$89,222.72
	Check	-Split-					
08/25/2026	20209	Hawkins Ash CPAs	Inv 3265012	$371.00			$88,851.72
	Check	6200/6300 Admin Expenses:6351 Accounting/Bookkeeping Fees					
08/25/2026	20210	WJMC - AM	IN-1260722408	$299.00			$88,552.72
	Check	6200/6300 Admin Expenses:6210 Advertising & Marketing					
08/25/2026	20211	Jon Galatowitsch	Inv 953899	$343.75		R	$88,208.97
	Check	6500 Operating & Maintenance Expenses:6520 Contracts Maintenance:6520-01 Routine Maintenance Contracts					

Date	Ref No. / Type	Payee / Account	Memo	Payment	Deposit	Stat / Auto	Balance
08/25/2026	20212	HD Supply Facilities Maintenancnce, Ltd.	Inv 9252807301	$352.34		R	$87,856.63
	Check	6500 Operating & Maintenance Expenses:6515 Supplies Maintenance					
08/28/2026		Barron Light & Water	90755-00 PSN*CITY OF BARR PURCHASE	$47.79		R	$87,808.84
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
08/28/2026		Barron Light & Water	90745-00 PSN*CITY OF BARR PURCHASE	$42.46		R	$87,766.38
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
08/28/2026		Barron Light & Water	90735-00 PSN*CITY OF BARR PURCHASE	$66.51		R	$87,699.87
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
08/28/2026		Barron Light & Water	90725-00 PSN*CITY OF BARR PURCHASE	$32.92		R	$87,666.95
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
08/28/2026		Barron Light & Water	90715-00 PSN*CITY OF BARR PURCHASE	$62.89		R	$87,604.06
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
08/28/2026		Barron Light & Water	90705-00 PSN*CITY OF BARR PURCHASE	$48.97		R	$87,555.09
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
08/28/2026		Barron Light & Water	PSN*CITY OF BARR PURCHASE	$568.74		R	$86,986.35
	Expense	-Split-					
08/31/2026		Sterling Bank	Service Charge Service Charge STANDARD ACH PER ITEM FEE	$2.87		R	$86,983.48
	Expense	6200/6300 Admin Expenses:6351 Accounting/Bookkeeping Fees					
08/31/2026		Sterling Bank	Service Charge Service Charge STANDARD ACH	$10.00		R	$86,973.48

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
	Expense	6200/6300 Admin Expenses:6390 Misc. Admin Expenses					
08/31/2026		Sterling Bank	Service Charge Service Charge IMAGE STATEMENT FEE	$3.00		R	$86,970.48
	Expense	6200/6300 Admin Expenses:6390 Misc. Admin Expenses					

Barron County Housing Redevelopment LLC

BCH Redev LLC75 Savings Bank Balance: 24234.00 Ending Balance: $24,865.00

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
08/05/2026	Deposit	Security Deposit 5500 Security Deposit	Deposit - Adds to Balance		$566.00	C	$24,800.00
08/07/2026	Deposit	Security Deposit 5500 Security Deposit	Deposit - Adds to Balance		$40.00	C	$24,840.00
08/13/2026	Deposit	Security Deposit 5500 Security Deposit	Deposit - Adds to Balance		$25.00	C	$24,865.00

BARRON COUNTY HOUSING AUTHORITY
MULTIFAMILY HOUSING PROGRAM

Cash Flow Statement
as of August 31, 2026

CURRENT ASSETS				
Register Balance as of July 31, 2026		**$ 17,574.90**		
INCOME:				
Tenant Rents via All Paid to Xfer		**$ 885.00**		
RR Transfer:		**$ 10,000.00**		
Insurance Escrow Transfer:		**$ -**		
LLC Transfer				
PILOT Transfer		**$ -**		
MFH SD Transfer		**$ -**		
Miscellaneous:		**$ -**		
Interest		**$ 3.68**		
Total Income:		**$ 10,888.68**		
EXPENSE:				
Operating Expense (LLC related to be reimbursed)		**$ 40.00**		
Payroll		**$ 524.44**		
OBA Transfer		**$ -**		
Xfer to Payroll		**$ 18,338.25**		
LMII Tenant Rent Transfer		**$ -**		
LLC Tax Credit Tenant Rent Transfer		**$ -**		
Rehab Related: Tire Repairs		**$ 68.12**		
LLC Displacement		**$ -**		
Insurance Payments:				
Miscellaneous: AllPaid Rent Xfers		**$ -**		
Total Expense:		**$ 18,970.81**		
Register Balance as of August 31, 2026			**$**	**9,492.77**
Uncleared Transactions as of Month End			$	2,065.13
Voided Transactions as of Month End			$	35,971.51
Checking Account as of August 31, 2026			**$**	**47,529.41**
OTHER ASSETS				
Replacement Reserve Account*			**$**	**5,278.98**
Tenant Security Deposit Certificate of Deposit			**$**	**7,742.18**
Insurance Escrow	**Obsolete Acct Closed 07/31**		**$**	**-**
Payment In Lieu Of Tax Escrow	**Obsolete Acct Closed 07/31**		**$**	**-**
Tenant Security Deposit Savings Account	**Obsolete Acct Closed 07/31**		**$**	**-**
TOTAL INVESTMENTS:			**$**	**13,021.16**
		Grand Total Investments:	**$**	**13,021.16**

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

Barron County Housing Authority

MFH Checking81 Bank Balance: 47481.28 Ending Balance: $44,968.32

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
08/06/2026	Deposit	Tenant Rent Tenant Rent			$510.00	R	$54,056.41
08/10/2026	Transfer	Replacement Reserves31			$10,000.00	R	$64,056.41
08/12/2026	17373 Check	WAHA District 6 Program Income:Membership Dues	Annual Dues	$10.00			$64,046.41
08/12/2026	Transfer	Payroll89		$18,338.25		R	$45,708.16
08/13/2026	Expense	Sterling Bank Bank Charge		$30.00		R	$45,678.16
08/14/2026	Transfer	Payroll89		$370.22		R	$45,307.94
08/18/2026	17374 Check	Ken Harshman Rehab Project:Rehab - Displacement	Tire Repairs	$48.13			$45,259.81
08/18/2026	17375 Check	Staci M. Hilden Rehab Project	Tire Repair	$19.99		R	$45,239.82
08/19/2026	Deposit	Tenant Rent Tenant Rent			$375.00	R	$45,614.82
08/28/2026	Transfer	Payroll89		$154.22		R	$45,460.60
08/31/2026	Deposit	Sterling Bank Interest			$3.68	R	$45,464.28

Barron County Housing Authority

Replacement Reserves31 Bank Balance: 5278.98 Ending Balance: $5,278.98

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
08/07/2026	Expense	WHEDA Rehab Project		$28,425.79		R	$15,433.19
08/07/2026	Expense	Sterling Bank Rehab Project		$20.00		R	$15,413.19
08/10/2026	Transfer	MFH Checking81		$10,000.00		R	$5,413.19
08/19/2026	Expense	WHEDA Multifamily Development Rehab Project		$115.96		R	$5,297.23
08/19/2026	Expense	Sterling Bank Rehab Project		$20.00		R	$5,277.23
08/31/2026	Deposit	Sterling Bank Interest			$1.75	R	$5,278.98

Barron County Housing Authority

OBA97 Bank Balance: 70982.10 Ending Balance: $37,599.26

Date	Ref No. / Type	Payee / Account	Memo	Payment	Deposit	Stat / Auto	Balance
08/06/2026	Expense	American Tenant Screen, Inc. / Operations		$427.80		R	$21,799.93
08/14/2026	Transfer	Payroll89		$5,907.36		R	$15,892.57
08/14/2026	Transfer	Payroll89		$8,601.60		R	$7,290.97
08/17/2026	Expense	Chase Card Services / -Split-	CHASE CREDIT CRD AUTOPAYBUS	$2,150.20		R	$5,140.77
08/18/2026	15722 Check	Hawkins Ash CPAs / Contract Services:Accounting Fees	Inv 3265011	$206.00			$4,934.77
08/18/2026	15723 Check	Up North Tax & Accounting LLC / Contract Services:Accounting Fees	Inv 81226	$190.00			$4,744.77
08/18/2026	Payment	Prairie Farm Pioneer Housing / Accounts Receivable			$1,869.62	R	$6,614.39
08/18/2026	Payment	Prairie Farm Pioneer Housing, Inc. / Accounts Receivable			$1,406.93	R	$8,021.32
08/21/2026	Transfer	Payroll89		$1,617.74		R	$6,403.58
08/25/2026	Payment	Almena Housing Authority / Accounts Receivable			$500.00	R	$6,903.58
08/25/2026	Payment	Barron Housing Authority / Accounts Receivable			$9,019.33	R	$15,922.91
08/25/2026	Payment	City of Chetek Housing Authority / Accounts Receivable			$9,387.53	R	$25,310.44
08/25/2026	Payment	Barron Co Housing Redevelopment LLC / Accounts Receivable			$27,173.13	R	$52,483.57
08/28/2026	Transfer	Payroll89		$5,590.27		R	$46,893.30
08/28/2026				$9,016.53		R	$37,876.77

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
08/31/2026	Transfer Deposit	Payroll89 Sterling Bank Interest			$1.49	R	$37,878.26

BARRON COUNTY HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM

Cash Flow Statement
as of August 31, 2026

CURRENT ASSETS

Register Balance as of July 31, 2026	**$**	**128,266.89**
INCOME:		
HUD HAP Deposit	**$**	**58,395.00**
HUD Admin Deposit	**$**	**6,564.00**
HUD Misc	**$**	**-**
Port-In HAP and Admin	**$**	**-**
HAP Return/HAP Overpayment	**$**	**426.00**
Miscellaneous:		
Interest	**$**	**8.64**
Total Income:	**$**	**65,393.64**
EXPENSE:		
HAP Payments	**$**	**64,088.36**
Administrative Expense	**$**	**1,232.74**
Payroll	**$**	**8,325.06**
Miscellaneous:	**$**	**-**
Total Expense:	**$**	**73,646.16**

Register Balance as of August 31, 2026	**$**	**120,014.37**
Uncleared Transactions as of Month End	$	1,947.99
Voided Transactions as of Month End	$	-
Checking Account as of August 31, 2026	**$**	**121,962.36**

Barron County Housing Authority

HCV Checking14 Bank Balance: 119542.71 Ending Balance: $119,044.37

Date	Ref No. / Type	Payee / Account	Memo	Payment	Deposit	Stat / Auto	Balance
08/01/2026	95819	Barron Light & Water		$21.00		R	$128,245.89
	Check	UAP					
08/01/2026	95820	Rice Lake Utilities		$234.00		R	$128,011.89
	Check	UAP					
08/03/2026		HUD			$5,615.00	R	$133,626.89
	Deposit	Program Income					
08/03/2026		HUD			$58,395.00	R	$192,021.89
	Deposit	Program Income					
08/03/2026		AT&T		$507.75		R	$191,514.14
	Expense	Operations:Telephone, Telecommunications					
08/03/2026		HAP Deposit		$61,433.36		R	$130,080.78
	Expense	HAP					
08/04/2026		HAP Deposit		$712.00		R	$129,368.78
	Expense	HAP					
08/06/2026		HAP Overpayment			$110.00	R	$129,478.78
	Deposit	HAP					
08/11/2026		HAP Overpayment			$81.00	R	$129,559.78
	Deposit	HAP					
08/11/2026		HAP Overpayment			$100.00	R	$129,659.78
	Deposit	HAP					
08/13/2026		HAP Deposit		$1,688.00		R	$127,971.78
	Expense	HAP					
08/14/2026				$3,444.12		R	$124,527.66
	Transfer	Payroll89					
08/18/2026	95830	Up North Tax & Accounting LLC	Inv 81226	$95.00			$124,432.66
	Check	Contract Services:Accounting Fees					
08/18/2026	95831	Tice Technologies	Inv 37208	$95.99			$124,336.67
	Check	Computer Expense					
08/18/2026	95832	Hawkins Ash CPAs	Inv 3265010	$534.00			$123,802.67
	Check	Contract Services:Accounting Fees					
08/20/2026		HUD			$949.00	R	$124,751.67
	Deposit	Program Income					
08/21/2026				$1,696.93		R	$123,054.74
	Transfer	Payroll89					
08/25/2026		HAP Overpayment			$135.00	R	$123,189.74
	Deposit	HAP					

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
08/28/2026	Transfer	Payroll89		$3,184.01		R	$120,005.73
08/31/2026	Deposit	Sterling Bank Interest			$8.64	R	$120,014.37

Bank Account Description/Account Number
Sec 8 Certificates 2453

Number	Date	Method	Status	Name Of Payee	Total
0060918	8/1/26	Direct Dep.	Paid	AP Property Rentals LLC	$1,601.00
0060919	8/1/26	Direct Dep.	Paid	ASPEN GROVE	$6,618.00
0060920	8/1/26	Direct Dep.	Paid	Bandli Brothers	$404.00
0060921	8/1/26	Direct Dep.	Paid	Charles Bellows	$266.00
0060922	8/1/26	Direct Dep.	Paid	Blueberry Line Properties LLC	$510.00
0060923	8/1/26	Direct Dep.	Paid	Olga Bradley	$850.00
0060924	8/1/26	Direct Dep.	Paid	Clyde Brekken	$269.00
0060925	8/1/26	Direct Dep.	Paid	Montey Brekken	$1,071.00
0060926	8/1/26	Direct Dep.	Paid	Burr Oak Estates LLC	$433.00
0060927	8/1/26	Direct Dep.	Paid	Jean Bygd	$501.00
0060928	8/1/26	Direct Dep.	Paid	Bryan Carlson	$390.00
0060929	8/1/26	Direct Dep.	Paid	Grayham Properties	$510.00
0060930	8/1/26	Direct Dep.	Paid	Andraya Albrecht	$260.00
0060931	8/1/26	Direct Dep.	Paid	RCU Acct: 4875700/C.Cree	$477.00
0060932	8/1/26	Direct Dep.	Paid	Todd Crotteau	$692.00
0060933	8/1/26	Direct Dep.	Paid	Christopher Davis	$597.00
0060934	8/1/26	Direct Dep.	Paid	Yvette DeFlorian	$1,079.00
0060935	8/1/26	Direct Dep.	Paid	Christopher Drost	$550.00
0060936	8/1/26	Direct Dep.	Paid	Eveland Properties WI, LLC	$545.00
0060937	8/1/26	Direct Dep.	Paid	Foxboro Management	$2,293.00
0060938	8/1/26	Direct Dep.	Paid	Rice Lake Housing Limited Partnership	$1,520.00
0060939	8/1/26	Direct Dep.	Paid	Garden View Townhomes LLC	$1,468.00
0060940	8/1/26	Direct Dep.	Paid	Loni Graf	$841.00
0060941	8/1/26	Direct Dep.	Paid	Greens Management Group LLC	$581.00
0060942	8/1/26	Direct Dep.	Paid	Andrea Hansen	$388.00
0060943	8/1/26	Direct Dep.	Paid	Walter Herrman	$741.00
0060944	8/1/26	Direct Dep.	Paid	Stephanie Herzog	$518.00
0060945	8/1/26	Direct Dep.	Paid	Rice Lake Enterprises	$852.00
0060946	8/1/26	Direct Dep.	Paid	Samuel E & McKayla L Hoff	$517.00
0060947	8/1/26	Direct Dep.	Paid	Joseph M Johnston	$299.00
0060948	8/1/26	Direct Dep.	Paid	K I E PROPERTIES LLC	$562.00
0060949	8/1/26	Direct Dep.	Paid	KSJ Holdings, LLC	$512.00
0060950	8/1/26	Direct Dep.	Paid	LJS Living TLV, LLC	$1,080.00
0060951	8/1/26	Direct Dep.	Paid	LJS Living FRL LLC	$3,659.00
0060952	8/1/26	Direct Dep.	Paid	Buckley Marsh	$739.00
0060953	8/1/26	Direct Dep.	Paid	RNS Properties LLC	$509.00
0060954	8/1/26	Direct Dep.	Paid	MKS Properties, LLC	$507.00
0060955	8/1/26	Direct Dep.	Paid	Kim Ness	$1,332.00
0060956	8/1/26	Direct Dep.	Paid	NW Real Estate LLC	$900.00
0060957	8/1/26	Direct Dep.	Paid	Oaktree Properties LLC	$1,239.00
0060958	8/1/26	Direct Dep.	Paid	Craig Olund	$1,204.00
0060959	8/1/26	Direct Dep.	Paid	Rice Lake Community Housing,INC	$381.00
0060960	8/1/26	Direct Dep.	Paid	Brian Rieckenberg	$1,158.00
0060961	8/1/26	Direct Dep.	Paid	Troy Samson	$180.00
0060962	8/1/26	Direct Dep.	Paid	Sanborn Rentals, LLC	$341.00
0060963	8/1/26	Direct Dep.	Paid	Frank Soucek	$494.00
0060964	8/1/26	Direct Dep.	Paid	Patricia State	$316.00
0060965	8/1/26	Direct Dep.	Paid	West Cap	$1,567.00
0060966	8/1/26	Direct Dep.	Paid	West Cap	$1,735.00
0060967	8/1/26	Direct Dep.	Paid	GB Kastvig LLC	$763.00
0060968	8/1/26	Direct Dep.	Paid	Michael Swant	$658.00
0060969	8/1/26	Direct Dep.	Paid	James Todahl	$750.00
0060970	8/1/26	Direct Dep.	Paid	Kenneth Tomesh	$300.00

0060971	8/1/26	Direct Dep.	Paid	Rice Lake Housing Authority	$3,405.00
0060972	8/1/26	Direct Dep.	Paid	WestCAP	$72.00
0060973	8/1/26	Direct Dep.	Paid	Whitetail Gardens LLC	$309.00
0060974	8/1/26	Direct Dep.	Paid	WHPC-Rice Lake, LLC	$2,604.00
0060975	8/1/26	Direct Dep.	Paid	Britt Wooldridge	$311.00
0060976	8/1/26	Direct Dep.	Paid	Yeager Property Management IV, LLC	$2,475.00
0060977	8/1/26	Direct Dep.	Paid	Yeager Property Management V LLC	$1,975.00
0060978	8/1/26	Direct Dep.	Paid	Arizona Department Of Housing	$911.24
0060979	8/1/26	Direct Dep.	Paid	Eau Claire County Housing Authority	$844.12
0060980	8/3/26	Direct Dep.	Paid	LJS Living FRL LLC	$712.00
0060981	8/13/26	Direct Dep.	Paid	ASPEN GROVE	$787.00
0060982	8/13/26	Direct Dep.	Paid	Foxboro Management	$170.00
0060983	8/13/26	Direct Dep.	Paid	MICHAEL KUCHARSKI	$400.00
0060984	8/13/26	Direct Dep.	Paid	WestCAP	$42.00
0060985	8/13/26	Direct Dep.	Paid	Yeager Property Management IV, LLC	$133.00
0060986	8/13/26	Direct Dep.	Paid	Yeager Property Management V LLC	$156.00
0095819	8/1/26	Computer Ck.	Paid	Barron Light & Water	$21.00
0095820	8/1/26	Computer Ck.	Paid	Rice Lake Utilites	$234.00

Total For Bank Account **Sec 8 Certificates** **$64,088.36**

	# Of Transactions	Totals
Computer Checks	3	$255.00
Manual Checks	0	$0.00
Direct Deposits	159	$63,833.36
Debit Cards	0	$0.00

Total For Bank: **$64,088.36**

Total - All Bank Accounts Printed: **$64,088.36**

Barron County Housing Authority

Payroll89 Bank Balance: 26069.95 Ending Balance: $12,280.70

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
08/03/2026	Deposit	Delta Dental Insurance Dental			$99.62	R	$15,602.93
08/04/2026	Expense	Federal Payroll Tax Payroll Liabilities		$3,338.87		R	$12,264.06
08/10/2026	Expense	MetLife Vision Insurance Insurance Vision		$60.22		R	$12,203.84
08/12/2026	Expense	Employee HSA Payroll Expenses		$3,000.00		R	$9,203.84
08/12/2026	Expense	Payroll Payroll Expenses		$10,204.40		R	-$1,000.56
08/12/2026	Transfer	MFH Checking81			$18,338.25	R	$17,337.69
08/14/2026	Transfer	MFH Checking81			$370.22	R	$17,707.91
08/14/2026	Transfer	LMII Operating09			$2,238.00	R	$19,945.91
08/14/2026	Transfer	HCV Checking14			$3,444.12	R	$23,390.03
08/14/2026	Transfer	OBA97			$5,907.36	R	$29,297.39
08/14/2026	Transfer	OBA97			$8,601.60	R	$37,898.99
08/14/2026	Expense	HSA - Employee Payroll Expenses		$350.00		R	$37,548.99
08/14/2026	Expense	Payroll Payroll Expenses		$13,238.35		R	$24,310.64
08/14/2026	Expense	Federal Payroll Tax Payroll Liabilities		$3,185.38		R	$21,125.26
08/17/2026	Expense	WRS Payroll Expenses		$5,519.22		R	$15,606.04
08/18/2026	Expense	Federal Payroll Tax Payroll Liabilities		$3,393.08		R	$12,212.96
08/21/2026	Deposit	Health Insurance			$4,683.52	R	$16,896.48
08/21/2026	Transfer	LMII Operating09			$1,052.10	R	$17,948.58
08/21/2026					$1,617.74	R	$19,566.32

Date	Ref No. / Type	Payee / Account	Memo	Payment	Deposit	Stat / Auto	Balance
	Transfer	OBA97					
08/21/2026					$1,696.93	R	$21,263.25
	Transfer	HCV Checking14					
08/24/2026		ETF Group Insurance		$10,284.40		R	$10,978.85
	Expense	Health Insurance					
08/25/2026		Federal Payroll Tax		$3,078.53		R	$7,900.32
	Expense	Payroll Liabilities					
08/28/2026					$154.22	R	$8,054.54
	Transfer	MFH Checking81					
08/28/2026					$852.84	R	$8,907.38
	Transfer	LMII Operating09					
08/28/2026					$3,184.01	R	$12,091.39
	Transfer	HCV Checking14					
08/28/2026					$5,590.27	R	$17,681.66
	Transfer	OBA97					
08/28/2026					$9,016.53	R	$26,698.19
	Transfer	OBA97					
08/28/2026		HSA - Employee		$150.00		R	$26,548.19
	Expense	Payroll Expenses					
08/28/2026		Payroll		$12,579.27		R	$13,968.92
	Expense	Payroll Expenses					
08/31/2026		Sterling Bank			$0.98	R	$13,969.90
	Deposit	Interest					
08/31/2026		Wisconsin Department of Revenue		$1,679.20		R	$12,290.70
	Expense	Payroll Expenses					
08/31/2026		Sterling Bank		$10.00		R	$12,280.70
	Expense	Bank Charge					

BARRON COUNTY HOUSING AUTHORITY
LAKELAND MANOR II HOUSING PROGRAM

Cash Flow Statement
as of August 31, 2026

CURRENT ASSETS				
Register Balance as of July 31, 2026		**$ 86,647.04**		
INCOME:				
Tenant Rents & Charges	**$ 9,884.00**			
Rural Development HAP Deposit	**$ 4,393.00**			
RR Transfer	**$ -**			
Security Deposit Transfer	**$ -**			
Laundry Revenue	**$ -**			
Miscellaneous:	**$ -**			
Interest	**$ 4.19**			
Total Income:	**$ 14,281.19**			
EXPENSE:				
Operating Expenses	**$ 5,351.49**			
Payroll	**$ 4,142.94**			
SD Refund	**$ -**			
Xfer to OBA				
NSF Tenant Rent	**$ -**			
Rural Development Rent Voucher Refund:	**$ -**			
Miscellaneous:				
Total Expense:	**$ 9,494.43**			
Register Balance as of August 31, 2026			**$**	**91,433.80**
Uncleared Transactions as of Month End			$	1,046.99
Voided Transactions as of Month End				
Checking Account as of August 31, 2026			**$**	**92,480.79**
OTHER ASSETS				
Tenant Security Deposit Savings Account			**$**	**10,265.25**
Replacement Reserve Account*			**$**	**29,823.24**
TOTAL INVESTMENTS:			**$**	**40,088.49**

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

Barron County Housing Authority

LMII Operating09 Bank Balance: 91517.04 Ending Balance: $91,124.80

Date	Ref No. / Type	Payee / Account	Memo	Payment	Deposit	Stat / Auto	Balance
08/05/2026	Deposit	Tenant Rent Tenant Rent			$4,155.00	R	$90,802.04
08/05/2026	Deposit	Tenant Rent Tenant Rent			$4,979.00	R	$95,781.04
08/06/2026	Deposit	Rural Development Program Income			$362.00	R	$96,143.04
08/06/2026	Deposit	Rural Development Program Income			$358.00	R	$96,501.04
08/06/2026	Deposit	Rural Development Program Income			$339.00	R	$96,840.04
08/06/2026	Deposit	Rural Development Program Income			$300.00	R	$97,140.04
08/06/2026	Deposit	Rural Development Program Income			$493.00	R	$97,633.04
08/06/2026	Deposit	Rural Development Program Income			$635.00	R	$98,268.04
08/06/2026	Deposit	Rural Development Program Income			$327.00	R	$98,595.04
08/06/2026	Deposit	Rural Development Program Income			$440.00	R	$99,035.04
08/06/2026	Deposit	Rural Development Program Income			$242.00	R	$99,277.04
08/06/2026	Deposit	Rural Development Program Income			$381.00	R	$99,658.04
08/06/2026	Deposit	Rural Development Program Income			$258.00	R	$99,916.04
08/06/2026	Deposit	Rural Development Program Income			$258.00	R	$100,174.04
08/07/2026	Deposit	Tenant Rent Tenant Rent			$750.00	R	$100,924.04
08/14/2026	Transfer	 Payroll89		$2,238.00		R	$98,686.04
08/17/2026	Expense	MRI Software Operations:Telephone, Telecommunications		$99.61		R	$98,586.43
08/17/2026	Expense	Mosaic Telecom Operations:Telephone, Telecommunications		$979.44		R	$97,606.99

Date	Ref No. / Type	Payee / Account	Memo	Payment	Deposit	Stat / Auto	Balance
08/18/2026	20159	Waterman Recycling & Disposal	Acct 5640 - Aug 2026	$125.00			$97,481.99
	Check	Garbage & Recycling					
08/18/2026	20160	Hawkins Ash CPAs	Inv 3265368	$206.00			$97,275.99
	Check	Contract Services:Accounting Fees					
08/18/2026	20161	Tice Technologies	Inv 37208	$95.99			$97,180.00
	Check	Computer Expense					
08/18/2026	20162	Up North Tax & Accounting LLC	Inv 81226	$95.00			$97,085.00
	Check	Contract Services:Accounting Fees					
08/20/2026		Village of Turtle Lake Water & Sewer		$307.13		R	$96,777.87
	Expense	Water & Sewer					
08/20/2026		Village of Turtle Lake Water & Sewer		$472.77		R	$96,305.10
	Expense	Water & Sewer					
08/21/2026				$1,052.10		R	$95,253.00
	Transfer	Payroll89					
08/24/2026		We Energies		$10.23		R	$95,242.77
	Expense	Gas					
08/24/2026		We Energies		$14.58		R	$95,228.19
	Expense	Gas					
08/25/2026	20163	Jon Galatowitsch	Inv 953898	$1,378.98		R	$93,849.21
	Check	-Split-					
08/26/2026		Xcel Energy		$1,563.76		R	$92,285.45
	Expense	Electricity					
08/28/2026				$852.84		R	$91,432.61
	Transfer	Payroll89					
08/31/2026		Sterling Bank			$4.19	R	$91,436.80
	Deposit	Interest					
08/31/2026		Sterling Bank		$3.00		R	$91,433.80
	Expense	Bank Charge					

Barron County Housing Authority

LMII Reserve25 Bank Balance: 29823.24 Ending Balance: $29,823.24

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
08/31/2026	Deposit	Sterling Bank Interest			$1.27	R	$29,823.24

Barron County Housing Authority

LMII Security17 Bank Balance: 10265.25 Ending Balance: $10,265.25

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
08/31/2026	Deposit	Sterling Bank Interest			$0.44	R	$10,268.25
08/31/2026	Expense	Sterling Bank Bank Charge		$3.00		R	$10,265.25

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

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

Accumulation: Employees may accumulate up to 240 hours of PTO

A. HOLIDAYS

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

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

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

Observed Holidays: At BCHA's discretion, when a holiday falls on a Saturday or Sunday, the BCHA may close offices the Friday preceding or the Monday following, or a floating holiday may be granted in lieu of closing offices.

Eligibility: Regular full-time employees and regular part-time employees working at least 23 hours/week are eligible to receive compensation for holidays upon hire; however, temporary or limited-term, casual employees are not eligible. In addition to the posted holidays, full-time employees shall receive 1 ½ floating holidays. No employee shall be compensated more than once for each holiday.

B. BEREAVEMENT

POLICY: To allow paid leave for purposes of making funeral arrangements and/or attendance at a funeral.

Procedure: In the event of the death of a member of an employee's immediate family, regular eligible full-time employees may be granted up to three (3) days of paid leave, if scheduled to work, to make necessary funeral arrangements and/or attend the funeral of a relative of the person's immediate family to include spouse, child/step-child, parent/step-parent, mother-in-law, father-in-law, sister/step-sister, brother/step-brother.

Granted up to two (2) days leave with pay in the case of the death of an uncle/aunt, brother-in-law, sister-in-law, grandparent/step-grandparent (includes grandparent/step-grandparent of spouse), grandchild/step-grandchild, daughter-in-law or son-in-law.

Vacation leave may be used if additional time is needed. Requests for vacation time in order to attend the funeral of a relative may be given priority consideration. Regular part-time employees receive bereavement leave on a pro-rated basis.

LEASE ATTACHMENT 3

HOUSE RULES

EQUAL OPPORTUNITY HOUSING:
The owner agrees not to discriminate against the resident in the provision of services or in any other manner, on the grounds of race, color, age, religion, sex, national origin, or handicap.

USE OF THE COMMUNITY ROOM:
To reserve the community room for your own use, write your name and time of use on the calendar in the community room. Reserving the community room is on the first come, first serve basis. After using the community room, clean up and restore it to the state it was before use.

COMMON AREAS INTERIOR & EXTERIOR:
No personal items can be left or placed in any common interior or exterior area without prior written permission from Barron County Housing Authority. Personal items include but are not limited to hall rugs, decorative items, lawn chairs, etc. The following are the only exceptions to this rule:

a) Up to two shepherds hooks may be placed in the drip beds outside each ground level window for ~~hanging birdfeeders and~~ plants. BIRD FEEDERS ARE NOT ALLOWED.
b) ONE OR NONE decorative items may be hung from a hook on resident apartment entry doors (elderly/disabled units only). ~~Up to two decorative items (pictures, wreaths, etc.) may be hung on the walls next to resident apartment entry doors.~~
c) Barron Family Unit residents may leave trash cans in the shelter of the storage shed. Children's bikes and toys may be left on the patio after each use.

COMMON AREA ATTIRE: Residents must be fully dressed when leaving the privacy of their apartment. Nightclothes and bathrobes are not considered acceptable dress for Barron County Housing Authority common areas. Residents may not walk barefoot in the interior common areas.

WINDOW COVERINGS:
Window Coverings are provided by Barron County Housing Authority. These may not be added to, changed or altered without the prior written permission of Barron County Housing Authority. Residents may add solar-tint window cling material or plastic window covering for insulating purposes. Solar 'blankets' are not allowed.

RESIDENT APARTMENT DOORS:
Resident apartment entry doors must be kept shut at all times except when entering and exiting the apartment. Likewise, building entry doors must be kept shut at all times except When entering and exiting the building. Doors may not be propped open for any reason Except during the move –in or move-out process.

LAUNDRY ROOM:
The laundry facilities are for resident use only. Clean out the washer and lint filter after each use. Laundry hours are from 8:00 A.M. until 8:00 P.M.

GRIEVANCES:
If you have a grievance in the nature of a maintenance problem, please contact the office. Routine maintenance will be scheduled accordingly. Emergency maintenance will be taken care of immediately.

CARETAKER:
The caretaker is on the premises several times each week. For Service Requests, please complete a 'Service Request Form' located on the laundry room bulletin board and post it on the board. The Caretaker will schedule the work accordingly. Alternately, you may call the office to make your request. Office hours are 9:00am- 5:00 p.m. Monday – Thursday by appointment only. The office phone number is 715-537-5344. The manager will be able to comply with your request or communicate it to the responsible person for scheduling.

~~**HALL DOORS:**~~
~~At the 8-plex sites, the hall doors may be unlocked by the first person out each morning and locked by around 8:00 P.M. each evening. It is the responsibility of all residents to assure that the doors remain locked at night. Building security is for everyone's benefit. Do not prop the doors open at any time.~~

UNLOCK DOORS:
Resident needing assistance to unlock a door is required to pay $10.00 to the person who opens the door. Immediate payment is required upon arrival or after the door is unlocked. If Management or Maintenance is on site, the $10.00 fee may be waived at their discretion. Evening and weekend calls will not be waived.

TENANT MEETINGS:
Tenant meetings may be called as needed by the management. The meetings will be held to relay information or policy changes.

BULLETIN BOARDS:
All residents may use the bulletin boards. No other organization or person will be allowed to post items except for the Barron County Housing Authority.

CHILDREN:
Residents are responsible for the conduct of their children and their guests' children at all times. Please supervise children if they are allowed outside of your apartment.

RESIDENTS RIGHTS:
Repeated interference with other residents' rights will be grounds for eviction.