

PUBLIC MEETING NOTICE

**CHIPPEWA COUNTY HOUSING AUTHORITY
TUESDAY, MAY 20, 2025 AT 3:30 P.M.
THE MEETING WILL BE HELD IN ROOM 016, CHIPPEWA COUNTY COURTHOUSE
711 N. BRIDGE ST., CHIPPEWA FALLS, WI**

1. Confirmation of Meeting Notice
2. Call to order
3. Roll Call
4. Approve the Agenda
5. Members of the Public Wishing to be Heard
6. Consent Agenda
(Unless separation of an item is requested, all will be adopted in one motion)
 1. Approval of the Minutes of the April 29, 2025 Meeting
7. Reports:
 1. Update on 738 Maple St. Chippewa Falls
 2. Update on 17 W Birch St. Chippewa Falls – no changes
 3. Update on 363 Elm St. Chippewa Falls
 4. Update on Hope Village Conversion Project
 5. Update on Section 8 Termination/Informal Hearing
 6. Hiring Update
 7. Commissioner Insurance Update
 8. Discuss CCHA Employee Handbook
8. Business Items:
 1. Discuss and Approval of the Financial Reports for March 2025
 2. Discuss and Approval of the Financial Reports for April 2025
 3. Review and Approval of 4/24/25 CDBG Desk Monitoring.
 4. Discuss and Approval of overtime for Fiscal Manager during training of the Executive Director
 5. Commission will convene, upon passage of the proper motion, in closed session pursuant to Wisconsin State Statute Sec. 19.85 (1) (c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility; to review counsel's findings regarding allegations of misconduct raised by previous Housing Authority Director. Immediately following the conclusion of the closed session, the Board will convene in open session and may take action on any items discussed in closed session.
9. Agenda Items for Future Consideration
10. Schedule next meeting date – June 23, 2025
11. Adjournment

Cc: County Media, County Board Chairman, County Clerk and County Administrator

Persons needing additional accommodations should contact Richelle Rizzo at 715-726-7933.



Equal Opportunity

This Institution is an Equal Opportunity Employer and Housing Provider

**PUBLIC MEETING MINUTES
CHIPPEWA COUNTY HOUSING AUTHORITY
TUESDAY, APRIL 29TH, 2025 AT 3:30 P.M.
ROOM 16 OF THE CHIPPEWA COUNTY COURTHOUSE**

CALL MEETING TO ORDER: Guthman called the meeting to order at 3:30 p.m.

MEMBERS PRESENT: Artz, Davis, Guthman, Hennick

OTHER ATTENDEES: Mudgett, James Sherman

MEMBERS ABSENT: none

CONSENT AGENDA: Davis and Guthman made motion to approve the meeting agenda, and amend the Minutes from the March 24, 2025 agenda to include Danielson was present, approval of minutes from March 31, 2025, April 14, 2025 and April 17, 2025 meetings as printed, and scheduled the next meeting for May 19, 2025. Motion carried with all present voting aye.

DIRECTOR'S REPORTS:

1. **Update on 738 Maple St Chippewa Falls:** Rick has some been painting and doing some work in the basement. This should be ready to list for sale in the next month.
2. **Update on 334 E 2nd Ave Stanley:** This property sold last week to an income qualified family.
3. **Update on 17 W Birch St, Chippewa Falls:** Rick has not been able to work there. No updates.
4. **Hope Village Updates:** We are still waiting for state approval for the Conversion project and for the funds to be added to the current CDBG regional grant. LTE employee which was CCHA commission approved started 4/28/25 with IT training but will not be working any more hours until we receive final approval from the state.
5. **Section 8 Termination/Informal Hearing:** We finally received the decision on the court case and it was determined we did indeed follow our admin plan for Section 8. Termination stands.

BUSINESS ITEMS:

1. **Review and approve the agreement for retaining legal counsel:** Hennick and Artz made a motion to approve the agreement for legal counsel for James Sherman as presented with one spelling adjustment to be signed by Pam Guthman as the Commission Chair. Motion carried with all present voting aye.
2. Artz and Hennick made a motion to convene in closed session pursuant to Wisconsin State Statute 19.85 (1) (c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility; to discuss allegations regarding performance of director:
3. 19.85 (1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved; provide advice regarding allegations raised by prior Commission Chair.
Roll call vote was taken. Lee yes, Lori yes, Pam yes, Judith yes. Motion carried.
The commission went into closed session at 4:14pm
All Housing Authority Commissioners voted yes to return to open session.
The commissioners returned to open session at 5:00pm.
No action was taken.

AGENDA ITEMS FOR FUTURE CONSIDERATION: CDBG Desk Review and Employee Handbook.

ADJOURNMENT: Artz and Hennick made a motion to adjourn at 5:02p.m. Motion carried with all present voting aye.

Respectfully Submitted,
Jessica Mudgett
Executive Director/Secretary to the Commission

Attachment to the Agenda of the May 20, 2025 Meeting
Chippewa County Housing Authority (CCHA) Commission Meeting

Reports:

1. **738 Maple St** – Maintenance is finishing up, we will meet with our realtor on Wednesday, May 21st to see if they suggest that we complete any other repairs.
2. **17 W Birch St** – No changes
3. **363 Elm St** – The Inspector is finishing up the specifications
4. **Hope Village Conversion Project** – Our LTE started on Monday and is working on the Environmental Review
5. **Section 8 Termination/Informal Hearing** – There are currently no informal hearings scheduled. There may be 2 terminations for May and 1 for June. I learned at the WAHA conference that the Executive Director or the Board cannot be our Informal Hearing Officer so we will need to find someone. They stated that they have seen neighboring housing authorities be each other's.
6. **Hiring Update** – I received 8 complete applications for the CDBG Loan Specialist position and will be interviewing 5 of the 8 on Monday, May 19th. I have received 15 complete applications for the Administrative Assistant position, and I will be working with the Section 8 Team Lead to select the applicants we would like to interview on Thursday, May 22nd.
7. **Commissioner Insurance Update** – Jim Sherman was able to confirm with Wisconsin Municipal Mutual Insurance Company (WMMIC) that the Commissioners have Errors and Omissions (E and O) coverage while serving on the Housing Authority Board of Commissioners.

COVERAGES

- A. Bodily Injury and Property Damage caused by an occurrence;
- B. Personal Injury caused by an offense;
- C. A Public Officials Error or Omission caused by a wrongful act;
- D. An Unfair Employment Practice caused by a wrongful act;
- E. A Benefit Error caused by a wrongful act;

WHO IS AN INSURED

1. Each of the following is an Insured to the extent set forth below:
2. The Named Insured shown on the Declarations Page. Elected or appointed officials of the Named Insured, including members of the Named Insured's governing body or any other

committees, boards, commissions of the Named Insured, while acting within the course and scope of their duties for the Named Insured;

8. **Employee Handbook** – Currently our policies are on our shared drive. I am going to begin putting together an Employee Handbook so that all the policies are together. While I put this together, I will review the policies and suggest changes as I go. I will then review all employee policies annually.

Business Items:

1. **Approval of the Financial Reports for March 2025** – The March financials are included in the meeting packet.
2. **Approval of the Financial Report for April 2025** – The April financials are included in the meeting packet.
3. **Review and Approval of the 4/24/25 CDBG Desk Monitoring** – The 4/24/25 desk monitoring has been completed with one finding. I have included the results in the meeting packet.
4. **Discuss and Approval of overtime for the Fiscal Manager during training of the Executive Director** – I have included the list of duties that the Fiscal Manager will need to train the Executive Director on over the coming months. I would suggest up to 10 hours a week for 17 weeks, starting the week of May 19, 2025, through September 6, 2025.

CHIPPEWA COUNTY HOUSING AUTHORITY
EMPLOYMENT POLICIES

The Chippewa County Housing Authority Commission passed Resolution 2014-14 on October 27, 2014 adopting the employment policies as written by Chippewa County for its employees. Not all County Employment Policies are applicable for the Authority, but those required by the Federal or State Governments for Employees are applicable.

Federal and State Employment Posters are hung in the Department of Human Resources lobby and available for Authority employees to view and reference.

Enforcement and compliance remains between Chippewa County Housing Authority and its employees. Adopting these policies does not create any employment or other relationship between Authority employees and Chippewa County. Authority employees must direct all questions and concerns to the Authority's Executive Director.

County policies that interface with Authority employees such as ID and Access Card, Fleet, Worker's Compensation, Liability, IT and Social Media require signature and submission to the County Human Resource Department. The Authority's Executive Director will facilitate execution and submission of those documents.

The policies listed below include those County policies adopted the by the Housing Authority.

- Ethics Guide
- Harassment Policy
- ID and Access Card Policy (Requires signature by the employee)
- Work Place Violence Policy
- Employee Grievance
- Social Media Policy (Requires application and signature after approval)
- Fitness for Work Policy
- Return to Work Policy
- Safety Manual
- Worker's Compensation and Liability Policy
- Travel Time
- Travel, meals, lodging Expense Reimbursement
- Fleet Policy (Requires signature by the employee)
- Federal and Wisconsin Family Medical Leave Policies

In addition to the above policies, the Authority has adopted additional policies. Those policies listed below. These are available to employees as PDF files and located at: [shared/office Management/Employment Policies](#).

- Work Rules
- Travel and expenses Reimbursement Policy
- Compensation Policy
- Personal Time and Separation Benefit Policy
- Holiday Policy
- Bereavement Policy
- Retirement Policy
- Insurance Policy
- Longevity Policy
- Service Awards
- Jury Duty Policy
- Position Changes and Re-Classification Policy

RECEIPTS AND DISBURSEMENTS

STATEMENT ENDING March '25

	TOTAL	General Management Account	VISION Account	HCRI Programs Account	Section 8 Account	Federal Programs Account
BALANCE	\$2,074,700.51	\$69,936.61	\$15,876.23	\$266,565.91	\$378,464.56	\$1,343,857.20
RECEIPTS	\$502,703.39	\$210,082.12	\$0.00	\$3,826.14	\$206,071.50	\$82,723.63
DISBURSEMENTS	\$481,034.67	\$86,569.60	\$0.00	\$7,926.85	\$206,962.99	\$179,575.23
BALANCE	\$2,096,369.23	\$193,449.13	\$15,876.23	\$262,465.20	\$377,573.07	\$1,247,005.60
Math check	\$2,096,369.23					
				First Time Homebuyer		Rental Rehab
				Tax/Mortgage		Lease Purchase
				HELP loans		Self-Help
						First Time Homebuyer
						YouthBuild
Certified:						
			5/20/2025			
			Date			
Chairman						

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05/15/25

Accrual Basis

NEW Chippewa Co Housing Authority

Account QuickReport

As of March 31, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
112 - Cash Restricted							69,936.61
112.10 - NW Bank							69,936.61
112.1 - General/Mgmt							69,936.61
Check	03/04/2025	WRS	WISCONSIN RETIR...	WRS Contribu...	915.4 - Retirem...	-5,950.44	63,986.17
Deposit	03/06/2025			Deposit	700.23 - Inspect...	330.00	64,316.17
General Journal	03/06/2025	payroll		Net Pay	-SPLIT-	-14,400.55	49,915.62
General Journal	03/06/2025	payroll		EE HSA - Pretax	112.1 - General...	-940.00	48,975.62
Check	03/06/2025	ACH	ExpertPay	Child support ...	320 - Child Sup...	-63.23	48,912.39
Check	03/11/2025	17271	Jacobsons Hardware	Acct # 68400 ...	-SPLIT-	-24.03	48,888.36
Check	03/11/2025	17272	MENARDS EAU CLA...	Acct # 301103...	-SPLIT-	-530.12	48,358.24
Check	03/11/2025	17273	MENARDS EAU CLA...	Acct # 305304...	-SPLIT-	-184.82	48,173.42
Check	03/11/2025	17274	Janette Jacque	February milea...	916.7 - Mileage	-26.52	48,146.90
Check	03/11/2025	17275	Joel Weiss	February milea...	-SPLIT-	-63.97	48,082.93
Check	03/11/2025	17276	Andy Clay	February inspe...	909.11 - Sectio...	-987.00	47,095.93
Check	03/11/2025	17277	DAVID JANKOSKI	2/27/25 per di...	-SPLIT-	-61.52	47,034.41
Check	03/11/2025	17278	Judith Davis	2/27/25 commi...	-SPLIT-	-47.75	46,986.66
Check	03/11/2025	17279	Securian Financial Gr...	Policy # 00283...	-SPLIT-	-238.64	46,748.02
Check	03/11/2025	17280	GFL Environmental	UE-424052	962.11 - Garbage	-256.41	46,491.61
Check	03/11/2025	17281	Wisconsin Dept of Fi...	Notary Public ...	962.15 - Notary/...	-20.00	46,471.61
Check	03/11/2025	17282	Chippewa Valley Law...	February snow...	-SPLIT-	-1,324.00	45,147.61
Check	03/11/2025	17283	RICK D ENDRES	Reimburseme...	-SPLIT-	-726.22	44,421.39
Check	03/12/2025	17292	Ansary & Associates, ...	Acct # CHIPC...	961.3 - Bond Ins	-476.00	43,945.39
Check	03/12/2025	Fed tax	Internal Revenue Ser...	941 Fed Tax D...	321.1 - Fed/FIC...	-4,316.59	39,628.80
Deposit	03/13/2025			Deposit	700.23 - Inspect...	330.00	39,958.80
Check	03/20/2025	ACH	Verizon Wireless	Acct # 442197...	916.91 - Cell ph...	-94.36	39,864.44
Check	03/20/2025	ACH	XCEL ENERGY	Acct # 52-772...	962.2 - Utilities	-80.89	39,783.55
General Journal	03/20/2025	payroll		Net Pay	-SPLIT-	-14,400.52	25,383.03
General Journal	03/20/2025	payroll		EE HSA - Pretax	112.1 - General...	-940.00	24,443.03
Check	03/20/2025	ACH	ExpertPay	Child support ...	320 - Child Sup...	-63.23	24,379.80
Check	03/24/2025	17293	Bauman Associates, ...	Client # 50694...	909.2 - Account...	-499.45	23,880.35
Check	03/24/2025	17294	ODP Business Soluti...	Acct # 198318	916.27 - Office ...	-54.05	23,826.30
Check	03/24/2025	17295	Schuebel Lawn Servi...	Inv # 1003	-SPLIT-	-100.00	23,726.30
Check	03/24/2025	17296	MENARDS EAU CLA...	Acct # 305304...	962.3 - Building...	-57.00	23,669.30
Check	03/24/2025	17297	DEPARTMENT OF P...	Water & Sewer	-SPLIT-	-2,801.30	20,868.00
Check	03/24/2025	17298	Delta Dental	4/1 - 4/30/25 D...	-SPLIT-	-296.20	20,571.80
Check	03/24/2025	17299	ELAN FINANCIAL S...	Acct# 4798 51...	916.27 - Office ...	-157.20	20,414.60
Check	03/25/2025	ACH	State of Wisconsin H...	April 2025 Hea...	915.5 - Health Ins	-14,356.50	6,058.10
Check	03/26/2025	Fed tax	Internal Revenue Ser...	941 Fed Tax D...	321.1 - Fed/FIC...	-4,316.54	1,741.56
Deposit	03/27/2025			Deposit	-SPLIT-	1,867.04	3,608.60
Deposit	03/27/2025			Deposit	-SPLIT-	2,277.01	5,885.61
Deposit	03/27/2025			Deposit	-SPLIT-	66.12	5,951.73
Deposit	03/27/2025			Deposit	-SPLIT-	19,966.14	25,917.87
General Journal	03/30/2025	GL250...		4th Quarter Re...	916.7 - Mileage	256.84	26,174.71
General Journal	03/30/2025	GL250...		4th Quarter Re...	916.7 - Mileage	6,887.11	33,061.82
General Journal	03/30/2025	GL250...		4th Quarter Re...	916.7 - Mileage	1,754.64	34,816.46
General Journal	03/30/2025	GL250...		4th Quarter Re...	916.7 - Mileage	503.79	35,320.25
General Journal	03/30/2025	GL250...		4th Quarter Re...	916.7 - Mileage	2,459.00	37,779.25
General Journal	03/30/2025	GL250...		4th Quarter Re...	916.7 - Mileage	27,735.12	65,514.37
General Journal	03/30/2025	GL250...		4th Quarter Re...	916.7 - Mileage	1,300.00	66,814.37
General Journal	03/30/2025	GL250...		4th Quarter Re...	916.7 - Mileage	1,795.36	68,609.73
General Journal	03/30/2025	GL250...		4th Quarter Re...	916.7 - Mileage	639.02	69,248.75
General Journal	03/30/2025	GL250...		4th Quarter Re...	916.7 - Mileage	3,714.65	72,963.40
General Journal	03/30/2025	GL250...		4th Quarter Re...	916.7 - Mileage	1,331.13	74,294.53
General Journal	03/30/2025	GL250...		4th Quarter Re...	916.7 - Mileage	4,865.82	79,160.35
General Journal	03/30/2025	GL250...		4th Quarter Re...	916.7 - Mileage	3,525.00	82,685.35
General Journal	03/30/2025	GL250...		Insurance rei...	-SPLIT-	26,079.00	108,764.35
General Journal	03/30/2025	GL250...		Annual Reimb...	943.1 - Contrac...	387.37	109,151.72
General Journal	03/30/2025	GL250...		Annual Reimb...	943.1 - Contrac...	762.22	109,913.94
General Journal	03/30/2025	GL250...		Annual Reimb...	943.1 - Contrac...	542.22	110,456.16
General Journal	03/30/2025	GL250...		Annual Reimb...	943.1 - Contrac...	313.14	110,769.30
General Journal	03/30/2025	GL250...		Annual Reimb...	943.1 - Contrac...	534.18	111,303.48
General Journal	03/30/2025	GL250...		Annual Reimb...	943.1 - Contrac...	2,087.73	113,391.21
General Journal	03/30/2025	GL250...		Annual Reimb...	943.1 - Contrac...	144.53	113,535.74
General Journal	03/30/2025	GL250...		Annual Reimb...	943.1 - Contrac...	565.83	114,101.57
General Journal	03/30/2025	GL250...		Annual Reimb...	943.1 - Contrac...	67.11	114,168.68
General Journal	03/30/2025	GL250...		Annual Reimb...	943.1 - Contrac...	15,752.86	129,921.54
General Journal	03/30/2025	GL250...		Annual Reimb...	943.1 - Contrac...	5,323.78	135,245.32
General Journal	03/30/2025	GL250...		Annual Reimb...	943.1 - Contrac...	1,813.21	137,058.53
General Journal	03/30/2025	GL250...		Annual Reimb...	943.1 - Contrac...	812.35	137,870.88
General Journal	03/30/2025	GL250...		Annual Reimb...	943.1 - Contrac...	60.00	137,930.88
General Journal	03/30/2025	GL250...		Annual Reimb...	943.1 - Contrac...	1,475.60	139,406.48
General Journal	03/30/2025	GL250...		Annual Reimb...	943.1 - Contrac...	4,640.00	144,046.48
Check	03/31/2025	State ...	WISCONSIN DEPT ...	State tax - 2/2...	321.2 - State W...	-1,463.88	142,582.60
Check	03/31/2025	WRS	WISCONSIN RETIR...	WRS Contribu...	915.4 - Retirem...	-6,177.31	136,405.29
Bill Pmt - Check	03/31/2025	17305	Chippewa Valley Law...	March Lawn C...	312 - Accounts ...	-450.00	135,955.29
Bill Pmt - Check	03/31/2025	17315	CHIPPEWA COUNT...	Reimburseme...	312 - Accounts ...	-9,608.96	126,346.33
General Journal	03/31/2025	GL250...		1/1/ - 3/31/202...	-SPLIT-	5,142.00	131,488.33
General Journal	03/31/2025	GL250...		118 Broadway ...	-SPLIT-	4,740.00	136,228.33

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05/15/25

Accrual Basis

NEW Chippewa Co Housing Authority
Account QuickReport
 As of March 31, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
General Journal	03/31/2025	GL250...		1536 7th Ave -...	112.1 · General...	1,556.00	137,584.33
General Journal	03/31/2025	GL250...		County Hwy X ...	112.1 · General...	11,277.00	148,861.33
General Journal	03/31/2025	GL250...		Northland - re...	112.1 · General...	13,160.00	162,021.33
General Journal	03/31/2025	GL250...		221 W Elm - r...	112.1 · General...	1,175.00	163,196.33
General Journal	03/31/2025	GL250...		228 Central - r...	112.1 · General...	1,103.00	164,299.33
General Journal	03/31/2025	GL250...		309 State - ren...	112.1 · General...	1,064.00	165,363.33
General Journal	03/31/2025	GL250...		Recovery - ren...	112.1 · General...	15,611.00	180,974.33
General Journal	03/31/2025	GL250...		315 Maynard -...	112.1 · General...	975.00	181,949.33
General Journal	03/31/2025	GL250...		33 Jefferson - ...	112.1 · General...	857.00	182,806.33
General Journal	03/31/2025	GL250...		402 Grand - re...	112.1 · General...	1,136.00	183,942.33
General Journal	03/31/2025	GL250...		410 Cedar - re...	112.1 · General...	1,247.00	185,189.33
General Journal	03/31/2025	GL250...		422 Edward - r...	112.1 · General...	1,275.00	186,464.33
General Journal	03/31/2025	GL250...		601 Dover - re...	112.1 · General...	1,079.00	187,543.33
General Journal	03/31/2025	GL250...		601 Gilman - r...	112.1 · General...	1,403.00	188,946.33
General Journal	03/31/2025	GL250...		724 Stanley - r...	112.1 · General...	1,133.00	190,079.33
General Journal	03/31/2025	GL250...		801 Water - re...	112.1 · General...	1,176.00	191,255.33
General Journal	03/31/2025	GL250...		808 Willow - r...	112.1 · General...	1,112.00	192,367.33
Deposit	03/31/2025	GL250...		910 Grand - re...	112.1 · General...	1,054.00	193,421.33
Check	03/31/2025	ACH F...	NORTHWESTERN ...	ACH Fees Mar...	704 · Interest In...	42.20	193,463.53
					916.2 · Automat...	-14.40	193,449.13
Total 112.1 · General/Mgmt						123,512.52	193,449.13
Total 112.10 · NW Bank						123,512.52	193,449.13
Total 112 · Cash Restricted						123,512.52	193,449.13
TOTAL						123,512.52	193,449.13

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05/15/25

Accrual Basis

NEW Chippewa Co Housing Authority

Account QuickReport

As of March 31, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
112 - Cash Restricted							15,876.23
112.10 - NW Bank							15,876.23
112.15 - Vision							15,876.23
Total 112.15 - Vision							15,876.23
Total 112.10 - NW Bank							15,876.23
Total 112 - Cash Restricted							15,876.23
TOTAL							15,876.23

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05/15/25

Accrual Basis

NEW Chippewa Co Housing Authority
Account QuickReport
 As of March 31, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
112 - Cash Restricted							266,565.91
112.10 - NW Bank							266,565.91
112.11 - HCRI-No post account							266,565.91
112.114 - RL Homebuyer/Homeowner Asst							61,577.69
General Journal	03/31/2025	GL250...		Admin portion ...	-SPLIT-	0.00	61,577.69
Total 112.114 - RL Homebuyer/Homeowner Asst						0.00	61,577.69
112.112 - HCRI-Admin RL							51,210.10
General Journal	03/31/2025	GL250...		Admin portion ...	112.114 - RL H...	1,260.00	52,470.10
General Journal	03/31/2025	GL250...		1/1/ - 3/31/202...	112.1 - General...	-5,142.00	47,328.10
Total 112.112 - HCRI-Admin RL						-3,882.00	47,328.10
112.111 - HCRI-Activity RENTAL/SEC.DEF							153,778.12
Deposit	03/04/2025			Deposit	750.1 - Rent	556.75	154,334.87
Deposit	03/06/2025			Deposit	-SPLIT-	40.00	154,374.87
Deposit	03/06/2025			Deposit	750.1 - Rent	25.00	154,399.87
Deposit	03/10/2025			Deposit	750.1 - Rent	104.18	154,504.05
Check	03/11/2025	17284	CCHA - Section 8	Sec 8 Bates, ...	9999 - Suspens...	-431.00	154,073.05
Deposit	03/17/2025			Deposit	-SPLIT-	600.00	154,673.05
Check	03/24/2025	17300	Samantha & Christop...	Overpayment	9999 - Suspens...	-1,093.85	153,579.20
Deposit	03/24/2025			Deposit	750.1 - Rent	266.21	153,845.41
Deposit	03/31/2025			Deposit	9999 - Suspens...	974.00	154,819.41
General Journal	03/31/2025	GL250...		Admin portion ...	112.114 - RL H...	-1,260.00	153,559.41
Total 112.111 - HCRI-Activity RENTAL/SEC.DEF						-218.71	153,559.41
Total 112.11 - HCRI-No post account						-4,100.71	262,465.20
Total 112.10 - NW Bank						-4,100.71	262,465.20
Total 112 - Cash Restricted						-4,100.71	262,465.20
TOTAL						-4,100.71	262,465.20

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Accrual Basis

SECT 8

Account QuickReport

As of March 31, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
1111 · Northwestern Bank							
1111.1 · ADMIN ACCOUNT							378,464.56
Deposit	03/03/2025			Deposit	3601 · ADMIN ...	21,593.00	295,692.73
Check	03/24/2025	27497	CHIPPEWA COUNT...	Section 8 reim...	-SPLIT-	-18,568.54	317,285.73
Deposit	03/31/2025			Deposit	3300 · INTERE...	33.50	298,717.19
Check	03/31/2025	ACH F...	NORTHWESTERN ...	ACH Fees Mar...	4193 · Bank Fees	-21.85 *	298,728.84
Total 1111.1 · ADMIN ACCOUNT						3,036.11	298,728.84
1111.2 · NW CHECKING							63,755.90
Deposit	03/03/2025			Deposit	3602 · HAP RE...	166,309.00	230,064.90
Check	03/03/2025	27482	RENT CHECKS		4715.1 · RENT ...	-313.00	229,751.90
Check	03/03/2025	27483	RENT CHECKS		4715.1 · RENT ...	-422.00	229,329.90
Check	03/03/2025	27484	RENT CHECKS		4715.1 · RENT ...	-678.00	228,651.90
Check	03/03/2025	27485	RENT CHECKS		4715.1 · RENT ...	-165.00	228,486.90
Check	03/03/2025	27486	RENT CHECKS		4715.1 · RENT ...	-560.00	227,926.90
Check	03/03/2025	27487	RENT CHECKS		4715.1 · RENT ...	-382.00	227,544.90
Check	03/03/2025	27488	RENT CHECKS		4715.1 · RENT ...	-261.00	227,283.90
Check	03/03/2025	27489	RENT CHECKS		4715.1 · RENT ...	-637.00	226,646.90
Check	03/03/2025	27491	RENT CHECKS		4715.1 · RENT ...	-172.00	226,474.90
Check	03/03/2025	27492	RENT CHECKS		4715.1 · RENT ...	-2,134.00	224,340.90
Check	03/03/2025	27493	RENT CHECKS		4715.1 · RENT ...	-905.00	223,435.90
Check	03/03/2025	27496	RENT CHECKS		4715.1 · RENT ...	-3.00	223,432.90
Check	03/03/2025	ACH	RENT CHECKS	March 2025 R...	-SPLIT-	-165,883.00	57,549.90
Payment	03/06/2025		Harper, Randy f	pmt 2/28/2025	1128 · Receiva...	100.00	57,649.90
Payment	03/06/2025	5081	Perry, Jennifer / Haze...	pmt 3/6/2025	1128 · Receiva...	50.00	57,699.90
Payment	03/13/2025	17284	BATES, MARIAH f T...	TRIP pmt 3/13...	1128 · Receiva...	431.00	58,130.90
Payment	03/20/2025	77990...	HENNING, HEATHE...	pmt 3/17/2025	1128 · Receiva...	33.00	58,163.90
Payment	03/20/2025	959787	Pomietto, Mark	pmt 3/17/2025	1128 · Receiva...	39.00	58,202.90
Payment	03/20/2025		MCGARY, KIA f	pmt 3/17/2025	1128 · Receiva...	70.00	58,272.90
Payment	03/20/2025		Douglas, Brandilyn	pmt 3/17/2025	1128 · Receiva...	30.00	58,302.90
Deposit	03/27/2025			Deposit	3603 · REIMB ...	1,485.00	59,787.90
Payment	03/27/2025		Harper, Randy f	pmt 3/24/2025	1128 · Receiva...	100.00	59,887.90
Payment	03/27/2025		Barfknecht, Jessie f	pmt 3/24/2025	1128 · Receiva...	23.00	59,910.90
Payment	03/27/2025	77991...	Schimmel, Tamara f	pmt 3/24/2025	1128 · Receiva...	25.00	59,935.90
Total 1111.2 · NW CHECKING						-3,820.00	59,935.90
1111.5 · Mainstream HAP							1,722.00
Deposit	03/03/2025			Deposit	3604 · Mainstre...	13,920.00	15,642.00
Check	03/03/2025	27494	Mainstream Rent Ch...		4715.5 · Mainst...	-198.00	15,444.00
Check	03/03/2025	27495	Mainstream Rent Ch...		4715.5 · Mainst...	-137.00	15,307.00
Check	03/03/2025	ACH	Mainstream Rent Ch...	March 2025 M...	4715.5 · Mainst...	-14,125.00	1,182.00
Total 1111.5 · Mainstream HAP						-540.00	1,182.00
1111.6 · Mainstream Admin							-4,669.27
Deposit	03/03/2025			Deposit	3606 · Mainstre...	1,830.00	-2,839.27
Check	03/24/2025	27497	CHIPPEWA COUNT...	Mainstream rei...	-SPLIT-	-1,397.60	-4,236.87
Total 1111.6 · Mainstream Admin						432.40	-4,236.87
1111 · Northwestern Bank - Other							21,963.20
Total 1111 · Northwestern Bank - Other							21,963.20
Total 1111 · Northwestern Bank						-891.49	377,573.07
TOTAL						-891.49	377,573.07

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Accrual Basis

Home/RR/LTP/Self Help/TBRA
Federal Account QuickReport
As of March 31, 2025

Type	Date	Num	Name	Amount	Balance
113 · Federal Funds-NW Bank Acct					1,343,857.20
115 · Shop Checking Account					39,687.30
115.1 · ACTIVITY					37,193.70
General Journal	03/31/2025	GL25...		0.00	37,193.70
Total 115.1 · ACTIVITY				0.00	37,193.70
115.2 · ADMIN					2,493.60
General Journal	03/31/2025	GL25...		0.00	2,493.60
Total 115.2 · ADMIN				0.00	2,493.60
Total 115 · Shop Checking Account				0.00	39,687.30
113.79 · LHR					52,150.92
General Journal	03/31/2025	GL25...		0.00	52,150.92
Total 113.79 · LHR				0.00	52,150.92
113.82 · LHC					51,498.89
General Journal	03/31/2025	GL25...		0.00	51,498.89
Total 113.82 · LHC				0.00	51,498.89
113.799 · LHC/LHR Admin					2,971.47
General Journal	03/31/2025	GL25...		0.00	2,971.47
General Journal	03/31/2025	GL25...		0.00	2,971.47
Total 113.799 · LHC/LHR Admin				0.00	2,971.47
113.994 · TBRA					2,439.98
113.084 · 2023 Admin					1,001.58
Deposit	03/27/2025			80.40	1,081.98
Check	03/31/2025	ACH ...	Northwestern Bank	-0.80	1,081.18
Total 113.084 · 2023 Admin				79.60	1,081.18
113.085 · 2023 Activity					-789.86
Check	03/01/2025	Dir Dep	TBRA RENT CHECKS	-804.00	-1,593.86
Deposit	03/27/2025			804.00	-789.86
Total 113.085 · 2023 Activity				0.00	-789.86
113.087 · 2022 Activity					118.83
Total 113.087 · 2022 Activity					118.83
113.086 · 2022 Admin					484.39
Total 113.086 · 2022 Admin					484.39
113.088 · 2021 Admin					-480.80
Total 113.088 · 2021 Admin					-480.80
113.091 · 2016 ACTIVITY					2,105.84
Total 113.091 · 2016 ACTIVITY					2,105.84
Total 113.994 · TBRA				79.60	2,519.58
113.952 · REV LOAN NSP					5,272.25
Payment	03/13/2025	3752	Dukart (Eternick), Dan & Cora 90605:Current - 5%	357.23	5,629.48
Deposit	03/13/2025			165.77	5,795.25
Payment	03/20/2025	2295	Bohman,Daniel and Tina 90602:Current - 5%	411.24	6,206.49
Deposit	03/20/2025			88.76	6,295.25
General Journal	03/31/2025	GL25...		-306.90	5,988.35
Total 113.952 · REV LOAN NSP				716.10	5,988.35
113.957 · Revolving loan Admin NSP					15,698.66
General Journal	03/31/2025	GL25...		306.90	16,005.56
Total 113.957 · Revolving loan Admin NSP				306.90	16,005.56
113.81 · Other non revolving loan					33,570.85
Deposit	03/06/2025			240.00	33,810.85

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Accrual Basis

Home/RR/LTP/Self Help/TBRA Federal Account QuickReport As of March 31, 2025

Type	Date	Num	Name	Amount	Balance
Deposit	03/13/2025				
Deposit	03/13/2025			170.00	33,980.85
Deposit	03/20/2025			170.00	34,150.85
Deposit	03/20/2025			240.00	34,390.85
Deposit	03/20/2025			260.00	34,650.85
Deposit	03/27/2025			280.00	34,930.85
				280.00	35,210.85
Total 113.81 - Other non revolving loan				1,640.00	35,210.85
112.1 - RENTAL REHAB					
112.16 - Rev. Loan Admin					
General Journal	03/31/2025	GL25...			13,230.78
				0.00	4,994.93
Total 112.16 - Rev. Loan Admin				0.00	4,994.93
112.14 - Revolving Loan					
General Journal	03/31/2025	GL25...			8,235.85
				0.00	8,235.85
Total 112.14 - Revolving Loan				0.00	8,235.85
Total 112.1 - RENTAL REHAB				0.00	13,230.78
113.110 - RL Special Projects Account					
Total 113.110 - RL Special Projects Account					11,095.60
					11,095.60
113.70 - HOME Revolving Loan Accounts					
113.87 - Home Revolving Loan Funds					
Check	03/05/2025	2004...	Gowey Abstract & Title		1,129,735.36
Payment	03/06/2025		Wozniak, Katie:2nd loan	-106,678.25	877,749.79
Deposit	03/06/2025			278.67	771,071.54
Payment	03/06/2025	2960...	Hale, Shauntia 5%:Current Portion	111.33	771,350.21
Deposit	03/06/2025			371.60	771,461.54
Payment	03/06/2025	4455	Svorna, Kris - 5%:current	258.40	771,833.14
Deposit	03/06/2025			283.06	772,091.54
Payment	03/06/2025	1139...	Follensbee, Julie	157.09	772,374.60
Deposit	03/06/2025			7,785.00	772,531.69
Check	03/07/2025	ACH	Xcel Energy	39,249.00	780,316.69
Check	03/07/2025	ACH	WE ENERGIES	-225.36	819,565.69
Payment	03/13/2025	1260	Weycker, Jessica & Drangstveit, Jerid 5%	-156.60	819,340.33
Deposit	03/13/2025			393.21	819,183.73
Payment	03/13/2025	995381	Klenke, Melissa 5%:HOME Funds	11.79	819,576.94
Deposit	03/13/2025			153.88	819,588.73
Payment	03/20/2025	22-08...	Hale, Shauntia 5%:Current Portion	56.12	819,742.61
Deposit	03/20/2025			556.01	819,798.73
Payment	03/20/2025	10045	REITAN, JOHN & TARA 5%:CURRENT	73.99	820,354.74
Deposit	03/20/2025			379.01	820,428.73
Check	03/24/2025	10671	CCHA	120.99	820,807.74
Check	03/24/2025	10672	CCHA	-24,268.01	820,928.73
Check	03/24/2025	10673	CCHA	-66.12	796,660.72
Payment	03/27/2025	10138	Jepson, Lori:Jepson, Lori 5% Current	-1,867.04	796,594.60
Deposit	03/27/2025			560.46	794,727.56
Payment	03/27/2025	995382	Klenke, Melissa 5%:HOME Funds	59.54	795,288.02
Deposit	03/27/2025			158.16	795,347.56
Bill Pmt -Check	03/31/2025	10676	CCHA	51.84	795,505.72
General Journal	03/31/2025	GL25...		-3,730.14	795,557.56
				-27,583.81	791,827.42
Total 113.87 - Home Revolving Loan Funds				-113,506.18	764,243.61
113.86 - Clark Co - HOME RLF					
113.862 - Clark Co - HOME - Activity					
General Journal	03/31/2025	GL25...			220,361.00
				0.00	198,324.90
Total 113.862 - Clark Co - HOME - Activity				0.00	198,324.90
113.861 - Clark Co - HOME - Admin					
General Journal	03/31/2025	GL25...			22,036.10
				0.00	22,036.10
Total 113.861 - Clark Co - HOME - Admin				0.00	22,036.10
Total 113.86 - Clark Co - HOME RLF				0.00	220,361.00

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Accrual Basis

Home/RR/LTP/Self Help/TBRA
Federal Account QuickReport
As of March 31, 2025

Type	Date	Num	Name	Amount	Balance
113.72 · Self/Help					-37.59
113.77 · Admin					33,062.03
Bill Pmt -Check	03/31/2025	10675	CCHA	-13,888.20	19,173.83
General Journal	03/31/2025	GL25...		27,583.81	46,757.64
Total 113.77 · Admin				13,695.61	46,757.64
113.70 · HOME Revolving Loan Accounts - Other					-1,399.87
Total 113.70 · HOME Revolving Loan Accounts - Other					-1,399.87
Total 113.70 · HOME Revolving Loan Accounts				-99,810.57	1,029,924.79
113 · Federal Funds-NW Bank Acct - Other					-13,494.86
Deposit	03/31/2025			216.37	-13,278.49
Total 113 · Federal Funds-NW Bank Acct - Other				216.37	-13,278.49
Total 113 · Federal Funds-NW Bank Acct				-96,851.60	1,247,005.60
TOTAL				-96,851.60	1,247,005.60

RECEIPTS AND DISBURSEMENTS

STATEMENT ENDING April '25

	TOTAL	General Management Account	VISION Account	HCRI Programs Account	Section 8 Account	Federal Programs Account
BALANCE	\$2,096,369.23	\$193,449.13	\$15,876.23	\$262,465.20	\$377,573.07	\$1,247,005.60
RECEIPTS	\$290,459.41	\$64,040.23	\$0.00	\$1,795.00	\$203,977.26	\$20,646.92
DISBURSEMENTS	\$305,300.02	\$70,626.04	\$0.00	\$17,474.00	\$215,907.77	\$1,292.21
BALANCE	\$2,081,528.62	\$186,863.32	\$15,876.23	\$246,786.20	\$365,642.56	\$1,266,360.31
Math check	\$2,081,528.62					
				First Time Homebuyer		Rental Rehab
				Tax/Mortgage		Lease Purchase
				HELP loans		Self-Help
						First Time Homebuyer
						YouthBuild
Certified:						
			5/20/2025			
			Date			
Chairman						

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Accrual Basis

NEW Chippewa Co Housing Authority

Account QuickReport

As of April 30, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
112 · Cash Restricted							193,449.13
112.10 · NW Bank							193,449.13
112.1 · General/Mgmt							193,449.13
Deposit	04/03/2025			Deposit	700.23 · Inspect...	330.00	193,779.13
General Journal	04/03/2025	payroll		Net Pay	-SPLIT-	-14,400.48	179,378.65
General Journal	04/03/2025	payroll		EE HSA - Pretax	112.1 · General...	-940.00	178,438.65
Check	04/03/2025	ACH	ExpertPay	Child support ...	320 · Child Sup...	-63.23	178,375.42
Check	04/09/2025	Fed tax	Internal Revenue Ser...	941 Fed Tax D...	321.1 · Fed/FIC...	-4,316.60	174,058.82
Deposit	04/10/2025			Deposit	916.102 · Traini...	318.00	174,376.82
Deposit	04/10/2025			Deposit	700.23 · Inspect...	330.00	174,706.82
Bill Pmt -Check	04/14/2025	17303	Eau Claire County H...	Regions admin	312 · Accounts ...	-6,876.00	167,830.82
Deposit	04/17/2025			Deposit	738.37 · Region...	4,797.09	172,627.91
Deposit	04/17/2025			Deposit	738.46 · REGI...	34,388.75	207,016.66
Deposit	04/17/2025			Deposit	-SPLIT-	990.00	208,006.66
Payment	04/17/2025	27513	CCHA - Section 8 Rec	pmt 4/15/2025	124 · Accounts ...	22,842.97	230,849.63
General Journal	04/17/2025	payroll		Net Pay	-SPLIT-	-14,400.50	216,449.13
General Journal	04/17/2025	payroll		EE HSA - Pretax	112.1 · General...	-940.00	215,509.13
Check	04/17/2025	ACH	ExpertPay	Child support ...	320 · Child Sup...	-63.23	215,445.90
Check	04/22/2025	17313	GFL Environmental	UE-609528 ...	962.11 · Garbage	-1,135.83	214,310.07
Check	04/22/2025	ACH	State of Wisconsin H...	May 2025 Hea...	915.5 · Health Ins	-14,356.50	199,953.57
Check	04/23/2025	Fed tax	Internal Revenue Ser...	941 Fed Tax D...	321.1 · Fed/FIC...	-4,316.57	195,637.00
Check	04/24/2025	ACH	Verizon Wireless	Acct # 442197...	916.91 · Cell ph...	-94.36	195,542.64
Check	04/29/2025	17317	NAN MCKAY & ASS...	Inv # INV298771	916.27 · Office ...	-239.00	195,303.64
Check	04/29/2025	17318	MENARDS EAU CLA...	Acct # 305304...	-SPLIT-	-512.49	194,791.15
Check	04/29/2025	17319	GFL Environmental	UE-424052	962.11 · Garbage	-276.60	194,514.55
Check	04/29/2025	17320	Drug Test Midwest LLC	Inv #30521	-SPLIT-	-105.50	194,409.05
Check	04/29/2025	17321	ELAN FINANCIAL S...	Acct# 4798 51...	916.23 · Adverti...	-194.78	194,214.27
Check	04/29/2025	17322	Delta Dental	4/1 - 4/30/25 D...	-SPLIT-	-296.20	193,918.07
Check	04/29/2025	17323	Judith Davis		-SPLIT-	-95.50	193,822.57
Check	04/29/2025	17324	LORI ARTZ	4/17/25 meetin...	-SPLIT-	-43.16	193,779.41
Bill Pmt -Check	04/29/2025	17316	Andy Clay	March inspecti...	312 · Accounts ...	-1,443.00	192,336.41
Bill Pmt -Check	04/29/2025	17325	Colleen Danielson	3/24 per diem ...	312 · Accounts ...	-64.58	192,271.83
Bill Pmt -Check	04/29/2025	17326	DAVID JANKOSKI	3/24 per diem ...	312 · Accounts ...	-61.52	192,210.31
Bill Pmt -Check	04/29/2025	17327	Hazugas True Value ...	Cust # 67933	312 · Accounts ...	-31.86	192,178.45
Bill Pmt -Check	04/29/2025	17328	HOUSING AUTHORI...	February & Ma...	312 · Accounts ...	-2,810.90	189,367.55
Bill Pmt -Check	04/29/2025	17329	Jacobsons Hardware	Acct # 68400	312 · Accounts ...	-65.96	189,301.59
Bill Pmt -Check	04/29/2025	17330	Joel Weiss	March office s...	312 · Accounts ...	-15.23	189,286.36
Bill Pmt -Check	04/29/2025	17331	Judith Davis	3/24 & 3/31 pe...	312 · Accounts ...	-95.50	189,190.86
Bill Pmt -Check	04/29/2025	17332	LUCAS ENDRES	February & Ma...	312 · Accounts ...	-650.00	188,540.86
Bill Pmt -Check	04/29/2025	17333	Richelle Rizzo	March mileage...	312 · Accounts ...	-31.62	188,509.24
Bill Pmt -Check	04/29/2025	17334	RICK D ENDRES	March mileage...	312 · Accounts ...	-211.14	188,298.10
Check	04/30/2025	State ...	WISCONSIN DEPT ...	State tax - 3/3...	321.2 · State W...	-1,463.80	186,834.30
Deposit	04/30/2025			Deposit	704 · Interest In...	43.42	186,877.72
Check	04/30/2025	ACH F...	NORTHWESTERN ...	ACH Fees April	916.2 · Automat...	-14.40	186,863.32
Total 112.1 · General/Mgmt						-6,585.81	186,863.32
Total 112.10 · NW Bank						-6,585.81	186,863.32
Total 112 · Cash Restricted						-6,585.81	186,863.32
TOTAL						-6,585.81	186,863.32

NEW Chippewa Co Housing Authority
Account QuickReport
As of April 30, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
112 · Cash Restricted							15,876.23
112.10 · NW Bank							15,876.23
112.15 · Vision							15,876.23
Total 112.15 · Vision							15,876.23
Total 112.10 · NW Bank							15,876.23
Total 112 · Cash Restricted							15,876.23
TOTAL							15,876.23

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Accrual Basis

NEW Chippewa Co Housing Authority
Account QuickReport
As of April 30, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
112 · Cash Restricted							262,465.20
112.10 · NW Bank							262,465.20
112.11 · HCRI-No post account							262,465.20
112.114 · RL Homebuyer/Homeowner Asst							61,577.69
Bill Pmt -Check	04/14/2025	17304	CCHA - Federal	Down payment...	312 · Accounts ...	-14,925.00	46,652.69
Total 112.114 · RL Homebuyer/Homeowner Asst						-14,925.00	46,652.69
112.112 · HCRI-Admin RL							47,328.10
Total 112.112 · HCRI-Admin RL							47,328.10
112.111 · HCRI-Activity RENTAL/SEC.DEP							153,559.41
Deposit	04/03/2025			Deposit	750.1 · Rent	100.00	153,659.41
Deposit	04/03/2025			Deposit	750.1 · Rent	19.00	153,678.41
Deposit	04/10/2025			Deposit	750.1 · Rent	21.00	153,699.41
Deposit	04/17/2025			Deposit	750.1 · Rent	25.00	153,724.41
Check	04/24/2025	17314	E & B RENTALS	Schlageter, Le...	981.4 · Security...	-945.00	152,779.41
Deposit	04/28/2025			Deposit	-SPLIT-	1,630.00	154,409.41
Check	04/29/2025	17335	CHIPPEWA COUNT...	Klukas & Verh...	917 · Downpay...	-30.00	154,379.41
Bill Pmt -Check	04/29/2025	17336	CCHA - Section 8		312 · Accounts ...	-1,297.00	153,082.41
Bill Pmt -Check	04/29/2025	17337	Chippewa Co CDBG		312 · Accounts ...	-277.00	152,805.41
Total 112.111 · HCRI-Activity RENTAL/SEC.DEP						-754.00	152,805.41
Total 112.11 · HCRI-No post account						-15,679.00	246,786.20
Total 112.10 · NW Bank						-15,679.00	246,786.20
Total 112 · Cash Restricted						-15,679.00	246,786.20
TOTAL						-15,679.00	246,786.20

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Accrual Basis

SECT 8

Account QuickReport

As of April 30, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
1111 - Northwestern Bank							377,573.07
1111.1 - ADMIN ACCOUNT							298,728.84
Deposit	04/01/2025			Deposit	3601 - ADMIN ...	21,593.00	320,321.84
Check	04/14/2025	27513	CHIPPEWA COUNT...	March reimb...	-SPLIT-	-21,313.07	299,008.77
Deposit	04/30/2025			Deposit	3300 - INTERE...	31.26	299,040.03
Check	04/30/2025	ACH F...	NORTHWESTERN ...	ACH Fees Apr...	4193 - Bank Fees	-21.80	299,018.23
Total 1111.1 - ADMIN ACCOUNT						289.39	299,018.23
1111.2 - NW CHECKING							59,935.90
Check	04/01/2025	27498	RENT CHECKS		4715.1 - RENT ...	-617.00	59,318.90
Check	04/01/2025	27499	RENT CHECKS		4715.1 - RENT ...	-422.00	58,896.90
Check	04/01/2025	27500	RENT CHECKS		4715.1 - RENT ...	-678.00	58,218.90
Check	04/01/2025	27501	RENT CHECKS		4715.1 - RENT ...	-165.00	58,053.90
Check	04/01/2025	27502	RENT CHECKS		4715.1 - RENT ...	-560.00	57,493.90
Check	04/01/2025	27503	RENT CHECKS		4715.1 - RENT ...	-802.00	56,691.90
Check	04/01/2025	27504	RENT CHECKS		4715.1 - RENT ...	-261.00	56,430.90
Check	04/01/2025	27505	RENT CHECKS		4715.1 - RENT ...	-637.00	55,793.90
Check	04/01/2025	27506	RENT CHECKS		4715.1 - RENT ...	-172.00	55,621.90
Check	04/01/2025	27507	RENT CHECKS		4715.1 - RENT ...	-2,129.00	53,492.90
Check	04/01/2025	27508	RENT CHECKS	VOID:	4715.1 - RENT ...	0.00	53,492.90
Check	04/01/2025	27509	RENT CHECKS		4715.1 - RENT ...	-471.00	53,021.90
Check	04/01/2025	27511	RENT CHECKS		4715.1 - RENT ...	-3.00	53,018.90
Check	04/01/2025	27512	RENT CHECKS		4715.1 - RENT ...	-102.00	52,916.90
Deposit	04/01/2025			Deposit	3602 - HAP RE...	166,309.00	219,225.90
Check	04/01/2025	ACH	RENT CHECKS	April 2025 Rent	-SPLIT-	-171,987.00	47,238.90
Payment	04/10/2025	5082	Perry, Jennifer / Haze...	pmt 4/7/2025	1128 - Receive...	50.00	47,288.90
Payment	04/10/2025	77991...	Johnston, Megan	pmt 4/7/2025	1128 - Receive...	40.00	47,328.90
Payment	04/17/2025		Ellestad, Tricia	pmt 4/15/2025	1128 - Receive...	20.00	47,348.90
Payment	04/17/2025		Barfknecht, Jessie f	pmt 4/15/2025	1128 - Receive...	23.00	47,371.90
Payment	04/17/2025		MCGARY, KIA f	pmt 4/15/2025	1128 - Receive...	70.00	47,441.90
Payment	04/17/2025	961778	HENNING, HEATHE...	pmt 4/15/2025	1128 - Receive...	27.00	47,468.90
Payment	04/17/2025	961829	Pomietto, Mark	pmt 4/15/2025	1128 - Receive...	39.00	47,507.90
Payment	04/17/2025		Sammon, Ember	pmt 4/15/2025	1128 - Receive...	25.00	47,532.90
Total 1111.2 - NW CHECKING						-12,403.00	47,532.90
1111.5 - Mainstream HAP							1,182.00
Check	04/01/2025	27509	Mainstream Rent Ch...		4715.5 - Mainst...	-179.00	1,003.00
Check	04/01/2025	27510	Mainstream Rent Ch...		4715.5 - Mainst...	-137.00	866.00
Deposit	04/01/2025			Deposit	3604 - Mainstre...	13,920.00	14,786.00
Check	04/01/2025	ACH	Mainstream Rent Ch...	April 2025 Mai...	4715.5 - Mainst...	-13,721.00	1,065.00
Total 1111.5 - Mainstream HAP						-117.00	1,065.00
1111.6 - Mainstream Admin							-4,236.87
Deposit	04/01/2025			Deposit	3606 - Mainstre...	1,830.00	-2,406.87
Check	04/14/2025	27513	CHIPPEWA COUNT...	March reimb...	-SPLIT-	-1,529.90	-3,936.77
Total 1111.6 - Mainstream Admin						300.10	-3,936.77
1111 - Northwestern Bank - Other							21,963.20
Total 1111 - Northwestern Bank - Other							21,963.20
Total 1111 - Northwestern Bank						-11,930.51	365,642.56
TOTAL						-11,930.51	365,642.56

4:08 PM

05/15/25

Accrual Basis

Home/RR/LTP/Self Help/TBRA
Federal Account QuickReport
As of April 30, 2025

Type	Date	Num	Name	Amount	Balance
113 · Federal Funds-NW Bank Acct					1,247,005.60
115 · Shop Checking Account					39,687.30
115.1 · ACTIVITY					37,193.70
Total 115.1 · ACTIVITY					37,193.70
115.2 · ADMIN					2,493.60
Total 115.2 · ADMIN					2,493.60
Total 115 · Shop Checking Account					39,687.30
113.79 · LHR					52,150.92
Total 113.79 · LHR					52,150.92
113.82 · LHC					51,498.89
Total 113.82 · LHC					51,498.89
113.799 · LHC/LHR Admin					2,971.47
Total 113.799 · LHC/LHR Admin					2,971.47
113.994 · TBRA					2,519.58
113.084 · 2023 Admin					1,081.18
Deposit	04/17/2025			80.40	1,161.58
Check	04/30/2025	ACH ...	Northwestern Bank	-0.80	1,160.78
Total 113.084 · 2023 Admin				79.60	1,160.78
113.085 · 2023 Activity					-789.86
Check	04/01/2025	Dir Dep	TBRA RENT CHECKS	-804.00	-1,593.86
Deposit	04/17/2025			804.00	-789.86
Total 113.085 · 2023 Activity				0.00	-789.86
113.087 · 2022 Activity					118.83
Total 113.087 · 2022 Activity					118.83
113.086 · 2022 Admin					484.39
Total 113.086 · 2022 Admin					484.39
113.088 · 2021 Admin					-480.80
Total 113.088 · 2021 Admin					-480.80
113.091 · 2016 ACTIVITY					2,105.84
Total 113.091 · 2016 ACTIVITY					2,105.84
Total 113.994 · TBRA				79.60	2,599.18
113.952 · REV LOAN NSP					5,988.35
Payment	04/17/2025	2296	Bohman,Daniel and Tina 90602:Current - 5%	412.76	6,401.11
Deposit	04/17/2025			87.24	6,488.35
Payment	04/17/2025	3753	Dukart (Eternick), Dan & Cora 90605:Current - 5%	309.83	6,798.18
Deposit	04/17/2025			213.17	7,011.35
Total 113.952 · REV LOAN NSP				1,023.00	7,011.35
113.957 · Revolving loan Admin NSP					16,005.56
Total 113.957 · Revolving loan Admin NSP					16,005.56
113.81 · Other non revolving loan					35,210.85
Deposit	04/10/2025			240.00	35,450.85
Deposit	04/10/2025			170.00	35,620.85
Deposit	04/10/2025			280.00	35,900.85
Deposit	04/17/2025			260.00	36,160.85
Deposit	04/17/2025			170.00	36,330.85
Deposit	04/17/2025			280.00	36,610.85
Total 113.81 · Other non revolving loan				1,400.00	36,610.85
112.1 · RENTAL REHAB					13,230.78
112.16 · Rev. Loan Admin					4,994.93
Total 112.16 · Rev. Loan Admin					4,994.93
112.14 · Revolving Loan					8,235.85

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05/15/25

Accrual Basis

**Home/RR/LTP/Self Help/TBRA
Federal Account QuickReport
As of April 30, 2025**

Type	Date	Num	Name	Amount	Balance
Total 112.14 · Revolving Loan					8,235.85
Total 112.1 · RENTAL REHAB					13,230.78
113.110 · RL Special Projects Account					11,095.60
Total 113.110 · RL Special Projects Account					11,095.60
113.70 · HOME Revolving Loan Accounts					1,029,924.79
113.87 · Home Revolving Loan Funds					764,243.61
Check	04/02/2025	ACH	Xcel Energy	-192.15	764,051.46
Check	04/02/2025	ACH	Xcel Energy	-68.37	763,983.09
Check	04/02/2025	ACH	WE ENERGIES	-110.37	763,872.72
Payment	04/03/2025	4456	Svoma, Kris - 5%:current	272.55	764,145.27
Deposit	04/03/2025			167.60	764,312.87
Payment	04/03/2025	995383	Klenke, Melissa 5%:HOME Funds	186.21	764,499.08
Deposit	04/10/2025	1036	Hale, Shauntia 5%:Current Portion	23.79	764,522.87
Deposit	04/10/2025			540.16	765,063.03
Payment	04/10/2025		Wozniak, Katie	89.84	765,152.87
Deposit	04/10/2025			267.45	765,420.32
Payment	04/10/2025	1261	Weycker, Jessica & Drangstveit, Jerid 5%	122.55	765,542.87
Deposit	04/10/2025			390.78	765,933.65
Payment	04/10/2025	10046	REITAN, JOHN & TARA 5%:CURRENT	14.22	765,947.87
Deposit	04/10/2025			380.05	766,327.92
Deposit	04/10/2025			119.95	766,447.87
Payment	04/17/2025	10047	REITAN, JOHN & TARA 5%:CURRENT	49.00	766,496.87
Deposit	04/17/2025			458.38	766,955.25
Payment	04/17/2025	110468	Wald, Christina	41.62	766,996.87
Bill Pmt -Check	04/22/2025	10674	City of Stanley	13,796.00	780,792.87
Payment	04/23/2025	995384	Klenke, Melissa 5%:HOME Funds	-116.52	780,676.35
Deposit	04/23/2025			150.90	780,827.25
				59.10	780,886.35
Total 113.87 · Home Revolving Loan Funds					16,642.74
113.86 · Clark Co - HOME RLF					780,886.35
113.862 · Clark Co - HOME - Activity					220,361.00
Total 113.862 · Clark Co - HOME - Activity					198,324.90
113.861 · Clark Co - HOME - Admin					198,324.90
Total 113.861 · Clark Co - HOME - Admin					22,036.10
Total 113.86 · Clark Co - HOME RLF					22,036.10
113.72 · Self/Help					220,361.00
113.77 · Admin					-37.59
Total 113.77 · Admin					46,757.64
113.70 · HOME Revolving Loan Accounts - Other					46,757.64
Total 113.70 · HOME Revolving Loan Accounts - Other					-1,399.87
Total 113.70 · HOME Revolving Loan Accounts					-1,399.87
113 · Federal Funds-NW Bank Acct - Other					16,642.74
Deposit	04/30/2025			209.37	1,046,567.53
Total 113 · Federal Funds-NW Bank Acct - Other					-13,278.49
Total 113 · Federal Funds-NW Bank Acct					-13,069.12
TOTAL					209.37
					-13,069.12
					19,354.71
					1,266,360.31
					19,354.71
					1,266,360.31



STATE OF WISCONSIN DEPARTMENT OF ADMINISTRATION

Tony Evers, Governor
Kathy Blumenfeld, Secretary
David Pawlisch, Division Administrator

April 24, 2025

Mr. Chuck Hull, County Board Chairperson
Chippewa County
711 N. Bridget St
Chippewa Falls, WI 54729

RE: Chippewa County Community Development Block Grant for Housing Regions (CDBG-HSG)
Desk Monitoring Results for HSG 24-07

Dear Chairperson Hull:

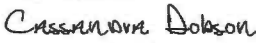
This letter is to follow up the review of the County's Housing Region (CDBG-HSG) project funded by the Division of Energy, Housing and Community Resources (DEHCR) Community Development Block Grant Program, Grant Agreement HSG 24-07. We would like to thank Jessica Mudgett and Bliss Sengbusch from Chippewa County Housing Authority for the assistance provided. They were very helpful in providing information and project documentation for our review.

During the desk monitoring, the Division reviewed the following for compliance:

Administration	Financial Management
Application	Reporting
National Objective	Project Files
Grant Agreement	Fair Housing Activities
Procurement and Contracting	Environmental Review

The monitoring review resulted in one (1) finding and no concerns. A finding represents an issue of non-compliance with CDBG policy or regulatory requirements. More detailed information is provided in the pages that follow. More detailed information is provided in the pages that follow, including recommended corrective action. Please contact me at (608) 261.7744 or Cassandra.Dobson1@Wisconsin.gov if you have any questions.

Sincerely,

DocuSigned by:

A82340C157754B5...

Cassandra Dobson, Grant Specialist-Advanced
Bureau of Community Development
Division of Energy, Housing and Community Resources

cc: Jaclyn Sadler, County Clerk, Chippewa County
Jessica Mudgett, Executive Director, Chippewa County Housing Authority
Bliss Sengbusch, Fiscal Manager, Chippewa County Housing Authority
Tamra Fabian, Director, Bureau of Community Development

April 24, 2025

Chippewa County Desk Monitoring Results

Page 2 of 2

FINDING #1

Chippewa County CDBG Desk Monitoring on March 17, 2025
Grant Agreement HSG 24-07

CONDITION	Environmental Certification Relapsed
CRITERIA	National Environmental Policy Act of 1969 (NEPA), Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities [24 CFR 58.36 & 58.40]; Grant Agreement, Attachment F, Program Rules- Environmental Protection; Examination of Records, Attachment A: Timetable; CDBG Housing Implementation Manual, Chapter E: Property Eligibility and Program Requirements- Environmental Review
CAUSE	Chippewa County is the responsible entity for preparing an Environmental Application for the West Central Housing Region. The ER expired on January 10th, 2025 and a new one was not approved by DEHCR until February 21st, 2025, requiring all projects that did not have a signed mortgage to pause construction and program activities within the region.
EFFECT	Chippewa County was out of compliance with CDBG environmental review requirements and work on projects needed to be paused.
CORRECTIVE ACTION	For future environmental reviews, Chippewa County must comply with CDBG requirements and regulations regarding the Environmental Application. There must be internal systems in place to ensure compliance going forward with current and future CDBG projects. The required documentation to CDBG DEHCR for the Environmental Application was received and an Environmental Certification was given to Chippewa County on February 21st, 2025.

This finding is considered resolved and no further action is required.

Executive Director's Duties

- **Section 8**

- Know/understand Admin plan
- 2 year tool (HUD)
- 5 year plan
- SEMAP (HUD)
- HUD Secure Systems
 - Semi-Annual Renewal of accounts
 - Create & terminate accounts for CCHA & NAHA
- Provide guidance/leadership to Section 8 staff
- Hear complaints from participants and/or landlords (not informal hearings)
- Weekly staff meetings
- Calls with HUD
- WAHA conferences
- Reach out to HUD for rulings on unique situations
- Lead the staff in changes to the program

- **Rentals**

- Oversee Property Manager
- Provide approval/guidance on updating policies and procedures
- Quarterly rental meetings to discuss upcoming major repairs
- Look for new rentals to purchase and/or funding for new rentals
- Monthly send invoices for Hope House and Recovery House

- **CDBG/Home Repair**

- Provide approval/guidance on updating policies and procedures
- Weekly staff meetings
- Regions
 - Annual accomplishments report
 - Semi-annual Section 3/MBE/WBE report with Fiscal
 - Oversee all deadlines are met
 - Closeout of the grant with Fiscal
 - Annual desk monitoring
- Purchasing homes to rehab and sell
- Contracts between HA and RLFs

- **Staff**

- Staff on boarding and benefit setup
- Staff terminations and ending of benefits
- Work with Fiscal to update staff on changes to benefits/annual open enrollment
- Staff complaints / issues
- Process payroll
- Update staff policies/employee handbook

- **Financials**

- Code invoices 2x month
- Run financial reports for Commissioner meeting after Fiscal has reconciled bank accts
- Monitoring Actual P&L vs Budget
- Create annual budgets in conjunction with Fiscal
- Assist with annual audit
- Manage HA contracts
 - Environmental testing, title company, lawyer, realtor, lawn & snow care, auditors, etc.
 - Might designate initial work to other staff and ED makes final decision
- Manage access/signatories to bank accts & credit cards

- **General**

- Handle Fair Housing complaints
- Look for other funding/relationship opportunities
- Ensure policies and procedures are followed
- Commission meeting agenda and minutes
- West Central Homeless Coalition meetings
- Promote / represent the housing authority at events or news articles (the face of CCHA)
- Determine access level to software systems (Yardi, QuickBooks, HUD Secure Systems, etc.)
- Maintain proper insurance coverage of properties and staff/agency