AGENDA OF THE
GREEN BAY HOUSING AUTHORITY

THURSDAY, JANUARY 17, 2019, 10:30 AM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM

A. Roll Call.

1. William VandeCastle- Chair, Sandra Popp- Vice Chair, Terri Refsguard, Nathalie Lund and Stephen Srubas

B. Approval of the Agenda.

1. Approval of the January 17, 2019, agenda of the Green Bay Housing Authority.

C. Approval of Minutes.

1. Approval of the November 15, 2018, minutes of the Green Bay Housing Authority.

D. Regular Business.

1. Consideration with possible action to retain legal services to assist staff in the RAD or Re-positioning for redevelopment of Mason Manor.
2. Consideration with possible action on writing off delinquent tenant accounts.
3. Consideration with possible action on approval of the June 30, 2018, Audit Report.

E. Informational.

1. GBHA bills.
2. GBHA financial report.
3. Langan Report.
4. Housing Update Report.
5. Occupancy Report for the month of January 2019.
6. Date of next meeting: February 21, 2019.

F. Adjournment.

1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Green Bay Housing Authority meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

MINUTES OF THE GREEN BAY HOUSING AUTHORITY

THURSDAY, NOVEMBER 15, 2018, 10:30 AM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM

A. ROLL CALL.

1. William VandeCastle- Chair, Sandra Popp- Vice Chair, Terri Refsguard, Nathalie Lund and Stephen Srubas

Members Present: Nathalie Lund, Stephen Srubas, Terri Refsguard, Excused: Sandra Popp, Absent: William VandeCastle

B. APPROVAL OF THE AGENDA.

1. Approval of the November 15, 2018, agenda of the Green Bay Housing Authority.

Moved by Stephen Srubas, seconded by Nathalie Lund to approve the agenda. Motion carried.
Yes- Nathalie Lund, Stephen Srubas, Terri Refsguard, No- None, Abstain- None

C. APPROVAL OF MINUTES.

1. Approval of the August 23, 2018, minutes of the Green Bay Housing Authority.

Moved by Nathalie Lund, seconded by Stephen Srubas to approve the minutes. Motion carried.
Yes- Nathalie Lund, Stephen Srubas, Terri Refsguard, No- None, Abstain- None

D. REGULAR BUSINESS.

1. Consideration with possible action on awarding the audit contract to Hawkins Ash for 2019 and 2020 with options for three 1-year renewals.

Moved by Stephen Srubas, seconded by Terri Refsguard to approve of awarding the audit contract to Hawkins Ash for 2019 and 2020 options for three 1- year renewals. Motion carried.
Yes- Nathalie Lund, Stephen Srubas, Terri Refsguard, No- None, Abstain- None

2. Consideration with possible action on amending the 2019 budget to increase the snow removal line item for Mason Manor.

Moved by Terri Refsguard, seconded by Stephen Srubas to approve of amending the 2019 budget to increase the snow removal line item for Mason Manor. Motion carried.
Yes- Nathalie Lund, Stephen Srubas, Terri Refsguard, No- None, Abstain- None

3. Consideration with possible action regarding Flat rents and Utility allowances, effective January 1, 2019.

Moved by Stephen Srubas, seconded by Terri Refsguard to approve of raising the current Flat rent rates and Utility allowances effective January 1, 2019. Motion carried.
Yes- Nathalie Lund, Stephen Srubas, Terri Refsguard, No- None, Abstain- None

E. INFORMATIONAL.

1. Update on WHEDA Grant.

Cheryl Renier-Wigg presented information regarding the WHEDA grant that was awarded to the Green Bay Housing Authority. No action needed.

2. GBHA bills.

Stephanie Schmutzer presented information regarding the Green Bay Housing Authority's bills. No action needed.

3. GBHA financial report.

Stephanie Schmutzer presented information regarding the Green Bay Housing Authority's financial report. No action needed.

4. Langan Report.

Jayme Valentine presented information regarding the Langan report. No action needed.

5. Housing Update Report.

Ka Vang presented the housing update report. No action needed.

Cheryl Renier-Wigg presented information regarding Rental Assistance Demonstration (RAD) housing. No action needed.

6. Occupancy Report for the month of November, 2018.

Jayme Valentine presented information regarding the Green Bay Housing Authority's Occupancy report for the month of November 2018. No action needed.

7. Date of next meeting: December 20, 2018.

F. ADJOURNMENT.

Moved by Steven Srubas, seconded by Nathalie Lund to adjourn. Motion carried.
Yes- Nathalie Lund, Stephen Srubas, Terri Refsguard, No- None, Abstain- None

Report to the
Housing Authority
of the City of Green Bay

MEETING DATE	PREPARED BY
January 17, 2019	Cheryl Renier-Wigg, Staff

AGENDA ITEM # D.1.

Consideration with possible action to retain legal services to assist staff in the RAD or Re-positioning for redevelopment of Mason Manor.

BACKGROUND

As an aging structure, Mason Manor is is need of major repairs. The estimated cost of these repairs exceeds the amount provided by HUD. This is a problem for many Housing Authorities across the country. HUD is encouraging Housing Authorities to seek alternative methods to make these needed major improvements. RAD or re-positioning are two options that would allow the Housing Authority to work in conjunction with private developers to make these repairs while still providing affordable rents to the tenants.

This is a lengthy and complicated process. Staff believes it would be in the best interest of the GBHA to hire an attorney to protect its interests throughout this process which could take many months.

RECOMMENDATION

Approve retaining legal services to assist staff in the RAD or Re-positioning for redevelopment of Mason Manor.

FISCAL IMPACT

ATTACHMENTS

1. Letter from HUD

OFFICE OF PUBLIC & INDIAN HOUSING

Repositioning Public Housing

HUD's Office of Public and Indian Housing sent this bulletin at 11/14/2018 01:00 PM EST

Having trouble viewing this email? View it as a Web page.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WASHINGTON, DC 20410-5000

GENERAL DEPUTY ASSISTANT SECRETARY
FOR PUBLIC AND INDIAN HOUSING

November 13, 2018

Dear Executive Director,

As you know, the **capital needs of our nation's public housing inventory has outpaced Federal funding** for much of the past decade. In 2010, HUD conservatively estimated the public housing capital needs backlog at almost $26 billion, and we believe this figure continues to grow at around $3.5 billion every year. The public housing industry also faces barriers in accessing other forms of affordable housing financing commonly available in the private market. Some PHAs are understandably struggling to preserve the quality of these important affordable housing resources which serve 1 million families nationwide.

Under the leadership of Secretary Carson, the Office of Public and Indian Housing (PIH) is focusing on **repositioning public housing** by providing PHAs with additional flexibilities, allowing communities to develop locally appropriate strategies to preserve affordable housing. The Department set a goal to reposition 105,000 public housing units to a more sustainable platform by September 30, 2019 in its FY2019 Annual Performance Plan.

The success of the **Rental Assistance Demonstration (RAD) program**, new flexibilities for **Section 18 demolition and disposition**, together with forthcoming guidance on **Voluntary Conversions** and the **Retention of Assets after a Declaration of Trust (DOT) release** will help us reach this goal together and set public housing properties on a more financially sustainable path.

Within PIH we are taking several steps to achieve this goal. Over the past few months many of our Office Directors have been highlighting repositioning tools at industry conferences. We are also building capacity in our Field Offices and the Special Application Center, focusing staff on this priority, and developing additional guidance and training materials to help you understand your repositioning options. As we make more resources available, we'll make them available on the PIH One-Stop Tool for PHAs (POST) .

Over the next few months your local Public Housing Field Office may contact you to **explore repositioning possibilities in your inventory**. Our goal in reaching out to you is to make sure you and your staff are aware of the repositioning strategies available and to provide technical assistance where needed. We look forward to helping **facilitate locally-driven solutions** to your unique set of challenges and opportunities.

If you are interested in learning more about this goal and the repositioning tools available, please contact your local Public Housing Field Office.

Thank you for your continued partnership and assistance in this important effort to ensure that these incredibly important and limited affordable housing resources in your communities are preserved to house future generations.

Many thanks,

Dominique Blom

Dominique Blom

www.hud.gov espanol.hud.gov

We hope you enjoy receiving these messages from HUD's Office of Public and Indian Housing.

Public Housing Agency contact information is retrieved from HUD's Public Housing Information Center (PIC).
If your agency's contact information is out of date, please update PIC with the correct contact information.
We update our email lists from PIC twice a month, so you should see your change reflected after two weeks.

Thank you for furthering HUD's mission in the communities you serve.

Report to the
Housing Authority
of the City of Green Bay

MEETING DATE	PREPARED BY
January 17, 2019	Stephanie Schmutzer, Staff

AGENDA ITEM # D.2.

Consideration with possible action on writing off delinquent tenant accounts.

BACKGROUND

Seeking approval to write-off delinquent inactive tenant accounts. Although the GBHA will continue to pursue collection of these accounts, writing them off will reduce the amount of accounts receivable that we carry on our general ledger. These accounts will be entered into the Tax Refund Interception Program (TRIP) with the State for collections unless a repayment agreement is made.

RECOMMENDATION

Approval to write-off tenant balance of $10,138.67 for Scattered Sites and $10,518.76 for Mason Manor.

FISCAL IMPACT

ATTACHMENTS

1. Write-offs

Green Bay Housing Authority
Tenant Write-offs

Scattered Sites	Address	DR	Other	Amount	Move Out Date	Approved
[redacted]	[redacted]	$ -	$ 4,789.44	$ 4,789.44	6/1/2018	
[redacted]	[redacted]	$ 1,208.00	$ 187.00	$ 1,395.00	9/18/2018	
[redacted]	[redacted]	$ 656.71	$ 414.93	$ 1,071.64	8/26/2018	
[redacted]	[redacted]	$ -	$ 391.78	$ 391.78	8/2/2018	
[redacted]	[redacted]	$ 231.00	$ 1,560.40	$ 1,791.40	11/5/2018	
[redacted]	[redacted]	$ -	$ 1,079.50	$ 1,079.50	11/12/2018	
		$ 2,095.71	$ 8,423.05	$ 10,518.76		

Mason Manor	Address			Amount	Move Out Date
[redacted]	[redacted]	$ 566.00	$ 520.25	$ 1,086.25	5/2/2018
[redacted]	[redacted]	$ 22.00	$ 180.01	$ 202.01	5/17/2018
[redacted]	[redacted]	$ -	$ 237.00	$ 237.00	5/17/2018
[redacted]	[redacted]	$ -	$ 348.38	$ 348.38	5/17/2019
[redacted]	[redacted]	$ -	$ 165.00	$ 165.00	6/30/2018
[redacted]	[redacted]	$ 749.00	$ 885.85	$ 1,634.85	5/17/2018
[redacted]	[redacted]	$ 125.65	$ 292.00	$ 417.65	10/17/2018
[redacted]	[redacted]	$ -	$ 111.92	$ 111.92	8/28/2018
[redacted]	[redacted]	$ 25.00	$ 365.00	$ 390.00	10/31/2018
[redacted]	[redacted]	$ -	$ 1,960.45	$ 1,960.45	11/30/2018
[redacted]	[redacted]	$ 2,267.00	$ 258.73	$ 2,525.73	11/30/2018
[redacted]	[redacted]	$ -	$ 1,059.43	$ 1,059.43	11/30/2018
		$ 3,754.65	$ 6,384.02	$ 10,138.67	

MM	$ 2,095.71	$ 8,423.05	$ 10,518.76
SS	$ 3,754.65	$ 6,384.02	$ 10,138.67

J:\Hous&CD\GBHA\Public Housing\Write offs\Inactive Tenants- Bad Debt

Report to the
Housing Authority of the City of Green Bay

MEETING DATE	PREPARED BY
January 17, 2019	Stephanie Schmutzer, Staff

AGENDA ITEM # D.3.

Consideration with possible action on approval of the June 30, 2018, Audit Report.

BACKGROUND

Hawkins Ash CPA's, an independent audit firm, has completed the annual audit for the Green Bay Housing Authority. There were no unusual findings. A summary of the audit information can be found in the Management Discussion and Analysis portion of the audit report. We are seeking approval of the June 30, 2018, audited finical report.

RECOMMENDATION

To approve the audited financial report.

FISCAL IMPACT

ATTACHMENTS

1. 2018 FS-final
2. 2018 ML-final

100 North Jefferson Street, Room 608, Green Bay, Wisconsin 54301-5026
(p) 920.448.3400 (f) 920.448.3426 greenbaywi.gov

HOUSING AUTHORITY OF THE
CITY OF GREEN BAY
Green Bay, Wisconsin

FINANCIAL STATEMENTS
WITH INDEPENDENT AUDITORS'
REPORT

JUNE 30, 2018

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin

TABLE OF CONTENTS

JUNE 30, 2018

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INDEPENDENT AUDITORS' REPORT

To the Board of Commissioners
Housing Authority of the City of Green Bay
Green Bay, Wisconsin

Report on the Financial Statements

We have audited the accompanying basic financial statements of the Housing Authority of the City of Green Bay (the "Housing Authority"), as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise the Housing Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Housing Authority's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the respective financial position of the Housing Authority as of June 30, 2018, and the changes in net financial position and cash flows for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 5 through 7 be presented to supplement the basic financial statements. Such 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 have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Housing Authority's basic financial statements. The combining statements are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining statements are fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 16, 2018, on our consideration of the Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority's internal control over financial reporting and compliance.

Summarized Comparative Information

We previously audited the Housing Authority's 2017 financial statements, and we expressed an unmodified opinion on those audited financial statements dated December 11, 2017. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2018 is consistent, in all material respects, with the audited financial statements from which it has been derived.

Hawkins Ash CPAs, LLP

La Crosse, Wisconsin
November 16, 2018

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

The management of the Housing Authority of the City of Green Bay (PHA) offers this narrative overview and analysis of its audited financial statements for fiscal year ended June 30, 2018. The goal is for the reader to better understand the PHA's financial activities and its overall financial position and to show whether current year revenue covered current year expenses and the extent to which the PHA has invested its capital assets. We encourage readers to consider the information presented here in conjunction with the PHA's financial statements, which begins on page 8.

FINANCIAL HIGHLIGHTS:

- The assets of the PHA exceed its liabilities as of June 30, 2018 by $7,138,821 (Net Position).
- The PHA's net investment in capital assets as of June 30, 2018 was $4,386,089.
- The PHA's total revenue for the fiscal year ended June 30, 2018 was $1,234,086.
- The PHA's total expenses for the fiscal year ended June 30, 2018 was $1,601,921. Therefore, the PHA's total combined expenses exceeded its total combined revenue by $367,835.

OVERVIEW OF THE FINANCIAL STATEMENTS:

The following financial statements are included in this report:

- *Statement of Net Position* - reports the PHA's current financial resources: its cash and other current assets, its current and non-current liabilities and comparing those two elements, the resulting net position of the PHA. A comparison between this year and the preceding year is also provided.
- *Statement of Revenue, Expenses, and Changes in Net Position* - reports the PHA's various revenue and expenses and provides a comparison between this year and the preceding year.
- *Statement of Cash Flows* - reports cash inflows and outflows for the PHA's fiscal year.

ANALYSIS OF FINANCIAL STATEMENTS:

STATEMENT OF NET POSITION

	2018	2017	INCREASE (DECREASE)
Cash and cash equivalents	$ 2,393,882	$ 2,447,215	$ (53,333)
Cash and cash equivalents - restricted	76,760	68,144	8,616
Other current assets	88,204	72,766	15,438
Capital assets	4,386,089	4,738,366	(352,277)
Other noncurrent assets	355,000	355,000	-
TOTAL ASSETS	7,299,935	7,681,491	(381,556)
Current liabilities	133,074	161,049	(27,975)
Noncurrent liabilities	28,040	13,786	14,254
TOTAL LIABILITIES	161,114	174,835	(13,721)
Net investment in capital assets	4,386,089	4,738,366	(352,277)
Unrestricted	2,752,732	2,768,290	(15,558)
TOTAL NET POSITION	7,138,821	7,506,656	(367,835)

The decrease in total assets is mainly due to depreciation on capital assets. The decrease in current liabilities is mainly due to a decrease in accounts payable and accrued payroll at the end of the year. Reducing these liabilities before yearend reduces cash and allows us to follow the guidelines set forth by HUD.

ANALYSIS OF STATEMENT OF REVENUE, EXPENSES, AND CHANGE IN NET POSITION PRIOR AND CURRENT FISCAL YEAR:

	YEAR ENDED JUNE 30,			
	2018		2017	
	AMOUNT	%	AMOUNT	%
REVENUE				
Tenant rents and other charges	$ 646,201	52	$ 618,940	52
HUD operating and capital grants	399,955	33	390,419	32
Other operating revenue	160,960	13	177,504	15
Interest	26,970	2	9,952	1
Gain on sale of fixed assets	-	-	-	-
TOTAL REVENUE	1,234,086	100	1,196,815	100
EXPENSES				
Administrative	372,847	23	378,770	24
Tenant services	40,931	3	28,436	2
Utilities	163,871	10	173,198	11
Maintenance and operations	531,988	33	482,536	31
Protective services	-	0	-	0
General expenses	123,495	8	122,929	8
Extraordinary maintenance	9,817	1	5,985	1
Depreciation	358,972	22	361,014	23
TOTAL EXPENSES	1,601,921	100	1,552,686	100
NET (DECREASE)	**$ (367,835)**		**$ (356,053)**	

ANALYSIS OF STATEMENT OF REVENUE, EXPENSES, AND CHANGE IN NET POSITION PRIOR AND CURRENT FISCAL YEAR - Continued

The PHA's HUD operating and capital grants revenue for fiscal year 2018 was $390,419 as compared to $390,419 in the fiscal year 2017. This decrease is a result of fewer major projects happening in this fiscal year.

Interest income increased 171% during fiscal year 2018. The increase was due to an increase in the interest rate on our account at our current financial institution. With the change in depository products there has been a significant increase in the interest received.

There was an increase of $49,452 in maintenance and operations expenses between the two years from $482,536 in 2017 to $531,988 in 2018. This was a 10% increase caused by several different factors contracting out cleaning of vacant units and repainting units as well as capital projects. Capital projects include carpeting 3rd & 4th floor, new furniture for common areas in Mason Manor and tree removal for various scattered sites.

BUDETARY HIGHLIGHTS

The PHA adopts a consolidated annual operating budget for all programs. The budget for Public Housing is adopted on the basis of accounting practices prescribed to by the U.S. Department of Housing and Urban Development. Program budgets for the Capital Fund Program (CFP) funds are approved by the U.S. Department of Housing and Urban Development on a basis consistent with the grant applications covering the programs.

CAPITAL ASSETS

	2018	2017
Non-depreciable assets:		
Land	$ 495,033	$ 495,033
Depreciable assets:		
Building and improvements	12,463,648	12,456,953
Machinery and equipment	1,231,017	1,231,017
Accumulated depreciation	(9,803,609)	(9,444,637)
TOTAL	**$ 4,386,089**	**$ 4,738,366**

ECONOMIC & OTHER FACTORS

Significant economic factors affecting the Authority's financial position are as follows:

- New regulations were passed by the federal government actively seeking to stream line processes and maximize their efforts. To date not all measures have been implemented and further changes will be affect these programs.

- Green Bay's unemployment rate was 2.8% in 2018, down .6% from 2017. Green Bay's unemployment rate of 2.8% is less than the State average of 2.9% and less than the National average of 4.0%. This is a positive sign for the City of Green Bay; however, there is still a continued demand for Public Housing.

CONTACTING THE PHA'S FINANCIAL MANAGEMENT

The financial report is designed to provide a general overview of the PHA's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Executive Director, Housing Authority of the City of Green Bay, 100 N Jefferson Street, Room 608, Green Bay, WI 54301.

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin

BASIC FINANCIAL STATEMENTS

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin

STATEMENT OF NET POSITION
JUNE 30, 2018
(With summarized financial information as of June 30, 2017)

	JUNE 30, 2018	JUNE 30, 2017
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	$ 2,393,882	$ 2,447,215
Cash and cash equivalents - restricted	76,760	68,144
Receivables		
Tenants	1,111	3,320
Other	32,931	32,931
Due from other governments	21,928	-
Notes receivable	32,234	36,515
TOTAL CURRENT ASSETS	2,558,846	2,588,125
NONCURRENT ASSETS		
Loans receivable	355,000	355,000
Capital assets, net	4,386,089	4,738,366
TOTAL NONCURRENT ASSETS	4,741,089	5,093,366
TOTAL ASSETS	**$ 7,299,935**	**$ 7,681,491**
LIABILITIES AND NET POSITION		
CURRENT LIABILITIES		
Accounts payable	$ 829	$ 2,004
Accrued payroll	10,040	9,645
Compensated absences	17,445	53,256
Unearned revenue	28,000	28,000
Tenants' security deposits	76,760	68,144
TOTAL CURRENT LIABILITIES	133,074	161,049
NONCURRENT LIABILITIES		
Compensated absences	28,040	13,786
TOTAL LIABILITIES	161,114	174,835
NET POSITION		
Net investment in capital assets	4,386,089	4,738,366
Unrestricted	2,752,732	2,768,290
TOTAL NET POSITION	7,138,821	7,506,656
TOTAL LIABILITIES AND NET POSITION	**$ 7,299,935**	**$ 7,681,491**

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin

STATEMENT OF REVENUE, EXPENSES, AND
CHANGES IN NET POSITION
YEAR ENDED JUNE 30, 2018
(With summarized financial information for the year ended June 30, 2017)

	YEAR ENDED JUNE 30, 2018	YEAR ENDED JUNE 30, 2017
OPERATING REVENUE		
Tenant rents and other charges	$ 646,201	$ 618,940
Operating grants	393,260	339,163
Other operating revenue	160,960	177,504
TOTAL OPERATING REVENUE	1,200,421	1,135,607
OPERATING EXPENSES		
Administration	372,847	378,770
Tenant services	40,931	28,436
Utilities	163,871	173,198
Maintenance and operations	531,988	482,536
General expenses	123,495	122,929
Extraordinary maintenance	9,817	5,985
Depreciation	358,972	361,014
TOTAL OPERATING EXPENSES	1,601,921	1,552,868
OPERATING (LOSS)	(401,500)	(417,261)
NONOPERATING REVENUE		
Interest income	26,970	9,952
CHANGE IN NET POSITION BEFORE CAPITAL GRANTS	(374,530)	(407,309)
CAPITAL GRANTS	6,695	51,256
CHANGE IN NET POSITION	(367,835)	(356,053)
NET POSITION AT BEGINNING OF YEAR	7,506,656	7,862,709
NET POSITION AT END OF YEAR	**$ 7,138,821**	**$ 7,506,656**

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE CITY OF GREEN BAY

Green Bay, Wisconsin

STATEMENT OF CASH FLOWS

YEAR ENDED JUNE 30, 2018

(With summarized financial information for the year ended June 30, 2017)

	YEAR ENDED JUNE 30, 2018	YEAR ENDED JUNE 30, 2017
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash receipts:		
Tenant rents and other charges	$ 657,026	$ 631,177
HUD operating grants	371,332	345,866
Other operating receipts	160,960	177,686
Total cash receipts	1,189,318	1,154,729
Cash disbursements:		
Vendors and suppliers	(394,253)	(407,383)
Employees compensation and benefits	(553,833)	(496,789)
Other operating and maintenance	(214,112)	(238,781)
Insurance	(53,273)	(48,185)
Payment in lieu of taxes	(45,534)	(42,144)
Total cash disbursements	(1,261,005)	(1,233,282)
NET CASH (USED IN) OPERATING ACTIVIITIES	(71,687)	(78,553)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Capital grants	6,695	51,256
Acquisition of capital assets	(6,695)	(109,184)
NET CASH (USED IN) CAPITAL AND RELATED FINANCING ACTIVITIES	-	(57,928)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	26,970	9,952
NET (DECREASE) IN CASH AND CASH EQUIVALENTS	(44,717)	(126,529)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	2,515,359	2,641,888
CASH AND CASH EQUIVALENTS AT END OF YEAR	**$ 2,470,642**	**$ 2,515,359**
RECONCILIATION OF CASH AND CASH EQUIVALENTS PER STATEMENT OF CASH FLOWS TO THE STATEMENT OF NET POSITION		
Cash and cash equivalents	$ 2,393,882	$ 2,447,215
Cash and cash equivalents - restricted	76,760	68,144
CASH AND CASH EQUIVALENTS PER STATEMENT OF NET POSITION	**$ 2,470,642**	**$ 2,515,359**

(Continued on page 11)

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
STATEMENT OF CASH FLOWS - Continued
YEAR ENDED JUNE 30, 2018
(With summarized financial information for the year ended June 30, 2017)

	YEAR ENDED JUNE 30, 2018	YEAR ENDED JUNE 30, 2017
RECONCILIATION OF (LOSS) FROM OPERATIONS TO NET CASH (USED IN) OPERATING ACTIVITIES		
Operating (loss)	$ (401,500)	$ (417,261)
Adjustments to reconcile operating (loss) to net cash (used in) operating activities		
Depreciation	358,972	361,014
Changes in assets and liabilities		
Decrease (increase) in assets		
Accounts receivable	2,209	14,950
Other receivable	-	(1,542)
Due from other governments	(21,928)	17,168
Notes receivable	4,281	(30,494)
(Decrease) Increase in liabilities		
Accounts payable	(1,175)	(52,530)
Accrued payroll	395	2,934
Compensated absences	(21,557)	29,921
Tenants' security deposits	8,616	(2,713)
NET CASH (USED IN) OPERATING ACTIVITIES	**$ (71,687)**	**$ (78,553)**

The accompanying notes are an integral part of these financial statements.

NOTE 1 - Summary of Significant Accounting Policies

Reporting Entity - The Housing Authority is a separate governmental entity created for the purpose of constructing, maintaining, and operating public housing and providing rental assistance to low income, disabled, and elderly persons. Most of the Housing Authority's funding is provided by the United States Department of Housing and Urban Development (HUD). All programs of the Housing Authority are included in these statements. The Housing Authority has no component units.

Programs Administered by the Housing Authority - The programs of the Housing Authority are recorded in one enterprise fund. Each is maintained using a separate set of self-balancing accounts. The Housing Authority operates the following programs:

Public Housing - consists of HUD-financed public housing owned by the Housing Authority.
Capital Funds - consists of modernization projects in progress.
Revenue Bond Program - consists of an accumulation of fees charged to private concerns in connection with the issuance of Housing Authority Revenue Bonds which can be used for housing related projects at the Housing Authority's discretion.
Central Office Cost Center (COCC) - consists of a separate business unit within the Housing Authority that earns income from fees for centralized services.

Basis of Accounting and Measurement Focus - The Housing Authority's financial statements are presented on the full accrual basis in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP). The Housing Authority applies all GASB pronouncements as well as U.S. GAAP, as codified by Financial Accounting Standards Board.

All activities of the Housing Authority are accounted for within one proprietary (enterprise) fund. A proprietary fund is used to account for operations that are (a) financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the cost (expenses, including depreciation) of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenue earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

A proprietary fund distinguishes operating revenue and expenses from non-operating items. Operating revenue and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenue of the Housing Authority are rents collected from tenants and operating grants. Operating expenses for proprietary funds include the cost of operating properties owned, administrative expenses, and depreciation on capital assets. All revenue and expenses not meeting this definition are reported as non-operating revenue and expenses.

The accounting and financial reporting treatment applied to the Housing Authority is determined by its measurement focus. The transactions of the Housing Authority are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operations are included on the statement of net position. Net position (i.e., total assets net of total liabilities) are segregated into net investment in capital assets, restricted, and unrestricted. When both restricted and unrestricted resources are available for use, it is the Housing Authority's policy to use restricted resources first, and then unrestricted resources as they are needed.

NOTE 1 - Summary of Significant Accounting Policies - Continued

Summarized Financial Information - The basic financial statements include certain prior-year summarized financial information in total but not at the level of detail required for a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Housing Authority's financial statements for the year ended June 30, 2017, from which the summarized information was derived.

Cash and Cash Equivalents - For purposes of the statement of cash flows, the Housing Authority considers all highly liquid investments purchased with a maturity of three months or less to be cash equivalents.

Cash and Cash Equivalents - Restricted - Restricted cash and cash equivalents are segregated resources for tenants' security deposits.

Accounts Receivable - Tenant accounts receivable are recorded at gross amounts with uncollectible amounts recognized under the direct write-off method. No allowance for uncollectible accounts has been provided since it is believed that the amount of such allowance would not be material.

Capital Assets - Purchased capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated capital assets are valued at their estimated fair value on the date donated. The Housing Authority capitalized all assets with a cost of $5,000 or greater and a useful life of one year or more. Buildings and equipment are carried at cost or estimated fair value and depreciated using a straight-line method of depreciation over their estimated useful lives as follows:

Land improvements	10 years
Buildings and improvements	10-40 years
Machinery and equipment	3-7 years

Impairment of Long-Lived Assets - The Housing Authority reviews its capital assets for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recovered. If the fair value is less than the carrying value of an asset, an impairment loss is recognized for the difference. No impairment loss has been recognized during the year ended June 30, 2018.

Accumulated Compensated Absences - The Housing Authority allows full-time regular employees and part-time with benefits employees to accumulate the following compensated absences:

- Vacation time is earned at an annual rate as stated in the table below. Unused vacation may be carried over into the next year with a maximum allowable accumulation of thirty (30) vacation days. Unused earned vacation time is paid out at termination.

In These Years of Employment	Employee Will Earn These Hours of Vacation
Start through end of 5th year	80 hours
6th through end of 10th year	120 hours
11th through end of 15th year	136 hours
16th through end of 20th year	160 hours
21st year plus	200 hours

NOTE 1 - Summary of Significant Accounting Policies - Continued

- Sick leave is accrued at a rate equivalent to one full working day per month, with a maximum of 144 days. An employee may use sick leave or emergency leave for absences necessitated by injury or illness of him/herself or a member of his/her immediate family. Unused sick leave is paid out upon retirement and acceptance into the Wisconsin Retirement System based on a schedule of average hours used per year and according to their contract.

- Part-time with benefits employees earn vacation and sick pay on a prorated basis according to their labor agreements or according to the percentage of a full week that they work.

The amount of accumulated benefits at June 30, 2018, was $45,485 and is recorded as a liability in the applicable programs.

Deferred Outflows and Inflows of Resources - In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future periods and will not be recognized as an outflow of resources (expenditure) until then. The Housing Authority does not have any items that qualify for reporting in this category.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position which applies to future periods and so will not be recognized as an inflow of resources (revenue) until then. The Housing Authority does not have any items that qualify for reporting in this category.

Net Position Classifications - Net position represents the difference between the total assets and the total liabilities. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement for those assets. Net position is reported as restricted when there are limitations imposed on their use through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

Federal Aids - Federal aids for reimbursable programs are recognized as revenue in the year related program expenditures are incurred. Aids received prior to meeting revenue recognition criteria are recorded as deferred revenue.

Employee Retirement Plan - The Housing Authority participates in the City of Green Bay, Wisconsin’s retirement plan, covering all of its eligible employees, which is funded through contributions to the Wisconsin Retirement System (WRS).

Due To/From Other Programs - During the course of operations, numerous transactions occur between individual programs for goods provided or services rendered. These receivables and payables are classified as "due from other programs" or "due to other programs" on the combining statement of net position and have been eliminated in the basic financial statements.

Interprogram Transactions - Quasi-external transactions are accounted for as revenue or expenses. Transactions that constitute reimbursements to a program for expenses initially made from it that are properly applicable to another program, are recorded as expenses in the reimbursing program and as reductions of expenses in the program that is reimbursed.

NOTE 1 - Summary of Significant Accounting Policies - Continued

Rental Income - Rental income is recognized as rents become due.

Use of Estimates - The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Subsequent Events - The Housing Authority has evaluated subsequent events through November 16, 2018, the date which the financial statements were available to be issued.

NOTE 2 - Cash and Cash Equivalents

HUD regulations and statutes authorize the Housing Authority to have deposits in checking accounts, certificates of deposit, money-market funds, United States government securities, and repurchase agreements fully collateralized by United States government securities.

At June 30, 2018, the Housing Authority reported cash and cash equivalents as follows:

Cash and cash equivalents	$ 2,393,882
Cash and cash equivalents - restricted	76,760
TOTAL	**$ 2,470,642**

Fair Value of Deposits - Deposits are reported at fair value. At June 30, 2018, the fair value of the Housing Authority's deposits and investments approximated original cost; therefore, no fair value adjustments were necessary.

Determining Fair Value - Fair value of the Housing Authority's deposits are determined as follows: Deposits with stated interest rates (operating, savings accounts, and certificates of deposit) are stated at cost.

Income Allocation - Interest income is generally allocated to the program that owns the certificate of deposit and savings account.

Deposits at Financial Institutions - The Housing Authority's balances at individual financial institutions were subject to coverage under federal depository insurance and amounts appropriated by Sections 20.144(1)(a) and 34.08 of the Wisconsin Statutes (State Guarantee Fund). Coverage under the State Guarantee Fund may not exceed $400,000 above the amount of coverage under federal depository insurance at any institution and is limited by the availability of the appropriations authorized therein. (Due to the relatively small size of the State Guarantee Fund in relation to the total coverage, total recovery of losses may not be available.)

Custodial Credit Risk - Deposits - Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The Housing Authority does not have an additional custodial credit risk policy.

NOTE 2 - Cash and Cash Equivalents - Continued

As of June 30, 2018, $1,945,970 of the Housing Authority's bank balance of $2,595,970 was exposed to custodial risk as follows:

Uninsured, collateralized	$ 1,945,970

The difference between cash and cash equivalents and the bank balance reported below is due to reconciling items such as outstanding checks and deposits in transit.

NOTE 3 - Notes and Loans Receivable

Notes receivable consists of the following at June 30, 2018:

Scattered Sites tenant repayment agreements	$ 25,009
Mason Manor tenant repayment agreements	7,225
	$ 32,234

Loans receivable consist of the following at June 30, 2018:

0 percent, deferred payment loan from Neighborhood Housing Services of Green Bay, Inc., payable in full upon transfer or other disposition of the property located at 437 S. Jackson Street.	$ 100,000
0 percent, deferred payment loan from NEW Community Shelter, Inc., payable upon sale or transfer of the property located at 301 Mather Street.	50,000
0 percent, deferred payment loan from Neighborhood Housing Services of Green Bay, Inc., payable in full upon sale, transfer, or refinance and the property leases to operate as Benevolent Low Income Housing, collateralized with real property at 145-151 N. Ashland Avenue.	205,000
	$ 355,000

NOTE 4 - Capital Assets

A summary of changes in capital assets are as follows:

	BALANCE 07/01/17	ADDITIONS	RETIREMENTS	BALANCE 06/30/18
Capital assets not being depreciated:				
Land	$ 495,033	$ -	$ -	$ 495,033
Capital assets being depreciated:				
Buildings and improvements	12,456,953	6,695	-	12,463,648
Machinery and equipment	1,231,017	-	-	1,231,017
Total capital assets being depreciated	13,687,970	6,695	-	13,694,665
Less accumulated depreciation	(9,444,637)	(358,972)	-	(9,803,609)
Total capital assets being depreciated, net of accumulated depreciation	4,243,333	(352,227)	-	3,891,056
NET CAPITAL ASSETS	**$ 4,738,366**	**$ (352,277)**	**$ -**	**$ 4,386,089**

NOTE 5 - Long-Term Obligations

Details of the Housing Authority's long-term obligations are set forth below:

Summary of Long-Term Obligations

	BALANCE 07/01/17	ADDITIONS	REDUCTIONS	BALANCE 06/30/18	AMOUNT DUE WITHIN ONE YEAR
Compensated absences	$ 67,042	$ 31,699	$ 53,256	$ 45,485	$ 17,445

NOTE 6 - Lease Income

The Housing Authority currently receives lease income for rooftop space at one of its Public Housing projects. The lease income is from three cancelable leases with varying expiration dates. The leases require the annual rents to be adjusted by 5 percent of the rent in effect during the previous year. Income received from these leases during fiscal year 2018 totaled $132,905 and is included in other operating revenue in the accompanying financial statements. The minimum future receipts under these leases are as follows:

2019	$ 137,795
2020	142,849

NOTE 7 - Cooperative Agreement

The Housing Authority has an agreement with the City of Green Bay, Wisconsin ("City") whereby the Housing Authority reimburses the City for administrative costs incurred by the City on behalf of the Housing Authority. These administrative costs consist principally of salaries, benefits, and office expenses. The salaries and benefits are for the allocated time that the City employee's work on the Housing Authority. Included in the benefit expense are those employee's allocated expenses for the Wisconsin Retirement System (WRS), insurance, and taxes.

NOTE 8 - Conduit Debt Obligations

From time to time, the Housing Authority has issued Revenue Bonds to provide financial assistance to commercial and non-profit entities for the acquisition and construction of facilities deemed to be in the public interest. The bonds are secured by the property financed. Payments on the underlying mortgage loans are made to the respective bond trustee. Upon repayment of the bonds, ownership of the acquired facilities transfers to the commercial or non-profit entity served by the bond issuance. Neither the Housing Authority, the City of Green Bay, Wisconsin, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

As of June 30, 2018, there were four series of Revenue Bonds outstanding. The aggregate principal amount payable was not readily determinable by the Housing Authority.

The Housing Authority charges annual fees for performing the service of issuing bonds. The commercial and non-profit entities pay the annual fees for as long as the bonds remain outstanding. Fees received by the Housing Authority during the year ended June 30, 2018, totaled $14,955 and are included in other operating revenue in the accompanying financial statements.

NOTE 9 - Risk Management

Insured Risk - The Housing Authority purchases commercial insurance with various deductibles and coverages to cover liability, property, workers' compensation, errors, omissions, and employee defalcation risk. For insured programs, there have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

NOTE 10 - Economic Dependency

The Housing Authority received approximately 33 percent of its total revenue from the United States Department of Housing and Urban Development. This funding is subject to federal government budget appropriations and potential funding reductions.

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin

SUPPLEMENTARY INFORMATION

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
COMBINING STATEMENT OF NET POSITION
JUNE 30, 2018

		PUBLIC HOUSING		REVENUE			
ASSETS	COCC	MASON MANOR	SCATTERED SITES	BOND PROGRAM	CAPITAL FUNDS	ELIMINATING ENTRY	TOTAL
CURRENT ASSETS							
Cash and cash equivalents	$ -	$ 2,393,882	$ -	$ -	$ -	$ -	$ 2,393,882
Cash and cash equivalents - restricted	-	76,760	-	-	-	-	76,760
Receivables							
Tenants	-	873	238	-	-	-	1,111
Other	-	32,931	-	-	-	-	32,931
Due from other governments	-	-	-	-	21,928	-	21,928
Due from other programs	159,537	19,232	428,803	1,239,903	3,828	(1,851,303)	-
Notes receivable	-	7,225	25,009	-	-	-	32,234
TOTAL CURRENT ASSETS	159,537	2,530,903	454,050	1,239,903	25,756	(1,851,303)	2,558,846
NONCURRENT ASSETS							
Loans receivable	-	-	-	355,000	-	-	355,000
Capital assets, net	2,305	2,080,293	2,141,272	-	162,219	-	4,386,089
TOTAL NONCURRENT ASSETS	2,305	2,080,293	2,141,272	355,000	162,219	-	4,741,089
TOTAL ASSETS	**$ 161,842**	**$ 4,611,196**	**$ 2,595,322**	**$ 1,594,903**	**$ 187,975**	**$ (1,851,303)**	**$ 7,299,935**

(Continued on page 20)

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
COMBINING STATEMENT OF NET POSITION - Continued
JUNE 30, 2018

LIABILITIES AND NET POSITION	COCC	PUBLIC HOUSING MASON MANOR	PUBLIC HOUSING SCATTERED SITES	REVENUE BOND PROGRAM	CAPITAL FUNDS	ELIMINATING ENTRY	TOTAL
CURRENT LIABILITIES							
Accounts payable	$ -	$ 605	$ 224	$ -	$ -	$ -	$ 829
Accrued payroll	2,113	5,810	2,117	-	-	-	10,040
Compensated absences	4,985	6,230	6,230	-	-	-	17,445
Unearned revenue	-	28,000	-	-	-	-	28,000
Tenants' security deposits	-	41,609	35,151	-	-	-	76,760
Due to other programs	-	1,822,315	-	-	28,988	(1,851,303)	-
TOTAL CURRENT LIABILITIES	7,098	1,904,569	43,722	-	28,988	(1,851,303)	133,074
NONCURRENT LIABILITIES							
Compensated absences	3,616	14,043	10,381	-	-	-	28,040
TOTAL LIABILITIES	10,714	1,918,612	54,103	-	28,988	(1,851,303)	161,114
NET POSITION							
Net investment in capital assets	2,305	2,080,293	2,141,272	-	162,219	-	4,386,089
Unrestricted	148,823	612,291	399,947	1,594,903	(3,232)	-	2,752,732
TOTAL NET POSITION	151,128	2,692,584	2,541,219	1,594,903	158,987	-	7,138,821
TOTAL LIABILITIES AND NET POSITION	**$ 161,842**	**$ 4,611,196**	**$ 2,595,322**	**$ 1,594,903**	**$ 187,975**	**$ (1,851,303)**	**$ 7,299,935**

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
COMBINING STATEMENT OF REVENUE, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED JUNE 30, 2018

		PUBLIC HOUSING		REVENUE			
	COCC	MASON MANOR	SCATTERED SITES	BOND PROGRAM	CAPITAL FUNDS	ELIMINATING ENTRY	TOTAL
OPERATING REVENUE							
Tenant rents and other charges	$ -	$ 492,916	$ 153,285	$ -	$ -	$ -	$ 646,201
Operating grants	-	169,627	139,891	-	83,742	-	393,260
Other operating revenue	161,209	145,743	240	14,955	-	(161,187)	160,960
TOTAL OPERATING REVENUE	161,209	808,286	293,416	14,955	83,742	(161,187)	1,200,421
OPERATING EXPENSES							
Administration	139,821	266,653	125,217	2,343	-	(161,187)	372,847
Tenant services	-	40,916	15	-	-	-	40,931
Utilities	-	125,536	38,335	-	-	-	163,871
Maintenance and operations	605	340,837	103,834	2,970	83,742	-	531,988
General expenses	2,701	65,210	55,584	-	-	-	123,495
Extraordinary maintenance	-	-	1,417	8,400	-	-	9,817
Depreciation	601	218,617	131,964	-	7,790	-	358,972
TOTAL OPERATING EXPENSES	143,728	1,057,769	456,366	13,713	91,532	(161,187)	1,601,921
OPERATING INCOME (LOSS)	17,481	(249,483)	(162,950)	1,242	(7,790)	-	(401,500)
NONOPERATING REVENUE (EXPENSES)							
Interest income	1,610	7,147	4,555	13,658	-	-	26,970
Operating transfers in	-	-	25,000	-	-	(25,000)	-
Operating transfers out	-	(25,000)	-	-	-	25,000	-
NET NONOPERATING REVENUE (EXPENSES)	1,610	(17,853)	29,555	13,658	-	-	26,970
CHANGE IN NET POSITION BEFORE CAPITAL GRANTS	19,091	(267,336)	(133,395)	14,900	(7,790)	-	(374,530)
CAPITAL GRANTS	-	-	-	-	6,695	-	6,695
CHANGE IN NET POSITION	19,091	(267,336)	(133,395)	14,900	(1,095)	-	(367,835)
NET POSITION AT BEGINNING OF YEAR	132,037	2,866,294	2,674,684	1,580,003	253,638	-	7,506,656
RESIDIUAL EQUITY TRANSFER IN (OUT)	-	93,626	(70)	-	(93,556)	-	-
NET POSITION AT END OF YEAR	**$ 151,128**	**$ 2,692,584**	**$ 2,541,219**	**$ 1,594,903**	**$ 158,987**	**$ -**	**$ 7,138,821**

HOUSING AUTHORITY OF THE CITY OF GREEN BAY

Green Bay, Wisconsin

COMBINING STATEMENT OF CASH FLOWS

YEAR ENDED JUNE 30, 2018

		PUBLIC HOUSING		REVENUE			
	COCC	MASON MANOR	SCATTERED SITES	BOND PROGRAM	CAPITAL FUNDS	ELIMINATING ENTRY	TOTAL
CASH FLOWS FROM OPERATING ACTIVITIES							
Cash receipts:							
Tenant rents and other charges	$ -	$ 497,670	$ 159,356	$ -	$ -	$ -	$ 657,026
Interprogram services provided	-	3,143	12,098	-	21,928	(37,169)	-
HUD operating grants	-	169,627	139,891	-	61,814	-	371,332
Other operating receipts	161,209	145,743	240	14,955	-	(161,187)	160,960
Total cash receipts	161,209	816,183	311,585	14,955	83,742	(198,356)	1,189,318
Cash disbursements:							
Vendors and suppliers	(29,569)	(325,662)	(103,250)	(13,217)	(83,742)	161,187	(394,253)
Employees compensation and benefits	(110,589)	(317,864)	(124,884)	(496)	-	-	(553,833)
Other operating and maintenance	-	(150,221)	(63,891)	-	-	-	(214,112)
Insurance	(392)	(13,548)	(39,333)	-	-	-	(53,273)
Payment in lieu of taxes	-	(35,822)	(9,712)	-	-	-	(45,534)
Interprogram services used	(22,269)	-	-	(14,900)	-	37,169	-
Total cash disbursements	(162,819)	(843,117)	(341,070)	(28,613)	(83,742)	198,356	(1,261,005)
NET CASH (USED IN) OPERATING ACTIVITIES	(1,610)	(26,934)	(29,485)	(13,658)	-	-	(71,687)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES							
Capital grants	-	-	-	-	6,695	-	6,695
Equity transfer	-	70	(70)	-	-	-	-
Acquisition of capital assets	-	-	-	-	(6,695)	-	(6,695)
NET CASH (USED IN) CAPITAL AND RELATED FINANCING ACTIVITIES	-	70	(70)	-	-	-	-
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES							
Operating transfers (out) in	-	(25,000)	25,000	-	-	-	-
CASH FLOWS FROM INVESTING ACTIVITIES							
Interest received	1,610	7,147	4,555	13,658	-	-	26,970
NET (DECREASE) IN CASH AND CASH EQUIVALENTS	-	(44,717)	-	-	-	-	(44,717)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	-	2,515,359	-	-	-	-	2,515,359
CASH AND CASH EQUIVALENTS AT END OF YEAR	**$ -**	**$ 2,470,642**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,470,642**

(Continued on page 23)

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
COMBINING STATEMENT OF CASH FLOWS - Continued
YEAR ENDED JUNE 30, 2018

	COCC	PUBLIC HOUSING MASON MANOR	PUBLIC HOUSING SCATTERED SITES	REVENUE BOND PROGRAM	CAPITAL FUNDS	ELIMINATING ENTRY	TOTAL
RECONCILIATION OF CASH AND CASH EQUIVALENTS PER STATEMENT OF CASH FLOWS TO THE STATEMENT OF NET POSITION							
Cash and cash equivalents	$ -	$ 2,393,882	$ -	$ -	$ -	$ -	$ 2,393,882
Cash and cash equivalents - restricted	-	76,760	-	-	-	-	76,760
CASH AND CASH EQUIVALENTS PER STATEMENT OF NET POSITION	**$ -**	**$ 2,470,642**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,470,642**
RECONCILIATION OF INCOME (LOSS) FROM OPERATIONS TO NET CASH (USED IN) PROVIDED BY OPERATING ACTIVITIES							
Operating income (loss)	$ 17,481	$ (249,483)	$ (162,950)	$ 1,242	$ (7,790)	$ -	$ (401,500)
Adjustments to reconcile operating income (loss) to net cash (used in) provided by operating activities							
Depreciation	601	218,617	131,964	-	7,790	-	358,972
Changes in assets and liabilities							
(Increase) decrease in assets							
Accounts receivable	-	2,060	149	-	-	-	2,209
Due from other governments	-	-	-	-	(21,928)	-	(21,928)
Due from other programs	(22,269)	(6,872)	12,098	(14,900)	-	31,943	-
Notes receivable	-	5,648	(1,367)	-	-	-	4,281
(Decrease) increase in liabilities							
Accounts payable	(60)	(69)	(1,046)	-	-	-	(1,175)
Accrued payroll	36	704	(345)	-	-	-	395
Compensated absences	2,601	(10,248)	(13,910)	-	-	-	(21,557)
Tenants' security deposits	-	2,694	5,922	-	-	-	8,616
Due to other programs	-	10,015	-	-	21,928	(31,943)	-
NET CASH (USED IN) PROVIDED BY OPERATING ACTIVITIES	**$ (1,610)**	**$ (26,934)**	**$ (29,485)**	**$ (13,658)**	**$ -**	**$ -**	**$ (71,687)**

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin

OTHER REPORT

HAWKINS | ASH
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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Commissioners
Housing Authority of the City of Green Bay
Green Bay, Wisconsin

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Housing Authority of the City of Green Bay (the "Housing Authority"), as of and for the year ended June 30, 2018, and the related notes to financial statements, which collectively comprise the Housing Authority's basic financial statements, and have issued our report hereon dated November 16, 2018.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Housing Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Housing Authority's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Hawkins Ash CPAs, LLP

La Crosse, Wisconsin
November 16, 2018

HOUSING AUTHORITY OF THE
CITY OF GREEN BAY
Green Bay, Wisconsin

INDEPENDENT AUDITORS' REPORT
ON COMMUNICATION WITH THOSE
CHARGED WITH GOVERNANCE

JUNE 30, 2018

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin

TABLE OF CONTENTS

JUNE 30, 2018

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INDEPENDENT AUDITORS' REPORT ON COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

To the Board of Commissioners
Housing Authority of the City of Green Bay
Green Bay, Wisconsin

We have audited the financial statements of the Housing Authority of the City of Green Bay ("Housing Authority"), for the year ended June 30, 2018. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated September 17, 2018. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Housing Authority are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2018. We noted no transactions entered into by the Housing Authority during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the financial statements was:

- Depreciation is calculated using the straight-line method over the estimated useful life of the asset.

We evaluated the key factors and assumptions used to develop the above estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. The material misstatements on page 5 were detected as a result of audit procedures, were corrected by management.

Disagreements With Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated November 16, 2018.

Management Consultations With Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Housing Authority's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Housing Authority's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the management's discussion and analysis, which is required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining financial statements, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the use of the Board of Commissioners and management of the Housing Authority of the City of Green Bay and is not intended to be, and should not be, used by anyone other than these specified parties.

Hawkins Ash CPAs, LLP

La Crosse, Wisconsin
November 16, 2018

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
ADJUSTING JOURNAL ENTRIES
JUNE 30, 2018

Account	Description	Debit	Credit
Adjusting Journal Entry # 1			
To close out CFP 2013.			
10-0-000-000-1129.010	A/R Scattered Sites	5,770	
10-1-000-000-4800.000	Depreciation Expense	6,379	
10-3-013-000-1400.000	Accumulated Depreciation	19,620	
10-3-013-000-3200.000	Retained Earnings	99,326	
10-5-000-001-1450.000	Site Improvement	86,008	
10-5-000-001-1475.020	Maintenance Equipment	20,789	
11-0-000-000-2119.010	A/P Mason Manor	358	
11-3-013-000-3200.000	Retained Earnings	358	
10-0-000-000-1400.050	Accumulated Depreciation		19,620
10-0-000-000-3200.000	Retained Earnings		99,326
10-3-013-000-1450.000	Site Improvement		86,008
10-3-013-000-1475.230	Maintenance Equipment - OF		14,550
10-3-013-000-1475.700	Automotive Equipment		6,239
10-3-013-000-2119.010	A/P Mason Manor		5,770
10-3-013-000-4800.000	Depreciation Expense		6,379
11-0-000-000-3200.000	Retained Earnings		358
11-3-013-000-2119.010	A/P Mason Manor		358
	TOTAL	**238,608**	**238,608**
Adjusting Journal Entry # 2			
To adjust HUD contributions recorded in Capital Funds.			
11-0-000-000-2119.010	A/P Mason Manor	11,291	
11-3-016-000-2802.000	HUD Contributions	11,291	
11-0-000-000-2840.000	Cumulative HUD Contribution		11,291
11-3-016-000-2119.010	A/P Mason Manor		11,291
	TOTAL	**22,582**	**22,582**
Adjusting Journal Entry # 3			
To record A/R HUD for Capital Funds.			
10-3-015-000-1125.010	A/R HUD	10,267	
10-3-016-000-1125.010	A/R HUD	8,918	
10-3-017-000-1125.010	A/R HUD	2,743	
10-3-015-000-2802.000	HUD Contributions		10,267
10-3-016-000-2802.000	HUD Contributions		8,918
10-3-017-000-2802.000	HUD Contributions		2,743
	TOTAL	**21,928**	**21,928**
Adjusting Journal Entry # 4			
To adjust depreciation expense to tie to schedule.			
10-0-000-000-1400.050	Accumulated Depreciation	2,480	
11-0-000-000-1400.050	Accumulated Depreciation	3,398	
10-1-000-000-4800.000	Depreciation Expense		2,480
11-1-000-000-4800.000	Depreciation Expense		3,398
	TOTAL	**5,878**	**5,878**

Green Bay Housing Authority
Check Detail
November 2018

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**4826**	**11/08/2018**	**Ellison Electric Su...**		**1111.01 · General ...**	
Bill	221684-00	10/16/2018		LED fixtures	4420.00 · Maint - S...	-152.58
Bill	1454546-01	10/19/2018		cfl's	4420.00 · Maint - S...	-86.20
Bill	1454976-01	10/19/2018		lights	4420.00 · Maint - S...	-147.50
Bill	221748-00	10/26/2018		Cfls	4420.00 · Maint - S...	-17.24
TOTAL						-403.52
Bill Pmt -Check	**4827**	**11/08/2018**	**ACE DRAIN & SE...**	**1424 Admira...**	**1111.01 · General ...**	
Bill	12921	09/30/2018		auger sewer	4430.16 · Plumbing	-198.00
TOTAL						-198.00
Bill Pmt -Check	**4828**	**11/08/2018**	**Advanced Disposa...**	**1424 Admira...**	**1111.01 · General ...**	
Bill	B80000641426	10/31/2018		trash collection	4430.19 · Garbage ...	-366.02
TOTAL						-366.02
Bill Pmt -Check	**4829**	**11/08/2018**	**AMA HEATING**		**1111.01 · General ...**	
Bill	S84292	10/25/2018		check boilers...	4430.10 · Heating a...	-1,760.95
Bill	S84335	10/26/2018		thermostat re...	4430.10 · Heating a...	-118.85
TOTAL						-1,879.80
Bill Pmt -Check	**4830**	**11/08/2018**	**AT&T**	**Door system**	**1111.01 · General ...**	
Bill	10/22/18	10/22/2018		Door System	4190.07 · Tele Fax...	-35.21
				Door system	4190.07 · Tele Fax...	-35.21
TOTAL						-70.42
Bill Pmt -Check	**4831**	**11/08/2018**		**SD refund**	**1111.01 · General ...**	
Bill	SD refund	10/29/2018		SD refund - ...	2114.00 · Tenant S...	-200.00
				Key Dept ref...	2114.02 · Security ...	-25.00
TOTAL						-225.00
Bill Pmt -Check	**4832**	**11/08/2018**	**BELSON CO**	**1424 Admira...**	**1111.01 · General ...**	
Bill	308929	11/02/2018		ice melt	4420.00 · Maint - S...	-534.10
TOTAL						-534.10
Bill Pmt -Check	**4833**	**11/08/2018**	**Bug Blaster Inc**	**1424 Admira...**	**1111.01 · General ...**	
Bill	18147	10/26/2018		bed bug treat...	4430.17 · Extermin...	-230.00
TOTAL						-230.00

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Green Bay Housing Authority
Check Detail
November 2018

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**4834**	**11/08/2018**	**CITY OF GREEN B...**		**1111.01 · General ...**	
Bill	970-12420	10/08/2018		Thermostat, r...	4420.00 · Maint - S...	-1,708.63
				gaskets	4420.00 · Maint - S...	-47.34
Bill	970-12420	10/12/2018		paint	4420.00 · Maint - S...	-47.38
				keys	4420.00 · Maint - S...	-3.98
Bill	970-12420	10/15/2018		grease/latch/l...	4420.00 · Maint - S...	-99.11
Bill	115264	10/17/2018		liabilities	4182.00 · Employe...	-1,259.52
				liabilities	4182.00 · Employe...	-899.66
				liabilities	4182.00 · Employe...	-359.86
Bill	970-12420	10/18/2018		plug/cap/wal...	4420.00 · Maint - S...	-48.32
Bill	970-12420	10/19/2018		tools	4420.00 · Maint - S...	-938.87
				tools/vinyl/tar...	4420.00 · Maint - S...	-987.33
				fridges	4430.18 · Appliances	-1,874.00
				electronic dis...	4430.19 · Garbage ...	-136.20
				electronic dis...	4430.19 · Garbage ...	-68.10
Bill	115299	10/19/2018		office supplie...	4190.03 · Paper & ...	-105.55
				gas	4430.03 · Maint - Tr...	-44.46
				copies	4190.01 · Printing	-11.34
Bill	970-12420	10/22/2018		HIBU	4190.08 · Marketing	-20.00
				Halloween P...	4220.01 · Ten Ser -...	-111.46
Bill	970-12420	10/23/2018		Casterline tra...	4140.00 · Staff Trai...	-742.12
Bill	115319	10/23/2018		mailings	4190.02 · Postage	-22.30
				newslatters/c...	4190.01 · Printing	-229.25
Bill	101140-47400	10/23/2018		legal services	4130.00 · Legal Ex...	-301.62
				legal services	4130.00 · Legal Ex...	-305.17
				legal services	4130.00 · Legal Ex...	-452.43
Bill	18003892	10/25/2018		couches	4430.19 · Garbage ...	-70.00
Bill	970-12422	10/31/2018		Wages	4110.00 · Admin Sa...	-5,939.70
				Benefits	4182.00 · Employe...	-2,616.15
				Wages	4410.00 · Maint - L...	-9,367.83
				Benefits	4433.00 · Emp Ben...	-3,948.62
				Wages	4110.00 · Admin Sa...	-4,217.52
				Benefits	4182.00 · Employe...	-1,795.11
				Wages	4410.00 · Maint - L...	-3,461.93
				Benefits	4433.00 · Emp Ben...	-1,396.01
				Wages	4110.00 · Admin Sa...	-8,365.14
				Benefits	4182.00 · Employe...	-1,840.90
TOTAL						-53,842.91
Bill Pmt -Check	**4835**	**11/08/2018**		**SD refund**	**1111.01 · General ...**	
Bill	SD refund	11/05/2018		SD refund - ...	2114.00 · Tenant S...	-200.00
				Key Dept Ref...	2114.02 · Security ...	-10.00
TOTAL						-210.00
Bill Pmt -Check	**4836**	**11/08/2018**	**FIRST SUPPLY G...**		**1111.01 · General ...**	
Bill	11390792-00	10/22/2018		seats	4420.00 · Maint - S...	-109.30
Bill	11390792-01	10/26/2018		seats	4420.00 · Maint - S...	-100.80
Bill	11409963-00	11/01/2018		sinks	4420.00 · Maint - S...	-172.33
TOTAL						-382.43

Green Bay Housing Authority
Check Detail
November 2018

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**4837**	**11/08/2018**	**GREEN BAY WAT...**		**1111.01 · General ...**	
Bill	10/22/18-4089-05	10/22/2018		835 Christiana	4390.00 · Other Util...	-54.45
				835 Christiana	4310.00 · Water	-222.94
Bill	10/22/18-4086-04	10/22/2018		839 Christiana	4390.00 · Other Util...	-54.45
				839 Christiana	4310.00 · Water	-108.78
Bill	10/22/18-4356-06	10/22/2018		896 School	4390.00 · Other Util...	-54.45
				896 School	4310.00 · Water	-104.58
Bill	10/29/18-33149-01	10/29/2018		816 N Maple	4390.00 · Other Util...	-54.45
				816 N Maple	4310.00 · Water	-392.74
Bill	10/29/18-5210-05	10/29/2018		836 Cora	4390.00 · Other Util...	-54.45
				836 Cora	4310.00 · Water	-145.75
Bill	10/29/18-5399-04	10/29/2018		323 N Asland	4390.00 · Other Util...	-108.50
				323 N Asland	4310.00 · Water	-179.92
Bill	10/29/18-5524-04	10/29/2018		522 N Maple	4390.00 · Other Util...	-54.45
				522 N Maple	4310.00 · Water	-224.71
Bill	10/29/18-5574-03	10/29/2018		409 N Maple	4390.00 · Other Util...	-54.45
				409 N Maple	4310.00 · Water	-17.03
Bill	10/29/18-5706-05	10/29/2018		913 N Chest...	4390.00 · Other Util...	-54.45
				913 N Chest...	4310.00 · Water	-125.16
Bill	10/29/18-33210-01	10/29/2018		510 N Chest...	4390.00 · Other Util...	-54.45
				510 N Chest...	4310.00 · Water	-115.80
Bill	10/29/18-5459-02	10/29/2018		509 S Maple	4390.00 · Other Util...	-54.45
				509 S Maple	4310.00 · Water	-121.12
Bill	10/29/18-5694-03	10/29/2018		715 n Chestnut	4390.00 · Other Util...	-54.45
				715 n Chestnut	4310.00 · Water	-185.95
Bill	10/29/18-5573-04	10/29/2018		415 N Maple	4390.00 · Other Util...	-54.45
				415 N Maple	4310.00 · Water	-74.15
Bill	10/29/18-5334-04	10/29/2018		516 N Ashalnd	4390.00 · Other Util...	-54.45
				516 N Ashalnd	4310.00 · Water	-272.09
Bill	10/30/18-4665-01	10/30/2018		1424 Admiral...	4390.00 · Other Util...	-329.90
				1424 Admiral...	4310.00 · Water	-3,502.45
TOTAL						-6,939.42
Bill Pmt -Check	**4838**	**11/08/2018**	**H.J. MARTIN & SO...**		**1111.01 · General ...**	
Bill	HJ252349	10/22/2018		Entry door m...	4430.00 · Maint - C...	-3,963.36
Bill	HJ252020	10/24/2018		carpeting	4430.00 · Maint - C...	-2,002.63
Bill	HJ252675	10/24/2018		flooring	4430.00 · Maint - C...	-356.88
Bill	HJ252132	10/24/2018		stair tread	4430.00 · Maint - C...	-315.00
Bill	HJ252816	10/29/2018		carpeting # 710	4430.00 · Maint - C...	-513.40
Bill	HJ252942	10/29/2018		carpeting #201	4430.00 · Maint - C...	-413.77
Bill	HJ252943	10/29/2018		carpeting #717	4430.00 · Maint - C...	-413.77
TOTAL						-7,978.81
Bill Pmt -Check	**4839**	**11/08/2018**	**KONE INC**	**1424 Admira...**	**1111.01 · General ...**	
Bill	959080971	11/01/2018		maintenance ...	4430.12 · Elevator ...	-450.00
TOTAL						-450.00
Bill Pmt -Check	**4840**	**11/08/2018**	**LANGAN INVESTI...**		**1111.01 · General ...**	
Bill	10/1-10/31/18 SS	11/02/2018		investigation...	4130.01 · Investigat...	-1,406.41
Bill	10/1-10/31/18 MM	11/02/2018		screenings	4130.01 · Investigat...	-560.00
TOTAL						-1,966.41

Green Bay Housing Authority
Check Detail
November 2018

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**4841**	**11/08/2018**	**LARSON PAINTING**		**1111.01 · General ...**	
Bill	5014	10/22/2018		Paint # 717	4430.00 · Maint - C...	-225.00
				Paint #201	4430.00 · Maint - C...	-225.00
Bill	5013	10/22/2018		paint #710	4430.00 · Maint - C...	-283.00
TOTAL						-733.00
Bill Pmt -Check	**4842**	**11/08/2018**	[redacted]	**SD refund**	**1111.01 · General ...**	
Bill	SD refund	11/05/2018		SD refund - L...	2114.00 · Tenant S...	-200.00
				Pet Dept refu...	2114.02 · Security ...	-250.00
				Key Dept Ref...	2114.02 · Security ...	-20.00
TOTAL						-470.00
Bill Pmt -Check	**4843**	**11/08/2018**	**Lindeman's Cleani...**		**1111.01 · General ...**	
Bill	39761	10/16/2018		cleaning drap...	4430.01 · Maint - N...	-54.38
Bill	39762	10/16/2018		cleaning drap...	4430.01 · Maint - N...	-54.38
Bill	40447	10/19/2018		cleaning drap...	4430.01 · Maint - N...	-59.25
Bill	40336	10/19/2018		cleaning drap...	4430.01 · Maint - N...	-49.50
TOTAL						-217.51
Bill Pmt -Check	**4844**	**11/08/2018**	**Patrick A. Zelzer &...**		**1111.01 · General ...**	
Bill	Zel-2018003271	10/24/2018		Paper Servic...	4130.00 · Legal Ex...	-50.00
Bill	ZEL-2018003270	10/24/2018		Paper Servic...	4130.00 · Legal Ex...	-50.00
Bill	ZEL-2018003296	10/24/2018		Paper Servic...	4130.00 · Legal Ex...	-50.00
Bill	ZEL-2018003295	10/24/2018		Paper Servic...	4130.00 · Legal Ex...	-50.00
Bill	ZEL-2018003294	10/26/2018		Paper Servic...	4130.00 · Legal Ex...	-50.00
Bill	ZEL-2018003297	10/26/2018		Paper Servic...	4130.00 · Legal Ex...	-50.00
TOTAL						-300.00
Bill Pmt -Check	**4845**	**11/08/2018**	**R.J. Jacques, Inc.**		**1111.01 · General ...**	
Bill	Payment 1	10/09/2018		tuckpointing	4430.25 · Unit Repair	-39,299.58
Bill	payment 2	10/30/2018		tuckpointing	4430.25 · Unit Repair	-19,047.03
				tuckpointing	4430.25 · Unit Repair	-24,254.05
TOTAL						-82,600.66
Bill Pmt -Check	**4846**	**11/08/2018**	[redacted]	**SD refund**	**1111.01 · General ...**	
Bill	SD refund	11/05/2018		SD refund - ...	2114.00 · Tenant S...	-142.86
				Key Dept ref...	2114.02 · Security ...	-7.14
TOTAL						-150.00
Bill Pmt -Check	**4847**	**11/08/2018**	**SHERWIN-WILLIA...**	**1424 Admira...**	**1111.01 · General ...**	
Bill	4706-6	10/22/2018		pairnt	4420.00 · Maint - S...	-81.59
TOTAL						-81.59
Bill Pmt -Check	**4848**	**11/08/2018**	**TIME WARNER CA...**	**1424 Admira...**	**1111.01 · General ...**	
Bill	10/26/18	10/26/2018		cable	4230.00 · Ten Ser-...	-2,336.13
TOTAL						-2,336.13

Green Bay Housing Authority
Check Detail
November 2018

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**4849**	**11/08/2018**	**WISCONSIN PUBL...**		**1111.01 · General ...**	
Bill	10/19/18-2671-00...	10/19/2018		708 N Webster	4320.00 · Electricity	-13.71
				708 N Webster	4330.00 · Gas	-6.40
Bill	10/22/18-2671-00...	10/22/2018		710 N Webster	4320.00 · Electricity	-14.11
				710 N Webster	4330.00 · Gas	-12.03
Bill	10/22/18-2671-00...	10/22/2018		835 Christiana	4320.00 · Electricity	-54.64
				835 Christiana	4330.00 · Gas	-21.65
Bill	10/26/18-2671-00...	10/26/2018		837 Christiana	4320.00 · Electricity	-25.93
				837 Christiana	4330.00 · Gas	-19.66
Bill	10/30/18-2671-00...	10/30/2018		1424 Admiral...	4320.00 · Electricity	-427.49
Bill	10/30/18-2671-00...	10/30/2018		1424 Admiral...	4320.00 · Electricity	-3,792.77
				1424 Admiral...	4330.00 · Gas	-1,983.36
Bill	Nov 2018 UR's	11/01/2018		323 N Ashlan...	4320.01 · Utility Rei...	-71.00
				1009 Crooks ...	4320.01 · Utility Rei...	-87.00
				1010 Pine - ...	4320.01 · Utility Rei...	-80.00
				1014 Pine - ...	4320.01 · Utility Rei...	-43.00
				1333 Univers...	4320.01 · Utility Rei...	-89.00
				1440 Univeri...	4320.01 · Utility Rei...	-89.00
				1337 Univers...	4320.01 · Utility Rei...	-114.00
				839 Christian...	4320.01 · Utility Rei...	-89.00
				509 S Maple ...	4320.01 · Utility Rei...	-11.00
				913 N Chest...	4320.01 · Utility Rei...	-89.00
				912 S Oakla...	4320.01 · Utility Rei...	-3.00
TOTAL						-7,136.75
Bill Pmt -Check	**4850**	**11/26/2018**	**BELLIN HOME HE...**	**1424 Admira...**	**1111.01 · General ...**	
Bill	MB2101	11/08/2018		RN Connunit...	4230.00 · Ten Ser-...	-350.00
TOTAL						-350.00
Bill Pmt -Check	**4851**	**11/26/2018**	**Bug Blaster Inc**		**1111.01 · General ...**	
Bill	18265	11/08/2018		bed bug treat...	4430.17 · Extermin...	-260.00
Bill	18382	11/19/2018		bed bugs	4430.17 · Extermin...	-390.00
TOTAL						-650.00
Bill Pmt -Check	**4852**	**11/26/2018**	**CEC**	**COPS Monit...**	**1111.01 · General ...**	
Bill	269815	10/31/2018		COPS Monit...	4430.00 · Maint - C...	-375.00
TOTAL						-375.00
Bill Pmt -Check	**4853**	**11/26/2018**	**CELLCOM**	**cell bill**	**1111.01 · General ...**	
Bill	908792	11/15/2018		Cell Bill	4190.07 · Tele Fax...	-76.79
				Cell Bill	4190.07 · Tele Fax...	-76.80
TOTAL						-153.59
Bill Pmt -Check	**4854**	**11/26/2018**	**Clean By Design L...**		**1111.01 · General ...**	
Bill	1497	11/10/2018		Clean 1420 ...	4430.00 · Maint - C...	-419.00
Bill	1496	11/10/2018		Cleaining #511	4430.00 · Maint - C...	-187.00
				Cleaining # 3...	4430.00 · Maint - C...	-187.00
				Cleaining #209	4430.00 · Maint - C...	-187.00
				Cleaning #702	4430.00 · Maint - C...	-138.00
				Cleaining # 7...	4430.00 · Maint - C...	-138.00
TOTAL						-1,256.00

Green Bay Housing Authority
Check Detail
November 2018

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**4855**	**11/26/2018**		**SD refund**	**1111.01 · General ...**	
Bill	SD refund	11/20/2018		SD refund - ...	2114.00 · Tenant S...	-148.31
				Pet Dept refu...	2114.02 · Security ...	-185.39
				rent credit D. ...	3110.00 · Dwelling ...	-39.30
TOTAL						-373.00
Bill Pmt -Check	**4856**	**11/26/2018**	**Ellison Electric Su...**		**1111.01 · General ...**	
Bill	1455949-01	11/06/2018		light bulbs	4420.00 · Maint - S...	-178.56
Bill	1456252-01	11/06/2018		led fixtures	4420.00 · Maint - S...	-208.01
Bill	1456888-00	11/06/2018		lights	4420.00 · Maint - S...	-37.28
Bill	221867-00	11/08/2018		CFI	4420.00 · Maint - S...	-156.80
Bill	1456252-02	11/12/2018		LED fixtures	4420.00 · Maint - S...	-707.75
Bill	1456888-01	11/12/2018		retrofit kits	4420.00 · Maint - S...	-126.04
TOTAL						-1,414.44
Bill Pmt -Check	**4857**	**11/26/2018**	**Fabick Cat**	**1424 Admira...**	**1111.01 · General ...**	
Bill	W72980	11/07/2018		Generator work	4430.01 · Maint - N...	-479.90
TOTAL						-479.90
Bill Pmt -Check	**4858**	**11/26/2018**	**FIRST SUPPLY G...**	**1424 Admira...**	**1111.01 · General ...**	
Bill	11289493-09	11/09/2018		fluidmaster	4420.00 · Maint - S...	-3.01
TOTAL						-3.01
Bill Pmt -Check	**4859**	**11/26/2018**	**GRAINGER**	**1424 Admira...**	**1111.01 · General ...**	
Bill	9959514762	11/08/2018		Zone Valve	4420.00 · Maint - S...	-426.18
TOTAL						-426.18
Bill Pmt -Check	**4860**	**11/26/2018**	**GREEN BAY WAT...**		**1111.01 · General ...**	
Bill	11/12/18-11008-03	11/12/2018		1339 University	4390.00 · Other Util...	-54.69
				1339 University	4310.00 · Water	-319.09
Bill	11/12/1832906-02	11/12/2018		1337 University	4390.00 · Other Util...	-54.69
				1337 University	4310.00 · Water	-170.49
Bill	11/12/18-33069-01	11/12/2018		1424 University	4390.00 · Other Util...	-54.69
				1424 University	4310.00 · Water	-267.70
Bill	11/12/18-11009-03	11/12/2018		1333 University	4390.00 · Other Util...	-54.69
				1333 University	4310.00 · Water	-93.40
Bill	11/12/18-11007-04	11/12/2018		1341 University	4390.00 · Other Util...	-54.69
				1341 University	4310.00 · Water	-101.57
Bill	11/12/18-10912-03	11/12/2018		1420 University	4390.00 · Other Util...	-54.69
				1420 University	4310.00 · Water	-324.66
Bill	11/12/18-10910-03	11/12/2018		1412 University	4390.00 · Other Util...	-54.69
				1412 University	4310.00 · Water	-81.55
Bill	11/12/18-33070-01	11/12/2018		1440 University	4390.00 · Other Util...	-54.69
				1440 University	4310.00 · Water	-71.45
Bill	11/12/18-33068-01	11/12/2018		1410 University	4390.00 · Other Util...	-54.69
				1410 University	4310.00 · Water	-204.88
Bill	11/12/18-1032-04	11/12/2018		1125 University	4390.00 · Other Util...	-54.69
				1125 University	4310.00 · Water	-88.81
Bill	11/12/1810911-04	11/12/2018		1416 University	4390.00 · Other Util...	-54.69
				1416 University	4310.00 · Water	-156.72
Bill	11/12/18-33071-01	11/12/2018		1444 University	4390.00 · Other Util...	-54.69
				1444 University	4310.00 · Water	-63.60
Bill	11/12/18-10914-03	11/12/2018		1448 University	4390.00 · Other Util...	-54.69

Green Bay Housing Authority
Check Detail
November 2018

Type	Num	Date	Name	Memo	Account	Paid Amount
				1448 University	4310.00 · Water	-151.03
Bill	11/12/18-10909-03	11/12/2018		1408 University	4390.00 · Other Util...	-54.69
				1408 University	4310.00 · Water	-209.16
Bill	11/12/18-33067-01	11/12/2018		1404 University	4390.00 · Other Util...	-54.69
				1404 University	4310.00 · Water	-115.41
Bill	11/12/18-11033-02	11/12/2018		1121 University	4390.00 · Other Util...	-54.69
				1121 University	4310.00 · Water	-69.63
Bill	11/12/18-10418-03	11/12/2018		1008 Pine	4390.00 · Other Util...	-54.69
				1008 Pine	4310.00 · Water	-114.01
Bill	11/12/189-10417-01	11/12/2018		1014 Pine	4390.00 · Other Util...	-54.69
				1014 Pine	4310.00 · Water	-261.26
Bill	11/12/18-10413-04	11/12/2018		1100 Pine	4390.00 · Other Util...	-54.69
				1100 Pine	4310.00 · Water	-116.97
Bill	11/12/18-11986-03	11/12/2018		708 N Webster	4390.00 · Other Util...	-54.69
				708 N Webster	4310.00 · Water	-307.26
Bill	11/19/18-13182-04	11/19/2018		1009 Crooks	4390.00 · Other Util...	-54.75
				1009 Crooks	4310.00 · Water	-298.54
TOTAL						-4,735.74
Bill Pmt -Check	**4861**	**11/26/2018**	**H.J. MARTIN & SO...**		**1111.01 · General ...**	
Bill	HJ253580	11/14/2018		carpet # 705	4430.00 · Maint - C...	-413.77
Bill	HJ253582	11/14/2018		carpet # 209	4430.00 · Maint - C...	-443.77
Bill	HJ253581	11/14/2018		carpet # 309	4430.00 · Maint - C...	-413.77
TOTAL						-1,271.31
Bill Pmt -Check	**4862**	**11/26/2018**	**HIBU INC.**	**1424 Admira...**	**1111.01 · General ...**	
Bill	A101PQ-11/3/18	11/03/2018		ads	4190.08 · Marketing	-64.00
TOTAL						-64.00
Bill Pmt -Check	**4863**	**11/26/2018**	**LARSON PAINTING**	**1424 Admira...**	**1111.01 · General ...**	
Bill	5033	11/04/2018		painting # 511	4430.00 · Maint - C...	-225.00
TOTAL						-225.00
Bill Pmt -Check	**4864**	**11/26/2018**	**Lindeman's Cleani...**		**1111.01 · General ...**	
Bill	44644	11/07/2018		cleaning drap...	4430.01 · Maint - N...	-54.38
Bill	44649	11/07/2018		cleaning drap...	4430.01 · Maint - N...	-54.38
TOTAL						-108.76
Bill Pmt -Check	**4865**	**11/26/2018**	**LIZER LAWN CARE**		**1111.01 · General ...**	
Bill	86155AD	11/14/2018		mowing	4430.13 · Landscap...	-47.80
Bill	86148AD	11/14/2018		mowing	4430.13 · Landscap...	-23.90
Bill	86149AD	11/14/2018		mowing	4430.13 · Landscap...	-23.90
Bill	86135AD	11/14/2018		mowing	4430.13 · Landscap...	-23.90
TOTAL						-119.50
Bill Pmt -Check	**4866**	**11/26/2018**	**Magical Entertain...**	**Entertainment**	**1111.01 · General ...**	
Bill	12/20/18 Show	12/20/2018		Christmas En...	4220.01 · Ten Ser -...	-200.00
TOTAL						-200.00

Green Bay Housing Authority
Check Detail
November 2018

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**4867**	**11/26/2018**	**R.J. Jacques, Inc.**	**1424 Admira...**	**1111.01 · General ...**	
Bill	Final	11/15/2018		tuckpointing	4430.25 · Unit Repair	-6,608.10
TOTAL						-6,608.10
Bill Pmt -Check	**4868**	**11/26/2018**	**SHERWIN-WILLIA...**	**1424 Admira...**	**1111.01 · General ...**	
Bill	5023-5	11/01/2018		paint	4420.00 · Maint - S...	-342.10
TOTAL						-342.10
Bill Pmt -Check	**4869**	**11/26/2018**	**TIME WARNER CA...**	**1424 Admira...**	**1111.01 · General ...**	
Bill	11/12/18	11/12/2018		internet	4230.00 · Ten Ser-...	-91.36
TOTAL						-91.36
Bill Pmt -Check	**4870**	**11/26/2018**	**TRI CITY GLASS**	**SS**	**1111.01 · General ...**	
Bill	I04-1112-67952	11/12/2018		mirror	4420.00 · Maint - S...	-236.80
TOTAL						-236.80
Bill Pmt -Check	**4871**	**11/26/2018**	**WISCONSIN PUBL...**		**1111.01 · General ...**	
Bill	11/12/18-2671-00...	11/12/2018		837 Christiana	4320.00 · Electricity	-17.47
				837 Christiana	4330.00 · Gas	-21.94
Bill	11/12/18-2671-00...	11/12/2018		1125 Univeristy	4320.00 · Electricity	-34.76
				1125 Univeristy	4330.00 · Gas	-34.68
Bill	11/14/18-2671-00...	11/14/2018		708 N Webster	4320.00 · Electricity	-25.96
				708 N Webster	4330.00 · Gas	-22.43
Bill	11/14/18-2671-00...	11/14/2018		710 N Webster	4320.00 · Electricity	-25.35
				710 N Webster	4330.00 · Gas	-20.61
TOTAL						-203.20

Green Bay Housing Authority
Check Detail
December 2018

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**4872**	**12/06/2018**	**BELSON CO**		**1111.01 · General ...**	
Bill	310357	11/15/2018		garbage bag...	4420.00 · Maint - S...	-252.65
Bill	311562	11/20/2018		mops	4420.00 · Maint - S...	-17.50
TOTAL						-270.15
Bill Pmt -Check	**4873**	**12/06/2018**	**CITY OF GREEN B...**		**1111.01 · General ...**	
Bill	970-12420	10/29/2018	CITY OF GREEN B...	p card	20000 · Accounts P...	0.00
Bill	970-12420	11/01/2018		storage unit	4420.00 · Maint - S...	-0.06
				stamps	4190.02 · Postage	-0.07
				stamps	4190.02 · Postage	-0.07
				coffee/toster	4190.03 · Paper & ...	-0.03
				coffee/toster	4190.03 · Paper & ...	-0.03
				halloween pa...	4220.01 · Ten Ser -...	-0.01
Bill	970-12420	11/06/2018	CITY OF GREEN B...	p card	20000 · Accounts P...	0.00
Bill	970-12420	11/06/2018		tools/keys/ lo...	4420.00 · Maint - S...	-49.33
				tools/keys/loc...	4420.00 · Maint - S...	-42.82
Bill	970-12420	11/07/2018		floders/sciss...	4190.03 · Paper & ...	-48.64
				floders/sciss...	4190.03 · Paper & ...	-48.65
				background c...	4130.01 · Investigat...	-15.37
				background c...	4130.01 · Investigat...	-15.36
Bill	970-12420	11/08/2018		van brake light	4430.03 · Maint - Tr...	-3.91
				van brake light	4430.03 · Maint - Tr...	-3.91
Bill	970-12420	11/12/2018		vacuume sup...	4420.00 · Maint - S...	-116.69
				gasket/keys	4420.00 · Maint - S...	-80.72
Bill	18004230	11/13/2018		Pick up - tv	4430.19 · Garbage ...	-50.00
Bill	970-12420	11/14/2018		socket tray/ra...	4420.00 · Maint - S...	-177.46
				bulbs/antifreez	4420.00 · Maint - S...	-42.21
Bill	970-12420	11/15/2018		1099's	4190.03 · Paper & ...	-14.00
Bill	970-12420	11/15/2018		calendar	4190.03 · Paper & ...	-4.33
Bill	970-12420	11/15/2018		bins/sealer/s...	4420.00 · Maint - S...	-131.77
				switch	4420.00 · Maint - S...	-11.99
Bill	970-12420	11/16/2018		tape/coverall	4420.00 · Maint - S...	-67.21
Bill	970-12422	11/30/2018		Wages	4110.00 · Admin Sa...	-9,961.32
				Benefits	4182.00 · Employe...	-3,380.05
				Wages	4410.00 · Maint - L...	-13,701.55
				Benefits	4433.00 · Emp Ben...	-4,562.49
				Wages	4110.00 · Admin Sa...	-5,806.01
				Benefits	4182.00 · Employe...	-1,792.31
				Wages	4410.00 · Maint - L...	-5,383.15
				Benefits	4433.00 · Emp Ben...	-1,701.07
				Wages	4110.00 · Admin Sa...	-4,367.77
				Benefits	4182.00 · Employe...	-1,508.78
Bill	970-12420	11/20/2018		table cloths &...	4220.00 · Ten Ser-...	-37.90
				cookies & wa...	4190.10 · Miscellan...	-15.92
TOTAL						-53,142.96
Bill Pmt -Check	**4874**	**12/06/2018**	**ACE DRAIN & SE...**	**1424 Admirl...**	**1111.01 · General ...**	
Bill	13068	10/31/2018		toilet issue	4430.16 · Plumbing	-68.00
TOTAL						-68.00
Bill Pmt -Check	**4875**	**12/06/2018**	**American Paveme...**	**VOID: 1424 ...**	**1111.01 · General ...**	
TOTAL						0.00

Green Bay Housing Authority
Check Detail
December 2018

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**4876**	**12/06/2018**	**AT&T**	**door system**	**1111.01 · General ...**	
Bill	11/22/18	11/22/2018		door system	4190.07 · Tele Fax...	-49.53
				door system	4190.07 · Tele Fax...	-49.52
TOTAL						-99.05
Bill Pmt -Check	**4877**	**12/06/2018**	**Brown County Ho...**	**membership**	**1111.01 · General ...**	
Bill	42	10/25/2018		membership ...	4190.05 · Members...	-12.50
TOTAL						-12.50
Bill Pmt -Check	**4878**	**12/06/2018**	**Bug Blaster Inc**	**1424 Admira...**	**1111.01 · General ...**	
Bill	18469	12/03/2018		bed bug treat...	4430.17 · Extermin...	-130.00
TOTAL						-130.00
Bill Pmt -Check	**4879**	**12/06/2018**	**Clean By Design L...**	**886 Division**	**1111.01 · General ...**	
Bill	1499	11/28/2018		cleaining 886...	4430.00 · Maint - C...	-419.00
TOTAL						-419.00
Bill Pmt -Check	**4880**	**12/06/2018**	**Ellison Electric Su...**	**1424 Admirl...**	**1111.01 · General ...**	
Bill	1457681-00	11/26/2018		led fixtures	4420.00 · Maint - S...	-62.86
TOTAL						-62.86
Bill Pmt -Check	**4881**	**12/06/2018**	**FIRST SUPPLY G...**		**1111.01 · General ...**	
Bill	11436125-00	11/20/2018		repair kits	4420.00 · Maint - S...	-53.03
Bill	11436125-01	11/20/2018		repair kits	4420.00 · Maint - S...	-107.44
Bill	11440804-01	11/23/2018		repair kits	4420.00 · Maint - S...	-214.88
TOTAL						-375.35
Bill Pmt -Check	**4882**	**12/06/2018**	**Fischer & Ulman C...**	**concrete rep...**	**1111.01 · General ...**	
Bill	12018	11/15/2018		concrete rep...	4430.25 · Unit Repair	-1,965.46
TOTAL						-1,965.46
Bill Pmt -Check	**4883**	**12/06/2018**	**GRAINGER**	**1424 Admira...**	**1111.01 · General ...**	
Bill	9004646544	11/14/2018		cord	4420.00 · Maint - S...	-146.80
TOTAL						-146.80
Bill Pmt -Check	**4884**	**12/06/2018**	**GREEN BAY WAT...**	**1424 Admira...**	**1111.01 · General ...**	
Bill	11/29/18-4665-01	11/29/2018		1424 Admiral...	4390.00 · Other Util...	-409.12
				1424 Admiral...	4310.00 · Water	-3,541.63
TOTAL						-3,950.75

Green Bay Housing Authority
Check Detail
December 2018

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**4885**	**12/06/2018**	**HIBU INC.**	**marketing**	**1111.01 · General ...**	
Bill	11/3/18	11/03/2018		ads	4190.08 · Marketing	-64.00
TOTAL						-64.00
Bill Pmt -Check	**4886**	**12/06/2018**	**Jayme Valentine**		**1111.01 · General ...**	
Bill	10/1-10/31/18 mile...	10/31/2018		mileage	4150.00 · Travel	-16.35
				mileage	4150.00 · Travel	-25.62
Bill	11/1-11/30/18 mile...	11/30/2018		mileage	4150.00 · Travel	-16.35
				mileage	4150.00 · Travel	-16.35
Bill	11/30/18 purchase	11/30/2018		comm room tv	4220.00 · Ten Ser-...	-632.99
TOTAL						-707.66
Bill Pmt -Check	**4887**	**12/06/2018**	**KONE INC**	**1424 Admirl...**	**1111.01 · General ...**	
Bill	959105544	12/01/2018		elevatior miant	4430.12 · Elevator ...	-450.00
TOTAL						-450.00
Bill Pmt -Check	**4888**	**12/06/2018**	**LANGAN INVESTI...**		**1111.01 · General ...**	
Bill	11/1-11/30/18 SS	12/03/2018		investigation...	4130.01 · Investigat...	-486.70
Bill	11/1-11/30/18 MM	12/03/2018		screenings	4130.01 · Investigat...	-182.00
TOTAL						-668.70
Bill Pmt -Check	**4889**	**12/06/2018**	**LARSON PAINTING**		**1111.01 · General ...**	
Bill	5044	11/29/2018		painting	4430.00 · Maint - C...	-1,564.64
Bill	5045	11/29/2018		Painting # 209	4430.00 · Maint - C...	-225.00
				painting # 309	4430.00 · Maint - C...	-225.00
				painting # 705	4430.00 · Maint - C...	-225.00
				painting #702	4430.00 · Maint - C...	-283.00
Bill	5043	11/29/2018		pinting	4430.00 · Maint - C...	-1,402.94
TOTAL						-3,925.58
Bill Pmt -Check	**4890**	**12/06/2018**	**Lindeman's Cleani...**		**1111.01 · General ...**	
Bill	44556	11/07/2018		cleaning drap...	4430.01 · Maint - N...	-63.23
Bill	44662	11/07/2018		cleaning drap...	4430.01 · Maint - N...	-49.95
Bill	44858	11/08/2018		cleanind drap...	4430.01 · Maint - N...	-41.40
Bill	44855	11/08/2018		cleaning drap...	4430.01 · Maint - N...	-67.66
Bill	44846	11/08/2018		cleaning drap...	4430.01 · Maint - N...	-54.38
Bill	44838	11/08/2018		cleaning drap...	4430.01 · Maint - N...	-67.66
Bill	45580	11/12/2018		cleaning drap...	4430.01 · Maint - N...	-57.12
Bill	45675	11/13/2018		cleaning drap...	4430.01 · Maint - N...	-54.38
Bill	46454	11/19/2018		cleaning drap...	4430.01 · Maint - N...	-15.00
Bill	46455	11/19/2018		repairing dre...	4430.01 · Maint - N...	-5.00
Bill	47009	11/20/2018		cleanind drap...	4430.01 · Maint - N...	-30.00
Bill	47008	11/20/2018		repairng drap...	4430.01 · Maint - N...	-30.00
TOTAL						-535.78
Bill Pmt -Check	**4891**	**12/06/2018**	**MARTIN SECURIT...**	**1424 Admirl...**	**1111.01 · General ...**	
Bill	171026	11/28/2018		camera repairs	4190.06 · Computer...	-129.00
TOTAL						-129.00

Green Bay Housing Authority
Check Detail
December 2018

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**4892**	**12/06/2018**	**SCOTT WARNER ...**		**1111.01 · General ...**	
Bill	96	11/24/2018		remove items	4420.00 · Maint - S...	-675.00
Bill	97	11/24/2018		repair unit	4420.00 · Maint - S...	-425.00
Bill	99	12/02/2018		remove items...	4420.00 · Maint - S...	-210.00
Bill	98	12/02/2018		repair unit - 3...	4420.00 · Maint - S...	-1,050.00
TOTAL						-2,360.00
Bill Pmt -Check	**4893**	**12/06/2018**	**TIME WARNER CA...**	**cable**	**1111.01 · General ...**	
Bill	11/26/18 cable	11/26/2018		cabel services	4230.00 · Ten Ser-...	-2,327.18
TOTAL						-2,327.18
Bill Pmt -Check	**4894**	**12/06/2018**	**WISCONSIN PUBL...**		**1111.01 · General ...**	
Bill	11/26/18-2671-00...	11/26/2018		710 N Webster	4320.00 · Electricity	-3.24
				710 N Webster	4330.00 · Gas	-3.84
Bill	11/28/18-2671-00...	11/28/2018		708 N Webster	4320.00 · Electricity	-3.35
				708 N Webster	4330.00 · Gas	-7.60
Bill	Dec 2018 UR's	12/01/2018		323 N Ashaln...	4320.01 · Utility Rei...	-71.00
				1009 Crooks ...	4320.01 · Utility Rei...	-87.00
				1010 Pine - ...	4320.01 · Utility Rei...	-80.00
				1014 Pine - ...	4320.01 · Utility Rei...	-43.00
				1333 Univers...	4320.01 · Utility Rei...	-89.00
				1440 Univers...	4320.01 · Utility Rei...	-89.00
				325 N Ashlan...	4320.01 · Utility Rei...	-160.00
				1337 Univeri...	4320.01 · Utility Rei...	-114.00
				839 Christian...	4320.01 · Utility Rei...	-89.00
				837 Christian...	4320.01 · Utility Rei...	-56.00
				509 S Maple ...	4320.01 · Utility Rei...	-11.00
				913 N Chest...	4320.01 · Utility Rei...	-89.00
				912 S Oakla...	4320.01 · Utility Rei...	-3.00
TOTAL						-999.03
Bill Pmt -Check	**4895**	**12/19/2018**	**ABC Supply Co.**	**1420 Univier...**	**1111.01 · General ...**	
Bill	76352928	11/28/2018		windows	4420.00 · Maint - S...	-540.93
TOTAL						-540.93
Bill Pmt -Check	**4896**	**12/19/2018**	**Advanced Disposa...**	**1424 Admira...**	**1111.01 · General ...**	
Bill	B80000644605	11/30/2018		trash pick up	4430.19 · Garbage ...	-241.70
TOTAL						-241.70
Bill Pmt -Check	**4897**	**12/19/2018**	**American Paveme...**	**1424 Admirl...**	**1111.01 · General ...**	
Bill	658000	11/23/2018		parkinlot pavi...	4430.25 · Unit Repair	-12,700.00
TOTAL						-12,700.00
Bill Pmt -Check	**4898**	**12/19/2018**	**BELLIN HOME HE...**	**Community ...**	**1111.01 · General ...**	
Bill	MB2237	12/07/2018		RN Communi...	4230.00 · Ten Ser-...	-250.00
TOTAL						-250.00

Green Bay Housing Authority
Check Detail
December 2018

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**4899**	**12/19/2018**	**Bug Blaster Inc**	**1424 Admira...**	**1111.01 · General ...**	
Bill	18572	12/17/2018		bed bug treat...	4430.17 · Extermin...	-130.00
TOTAL						-130.00
Bill Pmt -Check	**4900**	**12/19/2018**	**CITY OF GREEN B...**		**1111.01 · General ...**	
Bill	970-12420	11/27/2018		Stamps	4190.02 · Postage	-250.00
				Stamps	4190.02 · Postage	-250.00
				Tenant servic...	4220.01 · Ten Ser -...	-23.00
				Ad	4190.08 · Marketing	-20.00
Bill	970-12420	11/27/2018		stove parts	4420.00 · Maint - S...	-100.72
Bill	970-12420	11/28/2018		LED Wrap/ S...	4420.00 · Maint - S...	-175.94
Bill	970-12420	11/30/2018		Impact driver...	4420.00 · Maint - S...	-178.56
				switch	4420.00 · Maint - S...	-18.05
				Snowplow pa...	4430.11 · Snow Re...	-1,471.91
Bill	970-12420	11/30/2018		Caddy/frame/...	4420.00 · Maint - S...	-108.83
				tarp/grease	4420.00 · Maint - S...	-42.05
Bill	970-12420	12/03/2018		filing fee	4130.00 · Legal Ex...	-3.75
Bill	115703	12/06/2018		letter head	4190.01 · Printing	-28.49
				mailings	4190.02 · Postage	-23.81
				letter head, c...	4190.01 · Printing	-131.24
Bill	115722	12/10/2018		fuel & Parts	4430.03 · Maint - Tr...	-184.87
				fuel & Parts	4430.03 · Maint - Tr...	-183.87
TOTAL						-3,195.09
Bill Pmt -Check	**4901**	**12/19/2018**	**Clean By Design L...**	**1424 Admira...**	**1111.01 · General ...**	
Bill	1500	12/06/2018		cleaining # 517	4430.00 · Maint - C...	-187.00
				cleaning # 412	4430.00 · Maint - C...	-203.00
				Cleaning # 616	4430.00 · Maint - C...	-166.00
TOTAL						-556.00
Bill Pmt -Check	**4902**	**12/19/2018**	**Ellison Electric Su...**	**VOID: 1424 ...**	**1111.01 · General ...**	
TOTAL						0.00
Bill Pmt -Check	**4903**	**12/19/2018**	**EMMONS BUSINE...**	**desk upgrad...**	**1111.01 · General ...**	
Bill	142439	12/04/2018		desk upgrades	4190.10 · Miscellan...	-3,087.54
TOTAL						-3,087.54
Bill Pmt -Check	**4904**	**12/19/2018**	**FIRST SUPPLY G...**	**1424 Admira...**	**1111.01 · General ...**	
Bill	11440804-00	12/07/2018		plate kits	4420.00 · Maint - S...	-275.68
TOTAL						-275.68
Bill Pmt -Check	**4905**	**12/19/2018**	**GREEN BAY WAT...**		**1111.01 · General ...**	
Bill	12/12/18-20454-02	12/12/2018		1577 Charles	4390.00 · Other Util...	-55.08
				1577 Charles	4310.00 · Water	-166.82
Bill	12/12/15-20802-04	12/12/2018		912 S Oakland	4390.00 · Other Util...	-55.08
				912 S Oakland	4310.00 · Water	-195.31
Bill	12/12/18-11986-03	12/12/2018		708 N Webster	4390.00 · Other Util...	-5.56
				708 N Webster	4310.00 · Water	-31.55
TOTAL						-509.40

Green Bay Housing Authority
Check Detail
December 2018

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**4906**	**12/19/2018**	**Jayme Valentine**	**meeting**	**1111.01 · General ...**	
Bill	12/6/18 meeting	12/06/2018		Meeting	4150.00 · Travel	-10.68
				meeting	4150.00 · Travel	-10.68
TOTAL						-21.36
Bill Pmt -Check	**4907**	**12/19/2018**	**Stephanie Schmut...**	**Training**	**1111.01 · General ...**	
Bill	12/11/18 training	12/14/2018		training	4140.00 · Staff Trai...	-53.33
TOTAL						-53.33
Bill Pmt -Check	**4908**	**12/19/2018**	**TIME WARNER CA...**	**internet**	**1111.01 · General ...**	
Bill	12/12/18	12/12/2018		internet	4230.00 · Ten Ser-...	-89.99
TOTAL						-89.99
Bill Pmt -Check	**4909**	**12/19/2018**		**SD refund**	**1111.01 · General ...**	
Bill	SD Refund	12/11/2018		SD refund	2114.00 · Tenant S...	-200.00
TOTAL						-200.00
Bill Pmt -Check	**4910**	**12/19/2018**	**Valley Unit Step, Inc**	**1121 Univer...**	**1111.01 · General ...**	
Bill	11971	12/01/2018		concrete rep...	4430.01 · Maint - N...	-1,999.00
TOTAL						-1,999.00
Bill Pmt -Check	**4911**	**12/19/2018**	**WISCONSIN PUBL...**		**1111.01 · General ...**	
Bill	12/3/18-2671-00002	12/03/2018		1424 Admiral...	4320.00 · Electricity	-4,207.00
				1424 Admiral...	4330.00 · Gas	-4,851.57
Bill	12/3/18-2671-00036	12/03/2018		1424 Admiral...	4320.00 · Electricity	-996.24
Bill	12/13/18-2671-00...	12/13/2018		1125 University	4320.00 · Electricity	-36.99
				1125 University	4330.00 · Gas	-68.18
Bill	12/13/18-2671-00...	12/13/2018		886 Division	4320.00 · Electricity	-35.34
				886 Division	4330.00 · Gas	-78.42
TOTAL						-10,273.74

Green Bay Housing Authority

Budget vs. Actual

Summary

Oct-18

[illegible]	COCC		Mason Manor		RevBonds		ScSite		TOTAL	
	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget
Total Income	56,525.49	172,926.04	418,980.33	758,000.08	126,180.00	24,955.00	159,963.28	293,764.00	761,649.10	1,249,645.12
Total Expense	73,099.05	176,070.00	375,976.28	1,018,050.04	15,252.15	153,775.00	235,914.14	545,501.00	700,241.62	1,893,396.04
Net Income	**-16,573.56**	**-3,143.96**	**43,004.05**	**-260,049.96**	**110,927.85**	**-128,820.00**	**-75,950.86**	**-251,737.00**	**61,407.48**	**-643,750.92**

Reserve Spreadsheet

	MM	SS
6/30/2016 Audited FASS	791,883	363,096
YTD Net Income/(loss) Without Depreciation	43,004	(75,951)
Commited Funds	(150,000)	-
Remaining Projects	-	(12,482)
Subtotal	684,887	274,663
Transfer	-	-
Projected Reserve	684,887	274,663
6 Month Expenses	466,975	247,171
Excess/shortfall	217,912	27,492

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Green Bay Housing Authority
Budget vs. Actual Detail

	COCC				Mason Manor			
	YTD	Budget	$ Over Budget	% of Budget	YTD	Budget	$ Over Budget	% of Budget
Income								
2802.00 · Hud Contributions	0.00	0.00	0.00	0.0%	90,604.94	137,622.00	-47,017.06	65.84%
3110.00 · Dwelling Rental	0.00	0.00	0.00	0.0%	214,764.20	461,000.00	-246,235.80	46.59%
3120.00 · Excess Utilities	0.00	0.00	0.00	0.0%	2,068.00	4,620.00	-2,552.00	44.76%
3510.00 · Management Fee Revenue	42,408.37	128,981.04	-86,572.67	32.88%	0.00	0.00	0.00	0.0%
3520.00 · Asset Management Rev	8,120.00	24,240.00	-16,120.00	33.5%	0.00	0.00	0.00	0.0%
3530.00 · BookKeeping Fee Rev	5,977.50	18,180.00	-12,202.50	32.88%	0.00	0.00	0.00	0.0%
3610.00 · Int Income	0.00	1,500.00	-1,500.00	0.0%	20,304.75	8,000.00	12,304.75	253.81%
3690.00 · Other Income - Tenants	0.00	0.00	0.00	0.0%	3,488.00	8,000.00	-4,512.00	43.6%
3690.01 · Other Income - Ins Dividends	19.62	25.00	-5.38	78.48%	529.71	800.00	-270.29	66.21%
3690.02 · Other Income	0.00	0.00	0.00	0.0%	5,261.55	7,000.00	-1,738.45	75.17%
3690.03 · Cell Tower Rent	0.00	0.00	0.00	0.0%	81,959.18	130,958.08	-48,998.90	62.58%
9110.00 · Transfers In	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Total Income	56,525.49	172,926.04	-116,400.55	32.69%	418,980.33	758,000.08	-339,019.75	55.27%
Expense								
4110.00 · Admin Salaries	31,919.83	103,000.00	-71,080.17	30.99%	29,937.84	89,500.00	-59,562.16	33.45%
4120.00 · Compensated Absences	0.00	0.00	0.00	0.0%	0.00	1,000.00	-1,000.00	0.0%
4130.00 · Legal Expense	301.62	250.00	51.62	120.65%	978.92	3,000.00	-2,021.08	32.63%
4130.01 · Investigations Expense	0.00	0.00	0.00	0.0%	1,374.06	2,600.00	-1,225.94	52.85%
4140.00 · Staff Training	1,188.26	10,500.00	-9,311.74	11.32%	778.82	3,800.00	-3,021.18	20.5%
4150.00 · Travel	75.61	1,000.00	-924.39	7.56%	46.65	400.00	-353.35	11.66%
4160.00 · Management Fee	0.00	0.00	0.00	0.0%	32,032.42	97,055.04	-65,022.62	33.0%
4163.00 · BookKeeping Fee	0.00	0.00	0.00	0.0%	4,515.00	13,680.00	-9,165.00	33.0%
4165.00 · Asset Management Fee	0.00	0.00	0.00	0.0%	6,120.00	18,240.00	-12,120.00	33.55%
4171.00 · Auditing Fees	0.00	1,800.00	-1,800.00	0.0%	0.00	3,600.00	-3,600.00	0.0%
4182.00 · Employee Benefits - Admin	11,031.44	33,000.00	-21,968.56	33.43%	15,036.75	32,000.00	-16,963.25	46.99%
4190.01 · Printing	49.42	1,000.00	-950.58	4.94%	1,234.72	2,500.00	-1,265.28	49.39%
4190.02 · Postage	150.52	250.00	-99.48	60.21%	500.00	1,000.00	-500.00	50.0%
4190.03 · Paper & Office Supplies	663.81	750.00	-86.19	88.51%	225.09	1,500.00	-1,274.91	15.01%
4190.04 · Publications	0.00	200.00	-200.00	0.0%	0.00	0.00	0.00	0.0%
4190.05 · Membership Dues & Fees	297.32	500.00	-202.68	59.46%	0.00	50.00	-50.00	0.0%
4190.06 · Computer Support	0.00	5,000.00	-5,000.00	0.0%	129.00	9,000.00	-8,871.00	1.43%
4190.07 · Tele Fax & Comm	0.00	0.00	0.00	0.0%	590.42	1,250.00	-659.58	47.23%
4190.08 · Marketing	0.00	2,000.00	-2,000.00	0.0%	1,108.00	2,300.00	-1,192.00	48.17%
4190.10 · Miscellaneous	27,176.76	15,000.00	12,176.76	181.18%	0.00	2,000.00	-2,000.00	0.0%
4210.00 · Ten Ser-Salary	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4220.00 · Ten Ser-Recr Etc	0.00	0.00	0.00	0.0%	670.89	1,500.00	-829.11	44.73%
4220.01 · Ten Ser - Resident Part	0.00	0.00	0.00	0.0%	579.14	3,000.00	-2,420.86	19.31%
4230.00 · Ten Ser-Contrs	0.00	0.00	0.00	0.0%	14,865.41	22,500.00	-7,634.59	66.07%
4310.00 · Water	0.00	0.00	0.00	0.0%	17,435.74	36,000.00	-18,564.26	48.43%
4320.00 · Electricity	0.00	0.00	0.00	0.0%	35,066.05	65,000.00	-29,933.95	53.95%
4320.01 · Utility Reimbursements	0.00	0.00	0.00	0.0%	0.00	32,000.00	-32,000.00	0.0%
4330.00 · Gas	0.00	0.00	0.00	0.0%	8,469.33	3,750.00	4,719.33	225.85%
4390.00 · Other Utilities	0.00	0.00	0.00	0.0%	1,934.32	129,500.00	-127,565.68	1.49%
4410.00 · Maint - Labor	0.00	100.00	-100.00	0.0%	51,880.35	25,000.00	26,880.35	207.52%
4420.00 · Maint - Supplies	0.00	0.00	0.00	0.0%	33,708.48	10,000.00	23,708.48	337.09%
4430.00 · Maint - Contracts	0.00	0.00	0.00	0.0%	13,257.78	2,500.00	10,757.78	530.31%
4430.01 · Maint - Non-Contract	0.00	800.00	-800.00	0.0%	6,944.74	2,000.00	4,944.74	347.24%
4430.03 · Maint - Truck Maint	44.46	0.00	44.46	100.0%	1,146.46	3,000.00	-1,853.54	38.22%
4430.09 · Fire Protection - Maint	0.00	0.00	0.00	0.0%	7,801.62	1,500.00	6,301.62	520.11%
4430.10 · Heating and Cooling	0.00	0.00	0.00	0.0%	4,267.90	1,500.00	2,767.90	284.53%
4430.11 · Snow Removal	0.00	0.00	0.00	0.0%	2,006.01	8,500.00	-6,493.99	23.6%
4430.12 · Elevator Maintenance	0.00	0.00	0.00	0.0%	5,633.60	2,000.00	3,633.60	281.68%
4430.13 · Landscape and Grounds	0.00	0.00	0.00	0.0%	257.30	0.00	257.30	100.0%
4430.14 · Unit Turnaround	0.00	0.00	0.00	0.0%	0.00	1,000.00	-1,000.00	0.0%
4430.15 · Electrical	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4430.16 · Plumbing	0.00	0.00	0.00	0.0%	266.00	2,750.00	-2,484.00	9.67%
4430.17 · Extermination	0.00	0.00	0.00	0.0%	12,113.14	25,000.00	-12,886.86	48.45%
4430.18 · Appliances	0.00	0.00	0.00	0.0%	180.68	3,000.00	-2,819.32	6.02%
4430.19 · Garbage & Trash Removal	0.00	0.00	0.00	0.0%	1,469.02	3,000.00	-1,530.98	48.97%
4430.25 · Unit Repair	0.00	0.00	0.00	0.0%	397.00	0.00	397.00	100.0%
4432.00 · Extraordinary Maintenance	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4433.00 · Emp Ben Contr-ord maint	0.00	0.00	0.00	0.0%	20,066.93	47,000.00	-26,933.07	42.7%
4480.00 · Protect Service	0.00	0.00	0.00	0.0%	0.00	500.00	-500.00	0.0%
4510.00 · Insurance Expense - Property	0.00	0.00	0.00	0.0%	9,794.00	8,500.00	1,294.00	115.22%
4510.01 · Insurance Expenses - Liability	200.00	125.00	75.00	160.0%	5,906.00	5,800.00	106.00	101.83%
4520.00 · PILOT	0.00	0.00	0.00	0.0%	0.00	33,750.00	-33,750.00	0.0%
4530.00 · Bank Fees	0.00	145.00	-145.00	0.0%	250.70	1,025.00	-774.30	24.46%
4572.00 · Bad Debt - Tenant Rents	0.00	0.00	0.00	0.0%	0.00	13,000.00	-13,000.00	0.0%

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Green Bay Housing Authority
Budget vs. Actual Detail

	COCC				Mason Manor			
	YTD	Budget	$ Over Budget	% of Budget	YTD	Budget	$ Over Budget	% of Budget
4590.00 · Other General	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4800.00 · Depreciation Expense	0.00	650.00	-650.00	0.0%	0.00	215,000.00	-215,000.00	0.0%
9120.00 · Transfers Out	0.00	0.00	0.00	0.0%	25,000.00	25,000.00	0.00	100.0%
Total Expense	73,099.05	176,070.00	-102,970.95	41.52%	375,976.28	1,018,050.04	-642,073.76	36.93%
Net Income/(Loss)	**-16,573.56**	**-3,143.96**	**-13,429.60**	**527.16%**	**43,004.05**	**-260,049.96**	**303,054.01**	**-16.54%**

0.00 0.00

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Green Bay Housing Authority
Budget vs. Actual Detail

	RevBonds				ScSite			
	YTD	Budget	$ Over Budget	% of Budget	YTD	Budget	$ Over Budget	% of Budget
Income								
2802.00 · Hud Contributions	0.00	0.00	0.00	0.0%	65,318.00	135,492.00	-70,174.00	48.21%
3110.00 · Dwelling Rental	0.00	0.00	0.00	0.0%	62,772.22	118,772.00	-55,999.78	52.85%
3120.00 · Excess Utilities	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
3510.00 · Management Fee Revenue	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
3520.00 · Asset Management Rev	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
3530.00 · BookKeeping Fee Rev	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
3610.00 · Int Income	0.00	10,000.00	-10,000.00	0.0%	0.00	5,000.00	-5,000.00	0.0%
3690.00 · Other Income - Tenants	94,000.00	0.00	94,000.00	100.0%	205.00	0.00	205.00	100.0%
3690.01 · Other Income - Ins Dividends	0.00	0.00	0.00	0.0%	1,412.55	2,000.00	-587.45	70.63%
3690.02 · Other Income	32,180.00	14,955.00	17,225.00	215.18%	5,255.51	7,500.00	-2,244.49	70.07%
3690.03 · Cell Tower Rent	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
9110.00 · Transfers In	0.00	0.00	0.00	0.0%	25,000.00	25,000.00	0.00	100.0%
Total Income	126,180.00	24,955.00	101,225.00	505.63%	159,963.28	293,764.00	-133,800.72	54.45%
Expense								
4110.00 · Admin Salaries	32.52	2,000.00	-1,967.48	1.63%	23,269.37	62,000.00	-38,730.63	37.53%
4120.00 · Compensated Absences	0.00	0.00	0.00	0.0%	0.00	1,000.00	-1,000.00	0.0%
4130.00 · Legal Expense	0.00	0.00	0.00	0.0%	959.13	500.00	459.13	191.83%
4130.01 · Investigations Expense	0.00	0.00	0.00	0.0%	4,778.27	3,000.00	1,778.27	159.28%
4140.00 · Staff Training	0.00	0.00	0.00	0.0%	778.82	3,800.00	-3,021.18	20.5%
4150.00 · Travel	0.00	0.00	0.00	0.0%	106.39	500.00	-393.61	21.28%
4160.00 · Management Fee	0.00	0.00	0.00	0.0%	10,375.95	31,926.00	-21,550.05	32.5%
4163.00 · BookKeeping Fee	0.00	0.00	0.00	0.0%	1,462.50	4,500.00	-3,037.50	32.5%
4165.00 · Asset Management Fee	0.00	0.00	0.00	0.0%	2,000.00	6,000.00	-4,000.00	33.33%
4171.00 · Auditing Fees	0.00	525.00	-525.00	0.0%	0.00	3,400.00	-3,400.00	0.0%
4182.00 · Employee Benefits - Admin	19.95	750.00	-730.05	2.66%	11,385.69	22,500.00	-11,114.31	50.6%
4190.01 · Printing	0.00	0.00	0.00	0.0%	214.18	500.00	-285.82	42.84%
4190.02 · Postage	0.00	0.00	0.00	0.0%	500.00	1,000.00	-500.00	50.0%
4190.03 · Paper & Office Supplies	0.00	0.00	0.00	0.0%	225.07	800.00	-574.93	28.13%
4190.04 · Publications	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4190.05 · Membership Dues & Fees	0.00	0.00	0.00	0.0%	0.00	50.00	-50.00	0.0%
4190.06 · Computer Support	0.00	0.00	0.00	0.0%	0.00	6,000.00	-6,000.00	0.0%
4190.07 · Tele Fax & Comm	0.00	0.00	0.00	0.0%	590.38	1,100.00	-509.62	53.67%
4190.08 · Marketing	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4190.10 · Miscellaneous	108.67	500.00	-391.33	21.73%	0.00	1,000.00	-1,000.00	0.0%
4210.00 · Ten Ser-Salary	3,091.01	45,000.00	-41,908.99	6.87%	0.00	0.00	0.00	0.0%
4220.00 · Ten Ser-Recr Etc	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4220.01 · Ten Ser - Resident Part	0.00	0.00	0.00	0.0%	0.00	1,250.00	-1,250.00	0.0%
4230.00 · Ten Ser-Contrs	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4310.00 · Water	0.00	0.00	0.00	0.0%	14,793.85	25,000.00	-10,206.15	59.18%
4320.00 · Electricity	0.00	0.00	0.00	0.0%	532.03	3,000.00	-2,467.97	17.73%
4320.01 · Utility Reimbursements	0.00	0.00	0.00	0.0%	6,042.00	3,000.00	3,042.00	201.4%
4330.00 · Gas	0.00	0.00	0.00	0.0%	530.01	10,000.00	-9,469.99	5.3%
4390.00 · Other Utilities	0.00	0.00	0.00	0.0%	4,689.38	48,500.00	-43,810.62	9.67%
4410.00 · Maint - Labor	0.00	0.00	0.00	0.0%	20,454.03	11,000.00	9,454.03	185.95%
4420.00 · Maint - Supplies	0.00	0.00	0.00	0.0%	21,772.87	20,000.00	1,772.87	108.86%
4430.00 · Maint - Contracts	0.00	0.00	0.00	0.0%	21,351.30	2,000.00	19,351.30	1,067.57%
4430.01 · Maint - Non-Contract	0.00	0.00	0.00	0.0%	25,524.00	2,500.00	23,024.00	1,020.96%
4430.03 · Maint - Truck Maint	0.00	0.00	0.00	0.0%	1,101.37	0.00	1,101.37	100.0%
4430.09 · Fire Protection - Maint	0.00	0.00	0.00	0.0%	0.00	750.00	-750.00	0.0%
4430.10 · Heating and Cooling	0.00	0.00	0.00	0.0%	118.85	2,000.00	-1,881.15	5.94%
4430.11 · Snow Removal	0.00	0.00	0.00	0.0%	96.00	0.00	96.00	100.0%
4430.12 · Elevator Maintenance	0.00	0.00	0.00	0.0%	0.00	11,000.00	-11,000.00	0.0%
4430.13 · Landscape and Grounds	0.00	0.00	0.00	0.0%	4,466.70	0.00	4,466.70	100.0%
4430.14 · Unit Turnaround	0.00	0.00	0.00	0.0%	0.00	750.00	-750.00	0.0%
4430.15 · Electrical	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4430.16 · Plumbing	0.00	0.00	0.00	0.0%	6,374.00	750.00	5,624.00	849.87%
4430.17 · Extermination	0.00	0.00	0.00	0.0%	715.00	2,000.00	-1,285.00	35.75%
4430.18 · Appliances	0.00	0.00	0.00	0.0%	0.00	1,000.00	-1,000.00	0.0%
4430.19 · Garbage & Trash Removal	0.00	0.00	0.00	0.0%	258.10	1,000.00	-741.90	25.81%
4430.25 · Unit Repair	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4432.00 · Extraordinary Maintenance	12,000.00	105,000.00	-93,000.00	11.43%	0.00	5,600.00	-5,600.00	0.0%
4433.00 · Emp Ben Contr-ord maint	0.00	0.00	0.00	0.0%	8,550.90	16,000.00	-7,449.10	53.44%
4480.00 · Protect Service	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4510.00 · Insurance Expense - Property	0.00	0.00	0.00	0.0%	38,788.00	37,000.00	1,788.00	104.83%
4510.01 · Insurance Expenses - Liability	0.00	0.00	0.00	0.0%	3,110.00	3,600.00	-490.00	86.39%
4520.00 · PILOT	0.00	0.00	0.00	0.0%	0.00	27,225.00	-27,225.00	0.0%
4530.00 · Bank Fees	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4572.00 · Bad Debt - Tenant Rents	0.00	0.00	0.00	0.0%	0.00	12,000.00	-12,000.00	0.0%

Green Bay Housing Authority
Budget vs. Actual Detail

	RevBonds				ScSite			
	YTD	Budget	$ Over Budget	% of Budget	YTD	Budget	$ Over Budget	% of Budget
4590.00 · Other General	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4800.00 · Depreciation Expense	0.00	0.00	0.00	0.0%	0.00	149,000.00	-149,000.00	0.0%
9120.00 · Transfers Out	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Total Expense	15,252.15	153,775.00	-138,522.85	9.92%	235,914.14	545,501.00	-309,586.86	43.25%
Net Income/(Loss)	**110,927.85**	**-128,820.00**	**239,747.85**	**-86.11%**	**-75,950.86**	**-251,737.00**	**175,786.14**	**30.17%**

0.00 0.00

[illegible]

Green Bay Housing Authority
Budget vs. Actual Detail

	TOTAL			
	YTD	Budget	$ Over Budget	% of Budget
Income				
2802.00 · Hud Contributions	155,922.94	273,114.00	-117,191.06	57.09%
3110.00 · Dwelling Rental	277,536.42	579,772.00	-302,235.58	47.87%
3120.00 · Excess Utilities	2,068.00	4,620.00	-2,552.00	44.76%
3510.00 · Management Fee Revenue	42,408.37	128,981.04	-86,572.67	32.88%
3520.00 · Asset Management Rev	8,120.00	24,240.00	-16,120.00	33.5%
3530.00 · BookKeeping Fee Rev	5,977.50	18,180.00	-12,202.50	32.88%
3610.00 · Int Income	20,304.75	24,500.00	-4,195.25	82.88%
3690.00 · Other Income - Tenants	97,693.00	8,000.00	89,693.00	1,221.16%
3690.01 · Other Income - Ins Dividends	1,961.88	2,825.00	-863.12	69.45%
3690.02 · Other Income	42,697.06	29,455.00	13,242.06	144.96%
3690.03 · Cell Tower Rent	81,959.18	130,958.08	-48,998.90	62.58%
9110.00 · Transfers In	25,000.00	25,000.00	0.00	100.0%
Total Income	761,649.10	1,249,645.12	-487,996.02	60.95%
Expense				
4110.00 · Admin Salaries	85,159.56	256,500.00	-171,340.44	33.2%
4120.00 · Compensated Absences	0.00	2,000.00	-2,000.00	0.0%
4130.00 · Legal Expense	2,239.67	3,750.00	-1,510.33	59.73%
4130.01 · Investigations Expense	6,152.33	5,600.00	552.33	109.86%
4140.00 · Staff Training	2,745.90	18,100.00	-15,354.10	15.17%
4150.00 · Travel	228.65	1,900.00	-1,671.35	12.03%
4160.00 · Management Fee	42,408.37	128,981.04	-86,572.67	32.88%
4163.00 · BookKeeping Fee	5,977.50	18,180.00	-12,202.50	32.88%
4165.00 · Asset Management Fee	8,120.00	24,240.00	-16,120.00	33.5%
4171.00 · Auditing Fees	0.00	9,325.00	-9,325.00	0.0%
4182.00 · Employee Benefits - Admin	37,473.83	88,250.00	-50,776.17	42.46%
4190.01 · Printing	1,498.32	4,000.00	-2,501.68	37.46%
4190.02 · Postage	1,150.52	2,250.00	-1,099.48	51.13%
4190.03 · Paper & Office Supplies	1,113.97	3,050.00	-1,936.03	36.52%
4190.04 · Publications	0.00	200.00	-200.00	0.0%
4190.05 · Membership Dues & Fees	297.32	600.00	-302.68	49.55%
4190.06 · Computer Support	129.00	20,000.00	-19,871.00	0.65%
4190.07 · Tele Fax & Comm	1,180.80	2,350.00	-1,169.20	50.25%
4190.08 · Marketing	1,108.00	4,300.00	-3,192.00	25.77%
4190.10 · Miscellaneous	27,285.43	18,500.00	8,785.43	147.49%
4210.00 · Ten Ser-Salary			0.00	0.0%
4220.00 · Ten Ser-Recr Etc	670.89	1,500.00	-829.11	44.73%
4220.01 · Ten Ser - Resident Part	579.14	4,250.00	-3,670.86	13.63%
4230.00 · Ten Ser-Contrs	14,865.41	22,500.00	-7,634.59	66.07%
4310.00 · Water	32,229.59	61,000.00	-28,770.41	52.84%
4320.00 · Electricity	35,598.08	68,000.00	-32,401.92	52.35%
4320.01 · Utility Reimbursements	6,042.00	35,000.00	-28,958.00	17.26%
4330.00 · Gas	8,999.34	13,750.00	-4,750.66	65.45%
4390.00 · Other Utilities	6,623.70	178,000.00	-171,376.30	3.72%
4410.00 · Maint - Labor	72,334.38	36,100.00	36,234.38	200.37%
4420.00 · Maint - Supplies	55,481.35	30,000.00	25,481.35	184.94%
4430.00 · Maint - Contracts	34,609.08	4,500.00	30,109.08	769.09%
4430.01 · Maint - Non-Contract	32,468.74	5,300.00	27,168.74	612.62%
4430.03 · Maint - Truck Maint	2,292.29	3,000.00	-707.71	76.41%
4430.09 · Fire Protection - Maint	7,801.62	2,250.00	5,551.62	346.74%
4430.10 · Heating and Cooling	4,386.75	3,500.00	886.75	125.34%
4430.11 · Snow Removal	2,102.01	8,500.00	-6,397.99	24.73%
4430.12 · Elevator Maintenance	5,633.60	13,000.00	-7,366.40	43.34%
4430.13 · Landscape and Grounds	4,724.00	0.00	4,724.00	100.0%
4430.14 · Unit Turnaround	0.00	1,750.00	-1,750.00	0.0%
4430.15 · Electrical	0.00	0.00	0.00	0.0%
4430.16 · Plumbing	6,640.00	3,500.00	3,140.00	189.71%
4430.17 · Extermination	12,828.14	27,000.00	-14,171.86	47.51%
4430.18 · Appliances	180.68	4,000.00	-3,819.32	4.52%
4430.19 · Garbage & Trash Removal	1,727.12	4,000.00	-2,272.88	43.18%
4430.25 · Unit Repair	397.00	0.00	397.00	100.0%
4432.00 · Extraordinary Maintenance	12,000.00	110,600.00	-98,600.00	10.85%
4433.00 · Emp Ben Contr-ord maint	28,617.83	63,000.00	-34,382.17	45.43%
4480.00 · Protect Service	0.00	500.00	-500.00	0.0%
4510.00 · Insurance Expense - Property	48,582.00	45,500.00	3,082.00	106.77%
4510.01 · Insurance Expenses - Liability	9,216.00	9,525.00	-309.00	96.76%
4520.00 · PILOT	0.00	60,975.00	-60,975.00	0.0%
4530.00 · Bank Fees				
4572.00 · Bad Debt - Tenant Rents				

Green Bay Housing Authority
Budget vs. Actual Detail

	TOTAL			
	YTD	Budget	$ Over Budget	% of Budget
4590.00 · Other General	0.00	0.00	0.00	0.0%
4800.00 · Depreciation Expense	0.00	364,650.00	-364,650.00	0.0%
9120.00 · Transfers Out	25,000.00	25,000.00	0.00	100.0%
Total Expense	700,241.62	1,893,396.04	-1,193,154.42	36.98%
Net Income/(Loss)	**61,407.48**	**-643,750.92**	**705,158.40**	**-9.54%**

LANGAN & ASSOCIATES
Experienced Investigators and Consultants

1723 Murphy Court, Green Bay, WI 54303 • Phone: 920-494-9910 • www.LanganAndAssociates.com

January 3, 2019

Jayme Valentine
Senior Property Manager
Housing Authority of City of Green Bay
1424 Admiral Court
Green Bay, WI 54303

Re: Monthly Report:

Ms. Valentine,

For the month of December 2018 there were six Green Bay Housing applications reviewed. They were:

6 Applications for Mason Manor.

3 Fraud investigations are open.

Should there be any questions please feel free to contact me at (920) 639-6667.

Respectfully submitted,

Ken Brodhagen

Ken Brodhagen, Investigator
Langan & Associates, Inc.

This document is confidential and intended for the use of the listed recipient only.

GREEN BAY HOUSING AUTHORITY
(JANUARY 2019)

			MASON MANOR VACANCIES (6 TOTAL)		
UNIT	**MOVEOUT**	**BEDRM**	**NEW LEASE**	**MOVE OUT REASON**	**CURRENT STATUS OF UNIT**
###	**11/15/18**	**1 LG**	**1/21/19**	**IN HOUSE TRANSFER PEST CONTROL**	**UNIT MOVE IN READY 1/16/19**
###	**11/24/18**	**1 LG**	**1/25/19**	**MOVED TO LARGER APARTMENT**	**UNIT MOVE IN READY 1/16/19**
###	**12/31/18**	**1 LG**	**1/31/19**	**MOVED TO ASSISTED LIVING**	**UNIT MOVE IN READY 1/18/19**
###	**1/1/19**	**1**	**1/24/19**	**MOVED OUT OF GREEN BAY**	**UNIT MOVE IN READY 1/18/19**
###	**1/15/19**	**1 LG**	**?**	**MOVED TO BE CLOSER TO FAMILY**	**UNIT TURNOVER**
###	**1/15/19**	**1 LG**	**?**	**MOVED TO LIVE WITH ROOM MATE**	**UNIT TURNOVER**

SCATTERED SITES VACANCIES (0 TOTAL)

UPCOMING VACANCIES		APPLICATIONS INFO	
MASON MANOR (4 TOTAL)		MM APPLICANTS:	**TOTAL**
UNITS	STATUS	1 bedroom (24-BC; 19-non BC)	43
###	**IN HOUSE TRANSFER**	2 bedroom (0-BC; 0-non BC)	0
###	**MOVING OUT OF GB**		
###	**VIOLATION OF LEASE**		
###	**NONPAYMENT OF RENT**		
		SS APPLICANTS:	**TOTAL**
SCATTERED S. (4 TOTAL)		2 bedroom (65-BC; 32-non BC)	97
UNITS	STATUS	3 bedroom (11- BC; 12-non BC)	23
###	EVICTION	4 bedroom (6- BC; 2-non BC)	8
###	VIOLATION OF LEASE		
###	**IN HOUSE TRANSFER**		
###	**RECEIVED 30 DAY**		

	OCCUPANY RATES			HUD	
	MM	SS	GBHA	MM	SS
Jan	92.11%	92.00%	92.05%	92.76%	92.00%
Feb	92.76%	94.00%	93.38%	93.42%	94.00%
March	94.08%	100.00%	97.04%	94.74%	100.00%
April	99.34%	100.00%	99.67%	100.00%	100.00%
May	97.37%	100.00%	98.68%	98.03%	100.00%
June	98.03%	98.00%	98.01%	98.03%	98.00%
July	98.03%	100.00%	99.01%	98.03%	100.00%
Aug	99.34%	100.00%	99.67%	99.34%	100.00%
Sept	99.34%	96.00%	97.67%	99.34%	96.00%
Oct	99.34%	94.00%	96.67%	99.34%	94.00%
Nov	97.37%	92.00%	94.68%	97.37%	92.00%
Dec	98.03%	96.00%	97.01%	98.68%	96.00%
TOTAL	97.09%	96.83%	96.96%	97.42%	96.83%