



AGENDA OF THE GREEN BAY HOUSING AUTHORITY

THURSDAY, NOVEMBER 9, 2023, 10:30 AM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/81434999289?pwd=N0dIMGxWSS85SGswK2lZeGhZZUN0UT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 814 3499 9289

Passcode: 483400

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

B. Roll Call.

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

C. Approval of the Agenda.

- I. Approval of the agenda for the November 9, 2023, meeting of the Green Bay Housing Authority.

D. Regular Business.

- I. Consideration with possible action to approve execution of the documents in connection with Green Bay Housing Authorities' previously discussed RAD transaction to include omnibus resolution 2023-07.

E. Informational.

- I. GBHA Bills.

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

F. Adjournment.

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



Report to the
**Housing Authority
of the City of Green Bay**

MEETING DATE

November 9, 2023

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # D.I

Consideration with possible action to approve execution of the documents in connection with Green Bay Housing Authorities' previously discussed RAD transaction to include omnibus resolution 2023-07.

BACKGROUND

During the March 2020 GBHA meeting, the Board voted in favor of proceeding with the application to the Department of Housing and Urban Development (HUD) for the Rental Assistance Demonstration (RAD) / Section 18 program. The Board subsequently approved Resolution 2021-03 authorizing the HUD RAD / Section 18 blend application to HUD. Omnibus Resolution 2023-07 to establish the final frame work of this RAD development needs to be approved and executed for this closing.

RECOMMENDATION

to approve execution of the documents in connection with Green Bay Housing Authorities' RAD transaction previously discussed to include omnibus resolution 2023-07.

FISCAL IMPACT**ATTACHMENTS**

- I. NO 2023-07 Omnibus Resolutions GBHA Board

**RESOLUTIONS OF THE HOUSING AUTHORITY
OF THE CITY OF GREEN BAY 2023-07**

WHEREAS, the Housing Authority of the City of Green Bay (the “**Authority**”) owns a fee simple interest in that certain real property commonly known as 1424 Admiral Court, Green Bay, Wisconsin, also known as “Mason Manor” (the “**GBHA Property**”);

WHEREAS, the Authority desires to provide for the rehabilitation and operation of the GBHA Property as an affordable housing project (the “**Project**”);

WHEREAS, the Rental Assistance Demonstration program (“**RAD**”) permits public housing authorities to redevelop public housing and is a key component of the U.S. Department of Housing and Urban Development (“**HUD**”)’s plan for preserving affordable rental housing, encouraging greater efficiency among HUD programs, and building viable communities;

WHEREAS, the Authority submitted an application to HUD for the RAD conversion of the Project, and such application has been approved by HUD (the “**RAD Transaction**”);

WHEREAS, the Authority entered into that certain Memorandum of Understanding with Gorman & Company, LLC (together with its affiliates, “**Gorman**”) pursuant to which Gorman agreed to assist with the RAD Transaction and the Project;

WHEREAS, in connection with the RAD Transaction, Gorman caused the formation of Green Bay Housing Authority Properties, LLC, a Wisconsin limited liability (“**GBHAP**”) and Green Bay Housing Authority Properties MM, LLC, a Wisconsin limited liability company (“**GBHAP MM**”), as the managing member of GBHAP;

WHEREAS, in connection with the RAD Transaction, the Authority caused the formation of Housing Authority Managing Member, LLC, a Wisconsin limited liability company (“**HAMM**”) of which the Authority is the sole member, for the purpose of holding a 49% membership interest in GBHAP MM;

WHEREAS, in connection with the RAD Transaction, GBHAP, the Authority and HUD shall enter into that certain RAD Conversion Commitment, as the same may be amended (the “**RCC**”) to be issued prior to the RAD closing on the Project;

WHEREAS, the Wisconsin Housing and Economic Development Authority (“**WHEDA**”) provides awards of low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code to meet the affordable housing and community development needs of low and moderate income persons;

WHEREAS, low-income housing tax credits for the rehabilitation of the Project were awarded by WHEDA (the “**LIHTCs**”);

WHEREAS, pursuant to a Ground Lease from the Authority, as lessor, and GBHAP, as lessee (the “**Ground Lease**”), the Authority shall lease to GBHAP a leasehold interest in the land comprising the GBHA Property, and shall deed a fee simple interest in the improvements

located on the GBHA Property to GBHAP (the “**Deed**”) for a purchase price of \$10,540,000, with \$3,480,000 payable upon lease execution (the “**Sales Proceeds**”) and the balance of \$7,060,000 payable in the form of a promissory note from GBHAP to GBHA (the “**Seller Loan**”);

WHEREAS, in connection with the rehabilitation of the Project, the Authority desires to provide: (i) a loan from its capital funds and reserves to GBHAP in the approximate principal amount of \$3,449,916 (the “**Capital Funds Loan**”), and (ii) a loan of the Sales Proceeds to GBHAP in the approximate principal amount of \$3,480,000 (the “**Sales Proceeds Loan**”);

WHEREAS, in connection with the rehabilitation of the Project and the award of the LIHTCs, the Authority desires to cause HAMM to be admitted as a member of GBHAP MM, to execute the Operating Agreement for GBHAP MM, and in its capacity as a member of GBHAP MM, to approve the resolutions of Green Bay Housing Authority Properties MM, LLC substantially in the form attached hereto as **Exhibit A** (the “**Managing Member Resolutions**”);

WHEREAS, in connection with the Managing Member Resolutions, the rehabilitation of the Project and the award of the LIHTCs, GBHAP MM and the Authority desire to cause GBHAP MM to enter into that certain Amended and Restated Operating Agreement of Green Bay Housing Authority Properties, LLC (the “**Amended and Restated Operating Agreement**”), and to admit Wincopin Circle LLLP, its successors and/or assigns, a Maryland limited liability limited partnership, its successors and/or assigns, and Enterprise Housing Partners XLII Limited Partnership, a Maryland limited partnership its successors and/or assigns (together, “**Investor**”), as a member of GBHAP; and

WHEREAS, as a condition of investing as a member of GBHAP, the Investor has required that the Authority guarantee certain obligations of GBHAP and GBHAP MM (the “**Guaranty**”), and has further required that the Authority enter into certain agreements, instruments and documents in connection therewith and with the admission of the Investor into GBHAP.

NOW, THEREFORE, BE IT RESOLVED, that the Authority is hereby authorized, empowered, and directed to enter into, execute, and deliver any and all documents transferring a leasehold interest in the GBHA Property to GBHAP, including, but not limited to the Ground Lease of the GBHA Property as described herein, a memorandum of the Ground Lease, estoppels, non-disturbance agreements, subordination agreements, escrow agreements, closing statements, affidavits and certificates and to negotiate, enter into, execute and deliver all such agreements, instruments, certificates and documents required thereunder or in connection therewith (the “**Ground Lease Documents**”), and to perform all of its obligations thereunder, and to consummate the transaction contemplated thereby; and be it

FURTHER RESOLVED, that the Authority is hereby authorized, empowered, and directed to enter into, execute, and deliver any and all documents transferring a fee interest in the improvements located on the GBHA Property to GBHAP, including, but not limited to the Deed of the improvements located on the GBHA Property as described herein and any escrow agreements, closing statements, affidavits and certificates related thereto, and to negotiate, enter into, execute and deliver all such agreements, instruments, certificates and documents required

thereunder or in connection therewith (the “**Conveyance Documents**”), and to perform all of its obligations thereunder, and to consummate the transaction contemplated thereby; and be it

FURTHER RESOLVED, that the Authority is hereby authorized, empowered, and directed to enter into, execute, and deliver, any and all documents in connection with the RAD Transaction, including, but not limited to, the RCC, any Housing Assistance Payments Contracts, the RAD Use Agreement, Certification and Assurances, Consolidated Owner’s Certification, Release from Declaration of Trust, any management agreement and management plan (collectively, the “**RAD Documents**”), and to perform all of its obligations thereunder, and to consummate the transaction contemplated thereby, and such actions heretofore taken by the Authority in connection therewith are hereby approved and ratified; and be it

FURTHER RESOLVED, that the Authority is hereby authorized, empowered, and directed to enter into, execute, and deliver any and all documents in connection with the Seller Loan, the Sales Proceeds Loan, and the Capital Funds Loan, including, but not limited to any loan agreement, mortgage, note, subordination, use restriction, and any related documents (the “**Sponsor Loan Documents**”), and to perform all of its obligations thereunder, and to consummate the transaction contemplated thereby, and such actions heretofore taken by the Authority as they pertain thereto are hereby approved and ratified; and be it

FURTHER RESOLVED, that the Authority is hereby authorized, empowered, and directed to enter into, execute, and deliver any and all documents in connection with the admission of the Investor into GBHAP including, without limitation, negotiating, executing, delivering and performing obligations under any and all documents in connection therewith including, without limitation, amended and restated operating agreements, indemnification agreements, reimbursement agreements, assignment agreements, development services agreements, security agreements, budget agreements, investor service agreements, incentive management agreements, purchase option agreements, right of first refusal agreements, buy/sell agreements, pledge agreements, consulting agreements, post-closing agreements, guaranty agreements, company administrative agreements, transfer agreements, affidavits and certifications (the “**GBHAP LLC Documents**”) all containing such terms as the Authority deems necessary or desirable, and such actions heretofore taken by the Authority as they pertain thereto are hereby approved and ratified; and be it

FURTHER RESOLVED, that the Authority is hereby authorized, empowered, and directed to enter into, execute, and deliver any and all documents in connection with the execution by HAMM of the Managing Member Resolutions and the Operating Agreement for GBHAP MM (the “**MM LLC Documents**”), and to perform all of its obligations thereunder, and to consummate the transaction contemplated thereby, and such actions heretofore taken by the Authority as they pertain thereto are hereby approved and ratified; and be it

FURTHER RESOLVED, that the Authority in its own capacity is hereby authorized, empowered, and directed to enter into, execute, and deliver the Guaranty, and to perform all of its obligations thereunder, and to consummate the transaction contemplated thereby, and such actions heretofore taken by the Authority as they pertain thereto are hereby approved and ratified; and be it

FURTHER RESOLVED, that the Executive Director and Chair of the Authority are each hereby authorized, empowered and directed to execute any and all Ground Lease Documents, Conveyance Documents, RAD Documents, Sponsor Loan Documents, GBHAP LLC Documents, and the MM LLC Documents as they pertain to the Authority and/or the Authority's interest in HAMM; and be it

FURTHER RESOLVED, that all acts previously performed, relative to this matter, by the Authority's Board and the Executive Director of the Authority, are hereby approved, ratified and confirmed in all respects; and be it

FURTHER RESOLVED, that Cheryl Renier-Wigg, in her capacity as Executive Director, and William VandeCastle, in his capacity as Chair, of the Authority are each hereby authorized, empowered and directed to take any and all such action on behalf of the Authority or HAMM as deemed necessary or desirable to effectuate the intent of these Resolutions.

[Signature Page Follows]

These Resolutions are effective as of November 9, 2022.

**HOUSING AUTHORITY OF THE CITY OF
GREEN BAY**, a public body corporate and politic

By:_____

[Signature Page to Resolution]

EXHIBIT A

RESOLUTIONS OF GREEN BAY HOUSING AUTHORITY PROPERTIES MM, LLC

The undersigned, being all of the members and the manager of Green Bay Housing Authority Properties MM, LLC, a Wisconsin limited liability company (“Managing Member”), hereby adopt the following Recitals and Resolutions as of November __, 2023 (the “Effective Date”).

RECITALS

A. GEC Green Bay Housing Authority Properties, LLC, a Wisconsin limited liability company (“Employee Group”), is the manager of Managing Member.

B. Managing Member is the managing member of Green Bay Housing Authority Properties, LLC, a Wisconsin limited liability company (“Owner”).

C. Owner is developing an affordable housing project in Green Bay, Wisconsin (the “Project”).

D. Managing Member intends to admit Wincopin Circle LLLP, its successors and/or assigns, a Maryland limited liability limited partnership, its successors and/or assigns, and Enterprise Housing Partners XLII Limited Partnership, a Maryland limited partnership its successors and/or assigns (together, “Investor”), as a member of Owner.

E. Gorman & Company, LLC, a Wisconsin limited liability company (“Gorman”) intends to withdraw as a member of Owner.

F. Owner intends to obtain certain loans to finance the development of the Project, including loans from Green Bay Housing Authority (“Authority”), GBHA Properties I, Inc. (“GBHA”) and Wisconsin Housing and Economic Development Authority (“WHEDA”).

G. The loans for the Project from WHEDA which will be funded with the proceeds from the sale of bonds issued by WHEDA (the “Bonds”).

H. Owner intends to use Federal and State historic tax credits (together, “HTC”) to develop the Project.

I. Owner intends to enter into a ground lease with Authority and a ground lease with GBHA (together, the “Ground Leases”) for the real property (the “Land”) on which the Project will be located and to acquire from Authority and GBHA the existing improvements located on the Land (the “Improvements”).

J. Owner intends to participate in the United States Department of Housing (“HUD”) Rental Assistance Demonstration Program (“RAD Program”) with respect to the Project.

RESOLUTIONS

1. The actions to date of Employee Group in connection with the acquisition, construction, financing and development of the Project and the formation and capitalization of Managing Member and Owner are hereby ratified and confirmed.

2. The actions to date of Employee Group in causing Managing Member to become a member or Owner are hereby ratified and confirmed.

3. Employee Group, acting alone, is hereby authorized and directed to cause Managing Member, as managing member of Owner, to cause Owner to enter into the Ground Leases for the Land with Authority and GBHA and acquire the Improvements from Authority and GBHA on such terms as Employee Group deems necessary or desirable, and to take any and all actions as may be necessary or desirable in connection therewith on behalf of Employee Group, in its individual capacity or as the manager of Managing Member, in Managing Member's individual capacity or as the managing member of Owner, including, without limitation, negotiating, executing, delivering and performing obligations under any and all documents in connection therewith including, without limitation, the Ground Leases, memorandum of the Ground Leases, estoppels, non-disturbance agreements, subordination agreements, escrow agreements, closing statements, affidavits and certificates all containing such terms as the Chairman, President or Secretary deems necessary or desirable.

4. Employee Group, acting alone, is hereby authorized and directed to cause Managing Member, in its own capacity and as managing member of Owner, to allow Gorman to withdraw as a member of Owner and to admit Investor as member of Owner on such terms as Employee Group deems necessary or desirable, and to take any and all actions as may be necessary or desirable in connection therewith on behalf of Managing Member, in Managing Member's individual capacity and as the managing member of Owner, including, without limitation, negotiating, executing, delivering and performing obligations under any and all documents in connection therewith including, without limitation, amended and restated operating agreements, indemnification agreements, reimbursement agreements, assignment agreements, development services agreements, security agreements, budget agreements, investor service agreements, incentive management agreements, purchase option agreements, right of first refusal agreements, buy/sell agreements, pledge agreements, consulting agreements, post-closing agreements, guaranty agreements, company administrative agreements, transfer agreements, affidavits and certifications all containing such terms as the Employee Group deems necessary or desirable.

5. Employee Group, acting alone, is hereby authorized and directed to cause Managing Member, as the managing member of Owner, to cause Owner to borrow money from any lender or lenders including, without limitation, Authority, GBHA and WHEDA, in such amounts and on such terms as Employee Group deems necessary or desirable for purposes of providing any financing for the Project, and to take any and all actions as may be necessary or

desirable in connection therewith on behalf of Managing Member, in Managing Member's individual capacity and as the managing member of Owner, including, without limitation, negotiating, executing, delivering and performing obligations under any and all documents in connection therewith whether with the lenders or other parties involved in the loans, including, without limitation, loan agreements, notes, mortgages, deeds of trust, retention/repayment agreements, security agreements, operating reserve agreements, replacement reserve agreements, working capital agreements, assignment agreements, hazardous substance agreements, intercreditor agreements, indemnification agreements, pledges, disbursing agreements, land use restriction agreements, tax certificates, regulatory agreements, declarations of restrictive covenants, escrow trust agreements, subordination agreements, consents, compliance agreements, capital contribution agreements, collateral assignments, certificates, authorizations and affidavits all containing such terms as the Employee Group deems necessary or desirable.

6. Employee Group, acting alone, is hereby authorized and directed to cause Managing Member, as the managing member of Owner, to cause Owner to take any and all actions in connection with WHEDA issuing the Bonds, and to take any and all actions as may be necessary or desirable in connection therewith on behalf of Managing Member, in Managing Member's individual capacity and as the managing member of Owner, including, without limitation, negotiating, executing, delivering and performing obligations under any and all documents in connection therewith, including, without limitation, such regulatory agreements, tax certificates, indentures, pledge agreements, disbursing agreements, covenant agreements, security agreements, guarantees, loan agreements and notes all containing such terms as the Employee Group deems necessary or desirable.

7. Employee Group, acting alone, is hereby authorized and directed to cause Managing Member, as the managing member of Owner, to cause Owner to rehabilitate the Project in a way that qualifies for HTC and to take any and all actions as may be necessary or desirable in connection therewith on behalf of Managing Member, in Managing Member's individual capacity and as the managing member of Owner, including, without limitation, negotiating, executing, delivering and performing obligations under any and all documents in connection therewith including, without limitation, tax credit agreements, assignment agreements, indemnification agreements, pledges, land use restriction agreements, tax certificates, escrow agreements, capital contribution agreements, collateral assignments, certificates, authorizations and affidavits all containing such terms as the Employee Group deems necessary or desirable.

8. Employee Group, acting alone, is hereby authorized and directed to cause Managing Member to guaranty any obligations of Owner, on such terms as Employee Group deems necessary or desirable, and to take any and all actions as may be necessary or desirable in connection therewith including, without limitation, negotiating, executing, delivering and performing obligations under any and all documents in connection therewith including, without limitation, guaranty agreements and indemnification agreements all containing such terms as the Employee Group deems necessary or desirable.

9. Employee Group, acting alone, is hereby authorized and directed to cause Managing Member, as the managing member of Owner, to cause Owner and the Project to participate in the RAD Program, and to take any and all actions as may be necessary or desirable

in connection therewith on behalf of Managing Member, in Managing Member's individual capacity and as the managing member of Owner, including, without limitation, negotiating, executing, delivering and performing obligations under any and all documents in connection therewith including, without limitation, leases, Housing Assistance Payment contracts, Use Agreements, affidavits and certifications which HUD may require in connection with the RAD Program all containing such terms as the Employee Group deems necessary or desirable.

10. Employee Group, acting alone, is hereby authorized and directed to take any and all other actions on behalf of Managing Member, in Managing Member's individual capacity and as the managing member of Owner, which Employee Group deems necessary or desirable in connection with the Project including, without limitation, negotiating, executing, delivering and performing obligations under any and all documents in connection with the Project including, without limitation, construction, architect and engineering agreements, guaranties, development agreements, management agreements, budget agreements, subordination agreements, intercreditor agreements, pledges, escrow agreements, certificates, affidavits, reimbursement agreements, consent agreements, assignment agreements, indemnification agreements, fee agreements, security agreements, tax credit agreements, administration agreements, option agreements, buy/sell agreements, right of first refusal agreements, service agreements, collateral assignments, land use restriction agreements, agreements to enter into housing assistance payment contracts, housing assistance payment contracts, grant agreements, consulting agreements and leases all containing such terms as the Employee Group deems necessary or desirable.

11. Employee Group, acting alone, is hereby authorized and directed to take any and all other actions on behalf of Managing Member, in Managing Member's individual capacity and as the managing member of Owner, which Employee Group deems necessary or desirable to effectuate the intent of these Resolutions.

12. These resolutions may be signed in counterparts.

[SIGNATURE ON FOLLOWING PAGE]

These Resolutions are effective as of the Effective Date.

Member and Manager:

GEC Green Bay Housing Authority Properties,
LLC, a Wisconsin limited liability

By Gorman & Company, LLC, a Wisconsin
limited liability, its manager

By _____
Brian Swanton, President

Member:

Housing Authority Managing Member, LLC, a
Wisconsin limited liability company

By _____
Name _____
Its _____

7:19 AM

11/06/23

Green Bay Housing Authority

Check Detail

September 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Check		09/30/2023		Service Cha...	1111.01 · General ...	
				Service Charge	4530.00 · Bank Fees	-91.07
TOTAL						-91.07
Bill Pmt -Check	7221	09/07/2023	AT&T	door system	1111.01 · General ...	
Bill	8/22/2023	08/22/2023		door system	4190.07 · Tele Fax...	-75.00
				door system	4190.07 · Tele Fax...	-47.83
TOTAL						-122.83
Bill Pmt -Check	7222	09/07/2023	CITY OF GREEN B...		1111.01 · General ...	
Bill	970-12420	08/10/2023		Fridges - 133...	4430.18 · Appliances	-2,845.00
				stamps	4190.02 · Postage	-165.00
				stamps	4190.02 · Postage	-165.00
				Jayne - tax ...	4140.00 · Staff Trai...	-107.63
				Jayne - Tac ...	4140.00 · Staff Trai...	-107.63
				line trimmer li...	4430.13 · Landscap...	-18.99
Bill	970-12420	08/22/2023		blind/oil/mou...	4420.00 · Maint - S...	-26.22
Bill	970-12420	08/23/2023		deadbolt/light...	4420.00 · Maint - S...	-1,060.46
Bill	970-12420	08/23/2023		waste manag...	4430.19 · Garbage ...	-443.46
				HIBU	4190.08 · Marketing	-20.00
Bill	970-12422	08/31/2023		Wages	4110.00 · Admin Sa...	-11,817.81
				Benefits	4182.00 · Employe...	-3,512.40
				Wages	4410.00 · Maint - L...	-14,972.96
				Benefits	4433.00 · Emp Ben...	-4,189.21
				Wages	4110.00 · Admin Sa...	-10,302.03
				Benefits	4182.00 · Employe...	-3,309.85
				Wages	4410.00 · Maint - L...	-5,791.16
				Benefits	4433.00 · Emp Ben...	-1,438.21
				Wages	4110.00 · Admin Sa...	-7,660.35
				Benefits	4182.00 · Employe...	-2,454.15
TOTAL						-70,407.52
Bill Pmt -Check	7223	09/07/2023	GRAINGER	mm	1111.01 · General ...	
Bill	9819879181	08/28/2023		wall brackets	4420.00 · Maint - S...	-87.14
TOTAL						-87.14
Bill Pmt -Check	7224	09/07/2023	GREEN BAY WAT...	mm	1111.01 · General ...	
Bill	8/28/23-4665-01	08/28/2023		1424 Admiral	4390.00 · Other Util...	-388.00
				1424 Admiral	4310.00 · Water	-3,122.28
TOTAL						-3,510.28
Bill Pmt -Check	7225	09/07/2023	LARSON PAINTING		1111.01 · General ...	
Bill	6160	09/06/2023		painting - 110...	4430.00 · Maint - C...	-807.57
Bill	6161	09/06/2023		painting - 133...	4430.00 · Maint - C...	-1,176.12
TOTAL						-1,983.69

7:19 AM

11/06/23

Green Bay Housing Authority

Check Detail

September 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	7226	09/07/2023	One Service LLC		1111.01 · General ...	
Bill	683	08/25/2023		wasp removal	4430.17 · Extermin...	-85.00
Bill	689	08/30/2023		bed bug treat...	4430.17 · Extermin...	-580.00
TOTAL						-665.00
Bill Pmt -Check	7227	09/07/2023	Sandberg K9 Solu...	1424 Admiral	1111.01 · General ...	
Bill	2084	08/28/2023		quarterly insp...	4430.17 · Extermin...	-3,200.12
TOTAL						-3,200.12
Bill Pmt -Check	7228	09/07/2023	TIME WARNER CA...	1424 Admiral	1111.01 · General ...	
Bill	0437255081823	08/18/2023		1424 Admiral	4230.00 · Ten Ser...	-179.98
TOTAL						-179.98
Bill Pmt -Check	7229	09/07/2023	WISCONSIN PUBL...		1111.01 · General ...	
Bill	8/22/23-2671-00241	08/22/2023		1102 Pine	4320.00 · Electricity	-14.79
				1102 Pine	4330.00 · Gas	-12.78
Bill	8/29/23-2671-00240	08/29/2023		323 N Ashalnd	4320.00 · Electricity	-36.66
				323 N Ashalnd	4330.00 · Gas	-18.86
Bill	8/30/23-2671-00241	08/30/2023		1102 Pine	4320.00 · Electricity	-5.55
Bill	8/31/23-2671-00036	08/31/2023		1424 Admiral	4320.00 · Electricity	-144.91
Bill	8/31/23-2671-00002	08/31/2023		1424 Admiral	4320.00 · Electricity	-6,943.92
TOTAL						-7,177.47
Bill Pmt -Check	7230	09/22/2023	AMA HEATING	mm	1111.01 · General ...	
Bill	a-107967	09/20/2023		filters	4420.00 · Maint - S...	-1,492.85
TOTAL						-1,492.85
Bill Pmt -Check	7231	09/22/2023	BELSON CO		1111.01 · General ...	
Bill	473684	09/11/2023		TP/ paper to...	4420.00 · Maint - S...	-780.18
Bill	474077	09/14/2023		clenaer	4420.00 · Maint - S...	-225.71
TOTAL						-1,005.89
Bill Pmt -Check	7232	09/22/2023	CITY OF GREEN B...		1111.01 · General ...	
Bill	970-12420	08/29/2023		brakers/resist...	4420.00 · Maint - S...	-36.93
Bill	970-12420	08/29/2023		sink parts/dro...	4420.00 · Maint - S...	-645.17
Bill	970-12420	08/31/2023		Tax credit trai...	4140.00 · Staff Trai...	-462.50
				tax credit trai...	4140.00 · Staff Trai...	-462.50
				gift card	4420.00 · Maint - S...	-100.00
				bed bug enca...	4430.17 · Extermin...	-649.30
				lanyards	4220.01 · Ten Ser -...	-15.99
Bill	176838	08/31/2023		fuel	4430.03 · Maint - Tr...	-113.88
				fuel	4430.03 · Maint - Tr...	-113.87
Bill	970-12420	09/01/2023		buildium fee	4190.05 · Members...	-41.35
Bill	970-12420	09/05/2023		cap/ tissue/ ...	4420.00 · Maint - S...	-97.16
Bill	970-12420	09/05/2023		keys	4420.00 · Maint - S...	-9.96
Bill	970-12420	09/05/2023		lock set	4420.00 · Maint - S...	-32.98
Bill	176793	09/07/2023		trash removal	4430.19 · Garbage ...	-1,068.39
TOTAL						-3,849.98

7:19 AM

11/06/23

Green Bay Housing Authority

Check Detail

September 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	7233	09/22/2023	D & D Glass Co. L...	mm/ss	1111.01 · General ...	
Bill	81687	08/30/2023		screens	4420.00 · Maint - S...	-126.12
				screens	4420.00 · Maint - S...	-220.27
TOTAL						-346.39
Bill Pmt -Check	7234	09/22/2023	GREEN BAY WAT...	1121 univers...	1111.01 · General ...	
Bill	9/11/23-11033-03	09/11/2023		1121 university	4390.00 · Other Util...	-32.65
				1121 university	4310.00 · Water	-222.35
TOTAL						-255.00
Bill Pmt -Check	7235	09/22/2023	KONE INC	1424 Admiral	1111.01 · General ...	
Bill	871138843	09/01/2023		maint agree...	4430.12 · Elevator ...	-910.00
TOTAL						-910.00
Bill Pmt -Check	7236	09/22/2023	One Service LLC		1111.01 · General ...	
Bill	715	09/14/2023		Cockroach tr...	4430.17 · Extermin...	-95.00
Bill	714	09/14/2023		bed bug treat...	4430.17 · Extermin...	-420.00
TOTAL						-515.00
Bill Pmt -Check	7237	09/22/2023	PAMPERIN CONS...	1337 univeri...	1111.01 · General ...	
Bill	9/1/23	09/01/2023		1337 univeris...	4430.00 · Maint - C...	-1,003.00
TOTAL						-1,003.00
Bill Pmt -Check	7238	09/22/2023	PHILADELPHIA IN...	ins	1111.01 · General ...	
Bill	2006059878	08/31/2023		board ins	4510.01 · Insurance...	-1,028.00
TOTAL						-1,028.00
Bill Pmt -Check	7239	09/22/2023	Robert Salesky	mm	1111.01 · General ...	
Bill	9/8/2023	09/08/2023		lock repair	4420.00 · Maint - S...	-24.00
TOTAL						-24.00
Bill Pmt -Check	7240	09/22/2023	SCOTT WARNER ...	1009 Crooks	1111.01 · General ...	
Bill	0162	09/09/2023		vanities & sin...	4430.00 · Maint - C...	-500.00
TOTAL						-500.00
Bill Pmt -Check	7241	09/22/2023	TIME WARNER CA...	1424 Admiral	1111.01 · General ...	
Bill	0366595090123	09/01/2023		cable	4230.00 · Ten Ser-...	-3,471.77
TOTAL						-3,471.77

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Green Bay Housing Authority

Check Detail

September 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	7242	09/22/2023	Truck 'N Junk LLC	1121 Univer...	1111.01 · General ...	
Bill	542399	09/12/2023		items remove...	4430.01 · Maint - N...	-1,507.00
TOTAL						-1,507.00
Bill Pmt -Check	7243	09/22/2023	Twin Eagle Holdin...	MM	1111.01 · General ...	
Bill	163694	09/11/2023		1424 Admiral	4330.00 · Gas	-786.75
TOTAL						-786.75
Bill Pmt -Check	7244	09/22/2023	Waste Manageme...	1424 Admiral	1111.01 · General ...	
Bill	2022527-1796-4	09/01/2023		Extra dumpster	4430.19 · Garbage ...	-612.54
TOTAL						-612.54
Bill Pmt -Check	7245	09/22/2023	WISCONSIN PUBL...		1111.01 · General ...	
Bill	9/5/23-2671-00240	09/05/2023		323 n Ashland	4320.00 · Electricity	-4.40
				323 n Ashland	4330.00 · Gas	-2.79
Bill	9/7/23-2671-00239	09/07/2023		1337 Univeristy	4320.00 · Electricity	-44.91
				1337 Univeristy	4330.00 · Gas	-17.13
Bill	9/13/23-2671-00009	09/13/2023		1125 University	4320.00 · Electricity	-33.29
				1125 University	4330.00 · Gas	-16.77
TOTAL						-119.29

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Green Bay Housing Authority

Check Detail

October 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	7246	10/04/2023	AT&T	dooy system	1111.01 · General ...	
Bill	9/22/2023	09/22/2023		door system	4190.07 · Tele Fax...	-25.00
				door system	4190.07 · Tele Fax...	-82.97
TOTAL						-107.97
Bill Pmt -Check	7247	10/04/2023	BELLIN HOME HE...	mm	1111.01 · General ...	
Bill	MB10604	09/17/2023		RN communi...	4230.00 · Ten Ser...	-650.00
TOTAL						-650.00
Bill Pmt -Check	7248	10/04/2023	BELSON CO	mm	1111.01 · General ...	
Bill	474620	09/21/2023		paper towels	4420.00 · Maint - S...	-80.34
TOTAL						-80.34
Bill Pmt -Check	7249	10/04/2023	BENO PLUMBING ...	1424 Admiral	1111.01 · General ...	
Bill	67999	09/27/2023		repair leaking...	4430.16 · Plumbing	-1,203.81
TOTAL						-1,203.81
Bill Pmt -Check	7250	10/04/2023	Brown County Plu...	522 n Monroe	1111.01 · General ...	
Bill	7302	09/18/2023		water heater	4430.16 · Plumbing	-1,395.00
TOTAL						-1,395.00
Bill Pmt -Check	7251	10/04/2023	CELLCOM	cell bill	1111.01 · General ...	
Bill	361174	09/15/2023		cell bill	4190.07 · Tele Fax...	-32.37
				cell bill	4190.07 · Tele Fax...	-64.06
TOTAL						-96.43
Bill Pmt -Check	7252	10/04/2023	CITY OF GREEN B...		1111.01 · General ...	
Bill	970-12420	09/07/2023		background c...	4130.01 · Investigat...	-16.42
Bill	176980	09/12/2023		sanitaton fee	4430.19 · Garbage ...	-61.00
Bill	970-12420	09/19/2023		paint/binds	4420.00 · Maint - S...	-35.93
Bill	970-12420	09/20/2023		tubeing/bulbs...	4420.00 · Maint - S...	-52.97
Bill	970-12422	09/30/2023		Wages	4110.00 · Admin Sa...	-7,993.21
				benefits	4182.00 · Employe...	-3,088.23
				Wages	4410.00 · Maint - L...	-10,159.06
				benefits	4433.00 · Emp Ben...	-3,599.69
				Wages	4110.00 · Admin Sa...	-6,740.67
				benefits	4182.00 · Employe...	-2,666.74
				Wages	4410.00 · Maint - L...	-3,594.84
				benefits	4433.00 · Emp Ben...	-1,080.66
				Wages	4110.00 · Admin Sa...	-4,694.59
				benefits	4182.00 · Employe...	-1,951.77
TOTAL						-45,735.78

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Green Bay Housing Authority

Check Detail

October 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	7253	10/04/2023	Clean By Design L...		1111.01 · General ...	
Bill	1659	09/24/2023		cleaning - 11...	4430.00 · Maint - C...	-750.00
Bill	1658	09/24/2023		cleaning unit ...	4430.00 · Maint - C...	-360.00
TOTAL						-1,110.00
Bill Pmt -Check	7254	10/04/2023	GREEN BAY WAT...		1111.01 · General ...	
Bill	9/28/23-4665-01	09/28/2023		1424 Admiral	4390.00 · Other Util...	-388.00
				1424 Admiral	4310.00 · Water	-3,203.17
Bill	9/28/23-32063-01	09/28/2023		1424 Admiral	4390.00 · Other Util...	-141.30
TOTAL						-3,732.47
Bill Pmt -Check	7255	10/04/2023	Jayne Valentine		1111.01 · General ...	
Bill	7/31/23 mileage	07/31/2023		mileage	4150.00 · Travel	-18.01
				mileage	4150.00 · Travel	-8.19
Bill	8/31/23 mileage	08/31/2023		mileage	4150.00 · Travel	-35.37
				Mileage	4150.00 · Travel	-19.65
Bill	9/22/23	09/22/2023		WAHA conf	4150.00 · Travel	-108.21
				WAHA conf	4150.00 · Travel	-108.21
TOTAL						-297.64
Bill Pmt -Check	7256	10/04/2023		sd refund	1111.01 · General ...	
Bill	Sd refund	10/03/2023		SD refund	2114.00 · Tenant S...	-200.00
				Key Dept ref...	2114.02 · Security ...	-25.00
TOTAL						-225.00
Bill Pmt -Check	7257	10/04/2023	Lutheran Social S...	social worker	1111.01 · General ...	
Bill	167102	08/31/2023		social worker...	4210.00 · Ten Ser...	-6,428.55
TOTAL						-6,428.55
Bill Pmt -Check	7258	10/04/2023		sd refund	1111.01 · General ...	
Bill	SD refund	10/03/2023		sd refund	2114.00 · Tenant S...	-190.00
TOTAL						-190.00
Bill Pmt -Check	7259	10/18/2023	Attorney's Litigati...	mm	1111.01 · General ...	
Bill	9710797	10/06/2023		paper service	4130.00 · Legal Ex...	-75.00
TOTAL						-75.00
Bill Pmt -Check	7260	10/18/2023	BELSON CO	mm	1111.01 · General ...	
Bill	476006	10/09/2023		paper towels	4420.00 · Maint - S...	-79.55
TOTAL						-79.55

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Green Bay Housing Authority

Check Detail

October 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	7261	10/18/2023	BENO PLUMBING ...	mm	1111.01 · General ...	
Bill	68065	10/04/2023		replace toilet ...	4430.16 · Plumbing	-193.66
TOTAL						-193.66
Bill Pmt -Check	7262	10/18/2023	Brown County Plu...	516 N Ashland	1111.01 · General ...	
Bill	7317	10/13/2023		water heater ...	4430.16 · Plumbing	-1,395.00
TOTAL						-1,395.00
Bill Pmt -Check	7263	10/18/2023	CEC	mm	1111.01 · General ...	
Bill	410935	10/02/2023		fire alarm mo...	4430.09 · Fire Prote...	-500.00
TOTAL						-500.00
Bill Pmt -Check	7264	10/18/2023	CITY OF GREEN B...		1111.01 · General ...	
Bill	970-12420	09/22/2023		blinds/lights/f...	4420.00 · Maint - S...	-544.71
Bill	970-12420	09/25/2023		filters	4420.00 · Maint - S...	-79.92
				cleaning sup...	4420.00 · Maint - S...	-56.22
Bill	970-12420	09/28/2023		Bingo & movi...	4220.01 · Ten Ser -...	-61.22
				LIHTC training	4140.00 · Staff Trai...	-75.00
				LIHTC training	4140.00 · Staff Trai...	-75.00
				waste manag...	4430.19 · Garbage ...	-443.46
				HIBU	4190.08 · Marketing	-20.00
Bill	178016	09/30/2023		fuel & repairs	4430.03 · Maint - Tr...	-157.39
				fuel & repairs	4430.03 · Maint - Tr...	-157.38
Bill	970-12420	10/02/2023		LIHTC training	4140.00 · Staff Trai...	-75.00
				LIHTC training	4140.00 · Staff Trai...	-75.00
				cc fee - tena...	4530.00 · Bank Fees	-63.01
				court fees	4130.00 · Legal Ex...	-117.65
Bill	178395	10/06/2023		bulk items di...	4430.19 · Garbage ...	-95.00
Bill	178742	10/13/2023		auto insurance	4510.00 · Insurance...	-82.39
				auto insurance	4510.00 · Insurance...	-82.38
Bill	178737	10/13/2023		mower ins	4510.00 · Insurance...	-11.32
Bill	170280	10/16/2023		522 N Maple ...	4430.11 · Snow Re...	-95.10
Bill	172847	10/16/2023		sanitation fee...	4430.19 · Garbage ...	-61.00
Bill	172862	10/16/2023		sanitation fee...	4430.19 · Garbage ...	-61.00
Bill	167707	10/16/2023		state elevator...	4190.05 · Members...	-51.00
TOTAL						-2,540.15
Bill Pmt -Check	7265	10/18/2023	Clean By Design L...	837 Christiana	1111.01 · General ...	
Bill	1662	10/06/2023		cleaning - 83...	4430.00 · Maint - C...	-920.70
TOTAL						-920.70
Bill Pmt -Check	7266	10/18/2023	Koehler Flooring	1121 Univer...	1111.01 · General ...	
Bill	2251	10/16/2023		1121 Univer...	4430.00 · Maint - C...	-15,910.00
TOTAL						-15,910.00

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Green Bay Housing Authority

Check Detail

October 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	7267	10/18/2023	KONE INC		1111.01 · General ...	
Bill	871087074	07/01/2023		Maint. Agree...	4430.12 · Elevator ...	-910.00
Bill	871033737	07/30/2023		Maint. Agree...	4430.12 · Elevator ...	-910.00
Bill	871165911	10/01/2023		Maint. Agree...	4430.12 · Elevator ...	-910.00
TOTAL						-2,730.00
Bill Pmt -Check	7268	10/18/2023	Lutheran Social S...	social worker	1111.01 · General ...	
Bill	167245	09/30/2023		social worker...	4210.00 · Ten Ser...	-6,428.55
TOTAL						-6,428.55
Bill Pmt -Check	7269	10/18/2023	One Service LLC		1111.01 · General ...	
Bill	728	09/20/2023		rodent servic...	4430.17 · Extermin...	-60.00
Bill	738	09/28/2023		Bed bug treat...	4430.17 · Extermin...	-400.00
Bill	746	10/03/2023		1337 universi...	4430.17 · Extermin...	-65.00
Bill	747	10/05/2023		1444 Univers...	4430.17 · Extermin...	-90.00
Bill	749	10/11/2023		beg bug treat...	4430.17 · Extermin...	-120.00
TOTAL						-735.00
Bill Pmt -Check	7270	10/18/2023	TIME WARNER CA...	MM	1111.01 · General ...	
Bill	366595100123	10/01/2023		cable	4230.00 · Ten Ser...	-3,515.86
TOTAL						-3,515.86
Bill Pmt -Check	7271	10/18/2023	TWIRL SEWER SE...		1111.01 · General ...	
Bill	39301	10/02/2023		cleaned sew...	4430.16 · Plumbing	-220.00
Bill	39297	10/10/2023		removed caul...	4430.16 · Plumbing	-265.00
TOTAL						-485.00
Bill Pmt -Check	7272	10/18/2023	WISCONSIN PUBL...		1111.01 · General ...	
Bill	10/2/23-2671-00036	10/02/2023		1424 Admiral	4320.00 · Electricity	-124.86
Bill	10/3/23-2671-00002	10/03/2023		1424 Admiral	4320.00 · Electricity	-6,262.92
Bill	10/11/23-2671-00...	10/11/2023		1125 University	4320.00 · Electricity	-32.36
				1125 University	4330.00 · Gas	-18.21
TOTAL						-6,438.35

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

Oct-23

	COCC		Mason Manor		RevBonds		TOTAL	
	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget
Total Income	46,978.52	174,131.60	350,052.25	868,235.02	4,872.96	63,341.84	401,903.73	1,105,708.46
Total Expense	33,467.54	162,000.00	268,540.65	1,014,043.76	0.00	4,900.00	302,008.19	1,180,943.76
Net Income	13,510.98	12,131.60	81,511.60	-145,808.74	4,872.96	58,441.84	99,895.54	-75,235.30

Reserve Spreadsheet

	MM
2023 Unaudited Report	1,140,399
YTD Net Income/(loss) Without Depreciation	81,512
Committed Funds	(150,000)
Remaining Projects	-
Subtotal	1,071,911
Transfer	-
Projected Reserve	1,071,911
6 Month Expenses	455,052
Excess/shortfall	616,859
	😊

Green Bay Housing Authority

Budget vs. Actual

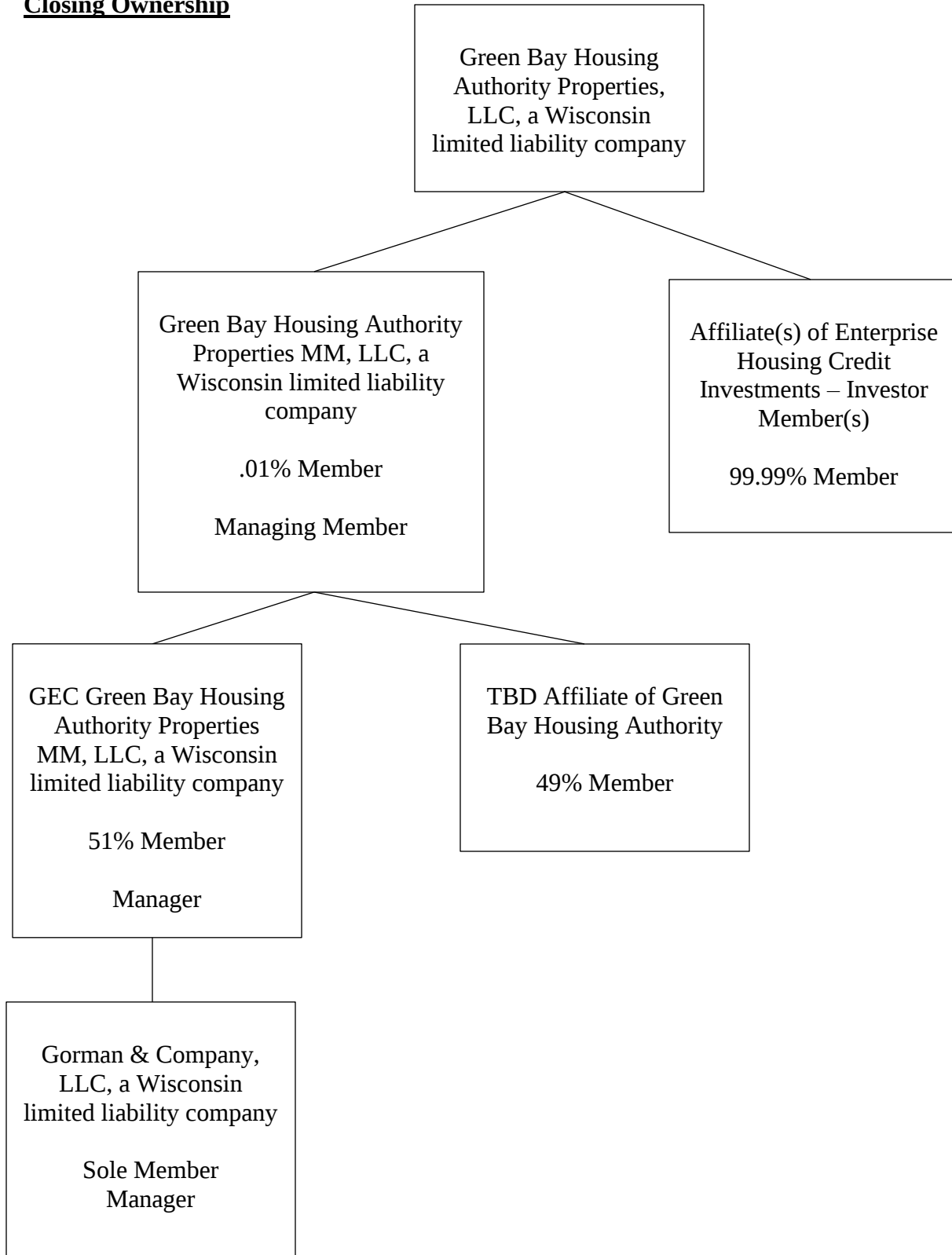
	COCC				Mason Manor			
	YTD	Budget	\$ Over Budget	% of Budget	YTD	Budget	\$ Over Budget	% of Budget
Income								
2802.00 · Hud Contributions	0.00	0.00	0.00	0.0%	158,451.00	217,980.00	-59,529.00	72.69%
3110.00 · Dwelling Rental	0.00	0.00	0.00	0.0%	119,370.00	505,630.00	-386,260.00	23.61%
3120.00 · Excess Utilities	0.00	0.00	0.00	0.0%	1,216.00	5,000.00	-3,784.00	24.32%
3510.00 · Management Fee Revenue	36,178.93	131,781.60	129,864.00	27.45%	0.00	0.00	0.00	0.0%
3520.00 · Asset Management Rev	6,030.00	24,000.00	24,000.00	25.13%	0.00	0.00	0.00	0.0%
3530.00 · BookKeeping Fee Rev	4,447.50	18,000.00	18,000.00	24.71%	0.00	0.00	0.00	0.0%
3610.00 · Int Income	0.00	250.00	2,500.00	0.0%	37,842.28	2,000.00	35,842.28	1,892.11%
3690.00 · Other Income - Tenants	0.00	0.00	0.00	0.0%	1,000.00	4,000.00	-3,000.00	25.0%
3690.01 · Other Income - Ins Dividends	322.09	100.00	15.00	322.09%	9,501.62	5,750.00	3,751.62	165.25%
3690.02 · Other Income	0.00	0.00	0.00	0.0%	7,846.95	15,000.00	-7,153.05	52.31%
3690.03 · Cell Tower Rent	0.00	0.00	0.00	0.0%	14,824.40	112,875.02	-98,050.62	13.13%
Total Income	46,978.52	174,131.60	-127,153.08	26.98%	350,052.25	868,235.02	-518,182.77	40.32%
Expense								
4110.00 · Admin Salaries	19,164.87	71,500.00	-52,335.13	26.8%	31,727.58	117,500.00	-85,772.42	27.0%
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%	192.65	750.00	-557.35	25.69%
4130.01 · Investigations Expense	0.00	0.00	0.00	0.0%	0.00	1,300.00	-1,300.00	0.0%
4140.00 · Staff Training	0.00	9,000.00	-9,000.00	0.0%	720.13	5,000.00	-4,279.87	14.4%
4150.00 · Travel	0.00	200.00	-200.00	0.0%	151.77	250.00	-98.23	60.71%
4160.00 · Management Fee	0.00	0.00	0.00	0.0%	27,820.56	96,639.84	-68,819.28	28.79%
4163.00 · BookKeeping Fee	0.00	0.00	0.00	0.0%	3,420.00	13,680.00	-10,260.00	25.0%
4165.00 · Asset Management Fee	0.00	0.00	0.00	0.0%	4,590.00	18,240.00	-13,650.00	25.16%
4171.00 · Auditing Fees	0.00	2,500.00	-2,500.00	0.0%	0.00	4,500.00	-4,500.00	0.0%
4182.00 · Employee Benefits - Admin	7,262.54	29,000.00	-21,737.46	25.04%	11,206.40	38,000.00	-26,793.60	29.49%
4190.01 · Printing	106.88	300.00	-193.12	35.63%	99.92	1,000.00	-900.08	9.99%
4190.02 · Postage	0.00	200.00	-200.00	0.0%	165.00	1,100.00	-935.00	15.0%
4190.03 · Paper & Office Supplies	57.49	900.00	-842.51	6.39%	67.48	1,500.00	-1,432.52	4.5%
4190.04 · Publications	0.00	300.00	-300.00	0.0%	0.00	0.00	0.00	0.0%
4190.05 · Membership Dues & Fees	5.41	400.00	-394.59	1.35%	51.00	0.00	51.00	100.0%
4190.06 · Computer Support	683.65	7,000.00	-6,316.35	9.77%	9,311.13	7,500.00	1,811.13	124.15%
4190.07 · Tele Fax & Comm	0.00	0.00	0.00	0.0%	445.29	2,250.00	-1,804.71	19.79%
4190.08 · Marketing	0.00	5,000.00	-5,000.00	0.0%	60.00	2,300.00	-2,240.00	2.61%
4190.10 · Miscellaneous	5,425.49	15,000.00	-9,574.51	36.17%	299.75	1,500.00	-1,200.25	19.98%
4220.00 · Ten Ser-Recr Etc	0.00	0.00	0.00	0.0%	0.00	200.00	-200.00	0.0%
4220.01 · Ten Ser - Resident Part	0.00	0.00	0.00	0.0%	212.72	2,900.00	-2,687.28	7.34%
4230.00 · Ten Ser-Contrs	0.00	0.00	0.00	0.0%	15,174.51	47,433.92	-32,259.41	31.99%
4310.00 · Water	0.00	0.00	0.00	0.0%	9,154.45	37,500.00	-28,345.55	24.41%
4320.00 · Electricity	0.00	0.00	0.00	0.0%	21,495.21	66,000.00	-44,504.79	32.57%
4330.00 · Gas	0.00	0.00	0.00	0.0%	3,369.59	46,000.00	-42,630.41	7.33%
4390.00 · Other Utilities	0.00	0.00	0.00	0.0%	1,383.70	5,000.00	-3,616.30	27.67%
4410.00 · Maint - Labor	0.00	0.00	0.00	0.0%	40,106.21	134,000.00	-93,893.79	29.93%
4420.00 · Maint - Supplies	0.00	100.00	-100.00	0.0%	4,754.80	10,000.00	-5,245.20	47.55%
4430.00 · Maint - Contracts	0.00	0.00	0.00	0.0%	1,576.00	10,000.00	-8,424.00	15.76%
4430.01 · Maint - Non-Contract	0.00	0.00	0.00	0.0%	429.00	5,000.00	-4,571.00	8.58%
4430.03 · Maint - Truck Maint	0.00	100.00	-100.00	0.0%	388.76	3,000.00	-2,611.24	12.96%
4430.09 · Fire Protection - Maint	0.00	0.00	0.00	0.0%	1,361.00	5,000.00	-3,639.00	27.22%
4430.10 · Heating and Cooling	0.00	0.00	0.00	0.0%	51.00	5,000.00	-4,949.00	1.02%
4430.11 · Snow Removal	0.00	0.00	0.00	0.0%	0.00	3,000.00	-3,000.00	0.0%
4430.12 · Elevator Maintenance	0.00	0.00	0.00	0.0%	4,703.00	14,500.00	-9,797.00	32.43%
4430.13 · Landscape and Grounds	0.00	0.00	0.00	0.0%	159.88	1,500.00	-1,340.12	10.66%
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%	1,662.47	1,500.00	162.47	110.83%
4430.17 · Extermination	0.00	0.00	0.00	0.0%	5,999.40	17,500.00	-11,500.60	34.28%
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%	1,942.92	7,000.00	-5,057.08	27.76%
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%	13,126.66	37,000.00	-23,873.34	35.48%
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%	42,955.71	40,000.00	2,955.71	107.39%
4510.01 · Insurance Expenses - Liability	500.00	750.00	-250.00	66.67%	8,205.00	8,500.00	-295.00	96.53%
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	261.21	1,100.00	-838.79	23.75%	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%
Total Expense	33,467.54	162,000.00	-128,532.46	20.66%	268,540.65	1,014,043.76	-745,503.11	26.48%
Net Income/(Loss)	13,510.98	12,131.60	1,379.38	111.37%	81,511.60	-145,808.74	227,320.34	-55.9%

Green Bay Housing Authority

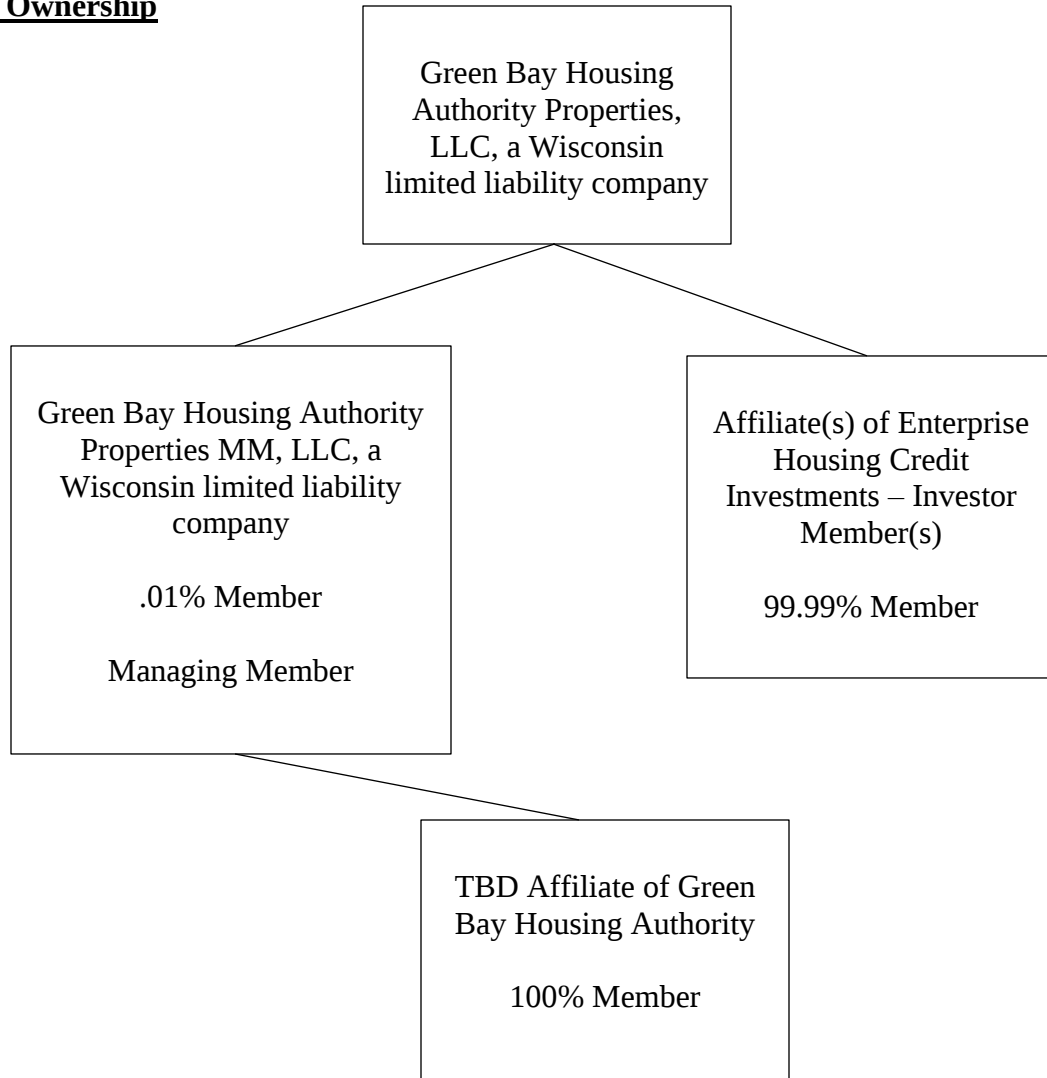
Budget vs. Actual

	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%	158,451.00	217,980.00	-59,529.00	72.69%
3110.00 · Dwelling Rental	0.00	0.00	0.00	0.0%	119,370.00	505,630.00	-386,260.00	23.61%
3120.00 · Excess Utilities	0.00	0.00	0.00	0.0%	1,216.00	5,000.00	-3,784.00	24.32%
3510.00 · Management Fee Revenue	0.00	0.00	0.00	0.0%	36,178.93	131,781.60	-95,602.67	27.45%
3520.00 · Asset Management Rev	0.00	0.00	0.00	0.0%	6,030.00	24,000.00	-17,970.00	25.13%
3530.00 · BookKeeping Fee Rev	0.00	0.00	0.00	0.0%	4,447.50	18,000.00	-13,552.50	24.71%
3610.00 · Int Income	0.00	250.00	-250.00	0.0%	37,842.28	2,500.00	35,342.28	1,513.69%
3690.00 · Other Income - Tenants	0.00	0.00	0.00	0.0%	1,000.00	4,000.00	-3,000.00	25.0%
3690.01 · Other Income - Ins Dividends	0.00	0.00	0.00	0.0%	9,823.71	5,850.00	3,973.71	167.93%
3690.02 · Other Income	4,872.96	63,091.84	-58,218.88	7.72%	12,719.91	78,091.84	-65,371.93	16.29%
3690.03 · Cell Tower Rent	0.00	0.00	0.00	0.0%	14,824.40	112,875.02	-98,050.62	13.13%
Total Income	4,872.96	63,341.84	-58,468.88	7.69%	401,903.73	1,105,708.46	-703,804.73	36.35%
Expense								
4110.00 · Admin Salaries	0.00	550.00	-550.00	0.0%	50,892.45	189,550.00	-138,657.55	26.85%
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%	192.65	6,750.00	-6,557.35	2.85%
4130.01 · Investigations Expense	0.00	0.00	0.00	0.0%	0.00	1,300.00	-1,300.00	0.0%
4140.00 · Staff Training	0.00	0.00	0.00	0.0%	720.13	14,000.00	-13,279.87	5.14%
4150.00 · Travel	0.00	0.00	0.00	0.0%	151.77	450.00	-298.23	33.73%
4160.00 · Management Fee	0.00	0.00	0.00	0.0%	27,820.56	96,639.84	-68,819.28	28.79%
4163.00 · BookKeeping Fee	0.00	0.00	0.00	0.0%	3,420.00	13,680.00	-10,260.00	25.0%
4165.00 · Asset Management Fee	0.00	0.00	0.00	0.0%	4,590.00	18,240.00	-13,650.00	25.16%
4171.00 · Auditing Fees	0.00	600.00	-600.00	0.0%	0.00	7,600.00	-7,600.00	0.0%
4182.00 · Employee Benefits - Admin	0.00	250.00	-250.00	0.0%	18,468.94	67,250.00	-48,781.06	27.46%
4190.01 · Printing	0.00	0.00	0.00	0.0%	206.80	1,300.00	-1,093.20	15.91%
4190.02 · Postage	0.00	0.00	0.00	0.0%	165.00	1,300.00	-1,135.00	12.69%
4190.03 · Paper & Office Supplies	0.00	0.00	0.00	0.0%	124.97	2,400.00	-2,275.03	5.21%
4190.04 · Publications	0.00	0.00	0.00	0.0%	0.00	300.00	-300.00	0.0%
4190.05 · Membership Dues & Fees	0.00	0.00	0.00	0.0%	56.41	400.00	-343.59	14.1%
4190.06 · Computer Support	0.00	0.00	0.00	0.0%	9,994.78	14,500.00	-4,505.22	68.93%
4190.07 · Tele Fax & Comm	0.00	0.00	0.00	0.0%	445.29	2,250.00	-1,804.71	19.79%
4190.08 · Marketing	0.00	3,000.00	-3,000.00	0.0%	60.00	10,300.00	-10,240.00	0.58%
4190.10 · Miscellaneous	0.00	500.00	-500.00	0.0%	5,725.24	17,000.00	-11,274.76	33.68%
4220.00 · Ten Ser-Recr Etc	0.00	0.00	0.00	0.0%	0.00	200.00	-200.00	0.0%
4220.01 · Ten Ser - Resident Part	0.00	0.00	0.00	0.0%	212.72	2,900.00	-2,687.28	7.34%
4230.00 · Ten Ser-Contrs	0.00	0.00	0.00	0.0%	15,174.51	47,433.92	-32,259.41	31.99%
4310.00 · Water	0.00	0.00	0.00	0.0%	9,154.45	37,500.00	-28,345.55	24.41%
4320.00 · Electricity	0.00	0.00	0.00	0.0%	21,495.21	66,000.00	-44,504.79	32.57%
4330.00 · Gas	0.00	0.00	0.00	0.0%	3,369.59	46,000.00	-42,630.41	7.33%
4390.00 · Other Utilities	0.00	0.00	0.00	0.0%	1,383.70	5,000.00	-3,616.30	27.67%
4410.00 · Maint - Labor	0.00	0.00	0.00	0.0%	40,106.21	134,000.00	-93,893.79	29.93%
4420.00 · Maint - Supplies	0.00	0.00	0.00	0.0%	4,754.80	10,100.00	-5,345.20	47.08%
4430.00 · Maint - Contracts	0.00	0.00	0.00	0.0%	1,576.00	10,000.00	-8,424.00	15.76%
4430.01 · Maint - Non-Contract	0.00	0.00	0.00	0.0%	429.00	5,000.00	-4,571.00	8.58%
4430.03 · Maint - Truck Maint	0.00	0.00	0.00	0.0%	388.76	3,100.00	-2,711.24	12.54%
4430.09 · Fire Protection - Maint	0.00	0.00	0.00	0.0%	1,361.00	5,000.00	-3,639.00	27.22%
4430.10 · Heating and Cooling	0.00	0.00	0.00	0.0%	51.00	5,000.00	-4,949.00	1.02%
4430.11 · Snow Removal	0.00	0.00	0.00	0.0%	0.00	3,000.00	-3,000.00	0.0%
4430.12 · Elevator Maintenance	0.00	0.00	0.00	0.0%	4,703.00	14,500.00	-9,797.00	32.43%
4430.13 · Landscape and Grounds	0.00	0.00	0.00	0.0%	159.88	1,500.00	-1,340.12	10.66%
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%	1,662.47	1,500.00	162.47	110.83%
4430.17 · Extermination	0.00	0.00	0.00	0.0%	5,999.40	17,500.00	-11,500.60	34.28%
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%	1,942.92	7,000.00	-5,057.08	27.76%
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%	13,126.66	37,000.00	-23,873.34	35.48%
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%	42,955.71	40,000.00	2,955.71	107.39%
4510.01 · Insurance Expenses - Liability	0.00	0.00	0.00	0.0%	8,705.00	9,250.00	-545.00	94.11%
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%	261.21	1,100.00	-838.79	23.75%
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%
Total Expense	0.00	4,900.00	-4,900.00	0.0%	302,008.19	1,180,943.76	-878,935.57	25.57%
Net Income/(Loss)	4,872.96	58,441.84	-53,568.88	8.34%	99,895.54	-75,235.30	175,130.84	-132.78%

Closing Ownership



Post-8609 Ownership



**GREEN BAY HOUSING AUTHORITY
NOVEMBER 2023**

			MASON MANOR VACANCIES (37 TOTAL)		
UNIT	MOVEOUT	BEDRM	NEW LEASE	MOVE OUT REASON	CURRENT STATUS OF UNIT
###	1/31/22	1	HOLD OPEN FOR RENOVATION	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		EVICTON	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		DECEASED	HOLD VACANT FOR REMODEL
###	7/31/22	1		EVICTON	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		EVICTON-NONPAYMENT RENT	HOLD VACANT FOR REMODEL
###	1/31/23	1		NON RENEWAL OF LEASE	HOLD VACANT FOR REMODEL
###	1/31/23	1		DECEASED	HOLD VACANT FOR REMODEL
###	2/2/23	1		EVICTON-NONPAYMENT RENT	HOLD VACANT FOR REMODEL
###	3/1/23	1		MOVED TO DIFFENT APT.	HOLD VACANT FOR REMODEL
###	3/3/22	1		MOVED TO LIVE WITH FAMILY	HOLD VACANT FOR REMODEL
###	3/10/23	1		EVICTON	HOLD VACANT FOR REMODEL
###	4/19/23	1		MOVED TO DIFFENT APT.	HOLD VACANT FOR REMODEL
###	5/1/23	1		EVICTON	HOLD VACANT FOR REMODEL
###	5/31/23	1		MOVED TO ASSISTED LIVING	HOLD VACANT FOR REMODEL
###	6/30/23	1		DECEASED	HOLD VACANT FOR REMODEL
###	7/31/23	1		DECEASED	HOLD VACANT FOR REMODEL
###	9/11/23	1		MOVED TO ASSISTED LIVING	HOLD VACANT FOR REMODEL
###	10/2/23	1		MOVED TO ASSISTED LIVING	HOLD VACANT FOR REMODEL
###	10/31/23	1		MOVED TO NURSING HOME	HOLD VACANT FOR REMODEL
###	11/3/23	1		EVICTON-LEASE VIOLATION	HOLD VACANT FOR REMODEL
###	11/6/23	1		MOVED TO DIFFERENT APT.	HOLD VACANT FOR REMODEL
UPCOMING VACANCIES				APPLICATIONS INFO	
MASON MANOR (1 TOTAL)				MM APPLICANTS:	TOTAL
	UNIT	STATUS		1 bedroom (69-BC; 29-non BC)	98
	###	EVICTON-LEASE VIOLATION		2 bedroom (1-BC; 1-non BC)	2
OCCUPANY RATES			HUD		
	MM		MM		
November	89.47%		100.00%		
December	88.82%		100.00%		
January	88.82%		100.00%		
February	86.18%		100.00%		
March	85.53%		100.00%		
April	83.55%		100.00%		
May	82.89%		100.00%		
June	81.58%		100.00%		
July	80.92%		100.00%		
August	80.26%		100.00%		
September	79.61%		100.00%		
October	78.95%		100.00%		
TOTAL	83.88%		100.00%		