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

TUESDAY, NOVEMBER 24, 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)
8. New Business
   A) Results of tenant engagement survey
   B) Discussion and consideration of Melania Trump Foster Youth to Independence Initiative
   C) Discussion and consideration of 2027 BCHA/LLC Capital Improvement Budget
   D) Discussion and consideration of 2027 BCHA/LLC Combined Budget
   E) Set meeting date/time for January meeting
9. Discussion of potential items for next meeting
10. Adjournment

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

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

Next Meeting: Tuesday, **December 29, 2026, at 9:00 AM**

To access the meeting remotely via Zoom, please join here:
https://us06web.zoom.us/j/84403492818
Meeting ID: 844 0349 2818
Telephone: 1 312 626 6799

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

BARRON COUNTY HOUSING AUTHORITY
Tuesday, October 27, 2026
MINUTES

CALL TO ORDER
Chairman Nelson called the meeting to order at 9:03 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 (Jost/Edwardsen) 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 (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 September 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 97% Occupancy Rate (68/70 units). The vacancy at Berger Woodland will be filled by November 1st. Kazmierski distributed a press release and photos regarding the recent open house commemorating the completion of the rehabilitation project for the original 70-units of the Barron County Housing Authority scattered sites portfolio. Both the Chronotype and the Barron News Shield have published independent articles. Some punch list items remain. Nate Huess, the Project Architect, completed his final walkthrough and will issue the final as-builts after his review. Plans and as-builts will be provided to owner in both electronic and hard copy form. HUD will conduct a comprehensive physical inspection of randomly selected (23 out of 70) LIHTC units on October 29th. WHEDA will perform another physical inspection of all units (N=70) on December 10th and 11th. WHEDA will also evaluate management and conduct a random file review over those 2 days. Kazmierski introduced the "Good Neighbor" Program which BCHA has begun implementing this month. Consultant Scott Koegler and Kazmierski will submit the official application to HUD for disposition of Lone Oak on November 23rd. Park Lawn has some pending capital improvement projects that will need to be allocated before we submit the official application

PROGRAM FINANCIAL REPORTS AND COMMUNICATIONS
The Committee reviewed the financial statements within corresponding in-house reports, including the Check Register and Cash Flow Statements of all BCHA programs. September Hawkins Ash reports for LLC were not available. The committee received and accepted the available financial reports by unanimous consent.

UNFINISHED BUSINESS:
MULTIFAMILY HOUSING REHAB UPDATE
Tom Landgraf updated the committee on multi-year Housing Assistance Payments Contract and, as such, is eligible for an automatic OCAF rent increase to become effective 05/01/2026. The rent increase factor is 1.035. The debt

service amount used in the calculation of new rents is $162,429.72. Landgraf also provided and update of the Focus on Energy rebates and the 90-day stabilization review.

NEW BUSINESS:
DISCUSSION OF HEALTH PLAN AND 2027 BUDGET CONSIDERATIONS
Kazmierski reported that the 2027 State Plan increased 14.6% (from 2026). In 2027, there is only one Tier 1 plan offered (SMP) with limited in-network providers for the family plan. Employers pay 88% of premiums for Tier 1 qualified plans with a maximum employer share of $2,651.32 monthly/$ 31,815.84 annually (was $27,150.84 in 2025). Employees are responsible for the remaining 12% with a maximum monthly employee share of $361.54 monthly/$4,338.48 annually (was $ 3,702.36 annually in 2025). Hence, the employer share increased by $156.90/month (for single coverage) or $388.75/month (family coverage) from last year. For each BCHA employee, the employer share increased $4,665/year. For each BCHA employee, the employee share increased $636/year. Per BCHA handbook, all FT employees (N=5) have the option of opting out of the State Plan and join spouse plan or market plan. Kazmierski provided spouse's insurance premiums for larger in-network providers and is opting out of the State Plan as well as eye and dental insurance. The monthly premium for health insurance for 2027 will be $733.44/Annually $8,801.28.
Motion (Jost/Moen) to contribute 88% ($645.43 monthly/$7,745.16 annually) of the Executive Director's 2027 Health Care Premiums plus annual eye and dental costs of $1,050.24 ($87.52 X 12 months) for a total contribution of $ 8,795.40 for 2027. This contribution will be reviewed annually. Motion carried; unanimous.

Kazmierski presented 3-year Capital Expenditures Budget. One laptop, two maintenance trucks, a dump trailer, Jetter and an auto angling plow are being considered for 2027 at a total cost of $156,500. Kazmierski presented Consumer Price Index and SSA information to support a 3.6% COLA wage adjustment for full-time staff and part-time caretakers for 2027.

CONSIDERATION OF HOLIDAY PLANNING
Discussion of Holiday gifts for tenants.
Motion (Tyler/Jost) to approve the purchase of $30.00 Kwik Trip certificates for each MFH tenant and $50.00 Kwik Trip Certificates for Barron Family Duplex household. Motion carried; unanimous.

CLOSED SESSION
Motion (Moen/Tyler) to 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. Pertaining to the annual performance evaluation of Executive Director. Motion carried; unanimous.

Motion (Tyler/Moen) to return to Open Session. Motion carried; unanimous.

DISCUSSION OF POTENTIAL ITEMS FOR NEXT MEETING
The next meeting will be held on Tuesday, November 24th, 2026, at 9:00 AM in the Berger-Woodland Manor Community Room. Agenda items include updates of the Multifamily Housing Rehab project, draft 2026 BCHA/LLC Budget, and results of tenant engagement survey may be discussed and considered.

ADJOURNMENT
The meeting adjourned by unanimous consent at 11:59 AM

Respectfully Submitted,
Bob Kazmierski, Recording Secretary

BARRON COUNTY HOUSING AUTHORITY
Director's Report
November 2026

HOUSING CHOICE VOUCHER PROGRAM (as of 10/08/2026)

Vouchers leased (being utilized): 136 HAP Total: $59,584.03
Voucher not under lease (participant in search of rental): 0 Applicants on Waiting List: 353

To build capacity towards the HCV program, we are looking into the Melania Trump Foster Youth (FYI) to Independence Initiative. See PIH 2026-19 (in packet). This new HUD program provides housing assistance vouchers to youth at least 18 years and not more than 24 years of age (have not reached their 25th birthday); left foster care or will leave foster care within 180 days; and is homeless or is at risk of becoming homeless at age 16 or older. Before applying for assistance, BCHA must first enter into a partnership agreement (MOU) with a State or local government (including schools), philanthropic and faith-based organizations. We have talked to Workforce Resource-Barron County about serving as a partner and referral agency. There is also a need to include Barron County Public Health to see if they will serve as the PCWA-Public Child Welfare Agency and sign the MOU. PHAs may establish this FYI program at any time and HUD encourages PHAs to work with their partnering organization to make the required corresponding updates to their Administrative Plans to facilitate requesting FYI vouchers. According to Workforce Resources, they currently have 21 foster youth clients (aged 17-23) in Barron County, 15 are attending UW Barron or Northwood Tech in Rice Lake, 5 have immediate need of housing in the next 6 months. 9 youth have reported being homeless in their case load in the last 6 months. Workforce Resources has also provided some emergency rent/security deposit to 13 of them in the last 6 months. Hence, there is a quantitively evidence that supports the need for the FYI program.

MULTIFAMILY HOUSING/LIHTC PROGRAM

Occupancy Rate (67/70 units): 96% - Almena (1); Berger Woodland (0); Dallas (0); BF-Duplexes (0); Haugen (1); PF (0); Turtle Lake (1). The vacancy at Turtle Lake and Almena will be filled by December 1st. We will be at 100% utilization by 12/31/2026.

The only punch list items that remain are the as-builts and O&M manuals. Plans and as-builts will be provided to owner in both electronic and hard copy form. Percent complete: 99% (+/-).

WHEDA will perform physical inspection of the rehabbed units (N=70) on December 10th and 11th. WHEDA will also evaluate management and conduct a random file review over those 2 days. New Auburn HA has reached out to us to learn if BCHA would be interested in providing management services for their 15-unit Sunrise Village Public Housing.

OTHER BUSINESS ACTIVITIES

Occupancy Rate (90/96 units): 94%

Park Lawn Occupancy Rate (29/30 units): 97%
Lone Oak Occupancy Rate (30/30 units): 100%
Scott Terrace Occupancy Rate (7/8 units): 88%
Pioneer Housing Occupancy Rate (8/8 units): 100%

Lakeland Manor 2 (16/20 units): 80% (one unit is offline for modernization)
At Lone Oak, maintenance purchased all the steel material and will be building and installing new handrails beginning this month. The gazebo has arrived and will be assembled after Davis Construction pours new concrete pad and additional flatwork beginning the week of 11/09. KIE, Enterprises, LLC was awarded the bid to replace all soffit and fascia. This work was completed on October 1st. Although the LO board of commissioners approved the purchase of two brushes from plow tractor and 120 Louve Panel bifold doors for closet and pantry door replacement in every unit, Judd and I conducted an assessment and determined there is no need for these items. Also, HUD has informed me that the replacement of two new garage doors for maintenance storage area is an ineligible expense. Hence, we will not pursue those items unless directed otherwise. Alternatively, it has been determined that a new plow tractor is an eligible expense. To date, LO has spent $588,757 down of reserve funds, with additional outstanding costs ($182,500-for new asphalt shingles and tractor) in preparation of disposition.

At Park Lawn, maintenance continues improving the landscaping and installing new storm doors. The gazebo has arrived and will be assembled after JDS pours new concrete pad and additional flatwork. The PL office file has been systematically organized with all the critical PL files moved and stored in a secure location within the new records room at Berger-Woodland. Barron Plumbing and Heating completed the installation of the new boiler systems in all buildings in September. J&A construction has been back to fix one leak we have experienced from the new metal roofs. Morins Siding and Window completed installing new windows at PL in early September. Richard and staff have done an excellent job informing tenants of the status of all capital projects. To date, PL has spent $1,007,076 down of reserve funds, with additional outstanding costs ($72,040-for laundry room, community bathroom and CR improvements) in preparation of disposition.

Scott Koegler and I will officially submit the disposition application on November 23rd, thus starting 90-day review "clock" for HUD officials to conduct their review. After HUD review of the disposition application, the next step for Barron HA & Chetek HA is to close out PHA program and transfer to BCHA. Repositioning could take place as early as Spring 2027.

The Prairie Farm Pioneer Housing (PFPH) annual meeting took place on October 29th. Annual budgets and future capital improvements were approved and adopted. The PFPH board support applying for the Stand-Alone Rental Assistance (SARA) program. 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. I have reached out to Housing Assistance Council to provide technical assistance towards the SARA application. We have replaced the PFPH signage as an outcome from the last (May 2026) RD inspection.

I will be out of office January 18, 2027, through February 5th, 2027. We can consider either postponing the January meeting or convene earlier that month (week of January 11th). This topic is an agenda item for your consideration.



Executive Director

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

Special Attention of:
Public Housing Directors
Public Housing Agencies that Administer the Housing Choice Voucher Program

Notice PIH 2026-19

Issued: July 27, 2026

Expires: This notice remains in effect until amended, superseded, or rescinded.

Supersedes: Notice PIH 2023-04

Cross References: Notices PIH 2019-20, 2020-28, 2021-26, 2025-08, and 2026-12

Subject: The Melania Trump Foster Youth to Independence Initiative

I. PURPOSE

This notice provides guidance on the process public housing agencies (PHAs) must follow to request targeted vouchers under the Melania Trump Foster Youth to Independence Initiative (FYI). This notice also sets forth the operating requirements for FYI. Through the FYI Initiative, HUD provides housing choice vouchers (HCVs) for youth eligible under the Family Unification Program (FUP), subject to funding availability. Throughout this notice, these vouchers are referred to as FYI vouchers. This notice supersedes Notice PIH 2023-04, *Foster Youth to Independence Initiative*, and makes the following major changes:

- Renames the program to The Melania Trump Foster Youth to Independence Initiative, in accordance with the Consolidated Appropriations Act, 2026; however, the acronym FYI used to refer to the program remains unchanged
- Revises the definition of "at risk of becoming homeless" for the purpose of determining eligibility
- Amends the process by which PHAs may apply for $38.2 million in new incremental voucher assistance
- Removes the cap on the number of FYI vouchers that a PHA can request each Federal fiscal year, subject to availability of funding
- Clarifies the process by which PHAs may voluntarily return FYI noncompetitive vouchers and associated funding that is no longer needed to HUD and that HUD will issue future guidance on HUD-initiated recapture of unutilized FYI noncompetitive vouchers that are no longer needed

- Describes how HUD will reallocate recaptured funding, in accordance with the application process outlined in section XIV.
- Removes the utilization threshold submission requirement for the award of new vouchers to PHAs currently administering FYI and/or FUP vouchers
- Encourages PHAs to proactively amend their administrative plans to facilitate requesting FYI vouchers
- Clarifies the applicability of the mandatory and optional waivers and alternative requirements established in Notice PIH 2025-08, *Statutory and Regulatory Waivers for FUP and FYI Vouchers*

II. BACKGROUND

The Consolidated Appropriations Act, 2026 (Pub. L. 119-75, approved on February 3, 2026), referred to hereafter as the "the 2026 Act," made available $25 million in new incremental voucher assistance. The Full-Year Continuing Appropriations and Extensions Act, 2025 (Pub. L. 119-4, approved on March 15, 2025), referred to hereafter as "the 2025 Act," authorized $25 million under the terms and conditions of the Transportation, Housing and Urban Development, and Related Agencies Appropriations Act, 2024 (division F of Pub. L. 118-42). The 2026 Act and the 2025 Act both provided that $25 million shall be available on a noncompetitive basis to PHAs that partner with public child welfare agencies (PCWAs[1]) to assist FUP-eligible youth under section 8(x) of the U.S. Housing Act of 1937 (42 U.S.C. 1437f(x)). HUD is making the funding under the 2026 Act available through this notice. HUD expects approximately $13.2 million in carryover from the 2025 Act will also be made available.

The 2026 Act specified that assistance made available for this purpose shall be known and designated as The Melania Trump Foster Youth to Independence Initiative. As stated in section I., the acronym "FYI" used to refer to the program remains unchanged. The 2026 Act also directs HUD to review utilization of the FYI vouchers awarded on a noncompetitive basis under the 2026 Act or any prior appropriations act and that any unutilized voucher assistance no longer needed based on such review shall be recaptured and reallocated through the noncompetitive process. HUD will make any funds recaptured through this process available through this notice or any superseding notice.

Senate Report 118-70 (2024) directs HUD to maximize the availability of FYI vouchers based on the identified need and referrals for such assistance and directs HUD to ensure that the utilization thresholds for the FYI program do not inadvertently lead to delays and preclude identified youth from receiving FYI vouchers. Accordingly, this notice removes the cap on the number of FYI vouchers that a PHA can request (see section X.V.) and the utilization threshold requirement for requesting new FYI vouchers (see section VI.B.).

[1] Public child welfare agencies (PCWAs) are responsible under applicable State law for determining that a child is at imminent risk of placement in out-of-home care, that a child in out-of-home care under the supervision of the public agency may be returned to his or her family, or that a youth is at least 18 years and not more than 24 years of age and left foster care, or will leave foster care within 180 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act, and is homeless or is at risk of becoming homeless at age 16 or older. For States that have privatized child welfare, the agency designated to conduct child welfare on behalf of the State may be considered a PCWA. Federally recognized Tribes operating a foster care program are considered a PCWA under the FYI program and can therefore refer eligible youth to the PHA for an FYI voucher and/or may serve as the PCWA providing supportive services.

Further, the Senate Report directs HUD to encourage PHAs to amend their Administrative Plans to facilitate requesting FYI vouchers. A PHA may establish an FYI program at any time. The benefit of proactively entering into a partnership agreement with a PCWA (via a Memorandum of Understanding (MOU) or a letter of intent (LOI)) and making corresponding updates to its Administrative Plan is that the PHA will be able to immediately request FYI vouchers upon receiving a referral of an eligible youth, rather than needing to delay the request during these administrative processes. To maximize the availability of FYI vouchers, HUD encourages PHAs that do not already have an FYI program to consider taking proactive steps to make this resource available in their community.

On April 9, 2025, HUD issued Notice PIH 2025-08, which provides new flexibilities to reduce barriers and increase opportunities for FYI and FUP voucher holders to secure and maintain housing stability. Through these flexibilities, FYI and FUP participants will have more time to secure decent and safe housing with their voucher, providing them with a platform to achieve greater self-sufficiency.

III. ELIGIBLE PHA APPLICANTS

The PHA must have an existing Annual Contribution Contract (ACC) with HUD for HCVs. Nonprofit administrators of HCV Mainstream Vouchers, which by statute are classified as PHAs solely for the purpose of administering HCV Mainstream Vouchers, are ineligible for FYI. Moving to Work (MTW) agencies must administer FYI vouchers consistent with the requirements described in this notice. HUD will not evaluate applications from ineligible applicants. Additional eligibility threshold criteria are detailed in section VI.

IV. IMPACT ON AWARDS AND REQUESTS UNDER NOTICE PIH 2023-04

Requests submitted to HUD by PHAs pursuant to Notice PIH 2023-04 prior to the publication of this notice do not need to be resubmitted. However, requests that were received prior to the publication of this notice that have not yet been funded will be reviewed in accordance with the requirements of this notice.

V. FUNDING SOURCES

The 2026 Act provides that, of the $30 million appropriated for FUP, $25 million shall be made available for FUP youth on a noncompetitive basis to PHAs that partner with PCWAs to identify FUP-eligible youth. HUD makes the full $25 million available on a noncompetitive basis through this notice. Additionally, HUD makes available approximately $13.2 million from carryover funds from the 2025 Act, for a total of approximately $38.2 million. As provided for in section 11303(4) of the 2025 Act, HUD utilized $25 million of carryover FUP funds, including those specified for FYI under the 2024 Act, to address HCV and/or mainstream voucher shortfalls.

Through this notice, HUD also reallocates any recaptured FYI assistance awarded on a noncompetitive basis and is no longer needed. If additional funding is made available for this purpose in further appropriation acts under the same terms and conditions, HUD may continue to make awards under this notice rather than issue a new notice. If an

appropriations act adds additional requirements or establishes new conditions regarding this funding, HUD will publish a revised notice.

Subject to the following conditions, HUD will accept and process PHA requests for FYI noncompetitive vouchers under this notice on a rolling basis:

A. Funding Remains Available

HUD will use available funding as described above for FYI awards under this notice. This means eligible applications will be processed and funded until such funds are expended unless additional funds become available through future appropriations acts or the recapture of unused assistance (see paragraph B.).

B. Recapture of FYI Assistance Awarded on a Noncompetitive Basis

Through this notice, HUD will also reallocate any recaptured FYI assistance awarded on a noncompetitive basis.

VI. PHA ELIGIBILITY THRESHOLD REQUIREMENTS

A PHA requesting assistance under this notice must meet all the following eligibility requirements:

A. Partnership Agreement

PHAs applying for assistance under this notice must first enter into a partnership agreement with a PCWA. HUD strongly encourages adding other important partners, such as State or local governments (including schools), philanthropic and faith-based organizations, and the Continuum of Care (CoC),[2] or a CoC recipient it designates, to the partnership. PHAs may establish an FYI program at any time and HUD encourages PHAs to work with their partnering PCWA to make the required corresponding updates to their Administrative Plans to facilitate requesting FYI vouchers. For example, a PHA may update their Administrative Plan to reflect specific policies for partnership structure and agreements, such as defining roles and responsibilities. PHAs may also collaborate with their partnering PCWA consistent with the provisions in Notice PIH 2025-08 regarding the timing of referral of youth leaving foster care. See more details regarding the form partnership agreements may take in section XII.

B. PHA Eligibility Based on Utilization of Existing FYI and/or FUP Awards

Senate Report 118-70 directs HUD to ensure that the utilization thresholds for the FYI program do not inadvertently lead to delays and preclude identified youth from receiving FYI vouchers. While the intent of the utilization threshold was to help HUD target FYI vouchers where they were most needed, HUD found that the utilization threshold caused some confusion for PHAs and other stakeholders and, in some instances, posed a barrier to PHAs being able to receive an FYI voucher for an

[2] A Continuum of Care (CoC) is the group organized to carry out the responsibilities required under 24 CFR part 578, composed of organizational representatives, including nonprofit homeless providers, victim service providers, faith-based organizations, governments, businesses, advocates, PHAs, school districts, social service providers, mental health agencies, hospitals, universities, affordable housing developers, law enforcement, organizations that serve homeless and formerly homeless veterans, and homeless and formerly homeless persons, to the extent these groups are represented within the geographic area and are available to participate.

eligible youth. Accordingly, this notice removes the utilization threshold for PHAs administering FYI and/or FUP vouchers to help streamline access to the FYI program.

Nevertheless, HUD generally expects PHAs to utilize their existing FYI and/or FUP vouchers to serve eligible youth before requesting new FYI vouchers. If a PHA requests new vouchers despite having low FYI and FUP utilization and existing leasing capacity, HUD may require additional justification. A PHA's justification may include, for example, data showing that all FYI and/or FUP vouchers have either been issued or leased up. A PHA may also justify its request for new FYI vouchers by demonstrating that the FYI and/or FUP vouchers that it has on hand are needed to meet other community needs (e.g., a PHA may want to hold a small number of FUP vouchers for families referred by the PCWA, hold a small number of FYI vouchers for youth referred through coordinated entry, or hold some of its existing FUP or FYI vouchers for a project-based voucher project). A PHA may also justify its need for new FYI vouchers if there are circumstances that prevent the PHA from being able to lease its existing FYI or FUP vouchers. HUD may deny a request if the additional information does not support the need for new FYI vouchers.

C. Received Referral

A request for assistance may not be made until the PHA has received a referral of an eligible youth from the partnering PCWA. If the PHA receives a referral from another organization outside the PCWA, the PHA must confirm eligibility with its partnering PCWA of the youth's prior qualifying foster care involvement (see section VII.C.).

VII. PCWA ROLES AND RESPONSIBILITIES

The partnering PCWA must meet all the following requirements:

A. Identify Eligible Youth

The PCWA must have a system for identifying eligible youth within the agency's caseload and for reviewing referrals from the PHA or a third party, such as a State, local governments (including schools), philanthropic, faith-based organizations, CoC, or a CoC recipient it designates.

B. System of Prioritization

Given the limited nature of this resource, the PCWA may need to implement a system of prioritization for eligible youth based upon level of need and appropriateness of the intervention. For youth still involved in the child welfare system, the PCWA should consider the young person's permanency goals. The PHA must ensure any prioritization criteria for referral to FYI comply with Federal fair housing and civil rights requirements.

C. Written Certification

The PCWA must provide written certification to the PHA that a youth is eligible.

D. Supportive Services

The PCWA must either directly provide or secure a commitment from partners for the provision of supportive services that are required to be offered to youth. PCWAs should consider creating partnerships with other community organizations that offer these supportive services.

VIII. REQUIRED SUPPORTIVE SERVICES

Eligibility to receive funding under this notice to administer FYI vouchers requires the PCWA, as stated above, provides or secures a commitment for the provision of supportive services for participating youth to assist the youth in achieving self-sufficiency. The services listed in (A) through (E) below must be secured and made available for a period of 36 months to eligible youth receiving rental assistance through this notice. HUD encourages full participation in self-sufficiency services as appropriate for participating youth.

A. Basic life skills information/counseling on money management, use of credit, housekeeping, proper nutrition/meal preparation, and access to health care (e.g., doctors, medication, and mental and behavioral health services)

B. Counseling on compliance with rental lease requirements and with HCV program participant requirements, including assistance/referrals for assistance on security deposits, utility hook-up fees, and utility deposits

C. Providing such assurances to owners of rental property as are reasonable and necessary to assist eligible youth to rent a unit with a voucher

D. Job preparation and attainment counseling (e.g., where to look/how to apply, dress, grooming, and relationships with supervisory personnel)

E. Educational and career advancement counseling regarding attainment of GED and attendance/financing of education at a technical school, trade school, or college, including successful work ethic and attitude models

The PHA or another partnering entity may provide some or all the supportive services if it has the resources and expertise to do so.

Administrative fee reserves may be used to cover costs for the supportive services listed above (A-E) with HUD approval. Refer to Notice PIH 2026-12 for information on 2026 Act provisions on administrative fees.

PHAs may contact PIHFinancialManagementDivision@hud.gov and copy Miguel.A.FontanezSanchez@hud.gov with additional questions and to request approval to use their administrative fee reserves for this purpose.

Notice PIH 2022-18 provides guidance on the use of HCV and Mainstream Voucher ongoing administrative fees for expenses related to assisting HCV and Mainstream Voucher families to lease units, including other eligible activities should the PHA have the resources available to do so.

In addition to the above required supportive services, the PCWA or other partners are encouraged to provide guidance to youth regarding accessing Federal, State, and local programs and services that further support their self-sufficiency and success.

IX. YOUTH ELIGIBILITY

The population eligible to be assisted with funding under this notice are youth certified by the PCWA as meeting the following conditions:

- Has attained at least 18 years and not more than 24 years of age (have not reached their 25th birthday);
- Left foster care, or will leave foster care within 180 days,[3] in accordance with a transition plan, described in section 475(5)(H) of the Social Security Act; and
- Is homeless[4] or is at risk of becoming homeless at age 16 or older.

In this notice, HUD changes the definition of "at risk of becoming homeless" to mean:

- An individual or family who has an annual income below 50 percent of median family income for the area, as determined by HUD, and meets one of the following conditions:
  - Is living in the home of another because of economic hardship;
  - Has been notified in writing that their right to occupy their current housing or living situation will be terminated;
  - Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals;
  - Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 persons reside per room, as defined by the U.S. Census Bureau;
  - Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
  - Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the approved Consolidated Plan for the relevant jurisdiction.
- A child or youth who does not qualify as "homeless" under this section, but qualifies as "homeless" under section 387(3) of the Runaway and Homeless Youth Act (42 U.S.C. 5732a(3)), section 637(11) of the Head Start Act (42 U.S.C. 9832(11)), section 41403(6) of the Violence Against Women Act of 1994 (formerly 42 U.S.C. 14043e-2(6), transferred to 34 U.S.C. 12291), section 330(h)(5)(A) of the Public Health

[3] Notice PIH 2025-08 established an alternative requirement extending from 90 to 180 days when an otherwise eligible youth may be referred.
[4] "Homeless" refers to the population included in the definition of this term at 24 CFR 578.3.

Service Act (42 U.S.C. 254b(h)(5)(A)), section 3(m) of the Food and Nutrition Act of 2008 (7 U.S.C. 2012(m)), or section 17(b)(15) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)(15)); or

- Child or youth who does not qualify as "homeless" under this section but qualifies as "homeless" under section 725(2) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a(2)), and the parent(s) or guardian(s) of that child or youth if living with her or him.

This new definition of "at risk of becoming homeless" applies to all vouchers awarded under this notice. Further, this new definition must be used for all FYI noncompetitive vouchers awarded under the following notices upon turnover: Notices PIH 2020-28, 2021-26, and 2023-04.

This new definition does not apply to FUP or to FYI vouchers awarded competitively under the 2021 FYI-Competitive Notice of Funding Availability (FR-6400-N-41), the 2022 FYI-Competitive Notice of Funding Opportunity (FR-6600-N-41), or the 2024 FYI-Competitive Notice of Funding Opportunity (FR-6800-N-41). Additional information about the definition of "at risk of becoming homeless" as used for FUP and FYI vouchers awarded competitively will be provided at a later date.

X. LENGTH OF ASSISTANCE

As required by statute, an FYI voucher may only be used to provide housing assistance for youth for a maximum of 36 months. However, youth who first lease a unit with an FYI voucher after December 27, 2020, the date of enactment of the Fostering Stable Housing Opportunities (FSHO) amendments, may receive an extension of the 36-month time limit of assistance for up to an additional 24 months if they meet the requirements of FSHO. See HUD's FSHO implementation notice published in the Federal Register on January 24, 2022 (87 FR 3570).

XI. ROLE OF THIRD PARTIES

HUD strongly encourages participation of State, local governments (including schools), philanthropic, faith-based organizations, and the CoC, or a CoC recipient it designates. These parties may play a critical role in identifying eligible youth in the community at risk of or experiencing homelessness that are no longer part of the child welfare system. Further, these parties may provide or leverage supportive services on behalf of the youth.

Youth who are part of the PCWA's active caseload do not have to be added to the CoC's coordinated entry process, nor do youth identified by other third parties have to be added to the CoC's coordinated entry, to be referred for FYI.

XII. FORMS OF PARTNERSHIP AGREEMENT

The partnership agreement may take the form of an MOU or LOI between the parties. If a PCWA is authorized under State law to contract out its functions and has done so, both the official representative of the PCWA and the official representative of the contractor organization must sign the MOU. At a minimum, the partnership agreement must clearly address the following:

A. Define Eligible Youth

Define youth eligible to receive assistance under this notice using the criteria in section IX.

B. Identify Supportive Services

List the supportive services provided to eligible youth receiving rental assistance through this notice. All services in section VIII. must be provided for a period of 36 months. The organization(s) to provide these services must be identified.

C. Address PHA Responsibilities

The following PHA responsibilities must be identified:

- *If the PHA uses the HCV waiting list:* The PHA, upon receipt of a referral(s) from the PCWA of an eligible youth, must compare the name(s) with youth already on the PHA's HCV waiting list. Any youth on the PHA's HCV waiting list that matches with the PCWA's referral must be assisted in the order of their position on the waiting list in accordance with PHA admission policies. Any youth certified by the PCWA as eligible and not on the HCV waiting list must be placed on the waiting list (pending HCV eligibility determination). If the PHA has a closed HCV waiting list, it must reopen the waiting list and place on the waiting list an FYI applicant youth who is not currently on the PHA's HCV waiting list. The PHA may reopen the waiting list to accept an FYI eligible youth without opening the waiting list for other applicants. The requirements at 24 CFR 982.206 for giving public notice when opening and closing the waiting list apply.
- *If the PHA uses a separate FYI and/or FUP waiting list:* If the PHA has a separate FYI and/or FUP waiting list,[5] FYI applicants must be placed on the separate FYI and/or FUP waiting list. The youth may also be placed on the PHA's general HCV waiting list even though they are being placed on the separate FYI and/or FUP waiting list. This facilitates the PHA's selection of youth from the general HCV waiting list upon expiration of the FYI voucher if necessary to maintain stable housing.
- Document that youth are informed of their eligibility for supportive services and the duration of the availability of those services.
- Amend the Administrative Plan in accordance with applicable program regulations and requirements.

D. Address PCWA Responsibilities

The following PCWA responsibilities must be identified:

- The PCWA must have a system for identifying eligible youth within the agency's caseload and review referrals from the PHA, and other important partners, such as the State, local governments (including schools), philanthropic, faith-based organizations, and CoC, or CoC recipient it designates, as applicable.

[5] Notice PIH 2025-08 describes an optional waiver where a PHA may maintain a separate waiting list for FUP and FYI vouchers.

- The PCWA may have a system for prioritization of referrals to ensure that youth are prioritized for an FYI voucher based upon level of need and appropriateness of the intervention.
- The PCWA must provide written certification to the PHA that a youth is eligible. The certification must specify how the youth meets the eligibility requirement outlined in section IX.
- The PCWA must provide or secure a commitment for the provision of required supportive services.

E. Address Third-Party Responsibilities

Where other partners, such as the State, local governments (including schools), philanthropic, faith-based organizations, and the CoC, or a CoC recipient it designates, will be party to the partnership agreement, the responsibilities of the entity must be identified, such as:

- Whether the integration of the prioritization and referral process for eligible youth will be included in the third party or coordinated entry process, as applicable.
- Identify services, if any, to be provided using third party or CoC program funds to youth who qualify for third party or CoC program assistance.
- Make referrals of eligible youth to the PCWA.

XIII. VALUE OF VOUCHER

The value of the FYI voucher is dependent on the Per Unit Cost (PUC) identified by HUD for the PHA. If a PHA has concerns regarding the sufficiency of the funding based on the PUC, the PHA can request higher funding within 12 months of the award's effective date based on actual costs. Direct inquiries about PUC increases to PIH's Financial Management Division mailbox at PIHConversionActions@hud.gov.

XIV. APPLICATION PROCESS

PHAs must apply through the process described below.

A. Content of the Application

A PHA's request for vouchers under this notice must be submitted via a completed DocuSign application. The application is available on the FYI webpage at https://www.hud.gov/hud-partners/public-indian-housing-fyi.

The DocuSign version of the FYI form requests the following information:

- PHA code (exclude spaces when entering the PHA code, e.g., SA002)
- PHA name
- Name and contact information of the individual completing the form
- Primary PHA point of contact (POC) and information

- Type of submission (new or an update to a prior submission)
- Name of partnering PCWA responsible for making eligibility determinations and referrals to the PHA
- Name of third-party partners, as applicable
- Name of entity(ies) providing the required supportive services
- Number of vouchers being requested in numeric form
- Identity of the eligible youth by code, alias, initials, or full name
- Upload of the funding application (Form HUD-52515) with only the first page completed

Upon completion of all required DocuSign fields and uploaded documentation, the PHA is required to sign a certification stating it is complying with all submission requirements under this notice, including receiving certification of eligibility for the referred youth(s) named above and entering into a partnership agreement with the PCWA, and any third party(ies) it designates (as applicable).

B. Processing of Applications

Before HUD approves a PHA's request for assistance, the following must occur.

- Eligibility Review. HUD will review to verify that:
  - The PHA has submitted all required information identified in section XIV.A.; and
  - The PHA meets the eligibility requirements of this notice.
- Eligibility Determination. After reviewing the application, HUD will either:
  - Advise the PHA to modify its request, if necessary, to provide the information required in section XIV.A., or provide a justification in accordance with section VI.B.;
  - Deny the request if:
    - The PHA is not eligible under section III.;
    - The PHA does not have a partnership agreement with the PCWA, in accordance with section VI.;
    - The PHA has not received a referral of an eligible youth from its partnering PCWA;
    - HUD has requested that the PHA justify its request for new FYI vouchers despite having low FYI and FUP utilization and existing leasing capacity and determined that the information provided does not demonstrate a need for new FYI vouchers, in accordance with section VI.B.; or
    - HUD does not have funds available to fulfill the request.

If denied, HUD will notify the PHA by email; or

- Determine that the request meets the requirements of this notice.

C. Funding Process

Approved requests will be referred to PIH's Financial Management Division (FMD) and Financial Management Center (FMC) for further processing. The funding process is intended to result in issuance of an amended ACC to the PHA to administer the FYI voucher(s) within 60 business days. FYI funds are not eligible for MTW PHAs to use flexibility through funding fungibility.

In accordance with Notice PIH 2026-12 and any subsequent Funding Implementation Notice(s) for the HCV program with the same authorization as Notice PIH 2026-12, additional Special Fees may be provided for PHAs administering FYI vouchers. PHAs may use these funds to assist youth to lease units by conducting FYI initiative administrative activities, such as FYI landlord recruitment, housing search assistance activities, and landlord/tenant mediation activities, or other FYI expenses, such as owner incentives, retention payments, and security deposits. PHAs must follow requirements under Notice PIH 2022-18.

XV. MINIMUM AND MAXIMUM REQUEST LIMITS DURING THE FEDERAL FISCAL YEAR

A PHA's minimum request size for FYI vouchers may be as small as one voucher. To ensure that vouchers are available where youth need assistance, HUD previously limited the number of FYI vouchers that a PHA may request in a Federal fiscal year to 50 FYI vouchers.[6] Senate Report 118-70 directs HUD to maximize the availability of FYI vouchers based on the identified need and referrals for such assistance. Therefore, HUD is eliminating the cap of 50 FYI vouchers and the maximum number of FYI vouchers that a PHA may request will generally be the number of FYI referrals received minus the number of turnover FYI and/or FUP vouchers available to the PHA. As stated in section VI.B., PHAs are generally expected to use their turnover FYI and/or FUP vouchers to serve eligible youth prior to requesting new FYI vouchers and HUD may request that the PHA provide a justification if it requests new FYI vouchers despite having low FYI and FUP utilization and existing leasing capacity. HUD may deny a request if the additional information does not support the need for new FYI vouchers.

An application for vouchers under this notice may not occur until the PHA has received a referral of an eligible youth from the partnering PCWA. The request for FYI vouchers must be based on a referral(s) of eligible youth.

XVI. RECAPTURE

A. Voluntary Recapture

If a PHA, after consulting with its partnering PCWA, determines that it no longer needs some or all of its FYI noncompetitive vouchers that it received either through

[6] An initial maximum cap of 25 FYI vouchers in the Federal fiscal year, with the ability to request up to an additional 25 FYI vouchers if the PHA had validated VMS data showing at least 90 percent utilization of FYI vouchers.

this notice or through previous FYI noncompetitive notices,[7] the PHA may request that such vouchers and any associated funding be recaptured and returned back to HUD. The PHA may make this request at any time by emailing FYI@hud.gov, FMC_Funding_Team@hud.gov, and the PHA's respective FMC Financial Analyst. Any recaptured amounts will be reallocated through the FYI Noncompetitive Process set forth in this notice or any superseding notice.

B. HUD-Initiated Recapture

The 2026 Act provides that HUD will review PHAs' utilization of FYI noncompetitive vouchers allocated through this notice or through previous FYI noncompetitive notices and recapture unutilized voucher assistance that is no longer needed. The 2026 Act further provides that HUD will reallocate any recaptured amounts through the FYI noncompetitive process set forth in this notice or any superseding notice. HUD will implement these provisions through guidance at a later date.

XVII. ADDITIONAL PROGRAM REQUIREMENTS

The following program requirements also apply:

A. Youth Failure to Use Voucher/Turnover

Should a youth fail to use the voucher, the PHA must issue the voucher to another eligible youth if one has been identified.

PHAs must continue to use FYI vouchers awarded under this notice for eligible youth upon turnover.

B. Reporting

PHAs must maintain a special program code for FYI voucher participants in line 2n of the Family Report (form HUD-50058), line 2p of the MTW Family Report (form HUD-50058 MTW), or line 2n of the MTW Expansion Family Report (form HUD-50058 MTW Expansion), as applicable. The special program code is "FYI." PHAs must also properly record the date the PHA issues the voucher to youth and the date of admittance to the program. Lines 2b, for the effective date, and 2h must be used to report the date the PHA initially admitted the youth into the program. PHAs should also be responding to the homeless at the admission field (line 4c) of the form.

PHAs must also report leasing and expense information for these vouchers in VMS, form HUD-52681B. The "Foster Youth to Independence – HAP and Leasing" or "MTW Foster Youth To Independence HAP and Leasing" category, as appropriate, must be used.

The total number of vouchers leased for all FYI vouchers awarded, including FYI tenant protection vouchers (TPV) vouchers, should no longer be reported in the FUP field. This went into effect in March 2022 for the February 2022 data submission.

[7] Notices PIH 2020-28, 2021-26, or PIH 2023-04.

A. Administrative Plan

The PHA Administrative Plan must be amended in accordance with applicable program regulations and requirements at 24 CFR 982.54. PHAs should ensure to include 24 CFR 982.54(d)(1), which addresses selection and admission of applicants from the PHA's waiting list(s).

B. Lead-Based Paint Requirements

When providing education or counseling on renting housing that may include pre-1978 housing you must inform participating youth of their rights under the Lead Disclosure Rule (24 CFR part 35, subpart A) and the Lead Safe Housing Rule (subparts B, R, and, as applicable, F-M).

C. Statutory and Regulatory Waivers

Notice PIH 2025-08 establishes both mandatory and optional waivers, and alternative requirements for both FYI and FUP vouchers. These mandatory and optional waivers, and alternative requirements apply to FYI vouchers awarded under this notice.

XVIII. FYI TPV ADMINISTRATION

Awards of FYI TPVs continue to be administered under the requirements of Notice PIH 2019-20. This includes turnover requirements and the requirement to inform HUD when a youth does not use a voucher or leaves the program. FYI TPVs awarded under Notice PIH 2019-20 "sunset" when a youth leaves the program. This means that the PHA cannot reissue FYI TPV assistance issued under that notice to another youth when an initial youth exits the program. HUD does not have authority to allow the voucher to be used for a youth other than the one identified in the request.

XIX. POST-AWARD REQUIREMENTS AND ADMINISTRATION

A. Regulatory and Administrative Requirements

The *General Administrative, National, and Departmental Policy Requirements and Terms for HUD's Financial Assistance Programs* and the *General Statutory and Regulatory Requirements Affecting Eligibility for HUD's Financial Assistance Programs* are posted on the HUD Policies and Regulations webpage. To receive an award, you must adhere to the applicable requirements at the time of application. You must also adhere to the applicable requirements for the life of the award to remain eligible for the award.

All recipients of Federal financial assistance are responsible for ensuring activities funded by Federal awards comply with existing and future executive orders and other Presidential actions as part of the administrative requirements, whether the recipients carry out those activities directly or use contractors or subrecipients. Review these directives on the White House's Presidential Actions webpage.

If any part or provision of the grant agreement or terms of this notice are enjoined or held to be void or unenforceable in any jurisdiction, they shall be ineffective as to such jurisdiction and only to the extent of such prohibition or enjoinment and shall

not invalidate or affect the legality or enforceability of the remaining provisions and applications of the agreement and notice. In the event the enjoinment of such provisions is stayed, dissolved, or reversed, the full terms of the grant agreement and notice, including such provisions, will automatically become effective. This clause is self-executing and will become effective, binding, and enforceable automatically upon issuance of this notice.

B. Remedies for Noncompliance/Termination

HUD may terminate all or a part of your award as described under 2 CFR 200.340-343, including to the extent authorized by law:

- If an award no longer effectuates the program goals or agency priorities; or
- In the case of a partial termination, if HUD determines that the remaining portion of the award will not accomplish the purposes for which the HUD award was made.

HUD may also impose specific conditions on your award or take other remedies as described by 2 CFR 200.339-343 if you do not comply with your award terms and conditions.

C. Reporting

Further, the recipient hereby acknowledges that HUD is in the process of implementing new grants management and reporting tools for all records pertinent to the Federal award. The recipient agrees to report on grant performance and financial activities (including vendor and cash disbursement supporting details for the recipient and its subrecipients) using these new tools when they are released and to satisfy occasional requests for records pertinent to the Federal award, consistent with the requirements for recordkeeping, access to records, and reporting laid out in 2 CFR part 200, which may be amended from time to time. HUD will work with the recipient to support its transition to the new reporting tools. HUD reserves the right to exercise all its available rights and remedies for any noncompliance with these grants management and financial reporting requirements, to include, without limitation, requiring additional or more detailed financial reports, suspension of disbursements, and all other legally available remedies, to the furthest extent permitted by law.

D. Environmental Requirements

In accordance with 24 CFR 50.19(b)(11) and (12), and 58.35(b)(1) and (2), activities funded under this notice are exempt or categorically excluded from environmental review under the National Environmental Policy Act of 1969 (42 U.S.C. 4321) and are not subject to environmental review under related laws and authorities.

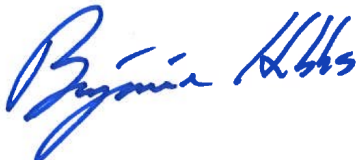
XX. PAPERWORK REDUCTION ACT

The information collection requirements contained in this notice are approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act (PRA) of 1995 (44 U.S.C. 3501, et. seq.). In accordance with the PRA, HUD may not conduct or sponsor, and a person is not required to respond to a collection of information unless the

collection displays a currently valid OMB Control Number. The active information collections in this notice include OMB Control Number(s) 2577-0169.

XXI. CONTACT

Direct questions about this notice to the Housing Voucher Management and Operations Division at FYI@hud.gov.



Benjamin Hobbs
Assistant Secretary
for Public and Indian Housing

BARRON COUNTY HOUSING AUTHORITY - VOUCHER

FINANCIAL STATEMENTS

For the Accounting Period Ending September 30, 2026

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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 September 30, 2026, and the related statement of activities for the one month and nine 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
October 26, 2026

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

	Current Period	Cumulative
ASSETS AND DEFERRED OUTFLOWS		
CURRENT ASSETS		
Cash		
02-0-000-000-1111.050 Cash - Sterling Bank	(9,130.79)	98,011.25
02-0-000-000-1111.060 Cash - Payroll Account	0.00	0.00
02-0-000-000-1111.070 Cash - Restricted HAP	2,065.00	14,718.98
02-0-000-000-1111.080 Cash - Restricted Cares	0.00	0.00
Total	(7,065.79)	112,730.23
Accounts Receivable		
02-0-000-000-1121.000 A/R - Fraud Recovery	858.00	6,825.00
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	858.00	12,805.00
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)	813.85
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	0.00	13,875.59
02-0-000-000-1295.030 Interprogram due (to) from Tax Cr	0.00	0.00
Total	(116.27)	15,012.04
TOTAL CURRENT ASSETS	(6,324.06)	140,547.27

**(See Accountants' Compilation Report)*

Barron County Housing Authority - Voucher
Statement of Net Position - Voucher
September 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)	(4,016.35)
02-0-000-000-1400.999 Accumulated Depreciation - Cares	0.00	(7,287.43)
Total	(0.86)	2.64
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)	2.64
TOTAL ASSETS	(6,324.92)	140,549.91
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	**(6,324.92)**	**176,686.07**

**(See Accountants' Compilation Report)*

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

	Current Period	Cumulative
LIABILITIES, DEF INFLOWS & NET POSITION		
CURRENT LIABILITIES		
Accounts Payable		
02-0-000-000-2111.000 A/P - Vendors & Contractors	0.00	0.00
02-0-000-000-2117.010 Federal Income Tax W/H	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	(581.61)	1,046.44
02-0-000-000-2117.040 WRS W/H	(1,580.26)	3,694.00
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	0.00	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	(2,161.87)	6,449.54
Accrued Liabilities		
02-0-000-000-2134.010 Comp Absences - Due within 1 yr	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	(9,182.19)	6,765.78
Total	(9,182.19)	7,798.91
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	(11,344.06)	14,248.45

**(See Accountants' Compilation Report)*

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

	Current Period	Cumulative
NONCURRENT LIABILITIES		
Compensated Absences		
02-0-000-000-2134.020 Comp Absences - Due in more than 1 yr	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	(11,344.06)	21,320.53
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	5,019.14	(5,305.38)
02-0-000-000-2802.508 Invested in Capital Assets	(0.86)	2.64
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	2,065.00	14,718.98
02-0-000-000-2810.002 Fund Balance Admin Fee	(2,064.14)	125,878.40
TOTAL NET POSITION	5,019.14	135,294.64
TOTAL LIAB, DEF INFLOW, AND NET POSITION	**(6,324.92)**	**176,686.07**
Proof	0.00	0.00

**(See Accountants' Compilation Report)*

Barron County Housing Authority - Voucher
Statement of Activities - Voucher
Nine Month Period - September 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	2,097.00	2,097.00	0.00
OPERATING REVENUE							
Operating Revenue							
02-1-000-000-3440.000 Other Revenue - PHA	0.00	0.00	0.00	0.02	50.00	0.00	50.00
02-1-000-000-3440.010 Port-In HAP Received	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-3440.020 Port-In Admin Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-3450.000 Fraud Recovery - PHA	2.11	492.00	0.00	2.17	4,542.00	0.00	4,542.00
02-1-000-000-3450.010 Fraud Recovery - HUD	2.11	492.00	0.00	2.17	4,542.00	0.00	4,542.00
02-1-000-000-3480.000 Other Revenue - HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	4.22	984.00	0.00	4.36	9,134.00	0.00	9,134.00
OPERATING EXPENSES							
Administration							
02-1-000-000-4110.000 Administration Salaries	16.29	3,794.68	5,000.00	17.23	36,129.48	45,000.00	(8,870.52)
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	749.97	(749.97)
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	2.25	525.00	0.00	0.25	525.00	0.00	525.00
02-1-000-000-4150.000 Travel	1.37	319.96	83.33	0.28	592.53	749.97	(157.44)
02-1-000-000-4160.000 Office Expense	1.41	328.00	968.75	4.05	8,491.47	8,718.75	(227.28)
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	2.48	578.00	500.00	2.46	5,149.00	4,500.00	649.00
02-1-000-000-4170.999 Accounting Fees - Cares General	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4171.000 Audit Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4182.000 Empl Benefit Contrib	9.69	2,258.23	2,672.83	11.25	23,582.99	24,055.47	(472.48)
02-1-000-000-4182.030 Pension Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4182.999 Empl Benefit Contrib - Cares General	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4190.000 Other Admin and Sundry	1.62	377.88	281.25	0.59	1,235.73	2,531.25	(1,295.52)
02-1-000-000-4190.999 Office Expense - Cares General	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4191.000 Telephone	2.10	488.71	341.67	1.84	3,864.49	3,075.03	789.46
Total	37.21	8,670.46	9,931.16	37.95	79,570.69	89,380.44	(9,809.75)
Maintenance and Operations							
02-1-000-000-4410.000 Maint Labor	0.00	0.00	333.33	0.00	0.00	2,999.97	(2,999.97)
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	3,750.03	(3,750.03)
02-1-000-000-4433.000 Empl Benefit Contr Maint	0.00	0.00	27.08	0.00	0.00	243.72	(243.72)
Total	0.00	0.00	777.08	0.00	0.00	6,993.72	(6,993.72)

Barron County Housing Authority - Voucher
Statement of Activities - Voucher
Nine Month Period - September 30, 2026

	****** PERIOD TO DATE******			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	**Actual**	**Budget**	**PUM**	**Actual**	**Budget**	**Variance**
General Expenses							
02-1-000-000-4510.030 Workmans Comp	0.10	23.47	0.00	0.06	117.35	0.00	117.35
02-1-000-000-4510.040 Other Insurance	0.40	92.80	0.00	0.22	464.00	0.00	464.00
02-1-000-000-4590.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-1-000-000-4591.000 Portable Admin Fee	0.70	163.03	0.00	0.51	1,079.07	0.00	1,079.07
02-1-000-000-4592.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.20	279.30	0.00	0.79	1,660.42	0.00	1,660.42
Housing Assistance Payments							
02-1-000-000-4715.010 HAP - Occupied Units	250.66	58,403.00	0.00	261.80	548,999.00	0.00	548,999.00
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	1.68	392.00	0.00	1.46	3,060.00	0.00	3,060.00
02-1-000-000-4715.060 HAP - Port-Out	7.23	1,684.00	0.00	5.99	12,567.00	0.00	12,567.00
Total	259.57	60,479.00	0.00	269.25	564,626.00	0.00	564,626.00
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	7.74	0.00	7.74
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	7.74	0.00	7.74
TOTAL OPERATING EXPENSES	**297.98**	**69,429.62**	**10,708.24**	**307.99**	**645,864.85**	**96,374.16**	**549,490.69**
OPERATING INCOME (LOSS)	**293.76**	**(68,445.62)**	**(10,708.24)**	**303.64**	**(636,730.85)**	**(96,374.16)**	**(540,356.69)**
Noncapital Subsidies							
02-1-000-000-3411.000 Revenue - HUD Grants	266.32	62,052.00	0.00	264.76	555,206.00	0.00	555,206.00
02-1-000-000-3411.010 Revenue - HUD Admin Fee	48.95	11,405.00	10,833.33	36.31	76,134.00	97,499.97	(21,365.97)
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	315.27	73,457.00	10,833.33	301.07	631,340.00	97,499.97	533,840.03
OPERATING INCOME (LOSS) AND NONCAP SUB	**21.51**	**5,011.38**	**125.09**	**2.57**	**(5,390.85)**	**1,125.81**	**(6,516.66)**

**See Accountants' Compilation Report*

Barron County Housing Authority - Voucher
Statement of Activities - Voucher
Nine Month Period - September 30, 2026

	****** 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	0.00	0.00	0.00	0.00	7.85	0.00	7.85
02-1-000-000-3430.010 Investment Income - Admin	0.03	7.76	0.00	0.04	77.62	0.00	77.62
02-1-000-000-3445.000 Gain (Loss) on Fixed Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.03	7.76	0.00	0.04	85.47	0.00	85.47
CHANGE IN NET POSITION	**21.54**	**5,019.14**	**125.09**	**2.53**	**(5,305.38)**	**1,125.81**	**(6,431.19)**
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	**21.54**	**5,019.14**	**125.09**	**2.53**	**(5,305.38)**	**1,125.81**	**(6,431.19)**

Barron County Housing Authority - Voucher
Schedule 1 Analysis of Fund Balance
Nine Month Period - September 30, 2026

	Current Period	Current Year
Analysis Of Fund Balance		
HAP FUND BALANCE ANALYSIS		
Revenue		
HUD Subsidy	62,052.00	555,206.00
Other Income	0.00	0.00
Fraud Recovery	492.00	4,542.00
Total	62,544.00	559,748.00
Expenses		
HAP Expense	60,479.00	564,626.00
PPA HAP	0.00	0.00
Total	60,479.00	564,626.00
Net	2,065.00	(4,878.00)
ADMIN FEE FUND BALANCE ANALYSIS		
Revenue		
HUD Subsidy Admin Fee	11,405.00	76,134.00
HUD Subsidy - Cares	0.00	0.00
Port In HAP	0.00	0.00
Port In Admin Fee	0.00	0.00
Other Income	0.00	50.00
Fraud Recovery	492.00	4,542.00
Interest on Reserve	7.76	85.47
Total	11,904.76	80,811.47
Expenses		
Total Admin Exp	8,670.46	79,570.69
Total Cares Expenses	0.00	0.00
Total Maint Exp	0.00	0.00
Port In HAP Expense	0.00	0.00
Total General Expense	279.30	1,660.42
PPA Admin	0.00	0.00
Total	8,949.76	81,231.11
Net	2,955.00	(419.64)

**See Accountants' Compilation Report*

	Current Period	Current Year
Depreciation		
02-1-000-000-4800.000 Depreciation Expense	0.86	7.74
02-1-000-000-4800.999 Depreciation Expense - Covid	0.00	0.00
Total	0.86	7.74
NET CHANGE	**5,019.14**	**(5,305.38)**

BARRON COUNTY HOUSING AUTHORITY - OTHER BUSINESS

FINANCIAL STATEMENTS

For the Accounting Period Ending September 30, 2026

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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 September 30, 2026, and the related statement of activities for the one month and nine 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
October 26, 2026

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

	Current Period	Cumulative
ASSETS AND DEFERRED OUTFLOWS		
CURRENT ASSETS		
Cash		
10-0-000-000-1111.010 Cash - Other Business Checking	19,200.86	57,063.22
10-0-000-000-1111.040 Cash - Unrestricted - MFH	(30,197.06)	(22,167.29)
10-0-000-000-1111.060 Cash - Payroll Account	11,711.28	23,991.98
10-0-000-000-1162.000 Cash - Revolving Savings	0.00	0.00
10-0-000-000-1162.010 Cash - Savings MFH	0.00	0.00
10-0-000-000-1162.015 Cash - CD MFH	0.00	7,680.89
10-0-000-000-1310.000 Cash - Tax Reserve - MFH	0.00	0.00
10-0-000-000-1320.000 Cash - Insurance Reserve - MFH	0.00	0.00
10-0-000-000-1330.000 Cash - Replacement Reserve - MFH	(19.35)	5,259.63
Total	695.73	71,828.43
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	8,233.85	8,233.85
10-0-000-000-1127.000 A/R - Other	0.00	0.00
10-0-000-000-1127.020 A/R - LLC WHEDA Draws	32,605.13	185,347.55
Total	40,838.98	194,103.31
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)	2,034.65
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	(9,182.19)	6,765.78
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	(23,521.16)	(12,215.09)
10-0-000-000-1295.030 Interprogram due (to) from Tax Credit	(9,679.70)	(380.00)
Total	(42,673.72)	(2,187.93)
TOTAL CURRENT ASSETS	(1,139.01)	263,743.81

**(See Accountants' Compilation Report)*

Barron County Housing Authority - Other Business
Statement of Net Position Other Business
September 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	(1,139.01)	3,011,743.81
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	**(1,139.01)**	**3,138,178.34**

**(See Accountants' Compilation Report)*

Barron County Housing Authority - Other Business
Statement of Net Position Other Business
September 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	0.00	380.00
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	0.00	1,038.64
Accrued Liabilities		
10-0-000-000-2134.010 Comp Absences - Due within 1 yr	0.00	5,469.44
10-0-000-000-2135.000 Accrued Payroll	0.00	0.00
10-0-000-000-2136.000 Interprogram due to (from) MFH	0.00	0.00
10-0-000-000-2137.000 Interprogram due to (from) Voucher	0.00	0.00
Total	0.00	5,469.44
TOTAL CURRENT LIABILITIES	0.00	6,508.08
NONCURRENT LIABILITIES		
Other Noncurrent Liabilities		
10-0-000-000-2134.020 Comp Absences - Due in more than 1 yr	0.00	2,046.74
10-0-000-000-2500.356 Net Pension Liability - MFH	0.00	10,803.04
10-0-000-000-2500.357 Net Pension Liability	0.00	7,299.69
10-0-000-000-2500.358 Net OPEB Liability - MFH	0.00	35,656.00
Total	0.00	55,805.47
TOTAL LIABILITIES	0.00	62,313.55

Barron County Housing Authority - Other Business
Statement of Net Position Other Business
September 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	(1,139.01)	(111,613.45)
10-0-000-000-2802.508 Invested in Capital Assets	0.00	0.00
10-0-000-000-2810.511 Restricted	(19.35)	5,259.63
10-0-000-000-2810.512 Unrestricted	19.35	3,101,226.52
10-0-000-000-2820.000 Restricted GASB 68	0.00	0.00
TOTAL NET POSITION	(1,139.01)	2,994,872.70
TOTAL LIAB, DEF INFLOW, AND NET POSITION	**(1,139.01)**	**3,138,178.34**
Proof	0.00	0.00

**(See Accountants' Compilation Report)*

Barron County Housing Authority - Other Business
Statement of Activities - Other Business
Nine Month Period - September 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		500.01	0.00	500.01
Total		0.00	0.00		500.01	0.00	500.01
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		279.00	0.00		2,982.00	0.00	2,982.00
10-1-000-000-4171.000 Audit Fees		0.00	0.00		0.00	0.00	0.00
10-1-000-000-4175.000 Legal Expense		0.00	0.00		0.00	0.00	0.00
10-1-000-000-4182.000 Empl Benefit Contrib		0.00	0.00		408.68	0.00	408.68
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		10.00	0.00		671.22	0.00	671.22
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		484.99	0.00		1,252.91	0.00	1,252.91
10-1-000-000-4190.060 Office Expenses		0.00	0.00		4,861.58	0.00	4,861.58
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		773.99	0.00		10,656.39	0.00	10,656.39
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		124.71	0.00	124.71
10-1-000-000-4430.000 Misc Contract Costs		0.00	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		0.00	0.00		224.71	0.00	224.71
General Expenses							
10-1-000-000-4510.000 Insurance Expense		290.67	0.00		1,453.35	0.00	1,453.35
Total		290.67	0.00		1,453.35	0.00	1,453.35
TOTAL OPERATING EXPENSES		**1,064.66**	**0.00**		**12,334.45**	**0.00**	**12,334.45**

**See Accountants' Compilation Report*

Barron County Housing Authority - Other Business
Statement of Activities - Other Business
Nine Month Period - September 30, 2026

	****** PERIOD TO DATE******			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	**Actual**	**Budget**	**PUM**	**Actual**	**Budget**	**Variance**
OPERATING INCOME (LOSS)		**(1,064.66)**	**0.00**		**(11,834.44)**	**0.00**	**(11,834.44)**
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		5.22	0.00		17.29	0.00	17.29
Total		5.22	0.00		17.29	0.00	17.29
CHANGE IN NET POSITION		**(1,059.44)**	**0.00**		**(11,817.15)**	**0.00**	**(11,817.15)**
NET CHANGE		**(1,059.44)**	**0.00**		**(11,817.15)**	**0.00**	**(11,817.15)**

Barron County Housing Authority - Property Mgmt
Statement of Activities - Property Mgmt
Nine Month Period - September 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		20,640.00	23,220.00	(2,580.00)
10-1-000-011-3610.020 Maint Payroll Reimbursement		5,153.85	0.00		43,904.64	0.00	43,904.64
10-1-000-011-3610.030 Mileage Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-011-3610.040 Maintenance Supply Reimbuse		0.00	0.00		0.00	0.00	0.00
10-1-000-011-3690.010 Call Forwarding Fee		0.00	0.00		0.00	0.00	0.00
10-1-000-011-3690.020 Postage Office Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-011-3690.030 Other Income		0.00	0.00		0.00	0.00	0.00
10-1-000-011-3690.040 Maint Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-011-3690.050 Training Reimbursement		0.00	0.00		0.00	0.00	0.00
Total		7,733.85	2,580.00		64,544.64	23,220.00	41,324.64
OPERATING EXPENSES							
Administration							
10-1-000-011-4110.000 Administration Salaries		1,676.54	1,583.33		18,814.75	14,249.97	4,564.78
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		134.52	0.00		753.41	0.00	753.41
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		785.99	950.00		7,148.67	8,550.00	(1,401.33)
10-1-000-011-4182.010 Pension Expense		0.00	0.00		0.00	0.00	0.00
10-1-000-011-4190.000 Sundry		0.00	0.00		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		280.04	0.00		322.72	0.00	322.72
10-1-000-011-4190.060 Office Expense		0.00	0.00		91.22	0.00	91.22
10-1-000-011-4190.070 Advertisements		0.00	0.00		0.00	0.00	0.00
10-1-000-011-4190.080 Tenant Recreational		0.00	0.00		1,141.32	0.00	1,141.32
Total		2,877.09	2,533.33		28,554.68	22,799.97	5,754.71
Maintenance							
10-1-000-011-4410.000 Maintenance Salaries		3,254.33	0.00		41,932.81	0.00	41,932.81
10-1-000-011-4420.000 Maintenance Materials		8.58	0.00		906.09	0.00	906.09
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		282.10	0.00		3,683.37	0.00	3,683.37
10-1-000-011-4433.010 Pension Expense		0.00	0.00		0.00	0.00	0.00
Total		3,545.01	0.00		46,522.27	0.00	46,522.27
TOTAL OPERATING EXPENSES		**6,422.10**	**2,533.33**		**75,076.95**	**22,799.97**	**52,276.98**

**See Accountants' Compilation Report*

Barron County Housing Authority - Property Mgmt
Statement of Activities - Property Mgmt
Nine Month Period - September 30, 2026

	****** PERIOD TO DATE******			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	**Actual**	**Budget**	**PUM**	**Actual**	**Budget**	**Variance**
OPERATING INCOME (LOSS)		**1,311.75**	**46.67**		**(10,532.31)**	**420.03**	**(10,952.34)**
Nonoperating Revenue (Expenses)							
Total		0.00	0.00		0.00	0.00	0.00
CHANGE IN NET POSITION		**1,311.75**	**46.67**		**(10,532.31)**	**420.03**	**(10,952.34)**
NET CHANGE		**1,311.75**	**46.67**		**(10,532.31)**	**420.03**	**(10,952.34)**

Barron County Housing Authority - PFPH/ST
Statement of Activities - PFPH/ST
Nine Month Period - September 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		3,220.85	3,750.03	(529.18)
10-1-000-012-3610.020 Maint Payroll Reimbursement		882.40	0.00		6,798.00	0.00	6,798.00
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		882.40	416.67		10,018.85	3,750.03	6,268.82
OPERATING EXPENSES							
Administration							
10-1-000-012-4110.000 Administration Salaries		874.87	404.17		5,611.18	3,637.53	1,973.65
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		58.52	0.00		822.15	0.00	822.15
10-1-000-012-4170.000 Accounting		0.00	33.33		0.00	299.97	(299.97)
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		436.67	272.50		3,133.93	2,452.50	681.43
10-1-000-012-4182.010 Pension Expense		0.00	0.00		0.00	0.00	0.00
10-1-000-012-4190.000 Sundry		0.00	0.00		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		24.90	0.00		24.90	0.00	24.90
10-1-000-012-4190.070 Advertisements		0.00	0.00		0.00	0.00	0.00
Total		1,394.96	710.00		9,701.00	6,390.00	3,311.00
Maintenance							
10-1-000-012-4410.000 Maintenance Salaries		1,793.17	0.00		6,117.55	0.00	6,117.55
10-1-000-012-4420.000 Maintenance Materials		0.00	0.00		660.87	0.00	660.87
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		227.84	0.00		695.31	0.00	695.31
Total		2,021.01	0.00		7,473.73	0.00	7,473.73
TOTAL OPERATING EXPENSES		**3,415.97**	**710.00**		**17,174.73**	**6,390.00**	**10,784.73**
OPERATING INCOME (LOSS)		**(2,533.57)**	**(293.33)**		**(7,155.88)**	**(2,639.97)**	**(4,515.91)**
Nonoperating Revenue (Expenses)							
Total		0.00	0.00		0.00	0.00	0.00
CHANGE IN NET POSITION		**(2,533.57)**	**(293.33)**		**(7,155.88)**	**(2,639.97)**	**(4,515.91)**
NET CHANGE		**(2,533.57)**	**(293.33)**		**(7,155.88)**	**(2,639.97)**	**(4,515.91)**

**See Accountants' Compilation Report*

Barron County Housing Authority - PM/LO
Statement of Activities - PM/LO
Nine Month Period - September 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		20,640.00	23,220.00	(2,580.00)
10-1-000-013-3610.020 Maint Payroll Reimbursement		3,892.79	0.00		32,734.61	0.00	32,734.61
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		6,472.79	2,580.00		53,374.61	23,220.00	30,154.61
OPERATING EXPENSES							
Administration							
10-1-000-013-4110.000 Administration Salaries		1,544.90	1,583.33		19,304.33	14,249.97	5,054.36
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		282.72	0.00		1,952.76	0.00	1,952.76
10-1-000-013-4170.000 Accounting		0.00	29.17		0.00	262.53	(262.53)
10-1-000-013-4182.000 Empl Benefit Contrib		754.60	950.00		7,239.84	8,550.00	(1,310.16)
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		10.04	0.00		306.86	0.00	306.86
10-1-000-013-4190.060 Office Expense		24.90	0.00		307.38	0.00	307.38
10-1-000-013-4190.070 Advertisements		0.00	0.00		0.00	0.00	0.00
10-1-000-013-4190.080 Tenant Recreational		130.76	0.00		130.76	0.00	130.76
Total		2,747.92	2,562.50		29,341.93	23,062.50	6,279.43
Maintenance							
10-1-000-013-4410.000 Maintenance Salaries		2,609.90	0.00		28,104.15	0.00	28,104.15
10-1-000-013-4420.000 Maintenance Materials		92.28	0.00		252.96	0.00	252.96
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		228.69	0.00		2,321.53	0.00	2,321.53
Total		2,930.87	0.00		30,678.64	0.00	30,678.64
TOTAL OPERATING EXPENSES		**5,678.79**	**2,562.50**		**60,020.57**	**23,062.50**	**36,958.07**
OPERATING INCOME (LOSS)		**794.00**	**17.50**		**(6,645.96)**	**157.50**	**(6,803.46)**
Nonoperating Revenue (Expenses)							
Total		0.00	0.00		0.00	0.00	0.00
CHANGE IN NET POSITION		**794.00**	**17.50**		**(6,645.96)**	**157.50**	**(6,803.46)**
NET CHANGE		**794.00**	**17.50**		**(6,645.96)**	**157.50**	**(6,803.46)**

**See Accountants' Compilation Report*

Barron County Housing Authority - Almena
Statement of Activities - Almena
Nine Month Period - September 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	4,500.00	(4,500.00)
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		4,212.00	0.00	4,212.00
Total		500.00	500.00		4,212.00	4,500.00	(288.00)
OPERATING EXPENSES							
Administration							
10-1-000-014-4110.000 Administration Salaries		123.43	131.67		1,347.91	1,185.03	162.88
10-1-000-014-4150.000 Travel		15.20	0.00		22.45	0.00	22.45
10-1-000-014-4170.000 Accounting		0.00	25.00		0.00	225.00	(225.00)
10-1-000-014-4182.000 Empl Benefit Contrib		77.22	93.33		654.11	839.97	(185.86)
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		24.90	0.00		49.80	0.00	49.80
Total		240.75	250.00		2,049.37	2,250.00	(200.63)
Maintenance							
10-1-000-014-4410.000 Maintenance Salaries		41.12	0.00		20.56	0.00	20.56
10-1-000-014-4433.000 Maint Employee Benefit		3.15	0.00		(4.15)	0.00	(4.15)
Total		44.27	0.00		16.41	0.00	16.41
TOTAL OPERATING EXPENSES		**285.02**	**250.00**		**2,065.78**	**2,250.00**	**(184.22)**
OPERATING INCOME (LOSS)		**214.98**	**250.00**		**2,146.22**	**2,250.00**	**(103.78)**
Nonoperating Revenue (Expenses)							
Total		0.00	0.00		0.00	0.00	0.00
CHANGE IN NET POSITION		**214.98**	**250.00**		**2,146.22**	**2,250.00**	**(103.78)**
NET CHANGE		**214.98**	**250.00**		**2,146.22**	**2,250.00**	**(103.78)**

**See Accountants' Compilation Report*

Barron County Housing Authority - PFPH/PH
Statement of Activities - PFPH/PH
Nine Month Period - September 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		288.00	768.00		4,248.00	6,912.00	(2,664.00)
10-1-000-015-3610.020 Maint Payroll Reimbursement		761.35	0.00		8,745.15	0.00	8,745.15
10-1-000-015-3610.040 Maintenance Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-015-3690.020 Postage Office Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
10-1-000-015-3690.030 Other Income		0.00	0.00		0.00	0.00	0.00
10-1-000-015-3690.040 Maint Supply Reimbursement		0.00	0.00		0.00	0.00	0.00
Total		1,049.35	768.00		12,993.15	6,912.00	6,081.15
OPERATING EXPENSES							
Administration							
10-1-000-015-4110.000 Administration Salaries		899.13	370.83		5,232.75	3,337.47	1,895.28
10-1-000-015-4150.000 Travel		47.88	0.00		866.73	0.00	866.73
10-1-000-015-4170.000 Accounting		0.00	33.33		0.00	299.97	(299.97)
10-1-000-015-4182.000 Empl Benefit Contrib		394.23	245.00		2,927.85	2,205.00	722.85
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		1,341.24	649.16		9,105.33	5,842.44	3,262.89
Maintenance							
10-1-000-015-4410.000 Maintenance Salaries		343.35	0.00		6,210.61	0.00	6,210.61
10-1-000-015-4420.000 Maintenance Materials		185.95	0.00		838.84	0.00	838.84
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		36.23	0.00		665.21	0.00	665.21
Total		565.53	0.00		7,714.66	0.00	7,714.66
TOTAL OPERATING EXPENSES		**1,906.77**	**649.16**		**16,819.99**	**5,842.44**	**10,977.55**
OPERATING INCOME (LOSS)		**(857.42)**	**118.84**		**(3,826.84)**	**1,069.56**	**(4,896.40)**
Nonoperating Revenue (Expenses)							
Total		0.00	0.00		0.00	0.00	0.00
CHANGE IN NET POSITION		**(857.42)**	**118.84**		**(3,826.84)**	**1,069.56**	**(4,896.40)**
NET CHANGE		**(857.42)**	**118.84**		**(3,826.84)**	**1,069.56**	**(4,896.40)**

**See Accountants' Compilation Report*

Barron County Housing Authority - Redevelopment
Statement of Activities - Redevelopment
Nine Month Period - September 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		27,720.00	0.00	27,720.00
10-1-000-030-3610.020 Payroll Reimbursement		13,788.19	0.00		125,906.78	0.00	125,906.78
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		16,868.19	0.00		153,876.78	0.00	153,876.78
OPERATING EXPENSES							
Administration							
10-1-000-030-4110.000 Administration Salaries		7,626.32	0.00		87,557.17	0.00	87,557.17
10-1-000-030-4150.000 Travel		977.97	0.00		7,102.15	0.00	7,102.15
10-1-000-030-4170.000 Accounting		0.00	0.00		0.00	0.00	0.00
10-1-000-030-4171.000 Audit Fees		0.00	0.00		35,480.00	0.00	35,480.00
10-1-000-030-4182.000 Empl Benefit Contrib		1,224.92	0.00		13,222.08	0.00	13,222.08
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		20.00	0.00		324.17	0.00	324.17
10-1-000-030-4190.050 Office Supplies and Postage		0.00	0.00		449.35	0.00	449.35
10-1-000-030-4190.060 Office Expense		72.27	0.00		2,132.62	0.00	2,132.62
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		9,921.48	0.00		171,772.36	0.00	171,772.36
Maintenance							
10-1-000-030-4410.000 Maintenance Salaries		5,298.86	0.00		44,966.58	0.00	44,966.58
10-1-000-030-4420.000 Maintenance Materials		187.59	0.00		6,407.17	0.00	6,407.17
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		471.97	0.00		4,584.65	0.00	4,584.65
10-1-000-030-4433.010 Pension Expense		0.00	0.00		0.00	0.00	0.00
Total		5,958.42	0.00		56,009.40	0.00	56,009.40
TOTAL OPERATING EXPENSES		**15,879.90**	**0.00**		**227,781.76**	**0.00**	**227,781.76**
OPERATING INCOME (LOSS)		**988.29**	**0.00**		**(73,904.98)**	**0.00**	**(73,904.98)**

**See Accountants' Compilation Report*

Barron County Housing Authority - Redevelopment
Statement of Activities - Redevelopment
Nine Month Period - September 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		1.75	0.00		29.12	0.00	29.12
10-1-000-030-3681.010 Interest Inc - Tax Escrow		0.00	0.00		3.90	0.00	3.90
10-1-000-030-3681.020 Interest Inc - Ins Escrow		0.00	0.00		7.96	0.00	7.96
10-1-000-030-3681.030 Interest Inc - Rep Reserve		0.65	0.00		82.47	0.00	82.47
10-1-000-030-6900.000 Equity Transfer		0.00	0.00		0.00	0.00	0.00
Total		2.40	0.00		123.45	0.00	123.45
CHANGE IN NET POSITION		**990.69**	**0.00**		**(73,781.53)**	**0.00**	**(73,781.53)**
NET CHANGE		**990.69**	**0.00**		**(73,781.53)**	**0.00**	**(73,781.53)**

BARRON COUNTY HOUSING AUTHORITY - LM II

FINANCIAL STATEMENTS

For the Accounting Period Ending September 30, 2026

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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 September 30, 2026, and the related statement of activities for the one month and nine 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
October 26, 2026

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

	Current Period	Cumulative
ASSETS AND DEFERRED OUTFLOWS		
CURRENT ASSETS		
Cash		
20-0-000-000-1111.040 Cash - Unrestricted	(21,938.82)	69,428.22
20-0-000-000-1111.050 Cash - Security Deposit	97.42	10,362.67
20-0-000-000-1162.000 Cash - Reserve	1.23	29,824.47
Total	(21,840.17)	109,615.36
Accounts Receivable		
20-0-000-000-1122.000 A/R - Tenants	455.00	1,909.00
Total	455.00	1,909.00
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)	10,535.47
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)	10,535.47
Accrued Receivable		
Total	0.00	0.00
Cash - Escrow Funds		
Total	0.00	0.00
TOTAL CURRENT ASSETS	(23,115.07)	122,059.83

**(See Accountants' Compilation Report)*

Barron County Housing Authority - LM II
Statement of Net Position - LM II
September 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	4,000.00
20-0-000-000-1400.150 Accumulated Depreciation	(3,200.00)	(89,954.14)
Total	(3,200.00)	1,610,344.86
Other Noncurrent Assets		
Total	0.00	0.00
TOTAL NONCURRENT ASSETS	(3,200.00)	1,610,344.86
TOTAL ASSETS	(26,315.07)	1,732,404.69
Deferred Outflows of Resources		
Total	0.00	0.00
TOTAL ASSETS & DEFERRED OUTFLOWS	**(26,315.07)**	**1,732,404.69**

**(See Accountants' Compilation Report)*

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

	Current Period	Cumulative
LIABILITIES, DEF INFLOWS, & NET POSITION		
CURRENT LIABILITIES		
Accounts Payable		
20-0-000-000-2111.000 A/P - Vendors & Contractors	0.00	0.00
20-0-000-000-2114.000 Tenants Security Deposits	100.00	8,852.00
Total	100.00	8,852.00
Accrued Liabilities		
20-0-000-000-2134.010 Comp Absences - Due within 1 yr	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	(23,521.16)	(12,215.09)
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	0.00	13,875.59
20-0-000-000-2240.000 Prepaid Rent	(289.00)	867.09
Total	(23,810.16)	2,527.59
TOTAL CURRENT LIABILITIES	(23,710.16)	12,774.74

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

	Current Period	Cumulative
NONCURRENT LIABILITIES		
Mortgage		
Total	0.00	0.00
Compensated Absences		
20-0-000-000-2134.020 Comp Absences - Due in more than 1 yr	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	(23,710.16)	13,232.07
Deferred Inflows of Resources		
Total	0.00	0.00
NET POSITION		
20-0-000-000-2700.000 CY Net Change	(2,604.91)	(32,275.06)
20-0-000-000-2802.508 Invested In Capital Assets	(3,200.00)	1,610,344.86
20-0-000-000-2810.511 Restricted	1.23	29,824.47
20-0-000-000-2810.512 Unrestricted	3,198.77	111,278.35
TOTAL NET POSITION	(2,604.91)	1,719,172.62
TOTAL LIAB, DEF INFLOW, & NET POSITION	**(26,315.07)**	**1,732,404.69**
Proof	0.00	0.00

**(See Accountants' Compilation Report)*

Barron County Housing Authority - LM II
Statement of Activities - LM II
Nine Month Period - September 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	171.00	0.00	171.00
OPERATING REVENUE							
Rental Revenue							
20-1-000-000-5120.000 Rental Revenue	483.32	9,183.00	8,483.33	464.85	79,490.00	76,349.97	3,140.03
Total	483.32	9,183.00	8,483.33	464.85	79,490.00	76,349.97	3,140.03
Vacancies							
20-1-000-000-5220.000 Vacancies - Apartments	0.00	0.00	(1,473.33)	0.00	0.00	(13,259.97)	13,259.97
Total	0.00	0.00	(1,473.33)	0.00	0.00	(13,259.97)	13,259.97
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	1.28	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	1.28	219.50	0.00	219.50
TOTAL OPERATING REVENUE	**483.32**	**9,183.00**	**7,010.00**	**466.14**	**79,709.50**	**63,090.00**	**16,619.50**
OPERATING EXPENSES							
Renting Expenses							
20-1-000-000-6210.000 Advertising	0.00	0.00	0.00	1.49	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	1.49	255.00	0.00	255.00

Barron County Housing Authority - LM II
Statement of Activities - LM II
Nine Month Period - September 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	112.84	2,143.99	6,591.67	138.10	23,614.66	59,325.03	(35,710.37)
20-1-000-000-6311.000 Office Expense	0.00	0.00	0.00	25.86	4,421.23	0.00	4,421.23
20-1-000-000-6311.020 Computer Expense	0.00	0.00	0.00	5.54	947.14	0.00	947.14
20-1-000-000-6311.030 Telephone	32.89	624.83	0.00	26.99	4,614.86	0.00	4,614.86
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	14.68	279.00	25.00	13.27	2,270.00	225.00	2,045.00
20-1-000-000-6381.000 Travel Expense	0.00	0.00	0.00	3.07	525.00	0.00	525.00
20-1-000-000-6391.000 Misc Admin Expense	7.05	133.91	0.00	7.70	1,316.43	0.00	1,316.43
20-1-000-000-6393.000 Pension Expense - Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	167.46	3,181.73	6,616.67	220.52	37,709.32	59,550.03	(21,840.71)
Utilities							
20-1-000-000-6450.000 Electricity	70.43	1,338.13	0.00	120.33	20,575.64	0.00	20,575.64
20-1-000-000-6451.000 Water & Sewer	32.33	614.26	0.00	31.84	5,444.45	0.00	5,444.45
20-1-000-000-6452.000 Gas	4.50	85.42	0.00	4.57	782.18	0.00	782.18
20-1-000-000-6453.000 Fire Protection	0.00	0.00	0.00	3.49	596.16	0.00	596.16
Total	107.25	2,037.81	0.00	160.22	27,398.43	0.00	27,398.43
Maintenance							
20-1-000-000-6510.000 Payroll	9.16	174.10	0.00	17.62	3,013.17	0.00	3,013.17
20-1-000-000-6511.000 Maintenance Travel Expense	14.97	284.44	0.00	3.64	622.17	0.00	622.17
20-1-000-000-6515.000 Maintenance Supplies	48.77	926.59	0.00	13.54	2,316.14	0.00	2,316.14
20-1-000-000-6520.000 Misc Contracts	165.33	3,141.27	0.00	70.88	12,121.17	0.00	12,121.17
20-1-000-000-6525.000 Garbage & Recycling	6.58	125.00	0.00	5.88	1,005.00	0.00	1,005.00
Total	244.81	4,651.40	0.00	111.57	19,077.65	0.00	19,077.65

Barron County Housing Authority - LM II
Statement of Activities - LM II
Nine Month Period - September 30, 2026

	****** PERIOD TO DATE******			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	**Actual**	**Budget**	**PUM**	**Actual**	**Budget**	**Variance**
OPERATING EXPENSES							
Tax/Insurance/General/Casualty Loss							
20-1-000-000-6710.000 Payment in Lieu of Taxes	0.00	0.00	0.00	37.52	6,416.47	0.00	6,416.47
20-1-000-000-6711.000 Payroll Taxes - Admin	8.16	155.08	345.83	10.09	1,726.10	3,112.47	(1,386.37)
20-1-000-000-6711.020 Payroll Taxes - Maint	0.56	10.73	14.17	1.21	207.17	127.53	79.64
20-1-000-000-6711.030 Emp Ben - Health/Dental Ins	55.37	1,052.10	1,500.00	72.42	12,383.56	13,500.00	(1,116.44)
20-1-000-000-6720.000 Insurance - Property/Liability	81.78	1,553.83	0.00	83.22	14,230.23	0.00	14,230.23
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	4.07	696.00	0.00	696.00
20-1-000-000-6722.000 Insurance - Workmans' Comp	1.94	36.87	0.00	1.08	184.35	0.00	184.35
20-1-000-000-6723.000 WI Retirement	8.78	166.90	0.00	11.21	1,916.38	0.00	1,916.38
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	15,000.03	(15,000.03)
Total	163.93	3,114.71	3,526.67	220.82	37,760.26	31,740.03	6,020.23
Depreciation							
20-1-000-000-6840.000 Current Year Depreciation Expense	168.42	3,200.00	0.00	168.42	28,800.00	0.00	28,800.00
Total	168.42	3,200.00	0.00	168.42	28,800.00	0.00	28,800.00
TOTAL OPERATING EXPENSES	**851.88**	**16,185.65**	**10,143.34**	**883.04**	**151,000.66**	**91,290.06**	**59,710.60**
OPERATING INCOME (LOSS)	**368.56**	**(7,002.65)**	**(3,133.34)**	**416.91**	**(71,291.16)**	**(28,200.06)**	**(43,091.10)**
Noncapital Subsidies							
20-1-000-000-5121.000 Assistance Payments	231.21	4,393.00	6,250.00	227.86	38,964.00	56,250.00	(17,286.00)
Total	231.21	4,393.00	6,250.00	227.86	38,964.00	56,250.00	(17,286.00)
OPERATING INCOME (LOSS) AND NONCAP SUB	**137.35**	**(2,609.65)**	**3,116.66**	**189.05**	**(32,327.16)**	**28,049.94**	**(60,377.10)**
Nonoperating Revenue (Expenses)							
20-1-000-000-5410.000 Interest Income	0.18	3.51	0.00	0.24	40.95	0.00	40.95
20-1-000-000-5411.000 Interest Income - Restricted	0.06	1.23	0.00	0.07	11.15	0.00	11.15
20-1-000-000-6800.000 Contributions - TL Transfer	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.25	4.74	0.00	0.30	52.10	0.00	52.10
CHANGE IN NET POSITION	**137.10**	**(2,604.91)**	**3,116.66**	**188.74**	**(32,275.06)**	**28,049.94**	**(60,325.00)**
Prior Period Adjustment							
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET CHANGE	**137.10**	**(2,604.91)**	**3,116.66**	**188.74**	**(32,275.06)**	**28,049.94**	**(60,325.00)**

**See Accountants' Compilation Report*

BARRON COUNTY HOUSING REDEVELOPMENT LLC

FINANCIAL STATEMENTS

For the Accounting Period Ending September 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 September 30, 2026, and the related statement of operations for the one month and nine 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
October 26, 2026

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

	Current Period	Cumulative
ASSETS		
CURRENT ASSETS		
Cash		
30-0-000-000-1111.040 Cash - Unrestricted	9,528.51	96,453.00
30-0-000-000-1162.000 Cash - Security Deposit - CD	0.00	0.00
30-0-000-000-1162.010 Cash - Security Deposit - Savings	(127.66)	24,737.34
Total	9,400.85	121,190.34
Accounts Receivable		
30-0-000-000-1122.000 A/R - Tenants	(306.00)	1,454.71
30-0-000-000-1122.010 Allowance for Doubtful Accts	0.00	0.00
Total	(306.00)	1,454.71
Other Current Assets		
30-0-000-000-1210.000 Prepaid Expenses	(277.75)	1,944.25
30-0-000-000-1211.000 Prepaid Insurance	(8,485.07)	59,395.57
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	(8,762.82)	117,316.82
Accrued Receivable		
Total	0.00	0.00
Cash - Escrow Funds		
30-0-000-000-1310.000 Tax Reserve	0.00	0.00
30-0-000-000-1320.000 Insurance Reserve	0.00	0.00
30-0-000-000-1330.000 Replacement Reserve - Restricted	0.00	0.00
30-0-000-000-1350.000 Construction Reserve	0.00	155,000.00
30-0-000-000-1360.000 WHEDA - Construction Holding	16.67	9,827.76
Total	16.67	164,827.76
TOTAL CURRENT ASSETS	348.70	404,789.63

**(See Accountants' Compilation Report)*

Barron County Housing Redevelopment LLC
Balance Sheet - Redevelopment LLC
September 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	(14,100.00)	(253,833.00)
30-0-000-000-1400.151 Accum Depreciation - Land Improv	(475.00)	(9,930.00)
30-0-000-000-1400.152 Accum Depreciation - Furn & Fixtures	(750.00)	(15,682.00)
30-0-000-000-1400.200 Construction Work in Progress	11,843.72	3,720,852.93
Total	(3,481.28)	14,792,137.93
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	(3,481.28)	14,842,479.93
TOTAL ASSETS	**(3,132.58)**	**15,247,269.56**

**(See Accountants' Compilation Report)*

Barron County Housing Redevelopment LLC
Balance Sheet - Redevelopment LLC
September 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	251.00	24,699.17
30-0-000-000-2114.010 Security Deposit Interest	0.00	178.80
Total	251.00	24,877.97
Accrued Liabilities		
30-0-000-000-2137.000 Payment in Lieu of Taxes	1,944.48	12,751.30
30-0-000-000-2140.000 Accrued Interest Payable	0.00	24,503.70
Total	1,944.48	37,255.00
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	(9,679.70)	(380.00)
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	10.00	1,466.52
30-0-000-000-2300.000 Construction Payable	0.00	0.00
Total	(9,669.70)	1,086.52
TOTAL CURRENT LIABILITIES	(7,474.22)	63,219.49

**(See Accountants' Compilation Report)*

Barron County Housing Redevelopment LLC
Balance Sheet - Redevelopment LLC
September 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	(1,675.42)	2,257,445.85
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	0.00	1,405,000.00
Total	(1,675.42)	13,929,055.07
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	(1,675.42)	14,527,304.07
TOTAL LIABILITIES	(9,149.64)	14,590,523.56

**(See Accountants' Compilation Report)*

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

	Current Period	Cumulative
MEMBERS' EQUITY		
30-0-000-000-2700.000 CY Net Change	6,017.06	(71,871.42)
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	6,017.06	656,746.00
TOTAL LIABILITIES & MEMBERS' EQUITY	**(3,132.58)**	**15,247,269.56**
Proof	0.00	0.00

(See Accountants' Compilation Report)

Barron County Housing Redevelopment LLC
Stmnt of Operations - Redevelopment LLC
Nine Month Period - September 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	630.00	0.00	630.00
OPERATING REVENUE							
Rental Revenue							
30-1-000-000-5120.000 Tenant Rent	343.84	24,069.00	32,833.33	411.70	259,371.00	295,499.97	(36,128.97)
30-1-000-000-5121.000 Assistance Payments	584.24	40,897.00	31,666.67	509.16	320,768.00	285,000.03	35,767.97
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	4.89	(3,081.00)	0.00	(3,081.00)
Total	928.09	64,966.00	64,500.00	915.97	577,058.00	580,500.00	(3,442.00)
Vacancies							
30-1-000-000-5220.000 Vacancies - Apartments	25.29	(1,770.00)	(8,166.67)	134.49	(84,730.00)	(73,500.03)	(11,229.97)
Total	25.29	(1,770.00)	(8,166.67)	134.49	(84,730.00)	(73,500.03)	(11,229.97)
Other Revenue							
30-1-000-000-5910.000 Other Income - Laundry & Vending	0.00	0.00	383.33	3.43	2,158.25	3,449.97	(1,291.72)
30-1-000-000-5911.000 Other Income - Tenant	0.00	0.00	83.33	0.00	0.00	749.97	(749.97)
30-1-000-000-5920.000 Other Income - Late Charges/Extra Keys	0.00	0.00	0.00	0.33	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	262.53	(262.53)
30-1-000-000-5940.000 Other Income - Cable TV	0.79	55.14	50.00	0.81	507.57	450.00	57.57
30-1-000-000-5960.000 Other Income - Insurance Proceeds	0.00	0.00	0.00	19.37	12,202.84	0.00	12,202.84
30-1-000-000-5990.000 Other Income - Misc	0.00	0.00	3,083.33	0.13	81.32	27,749.97	(27,668.65)
Total	0.79	55.14	3,629.16	24.06	15,154.98	32,662.44	(17,507.46)
TOTAL OPERATING REVENUE	**903.59**	**63,251.14**	**59,962.49**	**805.53**	**507,482.98**	**539,662.41**	**(32,179.43)**
OPERATING EXPENSES							
Renting Expenses							
30-1-000-000-6203.000 Conv, Mtgs & Train	0.00	0.00	187.50	1.12	705.00	1,687.50	(982.50)
30-1-000-000-6210.000 Advertising	0.00	0.00	83.33	1.75	1,100.00	749.97	350.03
30-1-000-000-6250.000 Tenant Recreational	0.00	0.00	125.00	0.00	0.00	1,125.00	(1,125.00)
Total	0.00	0.00	395.83	2.87	1,805.00	3,562.47	(1,757.47)

Barron County Housing Redevelopment LLC
Stmnt of Operations - Redevelopment LLC
Nine Month Period - September 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	43.76	3,062.86	1,833.33	49.44	31,147.22	16,499.97	14,647.25
30-1-000-000-6311.000 Office Expense	5.88	411.41	466.67	3.94	2,482.06	4,200.03	(1,717.97)
30-1-000-000-6311.010 Postage	0.00	0.00	0.00	0.02	9.50	0.00	9.50
30-1-000-000-6311.020 Computer Expense	1.42	99.61	41.67	1.73	1,092.53	375.03	717.50
30-1-000-000-6311.030 Telephone	16.07	1,124.70	1,083.33	16.54	10,420.50	9,749.97	670.53
30-1-000-000-6330.000 Management Salary	76.16	5,331.31	4,166.67	79.66	50,186.61	37,500.03	12,686.58
30-1-000-000-6332.000 Management Fee	44.00	3,080.00	3,083.33	44.00	27,720.00	27,749.97	(29.97)
30-1-000-000-6340.000 Legal Expenses	0.00	0.00	416.67	0.00	0.00	3,750.03	(3,750.03)
30-1-000-000-6351.000 Accounting Expense	14.34	1,004.00	916.67	14.35	9,042.90	8,250.03	792.87
30-1-000-000-6390.000 Mis Admin Expenses	1.51	105.66	916.67	2.83	1,785.64	8,250.03	(6,464.39)
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	203.14	14,219.55	12,925.01	212.52	133,886.96	116,325.09	17,561.87
Utilities							
30-1-000-000-6450.000 Electricity	16.95	1,186.66	1,333.33	41.62	26,223.67	11,999.97	14,223.70
30-1-000-000-6451.000 Water & Sewer	22.93	1,604.85	1,500.00	33.92	21,369.53	13,500.00	7,869.53
30-1-000-000-6452.000 Gas	0.90	62.69	66.67	1.10	689.87	600.03	89.84
30-1-000-000-6453.000 Fire Protection	0.00	0.00	108.33	0.80	503.56	974.97	(471.41)
Total	40.77	2,854.20	3,008.33	77.44	48,786.63	27,074.97	21,711.66
Maintenance							
30-1-000-000-6510.000 Maintenance Payroll	77.06	5,394.02	2,666.67	70.75	44,572.95	24,000.03	20,572.92
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	11.20	784.19	83.33	1.89	1,188.35	749.97	438.38
30-1-000-000-6520.000 Misc Contracts	0.00	0.00	750.00	4.99	3,141.77	6,750.00	(3,608.23)
30-1-000-000-6520.010 Routine Contracts	6.25	437.50	0.00	4.37	2,752.33	0.00	2,752.33
30-1-000-000-6520.020 Exterminating Contracts	4.29	300.00	400.00	3.63	2,285.00	3,600.00	(1,315.00)
30-1-000-000-6520.030 Elevator Contracts	7.62	533.05	83.33	4.90	3,086.25	749.97	2,336.28
30-1-000-000-6525.000 Garbage & Recycling	27.71	1,940.04	1,708.33	29.30	18,457.25	15,374.97	3,082.28
30-1-000-000-6548.000 Snow & Ice Removal	0.00	0.00	0.00	1.49	940.00	0.00	940.00
30-1-000-000-6590.000 Misc Maint Expense	0.86	60.00	0.00	8.66	5,458.58	0.00	5,458.58
Total	134.98	9,448.80	5,691.66	129.97	81,882.48	51,224.94	30,657.54

Barron County Housing Redevelopment LLC
Stmnt of Operations - Redevelopment LLC
Nine Month Period - September 30, 2026

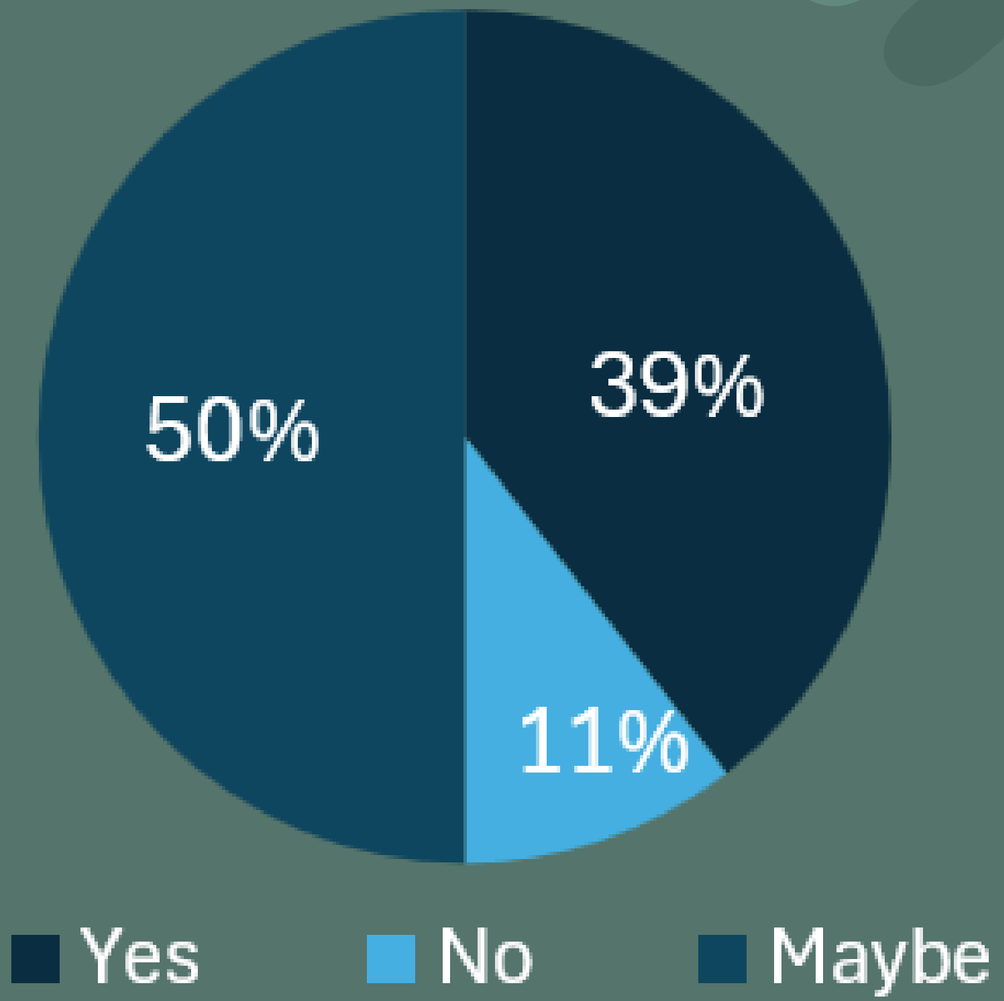
	****** PERIOD TO DATE******			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	**Actual**	**Budget**	**PUM**	**Actual**	**Budget**	**Variance**
OPERATING EXPENSES							
Tax/Insurance/General/Casualty Loss							
30-1-000-000-6710.000 Payment in Lieu of Taxes	27.78	1,944.48	1,350.00	19.98	12,585.44	12,150.00	435.44
30-1-000-000-6711.000 Payroll Taxes - Admin	0.00	0.00	458.33	0.00	0.00	4,124.97	(4,124.97)
30-1-000-000-6711.020 Payroll Taxes - Maint	0.00	0.00	208.33	0.00	0.00	1,874.97	(1,874.97)
30-1-000-000-6711.030 Emp Ben - Health/Dental	66.91	4,683.52	4,833.33	59.47	37,468.16	43,499.97	(6,031.81)
30-1-000-000-6720.000 Insurance - Property	98.50	6,894.73	1,350.00	108.09	68,095.65	12,150.00	55,945.65
30-1-000-000-6721.000 Insurance - Other	26.69	1,868.09	725.00	100.04	63,024.45	6,525.00	56,499.45
30-1-000-000-6722.000 Insurance - Workmans' Comp	0.00	0.00	520.83	0.00	0.00	4,687.47	(4,687.47)
30-1-000-000-6723.000 WI Retirement	0.00	0.00	625.00	0.00	0.00	5,625.00	(5,625.00)
30-1-000-000-6790.000 Misc Taxes, Licenses & Ins	0.00	0.00	129.17	0.00	0.00	1,162.53	(1,162.53)
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	219.87	15,390.82	10,199.99	287.58	181,173.70	91,799.91	89,373.79
Depreciation							
30-1-000-000-6841.000 Depreciation Expense	218.93	15,325.00	0.00	209.25	131,825.00	0.00	131,825.00
Total	218.93	15,325.00	0.00	209.25	131,825.00	0.00	131,825.00
TOTAL OPERATING EXPENSES	**817.69**	**57,238.37**	**32,220.82**	**919.62**	**579,359.77**	**289,987.38**	**289,372.39**
OPERATING INCOME (LOSS)	**85.90**	**6,012.77**	**27,741.67**	**114.09**	**(71,876.79)**	**249,675.03**	**(321,551.82)**
Nonoperating Revenue (Expenses)							
30-1-000-000-5410.000 Interest Inc - Project Operations	0.06	4.29	0.00	0.02	10.99	0.00	10.99
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	0.06	4.29	0.00	0.01	5.37	0.00	5.37
CHANGE IN NET POSITION	**85.96**	**6,017.06**	**27,741.67**	**114.08**	**(71,871.42)**	**249,675.03**	**(321,546.45)**
Prior Period Adjustment							
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET CHANGE	**85.96**	**6,017.06**	**27,741.67**	**114.08**	**(71,871.42)**	**249,675.03**	**(321,546.45)**

**See Accountants' Compilation Report*

TENANT SURVEY RESULTS

DATA VISUALIZATION

WOULD YOU ATTEND TENANT ACTIVITIES?



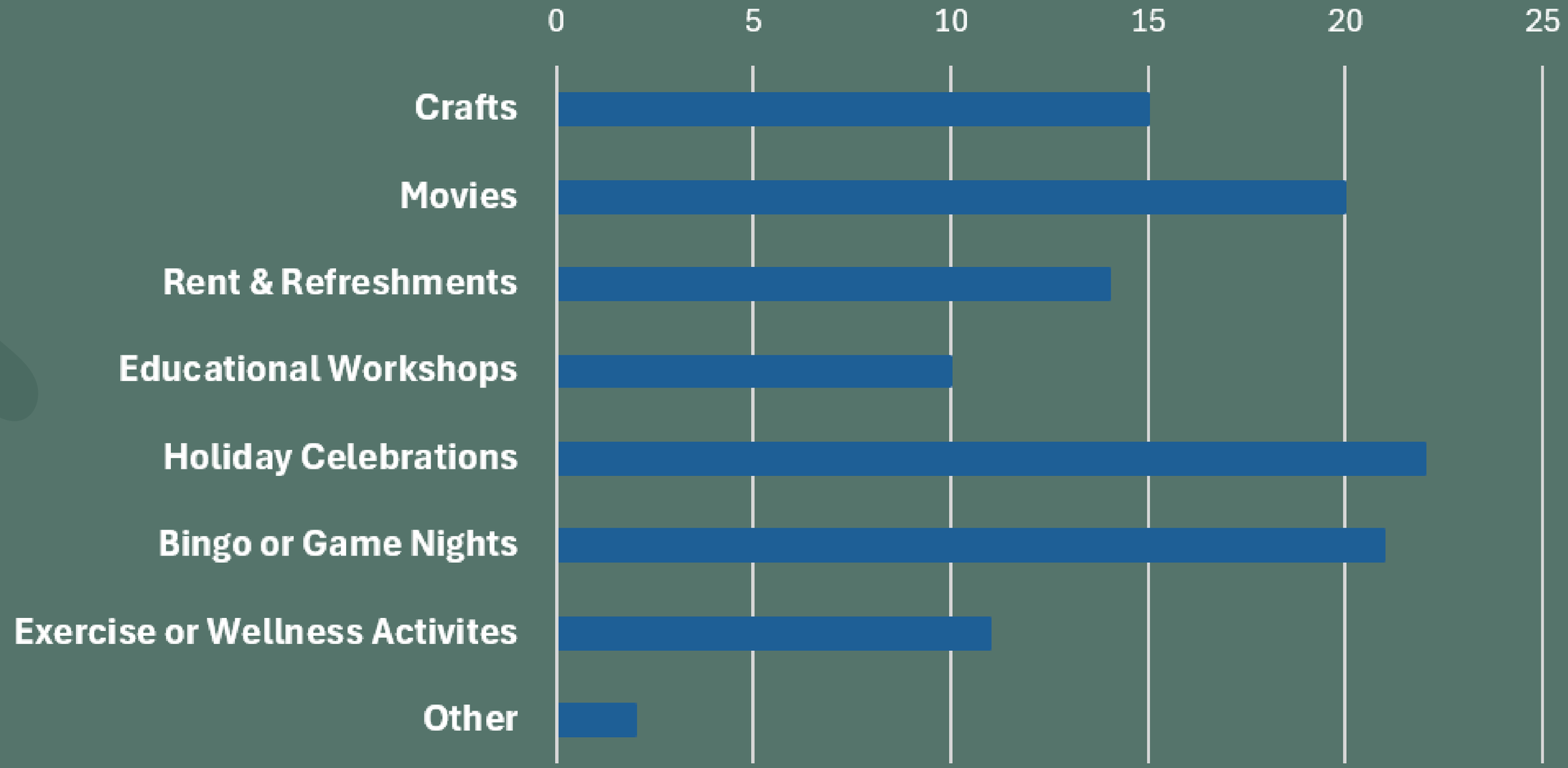
WHAT THIS MEANS

1. The survey shows strong interest in resident engagement.
2. Most tenants are either willing to attend events or open to participating.
3. This indicates there is demand for opportunities to connect with neighbors and build community.

RECOMMENDED ACTION

- Move forward with a tenant activity program.
- Start with a small number of events and expand based on participation.
- Focus resources on activities that promote social interaction and community building.

WHAT TPYES OF EVENTS WOULD INTEREST YOU?



WHAT THIS MEANS

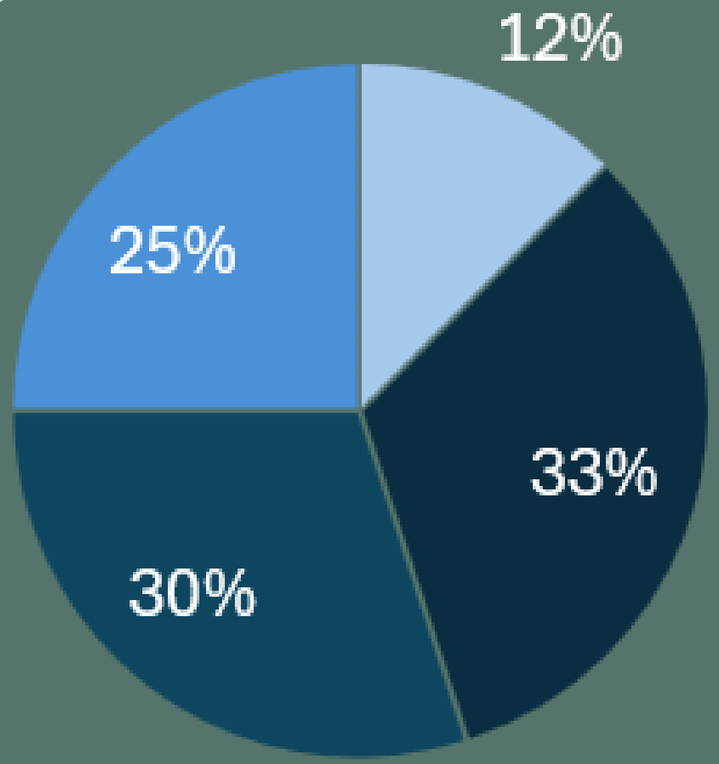
1. **Residents are most interested in fun, social activities rather than formal programming.**
2. **Events such as bingo, holiday parties, game nights, and movie events are likely to have the highest attendance.**
3. **Educational opportunities may be successful when combined with social activities.**

RECOMMENDED ACTION

PRIORITIZE:

- **Bingo**
- **Holiday Parties**
- **Movie Afternoons**

WHAT TIME OF DAY WORKS BEST?



- Morning (9:00 AM - 11:00 AM)
- Afternoon (12:00 PM - 4:00 PM)
- Early Evening (4:00 PM - 6:00 PM)
- Evening (6:00 PM - 8:00 PM)

WHAT THIS MEANS

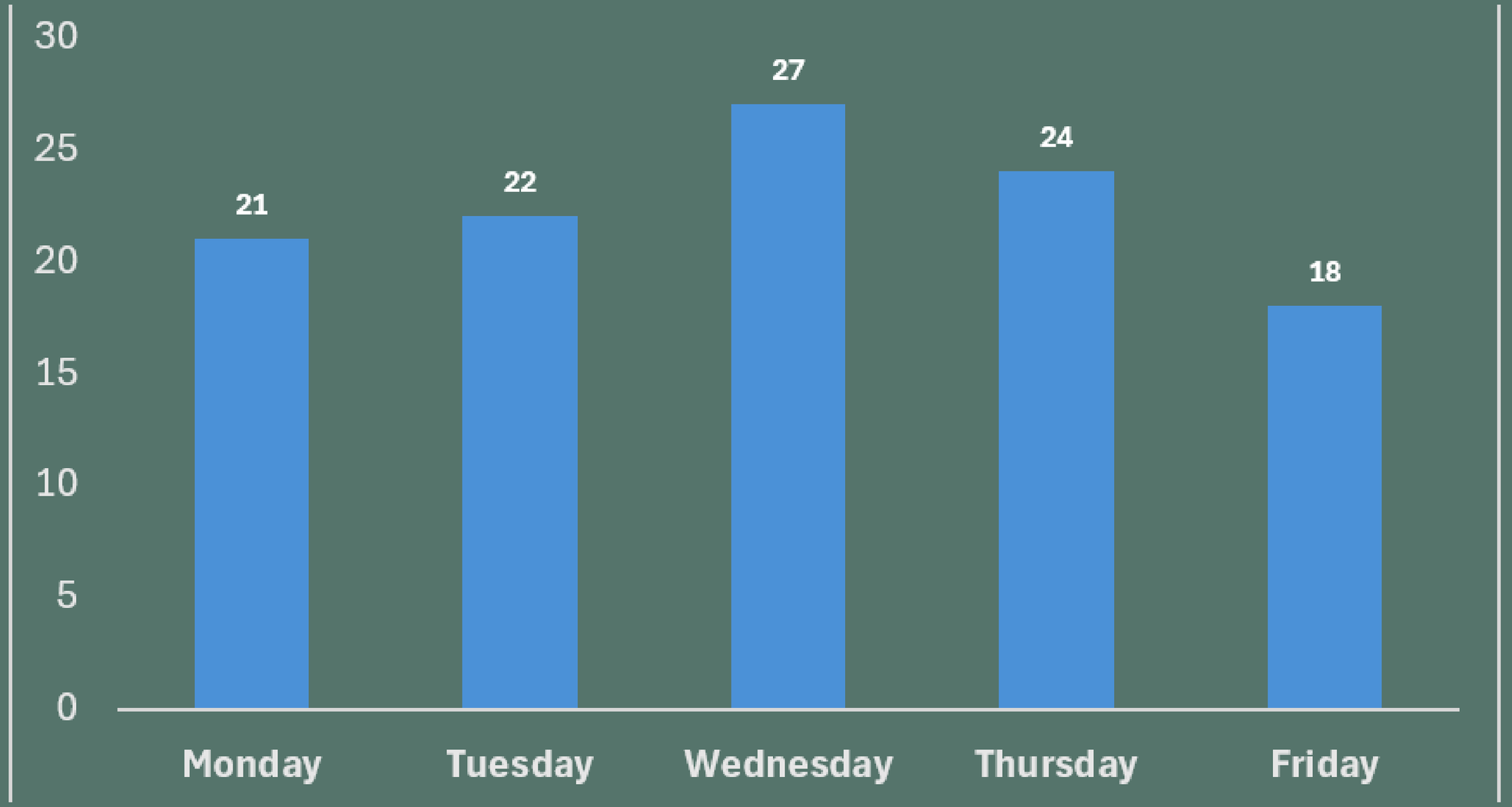
1. **Residents generally prefer afternoon and early evening events.**
2. **Morning events may limit participation.**
3. **Scheduling during preferred hours should increase attendance.**

RECOMMENDED ACTION

Schedule events between:

1:00 PM - 4:00 PM **or**
4:00 PM - 6:00 PM

WHAT DAYS WORK BEST?



WHAT THIS MEANS

1. **Certain weekdays received stronger support than others.**
2. **Residents appear willing to attend during the middle of the week.**
3. **Consistency will be important so residents know what to expect.**

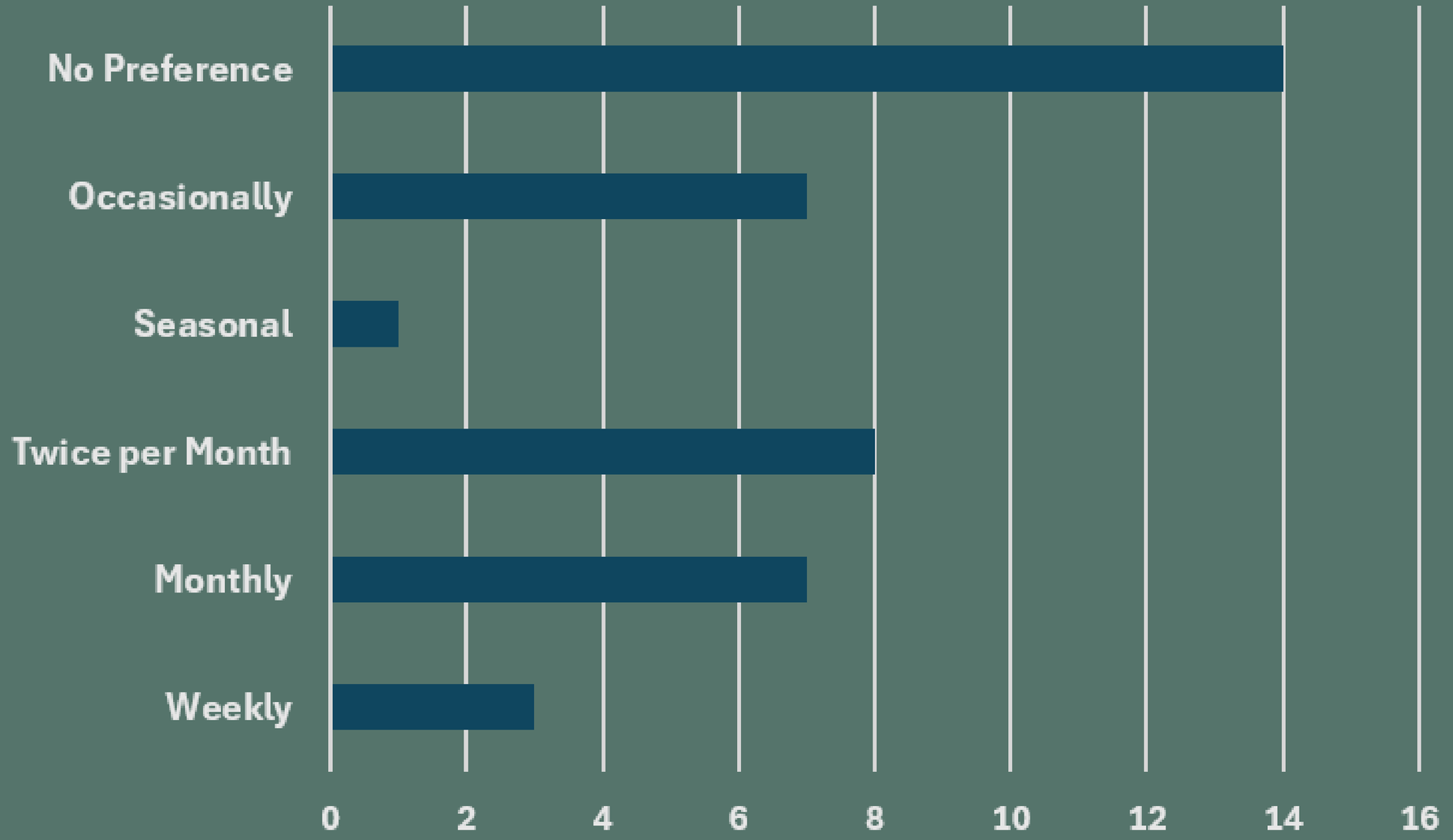
RECOMMENDED ACTION

- **Select a consistent event day.**

- **<u>Example</u>:**
  - *First Wednesday of each month or Third Thursday of each month*

- **Avoid frequently changing event days**

HOW OFTEN WOULD YOU LIKE THE EVENTS TO BE OFFERED



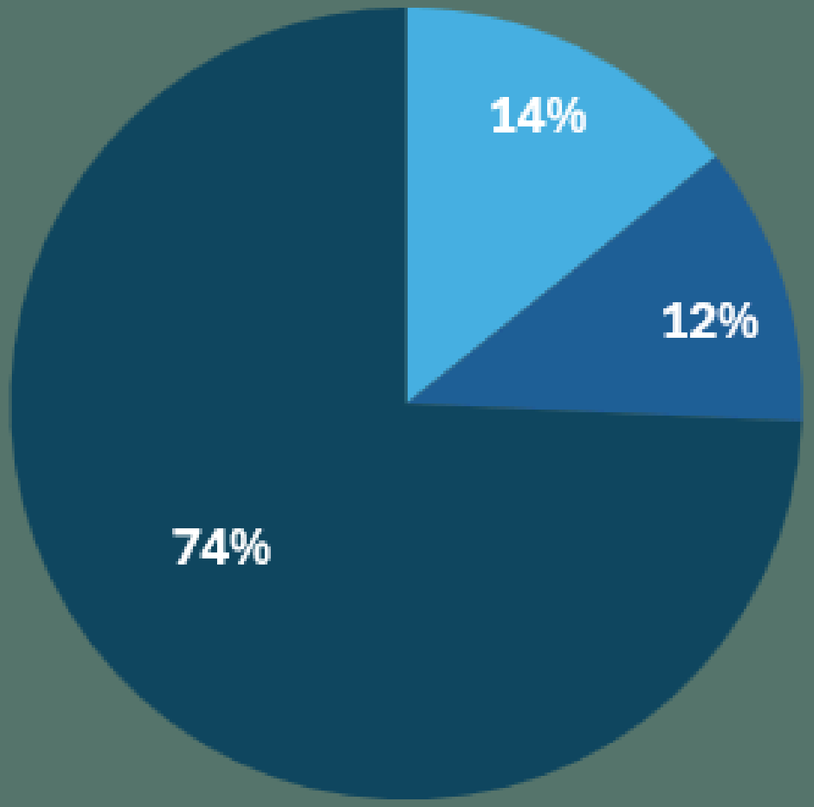
WHAT THIS MEANS

1. Residents want activities available on a monthly basis.
2. Too many events may reduce attendance and strain staffing resources.
3. Too few events may reduce engagement and momentum.

RECOMMENDED ACTION

- Start by offering events monthly.
- Evaluate attendance after 6-12 months.
- Add additional activities only if participation remains high.

WHAT TIME OF MONTH WORKS BEST?



WHAT THIS MEANS

1. **Tenants generally do not have a strong preference for a specific week of the month.**
2. **BCHA has flexibility in scheduling events.**
3. **Events can be planned around staff workloads and facility availability**

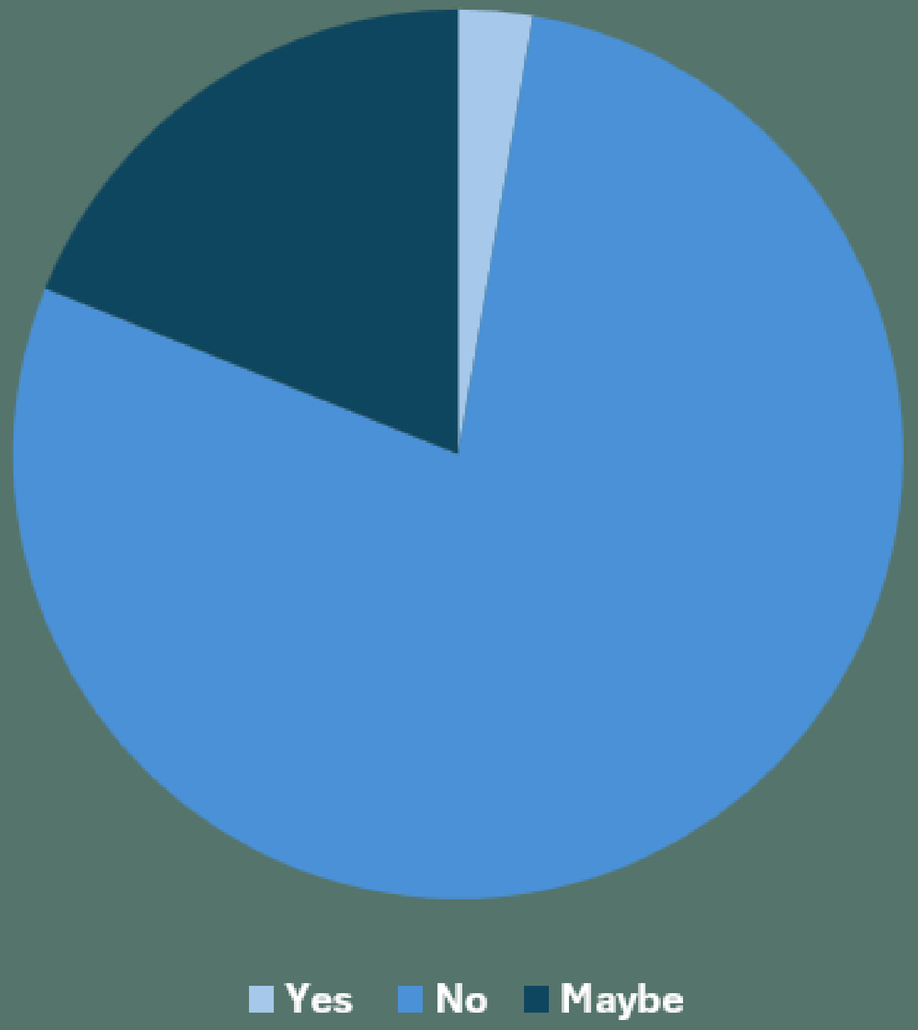
RECOMMENDED ACTION

- **Pick one consistent time each month.**

- **<u>Example:</u>**
  - Second Wednesday or Third Thursday

- **Focus more on consistency than exact timinng.**

WOULD YOU NEED ACCOMMODATIONS TO PRATICIPATE?

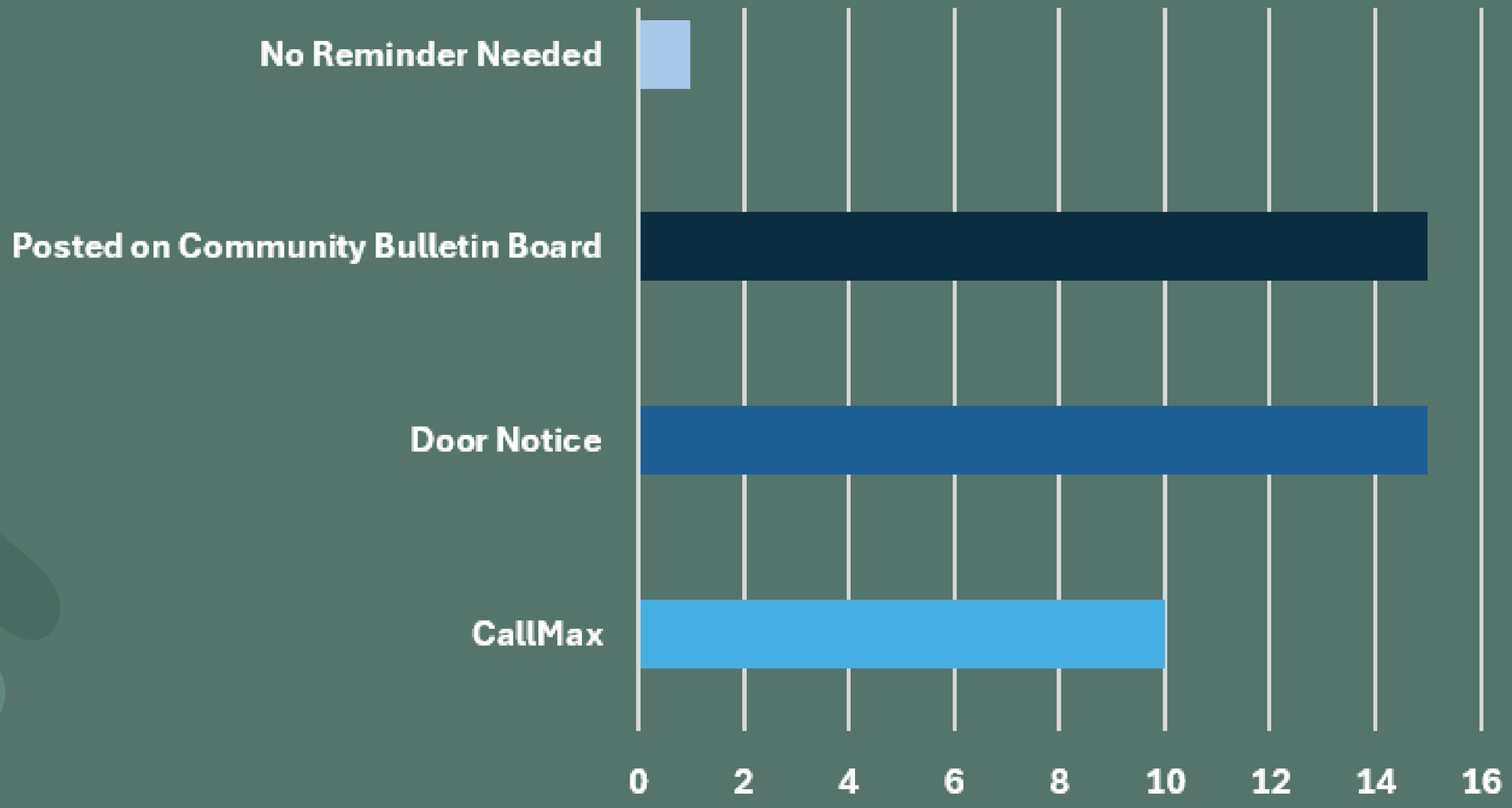


WHAT THIS MEANS

1. **Most residents indicated accommodations are not required.**
2. **However, accommodations remain important for ensuring equal access and participation.**
3. **Even a small number of residents requiring assistance should be planned for.**

RECOMMENDED ACTION

- **Include an accommodation statement on all event flyers.**
- **Example:** "If you need accommodations to participate, please contact the Housing Office."
- **Monitor requests and adapt programming as needed.**



PREFERRED EVENT REMINDER METHOD?

WHAT THIS MEANS

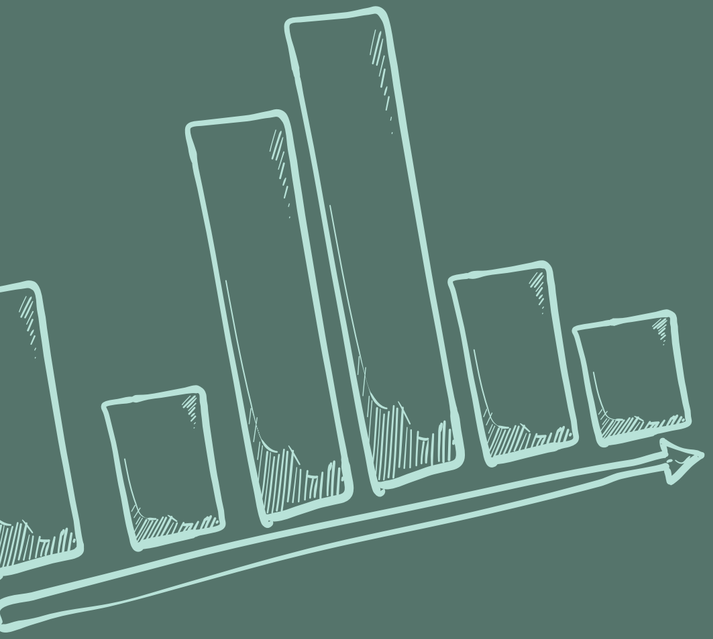
1. **Residents prefer direct and visible communication methods.**
2. **Traditional reminders are more effective such as posted on bulletin boards.**
3. **Consistent communication will be critical to attendance.**

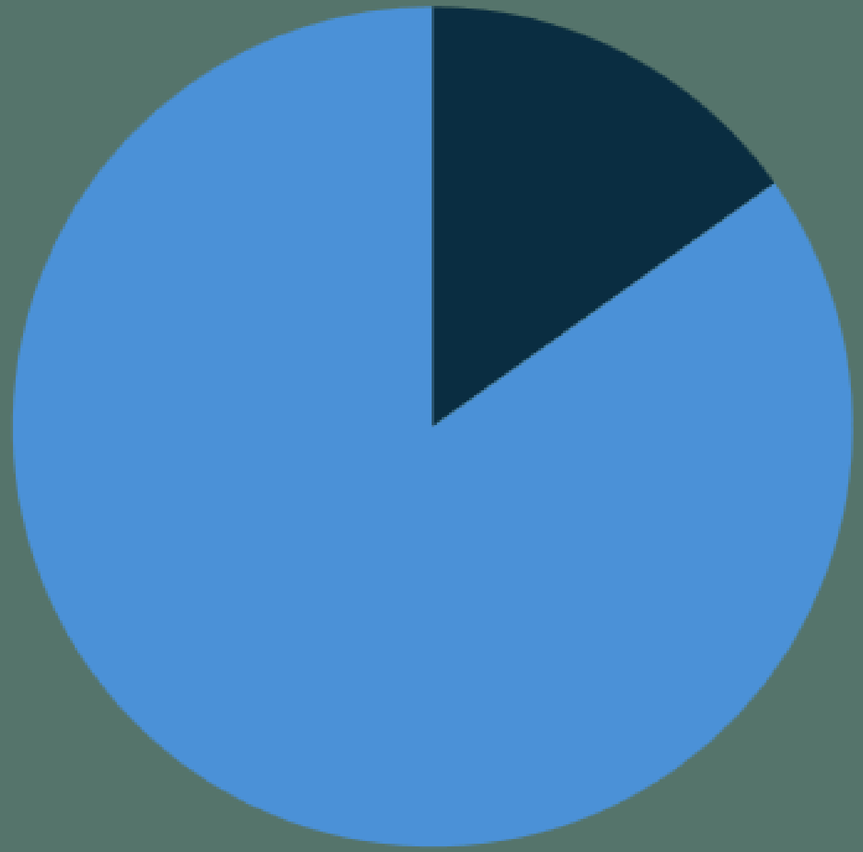
RECOMMENDED ACTION

- ✔ **Door notices**
- ✔ **Community bulletin boards**
- ✔ **Verbal reminders**

➤ **(Supplement with CallMax when appropriate)**

DO YOU HAVE ANY DIETARY NEEDS OR RESTRICTIONS?





WHAT THIS MEANS

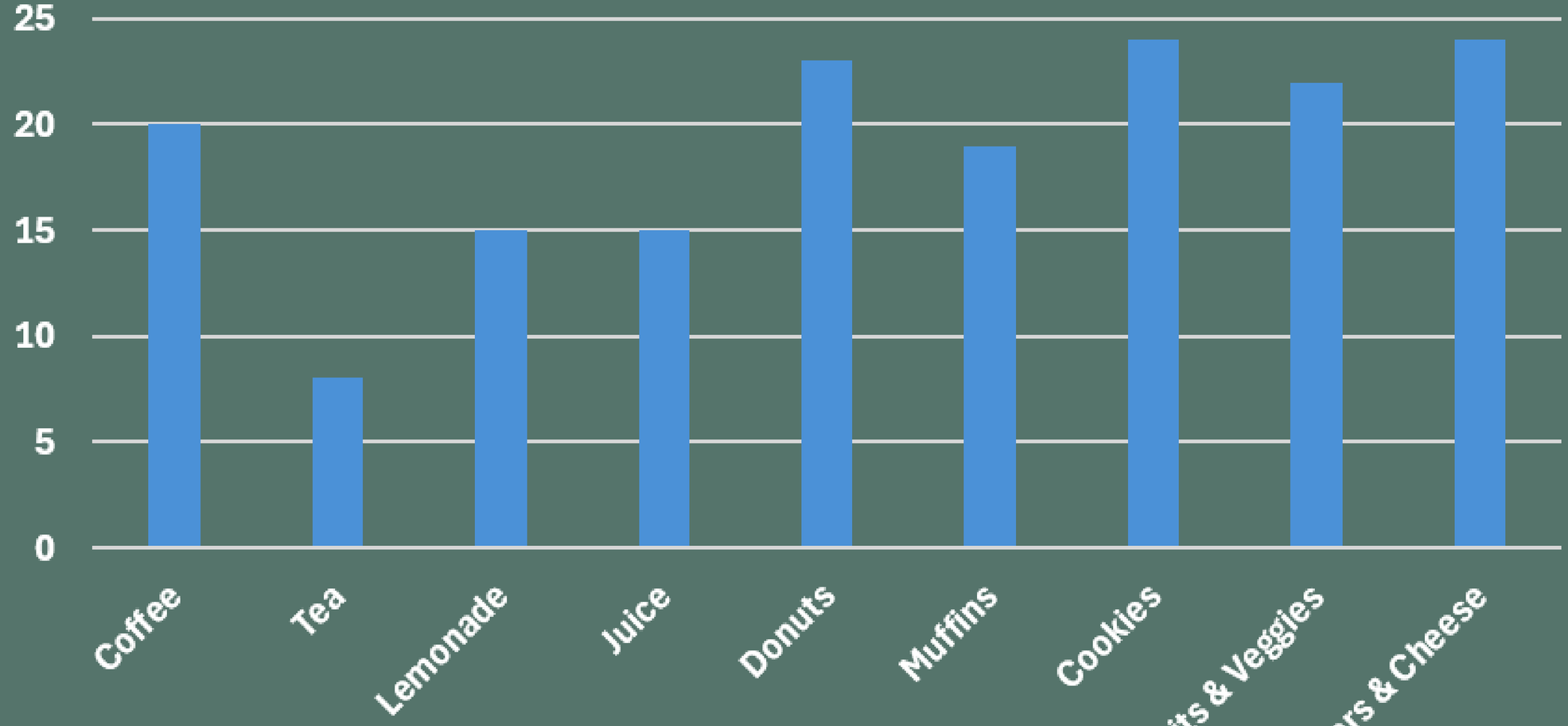
1. **Most residents do not report significant dietary restrictions.**
2. **BCHA can provide refreshments without extensive menu planning.**
3. **Some options should still accommodate common dietary preferences.**

RECOMMENDED ACTION

Continue offering a variety of options.

- **<u>Include</u>:**
  - **Fruit**
  - **Vegetables**
  - **Sugar-free options**
  - **Nut-free options**

WHAT DRINKS/SNACKS?



WHAT THIS MEANS

1. **Providing refreshments can increase attendance and encourage social interaction.**
2. **Residents prefer familiar, simple, and affordable options.**
3. **No need to cater, picking up snacks at the grocery store will be fine.**

RECOMMENDED ACTION

Budget for:

- **Coffee**
- **Donuts/cookies**
- **Crackers and cheese**
- **Fruit and veggie trays**

What Do These Results Mean For BCHA?

BARRON COUNTY

HOUSING AUTHORITY

OVERALL FINDINGS

→ Residents want opportunities to connect with neighbors.

→ Social activities are preferred over formal programming.

→ Monthly events appear to be the best balance between interest and available resources.



→ Traditional communication methods remain the most effective way to promote participation.

→ Relatively small investments could produce meaningful improvements in resident engagement and community building

MOVING FORWARD

Launch Monthly Event

- Bingo Night
- Holiday Gatherings
- Coffee & Rent
- Movie Afternoon

Goal:

Use resident-directed programming to strengthen community connections, reduce social isolation, improve communication, and enhance quality of life.

Schedule

- 1-2 events per month
- Afternoon hours
- Consistent weekday schedule

Success Measures

- Attendance counts
- Repeat participation
- Resident feedback

2027 MULTIFAMILY/LIHTC HOUSING CAPITAL EXPENDITURES BUDGET

Last Revised
2026-Nov

Type of Expenditure	Description	Year 2027		Year 2028		Year 2029		
		Operating Account	Reserve Escrow	Operating Account	Reserve Escrow	Operating Account	Reserve Escrow	
Air Systems								
Appliances (Specify):	Washer (N=3)						$ 2,000.00	
Appliances (Specify):	Dryer						$ 1,800.00	
Appliances (Specify):								
Cabinets								
Carpeting								
Closets								
Computer Equipment & Software	1 laptop		$ 1,000.00		$ 2,000.00		$2,000	
Cooling Systems								
Countertops								
Doors								
Driveway/Parking Lot								
Electrical Systems								
Equipment & Machinery (Specify)								
Exterior Walls, Siding, Foundation								
Flooring (vinyl, wood, etc.)								
Furnature								
Heating Systems								
Interior Walls, Ceiling								
Landscaping								
Lighting Systems								
Painting								
Play areas, equipment, benches								
Roofing, flashing, chimneys & vents								
Section 504 Compliance (Specify):								
Security Systems								
Storage								
Trash Collection Area								
Walks, steps, ramps and handrails								
Windows								
Other (Specify):	Enclosed Trailer, jetter, plow		$ 14,500					Per project budget/developer fee
Other (Specify):	Maintenance Truck-N=2		$ 141,000					Per project budget/developer fee
Other (Specify): 1/2 ton w/4WD								
Other (Specify):								
Other (Specify):								
Total Budgeted Capital Expenditures		$0	$156,500	$0	$2,000	$0	$5,800	

Budget Worksheet

Income and Expense Projections

2027

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

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

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

Project Number	Name of Project
WI39H200036	Barron County Housing Authority/Redevelopment LLC
WI245	

Description of Account			Acct.No.	LLC	HCV	PL	LO	ST	PH	AHA	TL	TOTALS	2026	Variance	NOTES
Rental Income	Rent Revenue - Gross Potential		5120	401,000	0						110,000	511,000	495,800	15,200	
	Tenant Assistance Payments		5121	480,000	0						75,000	555,000	455,000	100,000	
	Revenue - HUD Grants	FYI	3411	0	12,000									0	NEW FYI PROGRAM ADMIN FEE
	Admin/ LIHTC Management Fee		3411	37,000	95,200	30,960	30,960	5,125	9,120	6,000		214,365	249,136	-34,771	LIHTC admin fee from Hunt $44 PUPM
	Rent Revenue/ Insurance		5192	0	0									0	
	Mainenance Payroll Reimbursement			0	0	54,900	41,000	10,000	10,000					0	
	Total Rent Revenue Potential at 100% C		**5100T**	918,000	107,200	85,860	71,960	15,125	19,120	6,000	185,000	1,408,265	1,199,936	208,329	2027 more accurate-full year of higher rents (LLC), admin fee
Vacancies	Apartments		5220	53,000	0						11,000			0	
	Miscellaneous		5290	0	0									0	
	Total Vacancies		**5200T**	53,000	0						11,000	64,000	115,680	-51,680	Based upon last 6 months of 2026. 1st 1/2 of 2026 projection-2nd 1/2 of 2027- 100% leased up
	Net Rental Revenue (Rent Revenue less		**5152N**	865,000	107,200	85,860	71,960	15,125	19,120	6,000	174,000	1,344,265	1,084,256	260,009	HCV program capped at $61K/mo.
Financial 5400	Financial Revenue -Project Operations		5410	0	0							0		0	
	Revenue from Investments-Replacemer		5440	0	0							0		0	
	Revenue from Investments-Tax Escrow		5441	0	0							0		0	
	Revenue from Investments - Insurance E		5442	0	0							0		0	
	Total Financial Revenue		**5400T**	0	0							0		0	
Other Revenue	Laundry and Vending Revenue		5910	3,000	0						300	3,300	4,600	-1,300	
	Other Tenant Revenue		5911	100	11,400							11,500	1,000	10,500	Fraud recovery income
	Tenant Charges		5920	300	0							300	25	275	
	Damage & Cleaning		5930	500	0							500	350	150	
	Miscellaneous Revenue - CATV		5940	0	0							0	600	-600	Cable TV/Internet free-2027
	LWMMI Grant		6710	0	0							0		0	
	Total Other Revenue		**5900T**	0	11,400							11,400	0	11,400	
	Total Revenue		**5000T**	868,600	118,600	85,860	71,960	15,125	19,120	6,000	174,300	1,359,565	1,090,806	268,759	$309,774 increase from 2025: new rents/new contracts w/ PL, LO, AHA, PFPH + LIHTC admin fee $44 PUPM
Admin. 6200/ 6300	Conv, Mtgs, & Training		6203	1,000	0							1,000	2,250	-1,250	
	Advertising and Marketing		6210	1,300	1,000	1,000	1,000	50	50			4,400	2,000	2,400	
	Tenant Recreational		6250	1,000	0							1,000	1,500	-500	
	Office Salaries		6310	39,000	56,000	23,500	24,100	5,125	2,200	1,685	29,500	181,110	121,900	59,210	
	Office Expenses		6311	3,100	9,000	100	100			100	4,500	16,900	12,725	4,175	
	Postage		6311	0	1,500	500	500					2,500	1,500	1,000	
	Computer Expense		6311	1,300	3,000						1,000	5,300	3,500	1,800	
	Telephone		6311	13,000	4,100						5,000	22,100	17,100	5,000	
	Management Salary		6330	62,700	0	1,000	1,000	2,250	2,250	100	52,900	122,200	138,080	-15,880	Allocate PL/LO mgmt labor costs to LM2
	Administrative Rent Free Unit		6331		0							0		0	
	Management Fee		6332	34,650	0							34,650	37,000	-2,350	mgmt fee for office space at BW
	Legal Expenses - Project		6340	500	0							500	5,000	-4,500	
	Audit Expenses		6350	0	0							0		0	2028 Barron Co will not pay
	Bookkeeping Fees/Accounting Services		6351	10,500	6,000	400	400	400	400	1,000	3,000	22,100	19,300	2,800	
	Bad Debt Expense		6370	0	0							0		0	
	Travel Expense		6381	0	1,000	800	2,000			100	600	4,500	1,000	3,500	
	Miscellaneous Administrative Expenses		6390	2,230	3,375	300	300				1,500	7,705	14,375	-6,670	
	Pension - Admin		6393									0		0	
	Payroll Tax - Admin											0		0	
	Total Administrative Expenses		**6263T**	170,280	84,975	27,600	29,400	7,825	4,900	2,985	98,000	425,965	377,230	48,735	

GREEN-increase from 2026
RED-decrease from 2026

 ref. Handook 4350.1 form **HUD-92547-A** (8/2000)

Description of Account		Acct.No.	LLC	HCV	PL	LO	ST	PH	AHA	TL				
Utilities	Fuel Oil/Coal	6420		0						0	0		0	
6400	Electricity	6450	32,000	0						22,000	54,000	46,000	8,000	
	Water & Sewer	6451	26,700	0						6,000	32,700	28,000	4,700	
	Gas	6452	800	0						1,000	1,800	800	1,000	
	Fire Protection	6453	1,000	0						700	1,700	1,300	400	
	Total Utilities Expense	**6400T**	60,500	0						29,700	90,200	86,100	4,100	
Operating	Payroll	6510	55,700	0	52,400	35,100	7,650	8,000		4,000	162,850	157,000	5,850	
	Travel Expense - Maintenance	6511		0						800	800	0	800	
& Mainten.	Supplies	6515	1,000	0	100	100				3,000	4,200	1,000	3,200	
Expenses	Contracts	6520	4,500	0						12,500	17,000	14,000	3,000	
6500	Exterminating Contract	6520	3,000	0						1,000	4,000	4,800	-800	
	Elevator Contract	6520	1,000	0							1,000	1,000	0	
	Garbage and Trash Removal	6525	23,000	0						22,000	45,000	42,500	2,500	
	Security Payroll/Contract	6530	0	0							0		0	
	Security Rent Free Unit	6531	0	0							0		0	
	Heating/Cooling Repairs and Maintenanc	6546	0	0							0		0	
	Snow Removal	6548	1,000	0							1,000		1,000	
	Pension Expense - Maintenance	6575	0	0							0		0	
	Misc. Operating & Maintenance Expense	6590	500	0							500		500	
	Total Operating & Maintenance Expens	**6500T**	89,700	0	52,500	35,200	7,650	8,000		171,000	364,050	382,500	-18,450	
Taxes and	Payment in Lieu of Taxes	6710	15,700	0						6,416	22,116	16,200	5,916	
Insurance	Payroll Taxes - Admin	6711	5,500	4,600	2,400	2,400	380	400		4,150	19,830	19,897	-67	
	Payroll Taxes - Maintenance	6711	2,500							13,500	16,000	15,995	5	
	Health Insurance	6711	100,000	22,000	2,500	2,500	0	5,000	3,000	0	135,000	123,500	11,500	N=4 staff + ED contribution/less contribution from managed sites (PL, LO, ST & LM2); more from LLC & AHA & PFPH
6700	Property Insurance	6720	70,000	0						3,000	73,000	46,200	26,800	
	Liability Insurance	6720	8,700	0						700	9,400	8,700	700	
	Workmen's Compensation	6722	6,250	0						2,000	8,250	6,250	2,000	
	Pension (See Admin & Maintenance)	6723	7,500	3,200							10,700	11,957	-1,257	
	Misc. Taxes, Licen., Permits, & Insuranc	6790	1,550	0							1,550	1,550	0	
	Compensated Absences	6791	0	0							0		0	
	Casualty Loss	6792	0	0							0		0	
	Total Taxes & Insurance	**6700T**	217,700	29,800						29,766	273,730	250,249	23,481	
Financial	Interest on Mortgage Payable	6820	0	0							0		0	
Expenses	Interest on Notes Payable (Long-Term)	6830	0	0							0		0	
6800	Interest on Notes Payable (Short-Term)	6840	0	0							0		0	
	Mortgage Insurance Premium/Service C	6850	0	0							0		0	
	Miscellaneous Financial Expenses	6890	0	0							0	20,000	-20,000	CIP for LM2
	Total Financial Expenses	**6800T**	0	0							0		0	
	HAP - Occupied Units	4715	0	0							0		0	
	Reimburseable Maintenance Cost										0		0	
	Total Cost of Operations	**6000T**	538,180	114,775	85,000	69,500	15,855	18,300	5,985	171,000	1,018,595	717,879	300,716	
	Reserve for Replacements Dep. Required		24,000	0							24,000	36,000	-12,000	
	Principal Payments Required		0	0							0		0	
	Debt Service for other approved loans		0	0							0		0	
	Debt Service Reserve (if required)		0	0							0		0	
	General Operating Reserve (Coops)		0	0							0		0	
	Total Cash Requirements		562,180	114,775	85,000	69,500	15,855	18,300	5,985	171,000	1,042,595	753,879	288,716	
	Less Total Revenue		868,600	118,600	85,860	71,960	15,125	19,120	6,000	174,300	1,359,565	1,090,806	268,759	
	Net Cash Surplus (Deficiency)		306,420	3,825	860	2,460	(730)	820	15	3,300	316,970	336,927	-19,957	
	2026			1,501	10	210	-3,520	1,426	3,000	25,400				

Total Cash Surplus

PROJECTED HCV AF for 2027 ($130K projected for 2026)

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

(Signature) | Date (mm/dd/yyyy)