

*** 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, August 8, 2024 at 8:30 am**
Location: **550 E Thomas Street, Wausau, Wisconsin 54403**
Members: **Pat Gosz (C), David Welles, Sarah Napgezok**

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

1. Call the Meeting to Order
2. Approval of Minutes from the May 10, 2024 Meeting
3. Review of CDA Accounts & Capital Funds
4. Presentation and Review of 2024 Second Quarter Financials
5. Review of CDA Salary Allocation Evaluation Tool

Adjournment

Pat Gosz, Chair

This Notice was posted at City Hall and emailed to the Media on Tuesday, July 30, 2024 at 3:15 pm. Questions regarding this agenda may be directed to Randy Fifrick, Community Development Interim Director at 715-261-6684

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 "Community Development Authority Finance Meeting Public Comment" in the subject line a minimum of 2 hours prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The message related to agenda items received prior to 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

05/10/24

MEMBERS PRESENT: Pat Gosz, David Welles

MEMBERS ABSENT: Sarah Napgezek

OTHERS PRESENT: Juli Birkenmeier, Tammy King, Liz Brodek

(1) Call Meeting to Order

Meeting was called to order at 8:32 am in the WCDA Boardroom at 550 E. Thomas Street, Wausau, Wisconsin.

(2) Approval of Minutes from the March 7, 2024

Welles moved to approve the minutes from 03/07/2024. Gosz seconded the motion. Motion approved unanimously.

(3) Review of CDA Accounts & Capital Funds

Birkenmeier distributed and reviewed the WCDA's investment balances as of March 31, 2024. She noted that all depository accounts, excluding Fulton Street, are earning 4.01% which remains consistent. Birkenmeier stated there were no other items to note.

Birkenmeier reviewed the Capital Fund Program (CFP) grant summary budget detail provided. She noted CFP 2023 has an obligation balance of \$24,605.94 with no issues meeting the required obligation deadline. Birkenmeier stated she is currently working with an architect for the 2024 – 2025 kitchen countertop replacement project at 37 of our Scattered Sites. She noted HUD has passed new regulations for NSPIRE inspections that would require the installation of additional smoke detectors in the Scattered Sites and would like to incorporate this into the kitchen countertop replacement project.

(4) Presentation and Review of 2024 First Quarter Financials

Birkenmeier reviewed the 2024 first 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 May 10, 2024, Finance Committee Report.

Birkenmeier then reviewed the 2024 first 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) Capitalization Policy Discussion

Birkenmeier explained that the WCDA's current Capitalization Policy was previously revised in August 2015 changing the amount from \$250.00 to \$500.00. She provided a draft policy for the committee to review and noted she had received guidance from our fee accountant and auditor on increasing the capitalization amount to \$1000.00. She noted the effective date of June 1, 2024, but would like to change the date to be effective July 1, 2024 to allow the fee accountant adequate time to incorporate the change. Gosz noted some verbiage that needed to be changed. Birkenmeier

will make the necessary changes and will present a revised draft Capitalization Policy for the full board to review at the May 2024 board meeting.

(6) 2023 RVT LLC Audit Review

Birkenmeier stated that CliftonLarsenAllen (CLA) is nearing completion of the single audit which includes the Housing Choice Voucher tenant file. She noted they were onsite the second week of April to complete the tenant file review. CLA will present both audits to the full board at a future 2024 board meeting.

Meeting adjourned.

Respectfully Submitted,

Pat Gosz
Chairperson

**COMMUNITY DEVELOPMENT AUTHORITY
CAPITAL FUND PROGRAM
As of 06/30/24**

FUND #	GRANT AMOUNT	OBLIGATION START	OBLIGATION END	OBLIGATION BALANCE	DISBURSEMENT END	DISBURSEMENT BALANCE
501-23	\$ 101,096	02/17/23	02/16/25	\$ 16,765.94	02/16/27	\$ 21,861.94
501-24	\$ 102,839	05/06/24	05/06/26	\$ 102,839.00	05/06/28	\$ 102,839.00
						\$ 124,700.94

CFP 2023 BUDGET DETAIL

Fees & Costs	Architect/Consultant Fees	\$ 7,840.00
Site Improvements	Tree Maintenance/Landscaping/Sewer Lateral	\$ 5,392.68
Dwelling Structures	Roof Replacement – 1901 Bopf Street (partial)	\$ 71,097.38
Dwelling Structures	Kitchen Countertop Replacement (partial)	<u>\$ 16,765.94</u>
2023 Grant Total		\$ 101,096.00

CFP 2024 BUDGET DETAIL

Dwelling Structures	Kitchen Countertop Replacement (partial)	<u>\$ 102,839.00</u>
2024 Grant Total		\$ 102,839.00

COMMUNITY DEVELOPMENT AUTHORITY
INCOME STATEMENT SUMMARY THROUGH JUNE 30, 2024

	2024 QUARTERLY	2024 YTD	2024 BUDGET	2023 YTD
TTL TENANT REV	\$90,523.38	\$187,486.07	\$186,481.00	\$177,276.03
TTL OTHER REV	\$112,670.66	\$217,366.64	\$229,709.00	\$215,830.49
TOTAL REVENUE	\$203,194.04	\$404,852.71	\$416,190.00	\$393,106.52
TTL ADMIN EXP	\$48,165.71	\$38,007.76	\$43,060.00	\$76,465.81
TTL TENANT SRVC EXP	(\$432.44)	(\$333.53)	\$1,375.00	\$353.93
TTL UTILITY EXP	\$23,497.59	\$40,853.26	\$48,879.00	\$40,741.03
TTL MAINTENANCE EXP	\$38,921.44	\$73,040.32	\$80,596.50	\$77,645.42
TTL PROTECTIVE SRVC EXP	\$670.95	\$1,590.59	\$2,050.00	\$1,679.64
TTL OTHER EXP	\$17,067.98	\$25,630.73	\$22,115.00	\$14,243.90
TTL EXTRA/CASUALTY EXP	\$0.00	\$0.00	\$1,200.00	\$0.00
TOTAL OPERATING EXPENSES	\$127,891.23	\$178,789.13	\$199,275.50	\$211,129.73
INCOME/(LOSS) BEFORE DEPRECIATION	\$75,302.81	\$226,063.58	\$216,914.50	\$181,976.79
DEPRECIATION EXP	\$94,474.74	\$188,949.48	\$187,538.00	\$188,959.74
NET INCOME/(LOSS)	(\$19,171.93)	\$37,114.10	\$29,376.50	(\$6,982.95)

Wausau Community Development Authority - Entity Wide
Income Statement
June 30, 2024

= Voucher, Redevelopment, and Business Activities I & II

	2024 Quarterly	2024 YTD	2024 Budget	2023 Quarterly	2023 YTD	2023 Budget
<u>REVENUES</u>						
Tenant Revenue						
'3420 Tenant Revenues - Rent	89,430.00	185,357.00	184,081.00	91,844.00	175,220.00	160,362.00
'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	1,093.38	2,129.07	2,400.00	785.75	2,056.03	2,040.00
'3422 Tenant Revenue - excess utilities	0.00	0.00	0.00	0.00	0.00	0.00
Total Tenant Revenue	90,523.38	187,486.07	186,481.00	92,629.75	177,276.03	162,402.00
Other Revenue						
3410 Revenue - HUD	0.00	0.00	0.00	0.00	0.00	0.00
3410 Revenue - HUD	391,817.00	1,146,921.00	147,750.00	505,998.00	981,793.00	137,508.00
'3430 Interest Income	30,667.97	60,710.81	56,433.50	28,888.71	55,062.77	28,661.00
'3430 Interest Income	35,557.58	70,778.22	13,000.00	36,693.12	70,436.78	870.00
'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	10,800.00	10,800.00	0.00	0.00	1,300.00	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	2,699.69	4,877.83	6,150.00	954.03	2,885.86	3,254.00
'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	222.18	862.18	250.00	0.00	281.00	246.00
3480 Other Revenue	0.00	540.00	2,740.00	3,629.86	5,840.86	3,350.00
3480 Other Revenue	9,739.43	19,237.80	0.00	9,341.39	18,545.30	0.00
Port In Hap & Admin	0.00	1,070.43	265.00	0.00	0.00	0.00
3690 CFP Operations	0.00	0.00	2,500.00	0.00	0.00	2,500.00
3691 Operating Subsidy	37,125.00	76,485.00	99,750.00	44,376.00	96,767.00	94,200.00
3691 Operating Subsidy	0.00	0.00	0.00	0.00	0.00	0.00
3691 Cash Receipts from Section 8	31,378.00	63,953.00	62,135.50	29,740.00	53,974.00	46,908.00

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	0.00	0.00	0.00
3692	Insurance Proceeds/VNA Charges to Tenants	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Revenue		550,006.85	1,456,236.27	390,974.00	659,621.11	1,286,886.57	317,497.00

TOTAL REVENUES

640,530.23	1,643,722.34	577,455.00	752,250.86	1,464,162.60	479,899.00
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EXPENSES

Administrative Expenses

4110	Administration Salaries	20,709.51	38,007.76	43,060.00	21,783.41	40,430.93	39,528.00
4110	Administration Salaries	41,114.10	75,938.92	61,682.50	38,455.80	70,525.16	56,400.00
4120	Advertising and Marketing	303.00	716.00	775.00	280.20	1,685.41	735.00
4120	Advertising and Marketing	366.00	366.00	300.00	0.00	0.00	330.00
4130	Legal Expense	0.00	0.00	250.00	0.00	0.00	250.00
4130	Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00
4140	Staff Training	309.74	525.00	900.00	0.00	500.00	900.00
4140	Staff Training	525.00	1,475.00	700.00	0.00	500.00	700.00
4150	Travel	226.84	237.56	550.00	285.72	285.72	500.00
4150	Travel	159.17	159.17	400.00	347.29	347.29	400.00
4160	Office Expense	3,684.87	5,377.46	4,450.00	2,025.78	3,451.23	5,090.00
4160	Office Expense	3,926.44	6,870.82	5,100.00	2,156.26	4,491.59	5,250.00
4170	Accounting Fees	1,980.00	3,137.00	3,641.00	878.00	3,231.00	3,546.00
4170	Accounting Fees	2,552.00	4,919.00	3,300.00	631.00	3,796.00	3,360.00
4171	Audit Fees	10,397.52	15,411.17	7,192.00	4,229.63	6,789.01	4,150.00
4171	Audit Fees	4,147.48	8,910.13	2,821.00	5,179.62	7,738.99	1,554.00
4182	Empl. Benefit Contrib. -Admin	9,611.21	18,733.38	20,017.00	9,374.24	18,315.80	18,565.50
4182	Empl. Benefit Contrib. -Admin	16,520.97	31,326.41	20,470.50	12,502.17	24,094.74	24,960.00
	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	0.00	70.00	550.00	0.00	70.00	600.00
4190	Other Admin and Sundry	1,445.00	1,445.00	125.00	0.00	0.00	650.00
4191	Telephone	943.02	1,808.21	1,700.00	870.74	1,706.71	1,640.00
4191	Telephone	345.85	655.11	550.00	267.08	537.21	600.00
	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		119,267.72	216,089.10	178,534.00	99,266.94	188,496.79	169,708.50

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	-432.44	-333.53	1,375.00	171.13	353.93	1,500.00
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	0.00	0.00	0.00
4230	Contract Costs/VNA Expenses	0.00	0.00	0.00	0.00	0.00	0.00
	Total Tenant Services Expenses	-432.44	-333.53	1,375.00	171.13	353.93	1,500.00

Utility Expenses

4310	Water	6,469.99	10,282.30	9,042.00	3,726.92	6,180.65	8,336.00
4310	Water	0.00	0.00	0.00	0.00	0.00	0.00
4320	Electricity	6,289.91	11,356.28	16,000.00	7,529.75	13,116.31	16,320.00
4320	Electricity	0.00	0.00	0.00	0.00	0.00	0.00
4330	Gas	2,242.76	5,751.96	7,050.00	3,089.30	9,811.27	8,538.00
4330	Gas	0.00	0.00	0.00	0.00	0.00	0.00
4360	Sewer	7,273.51	11,579.32	14,350.00	6,593.23	10,372.23	12,372.00
4340	Sewer	0.00	0.00	0.00	0.00	0.00	0.00
4390	Other Utilities Expense	1,221.42	1,883.40	2,437.00	814.02	1,260.57	1,764.00
4390	Other Utilities Expense	0.00	0.00	0.00	0.00	0.00	0.00
	Total Utility Expenses	23,497.59	40,853.26	48,879.00	21,753.22	40,741.03	47,330.00

Maintenance Expenses

4410	Maint. Labor	20,536.69	38,377.63	38,583.50	21,307.99	38,717.97	36,342.00
4410	Maint. Labor	4,143.61	7,697.53	7,787.00	4,299.70	7,752.06	7,376.50
4420	Maint. Materials	2,867.60	6,813.75	8,150.00	5,574.14	9,649.37	8,310.00
4420	Maint. Materials	0.00	0.00	0.00	0.00	0.00	0.00
4430	Maintenance Contracts	6,710.15	10,574.38	15,025.00	7,243.75	12,334.53	16,389.00
4430	Maintenance Contracts	0.00	0.00	0.00	0.00	0.00	0.00
4431	Garbage & Trash Removal	741.09	1,529.34	1,650.00	933.38	1,647.67	1,452.00
4431	Garbage & Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00
4433	Empl. Benefit Contr. Maint.	8,065.91	15,745.22	17,188.00	7,927.30	15,295.88	15,090.00
4433	Empl. Benefit Contr. Maint.	604.63	1,123.44	1,382.50	623.01	1,123.54	1,050.00
	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	43,669.68	81,861.29	89,766.00	47,909.27	86,521.02	86,009.50

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	248.69	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	670.95	1,341.90	2,050.00	839.82	1,679.64	2,250.00
4480	Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Protective Services		670.95	1,590.59	2,050.00	839.82	1,679.64	2,250.00
Other General Expenses							
4510	Insurance Expense	10,390.41	11,067.45	8,595.00	760.79	995.01	7,717.00
4510	Insurance Expense	4,039.39	4,856.84	2,012.50	933.32	1,209.57	1,974.00
4520	Payment in Lieu of Taxes	6,702.57	14,663.28	13,520.00	7,087.66	13,653.50	11,507.50
4520	Payment in Lieu of Taxes	0.00	0.00	0.00	0.00	0.00	0.00
4570	Collection Losses	-25.00	-100.00	0.00	0.00	-404.61	0.00
4570	Collection Losses	0.00	0.00	200.00	0.00	0.00	350.00
4590	Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00
4590	Other General Expense	0.00	0.00	500.00	0.00	0.00	750.00
	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		21,107.37	30,487.57	24,827.50	8,781.77	15,453.47	22,298.50
Extraordinary/Casualty Loss Expenses							
4610	Labor	0.00	0.00	1,200.00	0.00	0.00	1,200.00
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	1,200.00	0.00	0.00	1,200.00
Housing Assistance Payments							
4715	Hap Expenses	520,338.00	991,061.91	0.00	438,895.00	840,228.00	0.00
Total Hap expenses		520,338.00	991,061.91	0.00	438,895.00	840,228.00	0.00
Depreciation Expense							
4800	Depre Expense - PHA Funded	94,474.74	188,949.48	187,538.00	94,479.87	188,959.74	196,400.00
4800	Depre Expense - PHA Funded	554.55	1,109.10	1,109.00	585.60	1,171.20	960.00
Total Depreciation Expense		95,029.29	190,058.58	188,647.00	95,065.47	190,130.94	197,360.00
TOTAL OPERATING EXPENSES		823,148.16	1,551,668.77	535,278.50	712,682.62	1,363,604.82	527,656.50
Change in Net Position		-182,617.93	92,053.57	42,176.50	39,568.24	100,557.78	-47,757.50

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	721,000.00	0.00	8,800.00	8,800.00	0.00
9116	Equity Transfers	0.00	0.00	0.00	-8,800.00	-8,800.00	0.00
Total Equity Transfers		0.00	721,000.00	0.00	0.00	0.00	0.00
NET INCOME/LOSS		-182,617.93	-628,946.43	42,176.50	39,568.24	100,557.78	-47,757.50

RIVERVIEW TOWERS LLC
INCOME STATEMENT SUMMARY THROUGH JUNE 30, 2024

	2024 QUARTERLY	2024 YTD	2024 BUDGET	2023 YTD
TTL TENANT REV	\$158,926.00	\$314,647.00	\$311,641.50	\$299,003.00
TTL OTHER REV	\$129,841.26	\$253,763.18	\$266,710.92	\$232,093.52
TOTAL REVENUE	\$288,767.26	\$568,410.18	\$578,352.42	\$531,096.52
TTL ADMIN EXP	\$64,361.57	\$126,585.62	\$129,378.60	\$113,258.26
TTL TENANT SRVC EXP	\$1,026.79	\$1,486.04	\$4,350.00	\$2,768.43
TTL UTILITY EXP	\$25,934.33	\$41,774.53	\$78,534.00	\$64,804.13
TTL MAINTENANCE EXP	\$57,133.60	\$115,216.94	\$116,984.88	\$95,218.16
TTL PROTECTIVE SRVC EXP	\$627.54	\$1,255.08	\$1,900.02	\$1,255.08
TTL OTHER EXP	\$25,082.60	\$54,995.88	\$47,879.46	\$47,509.85
TTL EXTRA/CASUALTY EXP	\$5,586.60	\$5,586.60	\$2,500.02	\$3,754.67
TOTAL OPERATING EXPENSES	\$179,753.03	\$346,900.69	\$381,526.98	\$328,568.58
INCOME/(LOSS) BEFORE DEPRECIATION	\$109,014.23	\$221,509.49	\$196,825.44	\$202,527.94
DEPRECIATION EXP	\$85,334.22	\$170,668.44	\$170,220.48	\$170,668.44
NET INCOME/(LOSS)	\$23,680.01	\$50,841.05	\$26,604.96	\$31,859.50

RIVERVIEW TOWERS LLC

FINANCIAL STATEMENTS

For the Accounting Period Ending June 30, 2024



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 June 30, 2024, and the related statement of operations for the one month and six 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, 2024, 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
July 5, 2024

Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
June 30, 2024

	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	28,742.77	1,695,304.59
26-0-000-000-1111.050 Cash - Reserve Account	0.00	0.00
26-0-000-000-1162.000 Cash - Savings/Money Mkts/CDs	9,212.38	1,324,481.04
Total	37,955.15	3,019,785.63
Accounts Receivable		
26-0-000-000-1122.000 Accounts Receivable - Tenants	(200.25)	668.83
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	(200.25)	668.83
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	5,424.78	7,562.84
26-0-000-000-1211.000 Prepaid Insurance	(2,816.34)	14,995.11
26-0-000-000-1295.001 Interprogram Due (to) from PH	0.00	0.00
Total	2,608.44	22,557.95
TOTAL CURRENT ASSETS	40,363.34	3,043,012.41

*(See Accountants' Compilation Report)

Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
June 30, 2024

	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	339,701.40
26-0-000-000-1400.100 Building Improvements	0.00	10,094,099.96
26-0-000-000-1400.150 Accumulated Depreciation	(28,183.00)	(3,646,090.30)
Total	(28,183.00)	6,826,595.82
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)	(36,905.34)
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)	10,208.66
TOTAL NONCURRENT ASSETS	(28,444.74)	6,836,804.48
TOTAL ASSETS	11,918.60	9,879,816.89

*(See Accountants' Compilation Report)

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Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
June 30, 2024

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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	(381.00)	54,138.00
26-0-000-000-2119.000 A/P - Other	0.00	0.00
26-0-000-000-2119.010 A/P - Payroll	(8,461.94)	23,685.09
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	(8,842.94)	77,823.09
Accrued Liabilities		
26-0-000-000-2134.000 Accrued Comp Absences - Due within one year	0.00	16,712.16
26-0-000-000-2136.000 Other Accrued Liabilities	0.00	0.00
26-0-000-000-2137.000 Payment in Lieu of Taxes	4,827.79	27,287.25
26-0-000-000-2149.000 Accrued Asset Mgt Fee	891.08	5,346.48
Total	5,718.87	49,345.89
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	(40.64)	3,249.87
26-0-000-000-2240.000 Tenants Prepaid Rent	0.00	0.00
26-0-000-000-2290.000 Unearned Revenue	0.00	0.00
Total	(40.64)	3,249.87
TOTAL CURRENT LIABILITIES	(3,164.71)	130,418.85

*(See Accountants' Compilation Report)

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Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
June 30, 2024

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	Current Period	Cumulative
NONCURRENT LIABILITIES		
26-0-000-000-2134.010 Accrued Comp Absences	0.00	19,670.38
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	524,999.96
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)	328.48	40,325.97
Total	4,495.14	3,834,996.31
TOTAL LIABILITIES	1,330.43	3,965,415.16
MEMBERS' EQUITY		
26-0-000-000-2700.000 CY Net Change	10,588.17	23,870.21
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	174,800.79
26-0-000-000-2835.000 NEF Investor Equity	0.00	5,767,730.73
TOTAL MEMBERS' EQUITY	10,588.17	5,914,401.73
TOTAL LIABILITIES AND MEMBERS' EQUITY	11,918.60	9,879,816.89
Proof	0.00	0.00

*(See Accountants' Compilation Report)

Riverview Towers LLC
Stmnt of Operations-Riverview Towers LLC
Six Month Period - June 30, 2024

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
PUM	1.00	149.00	149.00	1.00	894.00	894.00	0.00
OPERATING REVENUE							
Rental Revenue							
26-1-000-000-3420.000 Tenant Revenue - Rent	359.71	53,597.00	51,940.25	357.73	319,809.00	311,641.50	8,167.50
26-1-000-000-3421.000 Tenant Rent - Vacancy Loss	0.78	(116.00)	0.00	5.77	(5,162.00)	0.00	(5,162.00)
26-1-000-000-3422.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	358.93	53,481.00	51,940.25	351.95	314,647.00	311,641.50	3,005.50
Nonrental Revenue							
26-1-000-000-3410.000 HUD HAP Subsidy	232.60	34,658.00	34,626.83	213.33	190,717.00	207,760.98	(17,043.98)
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	5.15	767.00	458.33	3.46	3,088.97	2,749.98	338.99
26-1-000-000-3440.020 Other Inc - Tenant Store	1.54	228.80	383.33	1.60	1,427.45	2,299.98	(872.53)
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	625.00	2.58	2,307.83	3,750.00	(1,442.17)
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	239.29	35,653.80	36,093.49	220.96	197,541.25	216,560.94	(19,019.69)
TOTAL OPERATING REVENUE	598.22	89,134.80	88,033.74	572.92	512,188.25	528,202.44	(16,014.19)
OPERATING EXPENSES							
Administration							
26-1-000-000-4110.000 Administration Salaries	48.40	7,211.20	8,454.52	51.93	46,421.60	50,727.12	(4,305.52)
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	2.71	404.00	408.33	2.83	2,534.00	2,449.98	84.02
26-1-000-000-4130.000 Legal Expense	0.00	0.00	41.67	0.00	0.00	250.02	(250.02)
26-1-000-000-4140.000 Staff Training	0.00	0.00	133.33	0.59	525.00	799.98	(274.98)
26-1-000-000-4150.000 Travel	0.00	0.00	75.00	0.18	159.17	450.00	(290.83)
26-1-000-000-4150.010 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4160.000 Office Expenses	14.77	2,201.34	808.33	5.54	4,952.88	4,849.98	102.90
26-1-000-000-4170.000 Accounting Fees	2.67	398.00	425.00	2.54	2,271.00	2,550.00	(279.00)
26-1-000-000-4171.000 Audit Fees	0.00	0.00	1,191.00	15.13	13,530.59	7,146.00	6,384.59
26-1-000-000-4182.000 Employee Benefits - Admin	30.41	4,530.35	5,145.00	30.00	26,818.60	30,870.00	(4,051.40)
26-1-000-000-4190.000 Other Admin and Sundry	0.00	0.00	41.67	0.01	9.47	250.02	(240.55)
26-1-000-000-4191.000 Telephone	1.26	187.94	250.00	1.60	1,427.53	1,500.00	(72.47)
26-1-000-000-4192.000 Management Fee	21.81	3,249.87	3,139.42	21.52	19,236.80	18,836.52	400.28
26-1-000-000-4193.000 Compliance Fee	3.75	558.75	558.75	3.75	3,352.50	3,352.50	0.00
26-1-000-000-4194.000 Asset Management Fee	5.98	891.08	891.08	5.98	5,346.48	5,346.48	0.00
Total	131.76	19,632.53	21,563.10	141.59	126,585.62	129,378.60	(2,792.98)

*See Accountants' Compilation Report

Riverview Towers LLC
Stmnt of Operations-Riverview Towers LLC
Six Month Period - June 30, 2024

	***** 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	1.37	204.67	341.67	0.40	354.86	2,050.02	(1,695.16)
26-1-000-000-4221.000 Tenant Store Expenses	1.26	187.33	383.33	1.27	1,131.18	2,299.98	(1,168.80)
Total	2.63	392.00	725.00	1.66	1,486.04	4,350.00	(2,863.96)
Utilities							
26-1-000-000-4310.000 Water	0.00	0.00	1,350.00	4.00	3,573.36	8,100.00	(4,526.64)
26-1-000-000-4320.000 Electricity	30.62	4,561.64	6,396.67	22.74	20,326.41	38,380.02	(18,053.61)
26-1-000-000-4330.000 Gas	4.31	641.49	3,775.00	15.03	13,433.37	22,650.00	(9,216.63)
26-1-000-000-4360.000 Sewer	0.00	0.00	1,383.33	4.35	3,889.39	8,299.98	(4,410.59)
26-1-000-000-4390.000 Other Utilities Expense	0.00	0.00	184.00	0.62	552.00	1,104.00	(552.00)
Total	34.92	5,203.13	13,089.00	46.73	41,774.53	78,534.00	(36,759.47)
Maintenance and Operations							
26-1-000-000-4410.000 Maint Labor	52.56	7,830.87	8,504.42	56.95	50,910.53	51,026.52	(115.99)
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	5.36	799.18	1,733.33	7.93	7,085.61	10,399.98	(3,314.37)
26-1-000-000-4430.010 Heating & Cooling	1.89	282.21	583.33	1.89	1,687.58	3,499.98	(1,812.40)
26-1-000-000-4430.020 Snow Removal	0.00	0.00	83.33	0.00	0.00	499.98	(499.98)
26-1-000-000-4430.030 Elevator Maintenance	3.52	524.43	558.33	3.81	3,408.88	3,349.98	58.90
26-1-000-000-4430.040 Landscape & Grounds	6.70	997.76	375.00	2.03	1,816.12	2,250.00	(433.88)
26-1-000-000-4430.050 Unit Turnaround	0.00	0.00	83.33	0.00	0.00	499.98	(499.98)
26-1-000-000-4430.060 Electrical	0.00	0.00	100.00	1.05	940.04	600.00	340.04
26-1-000-000-4430.070 Plumbing	1.98	295.00	50.00	1.38	1,232.40	300.00	932.40
26-1-000-000-4430.080 Extermination	0.00	0.00	1,500.00	12.28	10,980.08	9,000.00	1,980.08
26-1-000-000-4430.090 Janitorial	40.23	5,995.00	516.67	6.71	5,995.00	3,100.02	2,894.98
26-1-000-000-4430.100 Other Contract Costs	0.00	0.00	333.33	3.40	3,041.01	1,999.98	1,041.03
26-1-000-000-4430.101 Routine	0.00	0.00	83.33	0.00	0.00	499.98	(499.98)
26-1-000-000-4431.000 Garbage & Trash Removal	6.37	948.53	708.33	4.96	4,434.81	4,249.98	184.83
26-1-000-000-4433.000 Employee Benefits - Maint	25.87	3,854.77	4,284.75	26.49	23,684.88	25,708.50	(2,023.62)
Total	144.48	21,527.75	19,497.48	128.88	115,216.94	116,984.88	(1,767.94)
Protective Services							
26-1-000-000-4480.000 Contract Costs	1.40	209.18	316.67	1.40	1,255.08	1,900.02	(644.94)
Total	1.40	209.18	316.67	1.40	1,255.08	1,900.02	(644.94)

*See Accountants' Compilation Report

Riverview Towers LLC
Stmnt of Operations-Riverview Towers LLC
Six Month Period - June 30, 2024

	***** 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	15.25	2,272.67	2,264.33	15.25	13,636.02	13,585.98	50.04
26-1-000-000-4510.020 Insurance - Liability	4.63	690.22	600.00	3.81	3,408.57	3,600.00	(191.43)
26-1-000-000-4510.030 Insurance - Workers Comp	1.73	257.90	316.67	1.87	1,673.50	1,900.02	(226.52)
26-1-000-000-4510.040 Insurance - Other	1.94	288.54	25.00	0.32	288.54	150.00	138.54
26-1-000-000-4520.000 Payment in Lieu of Taxes	32.40	4,827.79	4,006.83	30.52	27,287.25	24,040.98	3,246.27
26-1-000-000-4570.000 Collection Losses	0.75	(112.00)	0.00	0.56	(503.00)	0.00	(503.00)
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	7.50	6,705.00	3,352.50	3,352.50
26-1-000-000-4590.020 Other Gen Exp - Tax Return	0.00	0.00	208.33	2.80	2,500.00	1,249.98	1,250.02
26-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	55.20	8,225.12	7,979.91	61.52	54,995.88	47,879.46	7,116.42
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	0.00	0.00	2,500.02	(2,500.02)
Total	0.00	0.00	416.67	0.00	0.00	2,500.02	(2,500.02)
Casualty Losses							
26-1-000-000-4620.030 Contract Costs	0.00	0.00	0.00	6.25	5,586.60	0.00	5,586.60
Total	0.00	0.00	0.00	6.25	5,586.60	0.00	5,586.60
Depreciation Expenses							
26-1-000-000-4800.000 Depreciation Expense	189.15	28,183.00	28,108.33	189.15	169,098.00	168,649.98	448.02
26-1-000-000-4801.000 Amortize - Tax Credit Fees	1.76	261.74	261.75	1.76	1,570.44	1,570.50	(0.06)
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	28,370.08	190.90	170,668.44	170,220.48	447.96
TOTAL OPERATING EXPENSES	561.31	83,634.45	91,957.91	578.94	517,569.13	551,747.46	(34,178.33)
OPERATING INCOME (LOSS)	36.92	5,500.35	(3,924.17)	6.02	(5,380.88)	(23,545.02)	18,164.14

*See Accountants' Compilation Report

Riverview Towers LLC
Stmnt of Operations-Riverview Towers LLC
Six Month Period - June 30, 2024

	***** 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	64.32	9,582.96	8,358.33	62.89	56,221.93	50,149.98	6,071.95
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)	(4,495.17)	27.96	(24,999.96)	(26,971.02)	1,971.06
26-1-000-000-4540.010 Interest Expense - AHP CDA Loan	2.20	(328.48)	0.00	2.20	(1,970.88)	0.00	(1,970.88)
26-1-000-000-9000.000 Operating Transfer In	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	34.15	5,087.82	3,863.16	32.72	29,251.09	23,178.96	6,072.13
CHANGE IN NET ASSETS	71.06	10,588.17	(61.01)	26.70	23,870.21	(366.06)	24,236.27
Prior Period Adjustments							
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET CHANGE	71.06	10,588.17	(61.01)	26.70	23,870.21	(366.06)	24,236.27

*See Accountants' Compilation Report

2024
SALARY ALLOCATION - HOURS WORKED

BARBARA BETZ								
100%								
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY	112							112
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	
FEBRUARY	141							141
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	
MARCH	136							136
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	
APRIL	115.75							115.75
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	
MAY	215.25							215.25
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	
JUNE	125.5							125.5
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	0.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	845.5	0	0	0	0	0	0	845.5
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	

2024
SALARY ALLOCATION - HOURS WORKED

LIZ BRODEK								
5%								
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY					8			8
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
FEBRUARY					8			8
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
MARCH					7			7
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
APRIL					6			6
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
MAY					10			10
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
JUNE					8			8
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	0.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	0	0	0	0	47	0	0	47
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	

2024
SALARY ALLOCATION - HOURS WORKED

JULI BIRKENMEIER								
	5%		65%		30%			
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY		6	75			35		116
ALLOCATION	0.00%	5.17%	64.66%	0.00%	0.00%	30.17%	#DIV/0!	
FEBRUARY		6	79			37		122
ALLOCATION	0.00%	4.92%	64.75%	0.00%	0.00%	30.33%	#DIV/0!	
MARCH		8	104			48		160
ALLOCATION	0.00%	5.00%	65.00%	0.00%	0.00%	30.00%	#DIV/0!	
APRIL		4.5	57.5			30		92
ALLOCATION	0.00%	4.89%	62.50%	0.00%	0.00%	32.61%	#DIV/0!	
MAY		11	147.75			68		226.75
ALLOCATION	0.00%	4.85%	65.16%	0.00%	0.00%	29.99%	#DIV/0!	
JUNE		7.5	93			42.5		143
ALLOCATION	0.00%	5.24%	65.03%	0.00%	0.00%	29.72%	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	0.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	0	43	556.25	0	0	260.5	0	859.75
ALLOCATION	0.00%	5.00%	64.70%	0.00%	0.00%	30.30%	#DIV/0!	

2024
SALARY ALLOCATION - HOURS WORKED

LARRY BUCHBERGER								
95%					5%			
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY			0.5	116.75			6	123.25
ALLOCATION	0.00%	0.00%	0.41%	94.73%	0.00%	0.00%	4.87%	
FEBRUARY				139.25			8	147.25
ALLOCATION	0.00%	0.00%	0.00%	94.57%	0.00%	0.00%	5.43%	
MARCH				122.75			8	130.75
ALLOCATION	0.00%	0.00%	0.00%	93.88%	0.00%	0.00%	6.12%	
APRIL				127.75			8	135.75
ALLOCATION	0.00%	0.00%	0.00%	94.11%	0.00%	0.00%	5.89%	
MAY				219.5			12	231.5
ALLOCATION	0.00%	0.00%	0.00%	94.82%	0.00%	0.00%	5.18%	
JUNE		4		92			5	101
ALLOCATION	0.00%	3.96%	0.00%	91.09%	0.00%	0.00%	4.95%	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	0.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	0	4	0.5	818	0	0	47	869.5
ALLOCATION	0.00%	0.46%	0.06%	94.08%	0.00%	0.00%	5.41%	

2024
SALARY ALLOCATION - HOURS WORKED

SCOTT BUCHBERGER								
		25%	50%	25%				
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY		32.5	53	34.5				120
ALLOCATION	0.00%	27.08%	44.17%	28.75%	0.00%	0.00%	#DIV/0!	
FEBRUARY		38	76	38.75				152.75
ALLOCATION	0.00%	24.88%	49.75%	25.37%	0.00%	0.00%	#DIV/0!	
MARCH		40.5	80	40.25				160.75
ALLOCATION	0.00%	25.19%	49.77%	25.04%	0.00%	0.00%	#DIV/0!	
APRIL		38.5	78	38.5				155
ALLOCATION	0.00%	24.84%	50.32%	24.84%	0.00%	0.00%	#DIV/0!	
MAY		41	86.5	40				167.5
ALLOCATION	0.00%	24.48%	51.64%	23.88%	0.00%	0.00%	#DIV/0!	
JUNE		34	71	33				138
ALLOCATION	0.00%	24.64%	51.45%	23.91%	0.00%	0.00%	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	0.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	0	224.5	444.5	225	0	0	0	894
ALLOCATION	0.00%	25.11%	49.72%	25.17%	0.00%	0.00%	#DIV/0!	

2024
SALARY ALLOCATION - HOURS WORKED

JAMIE COLLINS								
	70%		25%				5%	
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY	82.25		29.25				6	117.5
ALLOCATION	70.00%	0.00%	24.89%	0.00%	0.00%	0.00%	5.11%	
FEBRUARY	111		40				7.5	158.5
ALLOCATION	70.03%	0.00%	25.24%	0.00%	0.00%	0.00%	4.73%	
MARCH	95		35				6.5	136.5
ALLOCATION	69.60%	0.00%	25.64%	0.00%	0.00%	0.00%	4.76%	
APRIL	95		34				7	136
ALLOCATION	69.85%	0.00%	25.00%	0.00%	0.00%	0.00%	5.15%	
MAY	145		52				11	208
ALLOCATION	69.71%	0.00%	25.00%	0.00%	0.00%	0.00%	5.29%	
JUNE	106		38				8	152
ALLOCATION	69.74%	0.00%	25.00%	0.00%	0.00%	0.00%	5.26%	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	0.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	634.25	0	228.25	0	0	0	46	908.5
ALLOCATION	69.81%	0.00%	25.12%	0.00%	0.00%	0.00%	5.06%	

2024
SALARY ALLOCATION - HOURS WORKED

TAMARA KING								
100%								
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY				104				104
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
FEBRUARY				152				152
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
MARCH				160				160
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
APRIL				128				128
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
MAY				208				208
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
JUNE				145				145
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	0.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	0	0	0	897	0	0	0	897
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	

2024
SALARY ALLOCATION - HOURS WORKED

LACY RODEMEIER								
	50.00%							50.00%
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY	52			52				104
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
FEBRUARY	77.5			77.5				155
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
MARCH	79.5			79.5				159
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
APRIL	71.5			71.5				143
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
MAY	114.25			114.25				228.5
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
JUNE	59.25			59.25				118.5
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	0.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	454	0	0	454	0	0	0	908
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	

2024
SALARY ALLOCATION - HOURS WORKED

NATE SCHIEFELBEIN								
	25%		50%		25%			
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY	28.5	0.5	62.5	34				125.5
ALLOCATION	22.71%	0.40%	49.80%	27.09%	0.00%	0.00%	#DIV/0!	
FEBRUARY	32		62	32				126
ALLOCATION	25.40%	0.00%	49.21%	25.40%	0.00%	0.00%	#DIV/0!	
MARCH	39		73	39				151
ALLOCATION	25.83%	0.00%	48.34%	25.83%	0.00%	0.00%	#DIV/0!	
APRIL	32		64	33				129
ALLOCATION	24.81%	0.00%	49.61%	25.58%	0.00%	0.00%	#DIV/0!	
MAY	55		106	55				216
ALLOCATION	25.46%	0.00%	49.07%	25.46%	0.00%	0.00%	#DIV/0!	
JUNE	31		68	31				130
ALLOCATION	23.85%	0.00%	52.31%	23.85%	0.00%	0.00%	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	0.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	217.5	0.5	435.5	224	0	0	0	877.5
ALLOCATION	24.79%	0.06%	49.63%	25.53%	0.00%	0.00%	#DIV/0!	