



PUBLIC NOTICE & AGENDA
BELOIT COMMUNITY DEVELOPMENT AUTHORITY
City Hall Forum - 100 State Street, Beloit, WI 53511
4:30 PM
Wednesday, May 22, 2024

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the April 24, 2024 Community Development Authority meeting
[Attachment](#)
3. PUBLIC COMMENT
4. BELOIT HOUSING AUTHORITY
 - 4.a. Presentation of the April Activity Report (Cole)
[Attachment](#)
 - 4.b. Presentation of the March Financial Report (Cole)
[Attachment](#)
 - 4.c. Consideration of Resolution 2024-05 Approving Beloit Housing Authority's 2024 Capital Fund Budget (Cole)
[Attachment](#)
5. COMMUNITY AND HOUSING SERVICES
No business to discuss.
6. SUCH OTHER MATTERS AS AUTHORIZED BY LAW
No business to discuss.
7. ADJOURNMENT

** Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

MINUTES
COMMUNITY DEVELOPMENT AUTHORITY
City Hall Forum - 100 State Street, Beloit, WI 53511
4:30 PM
Wednesday, April 24, 2024

The regular meeting of the City of Beloit Community Development Authority was held on Wednesday, April 24, 2024 in the Forum of Beloit City Hall, 100 State Street.

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order by Chairperson Bullock at 4:45 p.m. Chairperson Bullock, Councilor Leavy, Commissioner Rodriguez and Commissioner Gorman were present. Vice-Chairperson Hartke and Councilor Forbeck was absent.

2. MINUTES

2.a. Consideration of the February 28, 2024 Community Development Authority meeting

Motion was made by Councilor Leavy to approve the minutes, seconded by Commissioner Gorman. Motion was approved, voice vote (4-0).

3. PUBLIC COMMENT

There were no public comments.

4. BELOIT HOUSING AUTHORITY

4.a. Presentation of the February Activity Report

The February Activity Report was presented by Clinton Cole, Director of the Beloit Housing Authority. Clint stated that he checked with HUD to see if he could share the names of the Section 8 landlords that have failed their annual Housing Quality Standards inspections. HUD indicated that the landlord's names should not be shared in order to protect the tenant's privacy.

Councilor Leavy stated he understands that the landlord information cannot be shared; however, he recommended that Clint look into other ways to share the inspection results data while protecting the tenant's privacy.

Julie and Clint stated landlord payments are withheld if the identified deficiencies are not repaired within 30 days. Clint also stated we are working with the City Attorney's office to develop a Debarment Policy to be put into place in an effort to exclude noncompliant landlords.

Councilor Leavy asked if there is a way to get an idea of how many Section 8 landlords commonly fail their inspections. Clint stated that there is a variety of inspection data that he can share with the Board. Julie stated that HUD wants to protect the tenant's

privacy. Councilor Leavy stated he would like it to go on record that he does not agree with HUD's decision to not share that information.

4.b. Presentation of the March Activity Report

The March Activity Report was presented by Clinton Cole, Director of the Beloit Housing Authority.

4.c. Presentation of the December 2023 Financial Report

The December Financial Report was presented by Clinton Cole, Director of the Beloit Housing Authority.

4.d. Presentation of the January-February Financial Report

The January-February Financial Report was presented by Clinton Cole, Director of the Beloit Housing Authority.

4.e. Consideration of Resolution 2024-02 Approving Beloit Housing Authority's Public Housing Write Offs

Clinton Cole, Director of the Beloit Housing Authority, presented the staff report and recommendation. Clint added that the BHA had not written off any tenant debts since 2019, as the CDA Board at that time was not comfortable writing off debts without first exploring all collection options. Clint also stated that both HUD and BHA's auditors recommend writing of tenant debt on a regular basis to avoid accumulating a high debts-owed balance.

Chairperson Bullock asked if the debts were for a one-year period. Clint stated the debts range from 2016 to 2023. Councilor Leavy asked if the write offs were going to be done periodically. Clint stated that moving forward the write offs will be reviewed and written off quarterly. Motion was made by Councilor Leavy to approve Resolution 2024-02, seconded by Commissioner Rodriguez. Motion was approved, voice vote (4-0).

4.f. Consideration of Resolution 2024-04 Awarding Contract for Roof Replacement at Phase 1 Public Housing Sites

Clinton Cole, Director of the Beloit Housing Authority, presented the staff report and recommendation. Motion was made by Commissioner Gorman to approve Resolution 2024-04, seconded by Councilor Leavy. Motion was approved, voice vote (4-0).

5. COMMUNITY AND HOUSING SERVICES

5.a. 2023 Consolidated Annual Performance Report (CAPER) Presentation

The 2023 Consolidated Annual Performance Report was presented by Megan McBride, Grants Administrator. The Board discussed the transportation options for people who have medical appointments or need to go to work.

5.b. **Consideration of Resolution 2024-03 recommending the award of Home Investment Partnership Program (HOME) funds for New Construction Projects**

Julie Christensen, Community Development Director, presented the staff report and recommendation. Julie introduced Laura Laux, Deputy Director of Community Action, Inc. who presented a powerpoint on the Fresh Start program and their proposed project. Todd Mandel, Executive Director of the Wisconsin Partnership for Housing Development presented his application for funding.

Commissioner Gorman made a motion to approve the resolution, seconded by Councilor Leavy. Motion was approved, voice vote (4-0).

6. **SUCH OTHER MATTERS AS AUTHORIZED BY LAW**

There was no business to discuss.

7. **ADJOURNMENT**

Motion was made by Councilor Leavy, seconded by Commissioner Rodriguez to adjourn the meeting at 5:50 p.m. Motion was approved, voice vote (4-0).

Michelle Bullock, Chairperson

REPORTS AND PRESENTATIONS TO COMMUNITY DEVELOPMENT AUTHORITY



Agenda Number:	4a		
Topic:	April Activity Report		
Date:	May 22, 2024		
Presenter:	Clinton Cole	Division:	Beloit Housing Authority

Overview/Background Information

The Housing Authority provides monthly activity reports to the Community Development Authority. This report is for information only.

Key Issues

Public Housing:
At the end of this reporting period, there were two public housing vacancies. 12 annual and three interim certifications were completed. 15 public housing inspections were conducted.

Housing Choice Voucher (Section 8):
451 vouchers were housed on April 30, 2024, and four port-in vouchers were administered. The Housing Specialists completed 24 annual and 23 interim recertifications during this reporting period. 45 Housing Quality Standards (HQS) inspections were completed.

Housing Quality Standards Inspections (HQS):
From January through April 2024, 192 HQS inspections have been completed by BHA’s Inspector. Of these inspections, 136 (71%) passed at the time of inspection, while 56 (29%) failed. When a unit fails inspection, the landlord is given 30 days from the date of inspection to correct the identified non-life-threatening deficiencies. If the repairs aren’t made within that timeframe, the following month’s Housing Assistance Payment (HAP) to the landlord is held (abated). The table below lists the number of units that have been abated by month in 2024, as well as the number of days the unit was abated until the repairs were made. There is one abated unit that had not yet been repaired at the end of April.

Abatements by Month	Average Number Days Abated Until Repairs Were Made	Currently Open	Termination of HAP contract
January - 3	20.3	0	0
February - 1	12	0	0
March - 0	0	0	0
April - 4	19	1	N/A

Conformance with Strategic Plan

Approval of this action would conform with the stated purpose of the following strategic goal:

- Goal #1 - Create and Sustain Safe and Healthy Neighborhoods
- Goal #2 - Create and Sustain a High Performing Organization
- Goal #3 - Create and Sustain Economic and Residential Growth
- Goal #4 - Create and Sustain a High Quality of Life
- Goal #5 - Create and Sustain High Quality Infrastructure and Connectivity
- Goal #6 - Create and Sustain Enhanced Communications and Community Engagement, while maintaining a Positive Image

Sustainability

If applicable, briefly comment on the environmental, economic, and/or social sustainability of this policy or program. Consider how current needs are met without compromising the ability of future generations to meet their own needs. **Write N/A if not applicable:**

N/A

Action Required/Recommendation

No action required. Information only.

Fiscal Note/Budget Impact

All fiscal/budget impacts are noted in the report.

Attachments

April 2024 Activity Report

**Beloit Community Development Authority
Activity Report to Board for April 2024**

PUBLIC HOUSING

Total Public Housing Units	131 Units	
Occupied on 4/30/2024	129 Units	98% Occupancy
Vacancies on 4/30/2024	2 Units	2% Vacancy
Vacancies by Type		
Elderly	0 Units	100% Occupancy
Family	2 Units	98% Occupancy

Public Housing Inspections

14 annual inspections and one special inspection were completed during this reporting period.

Public Housing Activities

Annual Recertifications	12
Interim Recertifications	3
Tenant notices to Vacate *Not due to eviction	2
New Tenants	0
Transfers	0
Lease Terminations	0
Possible Program Violations	0
Evictions	0

Public Housing Briefings

Number Notified	0
Number Briefed	0

Section 8 Program

Total Under Lease on 4/30/2024	451 Vouchers
Total Portable Vouchers Paid	2 Vouchers
Total Port Out*	2 Vouchers
Total Port In*	4 Vouchers
April HCV HAP Funds Received	\$288,238
April HCV HAP Funds Expended	\$283,855
Current Per Unit Cost (PUC)	\$642

* Port Out – Not absorbed by other Housing Authorities; paid by Beloit Housing Authority

* Port In – Portable vouchers administered by BHA but paid by other Housing Authorities

Section 8 Inspections

The BHA Inspector completed 28 annual inspections, 11 reinspections, five initial, and one special inspection during this reporting period.

Section 8 Activities

New Participants	1
Annual Recertifications	24
Interim Recertifications	23
Abatements	4
Unit Transfers	1
Possible Program Violations	0
End of Program	1
Port Ins	1
Port Outs	1

Section 8 Briefings

Number Notified	0
Number Briefed/Vouchers Issued	0

APPLICATIONS ON WAITING LIST

Public Housing East	108
Public Housing West	109
Parker Bluff	235
Section 8 Program	345

Family Self-Sufficiency Participants

Section 8 – 18

Public Housing – 12

REPORTS AND PRESENTATIONS TO COMMUNITY DEVELOPMENT AUTHORITY



Agenda Number:	4b		
Topic:	March 2024 Financial Report		
Date:	May 22, 2024		
Presenter:	Clinton Cole	Division:	Beloit Housing Authority

Overview/Background Information

Each month, the Housing Authority provides a financial report to the Community Development Authority. This report is for information only.

Key Issues

Attached is the Beloit Housing Authority Financial Statement prepared by the BHA Accountant as of March 31, 2024.

At the end of this reporting period, the Low-Income Public Housing (LIPH) program income was \$121,720.02 and the LIPH expenses were \$105,952.91. There was a surplus of \$15,767.11 in LIPH.

At the end of this reporting period, inflows of revenue from LIPH Grants total \$41,127.85 and related grant expenses total \$41,127.85.

At the end of this reporting period, the Project Based Voucher (PBV) program income was \$0.00 and the expenses were \$607.02. The PBV had a deficit of \$607.02. The deficit is the result of the program ceasing operations. Operational expenses will continue to be incurred until a decision is made regarding the property at 240 Portland Avenue.

At the end of this reporting period, Phase 1 program income was \$97,495.07 and the expenses were \$95,408.12. Phase 1 had a surplus of \$2,086.95. Of this surplus, \$.21 is the Housing Authority's portion.

At the end of this reporting period, Phase 2 program income was \$80,570.53 and the expenses were \$88,260.13. Phase 2 had a deficit of \$7,689.60. Of this deficit, \$.77 is the Housing Authority's portion. A deficit occurred as a result of the City charging the Housing Authority's Phase 2 fund for all of FY 2024 garbage collection fees upfront. In addition, contracted maintenance service expenses incurred are greater than anticipated due to needed repairs of units. As additional revenues are earned throughout the year, this deficit will decrease.

At the end of this reporting period, the Housing Choice Voucher (HCV) program income was \$1,280,324.47 and expenses were \$930,726.18. The HCV program had a surplus of \$349,598.29.

Debts owed BHA collected through March 2024: Total \$7,535.00
 TRIP Program: \$7,535.00 Repayments: \$0.00

Conformance with Strategic Plan

Approval of this agreement would conform with the stated purpose of the following strategic goal:

- Goal #1 - Create and Sustain Safe and Healthy Neighborhoods
- Goal #2 - Create and Sustain a High Performing Organization
- Goal #3 - Create and Sustain Economic and Residential Growth
- Goal #4 - Create and Sustain a High Quality of Life
- Goal #5 - Create and Sustain High Quality Infrastructure and Connectivity
- Goal #6 - Create and Sustain Enhance Communications and Community Engagement, while maintaining a Positive Image

Sustainability

If applicable, briefly comment on the environmental, economic, and/or social sustainability of this policy or program. Consider how current needs are met without compromising the ability of future generations to meet their own needs.

Write N/A if not applicable:

N/A

Action Required/Recommendation

No action required. Information only.

Fiscal Note/Budget Impact

All fiscal/budget impacts are noted in the report.

Attachments

March 2024 Financial Report

Consolidated 2024 Budget Report for LIPH/PBV - As of March 31, 2024

		YTD Actual				Annual Board Approved Budget		
Income	Approved YTD	LIPH	LIPH Grants	PBV	Total	LIPH/PBV		Total
1	Dwelling Rental	-			-			-
2	Excess Utilities	-			-			-
3	Interest on Unrestricted Fund Investments	187.50	182.29		182.29	750.00		750.00
4	Income - Transfer In from Other Funds	-			-			-
5	Other Income - Tenants	-			-			-
6	HAP Fraud Recovery & FSS Forfeitures	-			-			-
7	Other Income - Bad Debt Collections	750.00			-	3,000.00		3,000.00
8	Other Income - Laundry/Copy Fees/Misc	3,750.00			-	15,000.00		15,000.00
9	Other Income - CFP/Operations Money	78,750.00		41,127.85	41,127.85	315,000.00		315,000.00
10	Other Income - Sale of Asset Gain/Loss	-			-			-
11	Admin Fees Earned - HUD	-			-			-
12	Incoming Billable Admin Fees/Oper Sub	5,700.97	6,473.73		6,473.73	22,803.88		22,803.88
13	ROSS/FSS Grant	17,114.34			-	68,457.36		68,457.36
14	HAP Subsidy	-			-			-
15	Operating Subsidy	119,230.00	115,064.00		115,064.00	476,920.00		476,920.00
	Total Income	225,482.81	121,720.02	41,127.85	-	162,847.87	901,931.24	901,931.24
Expenses		Approved YTD	LIPH	LIPH Grant	PBV	Total	LIPH/PBV	Total
Administrative Expenses								
16	Admin Salaries	19,873.97	19,878.49			19,878.49	79,495.89	79,495.89
17	ROSS/FSS Coordinator Admin Salaries	12,688.37				-	50,753.46	50,753.46
18	Admin Employee Benefits	8,316.42	8,248.80			8,248.80	33,265.67	33,265.67
19	ROSS/FSS Coordinator Admin Benefits	4,388.48				-	17,553.90	17,553.90
20	Advertising & Marketing	12.50				-	50.00	50.00
21	Legal	25.00				-	100.00	100.00
22	Staff Training	625.00				-	2,500.00	2,500.00
23	Travel	50.00	84.42			84.42	200.00	200.00
24	Accounting Consultants	1,812.50	2,796.00		504.00	3,300.00	7,250.00	7,250.00
25	Audit Fee	3,375.00				-	13,500.00	13,500.00
26	Telephone	450.00	414.61			414.61	1,800.00	1,800.00
27	Postage	937.50	365.01			365.01	3,750.00	3,750.00
28	Office Supplies	100.00	44.93			44.93	400.00	400.00
29	Memberships & Publications	512.00	214.51			214.51	2,048.00	2,048.00
30	Bank Fees	25.00	3.41			3.41	100.00	100.00
31	Computer Maintenance	-				-		-
32	Copier Expenses	625.00	588.55			588.55	2,500.00	2,500.00
33	Office Equipment Maintenance	-				-		-
34	Postage Machine	-				-		-
35	Software Maintenance	1,000.00	1,002.16			1,002.16	4,000.00	4,000.00
36	Outgoing Portable Admin Fees	-				-		-
37	Sundry Administration/Compliance Fees	625.00				-	2,500.00	2,500.00
38	Port-In HAP Expense	-				-		-
39	Management Fees	-				-		-
40	Eviction & Collection Agent Fees	-				-		-
41	HAP Expense (net fraud recovery to HUD)	-				-		-
	HAP Overfunding (Underfunding)	-				-		-

	Maintenance Expenses	-							
42	Maintenance Salaries	750.00				-	3,000.00		3,000.00
43	Casual Labor - Maintenance	-				-			-
44	Maintenance Benefits	250.00				-	1,000.00		1,000.00
45	Maintenance Materials & Supplies	125.00				-	500.00		500.00
46	Plumbing Supplies	-				-			-
47	Locks, Locksets & Keys	-				-			-
48	Electrical Supplies	-				-			-
49	Painting Supplies	-				-			-
50	Cleaning Supplies	125.00	234.63			234.63	500.00		500.00
51	Equipment Repair Parts	-				-			-
52	Maintenance Contracted Services	375.00				-	1,500.00		1,500.00
53	Refuse Removal Services	25.00				-	100.00		100.00
54	Plumbing Repair Services	-				-			-
55	Heating/AC Repair Services	-				-			-
56	Electric Repair Service	-				-			-
57	Window Repair Service	-				-			-
58	Automotive Repairs/Fuel	25.00				-	100.00		100.00
59	Elevator Repair & Maintenance	500.00				-	2,000.00		2,000.00
60	Pest Control Services	-				-			-
61	Cable TV	-				-			-
62	Answering Service	800.00	1,072.05			1,072.05	3,200.00		3,200.00
63	Misc Contracts	-				-			-
64	Clean/Paint Units	-				-			-
	Utilities Expenses	-							
65	Water/Sewer	450.00	289.28		16.50	305.78	1,800.00		1,800.00
66	Electricity	1,625.00	1,347.44		30.48	1,377.92	6,500.00		6,500.00
67	Natural Gas	875.00	850.55			850.55	3,500.00		3,500.00
	Other Operating Expenses	-							
68	Protective Services Contract	500.00	506.07			506.07	2,000.00		2,000.00
69	Insurance	4,163.38	4,593.41		56.04	4,649.45	16,653.51		16,653.51
70	PILOT	-				-			-
71	Compensated Absences	-				-			-
72	Collection Losses	-				-			-
73	Replacement Reserves & Debt Pmt-Princ	6,725.00				-	26,900.00		26,900.00
74	Other General Expense/Asset Mgmt Fees	85,000.00	63,418.59			63,418.59	340,000.00		340,000.00
75	Casualty Losses - Non Capitalized	-				-			-
76	Capital/Operations Expenditures	53,750.00		41,127.85		41,127.85	215,000.00		215,000.00
77	Transfer In / Out	-				-			-
	Total Expense	211,505.11	105,952.91	41,127.85	607.02	147,687.78	846,020.43	-	846,020.43

Net Income/(Loss):

15,767.11	-	(607.02)	15,160.09
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**Cash Flow Statement
Beloit Housing Authority
LIPH/PBV
As of 3/31/2024**

	BHA YTD Actual	LIPH Grants Actual	YTD Budget	Percentage of Budget Used	Variance Over (Under)
Income					
Dwelling Rent/Utilities	-		-		-
Interest on Investments	182.29		750.00	0.00%	(567.71)
Other Income	-	41,127.85	333,000.00	12.35%	(291,872.15)
HUD Admin Fees			-		-
HUD Grants/Subsidies	121,537.73	-	568,181.24	21.39%	(446,643.51)
Total Income	121,720.02	41,127.85	901,931.24		(739,083.37)

	BHA YTD Actual	LIPH Grants Actual	YTD Budget	Percentage of Budget Used	Variance Under (Over)
Expenses					
Administrative					
Salaries/Benefits	28,127.29	-	181,068.92	15.53%	152,941.63
Office Expenses	4,426.89	-	38,198.00	11.59%	33,771.11
Office Contracted Services	1,590.71		6,500.00	24.47%	4,909.29
Oper Sub Transfer/Mgmt Fee Pd			-		-
Housing Assistance Pmts			-		-
HAP Payments Port In					
Maintenance					
Salaries/Benefits	-		-		-
Materials & Supplies	234.63	-	1,000.00	23.46%	765.37
Maintenance Contracts	1,072.05		6,900.00	15.54%	5,827.95
Utilities	2,534.25		11,800.00	21.48%	9,265.75
Other Operating					
Protective Services	506.07		2,000.00	25.30%	1,493.93
Insurance	4,649.45		16,653.51	27.92%	12,004.06
PILOT	-		-	0.00%	-
Other Operating Expenses	63,418.59	41,127.85	581,900.00	17.97%	477,353.56
Total Expenses	106,559.93	41,127.85	846,020.43		698,332.65
Net Admin Income (Loss)	15,160.09	-			
Net HAP Income (Loss)					
Total YTD Income (Loss)	15,160.09	-			

Consolidated 2024 Budget Report for Phase 1 - As of March 31, 2024

	Income	YTD Actual			Annual Board Approved Budget	
		Approved YTD	Phase 1	Phase 1 Total	Phase 1	Total
1	Dwelling Rental	37,302.61	53,717.00	53,717.00	149,210.42	149,210.42
2	Excess Utilities	-	-	-	-	-
3	Interest on Unrestricted Fund Investments	875.00	962.17	962.17	3,500.00	3,500.00
4	Income - Transfer In from Other Funds	7,158.94	-	-	28,635.76	28,635.76
5	Other Income - Tenants	4,288.86	1,980.99	1,980.99	17,155.44	17,155.44
6	HAP Fraud Recovery & FSS Forfeitures	-	-	-	-	-
7	Other Income - Bad Debt Collections	1,250.00	3,206.28	3,206.28	5,000.00	5,000.00
8	Other Income - Laundry/Copy Fees/Misc	25.00	-	-	100.00	100.00
9	Other Income - CFP Operation Money	-	-	-	-	-
10	Other Income - Sale of Asset Gain/Loss	-	-	-	-	-
11	Admin Fees Earned - HUD	-	-	-	-	-
12	Incoming Billable Admin Fees/Oper Sub	43,750.00	37,628.63	37,628.63	175,000.00	175,000.00
13	ROSS/CFP Grant	-	-	-	-	-
14	HAP Subsidy	-	-	-	-	-
15	Operating Subsidy	-	-	-	-	-
	Total Income	94,650.41	97,495.07	97,495.07	378,601.62	378,601.62

	Expenses	YTD Actual			Annual Board Approved Budget	
		Approved YTD	Phase 1	Phase 1 Total	Phase 1	Total
	Administrative Expenses					
16	Admin Payroll Expenses	20,279.44	16,725.58	16,725.58	81,117.75	81,117.75
17	FSS Coordinator Admin Salaries	-	-	-	-	-
18	FSS Coordinator Admin Benefits	-	-	-	-	-
19	Advertising & Marketing	25.00	-	-	100.00	100.00
20	Legal	550.00	-	-	2,200.00	2,200.00
21	Staff Training	-	-	-	-	-
22	Travel	-	-	-	-	-
23	Accounting Consultants	1,575.00	1,424.00	1,424.00	6,300.00	6,300.00
24	Audit Fee	3,437.50	14,300.00	14,300.00	13,750.00	13,750.00
25	Telephone	-	-	-	-	-
26	Postage	500.00	372.16	372.16	2,000.00	2,000.00
27	Office Supplies	212.50	954.15	954.15	850.00	850.00
28	Memberships & Publications	-	-	-	-	-
29	Bank Fees	17.55	-	-	70.20	70.20
30	Computer Maintenance	-	-	-	-	-
31	Copier Expenses	-	-	-	-	-
32	Office Equipment Maintenance	-	-	-	-	-
33	Postage Machine	-	-	-	-	-
34	Software Maintenance	829.47	1,056.31	1,056.31	3,317.88	3,317.88
35	Outgoing Portable Admin Fees	-	-	-	-	-
36	Sundry Administration/Compliance Fees/TP	1,400.00	3,448.98	3,448.98	5,600.00	5,600.00
37	Port-In HAP Expense	-	-	-	-	-
38	Management Fees	1,745.78	2,695.19	2,695.19	6,983.10	6,983.10

39	Eviction & Collection Agent Fees	-	-	-	-	-	
40	HAP Expense (net fraud recovery to HUD)	-	-	-	-	-	
	HAP Overfunding (Underfunding)	-	-	-	-	-	
	Maintenance Expenses	-	-	-	-	-	
42	Maintenance Payroll Expenses	24,253.28	27,215.68	27,215.68	97,013.13	97,013.13	
43	Casual Labor - Maintenance	-	-	-	-	-	
44	Maintenance Materials & Supplies	2,500.00	7,561.51	7,561.51	10,000.00	10,000.00	
45	Plumbing Supplies	-	-	-	-	-	
46	Locks, Locksets & Keys	-	-	-	-	-	
47	Electrical Supplies	-	-	-	-	-	
48	Painting Supplies	-	-	-	-	-	
49	Cleaning Supplies	-	-	-	-	-	
50	Equipment Repair Parts	-	-	-	-	-	
51	Maintenance Contracted Services	3,500.00	5,939.48	5,939.48	14,000.00	14,000.00	
52	Refuse Removal Services	312.50	-	-	1,250.00	1,250.00	
53	Plumbing Repair Services	-	-	-	-	-	
54	Heating/AC Repair Services	500.00	-	-	2,000.00	2,000.00	
55	Electric Repair Service	-	-	-	-	-	
56	Window Repair Service	-	-	-	-	-	
57	Automotive Repairs/Fuel	899.43	299.93	299.93	3,597.70	3,597.70	
58	Elevator Repair & Maintenance	-	-	-	-	-	
59	Pest Control Services	250.00	-	-	1,000.00	1,000.00	
60	Cable TV	-	-	-	-	-	
61	Answering Service	-	-	-	-	-	
62	Misc Contracts	-	-	-	-	-	
63	Clean/Paint Units	-	-	-	-	-	
	Utilities Expenses	-	-	-	-	-	
64	Water/Sewer	1,375.00	(1,403.34)	(1,403.34)	5,500.00	5,500.00	
65	Electricity	350.00	113.99	113.99	1,400.00	1,400.00	
66	Natural Gas	500.00	-	-	2,000.00	2,000.00	
	Other Operating Expenses	-	-	-	-	-	
67	Protective Services Contract	2,500.00	1,250.00	1,250.00	10,000.00	10,000.00	
68	Insurance	4,032.60	4,030.18	4,030.18	16,130.41	16,130.41	
69	PILOT	3,837.50	5,361.83	5,361.83	15,350.00	15,350.00	
70	Compensated Absences	-	-	-	-	-	
71	Collection Losses	-	-	-	-	-	
72	Replacement Reserves & Debt Pmt-Princ	-	-	-	-	-	
73	Other General Expense/Asset Mgmt Fees	1,312.50	4,062.49	4,062.49	5,250.00	5,250.00	
74	Casualty Losses - Non Capitalized	-	-	-	-	-	
75	Capital Expenditures	-	-	-	-	-	
76	Transfer In / Out	-	-	-	-	-	
	Total Expense	76,695.04	95,408.12	95,408.12	306,780.17	-	306,780.17

Net Income/(Loss):

2,086.95

2,086.95

Housing Authority's Portion of Net Income/(Loss):

0.21

Cash Flow Statement
Beloit Housing Authority
Phase 1
As of 3/31/2024

	LLC Phase 1 Actual	YTD Budget	Percentage of Budget Used	Variance Over (Under)
Income				
Dwelling Rent/Utilities	53,717.00	149,210.42	36.00%	(95,493.42)
Interest on Investments	962.17	3,500.00	27.49%	(2,537.83)
Other Income	42,815.90	197,155.44	21.72%	(154,339.54)
HUD Admin Fees		-		-
HUD Grants/Subsidies		28,635.76		(28,635.76)
Total Income	97,495.07	378,501.62		(281,006.55)

	LLC Phase 1 Actual	YTD Budget	Percentage of Budget Used	Variance Under (Over)
Expenses				
Administrative				
Salaries/Benefits	16,725.58	81,117.75	20.62%	64,392.17
Office Expenses	21,555.60	30,870.20	69.83%	9,314.60
Office Contracted Services		3,317.88		3,317.88
Oper Sub Transfer/Mgmt Fee F	2,695.19	6,983.10	38.60%	4,287.91
Housing Assistance Pmts		-		-
HAP Payments Port In				
Maintenance				
Salaries/Benefits	27,215.68	97,013.13	28.05%	69,797.45
Materials & Supplies	7,561.51	10,000.00	75.62%	2,438.49
Maintenance Contracts	6,239.41	21,847.70	28.56%	15,608.29
Utilities	(1,289.35)	8,900.00	-14.49%	10,189.35
Other Operating				
Protective Services	1,250.00	10,000.00	12.50%	8,750.00
Insurance	4,030.18	16,130.41	24.98%	12,100.23
PILOT	5,361.83	15,350.00	34.93%	9,988.17
Other Operating Expenses	4,062.49	5,250.00	77.38%	1,187.51
Total Expenses	95,408.12	306,780.17		211,372.05

Net Admin Income (Loss)	2,086.95
Net HAP Income (Loss)	
Total YTD Income (Loss)	2,086.95
Housing Authority's Portion	<u>0.21</u>

Consolidated 2024 Budget Report for Phase 2 - As of March 31, 2024

	YTD Actual			Annual Board Approved Budget	
	Income	Approved YTD	Phase 2	Phase 2 Total	Phase 2
1 Dwelling Rental	48,415.50	52,070.00	52,070.00	193,662.00	193,662.00
2 Excess Utilities	-	-	-	-	-
3 Interest on Unrestricted Fund Investments	1,722.46	1,810.56	1,810.56	6,889.84	6,889.84
4 Income - Transfer In from Other Funds	7,057.52	-	-	28,230.06	28,230.06
5 Other Income - Tenants	300.00	572.96	572.96	1,200.00	1,200.00
6 HAP Fraud Recovery & FSS Forfeitures	-	-	-	-	-
7 Other Income - Bad Debt Collections	1,250.00	327.05	327.05	5,000.00	5,000.00
8 Other Income - Laundry/Copy Fees/Misc	-	-	-	-	-
9 Other Income - CFP Operation Money	-	-	-	-	-
10 Other Income - Sale of Asset Gain/Loss	-	-	-	-	-
11 Admin Fees Earned - HUD	-	-	-	-	-
12 Incoming Billable Admin Fees/Oper Sub	41,250.00	25,789.96	25,789.96	165,000.00	165,000.00
13 ROSS/CFP Grant	-	-	-	-	-
14 HAP Subsidy	-	-	-	-	-
15 Operating Subsidy	-	-	-	-	-
Total Income	99,995.48	80,570.53	80,570.53	399,981.90	399,981.90

	YTD Actual			Annual Board Approved Budget		
	Expenses	Approved YTD	Phase 2	Phase 2 Total	Phase 2	Total
Administrative Expenses						
16 Admin Payroll Expenses	16,670.72	17,279.44	17,279.44	66,682.88	66,682.88	
17 FSS Coordinator Admin Salaries	-	-	-	-	-	
18 FSS Coordinator Admin Benefits	-	-	-	-	-	
19 Advertising & Marketing	25.00	-	-	100.00	100.00	
20 Legal	375.00	-	-	1,500.00	1,500.00	
21 Staff Training	-	-	-	-	-	
22 Travel	-	-	-	-	-	
23 Accounting Consultants	1,575.00	1,424.00	1,424.00	6,300.00	6,300.00	
24 Audit Fee	3,625.00	14,300.00	14,300.00	14,500.00	14,500.00	
25 Telephone	-	-	-	-	-	
26 Postage	450.00	205.31	205.31	1,800.00	1,800.00	
27 Office Supplies	212.50	755.30	755.30	850.00	850.00	
28 Memberships & Publications	-	-	-	-	-	
29 Bank Fees	12.50	-	-	50.00	50.00	
30 Computer Maintenance	-	-	-	-	-	
31 Copier Expenses	-	-	-	-	-	
32 Office Equipment Maintenance	-	-	-	-	-	
33 Postage Machine	-	-	-	-	-	
34 Software Maintenance	829.47	1,056.30	1,056.30	3,317.87	3,317.87	
35 Outgoing Portable Admin Fees	-	-	-	-	-	
36 Sundry Administration/Compliance Fees/TP	1,406.25	3,511.53	3,511.53	5,625.00	5,625.00	
37 Port-In HAP Expense	-	-	-	-	-	
38 Management Fees	3,955.20	3,778.54	3,778.54	15,820.78	15,820.78	

39	Eviction & Collection Agent Fees	-		-		-	
40	HAP Expense (net fraud recovery to HUD)	-		-		-	
	HAP Overfunding (Underfunding)	-		-		-	
	Maintenance Expenses	-		-		-	
42	Maintenance Payroll Expenses	18,324.33	12,894.74	12,894.74	73,297.32	73,297.32	
43	Casual Labor - Maintenance	-		-		-	
44	Maintenance Materials & Supplies	2,500.00	1,244.65	1,244.65	10,000.00	10,000.00	
45	Plumbing Supplies	-		-		-	
46	Locks, Locksets & Keys	-		-		-	
47	Electrical Supplies	-		-		-	
48	Painting Supplies	-		-		-	
49	Cleaning Supplies	-		-		-	
50	Equipment Repair Parts	-		-		-	
51	Maintenance Contracted Services	3,500.00	6,917.96	6,917.96	14,000.00	14,000.00	
52	Refuse Removal Services	875.00	2,688.00	2,688.00	3,500.00	3,500.00	
53	Plumbing Repair Services	-		-		-	
54	Heating/AC Repair Services	300.00	632.00	632.00	1,200.00	1,200.00	
55	Electric Repair Service	-		-		-	
56	Window Repair Service	-		-		-	
57	Automotive Repairs/Fuel	750.00	299.93	299.93	3,000.00	3,000.00	
58	Elevator Repair & Maintenance	1,000.00	367.48	367.48	4,000.00	4,000.00	
59	Pest Control Services	375.00		-	1,500.00	1,500.00	
60	Cable TV	-		-		-	
61	Answering Service	-		-		-	
62	Misc Contracts	-		-		-	
63	Clean/Paint Units	-		-		-	
	Utilities Expenses	-		-		-	
64	Water/Sewer	2,125.00	1,327.15	1,327.15	8,500.00	8,500.00	
65	Electricity	4,500.00	3,467.21	3,467.21	18,000.00	18,000.00	
66	Natural Gas	2,500.00	2,611.36	2,611.36	10,000.00	10,000.00	
	Other Operating Expenses	-		-		-	
67	Protective Services Contract	2,750.00	1,709.78	1,709.78	11,000.00	11,000.00	
68	Insurance	4,601.83	4,304.55	4,304.55	18,407.33	18,407.33	
69	PILOT	4,175.00	4,483.39	4,483.39	16,700.00	16,700.00	
70	Compensated Absences	-		-		-	
71	Collection Losses	-		-		-	
72	Replacement Reserves & Debt Pmt-Princ	-		-		-	
73	Other General Expense/Asset Mgmt Fees	2,250.00	3,001.51	3,001.51	9,000.00	9,000.00	
74	Casualty Losses - Non Capitalized	-		-		-	
75	Capital Expenditures	-		-		-	
76	Transfer In / Out	-		-		-	
	Total Expense	79,662.80	88,260.13	88,260.13	318,651.17	-	318,651.18

Net Income/(Loss): (7,689.60) (7,689.60)
Housing Authority's Portion of Net Income/(Loss): (0.77)

Cash Flow Statement
Beloit Housing Authority
Phase 2
As of 3/31/2024

	LLC Phase 2 Actual	YTD Budget	Percentage of Budget Used	Variance Over (Under)
Income				
Dwelling Rent/Utilities	52,070.00	193,662.00	26.89%	(141,592.00)
Interest on Investments	1,810.56	6,889.84	26.28%	(5,079.28)
Other Income	26,689.97	171,200.00	15.59%	(144,510.03)
HUD Admin Fees		-		-
HUD Grants/Subsidies		28,230.06		(28,230.06)
Total Income	80,570.53	399,981.90		(319,411.37)

	LLC Phase 2 Actual	YTD Budget	Percentage of Budget Used	Variance Under (Over)
Expenses				
Administrative				
Salaries/Benefits	17,279.44	66,682.88	25.91%	49,403.44
Office Expenses	21,252.44	30,725.00	69.17%	9,472.56
Office Contracted Services		3,317.87		3,317.87
Oper Sub Transfer/Mgmt Fee F	3,778.54	15,820.78	23.88%	12,042.24
Housing Assistance Pmts		-		-
HAP Payments Port In				
Maintenance				
Salaries/Benefits	12,894.74	73,297.32	17.59%	60,402.58
Materials & Supplies	1,244.65	10,000.00	12.45%	8,755.35
Maintenance Contracts	10,905.37	27,200.00	40.09%	16,294.63
Utilities	7,405.72	36,500.00	20.29%	29,094.28
Other Operating				
Protective Services	1,709.78	11,000.00	15.54%	9,290.22
Insurance	4,304.55	18,407.33	23.38%	14,102.78
PILOT	4,483.39	16,700.00	26.85%	12,216.61
Other Operating Expenses	3,001.51	9,000.00	33.35%	5,998.49
Total Expenses	88,260.13	318,651.18		230,391.05

Net Admin Income (Loss)	(7,689.60)
Net HAP Income (Loss)	
Total YTD Income (Loss)	(7,689.60)
Housing Authority's Portion	<u>(0.77)</u>

Consolidated 2024 Budget Report for Housing Choice Voucher - As of March 31, 2024

	YTD Actual				Annual Board Approved Budget		
	Income	Approved YTD	HCV	HCV Total	HCV	Total	
1 Dwelling Rental	-			-			-
2 Excess Utilities	-			-			-
3 Interest on Unrestricted Fund Investments	950.00		1,052.67	1,052.67	3,800.00		3,800.00
4 Income - Transfer In from Other Funds	-			-			-
5 Other Income - Tenants/Landlords	-			-			-
6 HAP Fraud Recovery & FSS Forfeitures	250.00		241.00	241.00	1,000.00		1,000.00
7 Other Income - Bad Debt Collections	-			-			-
8 Other Income - Laundry/Copy Fees/Misc	8,056.00		7,267.00	7,267.00	32,224.00		32,224.00
9 Other Income - CFP Operation Money	-			-			-
10 Other Income - Sale of Asset Gain/Loss	-			-			-
11 Admin Fees Earned - HUD	82,165.00		109,674.00	109,674.00	328,660.00		328,660.00
12 Incoming Billable Admin Fees/Oper Sub	700.00		880.80	880.80	2,800.00		2,800.00
13 ROSS/CFP Grant	-			-			-
14 HAP Subsidy	774,204.50		1,161,209.00	1,161,209.00	3,096,818.00		3,096,818.00
15 Operating Subsidy	-			-			-
Total Income	866,325.50		1,280,324.47	1,280,324.47	-	3,465,302.00	3,465,302.00

	YTD Actual				Annual Board Approved Budget		
	Expenses	Approved YTD	HCV	HCV Total	HCV	Total	
Administrative Expenses							
16 Admin Salaries	52,323.11		48,290.61	48,290.61	209,292.42		209,292.42
17 FSS Coordinator Admin Salaries	-			-			-
18 Admin Employee Benefits	16,103.69		15,120.05	15,120.05	64,414.75		64,414.75
19 FSS Coordinator Admin Benefits	-			-			-
20 Advertising & Marketing	12.50			-	50.00		50.00
21 Legal	500.00			-	2,000.00		2,000.00
22 Staff Training	437.50			-	1,750.00		1,750.00
23 Travel	62.50		41.54	41.54	250.00		250.00
24 Accounting Consultants	1,527.50		1,560.00	1,560.00	6,110.00		6,110.00
25 Audit Fee	3,375.00			-	13,500.00		13,500.00
26 Telephone	329.33		338.64	338.64	1,317.32		1,317.32
27 Postage	-			-			-
28 Office Supplies	500.00		1,733.12	1,733.12	2,000.00		2,000.00
29 Memberships & Publications	175.00		144.51	144.51	700.00		700.00
30 Bank Fees	1,074.49		1,440.34	1,440.34	4,297.94		4,297.94
31 Computer Maintenance	-			-			-
32 Copier Expenses	692.15		588.56	588.56	2,768.60		2,768.60
33 Office Equipment Maintenance	-			-			-
34 Postage Machine	937.50		1,281.82	1,281.82	3,750.00		3,750.00
35 Software Maintenance	1,437.50		1,071.14	1,071.14	5,750.00		5,750.00
36 Outgoing Portable Admin Fees	-			-			-
37 Sundry Administration/Compliance Fees	875.00		792.31	792.31	3,500.00		3,500.00
38 Port-In HAP Expense	-		7,267.00	7,267.00			-

39	Management Fees	-			-		-	
40	Eviction & Collection Agent Fees	-			-		-	
41	HAP Expense (net fraud recovery to HUD)	770,638.00		850,091.00	850,091.00	3,082,552.00	3,082,552.00	
	HAP Overfunding (Underfunding)	3,816.50		311,359.00		15,266.00	15,266.00	
	Maintenance Expenses	-						
42	Maintenance Salaries	-			-		-	
43	Casual Labor - Maintenance	-			-		-	
44	Maintenance Benefits	-			-		-	
45	Maintenance Materials & Supplies	-			-		-	
46	Plumbing Supplies	-			-		-	
47	Locks, Locksets & Keys	-			-		-	
48	Electrical Supplies	-			-		-	
49	Painting Supplies	-			-		-	
50	Cleaning Supplies	-			-		-	
51	Equipment Repair Parts	-			-		-	
52	Maintenance Contracted Services	-			-		-	
53	Refuse Removal Services	125.00			-	500.00	500.00	
54	Plumbing Repair Services	-			-		-	
55	Heating/AC Repair Services	-			-		-	
56	Electric Repair Service	-			-		-	
57	Window Repair Service	-			-		-	
58	Automotive Repairs/Fuel	125.00		299.97	299.97	500.00	500.00	
59	Elevator Repair & Maintenance	-			-		-	
60	Pest Control Services	-			-		-	
61	Cable TV	-			-		-	
62	Answering Service	-			-		-	
63	Misc Contracts	-			-		-	
64	Clean/Paint Units	-			-		-	
	Utilities Expenses	-						
65	Water/Sewer	-			-		-	
66	Electricity	-			-		-	
67	Natural Gas	-			-		-	
	Other Operating Expenses	-						
68	Protective Services Contract	-			-		-	
69	Insurance	699.69		665.57	665.57	2,798.76	2,798.76	
70	PILOT	-			-		-	
71	Compensated Absences	-			-		-	
72	Collection Losses	-			-		-	
73	Replacement Reserves & Debt Pmt-Princ	-			-		-	
74	Other General Expense/Asset Mgmt Fees	1,100.00			-	4,400.00	4,400.00	
75	Casualty Losses - Non Capitalized	-			-		-	
76	Capital Expenditures	-			-		-	
77	Transfer In / Out	-			-		-	
	Total Expense	856,866.95		930,726.18	930,726.18	-	3,412,201.79	3,427,467.79

Net Income/(Loss):

349,598.29

**Cash Flow Statement
Beloit Housing Authority
Housing Choice Voucher
As of 3/31/2024**

	HCV YTD Actual	YTD Budget	Percentage of Budget Used	Variance Over (Under)
Income				
Dwelling Rent/Utilities		-		-
Interest on Investments	1,052.67	3,800.00	27.70%	(2,747.33)
Other Income	7,267.00	36,024.00	20.17%	(28,757.00)
HUD Admin Fees	109,674.00	328,660.00	33.37%	(218,986.00)
HUD Grants/Subsidies	1,162,330.80	3,096,818.00	37.53%	(1,934,487.20)
Total Income	1,280,324.47	3,465,302.00		(2,184,977.53)

	HCV YTD Actual	YTD Budget	Percentage of Budget Used	Variance Under (Over)
Expenses				
Administrative				
Salaries/Benefits	63,410.66	273,707.17	23.17%	210,296.51
Office Expenses	6,050.46	35,475.26	17.06%	29,424.80
Office Contracted Services	2,941.52	12,268.60	23.98%	9,327.08
Oper Sub Transfer/Mgmt Fee Pd		-		-
Housing Assistance Pmts	850,091.00	3,082,552.00	27.58%	2,232,461.00
HAP Payments Port In	7,267.00		0.00%	(7,267.00)
Maintenance				
Salaries/Benefits		-		-
Materials & Supplies	299.97	500.00	59.99%	200.03
Maintenance Contracts		500.00	0.00%	500.00
Utilities		-		-
Other Operating				
Protective Services		-		-
Insurance	665.57	2,798.76	23.78%	2,133.19
PILOT		-		-
Other Operating Expenses	-	4,400.00	0.00%	4,400.00
Total Expenses	930,726.18	3,412,201.79		2,481,475.61

Net Income/(Loss): 349,598.29

REPORTS AND PRESENTATIONS TO COMMUNITY DEVELOPMENT AUTHORITY



Agenda Number:	4c		
Topic:	2024 Beloit Housing Authority Capital Fund Budget		
Date:	May 22, 2024		
Presenter:	Clinton Cole	Division:	Beloit Housing Authority

Overview/Background Information

The Beloit Housing Authority (BHA) develops an annual Capital Fund Program (CFP) budget as a component of its annual budget process to outline anticipated expenditure of CFP funds received. The BHA then develops a more detailed CFP budget once the amount of CFP funding allocated to the agency is known.

Key Issues

1. In October 2023, the Community Development Authority (CDA) Board of Commissioners approved the 2024 Operating Budget that included an estimate of \$215,000 in 2024 CFP funding that would be received by the BHA from the Department of Housing and Urban Development (HUD).
2. Upon the May 2024 announcement that the BHA will receive \$310,030 in 2024 CFP funding from HUD, the BHA Director prepared a budget that outlines the use of these CFP funds.
3. Work items included in this budget include the replacement of roofs at Phase 1 public housing units, the replacement of flooring in Phase 1 and Phase 2 units, the replacement of failed water heaters, and staff training.
4. This budget was entered into HUD’s Energy and Performance Information Center (EPIC) online system, and will be submitted upon CDA Board approval.

Conformance with Strategic Plan

- Approval of this agreement would conform with the stated purpose of the following strategic goal:
- Goal #1 - Create and Sustain Safe and Healthy Neighborhoods
 - Goal #2 - Create and Sustain a High Performing Organization
 - Goal #3 - Create and Sustain Economic and Residential Growth
 - Goal #4 - Create and Sustain a High Quality of Life
 - Goal #5 - Create and Sustain High Quality Infrastructure and Connectivity
 - Goal #6 - Create and Sustain a Positive Image, Enhance Communications and Engage the Community

Sustainability

If applicable, briefly comment on the environmental, economic, and/or social sustainability of this policy or program. Consider how current needs are met without compromising the ability of future generations to meet their own needs.
Write N/A if not applicable: N/A

This meets the goal of social sustainability by improving the housing units that our Public Housing units live in.

Action Required/Recommendation

Staff recommends approval of the attached resolution.

Fiscal Note/Budget Impact

All identified work activities will be paid from 2024 Capital Funds

Attachments

Resolution 2024-05 and 2024 Capital Fund Budget

COMMUNITY DEVELOPMENT AUTHORITY

RESOLUTION 2024-05

**APPROVING THE BELOIT HOUSING AUTHORITY’S (BHA)
2024 CAPITAL FUND PROGRAM (CFP) BUDGET**

WHEREAS, the Beloit Community Development Authority (CDA) Board of Commissioners previously approved BHA’s 2024 Operating Budget that included an estimate of the 2024 CFP funding that would be received by the BHA from the Department of Housing and Urban Development (HUD), and

WHEREAS, upon the May 2024 announcement that the BHA will receive \$310,030 in 2024 CFP funding from HUD, the BHA Director updated the Five-Year Plan and developed a more detailed budget that outlines the use of CFP funds for the period 2024-2028.

NOW, THEREFORE BE IT RESOLVED, that the Community Development Authority (CDA) Board of Commissioners hereby approves the revised 2024 CFP budget as attached.

Adopted this 22nd day of May, 2024

Community Development Authority

Michelle Bullock, Chairperson

Attest:

Julie Christensen, CDA Executive Director

Part II: Supporting Pages								
PHA Name: Beloit Housing Authority			Grant Type and Number Capital Fund Program Grant No: WI39P0650124 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2024		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
WI064000004 – Beloit Apts. Redevelopment Phase 1	Phase 1 Unit Exterior Painting (Dwelling Unit-Exterior (1480))			\$10,000	\$	\$	\$	
WI064000004 – Beloit Apts. Redevelopment Phase 1	Phase 1 Flooring Replacement (Dwelling Unit Interior (1480))			\$20,000	\$	\$	\$	
WI064000004 – Beloit Apts. Redevelopment Phase 1	Phase 1 Tree Trimming/Removal (Dwelling Unit-Exterior (1480))			\$10,000	\$	\$	\$	
WI064000004 – Beloit Apts. Redevelopment Phase 1	Phase 1 Roof Replacement (Dwelling Unit – Exterior (1480))			\$160,000	\$	\$	\$	
WI064000004 – Beloit Apts. Redevelopment Phase 1	Phase 1 Water Heater Replacement (Dwelling Unit Interior 1480)			\$15,000	\$	\$	\$	
WI064000007 – Beloit Apts. Redevelopment Phase 2 – Scattered Sites	Phase 2 Scattered Site Flooring Replacement (Dwelling Unit Interior 1480)			\$10,000	\$	\$	\$	
WI064000007 – Beloit Apts. Redevelopment Phase 2 – Scattered Sites	Phase 2 Scattered Site Water Heater Replacement (Dwelling Unit Interior 1480)			\$10,000	\$	\$	\$	

Not associated with any specific development	1406 Operations (Operations (1406)			\$34,027	\$	\$	\$	
Not associated with any specific development	1408 Management Improvement (Management Improvement (1408)			\$10,000		\$	\$	
Not associated with any specific development	1410 Replacement Costs (Administration (1410)			\$31,003	\$			
		Total		\$310,030		\$	\$	
						\$	\$	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.