

*** All present are expected to conduct themselves in accordance with our City's Core Values ***



OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department Committee, Agency, Corporation, Quasi-Municipal Corporation or Sub-unit thereof.

Notice is hereby given that the **Community Development Authority** of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the: **COMMUNITY DEVELOPMENT AUTHORITY FINANCE COMMITTEE**
Date/Time: **Thursday, November 9, 2023 at 8:00 am**
Location: **550 East Thomas Street, Wausau, Wisconsin 54403**
Members: **Sarah Nagezek, David Welles, Pat Gosz**

AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)

1. Call the Meeting to Order
2. Approval of Minutes from the August 9, 2023 Meeting
3. Review of CDA Accounts & Capital Funds
4. Presentation and Review of 2023 Third Quarter Financials
5. Review of CDA Salary Allocation Evaluations
6. Presentation and Discussion on 2024 Program Budgets

Adjournment

Pat Gosz - Committee Chair

This Notice was posted at City Hall and faxed to the Daily Herald newsroom on November 3, 2023 at 2:45 pm. Questions regarding this agenda may be directed to Liz Brodek, Community Development Director, 715-261-6685.

Any person wishing to offer public comment who does not appear in person to do so, may e-mail Juli Birkenmeier at juli.birkenmeier@ci.wausau.wi.us with "CDA Finance Committee Public Comment" in the subject line prior of the meeting start. All public comment, either by e-mail or in person, if agendized, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6590 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

It is possible that members of, and possible a quorum of members of other committees of the City of Wausau may be in attendance at the above mentioned meeting to gather information. No action will be taken by any such group at the above mentioned meeting other than the committee specifically referred to in this notice.

Other Distribution: City Website, Alderpersons, Board Members, Mayor

COMMUNITY DEVELOPMENT AUTHORITY
FINANCE COMMITTEE MINUTES

08/09/23

MEMBERS PRESENT: Sarah Napgezok, David Welles, Patrick Gosz

MEMBERS ABSENT:

OTHERS PRESENT: Betty Noel, Juli Birkenmeier, Liz Brodek

(1) Call Meeting to Order

Meeting was called to order at 8:04 am in the WCDA Boardroom at 550 E. Thomas Street, Wausau, Wisconsin.

(2) Approval of Minutes from the March 8, 2023

Welles moved to approve the minutes from 03/08/2022. Napgezok seconded the motion. Motion approved unanimously.

(3) Review of CDA Accounts & Capital Funds

Noel distributed and reviewed the WCDA's investment balances as of June 30, 2023. She stated there were no items to note.

Noel reviewed the Capital Fund Program (CFP) grant summary Budget Detail provided. She noted CFP 2022 has a remaining disbursement balance of \$47,642.02 as of June 30, 2023, but has since been fully expended with the completion of the roof replacement project at 1901 Bopf Street. She furthered that CFP 2023 has an obligation balance of \$29,681.62 with \$71,097.38 obligated for the remaining balance of the Bopf Street roof project.

(4) Presentation of 2023 Second Quarter Financials

Noel reviewed the 2023 second quarter financials for the WCDA's budgeted programs. She gave a brief overview of the *Year-To-Date* versus *Budget* line items and explained budget variances. Those variances are further detailed in the August 9, 2023 Finance Committee Report.

Noel then reviewed the 2023 second quarter financials for Riverview Towers LLC, summarizing *Year-To-Date* versus *Budget* line items and further explained budget variances which are also further detailed in the Finance Committee Report.

(5) Committee Chair Nominations and Election

Napgezok opened the floor to nominations for Finance Committee chair. Welles nominated Patrick Gosz. Napgezok seconded. Motion was approved unanimously.

Meeting adjourned.

Respectfully Submitted,

Patrick Gosz
Chairperson

**COMMUNITY DEVELOPMENT AUTHORITY
CAPITAL FUND PROGRAM
As of 9/30/23**

FUND #	GRANT AMOUNT	OBLIGATION START	OBLIGATION END	OBLIGATION BALANCE	DISBURSEMENT END	DISBURSEMENT BALANCE
501-22	\$ 97,597	05/12/22	05/11/24	\$ -	05/11/26	\$ 47,642.02
501-23	\$ 100,779	02/17/23	02/16/25	\$ 29,681.62	02/16/27	\$ 100,779.00
						\$148,421.02

CFP 2022 BUDGET DETAIL

Fees & Costs	Architect/Consultant Fees	\$ 10,385.00
Site Improvements	Tree Maintenance, Parking/Drive Resealing	\$ 13,484.38
Non-Dwelling Structures	OH Garage Door Replacements	\$ 26,892.00
Dwelling Structures	Roof Replacement – 1901 Bopf Street (partial)	<u>\$ 46,835.62</u>
2022 Grant Total		\$ 97,597.00

CFP 2023 BUDGET DETAIL

Operations	Day-to-Day Operations	\$ 4,000.00
Fees & Costs	Architect/Consultant Fees	\$ 3,000.00
Site Improvements	Tree Maintenance/Landscaping	\$ 7,300.00
Dwelling Structures	Unit Turnover/Rehab	\$ 15,381.62
Dwelling Structures	Roof Replacement – 1901 Bopf Street (partial)	<u>\$ 71,097.38</u>
2023 Grant Total		\$ 100,779.00

COMMUNITY DEVELOPMENT AUTHORITY
INCOME STATEMENT SUMMARY THROUGH SEPTEMBER 30, 2023

	2023 QUARTERLY	2023 YTD	2023 BUDGET	2022 YTD
TTL TENANT REV	\$95,700.98	\$272,977.01	\$243,603.00	\$222,941.00
TTL OTHER REV	\$114,540.84	\$330,371.33	\$264,559.50	\$214,666.53
TOTAL REVENUE	\$210,241.82	\$603,348.34	\$508,162.50	\$437,607.53
TTL ADMIN EXP	\$34,608.81	\$111,084.62	\$113,256.75	\$104,932.75
TTL TENANT SRVC EXP	\$1,097.02	\$1,450.95	\$2,250.00	\$284,564.10
TTL UTILITY EXP	\$22,456.57	\$63,197.60	\$70,995.00	\$56,162.38
TTL MAINTENANCE EXP	\$33,962.90	\$111,608.32	\$116,374.50	\$100,134.39
TTL PROTECTIVE SRVC EXP	\$1,244.82	\$2,924.46	\$3,375.00	\$2,843.44
TTL OTHER EXP	\$7,986.00	\$22,229.90	\$28,836.75	\$17,141.79
TTL EXTRA/CASUALTY EXP	\$0.00	\$0.00	\$1,800.00	\$0.00
TOTAL OPERATING EXPENSES	\$101,356.12	\$312,495.85	\$336,888.00	\$565,778.85
INCOME/(LOSS) BEFORE DEPRECIATION	\$108,885.50	\$290,852.49	\$171,274.50	(\$128,171.32)
DEPRECIATION EXP	\$94,479.87	\$283,439.61	\$294,600.00	\$280,800.00
NET INCOME/(LOSS)	\$14,405.63	\$7,412.88	(\$123,325.50)	(\$408,971.32)

Wausau Community Development Authority - Entity Wide
Income Statement
September 30, 2023

= Voucher, Redevelopment, and Business Activities I & II

	2023 Quarterly	2023 YTD	2023 Budget	2022 Quarterly	2022 YTD	2022 Budget
<u>REVENUES</u>						
Tenant Revenue						
'3420 Tenant Revenues - Rent	94,235.00	269,455.00	240,543.00	75,737.00	222,941.00	175,500.00
'3420 Tenant Revenues - Rent	0.00	0.00	0.00	0.00	0.00	0.00
Housing Assistance Pymt	0.00	0.00	0.00	0.00	0.00	0.00
Housing Assistance Pymt	0.00	0.00	0.00	0.00	0.00	0.00
'3421 Tenant Rent - Vacancy Loss	0.00	0.00	0.00	0.00	0.00	0.00
'3421 Tenant Rent - Vacancy Loss	0.00	0.00	0.00	0.00	0.00	0.00
'3422 Tenant Revenue - excess utilities	1,465.98	3,522.01	3,060.00	999.72	3,397.71	2,549.97
'3422 Tenant Revenue - excess utilities	0.00	0.00	0.00	0.00	0.00	0.00
Total Tenant Revenue	95,700.98	272,977.01	243,603.00	76,736.72	226,338.71	178,049.97
Other Revenue						
3410 Revenue - HUD	0.00	0.00	0.00	0.00	0.00	0.00
3410 Revenue - HUD	581,274.00	1,563,067.00	206,262.00	441,399.00	1,364,227.00	173,999.97
'3430 Interest Income	29,467.14	84,529.91	42,991.50	16,638.91	43,951.71	41,146.47
'3430 Interest Income	34,773.86	105,210.64	1,305.00	7,386.50	8,499.78	600.03
'3435 Restricted Interest Income	0.00	0.00	0.00	0.00	0.00	0.00
'3435 Restricted Interest Income	0.00	0.00	0.00	0.00	0.00	0.00
Gain/loss on sale of equipment	0.00	1,300.00	0.00	6,400.00	6,400.00	0.00
Gain/loss on sale of equipment	0.00	0.00	0.00	0.00	0.00	0.00
'3440 Other Charges for Services	1,643.70	4,529.56	4,881.00	1,048.51	4,408.82	4,574.97
'3440 Other Charges for Services	0.00	0.00	0.00	0.00	0.00	0.00
3450 Fraud Recovery	0.00	0.00	0.00	0.00	0.00	0.00
3450 Fraud Recovery	0.00	281.00	369.00	0.00	0.00	749.97
3480 Other Revenue	3,982.00	9,822.86	5,025.00	1,620.00	4,885.00	5,024.97
3480 Other Revenue	9,148.49	27,693.79	0.00	8,272.44	24,976.51	0.00
Port In Hap & Admin	1,609.43	1,609.43	0.00	0.00	0.00	0.00
3690 CFP Operations	0.00	0.00	3,750.00	0.00	0.00	3,750.03
3691 Operating Subsidy	49,638.00	146,405.00	141,300.00	51,915.00	155,021.00	119,999.97
3691 Operating Subsidy	0.00	0.00	0.00	0.00	0.00	0.00
3691 Cash Receipts from Section 8	29,810.00	83,784.00	70,362.00	30,585.23	91,286.23	90,749.97

3691	Developer Fees	0.00	0.00	0.00	0.00	0.00	0.00
3692	Insurance Proceeds/VNA Charges to Tenants	0.00	0.00	0.00	64,484.20	208,623.20	191,250.00
3692	Insurance Proceeds/VNA Charges to Tenants	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Revenue		741,346.62	2,028,233.19	476,245.50	629,749.79	1,912,279.25	631,846.35

TOTAL REVENUES

837,047.60	2,301,210.20	719,848.50	706,486.51	2,138,617.96	809,896.32
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EXPENSES

Administrative Expenses

4110	Administration Salaries	18,945.10	59,376.03	59,292.00	20,589.20	54,755.20	55,305.00
4110	Administration Salaries	34,205.30	104,730.46	84,600.00	35,830.53	94,898.93	78,959.97
4120	Advertising and Marketing	306.42	1,991.83	1,102.50	0.00	1,462.50	2,287.44
4120	Advertising and Marketing	140.87	140.87	495.00	571.00	571.00	375.03
4130	Legal Expense	0.00	0.00	375.00	0.00	0.00	375.03
4130	Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00
4140	Staff Training	954.11	1,454.11	1,350.00	435.00	646.14	1,350.00
4140	Staff Training	215.26	715.26	1,050.00	435.00	857.28	1,050.03
4150	Travel	296.35	582.07	750.00	273.35	320.73	974.97
4150	Travel	103.50	450.79	600.00	176.64	255.03	600.03
4160	Office Expense	1,569.21	5,020.44	7,635.00	1,914.63	6,854.19	7,425.00
4160	Office Expense	1,956.94	6,448.53	7,875.00	2,541.20	7,918.10	7,350.03
4170	Accounting Fees	1,594.00	4,825.00	5,319.00	1,845.00	5,065.00	5,175.00
4170	Accounting Fees	2,217.50	6,013.50	5,040.00	1,755.00	6,743.00	4,349.97
4171	Audit Fees	2,115.75	8,904.76	6,225.00	1,515.67	8,114.67	5,752.44
4171	Audit Fees	1,951.25	9,690.24	2,331.00	1,515.68	8,763.74	2,175.03
4182	Empl. Benefit Contrib. -Admin	7,490.52	25,806.32	27,848.25	8,650.80	24,915.58	25,728.03
4182	Empl. Benefit Contrib. -Admin	11,261.35	35,356.09	37,440.00	14,213.20	41,108.87	34,800.03
	Empl. Benefit Contrib. -Maint	0.00	0.00	0.00	0.00	0.00	0.00
	Empl. Benefit Contrib. -Maint	0.00	0.00	0.00	0.00	0.00	0.00
4190	Other Admin and Sundry	489.80	559.80	900.00	483.60	814.52	1,350.00
4190	Other Admin and Sundry	244.90	244.90	975.00	241.80	890.68	825.03
4191	Telephone	847.55	2,554.26	2,460.00	599.90	1,984.22	2,324.97
4191	Telephone	275.98	813.19	900.00	258.73	764.61	900.00
	Recreation - Social Act.	0.00	0.00	0.00	0.00	0.00	0.00
4195	Outside Mgt Fees	0.00	0.00	0.00	0.00	0.00	0.00
4195	Outside Mgt Fees	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Expenses		87,181.66	275,678.45	254,562.75	93,845.93	267,703.99	239,433.03

Tenant Services Expenses

4210	Tenant Services Salaries	0.00	0.00	0.00	0.00	0.00	0.00
4210	Tenant Services Salaries	0.00	0.00	0.00	0.00	0.00	0.00

4220	Rec. Pub., and Other	1,097.02	1,450.95	2,250.00	2,349.26	2,624.84	2,025.00
4220	Rec. Pub., and Other	0.00	0.00	0.00	0.00	0.00	0.00
	Recreation - Social Act.	0.00	0.00	0.00	0.00	0.00	0.00
	Recreation - Social Act.	0.00	0.00	0.00	0.00	0.00	0.00
4221	Tenant Store Expenses	0.00	0.00	0.00	0.00	0.00	0.00
4221	Tenant Store Expenses	0.00	0.00	0.00	0.00	0.00	0.00
4230	Contract Costs/VNA Expenses	0.00	0.00	0.00	94,908.28	281,939.26	283,394.97
4230	Contract Costs/VNA Expenses	0.00	0.00	0.00	0.00	0.00	0.00
	Total Tenant Services Expenses	1,097.02	1,450.95	2,250.00	97,257.54	284,564.10	285,419.97

Utility Expenses

4310	Water	4,217.38	10,398.03	12,504.00	3,924.62	10,258.23	11,849.94
4310	Water	0.00	0.00	0.00	0.00	0.00	0.00
4320	Electricity	9,384.45	22,500.76	24,480.00	7,641.79	19,079.70	21,150.00
4320	Electricity	0.00	0.00	0.00	0.00	0.00	0.00
4330	Gas	731.33	10,542.60	12,807.00	922.87	9,533.53	9,600.03
4330	Gas	0.00	0.00	0.00	0.00	0.00	0.00
4360	Sewer	7,210.16	17,582.39	18,558.00	5,835.45	15,216.33	15,300.00
4340	Sewer	0.00	0.00	0.00	0.00	0.00	0.00
4390	Other Utilities Expense	913.25	2,173.82	2,646.00	814.02	2,074.59	2,637.00
4390	Other Utilities Expense	0.00	0.00	0.00	0.00	0.00	0.00
	Total Utility Expenses	22,456.57	63,197.60	70,995.00	19,138.75	56,162.38	60,536.97

Maintenance Expenses

4410	Maint. Labor	17,579.06	56,297.03	54,513.00	18,924.58	50,051.98	51,300.00
4410	Maint. Labor	3,404.40	11,156.46	11,064.75	3,793.27	10,230.26	10,500.03
4420	Maint. Materials	4,399.34	14,048.71	12,465.00	3,656.14	10,264.56	13,349.97
4420	Maint. Materials	0.00	0.00	0.00	0.00	0.00	0.00
4430	Maintenance Contracts	3,953.28	16,287.81	24,583.50	5,899.16	17,365.83	24,645.15
4430	Maintenance Contracts	0.00	0.00	0.00	0.00	2,750.00	0.00
4431	Garbage & Trash Removal	637.78	2,285.45	2,178.00	975.42	2,033.54	2,040.03
4431	Garbage & Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00
4433	Empl. Benefit Contr. Maint.	7,393.44	22,689.32	22,635.00	7,090.81	20,418.48	20,985.03
4433	Empl. Benefit Contr. Maint.	493.56	1,617.10	1,575.00	538.40	1,452.50	1,500.03
	Misc. Operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00
	Misc. Operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00
	Total Maintenance Expenses	37,860.86	124,381.88	129,014.25	40,877.78	114,567.15	124,320.24

Protective Services Expenses

4460	Labor	0.00	0.00	0.00	0.00	0.00	0.00
4460	Labor	0.00	0.00	0.00	0.00	0.00	0.00
4470	Materials	0.00	0.00	0.00	0.00	0.00	0.00
4470	Materials	0.00	0.00	0.00	0.00	0.00	0.00
4480	Contract Costs	1,244.82	2,924.46	3,375.00	1,216.48	2,843.44	3,300.03
4480	Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Protective Services		1,244.82	2,924.46	3,375.00	1,216.48	2,843.44	3,300.03
Other General Expenses							
4510	Insurance Expense	661.56	1,656.57	11,575.50	524.98	1,791.41	9,978.66
4510	Insurance Expense	827.40	2,036.97	2,961.00	622.14	1,831.09	2,819.97
4520	Payment in Lieu of Taxes	7,324.44	20,977.94	17,261.25	5,759.80	17,017.63	11,750.31
4520	Payment in Lieu of Taxes	0.00	0.00	0.00	0.00	0.00	0.00
4570	Collection Losses	0.00	-404.61	0.00	-690.25	-1,667.25	0.00
4570	Collection Losses	0.00	0.00	525.00	0.00	0.00	375.03
4590	Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00
4590	Other General Expense	0.00	0.00	1,125.00	2,719.00	2,719.00	749.97
	Gain/Loss on Investments	0.00	0.00	0.00	0.00	0.00	0.00
	Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00
4595	Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00
4595	Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00
Total Other General Expenses		8,813.40	24,266.87	33,447.75	8,935.67	21,691.88	25,673.94
Extraordinary/Casualty Loss Expenses							
4610	Labor	0.00	0.00	1,800.00	0.00	0.00	1,649.97
4610	Labor	0.00	0.00	0.00	0.00	0.00	0.00
4620	Labor	0.00	0.00	0.00	0.00	0.00	0.00
4620	Labor	0.00	0.00	0.00	0.00	0.00	0.00
Total Extraordinary/Casualty Loss		0.00	0.00	1,800.00	0.00	0.00	1,649.97
Housing Assistance Payments							
4715	Hap Expenses	475,895.00	1,316,123.00	0.00	386,312.23	1,120,058.23	0.00
Total Hap expenses		475,895.00	1,316,123.00	0.00	386,312.23	1,120,058.23	0.00
Depreciation Expense							
4800	Depre Expense - PHA Funded	94,479.87	283,439.61	294,600.00	93,600.00	280,800.00	270,000.00
4800	Depre Expense - PHA Funded	585.60	1,756.80	1,440.00	480.00	1,440.00	1,469.97
Total Depreciation Expense		95,065.47	285,196.41	296,040.00	94,080.00	282,240.00	271,469.97
TOTAL OPERATING EXPENSES		729,614.80	2,093,219.62	791,484.75	741,664.38	2,149,831.17	1,011,804.12
Change in Net Position		107,432.80	207,990.58	-71,636.25	-35,177.87	-11,213.21	-201,907.80

Prior Year Adjustments							
6010	Prior Year Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
6010	Prior Year Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
	Total Prior Year Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
Equity Transfers							
9116	Equity Transfers	0.00	8,800.00	0.00	23,160.00	29,830.00	0.00
9116	Equity Transfers	0.00	-8,800.00	0.00	-23,160.00	-29,830.00	0.00
	Total Equity Transfers	0.00	0.00	0.00	0.00	0.00	0.00
	NET INCOME/LOSS	107,432.80	207,990.58	-71,636.25	-35,177.87	-11,213.21	-201,907.80

Wausau Community Development Authority

Balance Sheet

September 30, 2023

		Low Rent (46 Scattered Sites) (Fund 01)	Voucher (Sec 8) (Fund 02)	Riverview Terrace (Fund 12)	Business Activity ** (Fund 15)	Business Activity II (Fund 17)	Redevelopment (Fund 16)	<u>Entity Wide Total</u>	<u>2022 Entity Wide Total</u>
	<u>ASSETS</u>								
	Cash								
'1111	Cash - Unrestricted	3,971.03	800,244.54	240,473.43	1,194,988.94	0.00	83,284.58	2,322,962.52	2,608,182.87
'1117	Petty Cash	75.00	25.00	0.00	0.00	0.00	0.00	100.00	100.00
'1118	Change Fund	20.00	0.00	0.00	0.00	0.00	0.00	20.00	20.00
'1162	General Fund Investments	1,358,742.27	0.00	0.00	0.00	380,150.13	0.00	1,738,892.40	1,575,543.13
	Total Cash	1,362,808.30	800,269.54	240,473.43	1,194,988.94	380,150.13	83,284.58	4,061,974.92	4,183,846.00
	Accounts Receivable								
1121	Accounts Receivable- Fraud	0.00	970.00	0.00	0.00	0.00	0.00	970.00	970.00
'1122	Accounts Receivable - Tenants	2,029.36	0.00	3.50	0.00	0.00	0.00	2,032.86	1,173.32
1125	Accounts Receivable - HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1129	Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1128	Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,806.00
'1145	Accrued Interest Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Accounts Receivable	2,029.36	970.00	3.50	0.00	0.00	0.00	3,002.86	6,949.32
	Other Current Assets								
1210	Prepaid Expenses	1,725.00	1,725.00	3,787.19	0.00	0.00	0.00	7,237.19	6,184.14
'1211	Prepaid Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
'1295	Interfund due to/from	0.00	0.00	0.00	0.00	6,097.41	0.00	6,097.41	5,574.93
	Total Other Current Assets	1,725.00	1,725.00	3,787.19	0.00	6,097.41	0.00	13,334.60	11,759.07
	Noncurrent Assets								
1350	CDA Mortgage Sale	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
'1400	Land/Structures/Equip Less Accum. Deprn	3,157,530.17	13,481.30	1,720,305.77	60,000.00	0.00	0.00	4,951,317.24	5,221,069.02
1500	Note Receivables - Tax Credits	3,774,874.43	0.00	0.00	1,877,011.74	0.00	0.00	5,651,886.17	5,037,334.06
1600	Investment in Tax Credits	174,797.39	0.00	0.00	0.00	0.00	0.00	174,797.39	174,806.67
	Total Noncurrent Assets	7,107,201.99	13,481.30	1,720,305.77	1,937,011.74	0.00	0.00	10,778,000.80	10,433,209.75
	TOTAL ASSETS	8,473,764.65	816,445.84	1,964,569.89	3,132,000.68	386,247.54	83,284.58	14,856,313.18	14,635,764.14

RIVERVIEW TOWERS LLC
INCOME STATEMENT SUMMARY THROUGH SEPTEMBER 30, 2023

	2023 QUARTERLY	2023 YTD	2023 BUDGET	2022 YTD
TTL TENANT REV	\$150,163.00	\$449,266.00	\$438,210.00	\$404,443.00
TTL OTHER REV	\$130,430.84	\$362,524.36	\$273,429.00	\$294,360.69
TOTAL REVENUE	\$280,593.84	\$811,790.36	\$711,639.00	\$698,803.69
TTL ADMIN EXP	\$50,492.27	\$163,750.53	\$178,856.28	\$163,909.31
TTL TENANT SRVC EXP	\$2,207.85	\$4,976.28	\$6,840.00	\$4,976.49
TTL UTILITY EXP	\$32,326.58	\$97,130.71	\$99,434.97	\$76,259.60
TTL MAINTENANCE EXP	\$46,947.55	\$140,365.71	\$170,109.00	\$153,875.71
TTL PROTECTIVE SRVC EXP	\$1,298.00	\$2,553.08	\$3,150.00	\$3,282.64
TTL OTHER EXP	\$19,856.15	\$67,366.00	\$66,899.25	\$63,266.06
TTL EXTRA/CASUALTY EXP	\$0.00	\$3,754.67	\$3,750.03	\$3,432.00
TOTAL OPERATING EXPENSES	\$153,128.40	\$479,896.98	\$529,039.53	\$469,001.81
INCOME/(LOSS) BEFORE DEPRECIATION	\$127,465.44	\$331,893.38	\$182,599.47	\$229,801.88
DEPRECIATION EXP	\$85,334.22	\$256,002.66	\$256,005.72	\$254,355.66
NET INCOME/(LOSS)	\$42,131.22	\$75,890.72	(\$73,406.25)	(\$24,553.78)

RIVERVIEW TOWERS LLC

FINANCIAL STATEMENTS

For the Accounting Period Ending September 30, 2023



To the Members
Riverview Towers LLC
Wausau, WI

The members are responsible for the accompanying financial statements of Riverview Towers LLC ("Project"), which comprise the balance sheet as of September 30, 2023, and the related statement of operations for the one month and nine months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements, nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by the members. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Accounting principles generally accepted in the United States of America require that accounts payable be recorded. The members have informed us that the Project has not recorded accounts payable, which is not in accordance with accounting principles generally accepted in the United States of America. The members have not determined the effect of the departure from accounting principles generally accepted in the United States of America on the accompanying financial statements.

The members have elected to omit the statement of cash flows and substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the statement of cash flows and omitted disclosures were to be included in the financial statements, they might influence the user's conclusions about the Project's financial position, result of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The accompanying budget of the Project for the year ending December 31, 2023, has not been compiled or examined by us, and, accordingly, we do not express an opinion or any other form of assurance on it. The members have elected to omit the summaries of significant assumptions and accounting policies required under established guidelines for presentation of prospective financial statements. If the omitted summaries were included in the budgeted information, they might influence the user's conclusions about the Project's budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

We are not independent with respect to the Project.

A handwritten signature in cursive script that reads 'Hawkins Ash CPAs, LLP'.

La Crosse, Wisconsin
October 9, 2023

Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
September 30, 2023

	Current Period	Cumulative
ASSETS		
CURRENT ASSETS		
Cash		
26-0-000-000-1010.100 Cash - Construction (US Bank)	0.00	0.00
26-0-000-000-1111.040 Cash - Unrestricted	34,384.29	1,470,356.61
26-0-000-000-1111.050 Cash - Reserve Account	0.00	0.00
26-0-000-000-1162.000 Cash - Savings/Money Mkts/CDs	8,795.98	1,242,564.83
Total	43,180.27	2,712,921.44
Accounts Receivable		
26-0-000-000-1122.000 Accounts Receivable - Tenants	180.10	2,565.04
26-0-000-000-1128.000 Accounts Receivable - Other	0.00	0.00
26-0-000-000-1129.000 Accounts Receivable - Subsidy	0.00	0.00
Total	180.10	2,565.04
Accrued Receivables		
26-0-000-000-1145.000 Accrued Interest Receivable	0.00	0.00
Total	0.00	0.00
Other Current Assets		
26-0-000-000-1210.000 Prepaid Expenses	29.85	10,278.11
26-0-000-000-1211.000 Prepaid Insurance	4,027.79	12,203.69
26-0-000-000-1295.001 Interprogram Due (to) from PH	0.00	0.00
Total	4,057.64	22,481.80
TOTAL CURRENT ASSETS	47,418.01	2,737,968.28

*(See Accountants' Compilation Report)

Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
September 30, 2023

	Current Period	Cumulative
NONCURRENT ASSETS		
Fixed Assets		
26-0-000-000-1400.000 CWIP	0.00	0.00
26-0-000-000-1400.060 Land	0.00	0.00
26-0-000-000-1400.061 Land Improvements	0.00	20,555.00
26-0-000-000-1400.080 Dwelling Equipment	0.00	18,329.76
26-0-000-000-1400.090 Nondwelling Equipment	0.00	338,846.40
26-0-000-000-1400.100 Building Improvements	0.00	10,092,374.96
26-0-000-000-1400.150 Accumulated Depreciation	(28,183.00)	(3,392,443.30)
Total	(28,183.00)	7,077,662.82
Other Assets		
26-0-000-000-1460.000 Tax Credit Fees	0.00	47,114.00
26-0-000-000-1460.010 Tax Credit Fee Amort	(261.74)	(34,549.68)
26-0-000-000-1470.000 Financing Fees	0.00	0.00
26-0-000-000-1470.010 Financing Fees Amort	0.00	0.00
Total	(261.74)	12,564.32
TOTAL NONCURRENT ASSETS	(28,444.74)	7,090,227.14
TOTAL ASSETS	18,973.27	9,828,195.42

*(See Accountants' Compilation Report)

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Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
September 30, 2023

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	Current Period	Cumulative
LIABILITIES AND MEMBERS' EQUITY		
CURRENT LIABILITIES		
Accounts Payable		
26-0-000-000-2111.000 A/P - Vendors & Contractors	0.00	0.00
26-0-000-000-2111.010 A/P - Other	0.00	0.00
26-0-000-000-2114.000 Tenants Security Deposits	790.00	54,554.00
26-0-000-000-2119.000 A/P - Other	0.00	0.00
26-0-000-000-2119.010 A/P - Payroll	139.68	22,249.02
26-0-000-000-2119.020 A/P - Gorman Compliance Fee	0.00	0.00
26-0-000-000-2119.030 A/P - Gorman Developer Fee	0.00	0.00
26-0-000-000-2119.040 A/P - Subsidy	0.00	0.00
Total	929.68	76,803.02
Accrued Liabilities		
26-0-000-000-2134.000 Accrued Comp Absences - Due within one year	0.00	15,600.53
26-0-000-000-2136.000 Other Accrued Liabilities	0.00	0.00
26-0-000-000-2137.000 Payment in Lieu of Taxes	4,104.74	35,213.53
26-0-000-000-2149.000 Accrued Asset Mgt Fee	865.16	7,786.44
Total	4,969.90	58,600.50
Other Current Liabilities		
26-0-000-000-2145.001 Interprogram Due to (from) PH	0.00	0.00
26-0-000-000-2145.002 Interprogram Due to (from) Voucher	0.00	0.00
26-0-000-000-2145.012 Interprogram Due to (from) Riverview Terrace	0.00	0.00
26-0-000-000-2145.017 Interprogram Due to (from) BA II	7.32	6,097.41
26-0-000-000-2240.000 Tenants Prepaid Rent	93.00	131.00
26-0-000-000-2290.000 Unearned Revenue	0.00	2,406.00
Total	100.32	8,634.41
TOTAL CURRENT LIABILITIES	5,999.90	144,037.93

*(See Accountants' Compilation Report)

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Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
September 30, 2023

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	Current Period	Cumulative
NONCURRENT LIABILITIES		
26-0-000-000-2134.010 Accrued Comp Absences	0.00	17,321.62
26-0-000-000-2310.000 Notes Payable - Construction Loan	0.00	0.00
26-0-000-000-2320.000 Notes Payable - Wausau CDA PH	0.00	2,500,000.00
26-0-000-000-2320.010 Interest Payable - Wausau CDA PH	4,166.66	487,499.94
26-0-000-000-2330.000 Notes Payable - Wausau CDA PH (AHP loan)	0.00	750,000.00
26-0-000-000-2330.010 Interest Payable - Wausau CDA PH (AHP loan)	326.84	37,374.49
Total	4,493.50	3,792,196.05
TOTAL LIABILITIES	10,493.40	3,936,233.98
MEMBERS' EQUITY		
26-0-000-000-2700.000 CY Net Change	8,479.87	35,449.22
26-0-000-000-1450.000 Syndication Costs	0.00	(52,000.00)
26-0-000-000-2810.512 Unrestricted Net Assets	0.00	0.00
26-0-000-000-2834.000 Managing Member Equity	0.00	174,797.39
26-0-000-000-2835.000 NEF Investor Equity	0.00	5,733,714.83
TOTAL MEMBERS' EQUITY	8,479.87	5,891,961.44
TOTAL LIABILITIES AND MEMBERS' EQUITY	18,973.27	9,828,195.42
Proof	0.00	0.00

*(See Accountants' Compilation Report)

Riverview Towers LLC
Stmnt of Operations-Riverview Towers LLC
Nine Month Period - September 30, 2023

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
PUM	1.00	149.00	149.00	1.00	1,341.00	1,341.00	0.00
OPERATING REVENUE							
Rental Revenue							
26-1-000-000-3420.000 Tenant Revenue - Rent	337.50	50,288.00	48,690.00	335.02	449,266.00	438,210.00	11,056.00
26-1-000-000-3422.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	337.50	50,288.00	48,690.00	335.02	449,266.00	438,210.00	11,056.00
Nonrental Revenue							
26-1-000-000-3410.000 HUD HAP Subsidy	228.16	33,996.00	28,596.00	204.25	273,896.00	257,364.00	16,532.00
26-1-000-000-3410.010 HUD Admin Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-3440.000 Other Inc - Tenants Charges	1.02	152.50	450.00	5.52	7,404.26	4,050.00	3,354.26
26-1-000-000-3440.020 Other Inc - Tenant Store	2.28	340.00	400.00	2.56	3,431.20	3,600.00	(168.80)
26-1-000-000-3440.030 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-3440.060 Other Income - Voucher CARES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-3444.040 Laundry	0.00	0.00	515.00	2.31	3,099.87	4,635.00	(1,535.13)
26-1-000-000-3444.050 Vending	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-3691.000 Operating Subsidy	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-3692.000 Other Inc - Insurance Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	231.47	34,488.50	29,961.00	214.64	287,831.33	269,649.00	18,182.33
TOTAL OPERATING REVENUE	568.97	84,776.50	78,651.00	549.66	737,097.33	707,859.00	29,238.33
OPERATING EXPENSES							
Administration							
26-1-000-000-4110.000 Administration Salaries	49.23	7,336.00	7,830.00	50.57	67,820.07	70,470.00	(2,649.93)
26-1-000-000-4110.010 Admin Salaries - Comp Abs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4120.000 Advertising & Marketing	2.51	373.60	375.00	2.59	3,476.42	3,375.00	101.42
26-1-000-000-4130.000 Legal Expense	0.00	0.00	41.67	0.00	0.00	375.03	(375.03)
26-1-000-000-4140.000 Staff Training	0.00	0.00	117.00	1.24	1,663.85	1,053.00	610.85
26-1-000-000-4150.000 Travel	0.00	0.00	84.00	0.28	371.50	756.00	(384.50)
26-1-000-000-4150.010 Mileage	0.75	112.35	0.00	0.08	112.35	0.00	112.35
26-1-000-000-4160.000 Office Expenses	3.74	556.72	935.00	3.56	4,771.67	8,415.00	(3,643.33)
26-1-000-000-4170.000 Accounting Fees	2.54	379.00	416.67	2.21	2,968.00	3,750.03	(782.03)
26-1-000-000-4171.000 Audit Fees	0.00	0.00	845.00	7.47	10,011.42	7,605.00	2,406.42
26-1-000-000-4182.000 Employee Benefits - Admin	21.95	3,269.94	4,520.00	22.11	29,651.72	40,680.00	(11,028.28)
26-1-000-000-4190.000 Other Admin and Sundry	1.64	244.90	50.00	0.22	294.90	450.00	(155.10)
26-1-000-000-4191.000 Telephone	1.19	177.24	258.33	1.59	2,125.67	2,324.97	(199.30)
26-1-000-000-4192.000 Management Fee	20.53	3,058.40	2,976.33	20.63	27,667.77	26,786.97	880.80
26-1-000-000-4193.000 Compliance Fee	3.75	558.75	558.75	3.75	5,028.75	5,028.75	0.00
26-1-000-000-4194.000 Asset Management Fee	5.81	865.16	865.17	5.81	7,786.44	7,786.53	(0.09)
Total	113.64	16,932.06	19,872.92	122.11	163,750.53	178,856.28	(15,105.75)

*See Accountants' Compilation Report

Riverview Towers LLC
Stmnt of Operations-Riverview Towers LLC
Nine Month Period - September 30, 2023

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING EXPENSES							
Tenant Services							
26-1-000-000-4210.000 Tenant Services Salaries	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4220.000 Rec, Pub and Other	0.18	27.53	360.00	1.48	1,989.53	3,240.00	(1,250.47)
26-1-000-000-4221.000 Tenant Store Expenses	2.02	301.34	400.00	2.23	2,986.75	3,600.00	(613.25)
Total	2.21	328.87	760.00	3.71	4,976.28	6,840.00	(1,863.72)
Utilities							
26-1-000-000-4310.000 Water	0.00	0.00	800.00	2.98	3,996.72	7,200.00	(3,203.28)
26-1-000-000-4320.000 Electricity	58.77	8,756.72	5,290.00	38.80	52,034.94	47,610.00	4,424.94
26-1-000-000-4330.000 Gas	3.25	483.88	3,665.00	24.69	33,103.64	32,985.00	118.64
26-1-000-000-4360.000 Sewer	0.00	0.00	1,160.00	5.39	7,233.41	10,440.00	(3,206.59)
26-1-000-000-4390.000 Other Utilities Expense	0.00	0.00	133.33	0.57	762.00	1,199.97	(437.97)
Total	62.02	9,240.60	11,048.33	72.43	97,130.71	99,434.97	(2,304.26)
Maintenance and Operations							
26-1-000-000-4410.000 Maint Labor	52.54	7,828.41	8,332.00	44.81	60,093.90	74,988.00	(14,894.10)
26-1-000-000-4410.010 Maint Labor - Comp Abs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4420.000 Maint Materials	20.72	3,087.45	1,980.00	9.92	13,300.97	17,820.00	(4,519.03)
26-1-000-000-4430.010 Heating & Cooling	0.00	0.00	400.00	0.00	0.00	3,600.00	(3,600.00)
26-1-000-000-4430.020 Snow Removal	0.00	0.00	83.33	0.00	0.00	749.97	(749.97)
26-1-000-000-4430.030 Elevator Maintenance	3.52	524.44	558.33	3.68	4,930.56	5,024.97	(94.41)
26-1-000-000-4430.040 Landscape & Grounds	0.00	0.00	441.67	2.95	3,950.83	3,975.03	(24.20)
26-1-000-000-4430.050 Unit Turnaround	0.00	0.00	83.33	1.41	1,895.63	749.97	1,145.66
26-1-000-000-4430.060 Electrical	0.00	0.00	141.67	0.87	1,163.22	1,275.03	(111.81)
26-1-000-000-4430.070 Plumbing	0.00	0.00	50.00	0.64	857.03	450.00	407.03
26-1-000-000-4430.080 Extermination	11.05	1,646.03	1,333.33	11.05	14,814.23	11,999.97	2,814.26
26-1-000-000-4430.090 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4430.100 Other Contract Costs	1.97	292.95	666.67	1.63	2,181.06	6,000.03	(3,818.97)
26-1-000-000-4430.101 Routine	0.00	0.00	166.67	0.00	0.00	1,500.03	(1,500.03)
26-1-000-000-4431.000 Garbage & Trash Removal	4.91	731.52	700.00	4.69	6,288.08	6,300.00	(11.92)
26-1-000-000-4433.000 Employee Benefits - Maint	25.73	3,833.70	3,964.00	23.04	30,890.20	35,676.00	(4,785.80)
Total	120.43	17,944.50	18,901.00	104.67	140,365.71	170,109.00	(29,743.29)
Protective Services							
26-1-000-000-4480.000 Contract Costs	4.12	614.18	350.00	1.90	2,553.08	3,150.00	(596.92)
Total	4.12	614.18	350.00	1.90	2,553.08	3,150.00	(596.92)

*See Accountants' Compilation Report

Riverview Towers LLC
Stmnt of Operations-Riverview Towers LLC
Nine Month Period - September 30, 2023

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING EXPENSES							
General Expense							
26-1-000-000-4510.010 Insurance - Property	13.31	1,983.83	2,080.00	13.31	17,854.47	18,720.00	(865.53)
26-1-000-000-4510.020 Insurance - Liability	3.44	512.38	508.33	3.25	4,361.74	4,574.97	(213.23)
26-1-000-000-4510.030 Insurance - Workers Comp	1.74	258.66	327.00	1.10	1,470.26	2,943.00	(1,472.74)
26-1-000-000-4510.040 Insurance - Other	0.00	0.00	21.67	0.00	0.00	195.03	(195.03)
26-1-000-000-4520.000 Payment in Lieu of Taxes	27.55	4,104.74	3,764.17	26.26	35,213.53	33,877.53	1,336.00
26-1-000-000-4570.000 Collection Losses	0.00	0.00	0.00	0.24	(318.00)	0.00	(318.00)
26-1-000-000-4590.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4590.010 Other Gen Exp - Compliance Fee	0.00	0.00	558.75	5.00	6,705.00	5,028.75	1,676.25
26-1-000-000-4590.020 Other Gen Exp - Tax Return	0.00	0.00	173.33	1.55	2,079.00	1,559.97	519.03
26-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	46.04	6,859.61	7,433.25	50.24	67,366.00	66,899.25	466.75
Extraordinary Maintenance							
26-1-000-000-4610.010 Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4610.030 Contract Costs	0.00	0.00	416.67	2.80	3,754.67	3,750.03	4.64
Total	0.00	0.00	416.67	2.80	3,754.67	3,750.03	4.64
Casualty Losses							
26-1-000-000-4620.030 Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation Expenses							
26-1-000-000-4800.000 Depreciation Expense	189.15	28,183.00	28,183.33	189.15	253,647.00	253,649.97	(2.97)
26-1-000-000-4801.000 Amortize - Tax Credit Fees	1.76	261.74	261.75	1.76	2,355.66	2,355.75	(0.09)
26-1-000-000-4802.000 Amortize - Finance Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	190.90	28,444.74	28,445.08	190.90	256,002.66	256,005.72	(3.06)
TOTAL OPERATING EXPENSES	539.36	80,364.56	87,227.25	548.77	735,899.64	785,045.25	(49,145.61)
OPERATING INCOME (LOSS)	29.61	4,411.94	(8,576.25)	0.89	1,197.69	(77,186.25)	78,383.94

*See Accountants' Compilation Report

Riverview Towers LLC
Stmnt of Operations-Riverview Towers LLC
Nine Month Period - September 30, 2023

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
Nonoperating Revenue (Expense)							
26-1-000-000-3430.000 Investment Income	57.46	8,561.43	420.00	55.70	74,693.03	3,780.00	70,913.03
26-1-000-000-3480.000 Gain (Loss) on Fixed Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4540.000 Interest Expense - CDA Loan	27.96	(4,166.66)	(4,493.50)	27.96	(37,499.94)	(40,441.50)	2,941.56
26-1-000-000-4540.010 Interest Expense - AHP CDA Loan	2.19	(326.84)	0.00	2.19	(2,941.56)	0.00	(2,941.56)
26-1-000-000-9000.000 Operating Transfer In	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	27.30	4,067.93	(4,073.50)	25.54	34,251.53	(36,661.50)	70,913.03
CHANGE IN NET ASSETS	56.91	8,479.87	(12,649.75)	26.43	35,449.22	(113,847.75)	149,296.97
Prior Period Adjustments							
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET CHANGE	56.91	8,479.87	(12,649.75)	26.43	35,449.22	(113,847.75)	149,296.97

2023
SALARY ALLOCATION - HOURS WORKED

JULI BIRKENMEIER

CV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	TOTAL HOURS
			129			129
0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
			159			159
0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
			103			103
0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
			109			109
0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
			154.5			154.5
0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
			212.5			212.5
0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
			144			144
0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
			130			130
0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
			149.5			149.5
0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
	4	52	80		24	160
0.00%	2.50%	32.50%	50.00%	0.00%	5.50%	
						0
D!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	
						0
D!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	
0	4	52	1370.5	0	24	1450.5
0.00%	0.28%	3.58%	94.48%	0.00%	5.50%	

2023
SALARY ALLOCATION - HOURS WORKED

LARRY BUCHBERGER

CV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	TOTAL HOURS
		2	113.75			115.75
0.00%	0.00%	1.73%	98.27%	0.00%	0.00%	
			133.5			133.5
0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
			128.5			128.5
0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
		2	104.5			106.5
0.00%	0.00%	1.88%	98.12%	0.00%	0.00%	
			23			23
0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
			0			0
0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	
			0			0
0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	
			109			109
0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
			152			152
0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
			138.5			138.5
0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
						0
0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	
						0
0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	
0	0	4	902.75	0	0	906.75
0.00%	0.00%	0.44%	99.56%	0.00%	0.00%	

2023
SALARY ALLOCATION - HOURS WORKED

SCOTT BUCHBERGER

CV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	TOTAL HOURS
	37.25	74.25	36			147.5
00%	25.25%	50.34%	24.41%	0.00%	0.00%	
	29	52	26			107
00%	27.10%	48.60%	24.30%	0.00%	0.00%	
	37.75	73	39.25			150
00%	25.17%	48.67%	26.17%	0.00%	0.00%	
	39.75	71.5	41.5			152.75
00%	26.02%	46.81%	27.17%	0.00%	0.00%	
	42.25	78.5	41			161.75
00%	26.12%	48.53%	25.35%	0.00%	0.00%	
	64.75	105.25	58.5			228.5
00%	28.34%	46.06%	25.60%	0.00%	0.00%	
	41.25	63	41.5			145.75
00%	28.30%	43.22%	28.47%	0.00%	0.00%	
	38	77	39			154
00%	24.68%	50.00%	25.32%	0.00%	0.00%	
	35	74	35			144
00%	24.31%	51.39%	24.31%	0.00%	0.00%	
	38	71.5	36			145.5
00%	26.12%	49.14%	24.74%	0.00%	0.00%	
						0
0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	
						0
0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	
0	403	740	393.75	0	0	1536.75
00%	26.22%	48.15%	25.62%	0.00%	0.00%	

2023
SALARY ALLOCATION - HOURS WORKED

TAMARA KING

CV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	TOTAL HOURS
78		26				104
00%	0.00%	25.00%	0.00%	0.00%	0.00%	
120		40				160
00%	0.00%	25.00%	0.00%	0.00%	0.00%	
18.5		39.5				158
00%	0.00%	25.00%	0.00%	0.00%	0.00%	
114		38				152
00%	0.00%	25.00%	0.00%	0.00%	0.00%	
107		39				146
29%	0.00%	26.71%	0.00%	0.00%	0.00%	
162		60				222
97%	0.00%	27.03%	0.00%	0.00%	0.00%	
07.5		36				143.5
91%	0.00%	25.09%	0.00%	0.00%	0.00%	
120		39				159
47%	0.00%	24.53%	0.00%	0.00%	0.00%	
94		33				127
02%	0.00%	25.98%	0.00%	0.00%	0.00%	
32		8	77			117
35%	0.00%	6.84%	65.81%	0.00%	0.00%	
						0
0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	
						0
0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	
1053	0	358.5	77	0	0	1488.5
74%	0.00%	24.08%	5.17%	0.00%	0.00%	

2023
SALARY ALLOCATION - HOURS WORKED

BETTY NOEL

CV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	TOTAL HOURS
	6	88			42	136
.00%	4.41%	64.71%	0.00%	0.00%	30.88%	
	7	91			42	140
.00%	5.00%	65.00%	0.00%	0.00%	30.00%	
	7	95			46	148
.00%	4.73%	64.19%	0.00%	0.00%	31.08%	
	7	83			42	132
.00%	5.30%	62.88%	0.00%	0.00%	31.82%	
	6	90			44	140
.00%	4.29%	64.29%	0.00%	0.00%	31.43%	
	4	77			39	120
.00%	3.33%	64.17%	0.00%	0.00%	32.50%	
	3	76			37	116
.00%	2.59%	65.52%	0.00%	0.00%	31.90%	
	6	91			41	138
.00%	4.35%	65.94%	0.00%	0.00%	29.71%	
	6	71			32	109
.00%	5.50%	65.14%	0.00%	0.00%	29.36%	
	3	28			13	44
.00%	6.82%	63.64%	0.00%	0.00%	29.55%	
						0
0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
						0
0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
0	55	790	0	0	378	1223
.00%	4.50%	64.60%	0.00%	0.00%	30.91%	

2023
SALARY ALLOCATION - HOURS WORKED

LACY RODEMEIER

CV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	TOTAL HOURS
56	0.25		56			112.25
89%	0.22%	0.00%	49.89%	0.00%	0.00%	
80			80			160
00%	0.00%	0.00%	50.00%	0.00%	0.00%	
47			47			94
00%	0.00%	0.00%	50.00%	0.00%	0.00%	
74.5			73.5			148
34%	0.00%	0.00%	49.66%	0.00%	0.00%	
78			78			156
00%	0.00%	0.00%	50.00%	0.00%	0.00%	
109.5			109.5			219
00%	0.00%	0.00%	50.00%	0.00%	0.00%	
40			40			80
00%	0.00%	0.00%	50.00%	0.00%	0.00%	
78			78			156
00%	0.00%	0.00%	50.00%	0.00%	0.00%	
76			76			152
00%	0.00%	0.00%	50.00%	0.00%	0.00%	
74.25			74.25			148.5
00%	0.00%	0.00%	50.00%	0.00%	0.00%	
						0
0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	
						0
0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	
13.25	0.25	0	712.25	0	0	1425.75
03%	0.02%	0.00%	49.96%	0.00%	0.00%	

2023
SALARY ALLOCATION - HOURS WORKED

NATE SCHIEFELBEIN

CV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	TOTAL HOURS
35		64.5	36			135.5
.83%	0.00%	47.60%	26.57%	0.00%	0.00%	
35		69	35			139
.18%	0.00%	49.64%	25.18%	0.00%	0.00%	
30		70	32			132
.73%	0.00%	53.03%	24.24%	0.00%	0.00%	
36		68	37			141
.53%	0.00%	48.23%	26.24%	0.00%	0.00%	
35		76	38.5			149.5
.41%	0.00%	50.84%	25.75%	0.00%	0.00%	
21		111	59			191
.99%	0.00%	58.12%	30.89%	0.00%	0.00%	
32		58	32			122
.23%	0.00%	47.54%	26.23%	0.00%	0.00%	
32		64	32			128
.00%	0.00%	50.00%	25.00%	0.00%	0.00%	
40		36	35			111
.04%	0.00%	32.43%	31.53%	0.00%	0.00%	
35		70	37			142
.65%	0.00%	49.30%	26.06%	0.00%	0.00%	
18		36	18			72
.00%	0.00%	50.00%	25.00%	0.00%	0.00%	
						0
0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	
349	0	722.5	391.5	0	0	1463
.86%	0.00%	49.38%	26.76%	0.00%	0.00%	

Wausau Community Development Authority - HCV
FYE 12/31/2024 Operating Budget

		2024 Budget	2023 Budget	2022 Actual	2022 Budget
ADMIN FEE FUND					
Revenue					
	HUD Admin	295,500.00	275,016.00	295,442.00	232,000.00
	Fraud Recovery - Admin	500.00	492.00	0.00	1,000.00
	Other Income - Admin	0.00	0.00	0.00	0.00
	Other Income - Port Admin	530.00	0.00	0.00	0.00
	Interest	26,000.00	1,740.00	5,945.65	800.00
Total		322,530.00	277,248.00	301,387.65	233,800.00
Expenses					
	Admin Salaries	123,365.00	112,800.00	99,242.06	105,280.00
	Employee Benefits - Admin	40,941.00	49,920.00	40,042.88	46,400.00
	Advertising	600.00	660.00	571.00	500.00
	Staff Training	1,400.00	1,400.00	857.28	1,400.00
	Travel	800.00	800.00	590.03	800.00
	Office Expense	10,200.00	10,500.00	10,116.09	9,800.00
	Accounting Fees	6,600.00	6,720.00	6,262.00	5,800.00
	Audit Fees	5,642.00	3,108.00	3,300.73	2,900.00
	Other Admin and Sundry	250.00	1,300.00	890.68	1,100.00
	Telephone	1,100.00	1,200.00	1,037.19	1,200.00
	Maint Labor	15,574.00	14,753.00	14,507.42	14,000.00
	Employee Benefits - Maint	2,765.00	2,100.00	2,059.32	2,000.00
	Insurance - WC	2,525.00	2,448.00	2,254.70	2,260.00
	Insurance - Liability	1,500.00	1,500.00	1,381.75	1,500.00
	Other General Expense	1,000.00	1,500.00	2,719.00	1,000.00
	Bad Debt - Fraud	400.00	700.00	0.00	500.00
	Comp Absences	0.00	0.00	3,169.34	0.00
Total		214,662.00	211,409.00	189,001.47	196,440.00
	Operating Income (Loss)	107,868.00	65,839.00	112,386.18	37,360.00
Depreciation		(2,218.00)	(1,920.00)	(2,342.47)	(1,960.00)
	Net Change	105,650.00	63,919.00	110,043.71	35,400.00

2024 Budget	2023 Budget	2022 Actual	2022 Budget
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2024 Budget	2023 Budget	2022 Actual	2022 Budget
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Wausau Community Development Authority - PUBLIC HOUSING
FYE 12/31/2024 Operating Budget

	2024 Budget	2023 Budget	2022 Actual	2022 Budget
OPERATING INCOME				
Rental Income				
Tenant Revenue - Rent	210,000.00	180,000.00	185,846.00	134,000.00
Excess Utilities	4,800.00	4,080.00	4,787.06	3,400.00
Total	214,800.00	184,080.00	190,633.06	137,400.00
Non Rental Income				
Investment Income	52,125.00	3,000.00	10,683.41	760.00
Tenant Chgs/Other Income	5,000.00	5,200.00	4,215.59	5,100.00
Other Income - NCHC	5,480.00	6,700.00	6,505.00	6,700.00
Other Income - AMP 3		0.00	0.00	0.00
G/L on Fixed Assets		0.00	9,115.55	0.00
G/L on LLC Investment		0.00	(9.28)	0.00
CFP Operations	5,000.00	5,000.00	0.00	5,000.00
Operating Subsidy	199,500.00	188,400.00	208,400.00	160,000.00
Insurance Proceeds		0.00	0.00	0.00
Interest Income on Loans	53,942.00	53,922.00	53,902.65	53,902.00
Total	321,047.00	262,222.00	292,812.92	231,462.00
Total Operating Income	535,847.00	446,302.00	483,445.98	368,862.00
OPERATING EXPENSES				
Administration				
Administration Salaries	80,986.00	74,280.00	71,118.77	69,300.00
Advertising	250.00	270.00	0.00	250.00
Legal Expense	500.00	500.00	0.00	500.00
Staff Training	1,500.00	1,500.00	1,188.14	1,500.00
Travel	900.00	800.00	460.84	1,000.00
Accounting Fees	4,950.00	4,860.00	4,475.00	4,800.00
Audit Fees	8,742.00	5,200.00	5,601.44	4,780.00
Employee Benefit Contrib.	37,861.00	35,088.00	31,923.01	32,424.00
Office Expense	5,700.00	5,880.00	5,375.38	5,600.00
Other Admin/Sundry	800.00	800.00	480.52	800.00
Telephone	900.00	1,000.00	875.41	1,000.00
Total	143,089.00	130,178.00	121,498.51	121,954.00
Tenant Services				
Recreation, Pub., and Other	1,200.00	1,500.00	1,767.16	1,000.00
Tenant Store Expenses		0.00	0.00	0.00
Contract Costs		0.00	0.00	0.00
Total	1,200.00	1,500.00	1,767.16	1,000.00
Utilities				
Water	13,884.00	13,872.00	13,441.47	13,000.00
Electricity	5,600.00	6,600.00	5,519.92	6,200.00
Gas	5,700.00	5,976.00	5,507.74	5,000.00
Sewer	24,200.00	20,544.00	20,130.13	16,800.00
Other Utility Expense	3,578.00	2,628.00	2,416.92	2,624.00
Total	52,962.00	49,620.00	47,016.18	43,624.00
Maintenance and Operations				
Maintenance Labor	61,828.00	58,284.00	53,835.77	54,900.00
Maintenance Materials	24,760.00	10,200.00	14,163.22	12,000.00
Contract Costs	11,200.00	15,320.00	9,900.61	14,260.00
Garbage & Trash Removal	300.00	384.00	186.51	420.00
Empl. Benefit Contr. Maint.	22,340.00	21,540.00	18,780.64	19,980.00
Total	120,428.00	105,728.00	96,866.75	101,560.00

	2024 Budget	2023 Budget	2022 Actual	2022 Budget
Protective Services				
Contract Costs	300.00	300.00	0.00	300.00
Total	300.00	300.00	0.00	300.00
General Expense				
Insurance - Liab	1,900.00	1,900.00	1,870.89	1,900.00
Insurance - Property	5,000.00	4,998.00	4,344.65	3,900.00
Insurance - WC	2,000.00	1,680.00	1,639.57	1,540.00
Insurance - Other	300.00	300.00	277.26	250.00
Payment in Lieu of Taxes	15,703.00	13,446.00	14,361.69	9,377.00
Collection Losses		0.00	(961.45)	0.00
Other General Expense to LLC		0.00	0.00	0.00
Compensated Absences		0.00	8,141.01	0.00
Total	24,903.00	22,324.00	29,673.62	16,967.00
Total Operating Expenses	342,882.00	309,650.00	296,822.22	285,405.00
Building Improvements		0.00	0.00	0.00
Extraordinary Maintenance	1,000.00	1,000.00	1,300.00	1,000.00
Casualty Losses		0.00	0.00	0.00
Income or (Loss) before Depr	191,965.00	135,652.00	185,323.76	82,457.00
Depreciation Expense	259,185.00	274,100.00	263,000.18	255,000.00
Prior Year Adjustment	0.00	0.00	0.00	0.00
Net Income or (Loss)	(67,220.00)	(138,448.00)	(77,676.42)	(172,543.00)

Contract Costs (Maintenance)				
Heating & Cooling	500.00	900.00	303.95	1,500.00
Snow Removal	500.00	500.00	0.00	500.00
Elevator Maint		0.00	0.00	0.00
Landscape & Grounds	1,200.00	3,060.00	2,798.19	1,800.00
Unit Turnaround	2,400.00	2,500.00	0.00	2,500.00
Electrical	400.00	600.00	0.00	600.00
Plumbing	2,000.00	2,000.00	1,613.19	2,000.00
Extermination	1,300.00	2,220.00	1,497.58	2,100.00
Janitorial		0.00	0.00	0.00
Other Contract	1,500.00	1,920.00	1,524.01	1,860.00
Routine	1,400.00	1,620.00	2,163.69	1,400.00
	11,200.00	15,320.00	9,900.61	14,260.00

Wausau Community Development Authority - RIVERVIEW TERRACE
FYE 12/31/2024 Operating Budget

	2024 Budget	2023 Budget	2022 Actual	2022 Budget
OPERATING INCOME				
Rental Income				
Tenant Revenue - Rent	158,162.00	140,724.00	109,173.00	100,000.00
Total	158,162.00	140,724.00	109,173.00	100,000.00
Non Rental Income				
Investment Income	6,800.00	400.00	1,493.36	200.00
Laundry	6,500.00		0.00	0.00
Tenant Chgs/Other Income	800.00	1,308.00	1,963.02	1,000.00
Receipts from Section 8	124,271.00	93,816.00	115,989.23	121,000.00
Srcv Fee Charge to Tenants	0.00	0.00	267,764.90	255,000.00
Operating Transfer In	0.00	0.00	35,110.00	0.00
Gain(Loss) on Fixed Assets	0.00	0.00	0.00	0.00
Total	138,371.00	95,524.00	422,320.51	377,200.00
Total Operating Income	296,533.00	236,248.00	531,493.51	477,200.00
OPERATING EXPENSES				
Administration				
Administration Salaries	5,134.00	4,776.00	4,526.21	4,440.00
Advertising & Marketing	1,300.00	1,200.00	1,462.50	2,800.00
Legal Expense	0.00	0.00	0.00	0.00
Staff Training	300.00	300.00	0.00	300.00
Travel	200.00	200.00	151.78	300.00
Office Expense	3,200.00	4,300.00	3,310.28	4,300.00
Accounting Fees	2,332.00	2,232.00	2,066.00	2,100.00
Audit Fees	5,642.00	3,100.00	3,300.73	2,890.00
Employee Benefit Contrib.	2,173.00	2,043.00	1,855.25	1,880.00
Other Admin & Sundry	300.00	400.00	334.00	1,000.00
Telephone	2,500.00	2,280.00	2,033.58	2,100.00
Total	23,081.00	20,831.00	19,040.33	22,110.00
Tenant Services				
Recreation, Pub., and Other	1,550.00	1,500.00	1,455.25	1,700.00
Service Contract - NCHC	0.00	0.00	318,000.00	318,000.00
Meals	0.00	0.00	24,000.00	24,000.00
Nursing Services	0.00	0.00	25,000.00	25,000.00
Lifeline	0.00	0.00	10,835.00	10,860.00
Contract Costs	0.00	0.00	0.00	0.00
Total	1,550.00	1,500.00	379,290.25	379,560.00
Utilities				
Water	4,200.00	2,800.00	2,345.22	2,800.00
Electricity	26,400.00	26,040.00	22,612.51	22,000.00
Gas	8,400.00	11,100.00	11,411.07	7,800.00
Sewer	4,500.00	4,200.00	3,791.94	3,600.00
Other Utilities Expense	1,296.00	900.00	839.16	892.00
Total	44,796.00	45,040.00	40,999.90	37,092.00
Maintenance and Operations				
Maintenance Labor	15,339.00	14,400.00	15,264.80	13,500.00
Emp Benefit Contr Maint	9,616.00	8,640.00	8,340.53	8,000.00
Maintenance Materials	6,500.00	6,420.00	6,149.68	5,800.00
Contract Costs	18,850.00	17,458.00	15,225.68	18,600.00
Garbage & Trash Removal	3,000.00	2,520.00	2,475.04	2,300.00
Total	53,305.00	49,438.00	47,455.73	48,200.00

	2024 Budget	2023 Budget	2022 Actual	2022 Budget
Protective Services				
Contract Costs	3,800.00	4,100.00	3,756.92	4,100.00
Total	3,800.00	4,100.00	3,756.92	4,100.00
General Expense				
Insurance - Liab	2,000.00	1,800.00	1,958.75	1,800.00
Insurance - Property	5,080.00	4,416.00	3,841.90	3,600.00
Insurance - WC	410.00	340.00	328.11	315.00
Insurance - Other	0.00	0.00	0.00	0.00
Payment in Lieu of Taxes	11,337.00	9,569.00	6,817.31	6,290.00
Other General Expense	0.00	0.00	0.00	0.00
Compensated Absences	0.00	0.00	(2,198.03)	0.00
Total	18,827.00	16,125.00	10,748.04	12,005.00
Total Operating Expenses	145,359.00	137,134.00	501,291.17	503,067.00
Extraordinary Maintenance	1,400.00	1,400.00	0.00	1,200.00
Income or (Loss) before Depreciation	149,774.00	97,714.00	30,202.34	(27,067.00)
Depreciation Expense	115,891.00	118,700.00	114,919.49	105,000.00
Prior Year Adjustment	0.00	0.00	0.00	0.00
Net Income or (Loss)	33,883.00	(20,986.00)	(84,717.15)	(132,067.00)

Contract Costs (Maintenance)				
Heating & Cooling	3,400.00	4,008.00	4,788.27	1,800.00
Snow Removal	250.00	250.00	-	200.00
Elevator Maint	6,300.00	5,800.00	4,934.56	5,600.00
Unit Turnaround	1,000.00	3,000.00	-	5,000.00
Landscape & Grounds	900.00	900.00	773.88	700.00
Electrical	300.00	300.00	-	300.00
Plumbing	400.00	500.00	-	500.00
Extermination	2,400.00	1,200.00	594.72	600.00
Janitorial	2,300.00	-	2,195.00	2,400.00
Other Contract	1,600.00	1,500.00	1,939.25	1,500.00
	18,850.00	17,458.00	15,225.68	18,600.00

Wausau Community Development Authority - RVT LLC
FYE 12/31/2024 Operating Budget

	2024 Budget	2023 Budget	2022 Actual	2022 Budget
OPERATING INCOME				
Rental Income				
Tenant Revenue - Rent	623,283.00	584,280.00	539,197.00	543,000.00
Excess Utilities	0.00	0.00	0.00	0.00
Total	623,283.00	584,280.00	539,197.00	543,000.00
Non Rental Income				
Investment Income	100,300.00	5,040.00	20,521.66	1,500.00
Tenant Chgs/Other Income	5,500.00	5,400.00	4,994.66	6,000.00
Other Income		0.00	0.00	0.00
Tenant Store Receipts	4,600.00	4,800.00	4,551.35	5,400.00
Laundry	7,500.00	6,180.00	8,162.64	7,100.00
Vending		0.00	0.00	0.00
HAP	415,522.00	343,152.00	372,948.00	377,200.00
Total	533,422.00	364,572.00	411,178.31	397,200.00
Total Operating Income	1,156,705.00	948,852.00	950,375.31	940,200.00
OPERATING EXPENSES				
Administration				
Administration Salaries	101,454.24	93,960.00	86,843.76	88,240.00
Advertising	4,900.00	4,500.00	3,769.50	3,700.00
Legal Expense	500.00	500.00	0.00	800.00
Staff Training	1,600.00	1,404.00	646.14	1,200.00
Travel	900.00	1,008.00	748.76	900.00
Accounting Fees	5,100.00	5,000.00	4,608.00	4,640.00
Audit Fees	14,292.00	10,140.00	9,389.50	9,389.00
Management Fee	37,673.00	35,716.00	33,122.05	33,300.00
Compliance Fee	6,705.00	6,705.00	6,705.00	6,705.00
Asset Mgmt Fee	10,693.00	10,382.00	10,079.37	10,079.00
Employee Benefit Contrib.	61,740.00	54,240.00	46,003.70	50,100.00
Office Expense	8,700.00	11,220.00	9,573.64	10,000.00
Other Admin/Sundry	500.00	600.00	630.60	1,400.00
Telephone	2,900.00	3,100.00	2,872.81	2,860.00
Total	257,657.24	238,475.00	214,992.83	223,313.00
Tenant Services				
Recreation, Pub., and Other	4,100.00	4,320.00	3,710.64	5,200.00
Tenant Store Expenses	4,600.00	4,800.00	4,125.04	5,400.00
Total	8,700.00	9,120.00	7,835.68	10,600.00
Utilities				
Water	16,200.00	9,600.00	8,549.25	9,700.00
Electricity	76,760.00	63,480.00	54,941.84	55,000.00
Gas	45,300.00	43,980.00	35,756.75	31,000.00
Sewer	16,600.00	13,920.00	12,558.75	11,400.00
Other Utilities Expense	2,208.00	1,600.00	1,524.00	1,600.00
Total	157,068.00	132,580.00	113,330.59	108,700.00

	2024 Budget	2023 Budget	2022 Actual	2022 Budget
Maintenance and Operations				
Maintenance Labor	102,053.00	99,984.00	94,883.68	93,000.00
Maintenance Materials	18,500.00	23,760.00	20,785.73	21,000.00
Contract Costs	48,900.00	47,100.00	48,088.49	59,100.00
Garbage & Trash Removal	8,500.00	8,400.00	8,011.81	6,640.00
Empl. Benefit Contr. Maint.	51,417.01	47,568.00	42,967.84	43,600.00
Total	229,370.01	226,812.00	214,737.55	223,340.00
Protective Services				
Contract Costs	3,800.00	4,200.00	3,877.45	4,200.00
Total	3,800.00	4,200.00	3,877.45	4,200.00
General Expense				
Insurance - Liab	7,200.00	6,100.00	5,921.56	6,100.00
Insurance - Property	26,780.00	24,960.00	20,940.00	20,192.00
Insurance - WC	3,800.00	3,924.00	2,209.64	3,560.00
Insurance - Other	300.00	260.00	277.27	250.00
Payment in Lieu of Taxes	48,082.00	45,170.00	42,586.64	43,430.00
Collection Losses		0.00	92.00	0.00
Other General Expense		0.00	0.00	0.00
Other General Expense-Comp Fee	6,705.00	6,705.00	6,705.00	6,705.00
Other General Expense-Tax Return	2,500.00	2,080.00	1,926.75	1,927.00
Compensated Absences		0.00	6,005.44	0.00
Total	95,367.00	89,199.00	86,664.30	82,164.00
Total Operating Expenses	751,962.25	700,386.00	641,438.40	652,317.00
Building Improvements		0.00	0.00	0.00
Extraordinary Maintenance	5,000.00	5,000.00	3,432.00	5,000.00
Casualty Losses		0.00	0.00	0.00
Income or (Loss) before Depr	399,742.75	243,466.00	305,504.91	282,883.00
Depreciation Expense	337,300.00	338,200.00	335,839.27	330,200.00
Tax Credit Fees	3,141.00	3,141.00	3,140.88	3,141.00
Finance Fees		0.00	0.00	0.00
Prior Year Adjustment		0.00	0.00	0.00
Interest Expense - Loan	53,942.00	53,922.00	53,902.65	53,902.00
Net Income or (Loss)	5,359.75	(151,797.00)	(87,377.89)	(104,360.00)
Contract Costs (Maintenance)				
Heating & Cooling	5,000.00	4,800.00	4,932.73	4,500.00
Snow Removal	1,000.00	1,000.00	550.00	1,000.00
Elevator Maint	6,700.00	6,700.00	7,342.22	7,000.00
Landscape & Grounds	4,200.00	5,300.00	4,351.61	5,300.00
Unit Turnaround	1,000.00	1,000.00	0.00	8,200.00
Electrical	1,200.00	1,700.00	1,387.44	1,500.00
Plumbing	600.00	600.00	308.39	500.00
Extermination	18,000.00	16,000.00	14,586.67	16,000.00
Janitorial	6,200.00	0.00	5,995.00	6,800.00

	2024 Budget	2023 Budget	2022 Actual	2022 Budget
Other Contract	4,000.00	8,000.00	7,642.34	6,500.00
Routine	1,000.00	2,000.00	992.09	1,800.00
	48,900.00	47,100.00	48,088.49	59,100.00

Wausau Community Development Authority - FULTON STREET
FYE 12/31/2024 Operating Budget

	2024 Budget	2023 Budget	2023 Actual
OPERATING INCOME			
Rental Income			
Tenant Revenue - Rent	44,322.00	30,733.00	29,175.00
Total	44,322.00	30,733.00	29,175.00
Non Rental Income			
Investment Income	3,200.00	0.00	
Tenant Chgs/Other Income	2,000.00	0.00	
Other Income - NCHC	4,800.00	4,800.00	4,800.00
G/L on Fixed Assets		0.00	
Insurance Proceeds		0.00	0.00
Total	10,000.00	262,222.00	4,800.00
Total Operating Income	54,322.00	446,302.00	33,975.00
OPERATING EXPENSES			
Administration			
Administration Salaries	2,848.00	3,553.00	2,918.00
Advertising	0.00	0.00	0.00
Legal Expense	500.00	0.00	0.00
Staff Training	0.00	0.00	0.00
Travel	0.00	0.00	0.00
Accounting Fees	2,124.00	0.00	0.00
Audit Fees	0.00	0.00	0.00
Employee Benefit Contrib.	1,923.00	0.00	0.00
Office Expense	2,000.00	0.00	0.00
Other Admin/Sundry	0.00	0.00	0.00
Telephone	15.00	0.00	0.00
Total	9,410.00	130,178.00	2,918.00
Tenant Services			
Recreation, Pub., and Other	0.00	0.00	0.00
Tenant Store Expenses		0.00	0.00
Contract Costs		0.00	0.00
Total	0.00	1,500.00	0.00
Utilities			
Water	1,000.00	750.00	2,583.69
Electricity	5,600.00	1,000.00	1,545.86
Gas	5,700.00	1,000.00	0.00
Sewer	1,650.00	750.00	0.00
Other Utility Expense	1,100.00		0.00
Total	15,050.00	49,620.00	4,129.55
Maintenance and Operations			
Maintenance Labor	3,744.00	0.00	0.00
Maintenance Materials	1,200.00	500.00	58.02
Contract Costs	7,800.00	15,320.00	1,087.63
Garbage & Trash Removal	775.00	750.00	420.28
Empl. Benefit Contr. Maint.	3,978.00	21,540.00	0.00
Total	17,497.00	105,728.00	1,565.93

	2024 Budget	2023 Budget	2023 Actual
Protective Services			
Contract Costs	0.00	0.00	0.00
Total	0.00	300.00	0.00
General Expense			
Insurance - Liab	1,900.00	0.00	0.00
Insurance - Property	5,000.00	350.00	350.00
Insurance - WC	2,000.00	0.00	0.00
Insurance - Other	300.00	0.00	0.00
Payment in Lieu of Taxes	2,927.00	3,300.00	0.00
Collection Losses		0.00	0.00
Other General Expense to LLC		0.00	0.00
Compensated Absences		0.00	0.00
Total	12,127.00	22,324.00	350.00
Total Operating Expenses	54,084.00	309,650.00	8,963.48
Building Improvements		0.00	0.00
Extraordinary Maintenance	1,000.00	1,000.00	0.00
Casualty Losses		0.00	0.00
Income or (Loss) before Depr	(762.00)	135,652.00	25,011.52
Depreciation Expense	259,185.00	274,100.00	263,000.18
Prior Year Adjustment	0.00	0.00	0.00
Net Income or (Loss)	(259,947.00)	(138,448.00)	(237,988.66)

Contract Costs (Maintenance)			
Heating & Cooling	500.00	900.00	303.95
Snow Removal	600.00	500.00	0.00
Elevator Maint		0.00	0.00
Landscape & Grounds	1,200.00	3,060.00	2,798.19
Unit Turnaround	2,400.00	2,500.00	0.00
Electrical	400.00	600.00	0.00
Plumbing	1,000.00	2,000.00	1,613.19
Extermination	700.00	2,220.00	1,497.58
Janitorial		0.00	0.00
Other Contract	1,000.00	1,920.00	1,524.01
Routine	0.00	1,620.00	2,163.69
	7,800.00	15,320.00	9,900.61