

**NORTH IOWA REGIONAL HOUSING AUTHORITY  
202 First Street SE, Ste. 203, Mason City, IA 50401**

**January 27, 2026, 9:00 AM**

**In person in the conference room or access the conference by calling in to  
617-793-8470 or toll free at 844-855-4444. Access code is 5204446.**

**Commissioners:** Bruce Helgeson, Gary Gelner, Beth Johnson, Yvonne Krukow,  
Enos Loberg, Jessy Willadsen, Dona Nielsen, and Kayla Zimmerman.

**AGENDA**

- |  | <b>Pages</b> |
|--|--------------|
| <b>1. Opening of Meeting</b>   |              |
| A. Call to Order   |              |
| B. Determination of Quorum   |              |
| C. Recognition of Visitor  |              |
| D. Approval of Agenda and Request for Changes  |              |
| <b>2. Open Forum</b>   |              |
| Audience Note: If you desire to speak to the board, please read and complete the Open Forum Request form provided at the sign-in table and give it to the Board Secretary.             |              |
| <b>3. Consent Agenda</b>   |              |
| All items under this section are routine and may be enacted by one motion. Any item may be removed from the Consent Agenda at the request of a commissioner and considered separately. |              |
| A. Executive Director's Report   | 2-4          |
| B. Approval of Consent Items or Request for Removal and Discussion   |              |
| <b>4. Old Business</b>   |              |
| A. Minutes   | 5-6          |
| B. Financial Statements  | 7-10         |
| C. Bills   | 11-14        |
| D. Miscellaneous Communications  |              |
| <b>5. New Business</b>   |              |
| A. None  |              |
| <b>6. Adjourn.</b>   |              |
| Next Scheduled Regular Meeting February 24,2026.   |              |

## Consent Agenda – Executive Director’s Report

### a. Public Housing Unit Status

Unit Turnover					
	Month of January 2026	Total Units at Site	Leased as of December 31, 2025	HUD Removed	Vacant Units
«	Algona	14	14	0	0
«	Britt	6	6	0	0
«	Clear Lake	10	10	0	0
«	Forest City	16	16	0	0
«	Hampton	27	27	0	0
«	Manly	12	12	0	0
«	Northwood	8	8	0	0
«	Osage	10	10	0	0
«	Rockford	10	10	0	0
«	Sheffield	8	8	0	0
	<b>Total</b>	<b>121</b>	<b>121</b>	<b>0</b>	<b>0</b>
«	<b><i>indicates that property is full</i></b>				

- b. **Heritage Place – Site Drainage and Concrete** - Heritage Place in Hampton will likely require concrete and drainage work due to water infiltration into the senior center. Water pools behind the building near the parking lot and may be tied to a downspout running under the sidewalk that directs water back toward the structure.
- c. **Senior Center Sublease Issue** - The Senior Center is currently subletting space to Access busing under a lease executed by the prior director that is unfavorable to NIRHA. We are reviewing options to address this arrangement.
- d. **Heritage Place Heating System Design** - Reliable One is preparing a proposal for a VRF heating system at Heritage Place, consistent with the engineering recommendation made a couple years ago.
- e. **Tax Credit Application Update** - Our tax credit application submitted in September was not selected in this competitive round. We plan to reapply with revisions in the next application cycle, and Holly Knight of Knight Development plans to visit on February 26 to review development options.
- f. **City of Osage Street Assessments** - The City of Osage assessed NIRHA \$36,999 for recent street reconstruction affecting our properties. Our Osage properties front three separate streets that were fully removed and replaced.
- g. **New Maintenance Staff** - Logan Boos and Gary Wright joined NIRHA as maintenance technicians effective January 12, 2026. They have been training with our current maintenance staff.
- h. **Retirements** - Gregg Urbatsch and Dan Heiny will retire after 21 years of service to NIRHA, with their final day on January 30, 2026.
- i. **Director days off** – I will be taking vacation from February 13 until February 20. I will also need to take off February 24 due to a medical procedure for a family member.
- j. **February Board Meeting Date** – Due to director time off on February 24 conflicting with our regularly scheduled February board meeting, I recommend either rescheduling the board meeting to Thursday, February 26 to coincide with the visit from Holly Knight, or canceling if there are no agenda items requiring action. I will consult with Chairperson Helgeson on any decision.
- k. **Designated Housing Plan Approval** - HUD has approved the designated housing plans for Hampton and Manly, allowing us to continue operating these properties as elderly and disabled housing only. The letter is attached to this agenda.



**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

**REGION VII**

Gateway Tower II, Room 200  
400 State Avenue  
Kansas City, KS 66101-2406  
HUD Home Page: [www.hud.gov](http://www.hud.gov)

January 20, 2026

Mr. Justin Stotts  
Executive Director  
North Iowa Regional Housing Authority  
202 1<sup>st</sup> Street, S.E., Suite 203  
Mason City, IA 50401

Dear Mr. Stotts:

This letter is to inform you that the North Iowa Regional Housing Authority's request for renewal of the Designated Housing Plan submitted for 2026 beginning February 10, 2026, is granted. This Office received the request on December 2, 2025. The Plan will be in effect for an additional two years beginning February 10, 2026. Upon expiration, the Housing Authority may submit a written request for another two-year extension.

The Plan proposes to designate units for elderly and disabled residents at the following developments:

<b>Development Name</b>	<b>Development Number</b>	<b>0-BR</b>	<b>1-BR</b>	<b>2-BR</b>	<b>Total</b>
Heritage Place	IA127000001	N/A	24	3	27
Friendship Village	IA127000001	N/A	10	2	12
Total			34	5	39

The Plan was reviewed in accordance with the requirements of Section 7 of the United States Housing Act, as amended, and PIH Notices 2005-02 and 2021-01. The Housing Authority will continue to make available to non-designated families units that are comparable to those being designated. Amenities and services provided to those who have need will be as closely matched as possible.

If you have any questions, please contact Shanetta Franklin, Portfolio Management Specialist, at (913) 551-6822 or by e-mail at [Shanetta.n.franklin@hud.gov](mailto:Shanetta.n.franklin@hud.gov).

This Office wishes you continued success in implementing your Designated Housing Plan.

Sincerely,

Tanya Burgin  
Director  
Office of Public Housing  
Office of Field Operations

**North Iowa Regional Housing Authority**  
**202 First Street SE, Ste. 203, Mason City, IA 50401**  
Tuesday November 25, 9:00 A.M.  
Minutes

**1. Opening of Meeting.**

- A. Chairperson Helgeson called the North Iowa Regional Housing Authority regular board meeting to order at 9:00 a.m. via conference call and in office. Public access to the meeting was available via phone and in office.

**Board Members: Present:** Delegates: Bruce Helgeson, Gary Gelner, Kayla Zimmerman, and Yvonne Krukow. **Alternate:** None. **Absent:** Enos Loberg and Jessy Willadsen. **By phone:** Beth Johnson and Dona Nielsen. **Staff:** Justin Stotts **Guest:** Mark Ebeling and John Olson by phone.

- B. Determination of Quorum.  
A quorum was determined.
- C. Recognition of Visitor.  
John Olson of Kronlage and Olson, P.C. and Mark Ebeling of Edwards-Brandt & Associates.
- D. Approval of Agenda and Request for Changes/Recording of Agenda.  
Krukow moved to approve the agenda as presented. Zimmerman seconded the motion. All were in favor; none opposed; and none abstained. The motion carried.

**2. Open Forum.**

**3. Consent Agenda.**

Gelner moved to approve the consent agenda as presented. Johnson seconded the motion. All were in favor; none opposed; and none abstained. The motion carried.

**4. Old Business.**

- A. Minutes  
Zimmerman moved to approve the minutes, financial statements, and bills. Johnson seconded the motion. All were in favor; none opposed; and none abstained. The motion carried.
- B. Financial Statements
- C. Bills
- D. Miscellaneous Communication  
None

**5. New Business.**

- A. Employee Health Insurance for the policy year 2026.  
Zimmerman motioned to approve Employee Health Insurance UHC Level- Funded HP500025B PPO and the HSA account starting February 1, 2026. Gelner seconded the motion. All were in favor; none opposed; and none abstained. The motion carried.

B. Resolution 2025-09 SEMAP Submission.

Gelner moved to approve Resolution 2025-09 SEMAP Submission. Johnson seconded the motion.

**Roll Call Vote:** Johnson, Nielsen, Zimmerman, Gelner, Krukow, and Helgeson were in favor; none opposed; and none abstained. The motion carried.

C. Master Development Agreement

Gelner motion to approve executive director Justin Stotts to negotiate and execute the master development agreement with Knight Consulting. Zimmerman seconded the motion. All were in favor; none opposed; and none abstained. The motion carried

6. **Adjourn.**

Gelner moved to adjourn. Zimmerman seconded the motion. All were in favor; none opposed; and none abstained. The motion carried. Meeting adjourned at 10:48 AM. Next Meeting December 23, 2025.

\_\_\_\_\_  
Bruce Helgeson, Chairperson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Justin Stotts, Executive Director

\_\_\_\_\_  
Date

**NORTH IOWA REGIONAL HOUSING AUTHORITY - PH**  
**BOARD SUMMARY REPORT**  
DATE **Nov 2025**

	Current	Fiscal Year Begin Bal	+/-
<b>Cash &amp; Investments</b>			
1111 Cash General Fund	\$ 609,123.39	\$ 772,040.12	\$ (162,916.73)
1114 Sec Deposit Fund	\$ 34,394.07	\$ 33,635.07	\$ 759.00
1117 Petty Cash	\$ 100.00	\$ 100.00	\$ -
1162 CD	\$ 126,321.36	\$ 126,321.36	\$ -
1162.010 CD SD	\$ 27,025.38	\$ 27,025.38	\$ -
<b>Total Cash &amp; Investments</b>	<b>\$ 796,964.20</b>	<b>\$ 959,121.93</b>	<b>\$ (162,157.73)</b>

	YTD Balance	Annual Budget	Percent of Budget
<b>Receipts</b>			
Rental Income	\$ 38,596.56	\$ 188,179.00	21%
Other Operating Revenue	\$ 41,440.58	\$ 747,741.00	6%
<b>Total</b>	<b>\$ 80,037.14</b>	<b>\$ 935,920.00</b>	<b>9%</b>
<b>Expenses</b>			
Admin Expense	\$ 29,729.44	\$ 250,563.00	12%
Utilities Expense	\$ 3,523.33	\$ 59,000.00	6%
Maintenance Expense	\$ 46,327.37	\$ 404,870.00	11%
General Expense	\$ 56,872.67	\$ 87,399.00	65%
Leased Amort & Int	\$ 1,460.04	\$ 800.00	0%
Nonroutine Expenses	\$ -	\$ -	0%
Fixed Assets	\$ -	\$ -	#DIV/0!
<b>Total Operating Expenses</b>	<b>\$ 137,912.85</b>	<b>\$ 802,632.00</b>	<b>17%</b>
<b>Net Income (Loss) from Operations</b>	<b>\$ (57,875.71)</b>	<b>\$ 133,288.00</b>	<b>-43%</b>

<b>Operating Reserve</b>	
<b>Beginning of Year</b>	
2810.510 Admin Unrestricted	\$ 725,321.16
Net Income (Loss) from Operations	\$ (57,875.71)
Equity Transfer Business Activity	\$ -
Current FY Pension Adjustment	\$ -
<b>Operating Reserve, End of Current Period</b>	<b>\$ 667,445.45</b>

**NORTH IOWA REGIONAL HOUSING AUTHORITY - PH**  
**BOARD SUMMARY REPORT**  
DATE Dec 2025

	Current	Fiscal Year Begin Bal	+/-
<b>Cash &amp; Investments</b>			
1111 Cash General Fund	\$ 544,208.72	\$ 772,040.12	\$ (227,831.40)
1114 Sec Deposit Fund	\$ 34,570.98	\$ 33,635.07	\$ 935.91
1117 Petty Cash	\$ 100.00	\$ 100.00	\$ -
1162 CD	\$ 126,321.36	\$ 126,321.36	\$ -
1162.010 CD SD	\$ 27,025.38	\$ 27,025.38	\$ -
<b>Total Cash &amp; Investments</b>	<b>\$ 732,226.44</b>	<b>\$ 959,121.93</b>	<b>\$ (226,895.49)</b>

	YTD Balance	Annual Budget	Percent of Budget
<b>Receipts</b>			
Rental Income	\$ 60,894.13	\$ 188,179.00	32%
Other Operating Revenue	\$ 116,042.57	\$ 747,741.00	16%
<b>Total</b>	<b>\$ 176,936.70</b>	<b>\$ 935,920.00</b>	<b>19%</b>
<b>Expenses</b>			
Admin Expense	\$ 49,725.51	\$ 250,563.00	20%
Utilities Expense	\$ 7,094.76	\$ 59,000.00	12%
Maintenance Expense	\$ 86,649.85	\$ 404,870.00	21%
General Expense	\$ 67,787.96	\$ 87,399.00	78%
Leased Amort & Int	\$ 2,190.06	\$ 800.00	0%
Nonroutine Expenses	\$ -	\$ -	0%
Fixed Assets	\$ -	\$ -	#DIV/0!
<b>Total Operating Expenses</b>	<b>\$ 213,448.14</b>	<b>\$ 802,632.00</b>	<b>27%</b>
<b>Net Income (Loss) from Operations</b>	<b>\$ (36,511.44)</b>	<b>\$ 133,288.00</b>	<b>-27%</b>

<b>Operating Reserve</b>	
<b>Beginning of Year</b>	
2810.510 Admin Unrestricted	\$ 725,321.16
Net Income (Loss) from Operations	\$ (36,511.44)
Equity Transfer Business Activity	\$ -
Current FY Pension Adjustment	\$ -
<b>Operating Reserve, End of Current Period</b>	<b>\$ 688,809.72</b>



**NORTH IOWA REGIONAL HOUSING AUTHORITY - VOUCHER**  
**BOARD SUMMARY REPORT**  
DATE **Nov 2025**

	Current	Fiscal Year Begin Bal	+/-
<b>Cash &amp; Investments</b>			
1111 Cash General Fund	\$ 596,639.06	\$ 552,522.95	\$ 44,116.11
<b>Total Cash &amp; Investments</b>	<b>\$ 596,639.06</b>	<b>\$ 552,522.95</b>	<b>\$ 44,116.11</b>

	YTD Balance	Annual Budget	Percent of Budget
<b>Receipts</b>			
HUD Admin Fees	\$ 43,707.00	\$ 285,000.00	15%
Other Operating Revenue	\$ 2,334.11	\$ 10,750.00	22%
<b>Total</b>	<b>\$ 46,041.11</b>	<b>\$ 295,750.00</b>	<b>16%</b>
<b>Expenses</b>			
Admin Expense	\$ 32,850.83	\$ 289,955.00	11%
Utilities Expense	\$ -	\$ -	
Maintenance Expense	\$ 37.45	\$ 200.00	19%
General Expense	\$ 1,442.19	\$ 14,816.00	10%
Leased Amort & Int	\$ 1,460.04	\$ 800.00	183%
<b>Total Operating Expenses</b>	<b>\$ 35,790.51</b>	<b>\$ 305,771.00</b>	<b>12%</b>
<b>Net Income (Loss) from Operations</b>	<b>\$ 10,250.60</b>	<b>\$ (10,021.00)</b>	<b>-102%</b>

<b>Operating Reserve</b>	
<b>Beginning of Year</b>	
2810.002 Admin Reserve	\$ 524,259.62
Net Income (Loss) from Operations	\$ 10,250.60
Current FY Pension Adjustment	\$ -
<b>Operating Reserve, End of Current Period</b>	<b>\$ 534,510.22</b>

**NORTH IOWA REGIONAL HOUSING AUTHORITY - VOUCHER**  
**BOARD SUMMARY REPORT**  
DATE Dec 2025

	Current	Fiscal Year Begin Bal	+/-
<b>Cash &amp; Investments</b>			
1111 Cash General Fund	\$ 626,809.92	\$ 552,522.95	\$ 74,286.97
<b>Total Cash &amp; Investments</b>	<b>\$ 626,809.92</b>	<b>\$ 552,522.95</b>	<b>\$ 74,286.97</b>

	YTD Balance	Annual Budget	Percent of Budget
<b>Receipts</b>			
HUD Admin Fees	\$ 65,408.00	\$ 285,000.00	23%
Other Operating Revenue	\$ 3,530.69	\$ 10,750.00	33%
<b>Total</b>	<b>\$ 68,938.69</b>	<b>\$ 295,750.00</b>	<b>23%</b>
<b>Expenses</b>			
Admin Expense	\$ 52,645.74	\$ 289,955.00	18%
Utilities Expense	\$ -	\$ -	
Maintenance Expense	\$ 90.99	\$ 200.00	45%
General Expense	\$ 2,054.00	\$ 14,816.00	14%
Leased Amort & Int	\$ 2,190.06	\$ 800.00	274%
<b>Total Operating Expenses</b>	<b>\$ 56,980.79</b>	<b>\$ 305,771.00</b>	<b>19%</b>
<b>Net Income (Loss) from Operations</b>	<b>\$ 11,957.90</b>	<b>\$ (10,021.00)</b>	<b>-119%</b>

<b>Operating Reserve</b>	
<b>Beginning of Year</b>	
2810.002 Admin Reserve	\$ 524,259.62
Net Income (Loss) from Operations	\$ 11,957.90
Current FY Pension Adjustment	\$ -
<b>Operating Reserve, End of Current Period</b>	<b>\$ 536,217.52</b>

# North Iowa Regional Housing Authority

## Check Register

All Bank Accounts

November 1, 2025 - November 30, 2025

Check Number	Check Date	Payee	Amount
<b>Payroll Direct Deposit</b>			
10045	11/07/25	Carballo, Carmen N	1,607.83
10046	11/07/25	Gansen, Karri S	1,617.12
10047	11/07/25	Heiny, Daniel L	1,573.39
10048	11/07/25	McBride, Carrie L	1,337.74
10049	11/07/25	Stotts, Justin	2,770.58
10050	11/07/25	Urbatsch, Gregg A	1,617.80
10078	11/21/25	Carballo, Carmen N	1,671.46
10079	11/21/25	Gansen, Karri S	1,636.87
10080	11/21/25	Heiny, Daniel L	1,573.37
10081	11/21/25	McBride, Carrie L	1,337.75
10082	11/21/25	Stotts, Justin	2,675.14
10083	11/21/25	Urbatsch, Gregg A	1,617.82
<b>Payroll Direct Deposit Total</b>			<u>21,036.87</u>
<b>Vendor Checks</b>			
10051	11/03/25	SERVPRO of Mason City	249.00
10052	11/06/25	1919 Architects	7,780.00
10053	11/06/25	Algona Municipal Utilities 1	204.97
10054	11/06/25	Alliant Energy/IPL	354.10
10055	11/06/25	Black Hills Energy	34.57
10056	11/06/25	Brett A Austin	185.00
10057	11/06/25	Bushbaum Lawn Care & Snow Removal	260.00
10058	11/06/25	City of Clear Lake	85.88
10059	11/06/25	City of Forest City	284.69
10060	11/06/25	City of Rockford	253.20
10061	11/06/25	Culligan Water	79.20
10062	11/06/25	Gary Gelner	43.40
10063	11/06/25	Gary Sheppard	770.00
10064	11/06/25	Hawkins Ash CPAs	2,660.00
10065	11/06/25	Justin Stotts	1,317.97
10066	11/06/25	Karri Gansen	207.20
10067	11/06/25	Mason City Lumbar Co.	1,880.00
10068	11/06/25	MC Appliance	135.00
10069	11/06/25	Mid American Energy Company	51.47
10070	11/06/25	Northwood Sanitation, LLC	460.00
10071	11/06/25	Osage Municipal Utilities	56.18
10072	11/06/25	Reliable1	6,217.99
10073	11/06/25	River City Communications, Inc	59.00
10074	11/06/25	Skyblue Solutions	235.79
10075	11/06/25	Steven Giles	100.00
10076	11/06/25	The Shredder	300.00
10077	11/06/25	Yvonne Krukow	42.00
10084	11/18/25	Access Systems Leasing	356.83
10085	11/18/25	Alliant Energy/IPL	59.29
10086	11/18/25	Basepoint Building Automations	1,387.86
10087	11/18/25	Black Hills Energy	29.64
10088	11/18/25	Brett A Austin	350.00
10089	11/18/25	BRIC MC LLC	2,691.46
10090	11/18/25	Chad Valvoda	1,940.00
10091	11/18/25	City of Clear Lake	48.38
10092	11/18/25	D&L Sanitation	160.00
10093	11/18/25	Eileen Holm	300.00
10094	11/18/25	Gustavo Garcia	1,500.00
10095	11/18/25	Iowa NAHRO C/O Tami McMichael	1,930.00
10096	11/18/25	Joes Collision & Performance	137.89
10097	11/18/25	Nuehring's Lawn & Tree Service Inc.	150.00
10098	11/18/25	Paymentus	69.90
10099	11/18/25	Reliable1	458.24

**North Iowa Regional Housing Authority**  
**Check Register**

All Bank Accounts

November 1, 2025 - November 30, 2025

Check Number	Check Date	Payee	Amount
EFT	11/18/25	Clear Lake Sanitary District	26.18
EFT	11/18/25	Clear Lake Sanitary District	24.26
EFT	11/18/25	Clear Lake Sanitary District	29.70
EFT	11/18/25	Clear Lake Sanitary District	28.42
EFT	11/18/25	Clear Lake Sanitary District	31.62
EFT	11/18/25	Clear Lake Sanitary District	29.38
EFT	11/18/25	Clear Lake Sanitary District	27.78
EFT	11/18/25	Clear Lake Sanitary District	27.14
EFT	11/18/25	Clear Lake Sanitary District	28.10
EFT	11/18/25	Clear Lake Sanitary District	25.22
EFT	11/18/25	Mid American Energy Company	991.30
EFT	11/18/25	Wellmark	272.93
EFT	11/06/25	Aflac	106.86
EFT	11/06/25	Capital One	7,763.60
EFT	11/06/25	City of Hampton	847.01
EFT	11/06/25	City of Manly Utility	489.58
EFT	11/06/25	Online Information Services Inc	108.50
EFT	11/06/25	Principal Life Insurance Company	648.41
EFT	11/06/25	Verizon	292.89
Vendor Check Total			<u>47,674.98</u>
Check List Total			<u><u>68,711.85</u></u>

Check count = 74

# North Iowa Regional Housing Authority

## Check Register

All Bank Accounts

December 1, 2025 - December 31, 2025

Check Number	Check Date	Payee	Amount
<b>Payroll Direct Deposit</b>			
10100	12/05/25	Carballo, Carmen N	1,631.78
10101	12/05/25	Gansen, Karri S	1,613.02
10102	12/05/25	Heiny, Daniel L	1,877.42
10103	12/05/25	McBride, Carrie L	1,337.75
10104	12/05/25	Stotts, Justin	2,770.59
10105	12/05/25	Urbatsch, Gregg A	1,617.81
10137	12/19/25	Carballo, Carmen N	1,608.06
10138	12/19/25	Gansen, Karri S	1,647.12
10139	12/19/25	Heiny, Daniel L	1,573.38
10140	12/19/25	McBride, Carrie L	1,337.75
10141	12/19/25	Stotts, Justin	2,675.14
10142	12/19/25	Urbatsch, Gregg A	1,626.02
<b>Payroll Direct Deposit Total</b>			<u>21,315.84</u>
<b>Vendor Checks</b>			
10106	12/08/25	AHRMA	65,036.00
10107	12/08/25	Alliant Energy/IPL	336.65
10108	12/08/25	Black Hills Energy	69.01
10109	12/08/25	Brett A Austin	524.65
10110	12/08/25	City of Forest City	95.29
10111	12/08/25	City of Rockford	214.97
10112	12/08/25	CITY OF SHEFFIELD	8.85
10113	12/08/25	Dennis Ernst	150.00
10114	12/08/25	Gary Gelner	43.40
10115	12/08/25	Gary Sheppard	665.00
10116	12/08/25	Hawkins Ash CPAs	2,955.00
10117	12/08/25	HDSUPPLY	283.07
10118	12/08/25	JOE HORNYAK	97.19
10119	12/08/25	Karri Gansen	179.20
10120	12/08/25	Kronlage & Olson PC	3,000.00
10121	12/08/25	Mason City Glass Service	42.70
10122	12/08/25	McCloskey Appliance	899.00
10123	12/08/25	Menards - Mason City	371.41
10124	12/08/25	Mid American Energy Company	32.33
10125	12/08/25	Mort's Water Company	454.00
10126	12/08/25	North Iowa Electric LLC	1,786.00
10127	12/08/25	Northwood Sanitation, LLC	410.00
10128	12/08/25	Osage Municipal Utilities	34.83
10129	12/08/25	Pollard Pest Control & Lawn Care Co.	5,324.00
10130	12/08/25	Reliable1	777.57
10131	12/08/25	River City Communications, Inc	59.00
10132	12/08/25	Skyblue Solutions	234.70
10133	12/08/25	Steven Giles	70.00
10134	12/08/25	Trebil Electric	200.00
10135	12/08/25	Tyler Bueford	1,125.00
10136	12/08/25	Yvonne Krukow	42.00
10143	12/18/25	Access Systems Leasing	380.67
10144	12/18/25	Algona Plumbing & Heating, LLC	95.00
10145	12/18/25	Alliant Energy/IPL	27.06
10146	12/18/25	Antenna Installers	299.95
10147	12/18/25	Brett A Austin	6,870.57
10148	12/18/25	BRIC MC LLC	2,691.46
10149	12/18/25	D&L Sanitation	160.00
10150	12/18/25	Eileen Holm	300.00
10151	12/18/25	Finley Law Firm, P.C.	1,010.50
10152	12/18/25	Gill Group	4,000.00
10153	12/18/25	Joes Collision & Performance	370.00
10154	12/18/25	KHI Solutions	200.00

# North Iowa Regional Housing Authority

## Check Register

All Bank Accounts

December 1, 2025 - December 31, 2025

Check Number	Check Date	Payee	Amount
10155	12/18/25	Menards - Mason City	566.87
10156	12/18/25	Mid American Energy Company	35.00
10157	12/18/25	Overhead Door	626.40
10158	12/18/25	Paymentus	91.80
10159	12/18/25	PHA-Web	4,207.00
10160	12/18/25	Pollard Pest Control & Lawn Care Co.	1,000.00
10161	12/18/25	Public Housing Authorities Directors Association	1,120.00
10162	12/18/25	Reliable1	2,427.24
10163	12/18/25	Scott's Towing & Auto Body	290.00
10164	12/18/25	Simpson, Jensen, Abels, Fischer, & Bouslog, PC	2,310.00
10165	12/18/25	Summit Fire Protection	197.25
10166	12/18/25	Todd Rothore	2,000.00
EFT	12/18/25	City of Hampton	961.39
EFT	12/18/25	Clear Lake Sanitary District	25.86
EFT	12/18/25	Clear Lake Sanitary District	24.58
EFT	12/18/25	Clear Lake Sanitary District	27.46
EFT	12/18/25	Clear Lake Sanitary District	28.74
EFT	12/18/25	Clear Lake Sanitary District	32.90
EFT	12/18/25	Clear Lake Sanitary District	31.94
EFT	12/18/25	Clear Lake Sanitary District	27.14
EFT	12/18/25	Clear Lake Sanitary District	25.22
EFT	12/18/25	Clear Lake Sanitary District	27.78
EFT	12/18/25	Clear Lake Sanitary District	25.86
EFT	12/18/25	Mid American Energy Company	1,328.81
EFT	12/18/25	Wellmark	272.93
EFT	12/08/25	Aflac	106.86
EFT	12/08/25	Capital One	995.08
EFT	12/08/25	City of Manly Utility	433.61
EFT	12/08/25	Principal Life Insurance Company	648.41
EFT	12/08/25	Verizon	292.89
<b>Vendor Check Total</b>			<u>122,115.05</u>
<b>Check List Total</b>			<u><u>143,430.89</u></u>

Check count = 85