AGENDA OF THE
GREEN BAY HOUSING AUTHORITY

THURSDAY, JANUARY 20, 2022, 10:30 AM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

1. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

B. Roll Call.

1. William VandeCastle - Chair, Terri Refsguard Vice-Chair, Sandra Popp, Erin Edwards and Stephen Srubas

C. Approval of the Agenda.

1. Approval of the agenda for the January 20, 2022, meeting of the Green Bay Housing Authority.

D. Approval of Minutes.

1. Approval of the minutes from the November 18, 2021, meeting of the Green Bay Housing Authority.

E. Regular Business.

1. Consideration with possible action on approval of Resolution 2022-01 approving the development plan for RAD submission for redevelopment of Mason Manor and Scattered Site Public Housing resulting in the reduction of Federal Faircloth Public Housing Units
2. Consideration with possible action on writing off delinquent tenant accounts effective February 1, 2022.
3. Consideration with possible action on approval of the June 30, 2021, Audit Report.

F. Informational.

1. GBHA Bills.

2. GBHA Financial Report.
3. Langan Report.
4. Director's Report.
5. Occupancy Report.
6. Date of next meeting: February 17, 2022

G. 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.

Virtual Meeting Instructions

Green Bay Housing Authority

Zoom Meeting Information

Join Zoom Meeting

https://us02web.zoom.us/j/81434999289?pwd=N0dlMGxWSS85SGswK2lZeGhZZUN0UT09

Meeting ID: 814 3499 9289
Passcode: 483400

One tap mobile

+13017158592,,81434999289# US (Washington DC)
+13126266799,,81434999289# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 646 876 9923 US (New York)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 408 638 0968 US (San Jose)

Meeting ID: 814 3499 9289
Find your local number: https://us02web.zoom.us/u/krKl9HZQR

Public Comments

If you wish to speak at this public meeting or leave a comment, please fill out the online Comment Form prior to the meeting.

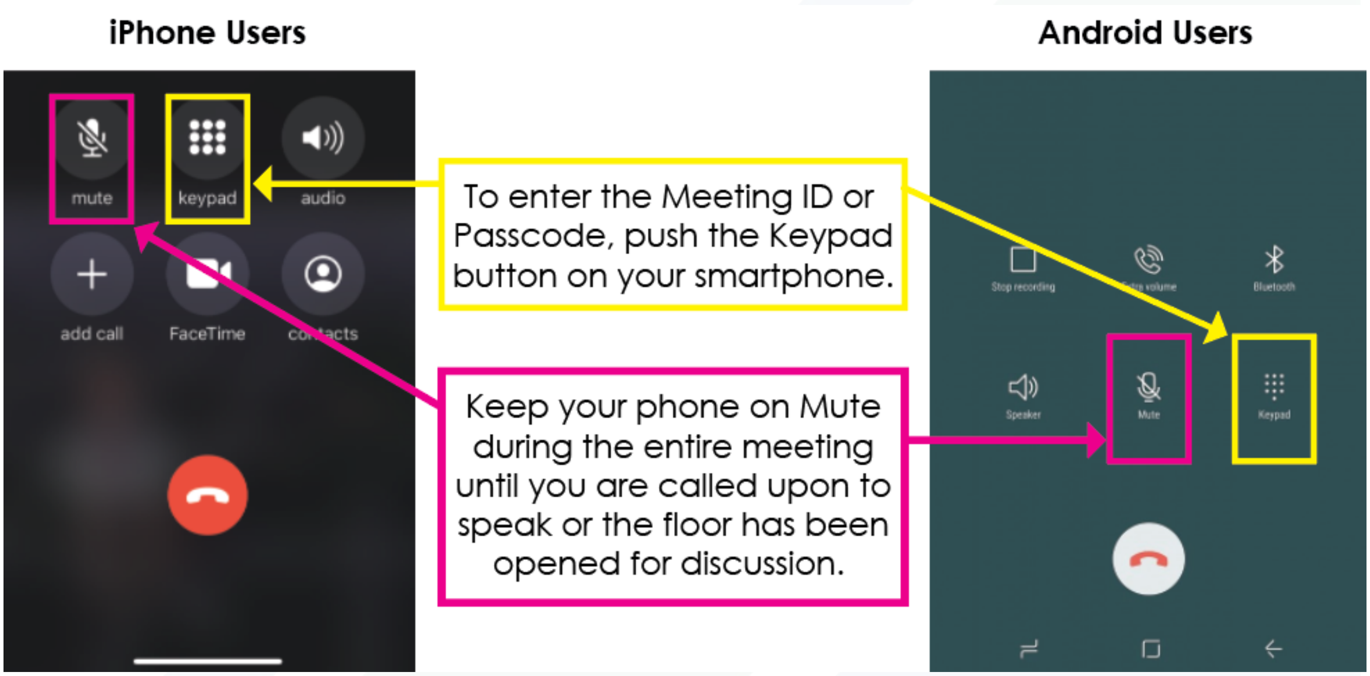
Additional Information

1. Wisconsin Open Meetings Law still applies
    a. Persons interested in speaking to an item must state their name and address for the minutes.
    b. Committee/Commission/Board members will still follow *Roberts Rules of Order Newly Revised 12th edition.*
2. Please log into the Zoom meeting at least 10 minutes before the meeting begins to ensure a proper connection and that your technology is working.
    a. If you are a Board Member, please log into CivicClerk with a computer, laptop, or tablet device.
3. Once you are in the meeting please mute yourself.
    a. You may unmute yourself when you are called upon to speak.
4. Waiting room
    a. When you call in or connect via web or Zoom app, you will be placed in a "waiting room."
    b. The meeting host will then admit you to the meeting, and mute you upon entrance (you will still be able to hear and or otherwise observe the meeting).
5. Registering
    a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You'll receive another email confirming that you're registered for the meeting.
    b. If you're using a phone, your registration will be tied to an email.
6. Raising your hand
    a. Committee/Commission/Board members—you can either use CivicClerk and request to speak or you can also utilize the "raise your hand" tool in the Zoom platform (you'd need to use a computer or tablet) to let the host know you would like to speak. You can also un-mute yourself and start speaking.
    b. Persons with items on the agenda or other interested parties —you can also utilize the "raise your hand" tool on the Zoom platform via computer or mobile device. You will be allowed to speak once the committee, commission, or board has moved to "open the floor for interested parties to speak." Once discussion on your agenda item has concluded, the host will mute you, unless the committee opens the floor again.
7. What devices should I use?
    a. Smart phone (please see more detailed instructions on page 3)
    b. Land line
    c. Tablet— in advance of the meeting, please download the Zoom Meeting app by using either the Apple Store or the Play Store. You will be asked to input your name, to identify you for the meeting.
    d. Computer— you can access the meeting through a web browser by clicking on the meeting link, or through the Zoom Meeting app. If using the app, please download it in advance of the meeting. You will be asked to input your name, to identify yourself for the meeting.
    e. For tablet and computer users--if you download the app you may be asked to verify your email.

8. Zoom etiquette
    a. Muting yourself when you're not speaking will prevent your background noise from interfering with others' ability to listen to and participate in the meeting.
    b. If you're using a telephone, please identify yourself with your phone number and state your name and address before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourself.
9. Closed session
    a. Persons in the Zoom meeting will be put into a waiting room while the committee/commission/board meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
    b. Persons watching a Common Council meeting live on YouTube will see a gray screen with the City logo during closed session.
10. Persons interested in attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number in the Zoom Meeting Information box.

Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by **#**
3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not wish to speak, please make sure your phone is on **Mute**
    a. If you're using a smartphone, look at your screen and click the Mute button



Report to the
Housing Authority of the City of Green Bay

MEETING DATE	PREPARED BY
January 20, 2022	Cheryl Renier-Wigg, Staff

AGENDA ITEM # E.1

Consideration with possible action on approval of Resolution 2022-01 approving the development plan for RAD submission for redevelopment of Mason Manor and Scattered Site Public Housing resulting in the reduction of Federal Faircloth Public Housing Units

BACKGROUND

At the November GBHA meeting, the Board unanimously approved the RAD/Section 18 Blend redevelopment plan for Mason Manor and Scattered Site Public Housing Units. As a result of this plan approval, the City of Green Bay will be losing 64 public housing units under the Faircloth allocations for Public Housing. The Board discussed the pros and cons of this reduction and ultimately agreed the reduction will allow the GBHA to complete an extensive rehabilitation of all of the units in the portfolio and will still allow the GBHA to develop future PHA units that remain under the Faircloth allocation.

Chair VandeCastle recommended an official resolution be adopted specifically for the purposes of ensuring this action be approved and recorded as a resolution for future reference.

RECOMMENDATION

To approve Resolution 2022-01 approving the development plan for RAD submission for redevelopment of Mason Manor and Scattered Site Public Housing, resulting in the reduction of Federal Faircloth Public Housing Units.

FISCAL IMPACT

ATTACHMENTS

1. Faircloth reduction resolution 2022-1

RESOLUTION NO. 2022-01

RESOLUTION OF THE GREEN BAY HOUSING AUTHORITY APPROVING THE DEVELOPMENT PLAN FOR RAD SUBMISSION FOR REDEVELOPMENT OF MASON MANOR AND SCATTERED SITE PUBLIC HOUSING RESULTING IN REDUCTION OF FEDERAL FAIRCLOTH PUBLIC HOUSING UNITS

BY THE GREEN BAY HOUSING AUTHORITY:

WHEREAS, Congress established in 1998 a limit on the number of public housing units the federal government would support. The Faircloth Amendment to the Housing Act of 1937 prohibits HUD from funding the construction or operation of new public housing units with capital or operating funds if construction would result in a net increase in the number of public housing units a PHA owned, assisted, or operated as of October 1, 1999; and

WHEREAS, the Green Bay Housing Authority has 204 units of public housing (154 at Mason Manor and 50 scattered site units) allocated by the Federal Government; and

WHEREAS, these units are in need of substantial repair and redevelopment which can only be accomplished through the HUD RAD mixed financing redevelopment process, but will result in the loss of 64 public housing units that fall under Federal Faircloth limits; and

WHEREAS, the Green Bay Housing Authority realizes the loss of these units will ultimately result in the ability to significantly improve its existing public housing units, which will improve the quality of lives for the residents in the units, and approved proceeding with the process at the November 18, 2021, Green Bay Housing Authority Board meeting.

THEREFOR BE IT RESOLVED, that the Green Bay Housing Authority approved moving forward with the HUD RAD mixed financing redevelopment plan that will result in the reduction of Federal Public Housing Units from 204 to 140.

By: ______________________________

William Vande Castle
Chairman

APPROVED: January 20, 2022

ATTEST: ______________________________

Cheryl Renier-Wigg
Executive Director

Green Bay Housing Authority
Tenant Write-offs

Scattered Sites	Address	DR	Other	Amount	Move Out Date	Approved
[redacted]			$ 4,133.23	$ 4,133.23	9/30/2021	
			$ -	$ -		
				$ -		
				$ -		
				$ -		
		$ -	$ 4,133.23	$ 4,133.23		
Mason Manor	Address			Amount	Move Out Date	Approved
[redacted]		$ 1,055.00	$ 1,058.09	$ 2,113.09	6/16/2021	
		$ -	$ 419.00	$ 419.00	7/7/2021	
		$ 307.72	$ 580.65	$ 888.37	6/8/2021	
			$ 220.00	$ 220.00	10/14/2021	
		$ 297.00	$ 280.00	$ 577.00	10/31/2021	
		$ -	$ 519.00	$ 519.00	11/11/2021	
		$ 3,559.00	$ 815.00	$ 4,374.00	10/31/2021	
				$ -		
		$ 5,218.72	$ 3,891.74	$ 9,110.46		

SS	$ -	$ 4,133.23	$ 4,133.23
MM	$ 5,218.72	$ 3,891.74	$ 9,110.46

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

FINANCIAL STATEMENTS WITH INDEPENDENT AUDITORS' REPORT

JUNE 30, 2021

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

TABLE OF CONTENTS

JUNE 30, 2021

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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, 2021, 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, 2021, and the changes in financial position, and where applicable, cash flows thereof 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 financial statements and statement and certification of actual modernization costs are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining financial statements and statement and certification of actual modernization costs 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 financial statements and statement and certification of actual modernization costs 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, 2021, 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 2020 financial statements, and we expressed an unmodified opinion on those audited financial statements dated November 19, 2020. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2021 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, 2021

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

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

Community & Economic Development Department
100 North Jefferson Street • Room 608
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3400
Fax 920.448.3426

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
MANAGEMENT DISCUSSION AND ANALYSIS
YEAR ENDED JUNE 30, 2021

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, 2021. 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, 2021 by $6,875,612 (Net Position).
- The PHA's net investment in capital assets as of June 30, 2021 was $3,952,587.
- The PHA's total revenue for the fiscal year ended June 30, 2021 was $1,410,212.
- The PHA's total expenses for the fiscal year ended June 30, 2021 was $1,561,998. Therefore, the PHA's total combined expenses exceeded its total combined revenue by $151,786.

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

	2021	2020	INCREASE (DECREASE)
Cash and cash equivalents	$2,129,164	$2,052,323	$ 76,841
Cash and cash equivalents - restricted	74,343	76,272	(1,929)
Other current assets	83,683	138,966	(55,283)
Capital assets	3,952,587	4,184,105	(231,518)
Other noncurrent assets	839,094	858,500	(19,406)
TOTAL ASSETS	7,078,871	7,310,166	(231,295)
Current liabilities	175,167	252,231	(77,064)
Noncurrent liabilities	28,092	30,537	(2,445)
TOTAL LIABILITIES	203,259	282,768	(79,509)
Net investment in capital assets	3,952,587	4,184,105	(231,518)
Unrestricted	2,923,025	2,843,293	79,732
TOTAL NET POSITION	6,875,612	7,027,398	(151,786)

The decrease in total assets is mainly due to a decrease in capital assets as a result of depreciation. The decrease in current liabilities is mainly due to a decrease in compensated absences and a reduction in accounts payable based on the timing of payments.

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

	YEAR ENDED JUNE 30,			
	2021		2020	
	AMOUNT	%	AMOUNT	%
REVENUE				
Tenant rents and other charges	$ 710,942	50	$ 712,561	38
HUD operating and capital grants	507,966	36	888,611	47
Other operating revenue	189,602	13	238,174	13
Interest	1,702	1	32,334	2
TOTAL REVENUE	1,410,212	100	1,871,680	100
EXPENSES				
Administration	414,722	26	394,662	23
Tenant services	107,482	7	102,046	6
Utilities	183,308	12	183,825	11
Maintenance and operations	448,826	29	639,399	37
Protective Services	620	1	-	-
General expenses	150,097	-	153,588	8
Depreciation	256,943	16	262,897	15
TOTAL EXPENSES	1,561,998	100	1,736,417	100
NET (DECREASE) INCREASE	**$ (151,786)**		**$ 135,263**	

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 2021 was $507,966 as compared to $888,611 in the fiscal year 2020. This decrease is primarily a result of less major projects happening in this fiscal year, resulting in less capital funds. Also, in the prior year the PHA recorded additional funds under the CARES Act for COVID-19.

Other operating revenue decreased 20% during fiscal year 2021. The decrease was due to the recognition of revenue in the prior year that was unearned in fiscal year 2019, and because of an additional state grant received in the prior year.

There was a decrease of $190,573 in maintenance and operations expenses between the two years from $639,399 in 2020 to $448,826 in 2021. This 30% decrease resulted from less maintenance employees during the current year, and the prior year had additional unit upkeep and repair expenses that were below the capitalization threshold.

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 (HUD). Program budgets for the Capital Fund Program (CFP) funds are approved by HUD on a basis consistent with the grant applications covering the programs.

CAPITAL ASSETS

	2021	2020
Non-depreciable assets:		
Land	$ 484,471	$ 484,471
Construction in progress	25,425	-
Depreciable assets:		
Building and improvements	12,708,433	12,718,707
Machinery and equipment	1,291,068	1,280,794
Accumulated depreciation	(10,556,810)	(10,299,867)
TOTAL	**$3,952,587**	**$4,184,105**

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.
- A current housing study for the City of Green Bay has shown that there is a significant need for housing in the area.
- Green Bay's unemployment rate was 3.5% in 2021, down 5.1% from 2020. Green Bay's unemployment rate of 3.5% is less than the State average of 3.9% and the National average of 5.9%. The worker shortage plays a major part in these statistics.

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, 2021
(With summarized financial information as of June 30, 2020)

	JUNE 30, 2021	JUNE 30, 2020
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	$ 2,129,164	$ 2,052,323
Cash and cash equivalents - restricted	74,343	76,272
Receivables		
Tenants	3,386	1,129
Other	39,633	32,970
Due from other governments	16,422	96,007
Notes receivable	4,836	8,860
Current portion of loans receivable	19,406	-
TOTAL CURRENT ASSETS	2,287,190	2,267,561
NONCURRENT ASSETS		
Loans receivable	839,094	858,500
Capital assets, net	3,952,587	4,184,105
TOTAL NONCURRENT ASSETS	4,791,681	5,042,605
TOTAL ASSETS	**$ 7,078,871**	**$ 7,310,166**
LIABILITIES AND NET POSITION		
CURRENT LIABILITIES		
Accounts payable	$ 6,612	$ 58,105
Accrued payroll	14,753	14,961
Compensated absences	-	29,814
Unearned revenue	5,025	-
Tenants' security deposits	74,343	76,272
Due to other governments	74,434	73,079
TOTAL CURRENT LIABILITIES	175,167	252,231
NONCURRENT LIABILITIES		
Compensated absences	28,092	30,537
TOTAL LIABILITIES	203,259	282,768
NET POSITION		
Net investment in capital assets	3,952,587	4,184,105
Unrestricted	2,923,025	2,843,293
TOTAL NET POSITION	6,875,612	7,027,398
TOTAL LIABILITIES AND NET POSITION	**$ 7,078,871**	**$ 7,310,166**

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, 2021
(With summarized financial information for the year ended June 30, 2020)

	YEAR ENDED JUNE 30, 2021	YEAR ENDED JUNE 30, 2020
OPERATING REVENUE		
Tenant rents and other charges	$ 710,942	$ 712,561
Operating grants	482,541	660,302
Other operating revenue	189,602	238,174
TOTAL OPERATING REVENUE	1,383,085	1,611,037
OPERATING EXPENSES		
Administration	414,722	394,662
Tenant services	107,482	102,046
Utilities	183,308	183,825
Maintenance and operations	448,826	639,399
Protective services	620	-
General expenses	150,097	153,588
Depreciation	256,943	262,897
TOTAL OPERATING EXPENSES	1,561,998	1,736,417
OPERATING (LOSS)	(178,913)	(125,380)
NONOPERATING REVENUE		
Interest income	1,702	32,334
CHANGE IN NET POSITION BEFORE CAPITAL GRANTS	(177,211)	(93,046)
CAPITAL GRANTS	25,425	228,309
CHANGE IN NET POSITION	(151,786)	135,263
NET POSITION AT BEGINNING OF YEAR	7,027,398	6,892,135
NET POSITION AT END OF YEAR	**$ 6,875,612**	**$ 7,027,398**

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, 2021
(With summarized financial information for the year ended June 30, 2020)

	YEAR ENDED JUNE 30, 2021	YEAR ENDED JUNE 30, 2020
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash receipts:		
Tenant rents and other charges	$ 711,781	$ 660,935
HUD operating grants	562,126	592,516
Other operating receipts	182,939	238,135
Total cash receipts	1,456,846	1,491,586
Cash disbursements:		
Vendors and suppliers	(474,500)	(459,055)
Employees compensation and benefits	(558,647)	(630,546)
Other operating and maintenance	(210,893)	(225,813)
Insurance	(66,517)	(60,721)
Payment in lieu of taxes	(73,079)	(68,070)
Total cash disbursements	(1,383,636)	(1,444,205)
NET CASH PROVIDED BY OPERATING ACTIVIITIES	73,210	47,381
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Capital grants	25,425	228,309
Issuance of loan receivable	-	(503,500)
Acquisition of capital assets	(25,425)	(250,266)
NET CASH (USED IN) CAPITAL AND RELATED FINANCING ACTIVITIES	-	(525,457)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	1,702	32,334
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	74,912	(445,742)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	2,128,595	2,574,337
CASH AND CASH EQUIVALENTS AT END OF YEAR	**$ 2,203,507**	**$ 2,128,595**

RECONCILIATION OF CASH AND CASH EQUIVALENTS PER STATEMENT OF CASH FLOWS TO THE STATEMENT OF NET POSITION

	2021	2020
Cash and cash equivalents	$ 2,129,164	$ 2,052,323
Cash and cash equivalents - restricted	74,343	76,272
CASH AND CASH EQUIVALENTS PER STATEMENT OF NET POSITION	**$ 2,203,507**	**$ 2,128,595**

(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, 2021

(With summarized financial information for the year ended June 30, 2020)

	YEAR ENDED JUNE 30, 2021	YEAR ENDED JUNE 30, 2020
RECONCILIATION OF (LOSS) FROM OPERATIONS TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Operating (loss)	$ (178,913)	$ (125,380)
Adjustments to reconcile operating (loss) to net cash provided by operating activities		
Depreciation	256,943	262,897
Changes in assets and liabilities		
(Increase) decrease in assets		
Accounts receivable	(2,257)	(1,109)
Other receivable	(6,663)	(39)
Due from other governments	79,585	(67,786)
Notes receivable	4,024	8,181
(Decrease) increase in liabilities		
Accounts payable	(51,493)	36,020
Accrued payroll	(208)	(30,700)
Compensated absences	(32,259)	10,805
Unearned revenue	5,025	(53,289)
Tenants' security deposits	(1,929)	2,772
Due to other governments	1,355	5,009
NET CASH PROVIDED BY OPERATING ACTIVITIES	**$ 73,210**	**$ 47,381**

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 program 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.

Resident Opportunities and Self-Sufficient (ROSS) Program - consists of activities for public housing residents including supportive services, resident empowering activities, and assistance in becoming economically self-sufficient.

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.

NOTE 1 - Summary of Significant Accounting Policies - Continued

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.

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, 2020, 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 capitalizes 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 the 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, 2021.

NOTE 1 - Summary of Significant Accounting Policies - Continued

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

- 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, 2021, was $28,092 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 period 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 unearned revenue.

NOTE 1 - Summary of Significant Accounting Policies - Continued

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.

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, 2021, 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, 2021, the Housing Authority reported cash and cash equivalents as follows:

Cash and cash equivalents	$ 2,129,164
Cash and cash equivalents - restricted	74,343
TOTAL	**$ 2,203,507**

Fair Value of Deposits - Deposits are reported at fair value. At June 30, 2021, 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.

NOTE 2 - Cash and Cash Equivalents - Continued

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.

As of June 30, 2021, $1,643,613 of the Housing Authority's bank balance of $2,293,613 was exposed to custodial risk as follows:

Uninsured, collateralized	$ 1,643,613

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

NOTE 3 - Notes and Loans Receivable

Notes receivable consist of the following at June 30, 2021:

Scattered Sites tenant repayment agreements	$	4,054
Mason Manor tenant repayment agreements		782
TOTAL	$	4,836

Loans receivable consist of the following at June 30, 2021:

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
1.5 percent, mortgage loan from Broadway Lofts, L.P., to TWG Development, LLC, which has been assigned to Green Bay Housing Authority. The full principle loan issued is $503,500. Payments are to be made quarterly over a 35 year period, ending in fiscal year 2056.		503,500
		858,500
Less current portion		(19,406)
TOTAL LONG-TERM	$	839,094

NOTE 4 - Capital Assets

A summary of changes in capital assets are as follows:

	BALANCE 07/01/20	ADDITIONS	RETIRE-MENTS	ADJUST-MENTS	BALANCE 06/30/21
Capital assets not being depreciated:					
Land	$ 484,471	$ -	$ -	$ -	$ 484,471
Construction in progress	-	25,425	-	-	25,425
Total capital assets not being depreciated	484,471	25,425	-	-	509,896
Capital assets being depreciated:					
Buildings and improvements	12,718,707	-		(10,274)	12,708,433
Machinery and equipment	1,280,794	-	-	10,274	1,291,068
Total capital assets being depreciated	13,999,501	-	-	-	13,999,501
Less accumulated depreciation	(10,299,867)	(256,943)	-	-	(10,556,810)
Total capital assets being depreciated, net of accumulated depreciation	3,699,634	(256,943)	-	-	3,442,691
NET CAPITAL ASSETS	**$ 4,184,105**	**$ (231,518)**	**$ -**	**$ -**	**$ 3,952,587**

NOTE 5 - Long-Term Obligations

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

Summary of Long-Term Obligations

	BALANCE 07/01/20	ADDITIONS	REDUCTIONS	BALANCE 06/30/21	AMOUNT DUE WITHIN ONE YEAR
Compensated absences	**$ 60,351**	**$ -**	**$ (32,259)**	**$ 28,092**	**$ -**

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 four cancelable leases with varying expiration dates. The leases require the annual rents to be adjusted by 2-5 percent of the rent in effect during the previous year. Income received from these leases during fiscal year 2021 totaled $138,170 and is included in other operating revenue in the accompanying financial statements. The minimum future receipts under these leases are as follows:

2022	$ 95,076
2023	74,275
2024	76,886
2025	79,605
TOTAL	**$ 325,842**

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, 2021, there were three 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, 2021, totaled $18,090 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 36 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.

NOTE 11 - Coronavirus (COVID-19)

The World Health Organization declared the spread of COVID-19 a worldwide pandemic. The COVID-19 pandemic is having significant effects on global markets, supply chains, businesses, and communities. COVID-19 may impact various parts of the Housing Authority's operations including costs for emergency preparedness, shortages of personnel, and potential delays in revenue collections.

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, 2021

		PUBLIC HOUSING		REVENUE				
ASSETS	COCC	MASON MANOR	SCATTERED SITES	BOND PROGRAM	ROSS PROGRAM	CAPITAL FUNDS	ELIMINATING ENTRY	TOTAL
CURRENT ASSETS								
Cash and cash equivalents	$ -	$ 2,128,338	$ 826	$ -	$ -	$ -	$ -	$ 2,129,164
Cash and cash equivalents - restricted	-	74,343	-	-	-	-	-	74,343
Receivables								
Tenants	-	3,312	74	-	-	-	-	3,386
Other	-	39,633	-	-	-	-	-	39,633
Due from other governments	-	-	-	-	5,557	10,865	-	16,422
Due from other programs	300,889	10,865	430,371	805,115	-	-	(1,547,240)	-
Notes receivable	-	782	4,054	-	-	-	-	4,836
Current portion of loans receivable	-	-	-	19,406	-	-	-	19,406
TOTAL CURRENT ASSETS	300,889	2,257,273	435,325	824,521	5,557	10,865	(1,547,240)	2,287,190
NONCURRENT ASSETS								
Loans receivable	-	-	-	839,094	-	-	-	839,094
Capital assets, net	501	1,909,729	1,840,195	-	-	202,162	-	3,952,587
TOTAL NONCURRENT ASSETS	501	1,909,729	1,840,195	839,094	-	202,162	-	4,791,681
TOTAL ASSETS	**$ 301,390**	**$ 4,167,002**	**$ 2,275,520**	**$ 1,663,615**	**$ 5,557**	**$ 213,027**	**$ (1,547,240)**	**$ 7,078,871**

(Continued on page 20)

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
COMBINING STATEMENT OF NET POSITION - Continued
JUNE 30, 2021

LIABILITIES AND NET POSITION	COCC	PUBLIC HOUSING MASON MANOR	PUBLIC HOUSING SCATTERED SITES	REVENUE BOND PROGRAM	ROSS PROGRAM	CAPITAL FUNDS	ELIMINATING ENTRY	TOTAL
CURRENT LIABILITIES								
Accounts payable	$ 27	$ 636	$ 392	$ -	$ 5,557	$ -	$ -	$ 6,612
Accrued payroll	2,643	7,809	4,301	-	-	-	-	14,753
Unearned revenue	-	4,199	826	-	-	-	-	5,025
Tenants' security deposits	-	41,070	33,273	-	-	-	-	74,343
Due to other programs	-	1,536,375	-	-	-	10,865	(1,547,240)	-
Due to other governments	-	37,336	37,098	-	-	-	-	74,434
TOTAL CURRENT LIABILITIES	2,670	1,627,425	75,890	-	5,557	10,865	(1,547,240)	175,167
NONCURRENT LIABILITIES								
Compensated absences	11,557	11,042	5,493	-	-	-	-	28,092
TOTAL LIABILITIES	14,227	1,638,467	81,383	-	5,557	10,865	(1,547,240)	203,259
NET POSITION								
Net investment in capital assets	501	1,909,729	1,840,195	-	-	202,162	-	3,952,587
Unrestricted	286,662	618,806	353,942	1,663,615	-	-	-	2,923,025
TOTAL NET POSITION	287,163	2,528,535	2,194,137	1,663,615	-	202,162	-	6,875,612
TOTAL LIABILITIES AND NET POSITION	**$ 301,390**	**$ 4,167,002**	**$ 2,275,520**	**$ 1,663,615**	**$ 5,557**	**$ 213,027**	**$ (1,547,240)**	**$ 7,078,871**

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, 2021

	COCC	PUBLIC HOUSING MASON MANOR	PUBLIC HOUSING SCATTERED SITES	REVENUE BOND PROGRAM	ROSS PROGRAM	CAPITAL FUNDS	ELIMINATING ENTRY	TOTAL
OPERATING REVENUE								
Tenant rents and other charges	$ -	$ 514,291	$ 196,651	$ -	$ -	$ -	$ -	$ 710,942
Operating grants	-	168,385	156,291	-	66,684	91,181	-	482,541
Other operating revenue	176,402	155,464	5,962	28,090	-	-	(176,316)	189,602
TOTAL OPERATING REVENUE	176,402	838,140	358,904	28,090	66,684	91,181	(176,316)	1,383,085
OPERATING EXPENSES								
Administration	126,980	308,013	155,342	703	-	-	(176,316)	414,722
Tenant services	-	39,598	1,200	-	66,684	-	-	107,482
Utilities	-	138,622	44,686	-	-	-	-	183,308
Maintenance and operations	-	264,785	92,860	-	-	91,181	-	448,826
Protective services	-	620	-	-	-	-	-	620
General expenses	918	81,956	67,223	-	-	-	-	150,097
Depreciation	601	116,505	131,346	-	-	8,491	-	256,943
TOTAL OPERATING EXPENSES	128,499	950,099	492,657	703	66,684	99,672	(176,316)	1,561,998
OPERATING INCOME (LOSS)	47,903	(111,959)	(133,753)	27,387	-	(8,491)	-	(178,913)
NONOPERATING REVENUE								
Interest income	230	445	355	672	-	-	-	1,702
CHANGE IN NET POSITION BEFORE CAPITAL GRANTS	48,133	(111,514)	(133,398)	28,059	-	(8,491)	-	(177,211)
CAPITAL GRANTS	-	-	-	-	-	25,425	-	25,425
CHANGE IN NET POSITION	48,133	(111,514)	(133,398)	28,059	-	16,934	-	(151,786)
NET POSITION AT BEGINNING OF YEAR	239,030	2,562,167	2,294,847	1,635,556	-	295,798	-	7,027,398
RESIDIUAL EQUITY TRANSFER IN (OUT)	-	77,882	32,688	-	-	(110,570)	-	-
NET POSITION AT END OF YEAR	**$ 287,163**	**$ 2,528,535**	**$ 2,194,137**	**$ 1,663,615**	**$ -**	**$ 202,162**	**$ -**	**$ 6,875,612**

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
COMBINING STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2021

		PUBLIC HOUSING						
	COCC	MASON MANOR	SCATTERED SITES	REVENUE BOND PROGRAM	ROSS PROGRAM	CAPITAL FUNDS	ELIMINATING ENTRY	TOTAL
CASH FLOWS FROM OPERATING ACTIVITIES								
Cash receipts:								
Tenant rents and other charges	$ -	$ 514,660	$ 197,121	$ -	$ -	$ -	$ -	$ 711,781
Interprogram services provided	-	1,539,950	-	-	-	-	(1,539,950)	-
HUD operating grants	-	168,385	156,291	-	66,682	170,768	-	562,126
Other operating receipts	176,402	148,801	5,962	28,090	-	-	(176,316)	182,939
Total cash receipts	176,402	2,371,796	359,374	28,090	66,682	170,768	(1,716,266)	1,456,846
Cash disbursements:								
Vendors and suppliers	(41,230)	(354,365)	(117,284)	(645)	-	(137,292)	176,316	(474,500)
Employees compensation and benefits	(86,991)	(280,830)	(124,084)	(58)	(66,684)	-	-	(558,647)
Other operating and maintenance	-	(142,371)	(68,522)	-	-	-	-	(210,893)
Insurance	(200)	(40,251)	(26,066)	-	-	-	-	(66,517)
Payment in lieu of taxes	-	(38,144)	(34,935)	-	-	-	-	(73,079)
Interprogram services used	(300,889)	-	(396,944)	(805,115)	-	(37,002)	1,539,950	-
Total cash disbursements	(429,310)	(855,961)	(767,835)	(805,818)	(66,684)	(174,294)	1,716,266	(1,383,636)
NET CASH (USED IN) PROVIDED BY OPERATING ACTIVITIES	(252,908)	1,515,835	(408,461)	(777,728)	(2)	(3,526)	-	73,210
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES								
Capital grants	-	-	-	-	-	25,425	-	25,425
Acquisition of capital assets	-	-	-	-	-	(25,425)	-	(25,425)
NET CASH PROVIDED BY (USED IN) CAPITAL AND AND RELATED FINANCING ACTIVITIES	-	-	-	-	-	-	-	-
CASH FLOWS FROM INVESTING ACTIVITIES								
Interest received	230	445	355	672	-	-	-	1,702
NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS	(252,678)	1,516,280	(408,106)	(777,056)	(2)	(3,526)	-	74,912
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	252,678	686,401	408,932	777,056	2	3,526	-	2,128,595
CASH AND CASH EQUIVALENTS AT END OF YEAR	**$ -**	**$ 2,202,681**	**$ 826**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,203,507**

(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, 2021

	COCC	PUBLIC HOUSING MASON MANOR	PUBLIC HOUSING SCATTERED SITES	REVENUE BOND PROGRAM	ROSS 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	$ -	$ 2,128,338	$ 826	$ -	$ -	$ -	$ -	$ 2,129,164
Cash and cash equivalents - restricted	-	74,343	-	-	-	-	-	74,343
CASH AND CASH EQUIVALENTS PER STATEMENT OF NET POSITION	**$ -**	**$ 2,202,681**	**$ 826**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,203,507**
RECONCILIATION OF INCOME (LOSS) FROM OPERATIONS TO NET CASH (USED IN) PROVIDED BY OPERATING ACTIVITIES								
Operating income (loss)	$ 47,903	$ (111,959)	$ (133,753)	$ 27,387	$ -	$ (8,491)	$ -	$ (178,913)
Adjustments to reconcile operating income (loss) to net cash (used in) provided by operating activities								
Depreciation	601	116,505	131,346	-	-	8,491	-	256,943
Changes in assets and liabilities								
(Increase) decrease in assets								
Accounts receivable	-	(3,059)	802	-	-	-	-	(2,257)
Other receivable	-	(6,663)	-	-	-	-	-	(6,663)
Due from other governments	-	-	-	-	(2)	79,587	-	79,585
Due from other programs	(300,889)	3,575	(396,944)	(805,115)	-	-	1,499,373	-
Notes receivable	-	1,042	2,982	-	-	-	-	4,024
(Decrease) increase in liabilities								
Accounts payable	(2)	(5,031)	(349)	-	-	(46,111)	-	(51,493)
Accrued payroll	(195)	(1,240)	1,227	-	-	-	-	(208)
Compensated absences	(326)	(16,330)	(15,603)	-	-	-	-	(32,259)
Unearned revenue	-	4,199	826	-	-	-	-	5,025
Tenants' security deposits	-	(771)	(1,158)	-	-	-	-	(1,929)
Due to other governments	-	(808)	2,163	-	-	-	-	1,355
Due to other programs	-	1,536,375	-	-	-	(37,002)	(1,499,373)	-
NET CASH (USED IN) PROVIDED BY OPERATING ACTIVITIES	**$ (252,908)**	**$ 1,515,835**	**$ (408,461)**	**$ (777,728)**	**$ (2)**	**$ (3,526)**	**$ -**	**$ 73,210**

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COSTS
YEAR ENDED JUNE 30, 2021

ANNUAL CONTRIBUTIONS CONTRACT

1. The Actual Modernization Costs for the Locally-Owned Projects are as follows:

	WI39P074501-16
Funds approved	$ 190,918
Funds expended	190,918
EXCESS (DEFICIENCY) OF FUNDS APPROVED	**$ -**
HUD grants	$ 190,918
Funds expended	190,918
EXCESS (DEFICIENCY) OF FUNDS EXPENDED	**$ -**

2. The distribution of costs as shown on the Final Statement of Modernization Costs dated November 12, 2020, accompanying the Actual Modernization Cost Certificates submitted to HUD are in agreement with the Authority's records.

3. All modernization costs have been paid and all related liabilities have been discharged through payment.

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

OTHER REPORT

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF THE 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, 2021, 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, 2021.

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, 2021

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

INDEPENDENT AUDITORS' REPORT ON COMMUNICATIONS WITH THOSE CHARGED WITH GOVERNANCE

JUNE 30, 2021

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

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JUNE 30, 2021

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INDEPENDENT AUDITORS' REPORT ON COMMUNICATIONS 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 (the "Housing Authority") as of and for the year ended June 30, 2021, and have issued our report thereon dated November 16, 2021. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated September 15, 2021, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing 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 over financial reporting. Accordingly, as part of our audit, we considered the internal control of the Housing Authority solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our findings regarding significant control deficiencies over financial reporting and material noncompliance, and other matters noted during our audit in a separate letter to you dated November 16, 2021.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, our firm, and our network firms have complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the Housing Authority's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the Housing Authority is included in Note 1 to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during 2021. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on 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 markedly from management's current judgments.

The most sensitive accounting estimate affecting the financial statements was:

- Depreciation expense is based on using the straight-line method over the estimated useful life of the asset.

We evaluated the key factors and assumptions used to develop the estimate in determining that it was reasonable in relation to the financial statements as a whole.

Financial Statement Disclosures

The financial statement disclosures are neutral, consistent, and clear

Significant Difficulties Encountered During the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole. Management has corrected all identified misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. The material misstatements listed under Appendix A that we identified as a result of our audit procedures were brought to the attention of, and corrected by, management.

Disagreements With Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the Housing Authority's financial statements or the auditors' report. No such disagreements arose during the course of the audit.

Representations Requested From Management

We have requested certain written representations from management, which are included in the letter under Appendix B dated November 16, 2021.

Management's Consultations With Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the Housing Authority, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the Housing Authority, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the Housing Authority's auditors.

Other Information in Documents Containing Audited Financial Statements

Pursuant to professional standards, our responsibility as auditors for other information in documents containing the Housing Authority's audited financial statements does not extend beyond the financial information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. However, in accordance with such standards, we have:

- Applied certain limited procedures to 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 and statement and certification of actual modernization costs, 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.

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

This report is intended solely for the information and use of the Board of Commissioners and management of 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, 2021

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

APPENDIX A
ADJUSTING JOURNAL ENTRIES

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
ADJUSTING JOURNAL ENTRIES
JUNE 30, 2021

Account	Description	Debit	Credit
Adjusting Journal Entry #1			
To recognize cash and related unearned revenue for prepaid tenant rent.			
10-0-000-000-1111.010	General Fund Cash	4,199	
11-0-000-000-1111.010	General Fund Cash	826	
10-0-000-000-2240.000	Tenants Prepaid Rents		4,199
11-0-000-000-2240.000	Prepaid Rent		826
	Total	**5,025**	**5,025**
Adjusting Journal Entry #2			
To adjust Mason Manor and Scattered Sites equity to the prior year financial statements.			
10-0-000-000-3200.000	Retained Earnings	989	
11-1-000-000-4190.100	Miscellaneous	989	
10-1-000-000-4190.100	Miscellaneous		989
11-0-000-000-3200.000	Retained Earnings		989
	Total	**1,978**	**1,978**
Adjusting Journal Entry #3			
To adjust capital funds entry that was incorrect.			
10-3-017-000-1465.010	NonExp Dwelling Equip	41,380	
10-3-018-000-1465.010	NonExp Dwelling Equip	9,470	
10-3-017-000-4430.250	Unit Repair		41,380
10-3-018-000-4430.250	Unit Repair		9,470
	Total	**50,850**	**50,850**
Adjusting Journal Entry #4			
To reverse expense and payable that was setup in fiscal 2020.			
11-3-018-000-1460.000	Dwelling Structures	38,957	
11-3-018-000-4430.250	Unit Repair		38,957
	Total	**38,957**	**38,957**
Adjusting Journal Entry #5			
To record current year CFP18 AR HUD.			
10-3-018-000-1125.010	Accounts Receivable - HUD	8,233	
10-3-018-000-2802.000	Hud Contributions		8,233
	Total	**8,233**	**8,233**
Adjusting Journal Entry #6			
To remove depreciation on fully depreciated asset (Chain Link Fence).			
11-0-000-000-1400.050	Accumulated Depreciation	879	
11-1-000-000-4800.000	Depreciation Expense		879
		879	**879**

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
ADJUSTING JOURNAL ENTRIES
JUNE 30, 2021

Account	Description	Debit	Credit
Adjusting Journal Entry #7			
To correct closeout of CFP16.			
10-0-000-000-1129.010	Accounts Receivable - Scattered Sites	15,608	
11-0-000-000-2810.000	Unreserved Surplus	15,608	
10-0-000-000-2810.000	Unreserved Surplus		15,608
11-0-000-000-2119.010	Accounts Payable - Mason Manor		15,608
	Total	**31,216**	**31,216**
Adjusting Journal Entry #8			
To correct lease receivable and other income related to cell tower rent.			
10-0-000-000-1129.000	Accounts Receivable - Other	6,663	
10-1-000-000-3690.003	Other Income - Cell Tower Rent		6,663
	Total	**6,663**	**6,663**

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

APPENDIX B
MANAGEMENT REPRESENTATION LETTER

Community & Economic Development Department
100 North Jefferson Street • Room 608
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3400
Fax 920.448.3426

November 16, 2021

Hawkins Ash CPAs, LLP
500 S. 2nd Street, Suite 200
La Crosse, WI 54601

This representation letter is provided in connection with your audit of the financial statements of the Housing Authority of the City of Green Bay as of June 30, 2021, and the related notes to the financial statements, for the purpose of expressing opinions on whether the basic financial statements present fairly, in all material respects, the financial position, results of operations, and cash flows, where applicable, of the various opinion units of the Housing Authority of the City of Green Bay in accordance with accounting principles generally accepted for governments in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

We confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of November 16, 2021:

Financial Statements

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated September 15, 2021, for the preparation and fair presentation of the financial statements of the various opinion units referred to above in accordance with U.S. GAAP.
- We acknowledge our responsibility for 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.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- We acknowledge our responsibility for compliance with the laws, regulations, and provisions of contracts and grant agreements.
- We have reviewed, approved, and taken responsibility for the financial statements and related notes.
- We have a process to track the status of audit findings and recommendations.
- We have identified and communicated to you all previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
- Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
- All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
- We are not aware of any pending or threatened litigation, claims, or assessments, or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements

- All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
- We are not aware of any pending or threatened litigation, claims, or assessments, or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements in accordance with GASB Statement No. 62 (GASB-62), *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements* (FASB Accounting Standards Codification™ (ASC) 450, *Contingencies*), and we have not consulted a lawyer concerning litigation, claims, or assessments.
- All component units, as well as joint ventures with an equity interest, are included and other joint ventures and related organizations are properly disclosed.
- All funds and activities are properly classified.
- All funds that meet the quantitative criteria in GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, GASB Statement No. 37, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments: Omnibus* as amended, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, for presentation as major are identified and presented as such and all other funds that are presented as major are considered important to financial statement users.
- Our policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position/fund balance are available is appropriately disclosed and net position/fund balance is properly recognized under the policy.
- All revenues within the statement of activities have been properly classified as program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- All expenses have been properly classified in or allocated to functions and programs in the statement of activities, and allocations, if any, have been made on a reasonable basis.
- All interfund and intra-entity transactions and balances have been properly classified and reported.
- Deposit and investment risks have been properly and fully disclosed.
- Capital assets, including infrastructure assets, are properly capitalized, reported, and if applicable, depreciated.
- All required supplementary information is measured and presented within the prescribed guidelines.
- With regard to investments and other instruments reported at fair value:
  - The underlying assumptions are reasonable and they appropriately reflect management's intent and ability to carry out its stated courses of action.
  - The measurement methods and related assumptions used in determining fair value are appropriate in the circumstances and have been consistently applied.
  - The disclosures related to fair values are complete, adequate, and in accordance with U.S. GAAP.
  - There are no subsequent events that require adjustments to the fair value measurements and disclosures included in the financial statements.
- With respect to the supplementary information, we have performed the following:
  - Made all management decisions and performed all management functions;
  - Assigned a competent individual to oversee the services;
  - Evaluated the adequacy of the services performed;
  - Evaluated and accepted responsibility for the result of the service performed; and
  - Established and maintained internal controls, including monitoring ongoing activities.
- With respect to nonattest services we have performed the following:
  - Made all management decisions and performed all management functions;
  - Assigned a competent individual to oversee the services;

- Evaluated the adequacy of the services performed;
- Evaluated and accepted responsibility for the result of the service performed; and
- Established and maintained internal controls, including monitoring ongoing activities.

Information Provided

- We have provided you with:
  - Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements of the various opinion units referred to above, such as records, documentation, meeting minutes, and other matters;
  - Additional information that you have requested from us for the purpose of the audit; and
  - Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
  - Management;
  - Employees who have significant roles in internal control; or
  - Others where the fraud could have a material effect on the financial statements.
- We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, vendors, regulators, or others.
- We are not aware of any pending or threatened litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.
- There have been no communications from regulatory agencies concerning noncompliance with or deficiencies in accounting, internal control, or financial reporting practices.
- The Housing Authority of the City of Green Bay has no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.
- We have disclosed to you all guarantees, whether written or oral, under which the Housing Authority of the City of Green Bay is contingently liable.
- We have disclosed to you all nonexchange financial guarantees, under which we are obligated and have declared liabilities and disclosed properly in accordance with GASB Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees*, for those guarantees where it is more likely than not that the entity will make a payment on any guarantee.
- For nonexchange financial guarantees where we have declared liabilities, the amount of the liability recognized is the discounted present value of the best estimate of the future outflows expected to be incurred as a result of the guarantee. Where there was no best estimate but a range of estimated future outflows has been established, we have recognized the minimum amount within the range.
- We have disclosed to you all significant estimates and material concentrations known to management that are required to be disclosed in accordance with GASB Statement No. 62 (GASB-62), *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. Significant estimates are estimates at the balance sheet date that could change materially within the next year. Concentrations refer to volumes of business, revenues, available sources of supply, or markets or geographic areas for which events could occur that would significantly disrupt normal finances within the next year.

- We have identified and disclosed to you the laws, regulations, and provisions of contracts and grant agreements that could have a direct and material effect on financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds.
- There are no:
  - Violations or possible violations of laws or regulations, or provisions of contracts or grant agreements whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, including applicable budget laws and regulations.
  - Unasserted claims or assessments that our lawyer has advised are probable of assertion and must be disclosed in accordance with GASB-62.
  - Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by GASB-62
  - Continuing disclosure consent decree agreements or filings with the Securities and Exchange Commission and we have filed updates on a timely basis in accordance with the agreements (Rule 240, 15c2-12).
- The Housing Authority of the City of Green Bay has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset or future revenue been pledged as collateral, except as disclosed to you.
- We have complied with all aspects of grant agreements and other contractual agreements that would have a material effect on the financial statements in the event of noncompliance.

Signature: Cheryl Renier-Wigg

Title: Executive Director

Signature: Stephanie Schmutzer

Title: Senior Accountant

Green Bay Housing Authority
Check Detail
November 2021

Type	Num	Date	Name	Memo	Account	Paid Amount
Check		**11/30/2021**		**Service C...**	**1111.01 · Gene...**	
				Service Ch...	4530.00 · Bank ...	-84.81
TOTAL						-84.81
Bill Pmt -Check	**6416**	**11/04/2021**	**AMA HEATING**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	S94547	10/22/2021		boiler maint	4430.10 · Heati...	-921.98
TOTAL						-921.98
Bill Pmt -Check	**6417**	**11/04/2021**	**AT&T**	**door syst...**	**1111.01 · Gene...**	
Bill	10/22/21	10/22/2021		Door system	4190.07 · Tele ...	-56.51
				Door system	4190.07 · Tele ...	-56.51
TOTAL						-113.02
Bill Pmt -Check	**6418**	**11/04/2021**	**BELLIN HOME ...**	**rn commu...**	**1111.01 · Gene...**	
Bill	MB7140	10/24/2021		RN Comm...	4230.00 · Ten S...	-400.00
TOTAL						-400.00
Bill Pmt -Check	**6419**	**11/04/2021**	**BELSON CO**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	0000416511	10/21/2021		spray	4420.00 · Maint ...	-114.98
TOTAL						-114.98
Bill Pmt -Check	**6420**	**11/04/2021**	**Broadway Loft...**	**loan payout**	**1111.01 · Gene...**	
Bill	11/3/21 Final	11/03/2021		final loan p...	4432.00 · Extra...	-26,500.00
TOTAL						-26,500.00
Bill Pmt -Check	**6421**	**11/04/2021**	**CELLCOM**	**cell bill**	**1111.01 · Gene...**	
Bill	482099	10/15/2021		Cell bill	4190.07 · Tele ...	-43.46
				Cell bill	4190.07 · Tele ...	-94.77
TOTAL						-138.23
Bill Pmt -Check	**6422**	**11/04/2021**	**CITY OF GREE...**		**1111.01 · Gene...**	
Bill	970-12420	10/08/2021		roof cement	4420.00 · Maint ...	-2.99
Bill	147799	10/08/2021		trash pickup	4430.19 · Garba...	-80.00
Bill	970-12420	10/12/2021		waste rem...	4430.19 · Garba...	-1,565.00
				blinds/tape...	4420.00 · Maint ...	-249.08
Bill	148093	10/12/2021		violation c...	4430.19 · Garba...	-54.00
Bill	970-12420	10/20/2021		pipe/house...	4420.00 · Maint ...	-144.42
				House nu...	4420.00 · Maint ...	-257.74
Bill	970-12420	10/21/2021		kirst aid kit...	4190.03 · Paper...	-79.98
				kirst aid kit...	4190.03 · Paper...	-79.98
				waste man...	4430.19 · Garba...	-410.00
Bill	970-12420	10/21/2021		fan control/...	4420.00 · Maint ...	-224.94
Bill	148517	10/21/2021		mailings	4190.02 · Postage	-10.19
Bill	148811	10/29/2021		fuel	4430.03 · Maint ...	-130.99
				fuel	4430.03 · Maint ...	-131.00
Bill	970-12422	10/31/2021		Wages	4110.00 · Admin...	-7,108.68
				Benefits	4182.00 · Emplo...	-2,776.15

Green Bay Housing Authority
Check Detail
November 2021

Type	Num	Date	Name	Memo	Account	Paid Amount
				Wages	4410.00 · Maint ...	-9,217.26
				Benefits	4433.00 · Emp ...	-3,221.29
				Wages	4110.00 · Admin...	-6,322.93
				Benefits	4182.00 · Emplo...	-2,543.13
				Wages	4410.00 · Maint ...	-3,124.10
				Benefits	4433.00 · Emp ...	-953.68
				Wages	4110.00 · Admin...	-4,869.93
				Benefits	4182.00 · Emplo...	-2,042.17
				Wages	4110.00 · Admin...	-15.98
				Benefits	4182.00 · Emplo...	-6.94
TOTAL						-45,622.55
Bill Pmt -Check	**6423**	**11/04/2021**	**Clean By Desig...**		**1111.01 · Gene...**	
Bill	1605	10/27/2021		cleaning #...	4420.00 · Maint ...	-360.00
Bill	1606	10/27/2021		524 N Mpa...	4420.00 · Maint ...	-902.33
				1420 Univ...	4420.00 · Maint ...	-1,154.75
				816 N Maple	4420.00 · Maint ...	-950.00
TOTAL						-3,367.08
Bill Pmt -Check	**6424**	**11/04/2021**	**GRAINGER**	**supplies**	**1111.01 · Gene...**	
Bill	9095267184	10/21/2021		batteries	4420.00 · Maint ...	-246.22
				batteries	4420.00 · Maint ...	-246.22
TOTAL						-492.44
Bill Pmt -Check	**6425**	**11/04/2021**	**GRAND OPENI...**	**896 School**	**1111.01 · Gene...**	
Bill	BAY2573470	10/18/2021		repaired d...	4420.00 · Maint ...	-110.95
TOTAL						-110.95
Bill Pmt -Check	**6426**	**11/04/2021**	**GREEN BAY W...**		**1111.01 · Gene...**	
Bill	10/18/21-514-06	10/18/2021		967 Holzer	4390.00 · Other ...	-61.95
				967 Holzer	4310.00 · Water	-124.84
Bill	10/18/21-1033-...	10/18/2021		712 Bond	4390.00 · Other ...	-61.95
				712 Bond	4310.00 · Water	-629.33
Bill	10/20/21-1882-...	10/20/2021		886 Division	4390.00 · Other ...	-61.95
				886 Division	4310.00 · Water	-224.72
Bill	10/20/21-2170-...	10/20/2021		815 Dous...	4390.00 · Other ...	-61.95
				815 Dous...	4310.00 · Water	-265.78
Bill	10/20/21-2375-...	10/20/2021		1428 Dous...	4390.00 · Other ...	-61.95
				1428 Dous...	4310.00 · Water	-151.32
Bill	10/27/21-4086-...	10/27/2021		839 Christi...	4390.00 · Other ...	-61.95
				839 Christi...	4310.00 · Water	-83.09
Bill	10/27/21-4356-...	10/27/2021		896 School	4390.00 · Other ...	-61.95
				896 School	4310.00 · Water	-130.52
Bill	10/27/21-4089-...	10/27/2021		835 Christ...	4390.00 · Other ...	-61.95
				835 Christ...	4310.00 · Water	-432.27
TOTAL						-2,537.47

Green Bay Housing Authority
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Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**6427**	**11/04/2021**	**Jayme Valentine**		**1111.01 · Gene...**	
Bill	8/31/21 mileage	08/31/2021		mileage	4150.00 · Travel	-20.72
				mileage	4150.00 · Travel	-8.40
Bill	9/30/21 mileage	09/30/2021		mileage	4150.00 · Travel	-17.08
				mileage	4150.00 · Travel	-2.52
Bill	10/31/21 mileage	10/31/2021		mileage	4150.00 · Travel	-5.60
				mileage	4150.00 · Travel	-45.36
TOTAL						-99.68
Bill Pmt -Check	**6428**	**11/04/2021**	**Lindeman's Cl...**		**1111.01 · Gene...**	
Bill	603602	10/14/2021		cleaning dr...	4430.01 · Maint ...	-65.48
Bill	603603	10/14/2021		cleaning dr...	4430.01 · Maint ...	-65.48
Bill	603600	10/14/2021		cleaning dr...	4430.01 · Maint ...	-81.50
Bill	603601	10/14/2021		cleaning dr...	4430.01 · Maint ...	-65.48
Bill	603907	10/22/2021		reparing dr...	4430.01 · Maint ...	-16.53
Bill	603908	10/22/2021		repairing d...	4430.01 · Maint ...	-16.53
TOTAL						-311.00
Bill Pmt -Check	**6429**	**11/04/2021**	**Lutheran Socia...**	**social wor...**	**1111.01 · Gene...**	
Bill	157243	09/30/2021		social work...	4210.00 · Ten S...	-6,053.00
TOTAL						-6,053.00
Bill Pmt -Check	**6430**	**11/04/2021**	**One Service LLC**		**1111.01 · Gene...**	
Bill	348	10/14/2021		1332 Univ...	4430.17 · Exter...	-60.00
				1339 Univ...	4430.17 · Exter...	-60.00
Bill	347	10/18/2021		967 Holder...	4430.17 · Exter...	-65.00
				509 S Map...	4430.17 · Exter...	-60.00
				1333 Univ...	4430.17 · Exter...	-65.00
TOTAL						-310.00
Bill Pmt -Check	**6431**	**11/04/2021**		**Relocation**	**1111.01 · Gene...**	
Bill	relocation	10/22/2021		relocation ...	4190.10 · Miscel...	-840.00
TOTAL						-840.00
Bill Pmt -Check	**6432**	**11/04/2021**	**Sandberg K9 S...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	1879	10/28/2021		inspection	4430.17 · Exter...	-75.00
TOTAL						-75.00
Bill Pmt -Check	**6433**	**11/04/2021**		**relocation**	**1111.01 · Gene...**	
Bill	Relocation	11/01/2021		relocation ...	4190.10 · Miscel...	-190.59
TOTAL						-190.59
Bill Pmt -Check	**6434**	**11/04/2021**	**TIME WARNER...**		**1111.01 · Gene...**	
Bill	0437255101821	10/18/2021		wifi	4230.00 · Ten S...	-89.99
TOTAL						-89.99

Green Bay Housing Authority
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Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**6435**	**11/04/2021**	**Truck 'N Junk ...**		**1111.01 · Gene...**	
Bill	542189	10/24/2021		removel of ...	4430.19 · Garba...	-998.00
Bill	542190	10/24/2021		1420 Univ...	4430.19 · Garba...	-499.00
TOTAL						-1,497.00
Bill Pmt -Check	**6436**	**11/04/2021**	**VAN'S FIRE & ...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	4152731	10/12/2021		sprinkler in...	4430.09 · Fire P...	-110.00
TOTAL						-110.00
Bill Pmt -Check	**6437**	**11/04/2021**	**WISCONSIN P...**		**1111.01 · Gene...**	
Bill	10/26/21-2671-...	10/26/2021		524 N Maple	4320.00 · Electri...	-22.97
				524 N Maple	4330.00 · Gas	-16.24
Bill	10/28/21-2671-...	10/28/2021		1424 Admi...	4320.00 · Electri...	-3,998.18
Bill	Nov 21 ur's	11/01/2021		1125 Univ...	4320.01 · Utility ...	-93.00
				1428 Dous...	4320.01 · Utility ...	-110.00
				1333 Univ...	4320.01 · Utility ...	-93.00
				1440 Univ...	4320.01 · Utility ...	-10.00
				1341 Univ...	4320.01 · Utility ...	-148.00
				1121 Univ...	4320.01 · Utility ...	-83.00
				715 N Che...	4320.01 · Utility ...	-120.00
				1416 Univ...	4320.01 · Utility ...	-240.00
				1016 Pine ...	4320.01 · Utility ...	-93.00
				839 Christi...	4320.01 · Utility ...	-93.00
				967 Holzer...	4320.01 · Utility ...	-24.00
				1412 Univ...	4320.01 · Utility ...	-87.00
				509 S Map...	4320.01 · Utility ...	-43.00
TOTAL						-5,274.39
Bill Pmt -Check	**6438**	**11/17/2021**	**AMA HEATING**		**1111.01 · Gene...**	
Bill	S92290	11/11/2021		repair to b...	4430.10 · Heati...	-1,914.58
Bill	S94826	11/11/2021		repairs to l...	4430.01 · Maint ...	-533.25
TOTAL						-2,447.83
Bill Pmt -Check	**6439**	**11/17/2021**	**BELSON CO**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	0000418278	11/10/2021		paper towe...	4420.00 · Maint ...	-442.36
TOTAL						-442.36
Bill Pmt -Check	**6440**	**11/17/2021**	**CITY OF GREE...**		**1111.01 · Gene...**	
Bill	970-12420	10/26/2021	CITY OF GREE...	p card	20000 · Account...	0.00
Bill	970-12420	10/26/2021		HIBU	4190.08 · Marke...	-13.46
				envelopes	4190.03 · Paper...	-10.60
				envelopes	4190.03 · Paper...	-10.59
				buss passes	4220.01 · Ten S...	-237.70
				Halloween ...	4230.00 · Ten S...	-169.89
Bill	970-12420	10/28/2021		batteries &...	4430.13 · Lands...	-120.55
				lights/blan...	4420.00 · Maint ...	-154.32
				spout/door...	4420.00 · Maint ...	-30.94
Bill	970-12420	11/01/2021		copies & p...	4190.01 · Printing	-81.13
				copies & p...	4190.01 · Printing	-81.13
Bill	970-12420	11/02/2021		backgroun...	4130.01 · Invest...	-10.46
				backgroun...	4130.01 · Invest...	-10.45
				court filing ...	4130.00 · Legal ...	-235.30
Bill	970-12420	11/02/2021		lights/door ...	4420.00 · Maint ...	-351.98

Green Bay Housing Authority
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Type	Num	Date	Name	Memo	Account	Paid Amount
Bill	970-12420	11/03/2021		calulk/seal...	4420.00 · Maint ...	-79.24
Bill	970-12420	11/05/2021		paper	4190.03 · Paper...	-120.28
				paper	4190.03 · Paper...	-120.29
TOTAL						-1,838.31
Bill Pmt -Check	**6441**	**11/17/2021**	**D & D Glass Co...**		**1111.01 · Gene...**	
Bill	78432	10/11/2021		screen rep...	4420.00 · Maint ...	-220.10
Bill	78439	10/12/2021		screen rep...	4420.00 · Maint ...	-98.22
TOTAL						-318.32
Bill Pmt -Check	**6442**	**11/17/2021**	**Ellison Electric...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	1158286	11/11/2021		lights	4420.00 · Maint ...	-192.23
TOTAL						-192.23
Bill Pmt -Check	**6443**	**11/17/2021**	**GREEN BAY W...**		**1111.01 · Gene...**	
Bill	10/28/21-4665-...	10/28/2021		1424 Admi...	4390.00 · Other ...	-358.70
				1424 Admi...	4310.00 · Water	-3,359.02
Bill	11/3/21-5573-04	11/03/2021		415 N Maple	4390.00 · Other ...	-61.95
				415 N Maple	4310.00 · Water	-63.86
Bill	11/3/21-33210-...	11/03/2021		510 N Che...	4390.00 · Other ...	-61.95
				510 N Che...	4310.00 · Water	-166.23
Bill	11/3/21-5574-03	11/03/2021		409 N Maple	4390.00 · Other ...	-61.95
				409 N Maple	4310.00 · Water	-218.91
Bill	11/3/21-5399-04	11/03/2021		323 N Ashl...	4390.00 · Other ...	-120.40
				323 N Ashl...	4310.00 · Water	-180.52
Bill	11/3/21-5334-04	11/03/2021		516 N Ashl...	4390.00 · Other ...	-61.95
				516 N Ashl...	4310.00 · Water	-333.15
Bill	11/3/21-5459-02	11/03/2021		509 S Maple	4390.00 · Other ...	-61.95
				509 S Maple	4310.00 · Water	-163.11
Bill	11/3/21-5524-04	11/03/2021		522 N Maple	4390.00 · Other ...	-61.95
				522 N Maple	4310.00 · Water	-246.73
Bill	11/3/21-5694-03	11/03/2021		715 N Che...	4390.00 · Other ...	-61.95
				715 N Che...	4310.00 · Water	-84.01
Bill	11/3/21-33314...	11/03/2021		816 N Maple	4390.00 · Other ...	-61.95
				816 N Maple	4310.00 · Water	-294.40
Bill	11/3/21-5210-05	11/03/2021		836 Cora	4390.00 · Other ...	-61.95
				836 Cora	4310.00 · Water	-74.77
Bill	11/3/21-5706-05	11/03/2021		913 N Che...	4390.00 · Other ...	-61.95
				913 N Che...	4310.00 · Water	-167.07
TOTAL						-6,450.38
Bill Pmt -Check	**6444**	**11/17/2021**	**HIBU INC.**	**web ad**	**1111.01 · Gene...**	
Bill	A101PQ-2021	11/03/2021		web ad	4190.08 · Marke...	-124.00
TOTAL						-124.00
Bill Pmt -Check	**6445**	**11/17/2021**		**sd refund**	**1111.01 · Gene...**	
Bill	SD refund	11/15/2021		SD refund ...	2114.00 · Tenan...	-200.00
				refund - J. ...	3110.00 · Dwelli...	-170.00
TOTAL						-370.00

Green Bay Housing Authority
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November 2021

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**6446**	**11/17/2021**	**KONE INC**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	962044214	11/01/2021		maint agre...	4430.12 · Elevat...	-910.00
TOTAL						-910.00
Bill Pmt -Check	**6447**	**11/17/2021**	**LANGAN INVE...**	**professio...**	**1111.01 · Gene...**	
Bill	10/1-10/31/202...	11/03/2021		profession...	4130.01 · Invest...	-182.00
TOTAL						-182.00
Bill Pmt -Check	**6448**	**11/17/2021**	**LIZER LAWN C...**		**1111.01 · Gene...**	
Bill	124633AD	11/11/2021		Oct mowing	4430.13 · Lands...	-70.00
Bill	124706AD	11/15/2021		Oct mowing	4430.13 · Lands...	-70.00
Bill	124705AD	11/15/2021		Oct mowing	4430.13 · Lands...	-70.00
TOTAL						-210.00
Bill Pmt -Check	**6449**	**11/17/2021**	**Lutheran Socia...**	**social wor...**	**1111.01 · Gene...**	
Bill	157618	10/31/2021		social work...	4210.00 · Ten S...	-6,053.00
TOTAL						-6,053.00
Bill Pmt -Check	**6450**	**11/17/2021**		**SD refund**	**1111.01 · Gene...**	
Bill	SD refund	11/15/2021		sd refund ...	2114.00 · Tenan...	-200.00
TOTAL						-200.00
Bill Pmt -Check	**6451**	**11/17/2021**	**MARTIN SECU...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	223385	11/02/2021		software u...	4190.06 · Comp...	-989.40
TOTAL						-989.40
Bill Pmt -Check	**6452**	**11/17/2021**		**Sd refund**	**1111.01 · Gene...**	
Bill	SD refund	11/09/2021		SD refund ...	2114.00 · Tenan...	-176.00
TOTAL						-176.00
Bill Pmt -Check	**6453**	**11/17/2021**	**SCOTT WARN...**		**1111.01 · Gene...**	
Bill	150	11/09/2021		replacing s...	4430.01 · Maint ...	-175.00
Bill	149	11/09/2021		replace gr...	4430.01 · Maint ...	-500.00
TOTAL						-675.00
Bill Pmt -Check	**6454**	**11/17/2021**	**TIME WARNER...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	0366595110121	11/01/2021		cable	4230.00 · Ten S...	-2,829.15
TOTAL						-2,829.15

Green Bay Housing Authority
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November 2021

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**6455**	**11/17/2021**	**Truck 'N Junk ...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	542196	11/11/2021		removal of ...	4430.01 · Maint ...	-299.50
				removal of ...	4430.01 · Maint ...	-299.50
TOTAL						-599.00
Bill Pmt -Check	**6456**	**11/17/2021**	**WISCONSIN P...**		**1111.01 · Gene...**	
Bill	10/29/21-2671-...	10/29/2021		1424 Admi...	4320.00 · Electri...	-181.37
Bill	11/8/21-2671-0...	11/08/2021		816 N Maple	4320.00 · Electri...	-29.77
				816 N Maple	4330.00 · Gas	-42.42
Bill	11/10/21-2671-...	11/10/2021		1125 Univ...	4320.00 · Electri...	-33.24
				1125 Univ...	4330.00 · Gas	-35.70
TOTAL						-322.50

Green Bay Housing Authority
Check Detail
December 2021

Type	Num	Date	Name	Memo	Account	Paid Amount
Check		**12/31/2021**		**Service C...**	**1111.01 · Gene...**	
				Service Ch...	4530.00 · Bank ...	-90.81
TOTAL						-90.81
Bill Pmt -Check	**6457**	**12/02/2021**	**AMA HEATING**		**1111.01 · Gene...**	
Bill	s94901	11/22/2021		repair boile...	4430.10 · Heati...	-157.50
Bill	s94893	11/22/2021		furnace re...	4430.10 · Heati...	-157.50
Bill	s94876	11/22/2021		furnace re...	4430.10 · Heati...	-181.11
TOTAL						-496.11
Bill Pmt -Check	**6458**	**12/02/2021**	**Baker Tilly Virc...**	**RAD cons...**	**1111.01 · Gene...**	
Bill	BT1950255	11/23/2021		RAD cons...	4190.10 · Miscel...	-4,950.00
TOTAL						-4,950.00
Bill Pmt -Check	**6459**	**12/02/2021**	**BELLIN HOME ...**		**1111.01 · Gene...**	
Bill	MB6683	07/25/2021		RN Comm...	4230.00 · Ten S...	-350.00
Bill	MB5854	11/30/2021		RN Comm...	4230.00 · Ten S...	-400.00
Bill	mb7175	12/02/2021		RN Comm...	4230.00 · Ten S...	-250.00
TOTAL						-1,000.00
Bill Pmt -Check	**6460**	**12/02/2021**	**BELSON CO**		**1111.01 · Gene...**	
Bill	0000417125	10/28/2021		paper towels	4420.00 · Maint ...	-64.76
Bill	0000417502	11/02/2021		cleanier	4420.00 · Maint ...	-80.52
TOTAL						-145.28
Bill Pmt -Check	**6461**	**12/02/2021**	**CELLCOM**	**cell bill**	**1111.01 · Gene...**	
Bill	609027	11/15/2021		cell bill	4190.07 · Tele ...	-43.87
				cell bill	4190.07 · Tele ...	-95.87
TOTAL						-139.74
Bill Pmt -Check	**6462**	**12/02/2021**	**CITY OF GREE...**		**1111.01 · Gene...**	
Bill	970-12420	11/11/2021		vanity/stee...	4420.00 · Maint ...	-393.25
Bill	970-12420	11/11/2021		moistner &...	4190.03 · Paper...	-26.98
				moistner &...	4190.03 · Paper...	-26.99
Bill	970-12420	11/11/2021		adhesive/ ...	4420.00 · Maint ...	-608.80
				plow parts	4430.11 · Snow ...	-428.21
Bill	970-12420	11/13/2021		folders/lan...	4190.03 · Paper...	-76.06
				folders	4190.03 · Paper...	-22.48
Bill	970-12420	11/17/2021		keys/door ...	4420.00 · Maint ...	-137.46
				lights/caul...	4420.00 · Maint ...	-345.75
				locksmithing	4430.03 · Maint ...	-31.75
				locksmithing	4430.03 · Maint ...	-31.75
Bill	149292	11/18/2021		mailings	4190.02 · Postage	-10.56
Bill	970-12420	11/18/2021		towel ring/...	4420.00 · Maint ...	-34.31
Bill	970-12420	11/22/2021		vanity/light...	4420.00 · Maint ...	-223.68
Bill	970-12420	11/23/2021		Baseboard...	4420.00 · Maint ...	-98.91
				snow brus...	4420.00 · Maint ...	-146.82
Bill	970-12420	11/23/2021		yellow book	4190.08 · Marke...	-20.00
				waste man...	4430.19 · Garba...	-410.00
				movie nigh...	4220.01 · Ten S...	-45.14

Green Bay Housing Authority
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December 2021

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill	970-12422	11/30/2021		Wages	4110.00 · Admin...	-7,165.74
				Benefits	4182.00 · Emplo...	-2,796.79
				Wages	4410.00 · Maint ...	-8,900.20
				Benifits	4433.00 · Emp ...	-3,123.12
				Wages	4110.00 · Admin...	-6,300.16
				Benifits	4182.00 · Emplo...	-2,536.81
				Wages	4410.00 · Maint ...	-3,552.19
				Benifits	4433.00 · Emp ...	-1,080.36
				Wages	4110.00 · Admin...	-4,838.92
				Benifits	4182.00 · Emplo...	-2,038.68
TOTAL						-45,451.87
Bill Pmt -Check	**6463**	**12/02/2021**	**Clean By Desig...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	1607	11/17/2021		cleaning #...	4430.00 · Maint ...	-250.00
				cleaning #...	4430.00 · Maint ...	-250.00
				cleaning #...	4430.00 · Maint ...	-360.00
				cleaning #...	4430.00 · Maint ...	-460.00
TOTAL						-1,320.00
Bill Pmt -Check	**6464**	**12/02/2021**	**Ellison Electric...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	1158336	11/12/2021		elecrical s...	4420.00 · Maint ...	-98.00
TOTAL						-98.00
Bill Pmt -Check	**6465**	**12/02/2021**	**GRAINGER**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	9124339491	11/18/2021		batteries	4420.00 · Maint ...	-119.19
TOTAL						-119.19
Bill Pmt -Check	**6466**	**12/02/2021**	**GREEN BAY W...**		**1111.01 · Gene...**	
Bill	11/17/21-1041...	11/17/2021		1008 Pine	4390.00 · Other ...	-61.95
				1008 Pine	4310.00 · Water	-867.24
Bill	11/17/21-1041...	11/17/2021		1014 Pine	4390.00 · Other ...	-61.95
				1014 Pine	4310.00 · Water	-216.47
Bill	11/17/21-1041...	11/17/2021		1100 Pine	4390.00 · Other ...	-61.95
				1100 Pine	4310.00 · Water	-182.37
Bill	11/17/21-1103...	11/17/2021		1125 Univ...	4390.00 · Other ...	-61.95
				1125 Univ...	4310.00 · Water	-159.06
Bill	11/17/21-1103...	11/17/2021		1121 Univ...	4390.00 · Other ...	-61.95
				1121 Univ...	4310.00 · Water	-90.05
Bill	11/17/21-1100...	11/17/2021		1339 Univ...	4390.00 · Other ...	-61.95
				1339 Univ...	4310.00 · Water	-477.59
Bill	11/17/21-1100...	11/17/2021		1341 Univ...	4390.00 · Other ...	-61.95
				1341 Univ...	4310.00 · Water	-215.21
Bill	11/17/21-1100...	11/17/2021		1333 Univ...	4390.00 · Other ...	-61.95
				1333 Univ...	4310.00 · Water	-29.33
Bill	11/17/21-3290...	11/17/2021		1337 Univ...	4390.00 · Other ...	-61.95
				1337 Univ...	4310.00 · Water	-212.46
Bill	11/17/21-3306...	11/17/2021		1410 Univ...	4390.00 · Other ...	-61.95
				1410 Univ...	4310.00 · Water	-210.47
Bill	11/17/21-3307...	11/17/2021		1440 Univ...	4390.00 · Other ...	-61.95
				1440 Univ...	4310.00 · Water	-107.43
Bill	11/17/21-1091...	11/17/2021		1420 Univ...	4390.00 · Other ...	-61.95
				1420 Univ...	4310.00 · Water	-97.16
Bill	11/17/21-3306...	11/17/2021		1424 Univ...	4390.00 · Other ...	-61.95
				1424 Univ...	4310.00 · Water	-267.16
Bill	11/17/21-1091...	11/17/2021		1416 Univ...	4390.00 · Other ...	-61.95
				1416 Univ...	4310.00 · Water	-84.32
Bill	11/17/21-1091...	11/17/2021		1448 Univ...	4390.00 · Other ...	-61.95

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Type	Num	Date	Name	Memo	Account	Paid Amount
				1448 Univ...	4310.00 · Water	-200.92
Bill	11/17/21-1091...	11/17/2021		1412 Univ...	4390.00 · Other ...	-61.95
				1412 Univ...	4310.00 · Water	-145.83
Bill	11/17/21-3306...	11/17/2021		1404 Univ...	4390.00 · Other ...	-61.95
				1404 Univ...	4310.00 · Water	-265.10
Bill	11/17/21-3307...	11/17/2021		1444 Univ...	4390.00 · Other ...	-61.95
				1444 Univ...	4310.00 · Water	-69.96
Bill	11/17/21-1090...	11/17/2021		1408 Univ...	4390.00 · Other ...	-61.95
				1408 Univ...	4310.00 · Water	-255.40
TOTAL						-5,330.58
Bill Pmt -Check	**6467**	**12/02/2021**	**Jayme Valentine**	**mileage**	**1111.01 · Gene...**	
Bill	11/1-30/21 mil...	11/30/2021		mileage	4150.00 · Travel	-6.00
				mileage	4150.00 · Travel	-33.76
TOTAL						-39.76
Bill Pmt -Check	**6468**	**12/02/2021**	**Lindeman's Cl...**		**1111.01 · Gene...**	
Bill	604304	11/08/2021		cleaning dr...	4430.01 · Maint ...	-65.48
Bill	604303	11/08/2021		cleaning dr...	4430.01 · Maint ...	-81.50
Bill	604425	11/10/2021		cleaning dr...	4430.01 · Maint ...	-76.16
Bill	604424	11/10/2021		cleaning dr...	4430.01 · Maint ...	-86.84
Bill	604520	11/11/2021		cleaning dr...	4430.01 · Maint ...	-65.48
Bill	604518	11/11/2021		cleaning dr...	4430.01 · Maint ...	-81.50
Bill	604519	11/11/2021		cleaning dr...	4430.01 · Maint ...	-65.48
Bill	604621	11/15/2021		cleaning dr...	4430.01 · Maint ...	-81.50
Bill	604620	11/15/2021		cleaning dr...	4430.01 · Maint ...	-65.48
Bill	604946	11/17/2021		cleaning dr...	4430.01 · Maint ...	-18.44
Bill	604896	11/22/2021		cleaning dr...	4430.01 · Maint ...	-65.48
Bill	604897	11/22/2021		cleaning dr...	4430.01 · Maint ...	-65.48
Bill	605136	11/23/2021		repairing d...	4430.01 · Maint ...	-18.44
Bill	605137	11/23/2021		reparing dr...	4430.01 · Maint ...	-36.88
TOTAL						-874.14
Bill Pmt -Check	**6469**	**12/02/2021**	**LITURGICAL P...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	573880	11/17/2021		ad space	4190.08 · Marke...	-929.00
TOTAL						-929.00
Bill Pmt -Check	**6470**	**12/02/2021**	**Patrick A. Zelz...**		**1111.01 · Gene...**	
Bill	ZEL-2021002586	11/03/2021		paper servi...	4130.00 · Legal ...	-25.00
Bill	ZEL-2021002585	11/03/2021		paper servi...	4130.00 · Legal ...	-75.00
TOTAL						-100.00
Bill Pmt -Check	**6471**	**12/02/2021**	**Sandberg K9 S...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	1896	11/21/2021		quarterly in...	4430.17 · Exter...	-2,999.98
TOTAL						-2,999.98
Bill Pmt -Check	**6472**	**12/02/2021**	**SHERWIN-WIL...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	5011-2	11/11/2021		paint	4420.00 · Maint ...	-448.66
TOTAL						-448.66

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Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**6473**	**12/02/2021**	**TIME WARNER...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	0437255111821	11/18/2021		wifi	4230.00 · Ten S...	-89.99
TOTAL						-89.99
Bill Pmt -Check	**6474**	**12/02/2021**	**Twin Eagle Hol...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	147493	11/08/2021		1424 Admi...	4330.00 · Gas	-1,450.13
TOTAL						-1,450.13
Bill Pmt -Check	**6475**	**12/02/2021**	**Wash Multifam...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	sinv00025667	11/22/2021		laundry ro...	4430.01 · Maint ...	-206.00
TOTAL						-206.00
Bill Pmt -Check	**6476**	**12/02/2021**	**WISCONSIN M...**	**Notice - U...**	**1111.01 · Gene...**	
Bill	0004194091	10/31/2021		Notice - U...	4190.04 · Public...	-68.99
TOTAL						-68.99
Bill Pmt -Check	**6477**	**12/02/2021**	**WISCONSIN P...**		**1111.01 · Gene...**	
Bill	11/12/21-2671-...	11/12/2021		1420 Univ...	4320.00 · Electri...	-31.17
				1420 Univ...	4330.00 · Gas	-46.30
Bill	11/17/21-2671-...	11/17/2021		524 N Maple	4320.00 · Electri...	-21.01
				524 N Maple	4330.00 · Gas	-17.11
Bill	Dec 21 ur's	12/01/2021		1428 Dous...	4320.01 · Utility ...	-120.00
				1333 Univ...	4320.01 · Utility ...	-93.00
				1440 Univ...	4320.01 · Utility ...	-10.00
				1341 Univ...	4320.01 · Utility ...	-74.00
				886 Divisio...	4320.01 · Utility ...	-82.00
				1121 Univ...	4320.01 · Utility ...	-83.00
				715 N Che...	4320.01 · Utility ...	-120.00
				1416 Univ...	4320.01 · Utility ...	-120.00
				415 N Map...	4320.01 · Utility ...	-222.00
				1016 Pine ...	4320.01 · Utility ...	-93.00
				839 Christi...	4320.01 · Utility ...	-93.00
				967 Holzer...	4320.01 · Utility ...	-24.00
				509 S Map...	4320.01 · Utility ...	-43.00
				913 N Che...	4320.01 · Utility ...	-62.00
TOTAL						-1,354.59
Bill Pmt -Check	**6478**	**12/15/2021**	**CITY OF GREE...**	**put on tax...**	**1111.01 · Gene...**	
Bill	145987	08/18/2021		sanitation ...	4430.19 · Garba...	-54.00
TOTAL						-54.00
Bill Pmt -Check	**6479**	**12/15/2021**	**AT&T**	**door syst...**	**1111.01 · Gene...**	
Bill	11/22/21	11/22/2021		door system	4190.07 · Tele ...	-53.91
				door system	4190.07 · Tele ...	-53.90
TOTAL						-107.81

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Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**6480**	**12/15/2021**	**CEC**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	371796	12/08/2021		ptoximity c...	4420.00 · Maint ...	-292.00
TOTAL						-292.00
Bill Pmt -Check	**6481**	**12/15/2021**	**CITY OF GREE...**		**1111.01 · Gene...**	
Bill	970-12420	11/22/2021		1099's	4190.03 · Paper...	-13.99
Bill	149415	11/23/2021		sanitation ...	4430.19 · Garba...	-54.00
Bill	970-12420	11/24/2021		printing/co...	4190.01 · Printing	-81.13
				printing/co...	4190.01 · Printing	-81.13
Bill	970-12420	11/30/2021		shovels/pu...	4420.00 · Maint ...	-126.96
				wall vents/f...	4420.00 · Maint ...	-347.18
Bill	149666	11/30/2021		fuel	4430.03 · Maint ...	-106.81
				fuel	4430.03 · Maint ...	-106.81
Bill	970-12420	12/01/2021		loctite	4420.00 · Maint ...	-4.97
				tank lever/ ...	4420.00 · Maint ...	-156.71
Bill	970-12420	12/01/2021		flag	4420.00 · Maint ...	-40.99
				bingo chips	4220.01 · Ten S...	-9.99
TOTAL						-1,130.67
Bill Pmt -Check	**6482**	**12/15/2021**	**Clean By Desig...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	1609	12/07/2021		cleaning #...	4430.00 · Maint ...	-340.00
TOTAL						-340.00
Bill Pmt -Check	**6483**	**12/15/2021**	**D & D Glass Co...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	78645	11/30/2021		mirror	4420.00 · Maint ...	-97.50
TOTAL						-97.50
Bill Pmt -Check	**6484**	**12/15/2021**	**ELAND ELECT...**	**1424 admi...**	**1111.01 · Gene...**	
Bill	100502	12/01/2021		LED lighting	4430.25 · Unit R...	-1,990.85
TOTAL						-1,990.85
Bill Pmt -Check	**6485**	**12/15/2021**	**GREEN BAY W...**		**1111.01 · Gene...**	
Bill	11/29/21-1318...	11/29/2021		1009 Crooks	4390.00 · Other ...	-61.95
				1009 Crooks	4310.00 · Water	-303.13
Bill	11/29/21-665-01	11/29/2021		1424 Admi...	4390.00 · Other ...	-358.70
				1424 Admi...	4310.00 · Water	-3,550.37
TOTAL						-4,274.15
Bill Pmt -Check	**6486**	**12/15/2021**	**HAWKINS ASH...**		**1111.01 · Gene...**	
Bill	3142303	12/09/2021		6/30/2021 ...	4171.00 · Auditi...	-3,800.00
				6/30/2021 ...	4171.00 · Auditi...	-3,800.00
				6/30/2021 ...	4171.00 · Auditi...	-1,900.00
				6/30/2021 ...	4171.00 · Auditi...	-500.00
TOTAL						-10,000.00

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Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**6487**	**12/15/2021**	**Koehler Flooring**		**1111.01 · Gene...**	
Bill	1448	12/12/2021		flooring # 3...	4430.25 · Unit R...	-996.00
Bill	1451	12/12/2021		flooring #719	4430.25 · Unit R...	-865.00
Bill	1450	12/12/2021		flooring #105	4430.25 · Unit R...	-905.00
TOTAL						-2,766.00
Bill Pmt -Check	**6488**	**12/15/2021**	**KONE INC**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	962070017	12/01/2021		elevator m...	4430.12 · Elevat...	-910.00
TOTAL						-910.00
Bill Pmt -Check	**6489**	**12/15/2021**	**LANGAN INVE...**		**1111.01 · Gene...**	
Bill	11/1-11/30/21 ...	12/04/2021		Profession...	4130.01 · Invest...	-70.00
Bill	11/1-11/30/21 ...	12/04/2021		Profession...	4130.01 · Invest...	-140.00
TOTAL						-210.00
Bill Pmt -Check	**6490**	**12/15/2021**	**LARSON PAIN...**		**1111.01 · Gene...**	
Bill	5731	12/07/2021		painting	4430.25 · Unit R...	-1,498.50
Bill	5730	12/07/2021		painting # ...	4430.00 · Maint ...	-239.40
				painting #1...	4430.00 · Maint ...	-239.40
				painting #3...	4430.00 · Maint ...	-302.40
TOTAL						-2,279.70
Bill Pmt -Check	**6491**	**12/15/2021**	**Lindeman's Cl...**		**1111.01 · Gene...**	
Bill	604619	11/15/2021		cleaning dr...	4430.01 · Maint ...	-65.48
Bill	604618	11/15/2021		cleaning dr...	4430.01 · Maint ...	-65.48
Bill	605138	11/15/2021		repairing d...	4430.01 · Maint ...	-8.44
TOTAL						-139.40
Bill Pmt -Check	**6492**	**12/15/2021**	**Lutheran Socia...**	**Professio...**	**1111.01 · Gene...**	
Bill	158008	11/30/2021		social work...	4210.00 · Ten S...	-6,053.00
TOTAL						-6,053.00
Bill Pmt -Check	**6493**	**12/15/2021**	**One Service LLC**		**1111.01 · Gene...**	
Bill	363	12/08/2021		bed bug tr...	4430.17 · Exter...	-120.00
				bed bug tr...	4430.17 · Exter...	-120.00
Bill	364	12/08/2021		rodent ser...	4430.17 · Exter...	-60.00
TOTAL						-300.00
Bill Pmt -Check	**6494**	**12/15/2021**	**Riesterer & Sc...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	2105026	11/08/2021		filters	4420.00 · Maint ...	-139.96
TOTAL						-139.96

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Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**6495**	**12/15/2021**	**SINCLAIR PLU...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	1094	11/23/2021		repair kitch...	4430.16 · Plumb...	-245.00
TOTAL						-245.00
Bill Pmt -Check	**6496**	**12/15/2021**	**TEAM APPARE...**	**shirts**	**1111.01 · Gene...**	
Bill	124137	11/24/2021		work shirts...	4210.00 · Ten S...	-42.00
				work shirts...	4210.00 · Ten S...	-42.00
TOTAL						-84.00
Bill Pmt -Check	**6497**	**12/15/2021**	[redacted]	**Sd refund**	**1111.01 · Gene...**	
Bill	Sd refund	12/13/2021		SD refund ...	2114.00 · Tenan...	-106.67
				Key Dept r...	2114.02 · Securi...	-16.00
				Pet Dept r...	2114.02 · Securi...	-133.33
TOTAL						-256.00
Bill Pmt -Check	**6498**	**12/15/2021**	**TIME WARNER...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	12/1/21-1/1/22	12/01/2021		cable	4230.00 · Ten S...	-2,829.15
TOTAL						-2,829.15
Bill Pmt -Check	**6499**	**12/15/2021**	**WISCONSIN M...**	**notice**	**1111.01 · Gene...**	
Bill	4258172	12/01/2021		public noti...	4190.04 · Public...	-65.36
TOTAL						-65.36
Bill Pmt -Check	**6500**	**12/15/2021**	**WISCONSIN P...**		**1111.01 · Gene...**	
Bill	11/30/21-2671-...	11/30/2021		1420 Univ...	4320.00 · Electri...	-24.30
				1420 Univ...	4330.00 · Gas	-64.60
Bill	12/1/21-2671-0...	12/01/2021		1424 Admi...	4320.00 · Electri...	-625.30
Bill	12/1/21-2671-0...	12/01/2021		1424 Admi...	4320.00 · Electri...	-4,021.23
Bill	12/9/21-2671-0...	12/09/2021		816 N Maple	4320.00 · Electri...	-30.46
				816 N Maple	4330.00 · Gas	-77.14
TOTAL						-4,843.03
Bill Pmt -Check	**6501**	**12/30/2021**	**BELLIN HOME ...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	MB7459	12/17/2021		RN comm...	4230.00 · Ten S...	-350.00
TOTAL						-350.00
Bill Pmt -Check	**6502**	**12/30/2021**	**BELSON CO**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	421288	12/14/2021		air freshen...	4420.00 · Maint ...	-131.19
TOTAL						-131.19

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Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**6503**	**12/30/2021**	**CELLCOM**	**cell phones**	**1111.01 · Gene...**	
Bill	736587	12/15/2021		cell bill	4190.07 · Tele ...	-43.87
				cell bill	4190.07 · Tele ...	-95.87
TOTAL						-139.74
Bill Pmt -Check	**6504**	**12/30/2021**	**CITY OF GREE...**		**1111.01 · Gene...**	
Bill	970-12420	12/02/2021		brush	4420.00 · Maint ...	-4.99
Bill	970-12420	12/07/2021		backgroun...	4130.01 · Invest...	-7.32
				backgroun...	4130.01 · Invest...	-7.32
Bill	970-12420	12/08/2021		lock/keys/...	4420.00 · Maint ...	-176.93
				batteries	4420.00 · Maint ...	-4.35
Bill	970-12420	12/08/2021		smoake al...	4420.00 · Maint ...	-76.83
Bill	149870	12/10/2021		sanitation ...	4430.19 · Garba...	-54.00
Bill	970-12420	12/15/2021		handrail/la...	4420.00 · Maint ...	-18.15
Bill	970-12420	12/15/2021		hanitizer/bi...	4420.00 · Maint ...	-33.74
				step stringer	4420.00 · Maint ...	-59.58
Bill	150064	12/16/2021		mailings	4190.02 · Postage	-18.24
Bill	150173	12/21/2021		workers co...	4433.00 · Emp ...	-3.78
				workers co...	4430.00 · Maint ...	-3.78
Bill	970-12420	12/22/2021		tissues & l...	4420.00 · Maint ...	-16.96
Bill	970-12420	12/22/2021		Hibu	4190.08 · Marke...	-20.00
				stamps	4190.02 · Postage	-145.00
				stamps	4190.02 · Postage	-145.00
				wast mam...	4430.19 · Garba...	-410.00
				christmas ...	4220.01 · Ten S...	-1,690.04
Bill	970-12420	12/22/2021		switchs/wa...	4420.00 · Maint ...	-345.79
TOTAL						-3,241.80
Bill Pmt -Check	**6505**	**12/30/2021**	**Clean By Desig...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	1610	12/20/2021		cleaning # ...	4420.00 · Maint ...	-360.00
TOTAL						-360.00
Bill Pmt -Check	**6506**	**12/30/2021**	**ELAND ELECT...**		**1111.01 · Gene...**	
Bill	100695	12/17/2021		electiral w...	4430.01 · Maint ...	-668.29
Bill	100694	12/17/2021		led lights	4430.25 · Unit R...	-1,361.32
TOTAL						-2,029.61
Bill Pmt -Check	**6507**	**12/30/2021**	**Ellison Electric...**		**1111.01 · Gene...**	
Bill	1160331	12/16/2021		switches	4420.00 · Maint ...	-49.00
Bill	1160335	12/16/2021		bulbs	4420.00 · Maint ...	-453.10
TOTAL						-502.10
Bill Pmt -Check	**6508**	**12/30/2021**	**GRAINGER**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	9154489653	12/27/2021		mirror	4420.00 · Maint ...	-96.60
TOTAL						-96.60

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Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**6509**	**12/30/2021**	**GREEN BAY W...**		**1111.01 · Gene...**	
Bill	12/15/21-2045...	12/15/2021		1577 Charl...	4390.00 · Other ...	-61.95
				1577 Charl...	4310.00 · Water	-146.95
Bill	12/15/21-2080...	12/15/2021		912 S Oakl...	4390.00 · Other ...	-61.95
				912 S Oakl...	4310.00 · Water	-167.79
TOTAL						-438.64
Bill Pmt -Check	**6510**	**12/30/2021**	**Lindeman's Cl...**		**1111.01 · Gene...**	
Bill	605313	12/06/2021		cleaning dr...	4430.01 · Maint ...	-81.50
Bill	605312	12/06/2021		cleaning dr...	4430.01 · Maint ...	-65.48
Bill	605744	12/09/2021		cleanind dr...	4430.01 · Maint ...	-70.82
Bill	605745	12/09/2021		cleaning dr...	4430.01 · Maint ...	-50.14
TOTAL						-267.94
Bill Pmt -Check	**6511**	**12/30/2021**	**LIZER LAWN C...**		**1111.01 · Gene...**	
Bill	125080	12/20/2021		plowing	4430.11 · Snow ...	-80.00
Bill	125205	12/22/2021		plowing	4430.11 · Snow ...	-340.00
Bill	125284AD	12/26/2021		plowing & ...	4430.11 · Snow ...	-57.00
TOTAL						-477.00
Bill Pmt -Check	**6512**	**12/30/2021**	**MID-STATE SU...**	**1444 univ...**	**1111.01 · Gene...**	
Bill	4476263	12/20/2021		1444 unive...	4430.25 · Unit R...	-732.27
TOTAL						-732.27
Bill Pmt -Check	**6513**	**12/30/2021**	**Sandberg K9 S...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	1912	12/27/2021		inspection	4430.17 · Exter...	-200.00
TOTAL						-200.00
Bill Pmt -Check	**6514**	**12/30/2021**	**SPECIAL FOR...**	**SS**	**1111.01 · Gene...**	
Bill	7246	12/15/2021		gutter clea...	4430.00 · Maint ...	-2,636.00
TOTAL						-2,636.00
Bill Pmt -Check	**6515**	**12/30/2021**	**TIME WARNER...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	12/18/21	12/18/2021		wifi	4230.00 · Ten S...	-89.99
TOTAL						-89.99
Bill Pmt -Check	**6516**	**12/30/2021**		**tenant ser...**	**1111.01 · Gene...**	
Bill	12/22/21 suppli...	12/22/2021		craft suppli...	4220.00 · Ten S...	-19.68
TOTAL						-19.68
Bill Pmt -Check	**6517**	**12/30/2021**	**Twin Eagle Hol...**	**1424 Admi...**	**1111.01 · Gene...**	
Bill	148842	12/11/2021		1424 Admi...	4330.00 · Gas	-3,072.49
TOTAL						-3,072.49

Green Bay Housing Authority
Check Detail
December 2021

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**6518**	**12/30/2021**	**WISCONSIN P...**		**1111.01 · Gene...**	
Bill	12/13/21-2671-...	12/13/2021		1125 Univ...	4320.00 · Electri...	-42.80
				1125 Univ...	4330.00 · Gas	-90.74
Bill	Jan 22 UR's	01/01/2022		1428 Dous...	4320.01 · Utility ...	-120.00
				1333 Univ...	4320.01 · Utility ...	-97.00
				1341 Univ...	4320.01 · Utility ...	-74.00
				886 Divisio...	4320.01 · Utility ...	-61.00
				1121 Univ...	4320.01 · Utility ...	-83.00
				1416 Univ...	4320.01 · Utility ...	-120.00
				415 N Map...	4320.01 · Utility ...	-111.00
				1016 Pine ...	4320.01 · Utility ...	-93.00
				839 Christi...	4320.01 · Utility ...	-93.00
				967 Holzer...	4320.01 · Utility ...	-24.00
				913 N Che...	4320.01 · Utility ...	-31.00
TOTAL						-1,040.54

Green Bay Housing Authority
Budget vs. Actual
Summary

Dec-21

	COCC		Mason Manor		RevBonds		ScSite		TOTAL	
	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget
Total Income	89,839.11	175,727.00	553,835.25	837,203.25	0.00	12,465.00	224,318.77	344,879.86	867,993.13	1,370,275.12
Total Expense	67,454.79	156,425.00	364,637.41	1,073,507.67	27,068.40	4,600.00	168,439.81	576,739.08	627,600.41	1,811,271.75
Net Income	**22,384.32**	**19,302.00**	**189,197.84**	**-236,304.41**	**-27,068.40**	**7,865.00**	**55,878.96**	**-231,859.22**	**240,392.72**	**-440,996.63**

Reserve Spreadsheet

	MM	SS
2021 Unaudited Report	549,554	322,448
YTD Net Income/(loss) Without Depreciation	189,198	55,879
Commited Funds	(150,000)	-
Remaining Projects	-	-
Subtotal	588,752	378,327
Transfer	-	-
Projected Reserve	588,752	378,327
6 Month Expenses	476,400	249,648
Excess/shortfall	112,352	128,679

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%	206,925.00	175,801.33	31,123.67	117.7%
3110.00 · Dwelling Rental	0.00	0.00	0.00	0.0%	252,351.14	505,397.21	-253,046.07	49.93%
3120.00 · Excess Utilities	0.00	0.00	0.00	0.0%	2,564.00	4,597.33	-2,033.33	55.77%
3510.00 · Management Fee Revenue	68,681.26	133,512.00	129,864.00	51.44%	0.00	0.00	0.00	0.0%
3520.00 · Asset Management Rev	12,060.00	24,000.00	24,000.00	50.25%	0.00	0.00	0.00	0.0%
3530.00 · BookKeeping Fee Rev	8,895.00	18,000.00	18,000.00	49.42%	0.00	0.00	0.00	0.0%
3610.00 · Int Income	0.00	200.00	2,500.00	0.0%	388.86	750.00	-361.14	51.85%
3690.00 · Other Income - Tenants	0.00	0.00	0.00	0.0%	3,045.00	6,173.33	-3,128.33	49.33%
3690.01 · Other Income - Ins Dividends	202.85	15.00	15.00	1,352.33%	12,982.52	3,427.04	9,555.48	378.83%
3690.02 · Other Income	0.00	0.00	0.00	0.0%	5,382.15	11,057.00	-5,674.85	48.68%
3690.03 · Cell Tower Rent	0.00	0.00	0.00	0.0%	70,196.58	130,000.00	-59,803.42	54.0%
3700.00 · HUD Cares grant	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%	0.00	0.00	0.00	0.0%
Total Income	89,839.11	175,727.00	-85,887.89	51.12%	553,835.25	837,203.25	-283,368.00	66.15%
Expense								
4110.00 · Admin Salaries	24,537.72	70,000.00	-45,462.28	35.05%	37,394.69	108,500.00	-71,105.31	34.47%
4120.00 · Compensated Absences	0.00	0.00	0.00	0.0%	0.00	500.00	-500.00	0.0%
4130.00 · Legal Expense	0.00	6,000.00	-6,000.00	0.0%	220.80	1,500.00	-1,279.20	14.72%
4130.01 · Investigations Expense	0.00	0.00	0.00	0.0%	1,054.49	2,600.00	-1,545.51	40.56%
4140.00 · Staff Training	89.91	7,000.00	-6,910.09	1.28%	482.45	4,000.00	-3,517.55	12.06%
4150.00 · Travel	31.92	200.00	-168.08	15.96%	63.96	250.00	-186.04	25.58%
4160.00 · Management Fee	0.00	0.00	0.00	0.0%	52,350.64	101,469.12	-49,118.48	51.59%
4163.00 · BookKeeping Fee	0.00	0.00	0.00	0.0%	6,780.00	13,680.00	-6,900.00	49.56%
4165.00 · Asset Management Fee	0.00	0.00	0.00	0.0%	9,180.00	18,240.00	-9,060.00	50.33%
4171.00 · Auditing Fees	1,900.00	1,850.00	50.00	102.7%	3,800.00	3,500.00	300.00	108.57%
4182.00 · Employee Benefits - Admin	10,244.26	30,000.00	-19,755.74	34.15%	14,275.62	43,500.00	-29,224.38	32.82%
4190.01 · Printing	0.00	300.00	-300.00	0.0%	404.36	1,850.00	-1,445.64	21.86%
4190.02 · Postage	83.74	300.00	-216.26	27.91%	543.50	990.00	-446.50	54.9%
4190.03 · Paper & Office Supplies	13.99	900.00	-886.01	1.55%	676.53	1,000.00	-323.47	67.65%
4190.04 · Publications	134.35	300.00	-165.65	44.78%	0.00	0.00	0.00	0.0%
4190.05 · Membership Dues & Fees	0.00	400.00	-400.00	0.0%	0.00	50.00	-50.00	0.0%
4190.06 · Computer Support	0.00	7,000.00	-7,000.00	0.0%	989.40	12,000.00	-11,010.60	8.25%
4190.07 · Tele Fax & Comm	0.00	0.00	0.00	0.0%	856.96	1,850.00	-993.04	46.32%
4190.08 · Marketing	0.00	3,000.00	-3,000.00	0.0%	1,255.07	2,300.00	-1,044.93	54.57%
4190.10 · Miscellaneous	10,199.11	15,000.00	-4,800.89	67.99%	0.00	2,000.00	-2,000.00	0.0%
4220.00 · Ten Ser-Recr Etc	0.00	0.00	0.00	0.0%	19.68	200.00	-180.32	9.84%
4220.01 · Ten Ser - Resident Part	0.00	0.00	0.00	0.0%	2,271.60	2,900.00	-628.40	78.33%
4230.00 · Ten Ser-Contrs	0.00	0.00	0.00	0.0%	20,169.28	26,800.00	-6,630.72	75.26%
4310.00 · Water	0.00	0.00	0.00	0.0%	17,393.12	37,500.00	-20,106.88	46.38%
4320.00 · Electricity	0.00	0.00	0.00	0.0%	29,112.14	61,000.00	-31,887.86	47.73%
4320.01 · Utility Reimbursements	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4330.00 · Gas	0.00	0.00	0.00	0.0%	8,364.08	28,500.00	-20,135.92	29.35%
4390.00 · Other Utilities	0.00	0.00	0.00	0.0%	1,989.86	4,400.00	-2,410.14	45.22%
4410.00 · Maint - Labor	0.00	0.00	0.00	0.0%	44,676.00	140,500.00	-95,824.00	31.8%
4420.00 · Maint - Supplies	0.00	100.00	-100.00	0.0%	10,747.85	38,000.00	-27,252.15	28.28%
4430.00 · Maint - Contracts	0.00	0.00	0.00	0.0%	6,664.49	41,378.55	-34,714.06	16.11%
4430.01 · Maint - Non-Contract	0.00	0.00	0.00	0.0%	5,037.92	5,500.00	-462.08	91.6%
4430.03 · Maint - Truck Maint	0.00	100.00	-100.00	0.0%	716.02	500.00	216.02	143.2%
4430.09 · Fire Protection - Maint	0.00	0.00	0.00	0.0%	3,983.39	2,800.00	1,183.39	142.26%
4430.10 · Heating and Cooling	0.00	0.00	0.00	0.0%	3,340.23	6,000.00	-2,659.77	55.67%
4430.11 · Snow Removal	0.00	0.00	0.00	0.0%	848.21	6,500.00	-5,651.79	13.05%
4430.12 · Elevator Maintenance	0.00	0.00	0.00	0.0%	6,370.00	10,500.00	-4,130.00	60.67%
4430.13 · Landscape and Grounds	0.00	0.00	0.00	0.0%	1,311.32	1,000.00	311.32	131.13%
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%	691.25	1,250.00	-558.75	55.3%
4430.17 · Extermination	0.00	0.00	0.00	0.0%	8,035.00	22,750.00	-14,715.00	35.32%
4430.18 · Appliances	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4430.19 · Garbage & Trash Removal	0.00	0.00	0.00	0.0%	4,025.00	5,000.00	-975.00	80.5%
4430.25 · Unit Repair	0.00	0.00	0.00	0.0%	866.00	0.00	866.00	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%	14,460.12	50,750.00	-36,289.88	28.49%
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%	35,514.38	34,000.00	1,514.38	104.45%
4510.01 · Insurance Expenses - Liability	300.00	300.00	0.00	100.0%	7,702.00	7,000.00	702.00	110.03%
4520.00 · PILOT	0.00	0.00	0.00	0.0%	0.00	39,000.00	-39,000.00	0.0%
4530.00 · Bank Fees	444.79	1,025.00	-580.21	43.39%	0.00	0.00	0.00	0.0%
4572.00 · Bad Debt - Tenant Rents	0.00	0.00	0.00	0.0%	0.00	5,000.00	-5,000.00	0.0%
4590.00 · Other General	19,475.00	12,000.00	7,475.00	162.29%	0.00	0.00	0.00	0.0%
4700.00 · HUD Cares grant exp	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	175,000.00	-175,000.00	0.0%

Green Bay Housing Authority
Budget vs. Actual Detail

	COCC				Mason Manor			
	YTD	Budget	$ Over Budget	% of Budget	YTD	Budget	$ Over Budget	% of Budget
9120.00 · Transfers Out	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Total Expense	67,454.79	156,425.00	-88,970.21	43.12%	364,637.41	1,073,507.67	-708,870.26	33.97%
Net Income/(Loss)	**22,384.32**	**19,302.00**	**3,082.32**	**115.97%**	**189,197.84**	**-236,304.41**	**425,502.25**	**-80.07%**

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%	108,933.00	158,037.33	-49,104.33	68.93%
3110.00 · Dwelling Rental	0.00	0.00	0.00	0.0%	103,859.95	176,342.53	-72,482.58	58.9%
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	750.00	-750.00	0.0%	0.00	500.00	-500.00	0.0%
3690.00 · Other Income - Tenants	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
3690.01 · Other Income - Ins Dividends	0.00	0.00	0.00	0.0%	7,099.82	1,300.00	5,799.82	546.14%
3690.02 · Other Income	0.00	11,715.00	-11,715.00	0.0%	4,426.00	8,700.00	-4,274.00	50.87%
3690.03 · Cell Tower Rent	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
3700.00 · HUD Cares grant	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%	0.00	0.00	0.00	0.0%
Total Income	0.00	12,465.00	-12,465.00	0.0%	224,318.77	344,879.86	-120,561.09	65.04%
Expense								
4110.00 · Admin Salaries	47.63	500.00	-452.37	9.53%	31,297.41	74,500.00	-43,202.59	42.01%
4120.00 · Compensated Absences	0.00	0.00	0.00	0.0%	0.00	500.00	-500.00	0.0%
4130.00 · Legal Expense	0.00	0.00	0.00	0.0%	0.00	1,024.12	-1,024.12	0.0%
4130.01 · Investigations Expense	0.00	0.00	0.00	0.0%	605.25	5,000.00	-4,394.75	12.11%
4140.00 · Staff Training	0.00	0.00	0.00	0.0%	482.45	4,000.00	-3,517.55	12.06%
4150.00 · Travel	0.00	0.00	0.00	0.0%	180.76	300.00	-119.24	60.25%
4160.00 · Management Fee	0.00	0.00	0.00	0.0%	16,330.62	32,042.88	-15,712.26	50.97%
4163.00 · BookKeeping Fee	0.00	0.00	0.00	0.0%	2,115.00	4,320.00	-2,205.00	48.96%
4165.00 · Asset Management Fee	0.00	0.00	0.00	0.0%	2,880.00	5,760.00	-2,880.00	50.0%
4171.00 · Auditing Fees	500.00	400.00	100.00	125.0%	3,800.00	3,500.00	300.00	108.57%
4182.00 · Employee Benefits - Admin	20.77	200.00	-179.23	10.39%	12,409.27	29,000.00	-16,590.73	42.79%
4190.01 · Printing	0.00	0.00	0.00	0.0%	428.16	1,367.08	-938.92	31.32%
4190.02 · Postage	0.00	0.00	0.00	0.0%	543.50	1,000.00	-456.50	54.35%
4190.03 · Paper & Office Supplies	0.00	0.00	0.00	0.0%	608.35	725.00	-116.65	83.91%
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	6,750.00	-6,750.00	0.0%
4190.07 · Tele Fax & Comm	0.00	0.00	0.00	0.0%	547.14	1,200.00	-652.86	45.6%
4190.08 · Marketing	0.00	3,000.00	-3,000.00	0.0%	0.00	0.00	0.00	0.0%
4190.10 · Miscellaneous	0.00	500.00	-500.00	0.0%	1,030.59	2,000.00	-969.41	51.53%
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	1,200.00	-1,200.00	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%	17,598.31	27,000.00	-9,401.69	65.18%
4320.00 · Electricity	0.00	0.00	0.00	0.0%	590.41	3,500.00	-2,909.59	16.87%
4320.01 · Utility Reimbursements	0.00	0.00	0.00	0.0%	6,983.00	0.00	6,983.00	100.0%
4330.00 · Gas	0.00	0.00	0.00	0.0%	566.41	2,500.00	-1,933.59	22.66%
4390.00 · Other Utilities	0.00	0.00	0.00	0.0%	5,196.80	10,000.00	-4,803.20	51.97%
4410.00 · Maint - Labor	0.00	0.00	0.00	0.0%	12,190.95	46,500.00	-34,309.05	26.22%
4420.00 · Maint - Supplies	0.00	0.00	0.00	0.0%	9,499.97	30,000.00	-20,500.03	31.67%
4430.00 · Maint - Contracts	0.00	0.00	0.00	0.0%	3,261.78	30,500.00	-27,238.22	10.69%
4430.01 · Maint - Non-Contract	0.00	0.00	0.00	0.0%	1,561.39	15,000.00	-13,438.61	10.41%
4430.03 · Maint - Truck Maint	0.00	0.00	0.00	0.0%	687.61	500.00	187.61	137.52%
4430.09 · Fire Protection - Maint	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4430.10 · Heating and Cooling	0.00	0.00	0.00	0.0%	338.61	1,000.00	-661.39	33.86%
4430.11 · Snow Removal	0.00	0.00	0.00	0.0%	57.00	1,000.00	-943.00	5.7%
4430.12 · Elevator Maintenance	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4430.13 · Landscape and Grounds	0.00	0.00	0.00	0.0%	1,268.40	3,000.00	-1,731.60	42.28%
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%	0.00	1,000.00	-1,000.00	0.0%
4430.17 · Extermination	0.00	0.00	0.00	0.0%	430.00	3,000.00	-2,570.00	14.33%
4430.18 · Appliances	0.00	0.00	0.00	0.0%	0.00	2,000.00	-2,000.00	0.0%
4430.19 · Garbage & Trash Removal	0.00	0.00	0.00	0.0%	2,061.00	2,000.00	61.00	103.05%
4430.25 · Unit Repair	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4432.00 · Extraordinary Maintenance	26,500.00	0.00	26,500.00	100.0%	0.00	0.00	0.00	0.0%
4433.00 · Emp Ben Contr-ord maint	0.00	0.00	0.00	0.0%	4,970.05	16,500.00	-11,529.95	30.12%
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%	24,812.62	24,500.00	312.62	101.28%
4510.01 · Insurance Expenses - Liability	0.00	0.00	0.00	0.0%	3,107.00	3,000.00	107.00	103.57%
4520.00 · PILOT	0.00	0.00	0.00	0.0%	0.00	35,000.00	-35,000.00	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	10,000.00	-10,000.00	0.0%
4590.00 · Other General	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4700.00 · HUD Cares grant exp	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	135,000.00	-135,000.00	0.0%

Green Bay Housing Authority
Budget vs. Actual Detail

	RevBonds				ScSite			
	YTD	Budget	$ Over Budget	% of Budget	YTD	Budget	$ Over Budget	% of Budget
9120.00 · Transfers Out	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Total Expense	27,068.40	4,600.00	22,468.40	588.44%	168,439.81	576,739.08	-408,299.27	29.21%
Net Income/(Loss)	**-27,068.40**	**7,865.00**	**-34,933.40**	**-344.16%**	**55,878.96**	**-231,859.22**	**287,738.18**	**-24.1%**

Green Bay Housing Authority
Budget vs. Actual Detail

	TOTAL			
	YTD	Budget	$ Over Budget	% of Budget
Income				
2802.00 · Hud Contributions	315,858.00	333,838.67	-17,980.67	0.95
3110.00 · Dwelling Rental	356,211.09	681,739.74	-325,528.65	0.52
3120.00 · Excess Utilities	2,564.00	4,597.33	-2,033.33	0.56
3510.00 · Management Fee Revenue	68,681.26	133,512.00	-64,830.74	0.51
3520.00 · Asset Management Rev	12,060.00	24,000.00	-11,940.00	0.50
3530.00 · BookKeeping Fee Rev	8,895.00	18,000.00	-9,105.00	0.49
3610.00 · Int Income	388.86	2,200.00	-1,811.14	0.18
3690.00 · Other Income - Tenants	3,045.00	6,173.33	-3,128.33	0.49
3690.01 · Other Income - Ins Dividends	20,285.19	4,742.04	15,543.15	4.28
3690.02 · Other Income	9,808.15	31,472.00	-21,663.85	0.31
3690.03 · Cell Tower Rent	70,196.58	130,000.00	-59,803.42	0.54
3700.00 · HUD Cares grant	0.00	0.00	0.00	0.00
9110.00 · Transfers In	0.00	0.00	0.00	0.00
Total Income	867,993.13	1,370,275.12	-502,281.99	63.34%
Expense				
4110.00 · Admin Salaries	93,277.45	253,500.00	-160,222.55	36.8%
4120.00 · Compensated Absences	0.00	1,000.00	-1,000.00	0.0%
4130.00 · Legal Expense	220.80	8,524.12	-8,303.32	2.59%
4130.01 · Investigations Expense	1,659.74	7,600.00	-5,940.26	21.84%
4140.00 · Staff Training	1,054.81	15,000.00	-13,945.19	7.03%
4150.00 · Travel	276.64	750.00	-473.36	36.89%
4160.00 · Management Fee	68,681.26	133,512.00	-64,830.74	51.44%
4163.00 · BookKeeping Fee	8,895.00	18,000.00	-9,105.00	49.42%
4165.00 · Asset Management Fee	12,060.00	24,000.00	-11,940.00	50.25%
4171.00 · Auditing Fees	10,000.00	9,250.00	750.00	108.11%
4182.00 · Employee Benefits - Admin	36,949.92	102,700.00	-65,750.08	35.98%
4190.01 · Printing	832.52	3,517.08	-2,684.56	23.67%
4190.02 · Postage	1,170.74	2,290.00	-1,119.26	51.12%
4190.03 · Paper & Office Supplies	1,298.87	2,625.00	-1,326.13	49.48%
4190.04 · Publications	134.35	300.00	-165.65	44.78%
4190.05 · Membership Dues & Fees	0.00	500.00	-500.00	0.0%
4190.06 · Computer Support	989.40	25,750.00	-24,760.60	3.84%
4190.07 · Tele Fax & Comm	1,404.10	3,050.00	-1,645.90	46.04%
4190.08 · Marketing	1,255.07	8,300.00	-7,044.93	15.12%
4190.10 · Miscellaneous	11,229.70	19,500.00	-8,270.30	57.59%
4220.00 · Ten Ser-Recr Etc	19.68	200.00	-180.32	9.84%
4220.01 · Ten Ser - Resident Part	2,271.60	4,100.00	-1,828.40	55.41%
4230.00 · Ten Ser-Contrs	20,169.28	26,800.00	-6,630.72	75.26%
4310.00 · Water	34,991.43	64,500.00	-29,508.57	54.25%
4320.00 · Electricity	29,702.55	64,500.00	-34,797.45	46.05%
4320.01 · Utility Reimbursements	6,983.00	0.00	6,983.00	100.0%
4330.00 · Gas	8,930.49	31,000.00	-22,069.51	28.81%
4390.00 · Other Utilities	7,186.66	14,400.00	-7,213.34	49.91%
4410.00 · Maint - Labor	56,866.95	187,000.00	-130,133.05	30.41%
4420.00 · Maint - Supplies	20,247.82	68,100.00	-47,852.18	29.73%
4430.00 · Maint - Contracts	9,926.27	71,878.55	-61,952.28	13.81%
4430.01 · Maint - Non-Contract	6,599.31	20,500.00	-13,900.69	32.19%
4430.03 · Maint - Truck Maint	1,403.63	1,100.00	303.63	127.6%
4430.09 · Fire Protection - Maint	3,983.39	2,800.00	1,183.39	142.26%
4430.10 · Heating and Cooling	3,678.84	7,000.00	-3,321.16	52.56%
4430.11 · Snow Removal	905.21	7,500.00	-6,594.79	12.07%
4430.12 · Elevator Maintenance	6,370.00	10,500.00	-4,130.00	60.67%
4430.13 · Landscape and Grounds	2,579.72	4,000.00	-1,420.28	64.49%
4430.15 · Electrical	0.00	0.00	0.00	0.0%
4430.16 · Plumbing	691.25	2,250.00	-1,558.75	30.72%
4430.17 · Extermination	8,465.00	25,750.00	-17,285.00	32.87%
4430.18 · Appliances	0.00	2,000.00	-2,000.00	0.0%
4430.19 · Garbage & Trash Removal	6,086.00	7,000.00	-914.00	86.94%
4430.25 · Unit Repair	866.00	0.00	866.00	100.0%
4432.00 · Extraordinary Maintenance	26,500.00	0.00	26,500.00	100.0%
4433.00 · Emp Ben Contr-ord maint	19,430.17	67,250.00	-47,819.83	28.89%
4480.00 · Protect Service	0.00	0.00	0.00	0.0%
4510.00 · Insurance Expense - Property	60,327.00	58,500.00	1,827.00	103.12%
4510.01 · Insurance Expenses - Liability	11,109.00	10,300.00	809.00	107.85%
4520.00 · PILOT	0.00	74,000.00	-74,000.00	0.0%
4530.00 · Bank Fees	444.79	1,025.00	-580.21	43.39%
4572.00 · Bad Debt - Tenant Rents	0.00	15,000.00	-15,000.00	0.0%
4590.00 · Other General	19,475.00	12,000.00	7,475.00	162.29%
4700.00 · HUD Cares grant exp	0.00	0.00	0.00	0.0%
4800.00 · Depreciation Expense	0.00	310,650.00	-310,650.00	0.0%

Green Bay Housing Authority
Budget vs. Actual Detail

	TOTAL			
	YTD	**Budget**	**$ Over Budget**	**% of Budget**
9120.00 · Transfers Out	0.00	0.00	0.00	0.0%
Total Expense	627,600.41	1,811,271.75	-1,183,671.34	34.65%
Net Income/(Loss)	**240,392.72**	**-440,996.63**	**681,389.35**	**-54.51%**

LANGAN & ASSOCIATES
Experienced Investigators and Consultants

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

January 3, 2022

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 2021 there were **19** Green Bay Housing applications reviewed by Langan and Associates. They were:

7 Applications for Mason Manor.

12 Applications for Scattered Sites.

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 2022

			MASON MANOR VACANCIES (2 TOTAL)		
UNIT	**MOVEOUT**	**BEDRM**	**NEW LEASE**	**MOVE OUT REASON**	**CURRENT STATUS OF UNIT**
721	**12/31/21**	**1**	**?**	**IN HOUSE TRANSFER**	**UNIT TURNOVER**
420	**1/11/22**	**1LG**	**?**	**EVICTION**	**UNIT TURNOVER**
			SCATTERED SITES VACANCIES (3 TOTAL)		
1444	**10/1/21**	**3**	**?**	**IN HOUSE TRANSFER**	**UNIT TURNOVER**
712	**10/1/21**	**4**	**?**	**BOUGHT A HOME**	**UNIT TURNOVER**
325	**10/6/21**	**3**	**?**	**MOVED OUT OF GB**	**UNIT TURNOVER**

UPCOMING VACANCIES			**APPLICATIONS INFO**	
	MASON MANOR (2 TOTAL)		MM APPLICANTS:	**TOTAL**
	UNIT	STATUS	1 bedroom (23-BC; 16-non BC)	39
	517	EVICTION-SMOKING	2 bedroom (1-BC; 1-non BC)	2
	403	DECEASED		
	SCATTERED S. (1 TOTAL)		SS APPLICANTS:	**TOTAL**
	UNIT	STATUS	2 bedroom (35-BC; 13-non BC)	48
	839	MOVING OUT OF GB	3 bedroom (9-BC; 7-non BC)	16
			4 bedroom (7-BC; 3-non BC)	10
	MOVE IN/OUT #'S		5 NEW MOVE INS	1 MOVE OUTS

OCCUPANY RATES				HUD	
	MM	**SS**	**GBHA**	**MM**	**SS**
Jan	98.68%	100.00%	99.34%	98.68%	100.00%
Feb	98.68%	95.83%	97.26%	98.68%	95.83%
March	100.00%	97.92%	98.96%	100.00%	97.92%
April	99.34%	97.92%	98.63%	99.34%	97.92%
May	98.68%	97.92%	98.30%	98.68%	97.92%
June	99.34%	97.92%	98.63%	99.34%	97.92%
July	100.00%	97.92%	98.96%	100.00%	97.92%
August	98.03%	97.92%	97.97%	98.03%	97.92%
Sept	100.00%	97.92%	98.96%	100.00%	97.92%
Oct	100.00%	95.83%	97.92%	100.00%	95.83%
Nov	98.68%	97.92%	98.30%	98.68%	97.92%
Dec	98.03%	100.00%	99.01%	98.03%	100.00%
TOTAL	99.12%	97.92%	98.52%	99.12%	97.92%