AGENDA OF THE GREEN BAY HOUSING AUTHORITY

THURSDAY, JANUARY 18, 2024, 10:30 AM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

1. Join Zoom Meeting Online:
   https://us02web.zoom.us/j/81434999289?pwd=N0dlMGxWSS85SGswK2lZeGhZZUN0UT09

   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.

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

C. Approval of the Agenda.

1. Approval of the agenda for the January 18, 2024, meeting of the Green Bay Housing Authority.

D. Approval of Minutes.

1. Approval of the minutes from the November 9, 2023, special meeting of the Green Bay Housing Authority.

E. Regular Business.

1. Consideration with possible action on approval of the June 30, 2023, Audit Report.

F. Informational.

1. Update on RAD/Section 18 Redevelopment Project
2. GBHA Bills.
3. GBHA Financial Report.
4. Director's Report.
5. Occupancy Report.
6. Date of the next meeting: February 15, 2024.

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.

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

FINANCIAL STATEMENTS WITH INDEPENDENT AUDITORS' REPORT

JUNE 30, 2023

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

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JUNE 30, 2023

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, 2023, 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, 2023, 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 the 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 7 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, statements and certifications of actual modernization costs, and statement and certification of ROSS costs are presented for purposes of additional analysis and is not a required part of the basic financial statements.

The combining financial statements, statements and certifications of actual modernization costs, and statement and certification of ROSS costs 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, statements and certifications of actual modernization costs, and statement and certification of ROSS costs are fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated December 19, 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
December 19, 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, 2023

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, 2023. 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 begin on page 8.

FINANCIAL HIGHLIGHTS:

- The assets of the PHA exceed its liabilities as of June 30, 2023 by $7,577,855 (Net Position).
- The PHA's net investment in capital assets as of June 30, 2023 was $3,501,447.
- The PHA's total revenue for the fiscal year ended June 30, 2023 was $1,926,798.
- The PHA's total expenses for the fiscal year ended June 30, 2023 was $1,576,860. Therefore, the PHA's total combined revenues exceeded its total combined expenses by $349,938.

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

	2023	2022	INCREASE (DECREASE)
Cash and cash equivalents	$3,281,900	$2,695,136	$ 565,972
Cash and cash equivalents - restricted	69,160	71,264	(3,079)
Other current assets	57,536	117,865	34,179
Capital assets	3,501,447	3,702,268	(250,319)
Other noncurrent assets	864,573	876,311	37,217
TOTAL ASSETS	7,774,616	7,462,844	383,970
Current liabilities	172,203	212,918	37,751
Noncurrent liabilities	24,558	22,009	(6,083)
TOTAL LIABILITIES	196,761	234,927	31,668
Net investment in capital assets	3,501,447	3,702,268	(250,319)
Unrestricted	4,076,408	3,525,649	602,624
TOTAL NET POSITION	7,577,855	7,227,917	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,			
	2023		2022	
	AMOUNT	%	AMOUNT	%
REVENUE				
Tenant rents and other charges	$1,101,694	57	$ 805,029	42
HUD operating and capital grants	480,901	25	657,333	34
Other operating revenue	252,311	13	467,120	24
Interest	91,892	5	2,599	-
TOTAL REVENUE	1,926,798	100	1,932,081	100
EXPENSES				
Administration	454,883	29	395,477	26
Tenant services	101,470	6	103,174	7
Utilities	182,432	12	190,564	12
Maintenance and operations	435,081	28	422,724	29
General expenses	160,242	10	177,855	12
Depreciation	242,752	15	250,319	16
TOTAL EXPENSES	1,576,860	100	1,540,143	100
NET (DECREASE) INCREASE	**$ 349,938**		**$ 391,938**	

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 2023 was $480,901 as compared to $657,333 in the fiscal year 2022. This decrease is primarily a result of receiving operating funds from U.S. Department of Housing and Urban Development (HUD) for only Mason Manor.

Other operating revenue decreased 54% during fiscal year 2023. This was due to receiving a lawsuit payment in the prior year.

There was a increase of $12,357 in maintenance and operations expenses between the two years from $422,724 in 2022 to $435,081 in 2023. This 3% increase resulted from maintenance prepping during the current year for 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

	2023	2022
Non-depreciable assets:		
Land	$ 484,471	$ 484,471
Depreciable assets:		
Building and improvements	12,750,364	12,708,433
Machinery and equipment	1,316,493	1,316,493
Accumulated depreciation	(11,049,881)	(10,807,129)
TOTAL	**$3,501,447**	**$3,702,268**

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 2.2% in 2023, down 0.4% from 2022. Green Bay's unemployment rate of 2.2% is less than the State average of 2.5% 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, 2023
(With summarized financial information as of June 30, 2022)

	JUNE 30, 2023	JUNE 30, 2022
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	$ 3,281,900	$ 2,695,136
Cash and cash equivalents - restricted	69,160	71,264
Receivables		
Tenants	2,192	91,120
Other	-	1,388
Due from other governments	40,076	11,268
Notes receivable	3,530	5,400
Current portion of loans receivable	11,738	8,689
TOTAL CURRENT ASSETS	3,408,596	2,884,265
NONCURRENT ASSETS		
Loans receivable	864,573	876,311
Capital assets, net of accumulated depreciation	3,501,447	3,702,268
TOTAL NONCURRENT ASSETS	4,366,020	4,578,579
TOTAL ASSETS	**$ 7,774,616**	**$ 7,462,844**
LIABILITIES AND NET POSITION		
CURRENT LIABILITIES		
Accounts payable	$ 3,457	$ 40,942
Accrued payroll	22,994	20,611
Compensated absences	8,186	7,336
Unearned revenue	5,968	-
Tenants' security deposits	69,160	71,264
Due to other governments	62,438	72,765
TOTAL CURRENT LIABILITIES	172,203	212,918
NONCURRENT LIABILITIES		
Compensated absences	24,558	22,009
TOTAL LIABILITIES	196,761	234,927
NET POSITION		
Net investment in capital assets	3,501,447	3,702,268
Unrestricted	4,076,408	3,525,649
TOTAL NET POSITION	7,577,855	7,227,917
TOTAL LIABILITIES AND NET POSITION	**$ 7,774,616**	**$ 7,462,844**

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, 2023
(With summarized financial information for the year ended June 30, 2022)

	YEAR ENDED JUNE 30, 2023	YEAR ENDED JUNE 30, 2022
OPERATING REVENUE		
Tenant rents and other charges	$ 1,101,694	$ 720,657
Operating grants	480,901	741,705
Other operating revenue	252,311	467,120
TOTAL OPERATING REVENUE	1,834,906	1,929,482
OPERATING EXPENSES		
Administration	454,883	395,725
Tenant services	101,470	103,174
Utilities	182,432	190,564
Maintenance and operations	435,081	422,724
General expenses	160,242	177,637
Depreciation	242,752	250,319
TOTAL OPERATING EXPENSES	1,576,860	1,540,143
OPERATING INCOME	258,046	389,339
NONOPERATING REVENUE		
Interest income	91,892	2,599
CHANGE IN NET POSITION	349,938	391,938
NET POSITION AT BEGINNING OF YEAR	7,227,917	6,875,612
PRIOR PERIOD ADJUSTMENT	-	(39,633)
NET POSITION AT END OF YEAR	**$ 7,577,855**	**$ 7,227,917**

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, 2023

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

	YEAR ENDED JUNE 30, 2023	YEAR ENDED JUNE 30, 2022
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash receipts:		
Tenant rents and other charges	$ 1,190,422	$ 709,191
HUD operating grants	481,019	662,487
Other operating receipts	253,699	465,732
Total cash receipts	1,925,140	1,837,410
Cash disbursements:		
Vendors and suppliers	(522,899)	(448,917)
Employees compensation and benefits	(655,243)	(522,393)
Other operating and maintenance	(100,698)	(133,276)
Insurance	(47,525)	(71,595)
Payment in lieu of taxes	(72,765)	(74,435)
Total cash disbursements	(1,399,130)	(1,250,616)
NET CASH PROVIDED BY OPERATING ACTIVIITIES	526,010	586,794
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Payment of (issuance of) loan receivable	8,689	(26,500)
Acquisition of capital assets	(41,931)	-
NET CASH (USED IN) CAPITAL AND RELATED FINANCING ACTIVITIES	(33,242)	(26,500)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	91,892	2,599
NET INCREASE IN CASH AND CASH EQUIVALENTS	584,660	562,893
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	2,766,400	2,203,507
CASH AND CASH EQUIVALENTS AT END OF YEAR	**$ 3,351,060**	**$ 2,766,400**

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

	2023	2022
Cash and cash equivalents	$ 3,281,900	$ 2,695,136
Cash and cash equivalents - restricted	69,160	71,264
CASH AND CASH EQUIVALENTS PER STATEMENT OF NET POSITION	**$ 3,351,060**	**$ 2,766,400**

(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, 2023

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

	YEAR ENDED JUNE 30, 2023	YEAR ENDED JUNE 30, 2022
RECONCILIATION OF INCOME FROM OPERATIONS TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Operating income	$ 258,046	$ 389,339
Adjustments to reconcile operating income to net cash provided by operating activities		
Depreciation	242,752	250,319
Prior period adjustments	-	(39,633)
Changes in assets and liabilities		
(Increase) decrease in assets		
Accounts receivable	88,928	(87,734)
Other receivable	1,388	38,245
Due from other governments	(28,808)	5,154
Notes receivable	1,870	(564)
(Decrease) increase in liabilities		
Accounts payable	(27,615)	30,017
Accrued payroll	(7,912)	3,521
Compensated absences	3,824	7,903
Unearned revenue	5,968	(5,025)
Tenants' security deposits	(2,104)	(3,079)
Due to other governments	(10,327)	(1,669)
NET CASH PROVIDED BY OPERATING ACTIVITIES	**$ 526,010**	**$ 586,794**

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.

In accordance with Statement No. 61, Governmental Accounting Standards Board (GASB), the basis criterion for including a legally separate organization as a component unit is the degree of financial accountability the Housing Authority has with the Organization. The following circumstances set forth the Housing Authority's financial accountability for a legally separate organization:

a. The Housing Authority is financially accountable if it appoints a voting majority of the Organization's governing body and (1) it is able to impose its will on the Organization or (2) there is a potential for the Organization to provide specific financial benefits to, or impose specific financial burdens on the Housing Authority.

b. The Housing Authority may be financially accountable if an organization is fiscally dependent on the Housing Authority regardless of whether the Organization has (1) a separately elected governed board, (2) a governing board appointed by a higher level of government, or (3) a jointly appointed board.

Based upon the application of these criteria, this report includes the following component unit:

The component unit is Scattered Sites Properties. This entity is shown as a discretely presented component unit because the Housing Authority is financially accountable. Its purpose is to provide housing and community development projects that are outside the range of services the Housing Authority can provide under State and Federal regulations. Scattered Sites Properties does not have separately issued financial statements.

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.

NOTE 1 - Summary of Significant Accounting Policies - Continued

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 is rents collected from tenants and operating grants. Operating expenses for proprietary funds include the cost of operating properties owned, administrative expenses, and depreciation on capital assets. All revenue and expenses not meeting this definition are reported as non-operating revenue and expenses.

The accounting and financial reporting treatment applied to the Housing Authority is determined by its measurement focus. The transactions of the Housing Authority are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operations are included on the statement of net position. Net position (i.e., total assets net of total liabilities) is 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 tenants' security deposits.

Accounts Receivable - Tenant accounts receivable are recorded at gross amounts with uncollectible amounts recognized under the direct write-off method.

NOTE 1 - Summary of Significant Accounting Policies - Continued

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, 2023.

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, 2023, was $32,744 and is recorded as a liability in the applicable programs.

NOTE 1 - Summary of Significant Accounting Policies – Continued

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.

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, 2023, the Housing Authority reported cash and cash equivalents as follows:

Cash and cash equivalents	$ 3,281,900
Cash and cash equivalents - restricted	69,160
TOTAL	**$ 3,351,060**

Fair Value of Deposits - Deposits are reported at fair value. At June 30, 2023, the fair value of the Housing Authority's deposits and investments approximated original cost; therefore, no fair value adjustments were necessary.

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

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

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

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

As of June 30, 2023, $2,783,474 of the Housing Authority's bank balance of $3,433,474 was exposed to custodial risk as follows:

Uninsured, collateralized by bank	**$ 2,783,474**

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, 2023:

Mason Manor tenant repayment agreements	**$ 3,530**

Loans receivable consist of the following at June 30, 2023:

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 $503,500. Payments are to be made quarterly over a 35 year period, ending in fiscal year 2056.	521,311
	876,311
Less current portion	(11,738)
TOTAL LONG-TERM	**$ 864,573**

NOTE 4 - Capital Assets

A summary of changes in capital assets are as follows:

	BALANCE 07/01/22	ADDITIONS	RETIRE-MENTS	BALANCE 06/30/23
Capital assets not being depreciated:				
Land	$ 484,471	$ -	$ -	$ 484,471
Capital assets being depreciated:				
Buildings and improvements	12,708,433	41,931		12,750,364
Machinery and equipment	1,316,493	-	-	1,316,493
Total capital assets being depreciated	14,024,926	41,931	-	14,066,857
Less accumulated depreciation	(10,807,129)	(242,752)	-	(11,049,881)
Total capital assets being depreciated, net of accumulated depreciation	3,217,797	(200,821)	-	3,016,976
NET CAPITAL ASSETS	**$ 3,702,268**	**$ (200,821)**	**$ -**	**$ 3,501,447**

NOTE 5 - Long-Term Obligations

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

Summary of Long-Term Obligations

	BALANCE 07/01/22	ADDITIONS	REDUCTIONS	BALANCE 06/30/23	AMOUNT DUE WITHIN ONE YEAR
Compensated absences	$ 29,345	$ 3,399	$ -	$ 32,744	$ 8,186

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 2023 totaled $129,467 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, 2023, there were two 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, 2023, totaled $43,600 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 25 percent of its total revenue from the United States Department of Housing and Urban Development. This funding is subject to federal government budget appropriations and potential funding reductions.

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

SUPPLEMENTARY INFORMATION

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
COMBINING STATEMENT OF NET POSITION
JUNE 30, 2023

		PUBLIC HOUSING		REVENUE			SCATTERED		
ASSETS	COCC	MASON MANOR	SCATTERED SITES	BOND PROGRAM	ROSS PROGRAM	CAPITAL FUNDS	SITES PROPERTIES	ELIMINATING ENTRY	TOTAL
CURRENT ASSETS									
Cash and cash equivalents	$ -	$ 2,931,419	$ -	$ 4,873	$ -	$ -	$ 345,608	$ -	$ 3,281,900
Cash and cash equivalents - restricted	-	69,160	-	-	-	-	-	-	69,160
Receivables									
Tenants	-	2,192	-	-	-	-	-	-	2,192
Due from other governments	-	40,076	-	-	-	-	-	-	40,076
Due from other programs	451,139	-	-	1,114,470	-	-	171,505	(1,737,114)	-
Notes receivable	-	3,530	-	-	-	-	-	-	3,530
Current portion of loans receivable	-	-	-	11,738	-	-	-	-	11,738
TOTAL CURRENT ASSETS	451,139	3,046,377	-	1,131,081	-	-	517,113	(1,737,114)	3,408,596
NONCURRENT ASSETS									
Loans receivable	-	-	-	864,573	-	-	-	-	864,573
Capital assets, net of accumulated depreciation	-	1,764,933	-	-	-	-	1,736,514	-	3,501,447
TOTAL NONCURRENT ASSETS	-	1,764,933	-	864,573	-	-	1,736,514	-	4,366,020
TOTAL ASSETS	**$ 451,139**	**$ 4,811,310**	**$ -**	**$ 1,995,654**	**$ -**	**$ -**	**$ 2,253,627**	**$ (1,737,114)**	**$ 7,774,616**

(Continued on page 21)

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
COMBINING STATEMENT OF NET POSITION - Continued
JUNE 30, 2023

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	$ 8	$ 775	$ -	$ -	$ -	$ -	$ 2,674	$ -	$ 3,457
Accrued payroll	3,752	12,167	-	-	-	-	7,075	-	22,994
Compensated absences	3,464	3,197	-	-	-	-	1,525	-	8,186
Unearned revenue	-	1,904	-	-	-	-	4,064	-	5,968
Tenants' security deposits	-	32,270	-	-	-	-	36,890	-	69,160
Due to other programs	-	1,737,114	-	-	-	-	-	(1,737,114)	-
Due to other governments	-	33,512	-	-	-	-	28,926	-	62,438
TOTAL CURRENT LIABILITIES	7,224	1,820,939	-	-	-	-	81,154	(1,737,114)	172,203
NONCURRENT LIABILITIES									
Compensated absences	10,391	9,592	-	-	-	-	4,575	-	24,558
TOTAL LIABILITIES	17,615	1,830,531	-	-	-	-	85,729	(1,737,114)	196,761
NET POSITION									
Net investment in capital assets	-	1,764,933	-	-	-	-	1,736,514	-	3,501,447
Unrestricted	433,524	1,215,846	-	1,995,654	-	-	431,384	-	4,076,408
TOTAL NET POSITION	433,524	2,980,779	-	1,995,654	-	-	2,167,898	-	7,577,855
TOTAL LIABILITIES AND NET POSITION	**$ 451,139**	**$ 4,811,310**	**$ -**	**$ 1,995,654**	**$ -**	**$ -**	**$ 2,253,627**	**$ (1,737,114)**	**$ 7,774,616**

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, 2023

		PUBLIC HOUSING		REVENUE			SCATTERED		
	COCC	MASON MANOR	SCATTERED SITES	BOND PROGRAM	ROSS PROGRAM	CAPITAL FUNDS	SITES PROPERTIES	ELIMINATING ENTRY	TOTAL
OPERATING REVENUE									
Tenant rents and other charges	$ -	$ 497,320	$ -	$ -	$ -	$ -	$ 604,374	$ -	$ 1,101,694
Operating grants	-	223,599	-	-	53,382	15,866	188,054	-	480,901
Other operating revenue	186,787	168,057	-	59,530	-	-	22,692	(184,755)	252,311
TOTAL OPERATING REVENUE	186,787	888,976	-	59,530	53,382	15,866	815,120	(184,755)	1,834,906
OPERATING EXPENSES									
Administration	134,156	314,086	-	694	-	3	190,699	(184,755)	454,883
Tenant services	-	47,844	-	-	53,626	-	-	-	101,470
Utilities	-	167,262	-	-	-	-	15,170	-	182,432
Maintenance and operations	3	284,222	-	-	-	15,863	134,993	-	435,081
General expenses	2,041	83,977	-	-	-	-	74,224	-	160,242
Depreciation	-	105,671	-	-	-	-	137,081	-	242,752
TOTAL OPERATING EXPENSES	136,200	1,003,062	-	694	53,626	15,866	552,167	(184,755)	1,576,860
OPERATING INCOME (LOSS)	50,587	(114,086)	-	58,836	(244)	-	262,953	-	258,046
NONOPERATING REVENUE (EXPENSES)									
Interest income	13,926	40,403	-	34,936	-	-	2,627	-	91,892
Operating transfers in	-	-	-	-	244	-	-	(244)	-
Operating transfers out	-	-	-	(244)	-	-	-	244	-
TOTAL NONOPERATING REVENUE	13,926	40,403	-	34,692	244	-	2,627	-	91,892
CHANGE IN NET POSITION	64,513	(73,683)	-	93,528	-	-	265,580	-	349,938
NET POSITION AT BEGINNING OF YEAR	369,011	3,054,462	-	1,902,126	-	-	1,902,318	-	7,227,917
NET POSITION AT END OF YEAR	**$ 433,524**	**$ 2,980,779**	**$ -**	**$ 1,995,654**	**$ -**	**$ -**	**$ 2,167,898**	**$ -**	**$ 7,577,855**

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
COMBINING STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2023

		PUBLIC HOUSING		REVENUE			SCATTERED		
	COCC	MASON MANOR	SCATTERED SITES	BOND PROGRAM	ROSS PROGRAM	CAPITAL FUNDS	SITES PROPERTIES	ELIMINATING ENTRY	TOTAL
CASH FLOWS FROM OPERATING ACTIVITIES									
Cash receipts:									
Tenant rents and other charges	$ -	$ 490,236	$ -	$ -	$ -	$ -	$ 700,186	$ -	$ 1,190,422
Interprogram services provided	-	-	34,859	-	-	-	-	(34,859)	-
HUD operating grants	-	183,523	-	-	63,252	17,264	216,980	-	481,019
Other operating receipts	186,787	169,445	-	59,530	-	-	22,692	(184,755)	253,699
Total cash receipts	186,787	843,204	34,859	59,530	63,252	17,264	939,858	(219,614)	1,925,140
Cash disbursements:									
Vendors and suppliers	(34,755)	(376,093)	-	(576)	-	(26,355)	(269,875)	184,755	(522,899)
Employees compensation and benefits	(100,314)	(334,827)	-	(16,679)	(63,496)	-	(139,927)	-	(655,243)
Other operating and maintenance	-	(100,698)	-	-	-	-	-	-	(100,698)
Insurance	(600)	(46,925)	-	-	-	-	-	-	(47,525)
Payment in lieu of taxes	-	(37,906)	(34,859)	-	-	-	-	-	(72,765)
Interprogram services used	(65,044)	247,021	-	(80,783)	-	9,091	(145,144)	34,859	-
Total cash disbursements	(200,713)	(649,428)	(34,859)	(98,038)	(63,496)	(17,264)	(554,946)	219,614	(1,399,130)
NET CASH (USED IN) PROVIDED BY OPERATING ACTIVITIES	(13,926)	193,776	-	(38,508)	(244)	-	384,912	-	526,010
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES									
Issuance of loan receivable	-	-	-	8,689	-	-	-	-	8,689
Acquisition of capital assets	-	-	-	-	-	-	(41,931)	-	(41,931)
NET CASH PROVIDED BY (USED IN) CAPITAL AND RELATED FINANCING ACTIVITIES	-	-	-	8,689	-	-	(41,931)	-	(33,242)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES									
Operating transfers (out) in	-	-	-	(244)	244	-	-	-	-
CASH FLOWS FROM INVESTING ACTIVITIES									
Interest received	13,926	40,403	-	34,936	-	-	2,627	-	91,892
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	-	234,179	-	4,873	-	-	345,608	-	584,660
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	-	2,766,400	-	-	-	-	-	-	2,766,400
CASH AND CASH EQUIVALENTS AT END OF YEAR	**$ -**	**$ 3,000,579**	**$ -**	**$ 4,873**	**$ -**	**$ -**	**$ 345,608**	**$ -**	**$ 3,351,060**

(Continued on page 24)

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
COMBINING STATEMENT OF CASH FLOWS - Continued
YEAR ENDED JUNE 30, 2023

	COCC	PUBLIC HOUSING MASON MANOR	PUBLIC HOUSING SCATTERED SITES	REVENUE BOND PROGRAM	ROSS PROGRAM	CAPITAL FUNDS	SCATTERED 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	$ -	$ 2,931,419	$ -	$ 4,873	$ -	$ -	$ 345,608	$ -	$ 3,281,900
Cash and cash equivalents - restricted	-	69,160	-	-	-	-	-	-	69,160
CASH AND CASH EQUIVALENTS PER STATEMENT OF NET POSITION	**$ -**	**$ 3,000,579**	**$ -**	**$ 4,873**	**$ -**	**$ -**	**$ 345,608**	**$ -**	**$ 3,351,060**
RECONCILIATION OF INCOME (LOSS) FROM OPERATIONS TO NET CASH (USED IN) PROVIDED BY OPERATING ACTIVITIES									
Operating income (loss)	$ 50,587	$ (114,086)	$ -	$ 58,836	$ (244)	$ -	$ 262,953	$ -	$ 258,046
Adjustments to reconcile operating income (loss) to net cash (used in) provided by operating activities									
Depreciation	-	105,671	-	-	-	-	137,081	-	242,752
Prior period adjustments	-	-	-	-	-	-	-	-	-
Changes in assets and liabilities									
(Increase) decrease in assets									
Accounts receivable	-	(704)	-	-	-	-	89,632	-	88,928
Other receivable	-	1,388	-	-	-	-	-	-	1,388
Due from other governments	-	(40,076)	-	-	9,870	1,398	-	-	(28,808)
Due from other programs	(65,044)	1,398	34,859	(80,783)	-	10,489	(145,144)	244,225	-
Notes receivable	-	1,870	-	-	-	-	-	-	1,870
(Decrease) increase in liabilities									
Accounts payable	(48)	254	-	(16,561)	-	(10,489)	(771)	-	(27,615)
Accrued payroll	205	1,753	-	-	(9,870)	-	-	-	(7,912)
Compensated absences	374	1,459	-	-	-	-	1,991	-	3,824
Unearned revenue	-	1,904	-	-	-	-	4,064	-	5,968
Tenants' security deposits	-	(8,284)	-	-	-	-	6,180	-	(2,104)
Due to other governments	-	(4,394)	(34,859)	-	-	-	28,926	-	(10,327)
Due to other programs	-	245,623	-	-	-	(1,398)	-	(244,225)	-
NET CASH (USED IN) PROVIDED BY OPERATING ACTIVITIES	**$ (13,926)**	**$ 193,776**	**$ -**	**$ (38,508)**	**$ (244)**	**$ -**	**$ 384,912**	**$ -**	**$ 526,010**

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COSTS
JUNE 30, 2023

ANNUAL CONTRIBUTIONS CONTRACT

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

	WI39P0745119
Funds approved	$ 332,254
Funds expended	332,254
EXCESS (DEFICIENCY) OF FUNDS APPROVED	**$ -**
HUD grants	$ 332,254
Funds expended	332,254
EXCESS (DEFICIENCY) OF FUNDS EXPENDED	**$ -**

2. The distribution of costs as shown on the Financial Statement of Actual Modernization Cost Certificate Costs dated October 17, 2023, accompanying the Actual Modernization Cost Certificates submitted to HUD are in agreement with the Housing Authority’s records.

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

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COSTS
JUNE 30, 2023

ANNUAL CONTRIBUTIONS CONTRACT

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

	WI39P0745118
Funds approved	$ 320,213
Funds expended	320,213
EXCESS (DEFICIENCY) OF FUNDS APPROVED	**$ -**
HUD grants	$ 320,213
Funds expended	320,213
EXCESS (DEFICIENCY) OF FUNDS EXPENDED	**$ -**

2. The distribution of costs as shown on the Financial Statement of Actual Modernization Cost Certificate Costs dated July 12, 2022, accompanying the Actual Modernization Cost Certificates submitted to HUD are in agreement with the Housing Authority's records.

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

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COSTS
JUNE 30, 2023

ANNUAL CONTRIBUTIONS CONTRACT

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

	WI39P0745117
Funds approved	$ 207,049
Funds expended	207,049
EXCESS (DEFICIENCY) OF FUNDS APPROVED	**$ -**
HUD grants	$ 207,049
Funds expended	207,049
EXCESS (DEFICIENCY) OF FUNDS EXPENDED	**$ -**

2. The distribution of costs as shown on the Financial Statement of Actual Modernization Cost Certificate Costs dated July 12, 2022, accompanying the Actual Modernization Cost Certificates submitted to HUD are in agreement with the Housing Authority's records.

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

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
STATEMENT AND CERTIFICATION OF ROSS COSTS
JUNE 30, 2023

ANNUAL CONTRIBUTIONS CONTRACT

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

	ROSS191265-01-00
Funds approved	$ 193,084
Funds expended	193,084
EXCESS (DEFICIENCY) OF FUNDS APPROVED	**$ -**
HUD grants	$ 193,084
Funds expended	193,084
EXCESS (DEFICIENCY) OF FUNDS EXPENDED	**$ -**

2. The distribution of costs as shown on the Federal Financial Report dated June 22, 2022, accompanying the Actual ROSS Cost Certificates submitted to HUD are in agreement with the Housing Authority’s records.

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

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

OTHER REPORT

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, 2023, 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 December 19, 2023.

Report on 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. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on 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*.

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
December 19, 2023

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

INDEPENDENT AUDITORS' REPORT ON COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

JUNE 30, 2023

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

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JUNE 30, 2023

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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, 2023, and have issued our report thereon dated December 19, 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 August 23, 2023, 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 December 19, 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 2023. 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 misstatement that we identified as a result of our audit procedures was brought to the attention of, and corrected by, management is 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 December 19, 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
December 19, 2023

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

APPENDIX A
ADJUSTING JOURNAL ENTRY

HOUSING AUTHORITY OF THE CITY OF GREEN BAY
Green Bay, Wisconsin
ADJUSTING JOURNAL ENTRY
JUNE 30, 2023

Account	Description	Debit	Credit
Adjusting Journal Entry #1			
To adjust equity due to incorrect CFP entry in prior year.			
10-0-000-000-3200.000	Retained Earnings	1,398	
10-3-020-000-2802.000	Hud Contributions	1,398	
10-1-000-000-3690.002	Other Income		1,398
10-3-020-000-3200.000	Retained Earnings		1,398
	Total	**2,796**	**2,796**

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 920.448.3300
Fax 920.448.3426

December 19, 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, 2023, 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 December 19, 2023.

Financial Statements

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated August 23, 2023, 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 Bjenie-Wigg

Title: Executive Director

Signature: Stephanie Sotmiz

Title: Senior Accountant

Report to the
Housing Authority of the City of Green Bay

MEETING DATE	PREPARED BY
January 18, 2024	Cheryl Renier-Wigg, Staff

AGENDA ITEM # F.1

Update on RAD/Section 18 Redevelopment Project

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Green Bay Housing Authority
Check Detail
November 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**7273**	**11/02/2023**	**BELSON CO**		**1111.01 · General ...**	
Bill	477274	10/23/2023		towels/tp/ for...	4420.00 · Maint - S...	-396.84
Bill	477560	10/26/2023		cleaner	4420.00 · Maint - S...	-112.54
TOTAL						-509.38
Bill Pmt -Check	**7274**	**11/02/2023**	**Brown County Plu...**		**1111.01 · General ...**	
Bill	7320	10/25/2023		522 N Maple-...	4430.18 · Appliances	-1,395.00
Bill	7319	10/25/2023		Install tub & s...	4430.01 · Maint - N...	-459.00
Bill	7318	10/25/2023		510 N Chest...	4430.18 · Appliances	-1,395.00
TOTAL						-3,249.00
Bill Pmt -Check	**7275**	**11/02/2023**	**CITY OF GREEN B...**		**1111.01 · General ...**	
Bill	970-12420	10/10/2023		background c...	4130.01 · Investigat...	-2.35
				register of de...	4130.00 · Legal Ex...	-32.50
Bill	970-12420	10/10/2023		keys	4420.00 · Maint - S...	-26.18
				bleach/batteri...	4420.00 · Maint - S...	-98.69
Bill	970-12420	10/11/2023		wipers/sink st...	4420.00 · Maint - S...	-80.36
Bill	970-12422	10/31/2023		Wages	4110.00 · Admin Sa...	-7,911.10
				Benefits	4182.00 · Employe...	-3,056.29
				Wages	4410.00 · Maint - L...	-10,306.12
				Benefits	4433.00 · Emp Ben...	-3,618.14
				Wages	4110.00 · Admin Sa...	-6,784.74
				Benefits	4182.00 · Employe...	-2,683.62
				Wages	4410.00 · Maint - L...	-3,614.95
				Benefits	4433.00 · Emp Ben...	-1,076.22
				Wages	4110.00 · Admin Sa...	-4,268.74
				Benefits	4182.00 · Employe...	-1,818.80
TOTAL						-45,378.80
Bill Pmt -Check	**7276**	**11/02/2023**	**Clean By Design L...**	**mm**	**1111.01 · General ...**	
Bill	1663	10/13/2023		cleaning # 503	4430.00 · Maint - C...	-360.00
TOTAL						-360.00
Bill Pmt -Check	**7277**	**11/02/2023**	**GRAINGER**		**1111.01 · General ...**	
Bill	9873669858	10/17/2023		drain opener	4420.00 · Maint - S...	-273.26
Bill	9880437679	10/23/2023		motor	4420.00 · Maint - S...	-97.02
TOTAL						-370.28
Bill Pmt -Check	**7278**	**11/02/2023**	**GREEN BAY WAT...**		**1111.01 · General ...**	
Bill	10/23/23-4089-05	10/23/2023		835 Christiana	4390.00 · Other Util...	-65.75
				835 Christiana	4310.00 · Water	-252.36
Bill	10/26/23-5524-04	10/26/2023		522 n Maple	4390.00 · Other Util...	-65.75
				522 n Maple	4310.00 · Water	-338.35
Bill	10/26/23-5399-04	10/26/2023		323 N Ashland	4390.00 · Other Util...	-129.10
				323 N Ashland	4310.00 · Water	-87.46
TOTAL						-938.77

Green Bay Housing Authority
Check Detail
November 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**7279**	**11/02/2023**	**LARSON PAINTING**		**1111.01 · General ...**	
Bill	6185	10/26/2023		painting - 112...	4430.00 · Maint - C...	-954.18
Bill	6184	10/26/2023		painting - 837...	4430.00 · Maint - C...	-950.94
TOTAL						-1,905.12
Bill Pmt -Check	**7280**	**11/02/2023**	**ORKIN**		**1111.01 · General ...**	
Bill	2505662424	10/04/2023		montly fee	4430.17 · Extermin...	-119.99
Bill	251959131	11/01/2023		monthly fee	4430.17 · Extermin...	-119.99
TOTAL						-239.98
Bill Pmt -Check	**7281**	**11/02/2023**	**Overhead Door Co...**	**896 School**	**1111.01 · General ...**	
Bill	BAY2688435	10/23/2023		service garag...	4420.00 · Maint - S...	-125.45
TOTAL						-125.45
Bill Pmt -Check	**7282**	**11/02/2023**	**SHERWIN-WILLIA...**	**OE0301904A...**	**1111.01 · General ...**	
Bill	9667-5	10/12/2023		paint	4420.00 · Maint - S...	-53.54
TOTAL						-53.54
Bill Pmt -Check	**7283**	**11/02/2023**	**Twin Eagle Holdin...**	**1424 Admiral**	**1111.01 · General ...**	
Bill	164469	10/13/2023		1424 Admiral	4330.00 · Gas	-1,009.22
TOTAL						-1,009.22
Bill Pmt -Check	**7284**	**11/02/2023**	**TWIRL SEWER SE...**	**839 Christiana**	**1111.01 · General ...**	
Bill	39457	10/20/2023		cleaned grea...	4430.16 · Plumbing	-185.00
TOTAL						-185.00
Bill Pmt -Check	**7285**	**11/02/2023**	**WISCONSIN PUBL...**	**837 Christiana**	**1111.01 · General ...**	
Bill	10/25/23-2671-00...	10/25/2023		837 Christiana	4320.00 · Electricity	-18.30
				837 Christiana	4330.00 · Gas	-14.09
TOTAL						-32.39
Bill Pmt -Check	**7286**	**11/15/2023**	**AT&T**	**door system**	**1111.01 · General ...**	
Bill	10/22/23	10/22/2023		door system	4190.07 · Tele Fax...	-25.00
				door system	4190.07 · Tele Fax...	-93.46
TOTAL						-118.46
Bill Pmt -Check	**7287**	**11/15/2023**	**BELLIN HOME HE...**	**rn comm ou...**	**1111.01 · General ...**	
Bill	MB10772	10/26/2023		RN communi...	4230.00 · Ten Ser-...	-300.00
TOTAL						-300.00

Green Bay Housing Authority
Check Detail
November 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**7288**	**11/15/2023**	**BELSON CO**	**mm**	**1111.01 · General ...**	
Bill	478285	11/03/2023		cleaner	4420.00 · Maint - S...	-162.12
TOTAL						-162.12
Bill Pmt -Check	**7289**	**11/15/2023**	**Brown County Re...**	**recording fee**	**1111.01 · General ...**	
Bill	11/9/23 recording	11/09/2023		recording fee	4190.10 · Miscellan...	-30.00
TOTAL						-30.00
Bill Pmt -Check	**7290**	**11/15/2023**	[redacted]	**SD refund**	**1111.01 · General ...**	
Bill	SD refund	11/14/2023		SD refund - ...	2114.00 · Tenant S...	-191.56
				Key Dept ref...	2114.02 · Security ...	-33.52
				Credit on acc...	3110.00 · Dwelling ...	-228.92
TOTAL						-454.00
Bill Pmt -Check	**7291**	**11/15/2023**	**CITY OF GREEN B...**		**1111.01 · General ...**	
Bill	179443	10/01/2023		Fuel & repairs	4430.03 · Maint - Tr...	-187.68
				Fuel & repairs	4430.03 · Maint - Tr...	-187.69
Bill	970-12420	10/17/2023		filters	4420.00 · Maint - S...	-106.36
Bill	970-12420	10/18/2023		cutter/ waterp...	4420.00 · Maint - S...	-110.80
				Thermostat	4420.00 · Maint - S...	-59.96
Bill	970-12420	10/19/2023		recording fees	4130.00 · Legal Ex...	-32.50
Bill	970-12420	10/25/2023		filter/sump pu...	4420.00 · Maint - S...	-582.08
Bill	970-12420	10/26/2023		fridge - 1121 ...	4430.18 · Appliances	-859.99
				halloween pa...	4220.01 · Ten Ser -...	-219.71
				wastemagenet	4430.19 · Garbage ...	-443.46
				HIBU	4190.08 · Marketing	-20.00
Bill	970-12420	11/07/2023		copies	4190.01 · Printing	-110.38
				copeis	4190.01 · Printing	-110.37
Bill	970-12420	11/07/2023		copies	4190.01 · Printing	-100.59
				copies	4190.01 · Printing	-100.58
Bill	970-12420	11/07/2023		copies	4190.01 · Printing	-67.63
				copies	4190.01 · Printing	-67.63
Bill	970-12420	11/07/2023		copies	4190.01 · Printing	-75.14
				copes	4190.01 · Printing	-75.15
Bill	970-12420	11/07/2023		copies	4190.01 · Printing	-122.76
				copies	4190.01 · Printing	-122.75
Bill	970-12420	11/07/2023		copies	4190.01 · Printing	-123.92
				copies	4190.01 · Printing	-123.92
Bill	970-12420	11/07/2023		copies	4190.01 · Printing	-105.53
				copies	4190.01 · Printing	-105.54
Bill	970-12420	11/07/2023		copies	4190.01 · Printing	-158.37
				copies	4190.01 · Printing	-158.38
Bill	179755	11/09/2023		copies	4190.01 · Printing	-54.01
				office supplies	4190.01 · Printing	-91.42
TOTAL						-4,684.30
Bill Pmt -Check	**7292**	**11/15/2023**	**GRAINGER**		**1111.01 · General ...**	
Bill	9806633401	08/16/2023		gloves	4420.00 · Maint - S...	-23.27
Bill	9806633419	08/16/2023		drain opener	4420.00 · Maint - S...	-273.26
TOTAL						-296.53

Green Bay Housing Authority
Check Detail
November 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**7293**	**11/15/2023**	**GREEN BAY WAT...**		**1111.01 · General ...**	
Bill	10/30/23-4665-01	10/30/2023		1424 Admiral	4390.00 · Other Util...	-388.00
				1424 Admiral	4310.00 · Water	-3,144.73
Bill	11/9/23-10413-04	11/09/2023		1100 pine	4390.00 · Other Util...	-65.75
				1100 pine	4310.00 · Water	-232.11
Bill	11/9/23-10417-02	11/09/2023		1014 Pine	4390.00 · Other Util...	-65.75
				1014 Pine	4310.00 · Water	-241.22
Bill	11/9/23-10418-03	11/09/2023		1008 Pine	4390.00 · Other Util...	-65.75
				1008 Pine	4310.00 · Water	-547.01
Bill	11/9/23-11007-04	11/09/2023		1341 University	4390.00 · Other Util...	-65.75
				1341 University	4310.00 · Water	-246.68
Bill	11/9/23-32906-04	11/09/2023		1337 Univeristy	4390.00 · Other Util...	-65.75
				1337 Univeristy	4310.00 · Water	-120.60
Bill	11/9/23-11033-04	11/09/2023		1121 University	4390.00 · Other Util...	-44.57
				1121 University	4310.00 · Water	-16.47
TOTAL						-5,310.14
Bill Pmt -Check	**7294**	**11/15/2023**	**Jayme Valentine**		**1111.01 · General ...**	
Bill	10/26/23 WAHA	10/26/2023		WAHA meeting	4150.00 · Travel	-29.01
Bill	11/7-11/8 wheda c...	11/08/2023		WHEDA train...	4140.00 · Staff Trai...	-426.97
				WHEDA train...	4140.00 · Staff Trai...	-426.96
TOTAL						-882.94
Bill Pmt -Check	**7295**	**11/15/2023**	**Koehler Flooring**	**837 Christiana**	**1111.01 · General ...**	
Bill	2265	11/08/2023		flooring	4430.00 · Maint - C...	-10,050.00
TOTAL						-10,050.00
Bill Pmt -Check	**7296**	**11/15/2023**	**KONE INC**	**mm**	**1111.01 · General ...**	
Bill	871191530	11/01/2023		maint agree...	4430.12 · Elevator ...	-910.00
TOTAL						-910.00
Bill Pmt -Check	**7297**	**11/15/2023**	**MARTIN SECURIT...**	**mm**	**1111.01 · General ...**	
Bill	24274	11/06/2023		software	4430.00 · Maint - C...	-1,139.40
TOTAL						-1,139.40
Bill Pmt -Check	**7298**	**11/15/2023**	**One Service LLC**		**1111.01 · General ...**	
Bill	762	10/23/2023		rodent servic...	4430.17 · Extermin...	-65.00
Bill	772	11/07/2023		bed bug treat...	4430.17 · Extermin...	-165.00
Bill	775	11/08/2023		#605 refused...	4430.17 · Extermin...	-90.00
Bill	776	11/08/2023		967 Holser - r...	4430.17 · Extermin...	-60.00
TOTAL						-380.00
Bill Pmt -Check	**7299**	**11/15/2023**	**Overhead Door Co...**	**510 N Chest...**	**1111.01 · General ...**	
Bill	BAY2689884	10/23/2023		repair door - ...	4420.00 · Maint - S...	-217.95
TOTAL						-217.95

Green Bay Housing Authority
Check Detail
November 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**7300**	**11/15/2023**	**SCOTT WARNER ...**		**1111.01 · General ...**	
Bill	163	11/04/2023		replace broke...	4430.00 · Maint - C...	-350.00
Bill	164	11/04/2023		repair door	4430.00 · Maint - C...	-375.00
TOTAL						-725.00
Bill Pmt -Check	**7301**	**11/15/2023**	**TIME WARNER CA...**	**mm**	**1111.01 · General ...**	
Bill	3665*5110123	11/01/2023		cable	4230.00 · Ten Ser-...	-3,333.17
TOTAL						-3,333.17
Bill Pmt -Check	**7302**	**11/15/2023**	**Truck 'N Junk LLC**	**mm**	**1111.01 · General ...**	
Bill	542408	11/05/2023		clean out unit...	4430.01 · Maint - N...	-529.00
TOTAL						-529.00
Bill Pmt -Check	**7303**	**11/15/2023**	**VAN'S FIRE & SAF...**	**mm**	**1111.01 · General ...**	
Bill	c806958	10/09/2023		inspections &...	4430.09 · Fire Prote...	-245.00
TOTAL						-245.00
Bill Pmt -Check	**7304**	**11/15/2023**	**WISCONSIN PUBL...**		**1111.01 · General ...**	
Bill	10/31/23-2671-00...	10/31/2023		1424 Admiral	4320.00 · Electricity	-4,734.10
Bill	11/3/23-2671-00036	11/03/2023		1424 Admiral	4320.00 · Electricity	-309.93
Bill	11/9/23-2671-00242	11/09/2023		1121 University	4320.00 · Electricity	-17.23
				1121 University	4330.00 · Gas	-25.14
Bill	11/9/23-2671-00009	11/09/2023		1125 University	4320.00 · Electricity	-38.30
				1125 University	4330.00 · Gas	-35.11
TOTAL						-5,159.81
Bill Pmt -Check	**7305**	**11/20/2023**			**1111.01 · General ...**	
Bill	SD refund	10/30/2023		SD Refund - ...	2114.00 · Tenant S...	-185.19
				Key Dept ref...	2114.02 · Security ...	-64.81
TOTAL						-250.00
Bill Pmt -Check	**7306**	**11/29/2023**	**BELSON CO**	**mm**	**1111.01 · General ...**	
Bill	479746	11/21/2023		spray	4420.00 · Maint - S...	-137.93
TOTAL						-137.93
Bill Pmt -Check	**7307**	**11/29/2023**	**CELLCOM**	**cell bill**	**1111.01 · General ...**	
Bill	603222	11/15/2023		cell bill	4190.07 · Tele Fax...	-32.75
				cell bill	4190.07 · Tele Fax...	-65.10
TOTAL						-97.85

Green Bay Housing Authority
Check Detail
November 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**7308**	**11/29/2023**	**CITY OF GREEN B...**		**1111.01 · General ...**	
Bill	970-12420	10/31/2023		repair kit/flap...	4420.00 · Maint - S...	-478.45
Bill	970-12420	11/01/2023		parts	4430.03 · Maint - Tr...	-393.21
				flapper kit/ th...	4420.00 · Maint - S...	-99.45
Bill	970-12420	11/02/2023		bus passes	4220.01 · Ten Ser -...	-93.75
				buildium cc f...	4530.00 · Bank Fees	-40.86
Bill	970-12420	11/03/2023		return/ baseb...	4420.00 · Maint - S...	-77.48
Bill	970-12420	11/03/2023		notebooks/pa...	4190.03 · Paper & ...	-103.93
				notebooks/pa...	4190.03 · Paper & ...	-103.92
Bill	970-12420	11/06/2023		background c...	4130.01 · Investigat...	-44.57
Bill	970-12420	11/08/2023		blinds/outlets...	4420.00 · Maint - S...	-453.19
Bill	970-12420	11/08/2023		clamps/ scre...	4420.00 · Maint - S...	-149.10
Bill	970-12420	11/10/2023		laptop bag	4190.03 · Paper & ...	-11.85
				laptop bag	4190.03 · Paper & ...	-11.84
Bill	970--12420	11/13/2023		towles/ flex c...	4420.00 · Maint - S...	-180.11
Bill	970-12420	11/15/2023		1 X4 wood	4420.00 · Maint - S...	-2.38
				grease gun &...	4420.00 · Maint - S...	-27.47
TOTAL						-2,271.56
Bill Pmt -Check	**7309**	**11/29/2023**	**Clean By Design L...**	**mm**	**1111.01 · General ...**	
Bill	1665	11/10/2023		cleaning # 405	4430.00 · Maint - C...	-250.00
TOTAL						-250.00
Bill Pmt -Check	**7310**	**11/29/2023**	**GRAINGER**	**mm**	**1111.01 · General ...**	
Bill	9903402619	11/13/2023		motor	4420.00 · Maint - S...	-97.02
TOTAL						-97.02
Bill Pmt -Check	**7311**	**11/29/2023**	**Lutheran Social S...**	**social worker**	**1111.01 · General ...**	
Bill	167788	10/31/2023		social worker	4210.00 · Ten Ser-...	-6,428.55
TOTAL						-6,428.55
Bill Pmt -Check	**7312**	**11/29/2023**	[redacted]		**1111.01 · General ...**	
Bill	SD refund	11/29/2023		SD refund - L...	2114.00 · Tenant S...	-200.00
				Key Dept ref...	2114.02 · Security ...	-50.00
TOTAL						-250.00
Bill Pmt -Check	**7313**	**11/29/2023**	**One Service LLC**		**1111.01 · General ...**	
Bill	795	11/13/2023		bed bug treat...	4430.17 · Extermin...	-120.00
Bill	803	11/20/2023		bed bug treat...	4430.17 · Extermin...	-200.00
Bill	808	11/24/2023		bed bug treat...	4430.17 · Extermin...	-165.00
TOTAL						-485.00
Bill Pmt -Check	**7314**	**11/29/2023**	**Sandberg K9 Solu...**	**mm**	**1111.01 · General ...**	
Bill	2099	11/21/2023		qtrly inspection	4430.17 · Extermin...	-3,200.12
TOTAL						-3,200.12

Green Bay Housing Authority
Check Detail
November 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**7315**	**11/29/2023**	**TIME WARNER CA...**	**mm**	**1111.01 · General ...**	
Bill	0437255111823	11/18/2023		wifi	4230.00 · Ten Ser-...	-89.99
TOTAL						-89.99
Bill Pmt -Check	**7316**	**11/29/2023**	**Twin Eagle Holdin...**	**mm**	**1111.01 · General ...**	
Bill	165003	11/09/2023		1424 Admiral	4330.00 · Gas	-3,719.57
TOTAL						-3,719.57

Green Bay Housing Authority
Check Detail
December 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**7317**	**12/13/2023**	**AT&T**		**1111.01 · General ...**	
Bill	11/22/23	11/22/2023		door system	4190.07 · Tele Fax...	-25.00
				door system	4190.07 · Tele Fax...	-77.67
TOTAL						-102.67
Bill Pmt -Check	**7318**	**12/13/2023**	**Attorney's Litigati...**	**mm**	**1111.01 · General ...**	
Bill	10010787	11/30/2023		paper service...	4130.00 · Legal Ex...	-75.00
TOTAL						-75.00
Bill Pmt -Check	**7319**	**12/13/2023**	**BELLIN HOME HE...**	**mm**	**1111.01 · General ...**	
Bill	MB10924	11/24/2023		RN communi...	4230.00 · Ten Ser-...	-300.00
TOTAL						-300.00
Bill Pmt -Check	**7320**	**12/13/2023**	**CELLCOM**	**cell bill**	**1111.01 · General ...**	
Bill	482313	10/15/2023		cell bill	4190.07 · Tele Fax...	-32.85
				cell bill	4190.07 · Tele Fax...	-65.32
TOTAL						-98.17
Bill Pmt -Check	**7321**	**12/13/2023**	**CITY OF GREEN B...**		**1111.01 · General ...**	
Bill	970-12420	11/21/2023		keys/ deadbo...	4420.00 · Maint - S...	-281.68
Bill	970-12420	11/23/2023		waste manag...	4430.19 · Garbage ...	-443.46
				Hibu	4190.08 · Marketing	-20.00
Bill	970-12422	11/30/2023		Wages	4110.00 · Admin Sa...	-8,158.74
				Benefits	4182.00 · Employe...	-3,148.18
				Wages	4410.00 · Maint - L...	-10,138.99
				Benefits	4433.00 · Emp Ben...	-3,542.15
				Wages	4110.00 · Admin Sa...	-6,537.10
				Benefits	4182.00 · Employe...	-2,591.72
				Wages	4410.00 · Maint - L...	-3,838.40
				Benefits	4433.00 · Emp Ben...	-1,147.67
				Wages	4110.00 · Admin Sa...	-4,789.43
				Benefits	4182.00 · Employe...	-1,982.55
Bill	970-12420	12/01/2023		printing	4190.01 · Printing	-83.89
				printing	4190.01 · Printing	-83.90
TOTAL						-46,787.86
Bill Pmt -Check	**7322**	**12/13/2023**	**City of Green Bay ...**	**mm**	**1111.01 · General ...**	
Bill	2430	11/21/2023		alarm permit	4430.09 · Fire Prote...	-40.00
TOTAL						-40.00
Bill Pmt -Check	**7323**	**12/13/2023**	**George Nemitz Jr**	**SD refund**	**1111.01 · General ...**	
Bill	SD refund	12/04/2023		SD refund - ...	2114.00 · Tenant S...	-23.33
				Key Dept ref...	2114.02 · Security ...	-4.67
TOTAL						-28.00

Green Bay Housing Authority
Check Detail
December 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**7324**	**12/13/2023**	**GREEN BAY WAT...**	**mm**	**1111.01 · General ...**	
Bill	11/29/23-4665-01	11/29/2023		1424 Admiral	4390.00 · Other Util...	-388.00
				1424 Admiral	4310.00 · Water	-3,034.45
TOTAL						-3,422.45
Bill Pmt -Check	**7325**	**12/13/2023**	**KONE INC**	**mm**	**1111.01 · General ...**	
Bill	871217327	12/01/2023		maint agree...	4430.12 · Elevator ...	-910.00
TOTAL						-910.00
Bill Pmt -Check	**7326**	**12/13/2023**	**LANGAN INVESTI...**	**MM**	**1111.01 · General ...**	
Bill	Nov 1-30, 2023	12/06/2023		investigations	4130.01 · Investigat...	-712.00
TOTAL						-712.00
Bill Pmt -Check	**7327**	**12/13/2023**	**TIME WARNER CA...**	**mm**	**1111.01 · General ...**	
Bill	0366595120123	12/01/2023		cable	4230.00 · Ten Ser-...	-3,471.77
TOTAL						-3,471.77
Bill Pmt -Check	**7328**	**12/13/2023**	**WISCONSIN PUBL...**		**1111.01 · General ...**	
Bill	11/29/23-2671-00...	11/29/2023		837 christiana	4320.00 · Electricity	-30.87
				837 christiana	4330.00 · Gas	-35.11
Bill	12/5/23-2671-00002	12/05/2023		1424 Admiral	4320.00 · Electricity	-4,551.23
Bill	12/7/23-2671-00036	12/07/2023		1424 Admiral	4320.00 · Electricity	-856.98
TOTAL						-5,474.19
Bill Pmt -Check	**7329**	**12/28/2023**	**AMA HEATING**	**835 Christiana**	**1111.01 · General ...**	
Bill	F-108932	12/12/2023		835 Christian...	4420.00 · Maint - S...	-346.63
TOTAL						-346.63
Bill Pmt -Check	**7330**	**12/28/2023**	**BELSON CO**	**mm**	**1111.01 · General ...**	
Bill	481809	12/18/2023		cleaning sup...	4420.00 · Maint - S...	-481.50
TOTAL						-481.50
Bill Pmt -Check	**7331**	**12/28/2023**	**Brown County Plu...**	**1404 Univer...**	**1111.01 · General ...**	
Bill	7347	12/16/2023		1404 Univeri...	4420.00 · Maint - S...	-135.00
TOTAL						-135.00
Bill Pmt -Check	**7332**	**12/28/2023**	**CELLCOM**	**cell bill**	**1111.01 · General ...**	
Bill	724379	12/14/2023		cell bill	4190.07 · Tele Fax...	-32.75
				cell bill	4190.07 · Tele Fax...	-65.10
TOTAL						-97.85

Green Bay Housing Authority
Check Detail
December 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**7333**	**12/28/2023**	**CITY OF GREEN B...**		**1111.01 · General ...**	
Bill	970-12420	11/28/2023		Knob/ caulk/...	4420.00 · Maint - S...	-333.32
Bill	970-12420	11/29/2023		thermostats/li...	4420.00 · Maint - S...	-209.81
Bill	970-12420	11/30/2023		mailings	4190.02 · Postage	-2.61
				ups	4190.02 · Postage	-307.70
Bill	970-12420	12/01/2023		cc fees - coll...	4530.00 · Bank Fees	-93.58
Bill	970-12420	12/01/2023		hammer/driv...	4420.00 · Maint - S...	-149.33
Bill	970-12420	12/04/2023		screwdriver/ ...	4420.00 · Maint - S...	-132.39
Bill	970-12420	12/05/2023		background c...	4130.01 · Investigat...	-32.84
Bill	70-12420	12/05/2023		bits/bulbs/fau...	4420.00 · Maint - S...	-81.44
Bill	970-12420	12/12/2023		silicone/ glue	4420.00 · Maint - S...	-34.74
Bill	970-12420	12/14/2023		moistner/tap...	4190.03 · Paper & ...	-21.18
				moistner/tap...	4190.03 · Paper & ...	-21.19
Bill	970-12420	12/18/2023		state fining fee	4190.05 · Members...	-25.00
TOTAL						-1,445.13
Bill Pmt -Check	**7334**	**12/28/2023**	**Entrance Technol...**	**mm**	**1111.01 · General ...**	
Bill	52927	11/28/2023		exterior door ...	4420.00 · Maint - S...	-220.00
TOTAL						-220.00
Bill Pmt -Check	**7335**	**12/28/2023**	**Ka Vang**	**milage**	**1111.01 · General ...**	
Bill	7/1-11/30/23 milage	11/30/2023		mileage	4150.00 · Travel	-8.52
				mileage	4150.00 · Travel	-79.25
TOTAL						-87.77
Bill Pmt -Check	**7336**	**12/28/2023**	**Lutheran Social S...**	**mm**	**1111.01 · General ...**	
Bill	168146	11/30/2023		social worker	4210.00 · Ten Ser-...	-6,428.55
TOTAL						-6,428.55
Bill Pmt -Check	**7337**	**12/28/2023**	**One Service LLC**		**1111.01 · General ...**	
Bill	814	12/06/2023		bed bug treat...	4430.17 · Extermin...	-240.00
Bill	823	12/12/2023		bed bug treat...	4430.17 · Extermin...	-70.00
Bill	822	12/12/2023		1337 universi...	4430.17 · Extermin...	-50.00
Bill	827	12/14/2023		mm - call out...	4430.17 · Extermin...	-50.00
Bill	829	12/19/2023		bed bug treat...	4430.17 · Extermin...	-240.00
TOTAL						-650.00
Bill Pmt -Check	**7338**	**12/28/2023**	**Overhead Door Co...**	**1337 Univeri...**	**1111.01 · General ...**	
Bill	Bay2696713	12/11/2023		door repair - ...	4420.00 · Maint - S...	-143.50
TOTAL						-143.50
Bill Pmt -Check	**7339**	**12/28/2023**	**Patrick Burns**	**SD refund**	**1111.01 · General ...**	
Bill	SD refund	12/21/2023		SD refund	2114.00 · Tenant S...	-200.00
				Pet Dept refu...	2114.02 · Security ...	-250.00
TOTAL						-450.00

Green Bay Housing Authority
Check Detail
December 2023

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**7340**	**12/28/2023**	**Stephanie Schmut...**		**1111.01 · General ...**	
Bill	7/1-11/30/23 milea...	11/30/2023		mileage	4150.00 · Travel	-9.83
Bill	12/1-31/2023milea...	12/27/2023		mileage	4150.00 · Travel	-1.97
TOTAL						-11.80
Bill Pmt -Check	**7341**	**12/28/2023**	**TIME WARNER CA...**	**mm**	**1111.01 · General ...**	
Bill	0437255121823	12/18/2023		wifi	4230.00 · Ten Ser-...	-89.99
TOTAL						-89.99
Bill Pmt -Check	**7342**	**12/28/2023**	**Twin Eagle Holdin...**	**MM**	**1111.01 · General ...**	
Bill	165834	12/13/2023		1424 Admiral	4330.00 · Gas	-6,645.31
TOTAL						-6,645.31
Bill Pmt -Check	**7343**	**12/28/2023**	**WISCONSIN PUBL...**		**1111.01 · General ...**	
Bill	12/13/23-2671-00...	12/13/2023		1125 Univesity	4320.00 · Electricity	-49.14
				1125 Univesity	4330.00 · Gas	-66.27
Bill	12/14/23-2671-00...	12/14/2023		1121 University	4320.00 · Electricity	-49.67
				1121 University	4330.00 · Gas	-67.35
TOTAL						-232.43

Green Bay Housing Authority

Budget vs. Actual

Green Bay Housing Authority

Dec-23

	COCC		Mason Manor		RevBonds		TOTAL	
	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget
Total Income	78,128.48	174,131.60	533,713.18	868,235.02	7,934.06	63,341.84	619,775.72	1,105,708.46
Total Expense	40,938.69	162,000.00	1,395,904.71	1,014,043.76	0.00	4,900.00	1,436,843.40	1,180,943.76
Net Income	**37,189.79**	**12,131.60**	**-862,191.53**	**-145,808.74**	**7,934.06**	**58,441.84**	**-817,067.68**	**-75,235.30**

Reserve Spreadsheet

	MM
2023 Unaudited Report	1,140,399
YTD Net Income/(loss) Without Depreciation	(862,192)
Commited Funds	-
Remaining Projects	-
Subtotal	278,207
Transfer	-
Projected Reserve	278,207
6 Month Expenses	455,052
Excess/shortfall	(176,844)

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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%	227,451.50	217,980.00	9,471.50	104.35%
3110.00 · Dwelling Rental	0.00	0.00	0.00	0.0%	194,559.00	505,630.00	-311,071.00	38.48%
3120.00 · Excess Utilities	0.00	0.00	0.00	0.0%	2,028.00	5,000.00	-2,972.00	40.56%
3510.00 · Management Fee Revenue	60,338.89	131,781.60	129,864.00	45.79%	0.00	0.00	0.00	0.0%
3520.00 · Asset Management Rev	10,050.00	24,000.00	24,000.00	41.88%	0.00	0.00	0.00	0.0%
3530.00 · BookKeeping Fee Rev	7,417.50	18,000.00	18,000.00	41.21%	0.00	0.00	0.00	0.0%
3610.00 · Int Income	0.00	250.00	2,500.00	0.0%	64,789.11	2,000.00	62,789.11	3,239.46%
3690.00 · Other Income - Tenants	0.00	0.00	0.00	0.0%	1,900.00	4,000.00	-2,100.00	47.5%
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%	10,438.45	15,000.00	-4,561.55	69.59%
3690.03 · Cell Tower Rent	0.00	0.00	0.00	0.0%	23,045.50	112,875.02	-89,829.52	20.42%
Total Income	78,128.48	174,131.60	-96,003.12	44.87%	533,713.18	868,235.02	-334,521.84	61.47%
Expense								
4110.00 · Admin Salaries	23,954.30	71,500.00	-47,545.70	33.5%	39,886.32	117,500.00	-77,613.68	33.95%
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%	267.65	750.00	-482.35	35.69%
4130.01 · Investigations Expense	0.00	0.00	0.00	0.0%	712.00	1,300.00	-588.00	54.77%
4140.00 · Staff Training	0.00	9,000.00	-9,000.00	0.0%	1,147.10	5,000.00	-3,852.90	22.94%
4150.00 · Travel	40.81	200.00	-159.19	20.41%	160.29	250.00	-89.71	64.12%
4160.00 · Management Fee	0.00	0.00	0.00	0.0%	46,367.60	96,639.84	-50,272.24	47.98%
4163.00 · BookKeeping Fee	0.00	0.00	0.00	0.0%	5,700.00	13,680.00	-7,980.00	41.67%
4165.00 · Asset Management Fee	0.00	0.00	0.00	0.0%	7,650.00	18,240.00	-10,590.00	41.94%
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	9,245.09	29,000.00	-19,754.91	31.88%	14,354.58	38,000.00	-23,645.42	37.78%
4190.01 · Printing	252.31	300.00	-47.69	84.1%	1,048.14	1,000.00	48.14	104.81%
4190.02 · Postage	307.70	200.00	107.70	153.85%	167.61	1,100.00	-932.39	15.24%
4190.03 · Paper & Office Supplies	57.49	900.00	-842.51	6.39%	183.25	1,500.00	-1,316.75	12.22%
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%	746.84	2,250.00	-1,503.16	33.19%
4190.08 · Marketing	0.00	5,000.00	-5,000.00	0.0%	100.00	2,300.00	-2,200.00	4.35%
4190.10 · Miscellaneous	5,455.49	15,000.00	-9,544.51	36.37%	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%	526.18	2,900.00	-2,373.82	18.14%
4230.00 · Ten Ser-Contrs	0.00	0.00	0.00	0.0%	22,669.44	47,433.92	-24,764.48	47.79%
4310.00 · Water	0.00	0.00	0.00	0.0%	15,333.63	37,500.00	-22,166.37	40.89%
4320.00 · Electricity	0.00	0.00	0.00	0.0%	31,947.45	66,000.00	-34,052.55	48.41%
4330.00 · Gas	0.00	0.00	0.00	0.0%	7,089.16	46,000.00	-38,910.84	15.41%
4390.00 · Other Utilities	0.00	0.00	0.00	0.0%	2,159.70	5,000.00	-2,840.30	43.19%
4410.00 · Maint - Labor	0.00	0.00	0.00	0.0%	50,245.20	134,000.00	-83,754.80	37.5%
4420.00 · Maint - Supplies	0.00	100.00	-100.00	0.0%	5,867.95	10,000.00	-4,132.05	58.68%
4430.00 · Maint - Contracts	0.00	0.00	0.00	0.0%	2,965.40	10,000.00	-7,034.60	29.65%
4430.01 · Maint - Non-Contract	0.00	0.00	0.00	0.0%	958.00	5,000.00	-4,042.00	19.16%
4430.03 · Maint - Truck Maint	0.00	100.00	-100.00	0.0%	976.11	3,000.00	-2,023.89	32.54%
4430.09 · Fire Protection - Maint	0.00	0.00	0.00	0.0%	1,646.00	5,000.00	-3,354.00	32.92%
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%	6,523.00	14,500.00	-7,977.00	44.99%
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%	9,609.52	17,500.00	-7,890.48	54.91%
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%	2,829.84	7,000.00	-4,170.16	40.43%
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%	16,668.81	37,000.00	-20,331.19	45.05%
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	436.44	1,100.00	-663.56	39.68%	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%
4800.00 · Depreciation Expense	0.00	650.00	-650.00	0.0%	1,036,702.00	150,000.00	886,702.00	691.14%
9120.00 · Transfers Out	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Total Expense	40,938.69	162,000.00	-121,061.31	25.27%	1,395,904.71	1,014,043.76	381,860.95	137.66%
Net Income/(Loss)	**37,189.79**	**12,131.60**	**25,058.19**	**306.55%**	**-862,191.53**	**-145,808.74**	**-716,382.79**	**591.32%**

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%	227,451.50	217,980.00	9,471.50	104.35%
3110.00 · Dwelling Rental	0.00	0.00	0.00	0.0%	194,559.00	505,630.00	-311,071.00	38.48%
3120.00 · Excess Utilities	0.00	0.00	0.00	0.0%	2,028.00	5,000.00	-2,972.00	40.56%
3510.00 · Management Fee Revenue	0.00	0.00	0.00	0.0%	60,338.89	131,781.60	-71,442.71	45.79%
3520.00 · Asset Management Rev	0.00	0.00	0.00	0.0%	10,050.00	24,000.00	-13,950.00	41.88%
3530.00 · BookKeeping Fee Rev	0.00	0.00	0.00	0.0%	7,417.50	18,000.00	-10,582.50	41.21%
3610.00 · Int Income	0.00	250.00	-250.00	0.0%	64,789.11	2,500.00	62,289.11	2,591.56%
3690.00 · Other Income - Tenants	0.00	0.00	0.00	0.0%	1,900.00	4,000.00	-2,100.00	47.5%
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%	15,311.41	78,091.84	-62,780.43	19.61%
3690.03 · Cell Tower Rent	3,061.10	0.00	3,061.10	100.0%	26,106.60	112,875.02	-86,768.42	23.13%
Total Income	7,934.06	63,341.84	-55,407.78	12.53%	619,775.72	1,105,708.46	-485,932.74	56.05%
Expense								
4110.00 · Admin Salaries	0.00	550.00	-550.00	0.0%	63,840.62	189,550.00	-125,709.38	33.68%
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%	267.65	6,750.00	-6,482.35	3.97%
4130.01 · Investigations Expense	0.00	0.00	0.00	0.0%	712.00	1,300.00	-588.00	54.77%
4140.00 · Staff Training	0.00	0.00	0.00	0.0%	1,147.10	14,000.00	-12,852.90	8.19%
4150.00 · Travel	0.00	0.00	0.00	0.0%	201.10	450.00	-248.90	44.69%
4160.00 · Management Fee	0.00	0.00	0.00	0.0%	46,367.60	96,639.84	-50,272.24	47.98%
4163.00 · BookKeeping Fee	0.00	0.00	0.00	0.0%	5,700.00	13,680.00	-7,980.00	41.67%
4165.00 · Asset Management Fee	0.00	0.00	0.00	0.0%	7,650.00	18,240.00	-10,590.00	41.94%
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%	23,599.67	67,250.00	-43,650.33	35.09%
4190.01 · Printing	0.00	0.00	0.00	0.0%	1,300.45	1,300.00	0.45	100.04%
4190.02 · Postage	0.00	0.00	0.00	0.0%	475.31	1,300.00	-824.69	36.56%
4190.03 · Paper & Office Supplies	0.00	0.00	0.00	0.0%	240.74	2,400.00	-2,159.26	10.03%
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%	746.84	2,250.00	-1,503.16	33.19%
4190.08 · Marketing	0.00	3,000.00	-3,000.00	0.0%	100.00	10,300.00	-10,200.00	0.97%
4190.10 · Miscellaneous	0.00	500.00	-500.00	0.0%	5,755.24	17,000.00	-11,244.76	33.85%
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%	526.18	2,900.00	-2,373.82	18.14%
4230.00 · Ten Ser-Contrs	0.00	0.00	0.00	0.0%	22,669.44	47,433.92	-24,764.48	47.79%
4310.00 · Water	0.00	0.00	0.00	0.0%	15,333.63	37,500.00	-22,166.37	40.89%
4320.00 · Electricity	0.00	0.00	0.00	0.0%	31,947.45	66,000.00	-34,052.55	48.41%
4330.00 · Gas	0.00	0.00	0.00	0.0%	7,089.16	46,000.00	-38,910.84	15.41%
4390.00 · Other Utilities	0.00	0.00	0.00	0.0%	2,159.70	5,000.00	-2,840.30	43.19%
4410.00 · Maint - Labor	0.00	0.00	0.00	0.0%	50,245.20	134,000.00	-83,754.80	37.5%
4420.00 · Maint - Supplies	0.00	0.00	0.00	0.0%	5,867.95	10,100.00	-4,232.05	58.1%
4430.00 · Maint - Contracts	0.00	0.00	0.00	0.0%	2,965.40	10,000.00	-7,034.60	29.65%
4430.01 · Maint - Non-Contract	0.00	0.00	0.00	0.0%	958.00	5,000.00	-4,042.00	19.16%
4430.03 · Maint - Truck Maint	0.00	0.00	0.00	0.0%	976.11	3,100.00	-2,123.89	31.49%
4430.09 · Fire Protection - Maint	0.00	0.00	0.00	0.0%	1,646.00	5,000.00	-3,354.00	32.92%
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%	6,523.00	14,500.00	-7,977.00	44.99%
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%	9,609.52	17,500.00	-7,890.48	54.91%
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%	2,829.84	7,000.00	-4,170.16	40.43%
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%	16,668.81	37,000.00	-20,331.19	45.05%
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%	436.44	1,100.00	-663.56	39.68%
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%
4800.00 · Depreciation Expense	0.00	0.00	0.00	0.0%	1,036,702.00	150,650.00	886,052.00	688.15%
9120.00 · Transfers Out	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Total Expense	0.00	4,900.00	-4,900.00	0.0%	1,436,843.40	1,180,943.76	255,899.64	121.67%
Net Income/(Loss)	**7,934.06**	**58,441.84**	**-50,507.78**	**13.58%**	**-817,067.68**	**-75,235.30**	**-741,832.38**	**1,086.02%**

Green Bay Housing Authority
Capital Funds Program Report
December-23

	2015	2016	2017	2018	2019	
Mason Manor	0.00	0.00	0.00	0.00	0.00	-
Admin	0.00	0.00	0.00	0.00	0.00	-
	-	-	-	-	-	-
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	$ 332,254	

	2020	2021	2022	2023	2024	
Mason Manor	0.00	1,580.84	1,516.00	1,345.00	0.00	4,441.84
Obligation Date	3/25/2022	2/22/2023	5/11/2024	2/16/2025		
Grant End Date	3/25/2026	2/22/2025	5/11/2026	2/16/2027		
Grant Amount	$ 326,808	$ 347,291	$ 425,644	$ 428,425		Total CFP Dollars
						$ 4,441.84

	MASON MANOR VACANCIES	
	CURRENT TOTAL: 42	
	UNIT	**MOVE OUT DATE**
1	403	1/31/2022
2	517	2/11/2022
3	511	3/31/2022
4	601	4/13/2022
5	821	4/15/2022
6	609	4/18/2022
7	520	6/30/2022
8	314	7/1/2022
9	621	7/31/2022
10	705	8/19/2022
11	810	8/31/2022
12	720	9/30/2022
13	104	9/30/2022
14	215	9/30/2022
15	709	10/1/2022
16	411	10/31/2022
17	213	11/30/2022
18	602	12/31/2022
19	820	12/31/2022
20	208	1/6/2023
21	702	1/31/2023
22	413	1/31/2023
23	505	1/31/2023
24	416	2/2/2023
25	204	3/1/2023
26	207	3/6/2023

27	713	3/6/2023
28	817	4/19/2023
29	321	5/1/2023
30	320	5/31/2023
31	515	6/30/2023
32	616	7/31/2023
33	611	9/11/2023
34	503	10/2/2023
35	405	10/31/2023
36	802	10/31/2023
37	806	11/3/2023
38	719	11/6/2023
39	604	11/30/2023
40	107	12/1/2023
41	618	12/21/2023
42	214	1/15/2024
43	818	???