AGENDA OF THE GREEN BAY HOUSING AUTHORITY

THURSDAY, FEBRUARY 16, 2023, 10:30 AM

In person at City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available 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 February 16, 2023, meeting of the Green Bay Housing Authority.

D. Approval of Minutes.

1. Approval of the minutes from the December 20, 2022, meeting of the Green Bay Housing Authority.

E. Regular Business.

1. Consideration with possible action to approve Resolution 2023-01 "A Resolution Authorizing and Providing for the Sale and Issuance of Student Housing Revenue Bonds, Series 2023 (University Village Housing, Inc. Project), and Providing Certain Details in Connection Therewith".
2. Consideration with possible action on approval of the June 30, 2022, Audit Report.
3. Consideration with possible action to approve $500,000 in Housing Authority reserves and $1,356,353 in capital funds for the redevelopment of Mason Manor and Scattered Sites properties.
4. Consideration with possible action on writing off delinquent tenant accounts effective

February 8, 2023.

F. Informational.

1. GBHA Bills.
2. GBHA Financial Report.
3. Langan Report.
4. Director's Report.
5. Occupancy Report.
6. Date of the next meeting: March 16, 2023.

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)
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Dial by your location

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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.

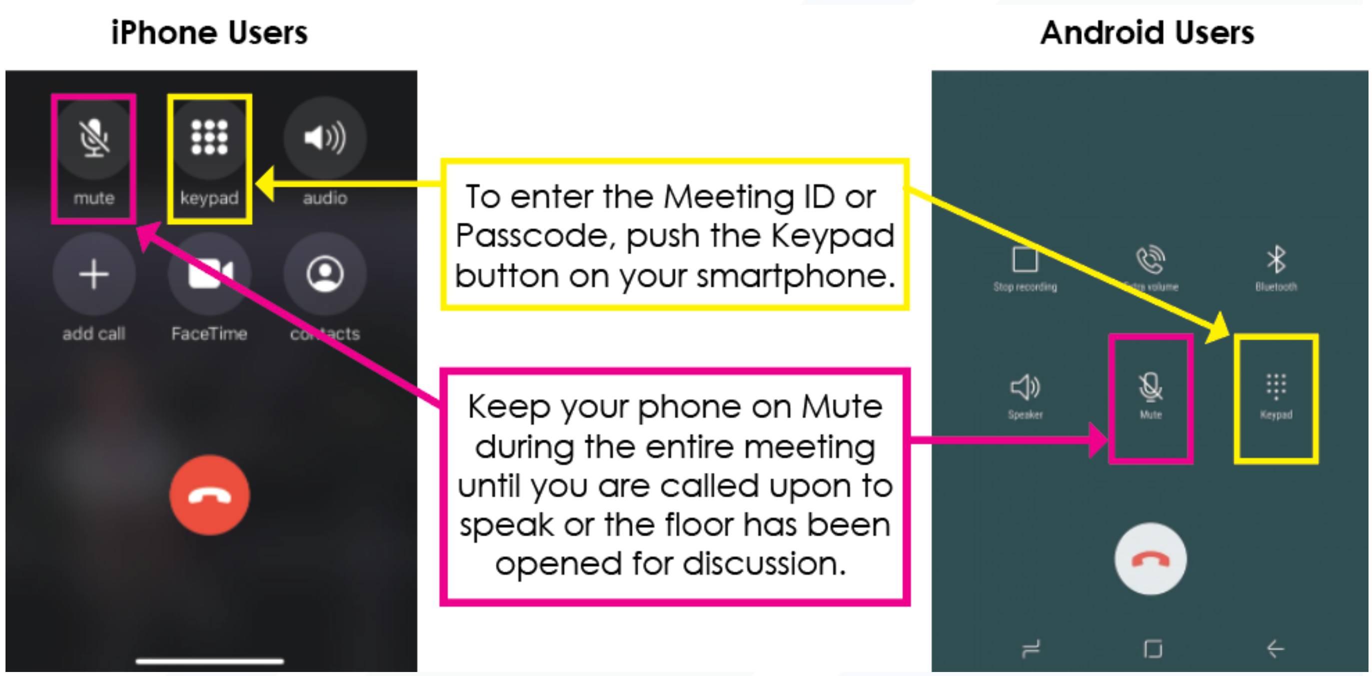
Additional Information

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



MINUTES OF THE
GREEN BAY HOUSING AUTHORITY

TUESDAY, DECEMBER 20, 2022, 1:30 PM
City Hall, Room 604 - The Harry Maier Room
Virtual attendance is also available 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

Present: William VandeCastle - Chair, Terri Refsguard - Vice Chair, Erin Edwards and Stephen Srubas. Sandra Popp joined meeting at 1:35 p.m.
Excused: None

C. APPROVAL OF THE AGENDA.

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

Moved by Terri Refsguard, seconded by Stephen Srubas to approve of the agenda for the December 20, 2022, meeting of the Green Bay Housing Authority. Motion carried.
Yes- William VandeCastle and Erin Edwards, No- None, Abstain- None

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the October 20, 2022, meeting of the Green Bay Housing Authority.

Moved by Terri Refsguard, seconded by Stephen Srubas to approve of the minutes from the October 20, 2022, meeting of the Green Bay Housing Authority. Motion carried.
Yes- William VandeCastle and Erin Edwards, No- None, Abstain- None

E. REGULAR BUSINESS.

1. Consideration with possible action on approval of a Memorandum of Understanding and a Seller's Note Letter with Gorman & Company LLC, for the redevelopment of Mason Manor and 41 scattered sites of affordable housing.

Moved by William VandeCastle, seconded by Stephen Srubas to open the floor for discussion. Motion carried.
Yes- Terri Refsguard, Erin Edwards and Sandra Popp, No- None, Abstain- None

1:35 PM Ted Matkom speaks.
1:56 PM Attorney Paul Dombrowski speaks.

Moved by Sandra Popp, seconded by Erin Edwards to close the floor for discussion. Motion carried.
Yes- William VandeCastle, Terri Refsguard and Stephen Srubas, No- None, Abstain- None

Moved by William VandeCastle, seconded by Erin Edwards to approve of the Memorandum of Understanding. Motion carried.
Yes- Terri Refsguard, Stephen Srubas and Sandra Popp, No- None, Abstain- None

Moved by William VandeCastle, seconded by Erin Edwards to approve of the Seller's Note Letter with Gorman & Company LLC, for the redevelopment of Mason Manor and 41 scattered sites of affordable housing. Motion carried.
Yes- Terri Refsguard, Stephen Srubas and Sandra Popp, No- None, Abstain- None

F. INFORMATIONAL.

1. GBHA Bills.

Stephanie Schmutzer presented the GBHA Bills. No action needed.

2. GBHA Financial Report.

Stephanie Schmutzer presented the GBHA Financial Report. No action needed.

3. Langan Report.

4. Director's Report.

Cheryl Renier-Wigg presents the Director's Report. No action needed.

5. Occupancy Report.

Jayme Valentine presents the Occupancy Report. No action needed.

6. Date of the next meeting January 19, 2023.

G. ADJOURNMENT.

Moved by Erin Edwards, seconded by Terri Refsguard to adjourn the Green Bay Housing Authority meeting. Motion carried.
Yes- William VandeCastle, Stephen Srubas and Sandra Popp, No- None, Abstain- None

Report to the
Housing Authority of the City of Green Bay

MEETING DATE	PREPARED BY
February 16, 2023	Cheryl Renier-Wigg, Staff

AGENDA ITEM # E.1

Consideration with possible action to approve Resolution 2023-01 "A Resolution Authorizing and Providing for the Sale and Issuance of Student Housing Revenue Bonds, Series 2023 (University Village Housing, Inc. Project), and Providing Certain Details in Connection Therewith".

BACKGROUND

The Green Bay Housing Authority (GBHA) passed a resolution on October 21, 2021, by which conditional approval was given (i) to provide a project involving the construction of a residential facility for students on the UWGB campus (ii) for the issuance by GBHA of revenue bonds to finance the costs of the project upon adoption of a final resolution, and (iii) to the selection of University Village Housing, Inc. to develop the project. GBHA held a public hearing on October 20, 2022, with respect to the issuance of the bonds to finance the project and the City of Green Bay adopted a resolution on November 1, 2022, approving the project and the issuance of the bonds. The bonds are expected to be sold on the market in March and this final resolution authorizes the sale and issuance of the bonds within the parameters provided in the resolution and approves, authorizes, and directs GBHA to sign and deliver the bonds and the various documents necessary to issue the bonds.

RECOMMENDATION

To approve Final Resolution 2023-01 Authorizing and Providing for the Sale and Issuance of Student Housing Revenue Bonds, Series 2023 (University Village Housing, Inc. Project), and Providing Certain Details in Connection Therewith

FISCAL IMPACT

ATTACHMENTS

1. NO 2023-01 UVHI Bonds Authority Final Bond Resolution

HOUSING AUTHORITY
OF THE
CITY OF GREEN BAY, WISCONSIN

February 16, 2023 **Resolution No. 2023-01**

A Resolution Authorizing and Providing for the Sale and Issuance of Student Housing Revenue Bonds, Series 2023 (University Village Housing, Inc. Project), and Providing Certain Details in Connection Therewith

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WHEREAS, Sections 66.1201 to 66.1211 of the Wisconsin Statutes (the "**Act**") authorize the Housing Authority of the City of Green Bay, Wisconsin (the "**Authority**") to issue revenue bonds from time to time for any of its corporate purposes, including the financing or refinancing of all or any part of the construction, reconstruction, improvement, alteration or repair of any "housing project" or any part thereof; and

WHEREAS, the Authority is authorized to enter into a revenue agreement to provide the Authority with income and revenues sufficient for the prompt payments of the principal of, and interest on, the revenue bonds; and

WHEREAS, the Authority and Associated Trust Company, National Association (the "**Trustee**") have previously entered into an Indenture of Trust, dated as of February 1, 1997, as amended by a First Supplemental Indenture of Trust, dated as of October 1, 2001, a Second Supplemental Indenture of Trust, dated as of May 1, 2005, a Third Supplemental Indenture of Trust, dated as of December 1, 2009, a Fourth Supplemental Indenture of Trust, dated as of March 1, 2013, and a Fifth Supplemental Indenture of Trust, dated as of January 1, 2020 (collectively, the "**Indenture**"), whereby the Authority has issued its revenue bonds for the purpose of funding loans to University Village Housing, Inc., a Wisconsin nonprofit corporation (the "**Project Owner**"), pursuant to a Project Contract, dated as of February 1, 1997, between the Authority and the Project Owner, as amended by a First Supplemental Project Contract, dated as of October 1, 2001, a Second Supplemental Project Contract, dated as of May 1, 2005, a Third Supplemental Project Contract, dated as of December 1, 2009, a Fourth Supplemental Project Contract, dated as of March 1, 2013, and a Fifth Supplemental Project Contract, dated as of January 1, 2020 (collectively, the "**Project Contract**"); and

WHEREAS, by resolutions adopted by the Authority on September 16, 2021 (the "**Preliminary Resolution**") and on October 21, 2021 (the "**Conditional Award Resolution**" and together with the Preliminary Resolution, the "**Resolutions**"), conditional approval was given (i) to provide a project involving a residential facility for students containing approximately 232 beds to be located on the University of Wisconsin – Green Bay campus (the "**Project**"), (ii) to the issuance of Authority revenue bonds in an amount not to exceed $25,000,000 to finance the costs of the Project, and (iii) to the selection of the Project Owner, as developer of the Project; and

WHEREAS, the Authority has received the advice of the Plan Commission of the City of Green Bay, Wisconsin (the "**City**") with respect to the location, extent, and general features of the layout of the Project; and

WHEREAS, pursuant to the Resolutions the appropriate officers of the Authority have negotiated a proposed contract with the Project Owner; and

WHEREAS, subsequent to the adoption of the Conditional Award Resolution, the Project Owner determined that costs of the Project will exceed the amount approved in the Preliminary Resolution, therefore the Authority desires to amend the Preliminary Resolution and the Conditional Award Resolution to reflect a borrowing amount of not to exceed $40,000,000 and reduce the number of beds in the project description to 200 beds; and

WHEREAS, pursuant to the Conditional Award Resolution and Section 147(f) of the Internal Revenue Code of 1986 (the "**Code**"), a public hearing was conducted by the Authority on October 20, 2022 and based thereon the Common Council of the City has approved the issuance of the Series 2023 Bonds by the Authority by resolution adopted on November 1, 2022; and

WHEREAS, the Indenture provides for the issuance of additional revenue bonds to finance the costs of additional projects of the Project Owner, said additional revenue bonds to be of equal rank with all other bonds issued under the Indenture; and

WHEREAS, the Project Owner has requested that the Authority issue a new series of student housing revenue bonds in a principal amount of not to exceed $40,000,000 (the "**Series 2023 Bonds**") pursuant to a new supplement to the Indenture for the purpose of financing the Project costs; and

WHEREAS, the Project Owner has presented the Authority with drafts of proposed documentation for the Series 2023 Bonds, as follows:

(a) Bond Purchase Agreement (the "**Bond Purchase Agreement**"), to be entered into by and among the Authority, the Project Owner, and Colliers Securities (the "**Underwriter**"), as underwriter for the Series 2023 Bonds, setting forth the terms and conditions on which the Authority will sell and the Underwriter will purchase the Series 2023 Bonds; and

(b) a Sixth Supplemental Indenture of Trust (the "**Supplemental Indenture**"), to be entered into between the Authority and the Trustee, providing for the creation of the Series 2023 Bonds, the terms thereof and the security therefor, and amending the Indenture; and

(c) a Sixth Supplemental Project Contract (the "**Supplemental Project Contract**"), to be entered into between the Authority and the Project Owner providing for various covenants relating to the Project and the operations of the Project Owner, and pursuant to which the Project Owner agrees to provide the Authority with revenues sufficient to retire the Series 2023 Bonds in accordance with their terms, and amending the Project Contract; and

(d) a Series 2023 Mortgage Note, dated the date of initial delivery of the Series 2023 Bonds (the "**Series 2023 Mortgage Note**"), to be executed by the Project Owner in favor of the Authority and assigned by the Authority to the Trustee; and

(e) an Eighth Amendment to Mortgage, Assignment of Rents and Security Agreement, to be executed by the Project Owner in favor of the Trustee (together with the Mortgage, Assignment of Rents and Security Agreement, dated as of February 1, 1997, as previously amended, from the Project Owner to the Trustee, as assignee of the Authority, hereinafter referred to as the "**Mortgage**"); and

(f) a Preliminary Offering Circular (the "**Preliminary Offering Circular**") describing the Series 2023 Bonds and the security therefor; and

(g) a Tax Agreement, to be dated as of the date of initial delivery of the Series 2023 Bonds (the "**Tax Agreement**"), by and among the Authority, the Project Owner, and the Trustee, describing certain tax matters relating to the Series 2023 Bonds.

Capitalized terms used and not otherwise defined in this resolution shall have the meanings set forth in the Indenture.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. <u>Additional Findings and Determinations</u>.

It has been found and determined by the Commissioners of the Authority (the "**Governing Body**") and is hereby declared:

a. that the Supplemental Project Contract meets the requirements of a "revenue agreement" under and for purposes of the Resolutions of the Authority identified above;

b. that, based upon information provided by the Project Owner, the estimated aggregate cost of providing the Project and paying the costs and establishing the reserves incident to the financing is not less than $36,000,000 but may be as high as $40,000,000;

c. that the payments required to be made by the Project Owner under the Project Contract are sufficient in amount to pay when due the principal of, premium, if any, and interest on the Series 2023 Bonds; and

d. that all conditions set forth in the Resolutions have been satisfactorily met and that this is the Final Resolution referred to in the Resolutions.

Section 2. <u>Contract with Project Owner</u>.

The terms and provisions of the Supplemental Project Contract are hereby approved. The Chairperson or Vice Chairperson and the Secretary or Assistant Secretary are hereby authorized for and in the name of the Authority to execute and deliver the Supplemental Project Contract in substantially the form thereof presented herewith, or with such insertions therein or corrections or deletions thereto as shall be approved by such authorized officers of the Authority or counsel for the Authority consistent with this resolution and the terms of the Act, their execution thereof to constitute conclusive evidence of their approval of any such insertions, deletions and corrections.

Section 3. <u>Approval of the Project</u>.

The use of the Project site for the Project and the general features of the Project, including the general features of the proposed layout indicating the location of improvements and open space, are hereby approved.

Section 4. <u>Authorization to Borrow and to Lend</u>.

The Authority shall borrow, but only in the manner herein recited, the principal amount of not to exceed $40,000,000 for the purposes of (i) paying the costs of providing the Project, (ii) funding a deposit to the Debt Service Reserve Fund, and (iii) paying certain costs of issuance with respect to the Series 2023 Bonds. Said borrowing shall be accomplished through the sale of the Series 2023 Bonds issued pursuant to the Act. The Authority shall lend the principal amount of the Series 2023 Bond proceeds to the Project Owner pursuant to the terms of the Supplemental Project Contract and the Supplemental Indenture, and the Project Owner's repayment obligations shall be evidenced in part by the Series 2023 Mortgage Note and secured as provided in the Supplemental Indenture.

Section 5. <u>Designation, Denomination, Tenor and Maturity of Series 2023 Bonds Created for Issuance</u>.

The Series 2023 Bonds shall be issued in an original principal amount of not to exceed $40,000,000 and shall be designated:

HOUSING AUTHORITY OF THE CITY OF GREEN BAY, WISCONSIN
STUDENT HOUSING REVENUE BONDS, SERIES 2023
(UNIVERSITY VILLAGE HOUSING, INC. PROJECT)

The Series 2023 Bonds shall be dated the date of their initial delivery and shall bear interest from the date of original purchase thereof by the Underwriter, payable semiannually on each April 1 and October 1, beginning on October 1, 2023 until maturity or earlier redemption. The Series 2023 Bonds shall mature, and shall be subject to scheduled sinking fund redemptions, on the respective dates and in the principal amounts, and shall bear interest at the respective rates, all as set forth in the Bond Purchase Agreement and in the Supplemental Indenture; *provided that* (i) the final maturity date of the Series 2023 Bonds shall be not later than April 1, 2055, (ii) the true interest cost of the Series 2023 Bonds shall not exceed 5.00%, and (iii) scheduled annual debt service on the Series 2023 Bonds in any Bond Year (as defined in the Indenture) other than the first two Bond Years and the last Bond Year, shall not exceed the scheduled annual debt service on the Series 2023 Bonds during any other such Bond Year by more than $50,000.

The Series 2023 Bonds shall be issued as fully registered bonds in the denomination of $5,000 or any multiple thereof. The Series 2023 Bonds may initially be registered in the name of the depository maintaining the book-entry system, if any, provided for in the Indenture. The Series 2023 Bonds and the interest thereon shall be transferable by and shall be payable to the registered owners thereof in the manner and with the effect provided in the Indenture. The principal of, and premium, if any, on the Series 2023 Bonds shall be payable in lawful money of the United States of America at the designated corporate trust office of the Trustee, as paying agent, or the office of any successor or additional paying agent designated by the Authority and approved by the Project Owner. Interest on the Series 2023 Bonds shall be payable by check or draft mailed to the registered owner thereof as of the record date provided in the Indenture; provided that any registered owner of at least $1,000,000 in principal amount of Series 2023 Bonds may direct that payment of interest thereon be made by wire transfer as provided in the Indenture. Each Series 2023 Bond shall be dated, as its registration date, the date of its authentication.

The Series 2023 Bonds shall be issued in the form therefor as set forth in the Supplemental Indenture, with such insertions therein as shall be necessary to comply with the terms of this resolution and with such corrections therein, if any, as the approving bond attorney may require for conformity with the terms of this resolution, the Indenture, and the Act.

Section 6. Execution and Authentication of Series 2023 Bonds.

The Series 2023 Bonds shall be executed on behalf of the Authority with the facsimile or manual signature of its Chairperson or Vice Chairperson, countersigned with the facsimile or manual signature of its Secretary or Assistant Secretary and shall have impressed, imprinted or otherwise reproduced thereon an official seal of the Authority, if any, or a facsimile thereof. No Series 2023 Bond shall be issued unless first authenticated by the Trustee (as bond registrar), to be evidenced by the manual signature of an authorized signatory of the Trustee on each Series 2023 Bond.

Section 7. Series 2023 Bonds as Limited Obligations.

The Series 2023 Bonds and interest thereon shall never be or be considered a general or moral obligation of the Authority or of the City, or an indebtedness of the City within the meaning of any State constitutional provision or statutory limitation and shall not constitute or give rise to a pecuniary liability of the City or a charge against the general credit of the Authority or the general credit or taxing powers of the City. The Series 2023 Bonds and the interest thereon shall not be a debt of the City, the State of Wisconsin, or any subdivision thereof nor shall any of them be liable thereon. The Series 2023 Bonds shall not in any event be payable out of any funds or property other than Pledged Revenues and any other properties included in the Trust Estate, each as defined in the Indenture. The Series 2023 Bonds shall not constitute or give rise to any personal liability of any member of the Governing Body or any officers or employees of the Authority on the Series 2023 Bonds or for any act or omission related to the authorization or issuance of the Series 2023 Bonds.

Section 8. Source of Payment; Pledge of Revenues.

The Series 2023 Bonds shall be limited obligations of the Authority payable by it (on a parity basis with all other Indenture Debt, except with respect to funds in the Debt Service

Reserve Fund) solely from revenues and income derived by or for the account of the Authority from or for the account of the Project Owner pursuant to the terms of the Indenture and the Project Contract, including without limitation, (i) all payments by the Project Owner under the Project Contract, the Mortgage Notes, and any Special Parity Debt, (ii) all cash, securities, and letters of credit, if any, held from time to time in the Trust Funds created under the Indenture, and the investment earnings thereon, and (iii) all net amounts derived by recourse to the Mortgage, but excluding any amounts derived by the Authority for its own account pursuant to the terms of the Project Contract.

Section 9. Redemption of Series 2023 Bonds Prior to Maturity.

The Series 2023 Bonds shall be subject to redemption prior to maturity as provided in the Supplemental Indenture.

Section 10. Trust Funds.

The following described Trust Funds and Accounts shall be created under the Supplemental Indenture to be held in the custody of the Trustee and applied for the uses and purposes provided in the Supplemental Indenture: Series 2023 Subaccounts of each of the accounts within the Bond Fund, a Series 2023 Account of the Debt Service Reserve Fund, a Series 2023 Issuing Expense Fund, a Series 2023 Project Fund, and a Rebate Account.

Section 11. Determination of Revenue Payment.

The amount necessary in each year to pay the principal of, and interest on, the Series 2023 Bonds is the sum of (i) the amount of the principal of the Series 2023 Bonds required to be redeemed or maturing in such year in accordance with the Supplemental Indenture (as reduced from time to time by reason of prior redemptions and open market purchases of Series 2023 Bonds in accordance with the Indenture and the Supplemental Indenture); plus (ii) the principal amount of Series 2023 Bonds to be redeemed in such year in accordance with any optional call for redemption made in accordance with the Supplemental Indenture; plus (iii) the amount of interest on the Series 2023 Bonds becoming due in such year.

In expressing the Project Owner's obligation to make the necessary revenue payments, it shall suffice herein and in the Project Contract to state that the Project Owner shall be obligated to pay the Authority (or the Trustee for the account of the Authority) amounts sufficient to pay when due the principal of, and interest on, the Series 2023 Bonds.

The Project Contract and the Mortgage contain provisions, adequate in the judgment of the Governing Body, requiring the Project Owner to provide for the maintenance of the Project and the carrying of all proper insurance with respect thereto. Consequently, the Project Owner need not be required to pay amounts into any reserve funds (other than the Series 2023 Account of the Debt Service Reserve Fund) for the retirement of Series 2023 Bonds or for the maintenance of the Project (other than as specified in the Project Contract and the Mortgage).

Section 12. Award of Series 2023 Bonds, Execution and Delivery of the Bond Purchase Agreement.

The Project Owner has negotiated for the sale of the Series 2023 Bonds to the Underwriter for a purchase price to be determined, which shall not be less than 93.75% or more than 105% of the principal amount of the Series 2023 Bonds to be issued (including Underwriter's discount of 1.25%), plus accrued interest, if any, to the date of delivery of the Series 2023 Bonds. Given the purposes of the financing and the involvement of the Authority therewith, it is the determination of the Governing Body that the Series 2023 Bonds shall be awarded to the Underwriter at the price aforesaid, with delivery of the Series 2023 Bonds to follow in the manner, on the date and subject to the conditions set forth in the Bond Purchase Agreement and this resolution. As evidence thereof, the Chairperson or Vice Chairperson and the Secretary or Assistant Secretary are hereby authorized and directed for and in the name of the Authority to execute and deliver the Bond Purchase Agreement in substantially the form presented herewith, or with such insertions therein or corrections or deletions thereto as shall be approved by them consistent with this resolution and the terms of the Act, their execution thereof to constitute conclusive evidence of their approval of any such insertions, corrections and deletions.

Section 13. Execution and Delivery of the Supplemental Indenture, the Tax Agreement, and the Assignment of the Series 2023 Mortgage Note.

The terms and provisions of the Supplemental Indenture and the Tax Agreement are hereby approved. The Chairperson or Vice Chairperson and the Secretary or Assistant Secretary are hereby authorized for and in the name of the Authority to execute and deliver the Supplemental Indenture, the Tax Agreement, and the assignment of the Series 2023 Mortgage Note in substantially the respective forms thereof presented herewith, or with such additions or modifications thereto as may be required by any nationally recognized rating agency which may assign a rating to the Series 2023 Bonds, or with such other insertions therein or corrections or deletions thereto as shall be approved by such authorized officers of the Authority or counsel for the Authority consistent with this resolution and the terms of the Act, their execution thereof to constitute conclusive evidence of their approval of any such insertions, deletions and corrections.

Section 14. Authorization of Offering Circular.

The Authority authorizes the Preliminary Offering to be Circular prepared and distributed in connection with the sale of the Series 2023 Bonds, which the Authority deems final as of its date for purposes of Rule 15c2-12 of the Securities and Exchange Commission, and the Authority authorizes and directs the final version of such document (the "**Offering Circular**") to be prepared and distributed prior to the issuance of the Series 2023 Bonds; *provided*, *however,* that the Offering Circular shall be substantially in the form submitted as of the date of this resolution, with such modifications as the Chairperson, Vice Chairperson, Secretary, or Assistant Secretary approve. The officers of the Authority are directed to deliver copies of the Offering Circular to the Underwriter and, if the Underwriter requests, the Chairperson, Vice Chairperson, Secretary, or Assistant Secretary shall execute one or more copies on behalf of the Authority.

Execution and delivery of the Offering Circular will conclusively evidence the approval of the Authority.

Section 15. Publication of Notice.

The Secretary shall publish notice that the Authority has agreed to sell the Bonds. The notice shall be published promptly after the execution of the Bond Purchase Agreement in the Authority's official newspaper as a class 1 notice under Chapter 985 of the Wisconsin Statutes. The notice shall be in substantially the form attached hereto as Exhibit A. The Secretary shall obtain proof, in affidavit form, of the publication, and shall compare the notice as published with the attached form to make sure that no mistake was made in publication.

Section 16. Execution and Delivery of the Series 2023 Bonds.

The Chairperson or Vice Chairperson and the Secretary or Assistant Secretary are hereby authorized for and in the name of the Authority to execute the Series 2023 Bonds in the manner authorized by Section 6 of this resolution. Subject to the terms and conditions of the Bond Purchase Agreement, the Authority shall deliver the Series 2023 Bonds to the Underwriter.

Section 17. Amendment of Preliminary Resolution and Conditional Award Resolution.

References in the Preliminary Resolution and in the Conditional Award Resolution to the principal amount of $25,000,000 are hereby amended to $40,000,000.

Section 18. General Authorizations.

The Chairperson, Vice Chairperson, Secretary or Assistant Secretary, and the appropriate deputies and officials of the Authority in accordance with their assigned responsibilities are hereby each authorized to execute, publish, file, and record such other documents, instruments, certificates, notices (including Internal Revenue Service Form 8038), and records and to take such other actions as shall be necessary or desirable to accomplish the purposes of this resolution and to comply with and perform the obligations of the Authority under the Series 2023 Bonds, the Project Contract, the Supplemental Project Contract, the Bond Purchase Agreement, the Indenture, the Supplemental Indenture, and the Tax Agreement.

In the event that said officers shall be unable by reason of death, disability, absence, or vacancy of office to perform in timely fashion any of the duties specified herein (such as the execution of Series 2023 Bonds, the Bond Purchase Agreement, the Supplemental Project Contract, the Supplemental Indenture, the Tax Agreement, and the assignment of the Series 2023 Mortgage Note), such duties shall be performed by the officer or official succeeding to such duties in accordance with law and the rules of the Authority.

Section 19. **Effective Date; Conformity**.

This resolution shall be effective immediately upon its passage and approval. To the extent that any prior resolutions of the Governing Body are inconsistent with the provisions hereof, this resolution shall control and such prior resolutions shall be deemed amended to such extent as may be necessary to bring them in conformity with this resolution.

Adopted: February 16, 2023

____
Chairperson

____
Secretary

Report to the

Green Bay Plan Commission

MEETING DATE	PREPARED BY
February 16, 2023	Stephanie Schmutzer, Staff

AGENDA ITEM # E.2

Consideration with possible action on approval of the June 30, 2022, Audit Report.

BACKGROUND

Hawkins Ash CPA's, an independent audit firm, has completed the annual audit for the Green Bay Housing Authority. There was one finding regarding a large journal entry to transfer Scattered Sites to GBHA Properties 1, Inc. A summary of the audit information can be found in the Management Discussion and Analysis portion of the audit report. We are seeking approval of the June 30, 2022, audited financial reports.

RECOMMENDATION

To approve the June 30, 2022, audit report.

FISCAL IMPACT

ATTACHMENTS

1. 2022 FS-final
2. 2022 ML-final

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

FINANCIAL STATEMENTS WITH INDEPENDENT AUDITORS' REPORT

JUNE 30, 2022

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

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HAWKINS | ASH CPAs

INDEPENDENT AUDITORS' REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the Housing Authority of the City of Green Bay ("Housing Authority") as of and for the year ended June 30, 2022, 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.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the Housing Authority of the City of Green Bay, as of June 30, 2022, and the respective 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.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Housing Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

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 8 be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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.

Supplementary Information

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

The combining financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The 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 basic 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 is 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 January 24, 2023, on our consideration of Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely 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 the effectiveness of Housing Authority's 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 Housing Authority's internal control over financial reporting and compliance.

Hawkins Ash CPAs, LLP

La Crosse, Wisconsin
January 24, 2023

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, 2022

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, 2022. 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, 2022 by $7,227,917 (Net Position).
- The PHA's net investment in capital assets as of June 30, 2022 was $3,702,268.
- The PHA's total revenue for the fiscal year ended June 30, 2022 was $1,932,081.
- The PHA's total expenses for the fiscal year ended June 30, 2022 was $1,540,143. Therefore, the PHA's total combined revenues exceeded its total combined expenses by $391,938.

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

	2022	2021	INCREASE (DECREASE)
Cash and cash equivalents	$2,695,136	$2,129,164	$ 565,972
Cash and cash equivalents - restricted	71,264	74,343	(3,079)
Other current assets	117,865	83,683	34,179
Capital assets	3,702,268	3,952,587	(250,319)
Other noncurrent assets	876,311	839,094	37,217
TOTAL ASSETS	7,462,844	7,078,871	383,970
Current liabilities	212,918	175,167	37,751
Noncurrent liabilities	22,009	28,092	(6,083)
TOTAL LIABILITIES	234,927	203,259	31,668
Net investment in capital assets	3,702,268	3,952,587	(250,319)
Unrestricted	3,525,649	2,923,025	602,624
TOTAL NET POSITION	7,227,917	6,875,612	352,305

The increase in total assets is mainly due to an increase in cash and cash equivalents as a result of increased rents. The increase in current liabilities is mainly due to an increase in accounts payable and a reduction in security deposits based on the timing of payments and increased vacancies.

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

	YEAR ENDED JUNE 30,			
	2022		2021	
	AMOUNT	%	AMOUNT	%
REVENUE				
Tenant rents and other charges	$ 805,029	42	$ 710,942	50
HUD operating and capital grants	657,333	34	507,966	36
Other operating revenue	467,120	24	189,602	13
Interest	2,599	-	1,702	1
TOTAL REVENUE	1,932,081	100	1,871,680	100
EXPENSES				
Administration	395,477	26	414,722	26
Tenant services	103,174	7	107,482	7
Utilities	190,564	12	183,308	12
Maintenance and operations	422,724	27	448,826	29
Protective Services	-	-	620	-
General expenses	177,885	12	150,097	10
Depreciation	250,319	16	256,943	16
TOTAL EXPENSES	1,540,143	100	1,561,988	100
NET (DECREASE) INCREASE	**$ 391,938**		**$ (151,786)**	

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 2022 was $657,333 as compared to $507,966 in the fiscal year 2021. This increase is primarily a result of receiving more operating funds from U.S. Department of Housing and Urban Development (HUD).

Other operating revenue increased 246% during fiscal year 2022. The increase was due to the recognition of revenue received from a lawsuit against HUD from a 2012 issue.

There was a decrease of $26,102 in maintenance and operations expenses between the two years from $448,826 in 2021 to $422,724 in 2022. This 6% decrease resulted from less maintenance projects during the current year due to the large upcoming modernization project.

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

	2022	2021
Non-depreciable assets:		
Land	$ 484,471	$ 484,471
Construction in progress	-	25,425
Depreciable assets:		
Building and improvements	12,708,433	12,708,433
Machinery and equipment	1,316,493	1,291,068
Accumulated depreciation	(10,807,129)	(10,556,810)
TOTAL	**$3,702,268**	**$3,952,587**

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 2.6% in 2022, down 0.9% from 2021. Green Bay's unemployment rate of 2.6% is less than the State average of 2.9% and the National average of 3.6%. 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, 2022
(With summarized financial information as of June 30, 2021)

	JUNE 30, 2022	JUNE 30, 2021
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	$ 2,695,136	$ 2,129,164
Cash and cash equivalents - restricted	71,264	74,343
Receivables		
Tenants	91,120	3,386
Other	1,388	39,633
Due from other governments	11,268	16,422
Notes receivable	5,400	4,836
Current portion of loans receivable	8,689	19,406
TOTAL CURRENT ASSETS	2,884,265	2,287,190
NONCURRENT ASSETS		
Loans receivable	876,311	839,094
Capital assets, net	3,702,268	3,952,587
TOTAL NONCURRENT ASSETS	4,578,579	4,791,681
TOTAL ASSETS	**$ 7,462,844**	**$ 7,078,871**
LIABILITIES AND NET POSITION		
CURRENT LIABILITIES		
Accounts payable	$ 40,942	$ 6,612
Accrued payroll	20,611	14,753
Compensated absences	7,336	-
Unearned revenue	-	5,025
Tenants' security deposits	71,264	74,343
Due to other governments	72,765	74,434
TOTAL CURRENT LIABILITIES	212,918	175,167
NONCURRENT LIABILITIES		
Compensated absences	22,009	28,092
TOTAL LIABILITIES	234,927	203,259
NET POSITION		
Net investment in capital assets	3,702,268	3,952,587
Unrestricted	3,525,649	2,923,025
TOTAL NET POSITION	7,227,917	6,875,612
TOTAL LIABILITIES AND NET POSITION	**$ 7,462,844**	**$ 7,078,871**

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, 2022
(With summarized financial information for the year ended June 30, 2021)

	YEAR ENDED JUNE 30, 2022	YEAR ENDED JUNE 30, 2021
OPERATING REVENUE		
Tenant rents and other charges	$ 805,029	$ 710,942
Operating grants	657,333	482,541
Other operating revenue	467,120	189,602
TOTAL OPERATING REVENUE	1,929,482	1,383,085
OPERATING EXPENSES		
Administration	395,477	414,722
Tenant services	103,174	107,482
Utilities	190,564	183,308
Maintenance and operations	422,724	448,826
Protective services	-	620
General expenses	177,885	150,097
Depreciation	250,319	256,943
TOTAL OPERATING EXPENSES	1,540,143	1,561,998
OPERATING INCOME (LOSS)	389,339	(178,913)
NONOPERATING REVENUE		
Interest income	2,599	1,702
CHANGE IN NET POSITION BEFORE CAPITAL GRANTS	391,938	(177,211)
CAPITAL GRANTS	-	25,425
CHANGE IN NET POSITION	391,938	(151,786)
NET POSITION AT BEGINNING OF YEAR	6,875,612	7,027,398
PRIOR PERIOD ADJUSTMENT	(39,633)	-
NET POSITION AT END OF YEAR	**$ 7,227,917**	**$ 6,875,612**

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, 2022
(With summarized financial information for the year ended June 30, 2021)

	YEAR ENDED JUNE 30, 2022	YEAR ENDED JUNE 30, 2021
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash receipts:		
Tenant rents and other charges	$ 709,191	$ 711,781
HUD operating grants	662,487	562,126
Other operating receipts	465,732	182,939
Total cash receipts	1,837,410	1,456,846
Cash disbursements:		
Vendors and suppliers	(448,917)	(474,500)
Employees compensation and benefits	(522,393)	(558,647)
Other operating and maintenance	(133,276)	(210,893)
Insurance	(71,595)	(66,517)
Payment in lieu of taxes	(74,435)	(73,079)
Total cash disbursements	(1,250,616)	(1,383,636)
NET CASH PROVIDED BY OPERATING ACTIVIITIES	586,794	73,210
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Capital grants	-	24,425
Issuance of loan receivable	(26,500)	-
Acquisition of capital assets	-	(24,425)
NET CASH (USED IN) CAPITAL AND RELATED FINANCING ACTIVITIES	(26,500)	-
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	2,599	1,702
NET INCREASE IN CASH AND CASH EQUIVALENTS	562,893	74,912
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	2,203,507	2,128,595
CASH AND CASH EQUIVALENTS AT END OF YEAR	**$ 2,766,400**	**$ 2,203,507**

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

	2022	2021
Cash and cash equivalents	$ 2,695,136	$ 2,129,164
Cash and cash equivalents - restricted	71,264	74,343
CASH AND CASH EQUIVALENTS PER STATEMENT OF NET POSITION	**$ 2,766,400**	**$ 2,203,507**

(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, 2022

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

	YEAR ENDED JUNE 30, 2022	YEAR ENDED JUNE 30, 2021
RECONCILIATION OF INCOME (LOSS) FROM OPERATIONS TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Operating income (loss)	$ 389,339	$ (178,913)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities		
Depreciation	250,319	256,943
Prior period adjustments	(39,633)	-
Changes in assets and liabilities		
Decrease (increase) in assets		
Accounts receivable	(87,734)	(2,257)
Other receivable	38,245	(6,663)
Due from other governments	5,154	79,585
Notes receivable	(564)	4,024
Increase (decrease) in liabilities		
Accounts payable	30,017	(51,493)
Accrued payroll	3,521	(208)
Compensated absences	7,903	(32,259)
Unearned revenue	(5,025)	5,025
Tenants' security deposits	(3,079)	(1,929)
Due to other governments	(1,669)	1,355
NET CASH PROVIDED BY OPERATING ACTIVITIES	**$ 586,794**	**$ 73,210**

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.

Scattered Sites Properties - consists of privately owned housing with a goal to provide low-income housing.

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, 2022, 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 unspent housing assistance payments, HUD repayment agreement, tenants' security deposits, and tenants' family self-sufficiency (FSS) 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, 2022.

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, 2022, was $29,345 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.

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, 2022, the Housing Authority reported cash and cash equivalents as follows:

Cash and cash equivalents	$ 2,695,136
Cash and cash equivalents - restricted	771,264
TOTAL	**$ 2,766,400**

Fair Value of Deposits - Deposits are reported at fair value. At June 30, 2022, 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, 2022, $2,180,781 of the Housing Authority's bank balance of $2,830,781 was exposed to custodial risk as follows:

Uninsured, collateralized by bank	**$ 2,180,781**

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, 2022:

Mason Manor tenant repayment agreements	$ 5,400

Loans receivable consist of the following at June 30, 2022:

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.	530,000
	885,000
Less current portion	(8,689)
TOTAL LONG-TERM	$ 876,311

NOTE 4 - Capital Assets

A summary of changes in capital assets are as follows:

	BALANCE 07/01/21	ADDITIONS	RETIRE-MENTS	ADJUST-MENTS	BALANCE 06/30/22
Capital assets not being depreciated:					
Land	$ 484,471	$ -	$ -	$ -	$ 484,471
Construction in progress	25,425	-	-	(25,425)	-
Total capital assets not being depreciated	509,896	-	-	(25,425)	484,471
Capital assets being depreciated:					
Buildings and improvements	12,708,433	-		-	12,708,433
Machinery and equipment	1,291,068	-	-	25,425	1,316,493
Total capital assets being depreciated	13,999,501	-	-	25,425	14,024,926
Less accumulated depreciation	(10,556,810)	(250,319)	-	-	(10,807,129)
Total capital assets being depreciated, net of accumulated depreciation	3,442,691	(250,319)	-	25,425	3,217,797
NET CAPITAL ASSETS	**$ 3,952,587**	**$ (250,319)**	**$ -**	**$ -**	**$ 3,702,268**

NOTE 5 - Long-Term Obligations

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

Summary of Long-Term Obligations

	BALANCE 07/01/21	ADDITIONS	REDUCTIONS	BALANCE 06/30/22	AMOUNT DUE WITHIN ONE YEAR
Compensated absences	**$ 28,092**	**$ 1,253**	**$ -**	**$ 29,345**	**$ 7,336**

NOTE 6 – Short-Term 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 short-term 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 2022 totaled $139,718 and is included in other operating revenue in the accompanying financial statements.

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, 2022, 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, 2022, totaled $5,260 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 34 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 – Prior Period Adjustment

The Housing Authority had a prior period adjustment totaling $39,633 for correction of cell-tower lease receivables.

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, 2022

ASSETS	COCC	PUBLIC HOUSING MASON MANOR	PUBLIC HOUSING SCATTERED SITES	REVENUE BOND PROGRAM	ROSS PROGRAM	CAPITAL FUNDS	SCATTERED SITES PROPERTIES	ELIMINATING ENTRY	TOTAL
CURRENT ASSETS									
Cash and cash equivalents	$ -	$ 2,695,136	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,695,136
Cash and cash equivalents - restricted	-	71,264	-	-	-	-	-	-	71,264
Receivables									
Tenants	-	1,488	-	-	-	-	89,632	-	91,120
Other	-	1,388	-	-	-	-	-	-	1,388
Due from other governments	-	-	-	-	9,870	1,398	-	-	11,268
Due from other programs	386,095	1,398	34,859	1,033,687	-	10,489	26,361	(1,492,889)	-
Notes receivable	-	5,400	-	-	-	-	-	-	5,400
Current portion of loans receivable	-	-	-	8,689	-	-	-	-	8,689
TOTAL CURRENT ASSETS	386,095	2,776,074	34,859	1,042,376	9,870	11,887	115,993	(1,492,889)	2,884,265
NONCURRENT ASSETS									
Loans receivable	-	-	-	876,311	-	-	-	-	876,311
Capital assets, net	-	1,870,605	-	-	-	-	1,831,663	-	3,702,268
TOTAL NONCURRENT ASSETS	-	1,870,605	-	876,311	-	-	1,831,663	-	4,578,579
TOTAL ASSETS	**$ 386,095**	**$ 4,646,679**	**$ 34,859**	**$ 1,918,687**	**$ 9,870**	**$ 11,887**	**$ 1,947,656**	**$ (1,492,889)**	**$ 7,462,844**

(Continued on page 20)

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
COMBINING STATEMENT OF NET POSITION - Continued
JUNE 30, 2022

LIABILITIES AND NET POSITION	COCC	PUBLIC HOUSING MASON MANOR	PUBLIC HOUSING SCATTERED SITES	REVENUE BOND PROGRAM	ROSS PROGRAM	CAPITAL FUNDS	SCATTERED SITES PROPERTIES	ELIMINATING ENTRY	TOTAL
CURRENT LIABILITIES									
Accounts payable	$ 56	$ 522	$ -	$ 16,561	$ 9,870	$ 10,489	$ 3,444	$ -	$ 40,942
Accrued payroll	3,547	10,414	-	-	-	-	6,650	-	20,611
Compensated absences	3,370	2,832	-	-	-	-	1,134	-	7,336
Tenants' security deposits	-	40,554	-	-	-	-	30,710	-	71,264
Due to other programs	-	1,491,491	-	-	-	1,398	-	(1,492,889)	-
Due to other governments	-	37,906	34,859	-	-	-	-	-	72,765
TOTAL CURRENT LIABILITIES	6,973	1,583,719	34,859	16,561	9,870	11,887	41,938	(1,492,889)	212,918
NONCURRENT LIABILITIES									
Compensated absences	10,111	8,498	-	-	-	-	3,400	-	22,009
TOTAL LIABILITIES	17,084	1,592,217	34,859	16,561	9,870	11,887	45,338	(1,492,889)	234,927
NET POSITION									
Net investment in capital assets	-	1,870,605	-	-	-	-	1,831,663	-	3,702,268
Unrestricted	369,011	1,183,857	-	1,902,126	-	-	70,655	-	3,525,649
TOTAL NET POSITION	369,011	3,054,462	-	1,902,126	-	-	1,902,318	-	7,227,917
TOTAL LIABILITIES AND NET POSITION	**$ 386,095**	**$ 4,646,679**	**$ 34,859**	**$ 1,918,687**	**$ 9,870**	**$ 11,887**	**$ 1,947,656**	**$ (1,492,889)**	**$ 7,462,844**

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, 2022

		PUBLIC HOUSING							
	COCC	MASON MANOR	SCATTERED SITES	REVENUE BOND PROGRAM	ROSS PROGRAM	CAPITAL FUNDS	SCATTERED SITES PROPERTIES	ELIMINATING ENTRY	TOTAL
OPERATING REVENUE									
Tenant rents and other charges	$ -	$ 511,925	$ 147,732	$ -	$ -	$ -	$ 145,372	$ -	$ 805,029
Operating grants	-	322,532	161,304	-	57,797	115,700	-	-	657,333
Other operating revenue	209,135	179,242	22,898	254,862	-	-	9,915	(208,932)	467,120
TOTAL OPERATING REVENUE	209,135	1,013,699	331,934	254,862	57,797	115,700	155,287	(208,932)	1,929,482
OPERATING EXPENSES									
Administration	104,396	282,717	124,866	17,269	-	30,789	44,372	(208,932)	395,477
Tenant services	-	44,177	-	-	57,797	-	1,200	-	103,174
Utilities	-	139,262	48,133	-	-	-	3,169	-	190,564
Maintenance and operations	-	244,527	63,486	-	-	84,911	29,800	-	422,724
General expenses	22,746	86,177	62,855	-	-	-	6,107	-	177,885
Depreciation	501	113,243	102,432	-	-	-	34,143	-	250,319
TOTAL OPERATING EXPENSES	127,643	910,103	401,772	17,269	57,797	115,700	118,791	(208,932)	1,540,143
OPERATING INCOME (LOSS)	81,492	103,596	(69,838)	237,593	-	-	36,496	-	389,339
NONOPERATING REVENUE (EXPENSES)									
Interest income	356	865	444	918	-	-	16	-	2,599
Operating transfers in	-	386,980	-	-	-	-	-	(386,980)	-
Operating transfers out	-	-	(386,980)	-	-	-	-	386,980	-
TOTAL NONOPERATING REVENUE (EXPENSES)	356	387,845	(386,536)	918	-	-	16	-	2,599
CHANGE IN NET POSITION	81,848	491,441	(456,374)	238,511	-	-	36,512	-	391,938
NET POSITION AT BEGINNING OF YEAR	287,163	2,528,535	2,194,137	1,663,615	-	202,162	-	-	6,875,612
PRIOR PERIOD ADJUSTMENT	-	(39,633)	-	-	-	-	-	-	(39,633)
RESIDIUAL EQUITY TRANSFER IN (OUT)	-	74,119	(1,737,763)	-	-	(202,162)	1,865,806	-	-
NET POSITION AT END OF YEAR	**$ 369,011**	**$ 3,054,462**	**$ -**	**$ 1,902,126**	**$ -**	**$ -**	**$ 1,902,318**	**$ -**	**$ 7,227,917**

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
COMBINING STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2022

		PUBLIC HOUSING							
	COCC	MASON MANOR	SCATTERED SITES	REVENUE BOND PROGRAM	ROSS PROGRAM	CAPITAL FUNDS	SCATTERED SITES PROPERTIES	ELIMINATING ENTRY	TOTAL
CASH FLOWS FROM OPERATING ACTIVITIES									
Cash receipts:									
Tenant rents and other charges	$ -	$ 509,034	$ 113,707	$ -	$ -	$ -	$ 86,450	$ -	$ 709,191
Interprogram services provided	-	-	395,512	-	-	-	-	(395,512)	-
HUD operating grants	-	322,532	161,304	-	53,484	125,167	-	-	662,487
Other operating receipts	209,135	177,854	22,898	254,862	-	-	9,915	(208,932)	465,732
Total cash receipts	209,135	1,009,420	693,421	254,862	53,484	125,167	96,365	(604,444)	1,837,410
Cash disbursements:									
Vendors and suppliers	(43,784)	(353,677)	(102,428)	(17,061)	-	(105,211)	(35,688)	208,932	(448,917)
Employees compensation and benefits	(80,201)	(262,508)	(108,221)	16,353	(53,484)	-	(34,332)	-	(522,393)
Other operating and maintenance	-	(101,308)	(31,968)	-	-	-	-	-	(133,276)
Insurance	(300)	(43,300)	(27,995)	-	-	-	-	-	(71,595)
Payment in lieu of taxes	-	(37,336)	(37,099)	-	-	-	-	-	(74,435)
Interprogram services used	(85,206)	(35,417)	-	(228,572)	-	(19,956)	(26,361)	395,512	-
Total cash disbursements	(209,491)	(833,546)	(307,711)	(229,280)	(53,484)	(125,167)	(96,381)	604,444	(1,250,616)
NET CASH (USED IN) PROVIDED BY OPERATING ACTIVITIES	(356)	175,874	385,710	25,582	-	-	(16)	-	586,794
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES									
Issuance of loan receivable	-	-	-	(26,500)	-	-	-	-	(26,500)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES									
Operating transfers (out) in	-	386,980	(386,980)	-	-	-	-	-	-
CASH FLOWS FROM INVESTING ACTIVITIES									
Interest received	356	865	444	918	-	-	16	-	2,599
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	-	563,719	(826)	-	-	-	-	-	562,893
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	-	2,202,681	826	-	-	-	-	-	2,203,507
CASH AND CASH EQUIVALENTS AT END OF YEAR	**$ -**	**$ 2,766,400**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,766,400**

(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, 2022

		PUBLIC HOUSING		REVENUE			SCATTERED		
	COCC	MASON MANOR	SCATTERED SITES	BOND PROGRAM	ROSS PROGRAM	CAPITAL FUNDS	SITES PROPERTIES	ELIMINATING ENTRY	TOTAL
RECONCILIATION OF CASH AND CASH EQUIVALENTS PER STATEMENT OF CASH FLOWS TO THE STATEMENT OF NET POSITION									
Cash and cash equivalents	$ -	$ 2,695,136	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,695,136
Cash and cash equivalents - restricted	-	71,264	-	-	-	-	-	-	71,264
CASH AND CASH EQUIVALENTS PER STATEMENT OF NET POSITION	**$ -**	**$ 2,766,400**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,766,400**
RECONCILIATION OF INCOME (LOSS) FROM OPERATIONS TO NET CASH (USED IN) PROVIDED BY OPERATING ACTIVITIES									
Operating income (loss)	$ 81,492	$ 103,596	$ (69,838)	$ 237,593	$ -	$ -	$ 36,496	$ -	$ 389,339
Adjustments to reconcile operating income (loss) to net cash (used in) provided by operating activities									
Depreciation	501	113,243	102,432	-	-	-	34,143	-	250,319
Prior period adjustments	-	(39,633)	-	-	-	-	-	-	(39,633)
Changes in assets and liabilities									
(Increase) decrease in assets									
Accounts receivable	-	1,824	74	-	-	-	(89,632)	-	(87,734)
Other receivable	-	38,245	-	-	-	-	-	-	38,245
Due from other governments	-	-	-	-	(4,313)	9,467	-	-	5,154
Due from other programs	(85,206)	1,234	395,512	(228,572)	-	(10,489)	(26,361)	(46,118)	-
Notes receivable	-	(4,618)	4,054	-	-	-	-	-	(564)
Increase (decrease) in liabilities									
Accounts payable	29	(114)	(392)	16,561	-	10,489	3,444	-	30,017
Accrued payroll	904	2,605	(4,301)	-	4,313	-	-	-	3,521
Compensated absences	1,924	288	(5,493)	-	-	-	11,184	-	7,903
Unearned revenue	-	(4,199)	(826)	-	-	-	-	-	(5,025)
Tenants' security deposits	-	(516)	(33,273)	-	-	-	30,710	-	(3,079)
Due to other governments	-	570	(2,239)	-	-	-	-	-	(1,669)
Due to other programs	-	(36,651)	-	-	-	(9,467)	-	46,118	-
NET CASH (USED IN) PROVIDED BY OPERATING ACTIVITIES	**$ (356)**	**$ 175,874**	**$ 385,710**	**$ 25,582**	**$ -**	**$ -**	**$ (16)**	**$ -**	**$ 586,794**

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

OTHER REPORT

HAWKINS | ASH CPAs

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 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 the Housing Authority of the City of Green Bay (the "Housing Authority"), as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the Housing Authority's basic financial statements, and have issued our report thereon dated January 24, 2023.

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 basic financial statements, but not for the purpose of the 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 the 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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did identify a certain deficiency in internal control described below, that we consider to be a material weakness.

2022-001 - Material Audit Adjustments

Program: Housing Authority-wide

Criteria: Generally accepted accounting principles.

Condition: Material audit adjustments were required to prevent the Housing Authority's financial statements from being materially misstated.

Questioned Costs: Not applicable.

Context: Internal controls did not identify that adjustments should be recorded.

Effect: This weakness could result in undetected errors and irregularities and misstated interim financial reports.

Information: Systematic problem.

Prior Year Finding: New finding in the current year.

Recommendation: Improve the Housing Authority's financial closeout controls to fully reconcile and adjust fiscal yearend trial balances ahead of audit fieldwork.

Management's Response: Yearend closeouts entries are done every year. Due to the one-time event of moving the Scattered Sites properties to a new entity, those entries were not done prior to yearend. This was done to make sure that all other entries were made and that nothing was missed. These entries will no longer need be made in the future and should not be an issue.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority's financial statements are free of 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*.

Housing Authority of the City of Green Bay's Response to Findings

The Authority's responses to the findings identified in our audit are described above. The Authority's responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

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
January 24, 2023

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

INDEPENDENT AUDITORS' REPORT ON COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

JUNE 30, 2022

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

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JUNE 30, 2022

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INDEPENDENT AUDITORS' REPORT ON COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

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

We have audited the financial statements of the Housing Authority of the City of Green Bay (the "Housing Authority") as of and for the year ended June 30, 2022, and have issued our report thereon dated January 24, 2023. 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 June 22, 2022, 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 January 24, 2023.

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.

Significant Risks Identified

We have identified the following significant risks:

- *Management Override of Controls* - Professional standards require the auditor to address the risk that management is in a unique position to override controls that otherwise appear to be operating effectively.

- *Improper Revenue Recognition* - Professional standards require the auditor to presume that risks of material misstatements exist in revenue recognition.

We have designed our audit procedures to adequately address the significant risks identified.

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 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 2022. 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

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the Housing Authority's financial statements relate to: capital assets, notes receivable & economic dependency.

Significant Difficulties Encountered During the Audit

For purposes of this communication, professional standards require us to communicate to you significant unusual transactions identified during our audit. We have not identified any significant unusual transactions during 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 and each applicable opinion unit. Management has corrected all identified misstatements. Uncorrected misstatements or matters underlying those uncorrected misstatements could potentially cause future-period financial statements to be materially misstated, even though the uncorrected misstatements are immaterial to the financial statements currently under audit.

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 that we identified as a result of our audit procedures were brought to the attention of, and corrected by, management listed under Appendix A.

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 January 24, 2023.

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.

This information is intended solely for the use of 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
January 24, 2023

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, 2022

Account	Description	Debit	Credit
Adjusting Journal Entry #1			
To adjust 2017 CFP between Scattered Sites & Mason Manor.			
10-3-017-000-1460.000	Dwelling Structures	18,600	
11-3-017-000-3200.000	Retained Earnings	18,600	
10-3-017-000-3200.000	Retained Earnings		18,600
11-3-017-000-1460.000	Dwelling Structures		18,600
	Total	**37,200**	**37,200**
Adjusting Journal Entry #2			
To close out CFP 2017 fixed assets.			
10-3-017-000-1400.000	Accumulated Depreciation	5,306	
10-3-017-000-3200.000	Retained Earnings	69,384	
11-3-017-000-1400.000	Accumulated Depreciation	4,554	
11-3-017-000-3200.000	Retained Earnings	39,585	
10-3-017-000-1460.000	Dwelling Structures		51,257
10-3-017-000-1465.010	Nonexpendable Dwelling Equipment		20,690
10-3-017-000-4800.000	Depreciation Expense		2,743
11-3-017-000-1460.000	Dwelling Structures		42,037
11-3-017-000-4800.000	Depreciation Expense		2,102
	Total	**118,829**	**118,829**
Adjusting Journal Entry #3			
To close out 2018 CFP fixed assets.			
10-3-018-000-3200.000	Retained Earnings	4,735	
11-3-018-000-1400.000	Accumulated Depreciation	8,645	
11-3-018-000-3200.000	Retained Earnings	88,458	
10-3-018-000-1465.010	Nonexpendable Dwelling Equipment		4,735
11-3-018-000-1460.000	Dwelling Structures		93,593
11-3-018-000-4800.000	Depreciation Expense		3,510
	Total	**101,838**	**101,838**
Adjusting Journal Entry #4			
To record Scattered Sites & Mason Manor Fixed asset transfers			
10-1-000-000-4800.000	Depreciation Expense	2,980	
10-5-000-001-1460.000	Dwelling Structures	51,257	
10-5-000-001-1465.010	Nonexpendable Dwelling Equipment	25,425	
11-1-000-000-4800.000	Depreciation Expense	4,207	
11-5-000-001-1460.000	Dwelling Structures	135,630	
10-0-000-000-1400.050	Accumulated Depreciation		2,563
10-0-000-000-1400.050	Accumulated Depreciation		2,980
10-0-000-000-3200.000	Retained Earnings		74,119
11-0-000-000-1400.050	Accumulated Depreciation		4,207
11-0-000-000-1400.050	Accumulated Depreciation		7,587
11-0-000-000-3200.000	Retained Earnings		128,043
	Total	**219,499**	**219,499**

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
ADJUSTING JOURNAL ENTRIES
JUNE 30, 2022

Account	Description	Debit	Credit
Adjusting Journal Entry #5			
To close out Scattered Sites into Scattered Sites Properties			
11-0-000-000-1400.050	Accumulated Depreciation	2,992,355	
11-0-000-000-1400.053	Accumulated Depreciation - Operating Funds	207,333	
11-0-000-000-1400.055	Accumulated Depreciation - Donations	379,041	
11-0-000-000-3200.000	Retained Earnings	1,865,806	
11-5-000-000-1405.000	Indirect Development Costs		52,978
11-5-000-001-1440.000	Site Acquisition		268,008
11-5-000-001-1440.005	Site Acquisition - Donations		115,100
11-5-000-001-1450.000	Site Improvement		89,338
11-5-000-001-1460.000	Dwelling Structures		3,709,497
11-5-000-001-1460.003	Dwelling Structures - Operating Funds		310,826
11-5-000-001-1460.005	Dwelling Structures - Donations		433,791
11-5-000-001-1460.040	CFP - Paint/Wind/Floor/Refinished Bath Tub		20,125
11-5-000-001-1460.090	CFP Foundation		246,101
11-5-000-001-1465.010	Nonexpendable Dwelling Equipment		19,332
11-5-000-001-1465.013	Nonexpendable Dwelling Equipment - Operating Funds		13,516
11-5-000-001-1470.003	Nondwelling Structure - Operating Funds		41,837
11-5-000-001-1470.005	Nondwelling Structure - Donations		102,031
11-5-000-001-1475.070	Ford Transit		22,055
	Total	**5,444,535**	**5,444,535**
Adjusting Journal Entry #6			
To record Scattered Sites Properties transfer.			
90-0-000-000-1400.030	Accumulated Depreciation - Operating Funds	4,306	
90-0-000-000-1400.050	Accumulated Depreciation - Donations	3,349	
90-1-000-000-4800.000	Depreciation Expense	525	
90-5-000-000-1440.000	Land	383,108	
90-5-000-000-1460.000	Buildings	4,953,546	
90-5-000-000-1465.000	Equipment	107,881	
90-0-000-000-1400.000	Accumulated Depreciation		3,586,909
90-0-000-000-3200.000	Retained Earnings		1,865,806
		5,452,715	**5,452,715**
Adjusting Journal Entry #7			
To closeout Scattered Sites into Mason Manor.			
10-0-000-000-1129.010	Accounts Receivable - Scattered Sites	386,980	
11-1-000-000-9111.000	Operating Transfer Out	386,980	
10-1-000-000-9110.000	Operating Transfers In		386,980
11-0-000-000-2119.010	Accounts Payable - Mason Manor		386,980
	Total	**773,960**	**773,960**

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
ADJUSTING JOURNAL ENTRIES
JUNE 30, 2022

Account	Description	Debit	Credit
Adjusting Journal Entry #8			
To record year end payable to actual.			
11-3-018-000-4420.000	Maintenance - Supplies	2,520	
90-1-000-000-4420.000	Maintenance - Supplies	195	
11-3-018-000-2100.000	Accounts Payable by Class		2,520
90-0-000-000-2100.000	Accounts Payable by Class		195
	Total	**2,715**	**2,715**
Adjusting Journal Entry #9			
To record CFP 2020 & ROSS Accounts Receivable - HUD.			
10-3-020-000-1125.010	Accounts Receivable - HUD	1,398	
50-0-000-000-1129.000	Accounts Receivable - HUD	6,794	
10-3-020-000-2802.000	HUD Contributions		1,398
50-1-000-000-2802.000	ROSS Grant Revenue		6,794
	Total	**8,192**	**8,192**
Adjusting Journal Entry #10			
To adjust cell tower income.			
10-1-000-000-3690.002	Other Income	5,693	
10-1-000-000-6010.000	Prior Period Adjustment	39,633	
10-0-000-000-1129.000	Accounts Receivable - Other		32,970
10-1-000-000-3690.003	Other Income - Cell Tower Rent		12,356
	Total	**45,326**	**45,326**

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

January 24, 2023

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 Housing Authority of the City of Green Bay (the "Housing Authority") as of June 30, 2022, 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 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 January 24, 2023.

Financial Statements

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated June 22, 2022, 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 in accordance with U.S. GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements* which codifies 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 revenue within the statement of activities have been properly classified as program revenue, general revenue, 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.

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 Housing Authority 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 Housing Authority 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 Housing Authority'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 and we have not consulted legal counsel concerning litigation, claims, or assessments.

- We have disclosed to you the identity of the Housing Authority'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 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 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 Housing Authority 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 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 Bernie-Wiggy

Title: Executive Director

Signature: Stephanie Schmitz

Title: Senior Accountant

Report to the
Housing Authority of the City of Green Bay

MEETING DATE	PREPARED BY
February 16, 2023	Cheryl Renier-Wigg, Staff

AGENDA ITEM # E.3

Consideration with possible action to approve $500,000 in Housing Authority reserves and $1,356,353 in capital funds for the redevelopment of Mason Manor and Scattered Sites properties.

BACKGROUND

Since the inception of our RAD redevelopment project, the GBHA has agreed to commit some of its own funding for this project. The application for WHEDA tax credits is the next step in the process. As part of the application process, WHEDA would like a formal commitment to the funding that will be provided by GBHA. The funds that have been discussed are using $500,000 from our reserves funding account, and $1,356,353 dollars from our capital funds account. The reserves fund account is monies received as income from revenue bonds issued by the GBHA and loan repayments from the Broadway Lofts project. The balance remaining in this account will be $533,000. The capital funds account is the federal money allocated to the GBHA which we are utilizing for this project. The Capital Funds will be re-allocated at some point in 2023.

RECOMMENDATION

To approve $500,000 in Housing Authority reserves and $1,356,353 in capital funds for the redevelopment of Mason Manor and Scattered Sites properties.

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Housing Authority of the City of Green Bay

MEETING DATE	PREPARED BY
February 16, 2023	Stephanie Schmutzer, Staff

AGENDA ITEM # E.4

Consideration with possible action on writing off delinquent tenant accounts effective February 8, 2023.

BACKGROUND

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

RECOMMENDATION

To approve the write-off of tenant balances of $4,373.00 for Mason Manor effective February 8, 2023.

FISCAL IMPACT

ATTACHMENTS

1. MM write-offs

Green Bay Housing Authority
Tenant Write-offs

Mason Manor	Address			Amount	Move Out Date	Approved
[redacted]		$ 83.00	$ 789.00	$ 872.00	11/9/2022	
		$ -	$ 429.00	$ 429.00	11/30/2022	
		$ 1,040.00	$ 734.00	$ 1,774.00	2/2/2023	
		$ -	$ 1,298.00	$ 1,298.00	1/31/2023	
		$ -	$ -	$ -		
		$ -	$ -	$ -		
		$ -	$ -	$ -		
				$ -		
		$ 1,123.00	$ 3,250.00	$ 4,373.00		

Green Bay Housing Authority
Check Detail
December 2022

Type	Num	Date	Name	Memo	Account	Paid Amount
Check		**12/31/2022**		**Service Cha...**	**1111.01 · General ...**	
				Service Charge	4530.00 · Bank Fees	-84.81
TOTAL						-84.81
Bill Pmt -Check	**6952**	**12/14/2022**	**CITY OF GREEN B...**	**false alarm**	**1111.01 · General ...**	
Bill	1074	11/23/2022		false alarm	4430.09 · Fire Prote...	-50.00
TOTAL						-50.00
Bill Pmt -Check	**6953**	**12/14/2022**	**AMA HEATING**	**mm**	**1111.01 · General ...**	
Bill	f-103947	12/07/2022		1428 Dousm...	4420.00 · Maint - S...	-193.50
TOTAL						-193.50
Bill Pmt -Check	**6954**	**12/14/2022**	**AT&T**	**mm**	**1111.01 · General ...**	
Bill	11/22/22	11/22/2022		Door System	4190.07 · Tele Fax...	-90.88
				Door system	4190.07 · Tele Fax...	-90.87
TOTAL						-181.75
Bill Pmt -Check	**6955**	**12/14/2022**	**CITY OF GREEN B...**		**1111.01 · General ...**	
Bill	970-12420	11/21/2022		calendar	4190.03 · Paper & ...	-20.49
				UVHI notice	4190.04 · Publicatio...	-5.57
Bill	970-12420	11/22/2022		Hibu	4190.08 · Marketing	-20.00
				ID badges	4190.03 · Paper & ...	-35.99
				waste manag...	4430.19 · Garbage ...	-426.40
Bill	970-12420	11/22/2022		keys/ blinds	4420.00 · Maint - S...	-64.47
Bill	970-12422	11/30/2022		Wages	4110.00 · Admin Sa...	-7,620.43
				Benefits	4182.00 · Employe...	-2,925.80
				Wages	4410.00 · Maint - L...	-9,179.53
				Benefits	4433.00 · Emp Ben...	-3,420.82
				Wages	4110.00 · Admin Sa...	-6,382.02
				Benefits	4182.00 · Employe...	-2,503.81
				Wages	4410.00 · Maint - L...	-3,652.73
				Benefits	4433.00 · Emp Ben...	-1,087.06
				Wages	4110.00 · Admin Sa...	-4,911.02
				Benefits	4182.00 · Employe...	-2,056.43
Bill	970-12420	11/30/2022		paper	4190.03 · Paper & ...	-33.99
				paper	4190.03 · Paper & ...	-34.00
				cc processin...	4530.00 · Bank Fees	-87.83
				bus passes	4220.01 · Ten Ser -...	-353.25
Bill	163952	11/30/2022		safety permits	4430.12 · Elevator ...	-102.00
Bill	163917	11/30/2022		truck repairs ...	4430.03 · Maint - Tr...	-977.61
				truck repairs ...	4430.03 · Maint - Tr...	-977.62
TOTAL						-46,878.87
Bill Pmt -Check	**6956**	**12/14/2022**	**GREEN BAY WAT...**	**mm**	**1111.01 · General ...**	
Bill	11/29/22-4665-01	11/29/2022		1424 Admiral	4390.00 · Other Util...	-374.10
				1424 Admiral	4310.00 · Water	-3,197.75
TOTAL						-3,571.85

Green Bay Housing Authority
Check Detail
December 2022

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**6957**	**12/14/2022**		**key dept ref...**	**1111.01 · General ...**	
Bill	12/5/22 refund	12/05/2022		Key Deposit r...	3690.02 · Other Inc...	-15.00
TOTAL						-15.00
Bill Pmt -Check	**6958**	**12/14/2022**	**KONE INC**	**mm**	**1111.01 · General ...**	
Bill	962385718	12/01/2022		Elevartor agr...	4430.12 · Elevator ...	-910.00
TOTAL						-910.00
Bill Pmt -Check	**6959**	**12/14/2022**	**LANGAN INVESTI...**		**1111.01 · General ...**	
Bill	11/1-11/30/2022 ss	12/02/2022		investigations	4130.01 · Investigat...	-1,262.85
TOTAL						-1,262.85
Bill Pmt -Check	**6960**	**12/14/2022**	**Lutheran Social S...**	**mm**	**1111.01 · General ...**	
Bill	163542	11/30/2022		social worker	4210.00 · Ten Ser-...	-6,547.78
TOTAL						-6,547.78
Bill Pmt -Check	**6961**	**12/14/2022**	**MID-STATE SUPPLY**	**mm**	**1111.01 · General ...**	
Bill	4546996	12/06/2022		Toilet parts	4420.00 · Maint - S...	-371.70
TOTAL						-371.70
Bill Pmt -Check	**6962**	**12/14/2022**	**One Service LLC**		**1111.01 · General ...**	
Bill	525	12/02/2022		bed bug treat...	4430.17 · Extermin...	-120.00
Bill	526	12/05/2022		bed bug treat...	4430.17 · Extermin...	-300.00
TOTAL						-420.00
Bill Pmt -Check	**6963**	**12/14/2022**	**Sandberg K9 Solu...**	**mm**	**1111.01 · General ...**	
Bill	2037	12/05/2022		Quarterly ins...	4430.17 · Extermin...	-2,999.98
TOTAL						-2,999.98
Bill Pmt -Check	**6964**	**12/14/2022**	**TIME WARNER CA...**	**1424 Admiral**	**1111.01 · General ...**	
Bill	0366595120122	11/22/2022		cable	4230.00 · Ten Ser-...	-3,125.61
TOTAL						-3,125.61
Bill Pmt -Check	**6965**	**12/14/2022**	**WISCONSIN PUBL...**		**1111.01 · General ...**	
Bill	12/2/22-2671-00002	12/02/2022		1424 Admiral	4320.00 · Electricity	-4,000.47
Bill	12/2/22-2671-00036	12/02/2022		1424 Admiral	4320.00 · Electricity	-649.30
TOTAL						-4,649.77

Green Bay Housing Authority
Check Detail
December 2022

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**6966**	**12/29/2022**	**AMA HEATING**	**1424 Admiral**	**1111.01 · General ...**	
Bill	f-103554	12/16/2022		Boiler leak	4430.10 · Heating a...	-2,532.71
TOTAL						-2,532.71
Bill Pmt -Check	**6967**	**12/29/2022**	**BELLIN HOME HE...**	**1424 Admiral**	**1111.01 · General ...**	
Bill	MB9053	12/13/2022		RN Comm. o...	4230.00 · Ten Ser-...	-250.00
TOTAL						-250.00
Bill Pmt -Check	**6968**	**12/29/2022**	**BELSON CO**		**1111.01 · General ...**	
Bill	453086	12/22/2022		gloves	4420.00 · Maint - S...	-146.20
TOTAL						-146.20
Bill Pmt -Check	**6969**	**12/29/2022**	**CITY OF GREEN B...**		**1111.01 · General ...**	
Bill	970-12420	12/05/2022		keys	4420.00 · Maint - S...	-7.00
Bill	970-12420	12/06/2022		ka - Fair Hou...	4140.00 · Staff Trai...	-79.00
				ka - Fair Hou...	4140.00 · Staff Trai...	-80.00
Bill	970-12420	12/07/2022		putty knife/ gl...	4420.00 · Maint - S...	-22.36
Bill	970-12420	12/12/2022		background c...	4130.01 · Investigat...	-9.38
				bingo & chris...	4220.01 · Ten Ser -...	-161.85
Bill	970-12420	12/12/2022		grease needl...	4420.00 · Maint - S...	-4.28
				fridge door bi...	4420.00 · Maint - S...	-25.71
Bill	970-12420	12/14/2022		light bulbs	4420.00 · Maint - S...	-19.99
Bill	164448	12/19/2022		mailings	4190.02 · Postage	-15.50
Bill	970-12420	12/20/2022		shower heads	4420.00 · Maint - S...	-90.92
Bill	970-12420	12/28/2022		Hibu	4190.08 · Marketing	-20.00
				tenant christ...	4220.01 · Ten Ser -...	-1,559.15
				office chair	4190.03 · Paper & ...	-199.99
				waste manag...	4430.19 · Garbage ...	-426.40
TOTAL						-2,721.53
Bill Pmt -Check	**6970**	**12/29/2022**	**GRAINGER**		**1111.01 · General ...**	
Bill	9534129136	12/05/2022		key real	4420.00 · Maint - S...	-19.26
Bill	9534129144	12/05/2022		sanitizing wip...	4420.00 · Maint - S...	-232.00
Bill	9535367891	12/06/2022		batteries	4420.00 · Maint - S...	-57.84
Bill	9535367909	12/06/2022		wall calendar	4420.00 · Maint - S...	-20.73
TOTAL						-329.83
Bill Pmt -Check	**6971**	**12/29/2022**	**GREEN BAY WAT...**	**1404 Univer...**	**1111.01 · General ...**	
Bill	12/1/22-33067-01	12/01/2022		1404 University	4390.00 · Other Util...	-10.00
TOTAL						-10.00
Bill Pmt -Check	**6972**	**12/29/2022**	**Jayme Valentine**		**1111.01 · General ...**	
Bill	11/1-/30/22 mileage	11/30/2022		mileage	4150.00 · Travel	-26.00
				mileage	4150.00 · Travel	-19.63
Bill	12/22/22 reimb	12/22/2022		christmas ca...	4220.01 · Ten Ser -...	-39.01
Bill	12/1-31/22 mileage	12/29/2022		mileage	4150.00 · Travel	-24.13
				mileage	4150.00 · Travel	-24.00
TOTAL						-132.77

Green Bay Housing Authority
Check Detail
December 2022

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**6973**	**12/29/2022**	**Kaycee Champasak**	**mileage**	**1111.01 · General ...**	
Bill	8/1-12/31/22 milea...	12/29/2022		mileage	4150.00 · Travel	-1.88
				mileage	4150.00 · Travel	-34.38
TOTAL						-36.26
Bill Pmt -Check	**6974**	**12/29/2022**	[redacted]	**SD Refund**	**1111.01 · General ...**	
Bill	12/13/22 SD refund	12/13/2022		SD refund - ...	2114.00 · Tenant S...	-200.00
				Key Dept Ref...	3690.02 · Other Inc...	-10.00
TOTAL						-210.00
Bill Pmt -Check	**6975**	**12/29/2022**	**SCOTT WARNER ...**		**1111.01 · General ...**	
Bill	159	12/14/2022		fix missing fa...	4430.00 · Maint - C...	-225.00
Bill	160	12/14/2022		replace dam...	4430.00 · Maint - C...	-275.00
Bill	158	12/14/2022		repolace 2 br...	4430.00 · Maint - C...	-520.00
TOTAL						-1,020.00
Bill Pmt -Check	**6976**	**12/29/2022**	[redacted]	**SD refund**	**1111.01 · General ...**	
Bill	SD refund	12/29/2022		SD refund	2114.00 · Tenant S...	-193.46
				Key Dept ref...	2114.02 · Security ...	-5.28
				Pet Dept refu...	2114.02 · Security ...	-87.93
TOTAL						-286.67
Bill Pmt -Check	**6977**	**12/29/2022**	**Stephanie Schmut...**	**mileage**	**1111.01 · General ...**	
Bill	9/1-12/31/22 milea...	12/29/2022		mileage	4150.00 · Travel	-16.88
TOTAL						-16.88
Bill Pmt -Check	**6978**	**12/29/2022**	**TIME WARNER CA...**	**1424 Admiral**	**1111.01 · General ...**	
Bill	0437255121822	12/18/2022		wifi	4230.00 · Ten Ser-...	-89.99
TOTAL						-89.99
Bill Pmt -Check	**6979**	**12/29/2022**	**Twin Eagle Holdin...**	**1424 Admiral**	**1111.01 · General ...**	
Bill	157702	12/12/2022		1424 Admiral	4330.00 · Gas	-5,887.70
TOTAL						-5,887.70
Bill Pmt -Check	**6980**	**12/29/2022**	**WISCONSIN PUBL...**		**1111.01 · General ...**	
Bill	12/14/22-2671-00...	12/13/2022		1125 University	4320.00 · Electricity	-41.23
				1125 University	4330.00 · Gas	-99.61
Bill	12/14/22-2671-00...	12/14/2022		1333 University	4320.00 · Electricity	-42.35
				1333 University	4330.00 · Gas	-124.00
Bill	12/14/22-2671-00...	12/14/2022		1343 University	4320.00 · Electricity	-17.94
				1343 University	4330.00 · Gas	-8.39
TOTAL						-333.52

Green Bay Housing Authority
Check Detail
December 2022

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**7006**	**12/02/2022**	**Truck 'N Junk LLC**	**mm**	**1111.01 · General ...**	
Bill	5422295	12/02/2022		Cleaning unit...	4430.01 · Maint - N...	-329.00
TOTAL						-329.00

Green Bay Housing Authority
Check Detail
January 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**6981**	**01/12/2023**	**AMA HEATING**	**1420 Univeri...**	**1111.01 · General ...**	
Bill	j13068	12/29/2022		furnace	4420.00 · Maint - S...	-2,945.00
TOTAL						-2,945.00
Bill Pmt -Check	**6982**	**01/12/2023**	**AT&T**	**door system**	**1111.01 · General ...**	
Bill	12/22/22	12/22/2022		door system	4190.07 · Tele Fax...	-81.00
				door system	4190.07 · Tele Fax...	-52.91
TOTAL						-133.91
Bill Pmt -Check	**6983**	**01/12/2023**	**BELSON CO**	**mm**	**1111.01 · General ...**	
Bill	452889	12/20/2022		paper towel, ...	4420.00 · Maint - S...	-743.10
TOTAL						-743.10
Bill Pmt -Check	**6984**	**01/12/2023**	**BENO PLUMBING ...**	**mm**	**1111.01 · General ...**	
Bill	65814	01/03/2023		repair valve	4430.16 · Plumbing	-730.65
TOTAL						-730.65
Bill Pmt -Check	**6985**	**01/12/2023**	**CANADEO LAWN ...**	**lawn care**	**1111.01 · General ...**	
Bill	clip245-2023	12/23/2022		weed treatment	4430.13 · Landscap...	-1,833.60
TOTAL						-1,833.60
Bill Pmt -Check	**6986**	**01/12/2023**	**CITY OF GREEN B...**		**1111.01 · General ...**	
Bill	970-12420	12/28/2022		state YE filin...	4190.05 · Members...	-25.00
Bill	970-12422	12/31/2022		Wages	4110.00 · Admin Sa...	-7,790.18
				Benefits	4182.00 · Employe...	-2,988.16
				Wages	4410.00 · Maint - L...	-9,847.60
				Benefits	4433.00 · Emp Ben...	-3,601.94
				Wages	4110.00 · Admin Sa...	-6,221.07
				Benefits	4182.00 · Employe...	-2,433.17
				Wages	4410.00 · Maint - L...	-3,126.83
				Benefits	4433.00 · Emp Ben...	-927.26
				wages	4110.00 · Admin Sa...	-5,086.63
				Benefits	4182.00 · Employe...	-2,123.23
Bill	164945	12/31/2022		fuel & parts	4430.03 · Maint - Tr...	-225.55
				fuel & parts	4430.03 · Maint - Tr...	-225.56
TOTAL						-44,622.18
Bill Pmt -Check	**6987**	**01/12/2023**	**FIRST SUPPLY G...**		**1111.01 · General ...**	
Bill	13515479-00	12/22/2022		flapper kit	4420.00 · Maint - S...	-35.62
Bill	13515479-02	12/22/2022		flapper kit	4420.00 · Maint - S...	-6.78
Bill	13515479-01	12/22/2022		flapper kit	4420.00 · Maint - S...	-47.46
TOTAL						-89.86

Green Bay Housing Authority
Check Detail
January 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**6988**	**01/12/2023**	**GREEN BAY WAT...**		**1111.01 · General ...**	
Bill	12/29/22-4665-01	12/29/2022		1424 Admirl	4390.00 · Other Util...	-374.10
				1424 Admirl	4310.00 · Water	-3,221.26
Bill	12/29/22-3206301	12/29/2022		1424 Admirl -...	4390.00 · Other Util...	-141.30
TOTAL						-3,736.66
Bill Pmt -Check	**6989**	**01/12/2023**	**LAFORCE HARDW...**	**1424 Admirl**	**1111.01 · General ...**	
Bill	1209763	12/27/2022		door repair	4430.01 · Maint - N...	-207.00
TOTAL						-207.00
Bill Pmt -Check	**6990**	**01/26/2023**	**AMA HEATING**	**mm**	**1111.01 · General ...**	
Bill	f-104499	01/17/2023		boiler repair	4430.00 · Maint - C...	-1,584.74
TOTAL						-1,584.74
Bill Pmt -Check	**6991**	**01/26/2023**	**BELLIN HOME HE...**	**mm**	**1111.01 · General ...**	
Bill	MB9226	01/12/2023		RN communi...	4230.00 · Ten Ser-...	-300.00
TOTAL						-300.00
Bill Pmt -Check	**6992**	**01/26/2023**	**CELLCOM**	**cell bill**	**1111.01 · General ...**	
Bill	379351	01/15/2023		cell bill	4190.07 · Tele Fax...	-44.57
				Cell bill	4190.07 · Tele Fax...	-87.03
TOTAL						-131.60
Bill Pmt -Check	**6993**	**01/26/2023**	**CITY OF GREEN B...**		**1111.01 · General ...**	
Bill	970-12420	12/27/2022		soap	4420.00 · Maint - S...	-32.94
				tenant snacks	4220.01 · Ten Ser -...	-34.48
Bill	970-12420	12/28/2022		drill bits/ saw ...	4420.00 · Maint - S...	-154.83
Bill	970-12420	12/28/2022		stove bowls	4420.00 · Maint - S...	-24.34
				p-trap	4420.00 · Maint - S...	-39.98
Bill	165835	12/31/2022		IT charges	4190.06 · Computer...	-7,233.09
				IT charges	4190.06 · Computer...	-5,166.49
				IT charges	4190.06 · Computer...	-2,066.59
Bill	970-12420	01/01/2023		builddum cc f...	4530.00 · Bank Fees	-47.85
Bill	970-12420	01/03/2023		deadbolt/sec...	4420.00 · Maint - S...	-487.47
Bill	970-12420	01/05/2023		keys/ locking ...	4420.00 · Maint - S...	-39.32
				Thermostat	4420.00 · Maint - S...	-29.98
Bill	165056	01/06/2023		mailings	4190.02 · Postage	-18.50
Bill	970-12420	01/09/2023		copies	4190.01 · Printing	-89.30
				copies	4190.01 · Printing	-89.30
Bill	970-12420	01/11/2023		bulbs/ jar	4420.00 · Maint - S...	-22.88
Bill	165392	01/13/2023		sanitaion fee	4430.19 · Garbage ...	-61.00
Bill	970-12420	01/17/2023		1099's	4190.03 · Paper & ...	-21.98
TOTAL						-15,660.32

Green Bay Housing Authority
Check Detail
January 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**6994**	**01/26/2023**	**GREEN BAY WAT...**		**1111.01 · General ...**	
Bill	1/5/23-33067-01	01/05/2023		1404 Univeirsty	4390.00 · Other Util...	-10.05
Bill	1/10/23-11009-05	01/10/2023		1333 University	4390.00 · Other Util...	-53.14
				1333 University	4310.00 · Water	-20.57
TOTAL						-83.76
Bill Pmt -Check	**6995**	**01/26/2023**	**KONE INC**	**1424 Admiral**	**1111.01 · General ...**	
Bill	962413001	01/01/2023		maint agree...	4430.12 · Elevator ...	-910.00
TOTAL						-910.00
Bill Pmt -Check	**6996**	**01/26/2023**	**LIZER LAWN CARE**		**1111.01 · General ...**	
Bill	139369	01/09/2023		Plowing	4430.11 · Snow Re...	-451.25
Bill	139482AD	01/16/2023		snow removal	4430.11 · Snow Re...	-48.00
Bill	139481AD	01/16/2023		plowing	4430.11 · Snow Re...	-60.00
TOTAL						-559.25
Bill Pmt -Check	**6997**	**01/26/2023**	**Lutheran Social S...**	**social worker**	**1111.01 · General ...**	
Bill	163979	12/31/2022		social worker	4210.00 · Ten Ser-...	-6,547.78
TOTAL						-6,547.78
Bill Pmt -Check	**6998**	**01/26/2023**			**1111.01 · General ...**	
Bill	1/11/23 sd refund	01/11/2023		SD refund - ...	2114.00 · Tenant S...	-196.10
				Key dept refu...	3690.02 · Other Inc...	-9.80
				Pet Dept refu...	2114.02 · Security ...	-245.12
				refund credit ...	3110.00 · Dwelling ...	-50.98
TOTAL						-502.00
Bill Pmt -Check	**6999**	**01/26/2023**	**MID-STATE SUPPLY**	**ss**	**1111.01 · General ...**	
Bill	4554310	01/17/2023		toilet seats li...	4420.00 · Maint - S...	-119.81
TOTAL						-119.81
Bill Pmt -Check	**7000**	**01/26/2023**	**NOTARY BOND R...**	**Notary rene...**	**1111.01 · General ...**	
Bill	2023 renewal	01/17/2023		Notary renew...	4190.03 · Paper & ...	-30.00
TOTAL						-30.00
Bill Pmt -Check	**7001**	**01/26/2023**	**TIME WARNER CA...**		**1111.01 · General ...**	
Bill	0366595010123	01/01/2023		cable	4230.00 · Ten Ser-...	-3,314.39
Bill	437255011823	01/18/2023		wifi	4230.00 · Ten Ser-...	-89.99
TOTAL						-3,404.38
Bill Pmt -Check	**7002**	**01/26/2023**	**Twin Eagle Holdin...**	**mm**	**1111.01 · General ...**	
Bill	158237	01/12/2023		1424 Admrialc	4330.00 · Gas	-8,196.29
TOTAL						-8,196.29

Green Bay Housing Authority
Check Detail
January 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**7003**	**01/26/2023**	**VAN'S FIRE & SAF...**	**mm**	**1111.01 · General ...**	
Bill	4167094	01/05/2023		fire extinguis...	4430.09 · Fire Prote...	-147.52
TOTAL						-147.52
Bill Pmt -Check	**7004**	**01/26/2023**	**Wisconsin Dept. o...**	**Notary rene...**	**1111.01 · General ...**	
Bill	2023 renewal	01/17/2023		Notary renew...	4190.03 · Paper & ...	-20.00
TOTAL						-20.00
Bill Pmt -Check	**7005**	**01/26/2023**	**WISCONSIN PUBL...**		**1111.01 · General ...**	
Bill	1/4/23-2671-00231	01/04/2023		1333 Univeristy	4320.00 · Electricity	-33.52
				1333 Univeristy	4330.00 · Gas	-111.08
Bill	1/4/23-2671-00036	01/04/2023		1424 Admiral	4320.00 · Electricity	-1,228.68
Bill	1/4/23-2671-00002	01/04/2023		1424 Admiral	4320.00 · Electricity	-4,405.10
Bill	1/9/23-2671-00233	01/09/2023		1343 Univeristy	4320.00 · Electricity	-38.75
				1343 Univeristy	4330.00 · Gas	-63.50
Bill	1/16/23-2671-00009	01/16/2023		1125 Univeristy	4320.00 · Electricity	-46.91
				1125 Univeristy	4330.00 · Gas	-139.45
TOTAL						-6,066.99

Green Bay Housing Authority
Budget vs. Actual
Summary
Green Bay Housing Authority

Jan-23

	COCC		Mason Manor		RevBonds		TOTAL	
	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget
Total Income	106,336.48	180,710.80	534,680.58	863,475.00	10,000.00	11,790.00	651,017.06	1,055,975.80
Total Expense	62,214.32	152,200.00	453,675.71	1,028,997.84	75.38	4,700.00	515,965.41	1,185,897.84
Net Income	**44,122.16**	**28,510.80**	**81,004.87**	**-165,522.84**	**9,924.62**	**7,090.00**	**135,051.65**	**-129,922.04**

Reserve Spreadsheet

	MM
2022 Un-Audited Report	770,077
YTD Net Income/(loss) Without Depreciation	81,005
Commited Funds	(150,000)
Remaining Projects	-
Subtotal	701,082
Transfer	-
Projected Reserve	701,082
6 Month Expenses	453,559
Excess/shortfall	247,523

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%	141,088.00	175,000.00	-33,912.00	80.62%
3110.00 · Dwelling Rental	0.00	0.00	0.00	0.0%	265,757.84	519,000.00	-253,242.16	51.21%
3120.00 · Excess Utilities	0.00	0.00	0.00	0.0%	2,392.00	5,000.00	-2,608.00	47.84%
3510.00 · Management Fee Revenue	81,696.96	138,580.80	129,864.00	58.95%	0.00	0.00	0.00	0.0%
3520.00 · Asset Management Rev	14,070.00	24,000.00	24,000.00	58.63%	0.00	0.00	0.00	0.0%
3530.00 · BookKeeping Fee Rev	10,410.00	18,000.00	18,000.00	57.83%	0.00	0.00	0.00	0.0%
3610.00 · Int Income	0.00	30.00	2,500.00	0.0%	28,781.20	75.00	28,706.20	38,374.93%
3690.00 · Other Income - Tenants	0.00	0.00	0.00	0.0%	2,205.00	5,000.00	-2,795.00	44.1%
3690.01 · Other Income - Ins Dividends	159.52	100.00	15.00	159.52%	4,306.65	7,500.00	-3,193.35	57.42%
3690.02 · Other Income	0.00	0.00	0.00	0.0%	13,922.57	11,500.00	2,422.57	121.07%
3690.03 · Cell Tower Rent	0.00	0.00	0.00	0.0%	76,227.32	140,400.00	-64,172.68	54.29%
9110.00 · Transfers In	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Total Income	106,336.48	180,710.80	-74,374.32	58.84%	534,680.58	863,475.00	-328,794.42	61.92%
Expense								
4110.00 · Admin Salaries	32,110.02	70,000.00	-37,889.98	45.87%	49,056.10	110,500.00	-61,443.90	44.4%
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%	400.44	1,500.00	-1,099.56	26.7%
4130.01 · Investigations Expense	0.00	0.00	0.00	0.0%	56.16	2,600.00	-2,543.84	2.16%
4140.00 · Staff Training	1,289.97	9,000.00	-7,710.03	14.33%	79.00	5,000.00	-4,921.00	1.58%
4150.00 · Travel	83.14	200.00	-116.86	41.57%	117.71	250.00	-132.29	47.08%
4160.00 · Management Fee	0.00	0.00	0.00	0.0%	62,627.04	105,627.84	-43,000.80	59.29%
4163.00 · BookKeeping Fee	0.00	0.00	0.00	0.0%	7,980.00	13,680.00	-5,700.00	58.33%
4165.00 · Asset Management Fee	0.00	0.00	0.00	0.0%	10,710.00	18,240.00	-7,530.00	58.72%
4171.00 · Auditing Fees	0.00	1,950.00	-1,950.00	0.0%	0.00	3,850.00	-3,850.00	0.0%
4182.00 · Employee Benefits - Admin	12,852.53	30,500.00	-17,647.47	42.14%	18,010.58	44,500.00	-26,489.42	40.47%
4190.01 · Printing	39.60	300.00	-260.40	13.2%	382.80	1,000.00	-617.20	38.28%
4190.02 · Postage	108.06	300.00	-191.94	36.02%	300.00	1,100.00	-800.00	27.27%
4190.03 · Paper & Office Supplies	150.17	900.00	-749.83	16.69%	1,157.75	1,000.00	157.75	115.78%
4190.04 · Publications	0.00	300.00	-300.00	0.0%	0.00	0.00	0.00	0.0%
4190.05 · Membership Dues & Fees	0.00	400.00	-400.00	0.0%	0.00	0.00	0.00	0.0%
4190.06 · Computer Support	2,066.59		2,066.59	100.0%	7,233.09	15,000.00	-7,766.91	48.22%
4190.07 · Tele Fax & Comm	0.00	0.00	0.00	0.0%	1,342.07	2,250.00	-907.93	59.65%
4190.08 · Marketing	0.00	3,000.00	-3,000.00	0.0%	140.00	2,300.00	-2,160.00	6.09%
4190.10 · Miscellaneous	12,381.02	15,000.00	-2,618.98	82.54%	1,358.46	1,500.00	-141.54	90.56%
4220.00 · Ten Ser-Recr Etc	0.00	0.00	0.00	0.0%	28.45	200.00	-171.55	14.23%
4220.01 · Ten Ser - Resident Part	0.00	0.00	0.00	0.0%	2,517.26	2,900.00	-382.74	86.8%
4230.00 · Ten Ser-Contrs	0.00	0.00	0.00	0.0%	25,299.11	26,800.00	-1,500.89	94.4%
4310.00 · Water	0.00	0.00	0.00	0.0%	22,491.40	42,000.00	-19,508.60	53.55%
4320.00 · Electricity	0.00	0.00	0.00	0.0%	42,597.38	66,000.00	-23,402.62	64.54%
4330.00 · Gas	0.00	0.00	0.00	0.0%	18,869.23	28,500.00	-9,630.77	66.21%
4390.00 · Other Utilities	0.00	0.00	0.00	0.0%	2,965.78	6,000.00	-3,034.22	49.43%
4410.00 · Maint - Labor	0.00	0.00	0.00	0.0%	58,508.84	133,000.00	-74,491.16	43.99%
4420.00 · Maint - Supplies	0.00	100.00	-100.00	0.0%	8,729.61	18,000.00	-9,270.39	48.5%
4430.00 · Maint - Contracts	0.00	0.00	0.00	0.0%	6,815.06	20,000.00	-13,184.94	34.08%
4430.01 · Maint - Non-Contract	0.00	0.00	0.00	0.0%	1,901.18	10,000.00	-8,098.82	19.01%
4430.03 · Maint - Truck Maint	2.58	100.00	-97.42	2.58%	3,759.78	3,000.00	759.78	125.33%
4430.09 · Fire Protection - Maint	0.00	0.00	0.00	0.0%	3,021.48	4,200.00	-1,178.52	71.94%
4430.10 · Heating and Cooling	0.00	0.00	0.00	0.0%	3,705.78	6,500.00	-2,794.22	57.01%
4430.11 · Snow Removal	0.00	0.00	0.00	0.0%	1,111.77	6,500.00	-5,388.23	17.1%
4430.12 · Elevator Maintenance	0.00	0.00	0.00	0.0%	8,085.96	14,500.00	-6,414.04	55.77%
4430.13 · Landscape and Grounds	0.00	0.00	0.00	0.0%	1,853.59	1,500.00	353.59	123.57%
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%	1,542.65	1,500.00	42.65	102.84%
4430.17 · Extermination	0.00	0.00	0.00	0.0%	8,757.16	22,000.00	-13,242.84	39.81%
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%	2,984.80	6,000.00	-3,015.20	49.75%
4430.25 · Unit Repair	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4432.00 · Extraordinary Maintenance	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4433.00 · Emp Ben Contr-ord maint	0.00	0.00	0.00	0.0%	20,253.24	42,500.00	-22,246.76	47.66%
4480.00 · Protect Service	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4510.00 · Insurance Expense - Property	0.00	0.00	0.00	0.0%	38,799.00	36,000.00	2,799.00	107.78%
4510.01 · Insurance Expenses - Liability	600.00	400.00	200.00	150.0%	8,126.00	8,000.00	126.00	101.58%
4520.00 · PILOT	0.00	0.00	0.00	0.0%	0.00	38,000.00	-38,000.00	0.0%
4530.00 · Bank Fees	530.64	1,100.00	-569.36	48.24%	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	0.00	12,000.00	-12,000.00	0.0%	0.00	0.00	0.00	0.0%
4600.00 · Leases	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	150,000.00	-150,000.00	0.0%
9120.00 · Transfers Out	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Total Expense	62,214.32	152,200.00	-89,985.68	40.88%	453,675.71	1,028,997.84	-575,322.13	44.09%

Green Bay Housing Authority
Budget vs. Actual Detail

	COCC				Mason Manor			
	YTD	Budget	$ Over Budget	% of Budget	YTD	Budget	$ Over Budget	% of Budget
Net Income/(Loss)	44,122.16	28,510.80	15,611.36	154.76%	81,004.87	-165,522.84	246,527.71	-48.94%

0.00 0.00

Green Bay Housing Authority
Budget vs. Actual Detail

	RevBonds				TOTAL			
	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%	141,088.00	175,000.00	-33,912.00	80.62%
3110.00 · Dwelling Rental	0.00	0.00	0.00	0.0%	265,757.84	519,000.00	-253,242.16	51.21%
3120.00 · Excess Utilities	0.00	0.00	0.00	0.0%	2,392.00	5,000.00	-2,608.00	47.84%
3510.00 · Management Fee Revenue	0.00	0.00	0.00	0.0%	81,696.96	138,580.80	-56,883.84	58.95%
3520.00 · Asset Management Rev	0.00	0.00	0.00	0.0%	14,070.00	24,000.00	-9,930.00	58.63%
3530.00 · BookKeeping Fee Rev	0.00	0.00	0.00	0.0%	10,410.00	18,000.00	-7,590.00	57.83%
3610.00 · Int Income	0.00	75.00	-75.00	0.0%	28,781.20	180.00	28,601.20	15,989.56%
3690.00 · Other Income - Tenants	0.00	0.00	0.00	0.0%	2,205.00	5,000.00	-2,795.00	44.1%
3690.01 · Other Income - Ins Dividends	0.00	0.00	0.00	0.0%	4,466.17	7,600.00	-3,133.83	58.77%
3690.02 · Other Income	10,000.00	11,715.00	-1,715.00	85.36%	23,922.57	23,215.00	707.57	103.05%
3690.03 · Cell Tower Rent	0.00	0.00	0.00	0.0%	76,227.32	140,400.00	-64,172.68	54.29%
9110.00 · Transfers In	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Total Income	10,000.00	11,790.00	-1,790.00	84.82%	651,017.06	1,055,975.80	-404,958.74	61.65%
Expense								
4110.00 · Admin Salaries	48.43	550.00	-501.57	8.81%	81,214.55	181,050.00	-99,835.45	44.86%
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%	400.44	7,500.00	-7,099.56	5.34%
4130.01 · Investigations Expense	0.00	0.00	0.00	0.0%	56.16	2,600.00	-2,543.84	2.16%
4140.00 · Staff Training	0.00	0.00	0.00	0.0%	1,368.97	14,000.00	-12,631.03	9.78%
4150.00 · Travel	0.00	0.00	0.00	0.0%	200.85	450.00	-249.15	44.63%
4160.00 · Management Fee	0.00	0.00	0.00	0.0%	62,627.04	105,627.84	-43,000.80	59.29%
4163.00 · BookKeeping Fee	0.00	0.00	0.00	0.0%	7,980.00	13,680.00	-5,700.00	58.33%
4165.00 · Asset Management Fee	0.00	0.00	0.00	0.0%	10,710.00	18,240.00	-7,530.00	58.72%
4171.00 · Auditing Fees	0.00	400.00	-400.00	0.0%	0.00	6,200.00	-6,200.00	0.0%
4182.00 · Employee Benefits - Admin	21.38	250.00	-228.62	8.55%	30,884.49	75,250.00	-44,365.51	41.04%
4190.01 · Printing	0.00	0.00	0.00	0.0%	422.40	1,300.00	-877.60	32.49%
4190.02 · Postage	0.00	0.00	0.00	0.0%	408.06	1,400.00	-991.94	29.15%
4190.03 · Paper & Office Supplies	0.00	0.00	0.00	0.0%	1,307.92	1,900.00	-592.08	68.84%
4190.04 · Publications	5.57	0.00	5.57	100.0%	5.57	300.00	-294.43	1.86%
4190.05 · Membership Dues & Fees	0.00	0.00	0.00	0.0%	0.00	400.00	-400.00	0.0%
4190.06 · Computer Support	0.00	0.00	0.00	0.0%	9,299.68	15,000.00	-5,700.32	62.0%
4190.07 · Tele Fax & Comm	0.00	0.00	0.00	0.0%	1,342.07	2,250.00	-907.93	59.65%
4190.08 · Marketing	0.00	3,000.00	-3,000.00	0.0%	140.00	8,300.00	-8,160.00	1.69%
4190.10 · Miscellaneous	0.00	500.00	-500.00	0.0%	13,739.48	17,000.00	-3,260.52	80.82%
4220.00 · Ten Ser-Recr Etc	0.00	0.00	0.00	0.0%	28.45	200.00	-171.55	14.23%
4220.01 · Ten Ser - Resident Part	0.00	0.00	0.00	0.0%	2,517.26	2,900.00	-382.74	86.8%
4230.00 · Ten Ser-Contrs	0.00	0.00	0.00	0.0%	25,299.11	26,800.00	-1,500.89	94.4%
4310.00 · Water	0.00	0.00	0.00	0.0%	22,491.40	42,000.00	-19,508.60	53.55%
4320.00 · Electricity	0.00	0.00	0.00	0.0%	42,597.38	66,000.00	-23,402.62	64.54%
4330.00 · Gas	0.00	0.00	0.00	0.0%	18,869.23	28,500.00	-9,630.77	66.21%
4390.00 · Other Utilities	0.00	0.00	0.00	0.0%	2,965.78	6,000.00	-3,034.22	49.43%
4410.00 · Maint - Labor	0.00	0.00	0.00	0.0%	58,508.84	133,000.00	-74,491.16	43.99%
4420.00 · Maint - Supplies	0.00	0.00	0.00	0.0%	8,729.61	18,100.00	-9,370.39	48.23%
4430.00 · Maint - Contracts	0.00	0.00	0.00	0.0%	6,815.06	20,000.00	-13,184.94	34.08%
4430.01 · Maint - Non-Contract	0.00	0.00	0.00	0.0%	1,901.18	10,000.00	-8,098.82	19.01%
4430.03 · Maint - Truck Maint	0.00	0.00	0.00	0.0%	3,762.36	3,100.00	662.36	121.37%
4430.09 · Fire Protection - Maint	0.00	0.00	0.00	0.0%	3,021.48	4,200.00	-1,178.52	71.94%
4430.10 · Heating and Cooling	0.00	0.00	0.00	0.0%	3,705.78	6,500.00	-2,794.22	57.01%
4430.11 · Snow Removal	0.00	0.00	0.00	0.0%	1,111.77	6,500.00	-5,388.23	17.1%
4430.12 · Elevator Maintenance	0.00	0.00	0.00	0.0%	8,085.96	14,500.00	-6,414.04	55.77%
4430.13 · Landscape and Grounds	0.00	0.00	0.00	0.0%	1,853.59	1,500.00	353.59	123.57%
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%	1,542.65	1,500.00	42.65	102.84%
4430.17 · Extermination	0.00	0.00	0.00	0.0%	8,757.16	22,000.00	-13,242.84	39.81%
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%	2,984.80	6,000.00	-3,015.20	49.75%
4430.25 · Unit Repair	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4432.00 · Extraordinary Maintenance	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4433.00 · Emp Ben Contr-ord maint	0.00	0.00	0.00	0.0%	20,253.24	42,500.00	-22,246.76	47.66%
4480.00 · Protect Service	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4510.00 · Insurance Expense - Property	0.00	0.00	0.00	0.0%	38,799.00	36,000.00	2,799.00	107.78%
4510.01 · Insurance Expenses - Liability	0.00	0.00	0.00	0.0%	8,726.00	8,400.00	326.00	103.88%
4520.00 · PILOT	0.00	0.00	0.00	0.0%	0.00	38,000.00	-38,000.00	0.0%
4530.00 · Bank Fees	0.00	0.00	0.00	0.0%	530.64	1,100.00	-569.36	48.24%
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	0.00	0.00	0.00	0.0%	0.00	12,000.00	-12,000.00	0.0%
4600.00 · Leases	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	150,650.00	-150,650.00	0.0%
9120.00 · Transfers Out	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Total Expense	75.38	4,700.00	-4,624.62	1.6%	515,965.41	1,185,897.84	-669,932.43	43.51%

Green Bay Housing Authority
Budget vs. Actual Detail

	RevBonds				TOTAL			
	YTD	Budget	$ Over Budget	% of Budget	YTD	Budget	$ Over Budget	% of Budget
Net Income/(Loss)	9,924.62	7,090.00	2,834.62	139.98%	135,051.65	-129,922.04	264,973.69	-103.95%

0.00

Green Bay Housing Authority
Capital Funds Program Report
January-23

	2015	2016	2017	2018	2019	
Mason Manor	0.00	0.00	0.00	0.00	242,312.32	242,312.32
Admin	0.00	0.00	0.00	0.00	22,942.65	22,942.65
	-	-	-	-	265,254.97	265,254.97
Obligation Date	4/12/2017	4/12/2018	8/15/2019	5/28/2020	4/15/2021	
Grant End Date	4/12/2019	4/12/2020	8/15/2021	5/28/2022	4/15/2025	
Grant Amount	$ 187,845	$ 190,918	$ 207,049	$ 320,213	$ 330,432	

	2020	2021	2022	2023	2024	
Mason Manor	321,263.87	345,708.00	424,126.00	0.00	0.00	1,091,097.87
Obligation Date	3/25/2022	2/22/2023	5/11/2024			
Grant End Date	3/25/2026	2/22/2025	5/11/2026			
Grant Amount	$ 326,808	$ 345,708	$ 424,126			Total CFP Dollars
						$ 1,356,352.84

LANGAN & ASSOCIATES
Experienced Investigators and Consultants

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

December 1, 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 November 2022 there were **no** Green Bay Housing applications reviewed by Langan and Associates. It was:

0 Applications for Mason Manor.

0 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
FEBRUARY 2023

			MASON MANOR VACANCIES (23 TOTAL)		
UNIT	**MOVEOUT**	**BEDRM**	**NEW LEASE**	**MOVE OUT REASON**	**CURRENT STATUS OF UNIT**
###	1/31/22	1		DECEASED	HOLD VACANT FOR REMODEL
###	2/11/22	1		MOVED OUT OF STATE	HOLD VACANT FOR REMODEL
###	3/31/22	1		IN HOUSE TRANSFER	HOLD VACANT FOR REMODEL
###	4/13/22	1		DECEASED	HOLD VACANT FOR REMODEL
###	4/15/22	1		EVICTION	HOLD VACANT FOR REMODEL
###	4/18/22	1		DECEASED	HOLD VACANT FOR REMODEL
###	6/30/22	2		IN HOUSE TRANSFER	HOLD VACANT FOR REMODEL
###	7/1/22	1	HOLD OPEN FOR RENOVATION	DECEASED	HOLD VACANT FOR REMODEL
###	7/31/22	1		EVICTION	HOLD VACANT FOR REMODEL
###	8/19/22	1		MOVED TO LIVE WITH FAMILY	HOLD VACANT FOR REMODEL
###	8/31/22	1		MOVED TO ASSISTED LIVING	HOLD VACANT FOR REMODEL
###	9/30/22	2		MOVED OUT OF STATE	HOLD VACANT FOR REMODEL
###	9/30/22	1		MOVED TO LIVE WITH FAMILY	HOLD VACANT FOR REMODEL
###	10/1/22	1		DECEASED	HOLD VACANT FOR REMODEL
###	10/1/22	1		IN HOUSE TRANSFER	HOLD VACANT FOR REMODEL
###	10/31/22	1		MOVED TO LIVE WITH FAMILY	HOLD VACANT FOR REMODEL
###	11/30/22	1		DECEASED	HOLD VACANT FOR REMODEL
###	12/31/22	1		MOVED TO DIFFENT APT.	HOLD VACANT FOR REMODEL
###	12/31/22	2		TRANSFERRED TO SS	HOLD VACANT FOR REMODEL
###	1/6/23	1		MOVED OUT OF GB	HOLD VACANT FOR REMODEL
###	1/31/23	1		EVICTION-NONPAYMENT RENT	HOLD VACANT FOR REMODEL
###	1/31/23	1		NON RENEWAL OF LEASE	HOLD VACANT FOR REMODEL
###	2/2/23	1		EVICTION-NONPAYMENT RENT	HOLD VACANT FOR REMODEL

UPCOMING VACANCIES			**APPLICATIONS INFO**	
	MASON MANOR (3 TOTAL)		MM APPLICANTS:	**TOTAL**
	UNIT	STATUS	1 bedroom (69-BC; 29-non BC)	98
	###	30 DAY NOTICE VACATE	2 bedroom (1-BC; 1-non BC)	2
	###	DECEASED		
	###	30 DAY NOTICE VACATE		

OCCUPANY RATES			HUD
	MM		**MM**
Feb	98.03%		98.68%
Mar	98.03%		98.03%
Apr	98.03%		99.34%
May	96.05%		98.03%
June	96.05%		98.03%
July	94.74%		98.03%
August	93.42%		96.05%
September	92.11%		96.05%
October	90.79%		100.00%
November	89.47%		100.00%
December	88.82%		100.00%
January	88.82%		100.00%
TOTAL	93.70%		98.52%