

\*\*\* 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 7, 2024 at 8:00 am**  
Location: **550 East Thomas Street, Wausau, Wisconsin 54403**  
Members: **Sarah Napgezek, 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 8, 2024 Meeting
3. Review of CDA Accounts & Capital Funds
4. Presentation and Review of 2024 Third Quarter Financials
5. Presentation and Discussion on 2024 Program Budgets
6. Adjournment

**Pat Gosz - Committee Chair**

This Notice was posted at City Hall and faxed to the Daily Herald newsroom on November 1, 2024 at 2:45 pm. Questions regarding this agenda may be directed to Randy Fifrick, Community Development Interim Director, 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@wausauwi.gov](mailto:juli.birkenmeier@wausauwi.gov) with "CDA Finance Committee Public Comment" in the subject line prior to the meeting start. All public comment, either by e-mail or in person, if agendaized, 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](mailto: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**

08/08/2024

**MEMBERS PRESENT:** Sarah Napgezok, David Welles, Patrick Gosz

**MEMBERS ABSENT:**

**OTHERS PRESENT:** Juli Birkenmeier, Tammy King, Randy Fifrick

**(1) Call Meeting to Order**

Meeting was called to order at 8:05 am in the WCDA Boardroom at 550 E. Thomas Street, Wausau, Wisconsin.

**(2) Approval of Minutes from the May 10, 2024**

Welles moved to approve the minutes from 05/10/2024. Napgezok seconded the motion. Motion approved unanimously.

**(3) Review of CDA Accounts & Capital Funds**

Birkenmeier distributed and reviewed the WCDA's investment balances as of June 30, 2024. Birkenmeier indicated that a reduction in the business activity account is expected in the third or fourth quarter due to Gorman and Company closing on Westside Commons, with the anticipation of them requesting those funds yet this year. Birkenmeier stated there were no other items to note. Napgezok mentioned interest rates will be going down by the end of third quarter.

Birkenmeier reviewed the Capital Fund Program (CFP) grant summary Budget Detail. As of June 30, 2024, the CFP 2023 has an obligation balance of \$16,765.94, which must be obligated by February 16, 2025, and a disbursement balance of \$21,861.94, with a disbursement date of February 16, 2027. She mentioned the remaining balance will be used for the kitchen countertop replacement project for 37 of the Scattered Sites. She reviewed CFP 2024 which has a grant amount of \$102,839.00, awarded on May 6, 2024, with an obligation date of May 6, 2026, and a disbursement date of May 6, 2028. She has earmarked these funds as well for the kitchen countertop replacement project.

**(4) Presentation of 2024 Second Quarter Financials**

Birkenmeier reviewed the 2024 second-quarter financials for the WCDA's budgeted programs. She provided a brief overview of the *Year-To-Date* versus *Budget* line items and explained budget variances, which are detailed further in the August 8, 2024, Finance Committee Report.

Birkenmeier then reviewed the 2024 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) Review of CDA Salary Allocation Evaluation Tool**

Birkenmeier reported that a tool was developed and implemented to track actual hours worked against budgeted amounts per program, following recommendations from the 2022 audit. She

explained the purpose of this tool is to ensure accurate tracking and allocation of salaries, which are reported annually to the city.

Birkenmeier noted that the tool indicates office staff allocations are accurate and align closely with the budgeted percentages. She explained, there is a slight variance in the maintenance staff's allocation mainly due to unexpected call-ins, such as those experienced for Public Housing and Riverview Terrace, which were not included in the original budget.

Birkenmeier explained, there may be a need for inter-program transfers at year end to account for these variances, like adjustments made in previous years. She noted the fee accountant and auditor will review these transfers to ensure they reflect the actual financial situation.

Birkenmeier reiterated any variance exceeding 1% will require adjustments between programs.

Meeting adjourned.

Respectfully Submitted,

Patrick Gosz  
Chairperson

**COMMUNITY DEVELOPMENT AUTHORITY  
CAPITAL FUND PROGRAM  
As of 09/30/24**

<b>FUND #</b>	<b>GRANT AMOUNT</b>	<b>OBLIGATION START</b>	<b>OBLIGATION END</b>	<b>OBLIGATION BALANCE</b>	<b>DISBURSEMENT END</b>	<b>DISBURSEMENT BALANCE</b>
<b>501-23</b>	\$ 101,096	02/17/23	02/16/25	\$ 0.00	02/16/27	\$ 20,058.74
<b>501-24</b>	\$ 103,092	05/06/24	05/06/26	\$ 7,877.94	05/06/28	\$ 102,692.00
						\$ 123,377.94

**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>
<b>2023 Grant Total</b>		<b>\$ 101,096.00</b>

**CFP 2024 BUDGET DETAIL**

Dwelling Structures	Kitchen Countertop Replacement (partial)	\$ 96,000.00
Operations	Day-to-Day Operations	\$ 3,853.00
Fees & Costs	Architect/Consultant Fees	\$ 2,839.00
Site Improvements	Tree Maintenance/Landscaping/Sewer Lateral	<u>\$ 400.00</u>
<b>2024 Grant Total</b>		<b>\$ 103,092.00</b>

COMMUNITY DEVELOPMENT AUTHORITY  
INCOME STATEMENT SUMMARY THROUGH SEPTEMBER 30, 2024

	<b>2024 QUARTERLY</b>	<b>2024 YTD</b>	<b>2024 BUDGET</b>	<b>2023 YTD</b>
TTL TENANT REV	\$92,281.00	\$276,638.00	\$276,121.50	\$272,977.01
TTL OTHER REV	\$117,677.61	\$334,785.24	\$344,563.50	\$330,371.33
<b>TOTAL REVENUE</b>	<b>\$209,958.61</b>	<b>\$611,423.24</b>	<b>\$620,685.00</b>	<b>\$603,348.34</b>
TTL ADMIN EXP	\$35,778.56	\$119,600.54	\$124,627.50	\$111,084.62
TTL TENANT SRVC EXP	\$1,504.62	\$1,171.09	\$2,062.50	\$1,450.95
TTL UTILITY EXP	\$23,976.43	\$64,829.69	\$73,318.50	\$63,197.60
TTL MAINTENANCE EXP	\$35,129.44	\$108,169.76	\$120,894.75	\$111,608.32
TTL PROTECTIVE SRVC EXP	\$981.25	\$2,572.54	\$3,075.00	\$2,924.46
TTL OTHER EXP	\$12,460.66	\$38,091.39	\$33,172.50	\$22,229.90
TTL EXTRA/CASUALTY EXP	\$8,603.12	\$8,603.12	\$1,800.00	\$0.00
<b>TOTAL OPERATING EXPENSES</b>	<b>\$118,434.08</b>	<b>\$343,038.13</b>	<b>\$358,950.75</b>	<b>\$312,495.85</b>
<b>INCOME/(LOSS) BEFORE DEPRECIATION</b>	<b>\$91,524.53</b>	<b>\$268,385.11</b>	<b>\$261,734.25</b>	<b>\$290,852.49</b>
DEPRECIATION EXP	\$94,474.74	\$283,424.22	\$281,307.00	\$283,439.61
<b>NET INCOME/(LOSS)</b>	<b>(\$2,950.21)</b>	<b>(\$15,039.11)</b>	<b>(\$19,572.75)</b>	<b>\$7,412.88</b>

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

= Voucher, Redevelopment, and Business Activities I & II

	2024 Quarterly	2024 YTD	2024 Budget	2023 Quarterly	2023 YTD	2023 Budget
<b><u>REVENUES</u></b>						
<b>Tenant Revenue</b>						
'3420 Tenant Revenues - Rent	91,281.00	276,638.00	276,121.50	94,235.00	269,455.00	240,543.00
'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	1,007.01	3,136.08	3,600.00	1,465.98	3,522.01	3,060.00
'3422 Tenant Revenue - excess utilities	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Tenant Revenue</b>	<b>92,288.01</b>	<b>279,774.08</b>	<b>279,721.50</b>	<b>95,700.98</b>	<b>272,977.01</b>	<b>243,603.00</b>
<b>Other Revenue</b>						
3410 Revenue - HUD	0.00	0.00	0.00	0.00	0.00	0.00
3410 Revenue - HUD	620,550.00	1,767,471.00	221,625.00	581,274.00	1,563,067.00	206,262.00
'3430 Interest Income	30,711.37	91,163.17	84,650.25	29,467.14	84,529.91	42,991.50
'3430 Interest Income	35,299.81	106,078.03	19,500.00	34,773.86	105,210.64	1,305.00
'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	0.00	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	3,579.24	8,457.07	9,225.00	1,643.70	4,529.56	4,881.00
'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	105.00	967.18	375.00	0.00	281.00	369.00
3480 Other Revenue	0.00	540.00	4,110.00	3,982.00	9,822.86	5,025.00
3480 Other Revenue	9,693.10	28,930.90	0.00	9,148.49	27,693.79	0.00
Port In Hap & Admin	-942.00	128.43	397.50	1,609.43	1,609.43	0.00
3690 CFP Operations	0.00	0.00	3,750.00	0.00	0.00	3,750.00
3691 Operating Subsidy	52,856.00	129,341.00	149,625.00	49,638.00	146,405.00	141,300.00
3691 Operating Subsidy	0.00	0.00	0.00	0.00	0.00	0.00
3691 Cash Receipts from Section 8	30,531.00	94,484.00	93,203.25	29,810.00	83,784.00	70,362.00

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
<b>Total Other Revenue</b>		<b>782,383.52</b>	<b>2,238,360.78</b>	<b>586,461.00</b>	<b>741,346.62</b>	<b>2,028,233.19</b>	<b>476,245.50</b>

**TOTAL REVENUES**

<b>874,671.53</b>	<b>2,518,134.86</b>	<b>866,182.50</b>	<b>837,047.60</b>	<b>2,301,210.20</b>	<b>719,848.50</b>
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**EXPENSES**

**Administrative Expenses**

4110	Administration Salaries	17,816.15	55,823.91	64,590.00	18,945.10	59,376.03	59,292.00
4110	Administration Salaries	34,847.85	110,786.77	92,523.75	34,205.30	104,730.46	84,600.00
4120	Advertising and Marketing	333.00	1,049.00	1,162.50	306.42	1,991.83	1,102.50
4120	Advertising and Marketing	0.00	366.00	450.00	140.87	140.87	495.00
4130	Legal Expense	0.00	0.00	375.00	0.00	0.00	375.00
4130	Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00
4140	Staff Training	0.00	525.00	1,350.00	954.11	1,454.11	1,350.00
4140	Staff Training	0.00	1,475.00	1,050.00	215.26	715.26	1,050.00
4150	Travel	70.82	308.38	825.00	296.35	582.07	750.00
4150	Travel	8.65	167.82	600.00	103.50	450.79	600.00
4160	Office Expense	1,905.76	7,081.66	6,675.00	1,569.21	5,020.44	7,635.00
4160	Office Expense	1,782.91	8,653.73	7,650.00	1,956.94	6,448.53	7,875.00
4170	Accounting Fees	2,246.00	5,383.00	5,461.50	1,594.00	4,825.00	5,319.00
4170	Accounting Fees	1,864.00	6,783.00	4,950.00	2,217.50	6,013.50	5,040.00
4171	Audit Fees	2,728.39	18,139.56	10,788.00	2,115.75	8,904.76	6,225.00
4171	Audit Fees	2,979.36	11,889.49	4,231.50	1,951.25	9,690.24	2,331.00
4182	Empl. Benefit Contrib. -Admin	9,197.72	27,931.10	30,025.50	7,490.52	25,806.32	27,848.25
4182	Empl. Benefit Contrib. -Admin	15,495.37	46,821.78	30,705.75	11,261.35	35,356.09	37,440.00
	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	500.49	570.49	825.00	489.80	559.80	900.00
4190	Other Admin and Sundry	248.00	1,693.00	187.50	244.90	244.90	975.00
4191	Telephone	980.23	2,788.44	2,550.00	847.55	2,554.26	2,460.00
4191	Telephone	376.98	1,032.09	825.00	275.98	813.19	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
<b>Total Administrative Expenses</b>		<b>93,381.68</b>	<b>309,269.22</b>	<b>267,801.00</b>	<b>87,181.66</b>	<b>275,678.45</b>	<b>254,562.75</b>

**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	1,504.62	1,171.09	2,062.50	1,097.02	1,450.95	2,250.00
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
	<b>Total Tenant Services Expenses</b>	<b>1,504.62</b>	<b>1,171.09</b>	<b>2,062.50</b>	<b>1,097.02</b>	<b>1,450.95</b>	<b>2,250.00</b>

#### Utility Expenses

4310	Water	6,257.95	16,540.25	13,563.00	4,217.38	10,398.03	12,504.00
4310	Water	0.00	0.00	0.00	0.00	0.00	0.00
4320	Electricity	8,777.40	20,133.68	24,000.00	9,384.45	22,500.76	24,480.00
4320	Electricity	0.00	0.00	0.00	0.00	0.00	0.00
4330	Gas	670.73	6,422.69	10,575.00	731.33	10,542.60	12,807.00
4330	Gas	0.00	0.00	0.00	0.00	0.00	0.00
4360	Sewer	7,048.93	18,628.25	21,525.00	7,210.16	17,582.39	18,558.00
4340	Sewer	0.00	0.00	0.00	0.00	0.00	0.00
4390	Other Utilities Expense	1,221.42	3,104.82	3,655.50	913.25	2,173.82	2,646.00
4390	Other Utilities Expense	0.00	0.00	0.00	0.00	0.00	0.00
	<b>Total Utility Expenses</b>	<b>23,976.43</b>	<b>64,829.69</b>	<b>73,318.50</b>	<b>22,456.57</b>	<b>63,197.60</b>	<b>70,995.00</b>

#### Maintenance Expenses

4410	Maint. Labor	17,479.20	55,856.83	57,875.25	17,579.06	56,297.03	54,513.00
4410	Maint. Labor	3,559.21	11,256.74	11,680.50	3,404.40	11,156.46	11,064.75
4420	Maint. Materials	2,876.18	9,689.93	12,225.00	4,399.34	14,048.71	12,465.00
4420	Maint. Materials	0.00	0.00	0.00	0.00	0.00	0.00
4430	Maintenance Contracts	6,523.45	17,097.83	22,537.50	3,953.28	16,287.81	24,583.50
4430	Maintenance Contracts	0.00	0.00	0.00	0.00	0.00	0.00
4431	Garbage & Trash Removal	623.62	2,152.96	2,475.00	637.78	2,285.45	2,178.00
4431	Garbage & Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00
4433	Empl. Benefit Contr. Maint.	7,626.99	23,372.21	25,782.00	7,393.44	22,689.32	22,635.00
4433	Empl. Benefit Contr. Maint.	519.60	1,643.04	2,073.75	493.56	1,617.10	1,575.00
	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
	<b>Total Maintenance Expenses</b>	<b>39,208.25</b>	<b>121,069.54</b>	<b>134,649.00</b>	<b>37,860.86</b>	<b>124,381.88</b>	<b>129,014.25</b>

#### 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	981.95	2,323.85	3,075.00	1,244.82	2,924.46	3,375.00
4480	Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Protective Services</b>		<b>981.95</b>	<b>2,572.54</b>	<b>3,075.00</b>	<b>1,244.82</b>	<b>2,924.46</b>	<b>3,375.00</b>
<b>Other General Expenses</b>							
4510	Insurance Expense	5,704.50	16,771.95	12,892.50	661.56	1,656.57	11,575.50
4510	Insurance Expense	2,463.76	7,320.60	3,018.75	827.40	2,036.97	2,961.00
4520	Payment in Lieu of Taxes	6,831.16	21,494.44	20,280.00	7,324.44	20,977.94	17,261.25
4520	Payment in Lieu of Taxes	0.00	0.00	0.00	0.00	0.00	0.00
4570	Collection Losses	-75.00	-175.00	0.00	0.00	-404.61	0.00
4570	Collection Losses	0.00	0.00	300.00	0.00	0.00	525.00
4590	Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00
4590	Other General Expense	0.00	0.00	750.00	0.00	0.00	1,125.00
	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
<b>Total Other General Expenses</b>		<b>14,924.42</b>	<b>45,411.99</b>	<b>37,241.25</b>	<b>8,813.40</b>	<b>24,266.87</b>	<b>33,447.75</b>
<b>Extraordinary/Casualty Loss Expenses</b>							
4610	Labor	0.00	0.00	1,800.00	0.00	0.00	1,800.00
4610	Labor	0.00	0.00	0.00	0.00	0.00	0.00
4620	Labor	8,603.12	8,603.12	0.00	0.00	0.00	0.00
4620	Labor	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Extraordinary/Casualty Loss</b>		<b>8,603.12</b>	<b>8,603.12</b>	<b>1,800.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,800.00</b>
<b>Housing Assistance Payments</b>							
4715	Hap Expenses	524,248.00	1,515,309.91	0.00	475,895.00	1,316,123.00	0.00
<b>Total Hap expenses</b>		<b>524,248.00</b>	<b>1,515,309.91</b>	<b>0.00</b>	<b>475,895.00</b>	<b>1,316,123.00</b>	<b>0.00</b>
<b>Depreciation Expense</b>							
4800	Depre Expense - PHA Funded	94,474.74	283,424.22	281,307.00	94,479.87	283,439.61	294,600.00
4800	Depre Expense - PHA Funded	554.55	1,663.65	1,663.50	585.60	1,756.80	1,440.00
<b>Total Depreciation Expense</b>		<b>95,029.29</b>	<b>285,087.87</b>	<b>282,970.50</b>	<b>95,065.47</b>	<b>285,196.41</b>	<b>296,040.00</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>801,857.76</b>	<b>2,353,324.97</b>	<b>802,917.75</b>	<b>729,614.80</b>	<b>2,093,219.62</b>	<b>791,484.75</b>
<b>Change in Net Position</b>		<b>72,813.77</b>	<b>164,809.89</b>	<b>63,264.75</b>	<b>107,432.80</b>	<b>207,990.58</b>	<b>-71,636.25</b>

<b>Prior Year Adjustments</b>							
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
	<b>Total Prior Year Adjustments</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Equity Transfers</b>							
9116	Equity Transfers	0.00	0.00	0.00	0.00	8,800.00	0.00
9116	Equity Transfers	0.00	0.00	0.00	0.00	-8,800.00	0.00
	<b>Total Equity Transfers</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
	<b>NET INCOME/LOSS</b>	<b>72,813.77</b>	<b>164,809.89</b>	<b>63,264.75</b>	<b>107,432.80</b>	<b>207,990.58</b>	<b>-71,636.25</b>

Wausau Community Development Authority

Balance Sheet

September 30, 2024

		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>2023 Entity Wide Total</u>
	<b>ASSETS</b>								
	<b>Cash</b>								
'1111	Cash - Unrestricted	4,798.89	967,044.12	365,833.53	1,259,064.58	0.00	76,451.31	2,673,192.43	2,322,962.52
'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	Cash - Savings	1,476,490.78	0.00	0.00	0.00	376,752.49	0.00	1,853,243.27	1,738,892.40
	<b>Total Cash</b>	<b>1,481,384.67</b>	<b>967,069.12</b>	<b>365,833.53</b>	<b>1,259,064.58</b>	<b>376,752.49</b>	<b>76,451.31</b>	<b>4,526,555.70</b>	<b>4,061,974.92</b>
	<b>Accounts Receivable</b>								
1121	Accounts Receivable- Fraud	0.00	1,045.00	0.00	0.00	0.00	0.00	1,045.00	970.00
'1122	Accounts Receivable - Tenants	666.51	0.00	58.00	0.00	0.00	0.00	724.51	2,032.86
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	0.00
'1145	Accrued Interest Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	<b>Total Accounts Receivable</b>	<b>666.51</b>	<b>1,045.00</b>	<b>58.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,769.51</b>	<b>3,002.86</b>
	<b>Other Current Assets</b>								
1210	Prepaid Expenses	1,752.03	1,752.03	3,678.60	0.00	0.00	0.00	7,182.66	7,237.19
'1211	Prepaid Insurance	2,421.81	341.64	2,153.19	0.00	1,100.34	0.00	6,016.98	0.00
'1295	Interfund due to/from	0.00	0.00	0.00	0.00	6,407.01	0.00	6,407.01	6,097.41
	<b>Total Other Current Assets</b>	<b>4,173.84</b>	<b>2,093.67</b>	<b>5,831.79</b>	<b>0.00</b>	<b>7,507.35</b>	<b>0.00</b>	<b>19,606.65</b>	<b>13,334.60</b>
	<b>Noncurrent Assets</b>								
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	2,907,501.94	11,356.09	1,614,743.66	60,000.00	0.00	0.00	4,593,601.69	4,951,317.24
1500	Note Receivables - Tax Credits	3,828,811.35	0.00	0.00	1,880,969.40	0.00	0.00	5,709,780.75	5,651,886.17
1600	Investment in Tax Credits	174,805.54	0.00	0.00	0.00	0.00	0.00	174,805.54	174,797.39
	<b>Total Noncurrent Assets</b>	<b>6,911,118.83</b>	<b>11,356.09</b>	<b>1,614,743.66</b>	<b>1,940,969.40</b>	<b>0.00</b>	<b>0.00</b>	<b>10,478,187.98</b>	<b>10,778,000.80</b>
	<b>TOTAL ASSETS</b>	<b>8,397,343.85</b>	<b>981,563.88</b>	<b>1,986,466.98</b>	<b>3,200,033.98</b>	<b>384,259.84</b>	<b>76,451.31</b>	<b>15,026,119.84</b>	<b>14,856,313.18</b>



RIVERVIEW TOWERS LLC  
INCOME STATEMENT SUMMARY THROUGH SEPTEMBER 30, 2024

	<b>2024 QUARTERLY</b>	<b>2024 YTD</b>	<b>2024 BUDGET</b>	<b>2023 YTD</b>
TTL TENANT REV	\$157,745.00	\$472,392.00	\$467,462.25	\$449,266.00
TTL OTHER REV	\$143,110.31	\$396,873.31	\$400,066.38	\$362,524.36
<b>TOTAL REVENUE</b>	<b>\$300,855.31</b>	<b>\$869,265.31</b>	<b>\$867,528.63</b>	<b>\$811,790.36</b>
TTL ADMIN EXP	\$54,527.87	\$181,113.49	\$194,067.90	\$163,750.53
TTL TENANT SRVC EXP	\$2,128.12	\$3,614.16	\$6,525.00	\$4,976.28
TTL UTILITY EXP	\$32,500.81	\$74,275.34	\$117,801.00	\$97,130.71
TTL MAINTENANCE EXP	\$48,007.69	\$163,224.63	\$175,477.32	\$140,365.71
TTL PROTECTIVE SRVC EXP	\$1,372.70	\$2,627.78	\$2,850.03	\$2,553.08
TTL OTHER EXP	\$21,757.10	\$76,752.98	\$71,819.19	\$67,366.00
TTL EXTRA/CASUALTY EXP	\$0.00	\$5,586.60	\$3,750.03	\$3,754.67
<b>TOTAL OPERATING EXPENSES</b>	<b>\$160,294.29</b>	<b>\$507,194.98</b>	<b>\$572,290.47</b>	<b>\$479,896.98</b>
<b>INCOME/(LOSS) BEFORE DEPRECIATION</b>	<b>\$140,561.02</b>	<b>\$362,070.33</b>	<b>\$295,238.16</b>	<b>\$331,893.38</b>
DEPRECIATION EXP	\$85,334.22	\$256,002.66	\$255,330.72	\$256,002.66
<b>NET INCOME/(LOSS)</b>	<b>\$55,226.80</b>	<b>\$106,067.67</b>	<b>\$39,907.44</b>	<b>\$75,890.72</b>

**RIVERVIEW TOWERS LLC**

**FINANCIAL STATEMENTS**

**For the Accounting Period Ending September 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 September 30, 2024, 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, 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 dark ink that reads 'Hawkins Ash CPAs, LLP'.

La Crosse, Wisconsin  
October 11, 2024

**Riverview Towers LLC**  
**Balance Sheet-Riverview Towers LLC**  
**September 30, 2024**

	<b>Current Period</b>	<b>Cumulative</b>
<b>ASSETS</b>		
CURRENT ASSETS		
<b>Cash</b>		
26-0-000-000-1010.100 Cash - Construction (US Bank)	0.00	0.00
26-0-000-000-1111.040 Cash - Unrestricted	67,595.73	1,828,420.33
26-0-000-000-1111.050 Cash - Reserve Account	0.00	0.00
26-0-000-000-1162.000 Cash - Savings/Money Mkts/CDs	9,052.24	1,352,080.90
Total	76,647.97	3,180,501.23
<b>Accounts Receivable</b>		
26-0-000-000-1122.000 Accounts Receivable - Tenants	145.50	1,403.33
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	145.50	1,403.33
<b>Accrued Receivables</b>		
26-0-000-000-1145.000 Accrued Interest Receivable	0.00	0.00
Total	0.00	0.00
<b>Other Current Assets</b>		
26-0-000-000-1210.000 Prepaid Expenses	748.87	6,574.95
26-0-000-000-1211.000 Prepaid Insurance	3,934.83	13,297.26
26-0-000-000-1295.001 Interprogram Due (to) from PH	0.00	0.00
Total	4,683.70	19,872.21
<b>TOTAL CURRENT ASSETS</b>	<b>81,477.17</b>	<b>3,201,776.77</b>

\*(See Accountants' Compilation Report)



**Riverview Towers LLC**  
**Balance Sheet-Riverview Towers LLC**  
**September 30, 2024**

	<b>Current Period</b>	<b>Cumulative</b>
<b>NONCURRENT ASSETS</b>		
<b>Fixed Assets</b>		
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	10,094,099.96
26-0-000-000-1400.150 Accumulated Depreciation	(28,183.00)	(3,682,339.63)
Total	(28,183.00)	6,789,491.49
<b>Other Assets</b>		
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)	(37,690.56)
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)	9,423.44
<b>TOTAL NONCURRENT ASSETS</b>	<b>(28,444.74)</b>	<b>6,798,914.93</b>
<b>TOTAL ASSETS</b>	<b>53,032.43</b>	<b>10,000,691.70</b>

\*(See Accountants' Compilation Report)

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*Riverview Towers LLC*  
*Balance Sheet-Riverview Towers LLC*  
*September 30, 2024*

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	Current Period	Cumulative
<b>LIABILITIES AND MEMBERS' EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
<b>Accounts Payable</b>		
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	574.00	54,045.00
26-0-000-000-2119.000 A/P - Other	0.00	0.00
26-0-000-000-2119.010 A/P - Payroll	23,619.81	23,619.81
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	24,193.81	77,664.81
<b>Accrued Liabilities</b>		
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	4,411.29	39,811.67
26-0-000-000-2149.000 Accrued Asset Mgt Fee	891.08	8,019.72
Total	5,302.37	64,543.55
<b>Other Current Liabilities</b>		
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	3,195.93	6,407.01
26-0-000-000-2240.000 Tenants Prepaid Rent	5.00	7.00
26-0-000-000-2290.000 Unearned Revenue	0.00	0.00
Total	3,200.93	6,414.01
<b>TOTAL CURRENT LIABILITIES</b>	<b>32,697.11</b>	<b>148,622.37</b>

\*(See Accountants' Compilation Report)

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*Riverview Towers LLC*  
*Balance Sheet-Riverview Towers LLC*  
*September 30, 2024*

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	Current Period	Cumulative
<b>NONCURRENT LIABILITIES</b>		
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	537,499.94
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)	328.48	41,311.41
Total	4,495.14	3,848,481.73
<b>TOTAL LIABILITIES</b>	<b>37,192.25</b>	<b>3,997,104.10</b>
<b>MEMBERS' EQUITY</b>		
26-0-000-000-2700.000 CY Net Change	15,840.18	65,611.41
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	174,805.54
26-0-000-000-2835.000 NEF Investor Equity	0.00	5,815,170.65
<b>TOTAL MEMBERS' EQUITY</b>	<b>15,840.18</b>	<b>6,003,587.60</b>
<b>TOTAL LIABILITIES AND MEMBERS' EQUITY</b>	<b>53,032.43</b>	<b>10,000,691.70</b>
Proof	0.00	0.00

\*(See Accountants' Compilation Report)

**Riverview Towers LLC**  
**Stmnt of Operations-Riverview Towers LLC**  
**Nine Month Period - September 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	1,341.00	1,341.00	0.00
<b>OPERATING REVENUE</b>							
<b>Rental Revenue</b>							
26-1-000-000-3420.000 Tenant Revenue - Rent	362.47	54,008.00	51,940.25	359.52	482,111.00	467,462.25	14,648.75
26-1-000-000-3421.000 Tenant Rent - Vacancy Loss	10.94	(1,630.00)	0.00	7.25	(9,719.00)	0.00	(9,719.00)
26-1-000-000-3422.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	351.53	52,378.00	51,940.25	352.27	472,392.00	467,462.25	4,929.75
<b>Nonrental Revenue</b>							
26-1-000-000-3410.000 HUD HAP Subsidy	229.38	34,177.00	34,626.83	218.69	293,264.00	311,641.47	(18,377.47)
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	7.16	1,066.51	458.33	4.58	6,141.70	4,124.97	2,016.73
26-1-000-000-3440.020 Other Inc - Tenant Store	1.02	151.50	383.33	1.58	2,113.35	3,449.97	(1,336.62)
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	4.68	696.91	625.00	3.26	4,369.58	5,625.00	(1,255.42)
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	4.17	5,586.60	0.00	5,586.60
Total	242.23	36,091.92	36,093.49	232.27	311,475.23	324,841.41	(13,366.18)
<b>TOTAL OPERATING REVENUE</b>	<b>593.76</b>	<b>88,469.92</b>	<b>88,033.74</b>	<b>584.54</b>	<b>783,867.23</b>	<b>792,303.66</b>	<b>(8,436.43)</b>
<b>OPERATING EXPENSES</b>							
<b>Administration</b>							
26-1-000-000-4110.000 Administration Salaries	48.61	7,242.43	8,454.52	50.82	68,148.85	76,090.68	(7,941.83)
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	2.79	3,746.00	3,674.97	71.03
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	133.33	0.39	525.00	1,199.97	(674.97)
26-1-000-000-4150.000 Travel	0.00	0.00	75.00	0.12	159.17	675.00	(515.83)
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	3.74	557.28	808.33	5.00	6,710.67	7,274.97	(564.30)
26-1-000-000-4170.000 Accounting Fees	2.67	398.00	425.00	2.62	3,515.00	3,825.00	(310.00)
26-1-000-000-4171.000 Audit Fees	0.00	0.00	1,191.00	10.09	13,530.59	10,719.00	2,811.59
26-1-000-000-4182.000 Employee Benefits - Admin	30.44	4,534.94	5,145.00	30.14	40,423.32	46,305.00	(5,881.68)
26-1-000-000-4190.000 Other Admin and Sundry	1.66	248.00	41.67	0.19	257.47	375.03	(117.56)
26-1-000-000-4191.000 Telephone	1.69	252.31	250.00	1.58	2,119.05	2,250.00	(130.95)
26-1-000-000-4192.000 Management Fee	21.45	3,195.93	3,139.42	21.57	28,929.90	28,254.78	675.12
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	5.98	891.08	891.08	5.98	8,019.72	8,019.72	0.00
Total	122.70	18,282.72	21,563.10	135.06	181,113.49	194,067.90	(12,954.41)

\*See Accountants' Compilation Report

**Riverview Towers LLC**  
**Stmnt of Operations-Riverview Towers LLC**  
**Nine Month Period - September 30, 2024**

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
<b>OPERATING EXPENSES</b>							
<b>Tenant Services</b>							
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	0.38	57.20	341.67	1.26	1,691.93	3,075.03	(1,383.10)
26-1-000-000-4221.000 Tenant Store Expenses	1.40	208.68	383.33	1.43	1,922.23	3,449.97	(1,527.74)
Total	1.78	265.88	725.00	2.70	3,614.16	6,525.00	(2,910.84)
<b>Utilities</b>							
26-1-000-000-4310.000 Water	0.00	0.00	1,350.00	5.32	7,135.56	12,150.00	(5,014.44)
26-1-000-000-4320.000 Electricity	53.02	7,900.66	6,396.67	32.48	43,555.86	57,570.03	(14,014.17)
26-1-000-000-4330.000 Gas	2.45	364.48	3,775.00	11.02	14,772.06	33,975.00	(19,202.94)
26-1-000-000-4360.000 Sewer	0.00	0.00	1,383.33	5.75	7,707.86	12,449.97	(4,742.11)
26-1-000-000-4390.000 Other Utilities Expense	0.00	0.00	184.00	0.82	1,104.00	1,656.00	(552.00)
Total	55.47	8,265.14	13,089.00	55.39	74,275.34	117,801.00	(43,525.66)
<b>Maintenance and Operations</b>							
26-1-000-000-4410.000 Maint Labor	51.96	7,742.56	8,504.42	55.40	74,292.53	76,539.78	(2,247.25)
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	8.82	1,314.61	1,733.33	8.96	12,021.35	15,599.97	(3,578.62)
26-1-000-000-4430.010 Heating & Cooling	0.00	0.00	583.33	2.52	3,379.78	5,249.97	(1,870.19)
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	524.43	558.33	3.72	4,982.17	5,024.97	(42.80)
26-1-000-000-4430.040 Landscape & Grounds	0.00	0.00	375.00	1.35	1,816.12	3,375.00	(1,558.88)
26-1-000-000-4430.050 Unit Turnaround	0.00	0.00	83.33	0.00	0.00	749.97	(749.97)
26-1-000-000-4430.060 Electrical	0.00	0.00	100.00	0.70	940.04	900.00	40.04
26-1-000-000-4430.070 Plumbing	0.00	0.00	50.00	0.92	1,232.40	450.00	782.40
26-1-000-000-4430.080 Extermination	0.00	0.00	1,500.00	9.53	12,780.08	13,500.00	(719.92)
26-1-000-000-4430.090 Janitorial	0.00	0.00	516.67	4.47	5,995.00	4,650.03	1,344.97
26-1-000-000-4430.100 Other Contract Costs	0.00	0.00	333.33	2.80	3,750.61	2,999.97	750.64
26-1-000-000-4430.101 Routine	0.00	0.00	83.33	0.00	0.00	749.97	(749.97)
26-1-000-000-4431.000 Garbage & Trash Removal	4.98	741.48	708.33	5.07	6,801.41	6,374.97	426.44
26-1-000-000-4433.000 Employee Benefits - Maint	25.78	3,841.93	4,284.75	26.27	35,233.14	38,562.75	(3,329.61)
Total	95.07	14,165.01	19,497.48	121.72	163,224.63	175,477.32	(12,252.69)
<b>Protective Services</b>							
26-1-000-000-4480.000 Contract Costs	4.68	697.18	316.67	1.96	2,627.78	2,850.03	(222.25)
Total	4.68	697.18	316.67	1.96	2,627.78	2,850.03	(222.25)

\*See Accountants' Compilation Report

**Riverview Towers LLC**  
**Stmnt of Operations-Riverview Towers LLC**  
**Nine Month Period - September 30, 2024**

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
<b>OPERATING EXPENSES</b>							
<b>General Expense</b>							
26-1-000-000-4510.010 Insurance - Property	15.25	2,272.67	2,264.33	15.25	20,454.03	20,378.97	75.06
26-1-000-000-4510.020 Insurance - Liability	3.71	553.50	600.00	3.77	5,049.41	5,400.00	(350.59)
26-1-000-000-4510.030 Insurance - Workers Comp	1.73	257.95	316.67	1.83	2,447.33	2,850.03	(402.70)
26-1-000-000-4510.040 Insurance - Other	0.00	0.00	25.00	0.22	288.54	225.00	63.54
26-1-000-000-4520.000 Payment in Lieu of Taxes	29.61	4,411.29	4,006.83	29.69	39,811.67	36,061.47	3,750.20
26-1-000-000-4570.000 Collection Losses	0.00	0.00	0.00	0.38	(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	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	208.33	1.86	2,500.00	1,874.97	625.03
26-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	50.30	7,495.41	7,979.91	57.24	76,752.98	71,819.19	4,933.79
<b>Extraordinary Maintenance</b>							
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	3,750.03	(3,750.03)
Total	0.00	0.00	416.67	0.00	0.00	3,750.03	(3,750.03)
<b>Casualty Losses</b>							
26-1-000-000-4620.030 Contract Costs	0.00	0.00	0.00	4.17	5,586.60	0.00	5,586.60
Total	0.00	0.00	0.00	4.17	5,586.60	0.00	5,586.60
<b>Depreciation Expenses</b>							
26-1-000-000-4800.000 Depreciation Expense	189.15	28,183.00	28,108.33	189.15	253,647.00	252,974.97	672.03
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	28,370.08	190.90	256,002.66	255,330.72	671.94
<b>TOTAL OPERATING EXPENSES</b>	<b>520.91</b>	<b>77,616.08</b>	<b>91,957.91</b>	<b>569.13</b>	<b>763,197.64</b>	<b>827,621.19</b>	<b>(64,423.55)</b>
<b>OPERATING INCOME (LOSS)</b>	<b>72.84</b>	<b>10,853.84</b>	<b>(3,924.17)</b>	<b>15.41</b>	<b>20,669.59</b>	<b>(35,317.53)</b>	<b>55,987.12</b>

\*See Accountants' Compilation Report

**Riverview Towers LLC**  
**Stmnt of Operations-Riverview Towers LLC**  
**Nine Month Period - September 30, 2024**

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
<b>Nonoperating Revenue (Expense)</b>							
26-1-000-000-3430.000 Investment Income	63.63	9,481.48	8,358.33	63.68	85,398.08	75,224.97	10,173.11
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	(37,499.94)	(40,456.53)	2,956.59
26-1-000-000-4540.010 Interest Expense - AHP CDA Loan	2.20	(328.48)	0.00	2.20	(2,956.32)	0.00	(2,956.32)
26-1-000-000-9000.000 Operating Transfer In	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	33.47	4,986.34	3,863.16	33.51	44,941.82	34,768.44	10,173.38
<b>CHANGE IN NET ASSETS</b>	<b>106.31</b>	<b>15,840.18</b>	<b>(61.01)</b>	<b>48.93</b>	<b>65,611.41</b>	<b>(549.09)</b>	<b>66,160.50</b>
<b>Prior Period Adjustments</b>							
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>NET CHANGE</b>	<b>106.31</b>	<b>15,840.18</b>	<b>(61.01)</b>	<b>48.93</b>	<b>65,611.41</b>	<b>(549.09)</b>	<b>66,160.50</b>

\*See Accountants' Compilation Report

Wausau Community Development Authority - HCV  
FYE 12/31/2025 Operating Budget

		2025 Budget	2024 Budget	2023 Actual	2023 Budget
<b>ADMIN FEE FUND</b>					
<b>Revenue</b>					
	HUD Admin	335,755.00	295,500.00	324,965.00	275,016.00
	Fraud Recovery - Admin	600.00	500.00	347.50	492.00
	Other Income - Admin	0.00	0.00	0.00	0.00
	Other Income - Port Admin	250.00	530.00	256.86	0.00
	Interest	35,200.00	26,000.00	30,377.80	1,740.00
Total		371,805.00	322,530.00	355,947.16	277,248.00
<b>Expenses</b>					
	Admin Salaries	126,800.00	123,365.00	108,974.24	112,800.00
	Employee Benefits - Admin	52,508.00	40,941.00	32,792.96	49,920.00
	Advertising	0.00	600.00	273.89	660.00
	Staff Training	3,600.00	1,400.00	715.26	1,400.00
	Travel	800.00	800.00	547.89	800.00
	Office Expense	10,400.00	10,200.00	9,402.13	10,500.00
	Accounting Fees	6,200.00	6,600.00	5,930.00	6,720.00
	Audit Fees	5,150.00	5,642.00	3,301.59	3,108.00
	Other Admin and Sundry	250.00	250.00	244.90	1,300.00
	Telephone	1,500.00	1,100.00	1,091.35	1,200.00
	Maint Labor	16,149.00	15,574.00	14,546.97	14,753.00
	Employee Benefits - Maint	2,357.00	2,765.00	2,092.46	2,100.00
	Insurance - WC	2,503.00	2,525.00	2,700.46	2,448.00
	Insurance - Liability	1,375.00	1,500.00	1,361.69	1,500.00
	Other General Expense	1,000.00	1,000.00	0.00	1,500.00
	Bad Debt - Fraud	400.00	400.00	0.00	700.00
	Comp Absences	0.00	0.00	1,327.74	0.00
Total		230,992.00	214,662.00	185,303.53	211,409.00
	Operating Income (Loss)	140,813.00	107,868.00	170,643.63	65,839.00
Depreciation			(2,218.00)	(2,218.36)	(1,920.00)
	Net Change	140,813.00	105,650.00	168,425.27	63,919.00



<b>2025 Budget</b>	<b>2024 Budget</b>	<b>2023 Actual</b>	<b>2023 Budget</b>
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2025 Budget	2024 Budget	2023 Actual	2023 Budget
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Wausau Community Development Authority - PUBLIC HOUSING  
FYE 12/31/2025 Operating Budget

	2025 Budget	2024 Budget	2023 Actual	2023 Budget
<b>OPERATING INCOME</b>				
Rental Income				
Tenant Revenue - Rent	216,800.00	210,000.00	218,460.00	180,000.00
Excess Utilities	4,200.00	4,800.00	4,900.23	4,080.00
Total	221,000.00	214,800.00	223,360.23	184,080.00
Non Rental Income				
Investment Income	53,600.00	52,125.00	52,575.16	3,000.00
Tenant Chgs/Other Income	4,000.00	5,000.00	4,499.66	5,200.00
Other Income		5,480.00	6,535.86	6,700.00
Other Income - AMP 3				0.00
G/L on Fixed Assets				0.00
G/L on LLC Investment			8.15	0.00
CFP Operations	5,000.00	5,000.00	704.00	5,000.00
Operating Subsidy	166,796.00	199,500.00	195,327.00	188,400.00
Insurance Proceeds				0.00
Interest Income on Loans	53,961.00	53,942.00	53,922.16	53,922.00
Total	283,357.00	321,047.00	313,571.99	262,222.00
<b>Total Operating Income</b>	<b>504,357.00</b>	<b>535,847.00</b>	<b>536,932.22</b>	<b>446,302.00</b>
<b>OPERATING EXPENSES</b>				
Administration				
Administration Salaries	78,733.00	80,986.00	76,133.49	74,280.00
Advertising	200.00	250.00	26.22	270.00
Legal Expense	500.00	500.00	0.00	500.00
Staff Training	1,500.00	1,500.00	1,454.11	1,500.00
Travel	900.00	900.00	1,292.86	800.00
Accounting Fees	4,600.00	4,950.00	4,901.00	4,860.00
Audit Fees	9,200.00	8,742.00	5,603.17	5,200.00
Employee Benefit Contrib.	36,995.00	37,861.00	31,968.36	35,088.00
Office Expense	5,800.00	5,700.00	5,880.28	5,880.00
Other Admin/Sundry	800.00	800.00	314.90	800.00
Telephone	950.00	900.00	928.42	1,000.00
Total	140,178.00	143,089.00	128,502.81	130,178.00
Tenant Services				
Recreation, Pub., and Other	1,200.00	1,200.00	569.40	1,500.00
Tenant Store Expenses	0.00			0.00
Contract Costs	0.00			0.00
Total	1,200.00	1,200.00	569.40	1,500.00
Utilities				
Water	20,700.00	13,884.00	16,067.14	13,872.00
Electricity	5,400.00	5,600.00	5,409.26	6,600.00
Gas	5,175.00	5,700.00	5,253.80	5,976.00
Sewer	22,900.00	24,200.00	23,389.52	20,544.00
Other Utility Expense	3,590.00	3,578.00	2,886.26	2,628.00
Total	57,765.00	52,962.00	53,005.98	49,620.00
Maintenance and Operations				
Maintenance Labor	63,797.00	61,828.00	59,496.96	58,284.00
Maintenance Materials	11,500.00	9,800.00	9,346.96	10,200.00
Contract Costs	10,900.00	11,200.00	8,621.99	15,320.00
Garbage & Trash Removal	300.00	300.00	480.00	384.00
Empl. Benefit Contr. Maint.	23,090.00	24,760.00	21,140.49	21,540.00
Total	109,587.00	107,888.00	99,086.40	105,728.00

	2025 Budget	2024 Budget	2023 Actual	2023 Budget
Protective Services				
Contract Costs	300.00	300.00		300.00
Total	300.00	300.00	0.00	300.00
General Expense				
Insurance - Liab	1,800.00	1,900.00	1,877.48	1,900.00
Insurance - Property	5,200.00	5,500.00	5,477.96	4,998.00
Insurance - WC	3,050.00	2,000.00	1,944.79	1,680.00
Insurance - Other	300.00	300.00	267.49	300.00
Payment in Lieu of Taxes	15,904.00	15,703.00	17,035.42	13,446.00
Collection Losses			1,305.68	0.00
Other General Expense to LLC				0.00
Compensated Absences			6,294.05	0.00
Total	26,254.00	25,403.00	34,202.87	22,324.00
<b>Total Operating Expenses</b>	<b>335,284.00</b>	<b>330,842.00</b>	<b>315,367.46</b>	<b>309,650.00</b>
Building Improvements				0.00
Extraordinary Maintenance	1,000.00	1,000.00	0.00	1,000.00
Casualty Losses				0.00
<b>Income or (Loss) before Depr</b>	<b>168,073.00</b>	<b>204,005.00</b>	<b>221,564.76</b>	<b>135,652.00</b>
Depreciation Expense	232,800.00	259,185.00	258,632.78	274,100.00
Prior Year Adjustment	0.00	0.00	0.00	0.00
<b>Net Income or (Loss)</b>	<b>(64,727.00)</b>	<b>(55,180.00)</b>	<b>(37,068.02)</b>	<b>(138,448.00)</b>

Contract Costs (Maintenance)				
Heating & Cooling	700.00	700.00	794.20	900.00
Snow Removal	0.00	500.00	0.00	500.00
Elevator Maint	0.00			0.00
Landscape & Grounds	1,200.00	1,200.00	2,299.03	3,060.00
Unit Turnaround	2,400.00	2,400.00	1,126.00	2,500.00
Electrical	400.00	400.00	290.84	600.00
Plumbing	1,800.00	2,000.00	2,297.32	2,000.00
Extermination	1,200.00	1,500.00	1,523.58	2,220.00
Janitorial	0.00			0.00
Other Contract	1,500.00	1,500.00	160.12	1,920.00
Routine	1,700.00	1,400.00	130.90	1,620.00
	10,900.00	11,600.00	8,621.99	15,320.00

Wausau Community Development Authority - RIVERVIEW TERRACE  
FYE 12/31/2025 Operating Budget

	2025 Budget	2024 Budget	2023 Actual	2023 Budget
<b>OPERATING INCOME</b>				
Rental Income				
Tenant Revenue - Rent	169,466.00	158,162.00	147,019.00	140,724.00
<b>Total</b>	<b>169,466.00</b>	<b>158,162.00</b>	<b>147,019.00</b>	<b>140,724.00</b>
Non Rental Income				
Investment Income	10,800.00	6,800.00	7,621.24	400.00
Laundry	6,600.00	6,500.00	6,123.00	
Tenant Chgs/Other Income	1,310.00	800.00	2,566.16	1,308.00
Receipts from Section 8	133,152.00	124,271.00	113,487.00	93,816.00
Srcv Fee Charge to Tenants	0.00	0.00	0.00	0.00
Operating Transfer In	0.00	0.00	8,800.00	0.00
Gain(Loss) on Fixed Assets	0.00	0.00	1,300.00	0.00
<b>Total</b>	<b>151,862.00</b>	<b>138,371.00</b>	<b>139,897.40</b>	<b>95,524.00</b>
<b>Total Operating Income</b>	<b>321,328.00</b>	<b>296,533.00</b>	<b>286,916.40</b>	<b>236,248.00</b>
<b>OPERATING EXPENSES</b>				
Administration				
Administration Salaries	4,949.00	5,134.00	5,026.78	4,776.00
Advertising & Marketing	1,300.00	1,300.00	2,245.81	1,200.00
Legal Expense	0.00	0.00	0.00	0.00
Staff Training	500.00	300.00	0.00	300.00
Travel	200.00	200.00	112.34	200.00
Office Expense	3,400.00	3,200.00	2,923.96	4,300.00
Accounting Fees	2,525.00	2,332.00	2,146.00	2,232.00
Audit Fees	5,150.00	5,642.00	3,301.59	3,100.00
Employee Benefit Contrib.	2,140.00	2,173.00	1,912.43	2,043.00
Other Admin & Sundry	300.00	300.00	283.92	400.00
Telephone	3,100.00	2,500.00	2,543.01	2,280.00
<b>Total</b>	<b>23,564.00</b>	<b>23,481.00</b>	<b>20,495.84</b>	<b>20,831.00</b>
Tenant Services				
Recreation, Pub., and Other	1,500.00	1,550.00	1,631.57	1,500.00
Service Contract - NCHC	0.00	0.00	0.00	0.00
Meals	0.00	0.00	0.00	0.00
Nursing Services	0.00	0.00	0.00	0.00
Lifeline	0.00	0.00	0.00	0.00
Contract Costs	0.00	0.00	0.00	0.00
<b>Total</b>	<b>1,500.00</b>	<b>1,550.00</b>	<b>1,631.57</b>	<b>1,500.00</b>
Utilities				
Water	4,900.00	4,200.00	3,259.95	2,800.00
Electricity	23,900.00	26,400.00	26,795.11	26,040.00
Gas	7,400.00	8,400.00	8,827.78	11,100.00
Sewer	5,300.00	4,500.00	4,605.47	4,200.00
Other Utilities Expense	1,296.00	1,296.00	1,066.32	900.00
<b>Total</b>	<b>42,796.00</b>	<b>48,196.00</b>	<b>44,554.63</b>	<b>45,040.00</b>
Maintenance and Operations				
Maintenance Labor	15,749.00	15,339.00	15,915.60	14,400.00
Emp Benefit Contr Maint	9,187.00	9,616.00	9,083.39	8,640.00
Maintenance Materials	6,600.00	6,500.00	10,239.60	6,420.00
Contract Costs	16,233.00	18,850.00	11,466.94	17,458.00
Garbage & Trash Removal	2,000.00	3,000.00	2,482.91	2,520.00
<b>Total</b>	<b>49,769.00</b>	<b>53,305.00</b>	<b>49,188.44</b>	<b>49,438.00</b>

	<b>2025 Budget</b>	<b>2024 Budget</b>	<b>2023 Actual</b>	<b>2023 Budget</b>
Protective Services				
Contract Costs	4,216.00	3,800.00	3,764.28	4,100.00
<b>Total</b>	<b>4,216.00</b>	<b>3,800.00</b>	<b>3,764.28</b>	<b>4,100.00</b>
General Expense				
Insurance - Liab	2,200.00	2,000.00	2,023.13	1,800.00
Insurance - Property	7,500.00	5,080.00	4,844.11	4,416.00
Insurance - WC	450.00	410.00	396.11	340.00
Insurance - Other	0.00	0.00	0.00	0.00
Payment in Lieu of Taxes	12,667.00	11,337.00	10,246.44	9,569.00
Other General Expense	0.00	0.00	0.00	0.00
Compensated Absences	0.00	0.00	1,045.80	0.00
<b>Total</b>	<b>22,817.00</b>	<b>18,827.00</b>	<b>18,555.59</b>	<b>16,125.00</b>
<b>Total Operating Expenses</b>	<b>144,662.00</b>	<b>149,159.00</b>	<b>138,190.35</b>	<b>137,134.00</b>
Extraordinary Maintenance	1,400.00	1,400.00	0.00	1,400.00
<b>Income or (Loss) before Depreciation</b>	<b>175,266.00</b>	<b>145,974.00</b>	<b>148,726.05</b>	<b>97,714.00</b>
Depreciation Expense	120,525.00	115,891.00	119,266.43	118,700.00
Prior Year Adjustment	0.00	0.00	0.00	0.00
<b>Net Income or (Loss)</b>	<b>54,741.00</b>	<b>30,083.00</b>	<b>29,459.62</b>	<b>(20,986.00)</b>

Contract Costs (Maintenance)				
Heating & Cooling	4,500.00	3,400.00	2,580.91	4,008.00
Snow Removal	250.00	250.00	-	250.00
Elevator Maint	4,583.00	6,300.00	5,151.51	5,800.00
Unit Turnaround	1,000.00	1,000.00	-	3,000.00
Landscape & Grounds	1,300.00	900.00	815.52	900.00
Electrical	300.00	300.00	-	300.00
Plumbing	500.00	400.00	-	500.00
Extermination	3,300.00	2,400.00	2,395.97	1,200.00
Janitorial	-	2,300.00	-	-
Other Contract	1,500.00	1,600.00	523.03	1,500.00
	<b>17,233.00</b>	<b>18,850.00</b>	<b>11,466.94</b>	<b>17,458.00</b>

Wausau Community Development Authority - RVT LLC  
FYE 12/31/2025 Operating Budget

	<b>2025 Budget</b>	<b>2024 Budget</b>	<b>2023 Actual</b>	<b>2023 Budget</b>
<b>OPERATING INCOME</b>				
Rental Income				
Tenant Revenue - Rent	675,175.00	623,283.00	604,809.00	584,280.00
Excess Utilities	0.00	0.00		0.00
<b>Total</b>	<b>675,175.00</b>	<b>623,283.00</b>	<b>604,809.00</b>	<b>584,280.00</b>
Non Rental Income				
Investment Income	10,300.00	100,300.00	101,734.05	5,040.00
Tenant Chgs/Other Income	7,800.00	5,500.00	10,372.66	5,400.00
Other Income	0.00			0.00
Tenant Store Receipts	3,900.00	4,600.00	4,396.70	4,800.00
Laundry	8,300.00	7,500.00	8,280.59	6,180.00
Vending	0.00			0.00
HAP	431,669.00	415,522.00	373,583.00	343,152.00
<b>Total</b>	<b>461,969.00</b>	<b>533,422.00</b>	<b>498,367.00</b>	<b>364,572.00</b>
<b>Total Operating Income</b>	<b>1,137,144.00</b>	<b>1,156,705.00</b>	<b>1,103,176.00</b>	<b>948,852.00</b>
<b>OPERATING EXPENSES</b>				
Administration				
Administration Salaries	100,059.00	101,454.24	92,173.28	93,960.00
Advertising	5,200.00	4,900.00	4,597.22	4,500.00
Legal Expense	500.00	500.00	0.00	500.00
Staff Training	2,000.00	1,600.00	1,663.85	1,404.00
Travel	900.00	900.00	799.50	1,008.00
Accounting Fees	5,150.00	5,100.00	4,484.00	5,000.00
Audit Fees	15,026.00	14,292.00	10,011.42	10,140.00
Management Fee	38,573.00	37,673.00	37,245.72	35,716.00
Compliance Fee	6,705.00	6,705.00	6,705.00	6,705.00
Asset Mgmt Fee	11,014.00	10,693.00	10,381.75	10,382.00
Employee Benefit Contrib.	57,101.00	61,740.00	40,303.62	54,240.00
Office Expense	9,200.00	9,700.00	10,227.59	11,220.00
Other Admin/Sundry	500.00	500.00	294.90	600.00
Telephone	3,100.00	3,000.00	2,967.81	3,100.00
<b>Total</b>	<b>255,028.00</b>	<b>258,757.24</b>	<b>221,855.66</b>	<b>238,475.00</b>
Tenant Services				
Recreation, Pub., and Other	3,500.00	4,100.00	3,649.73	4,320.00
Tenant Store Expenses	3,250.00	4,600.00	4,221.88	4,800.00
<b>Total</b>	<b>6,750.00</b>	<b>8,700.00</b>	<b>7,871.61</b>	<b>9,120.00</b>
Utilities				
Water	14,700.00	16,200.00	11,490.76	9,600.00
Electricity	65,900.00	76,760.00	72,519.30	63,480.00
Gas	34,875.00	45,300.00	41,894.25	43,980.00
Sewer	15,450.00	16,600.00	14,876.26	13,920.00
Other Utilities Expense	2,208.00	2,208.00	1,864.12	1,600.00
<b>Total</b>	<b>133,133.00</b>	<b>157,068.00</b>	<b>142,644.69</b>	<b>132,580.00</b>

	<b>2025 Budget</b>	<b>2024 Budget</b>	<b>2023 Actual</b>	<b>2023 Budget</b>
Maintenance and Operations				
Maintenance Labor	103,652.00	102,053.00	89,314.81	99,984.00
Maintenance Materials	20,375.00	20,800.00	22,538.40	23,760.00
Contract Costs	43,883.00	51,200.00	39,661.47	47,100.00
Garbage & Trash Removal	8,900.00	8,500.00	8,395.53	8,400.00
Empl. Benefit Contr. Maint.	48,411.00	51,417.01	43,523.61	47,568.00
<b>Total</b>	<b>225,221.00</b>	<b>233,970.01</b>	<b>203,433.82</b>	<b>226,812.00</b>
Protective Services				
Contract Costs	3,700.00	3,800.00	3,503.65	4,200.00
<b>Total</b>	<b>3,700.00</b>	<b>3,800.00</b>	<b>3,503.65</b>	<b>4,200.00</b>
General Expense				
Insurance - Liab	6,950.00	7,200.00	6,161.07	6,100.00
Insurance - Property	29,890.00	27,172.00	23,806.00	24,960.00
Insurance - WC	2,328.00	3,800.00	2,382.48	3,924.00
Insurance - Other	300.00	300.00	267.48	260.00
Payment in Lieu of Taxes	54,204.00	48,082.00	46,216.43	45,170.00
Collection Losses	0.00		610.71	0.00
Other General Expense	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	2,500.00	2,079.00	2,080.00
Compensated Absences	0.00		3,460.39	0.00
<b>Total</b>	<b>102,877.00</b>	<b>95,759.00</b>	<b>91,688.56</b>	<b>89,199.00</b>
<b>Total Operating Expenses</b>	<b>726,709.00</b>	<b>758,054.25</b>	<b>670,997.99</b>	<b>700,386.00</b>
Building Improvements				0.00
Extraordinary Maintenance	5,000.00	5,000.00	3,754.67	5,000.00
Casualty Losses				0.00
<b>Income or (Loss) before Depr</b>	<b>405,435.00</b>	<b>393,650.75</b>	<b>428,423.34</b>	<b>243,466.00</b>
Depreciation Expense	255,664.00	337,300.00	289,896.33	338,200.00
Tax Credit Fees	3,141.00	3,141.00	3,140.88	3,141.00
Finance Fees				0.00
Prior Year Adjustment				0.00
Interest Expense - Loan	53,961.00	53,942.00	53,922.16	53,922.00
<b>Net Income or (Loss)</b>	<b>92,669.00</b>	<b>(732.25)</b>	<b>81,463.97</b>	<b>(151,797.00)</b>
Contract Costs (Maintenance)				
Heating & Cooling	3,900.00	7,000.00	1,546.11	4,800.00
Snow Removal	0.00	1,000.00	0.00	1,000.00
Elevator Maint	6,483.00	6,700.00	6,503.88	6,700.00
Landscape & Grounds	4,800.00	4,500.00	5,022.66	5,300.00
Unit Turnaround	1,000.00	1,000.00	1,895.63	1,000.00
Electrical	1,200.00	1,200.00	1,163.22	1,700.00
Plumbing	600.00	600.00	857.03	600.00
Extermination	19,400.00	18,000.00	17,547.32	16,000.00
Janitorial	0.00	6,200.00	0.00	0.00



	<b>2025 Budget</b>	<b>2024 Budget</b>	<b>2023 Actual</b>	<b>2023 Budget</b>
Other Contract	5,300.00	4,000.00	3,697.58	8,000.00
Routine	1,200.00	1,000.00	1,428.04	2,000.00
	<b>43,883.00</b>	<b>51,200.00</b>	<b>39,661.47</b>	<b>47,100.00</b>

Wausau Community Development Authority - Fulton Street  
FYE 12/31/2025 Operating Budget

	2025 Budget	2024 Budget	2024 Jan-Sep	2024 Estimated
<b>OPERATING INCOME</b>				
Rental Income				0.00
Tenant Revenue - Rent	38,300.00		32,769.00	43,692.00
<b>Total</b>	<b>38,300.00</b>	<b>0.00</b>	<b>32,769.00</b>	<b>43,692.00</b>
Non Rental Income				
Investment Income	610.00		459.83	613.11
Laundry	1,950.00			0.00
Tenant Chgs/Other Income	6,300.00		5,429.50	7,239.33
Receipts from Section 8	0.00			0.00
Srcv Fee Charge to Tenants	0.00			0.00
Operating Transfer In	0.00			0.00
Gain(Loss) on Fixed Assets	0.00			0.00
<b>Total</b>	<b>8,860.00</b>	<b>0.00</b>	<b>5,889.33</b>	<b>7,852.44</b>
<b>Total Operating Income</b>	<b>47,160.00</b>	<b>0.00</b>	<b>38,658.33</b>	<b>51,544.44</b>
<b>OPERATING EXPENSES</b>				
Administration				
Administration Salaries	3,777.00		1,937.96	2,583.95
Advertising & Marketing	0.00			0.00
Legal Expense	0.00			0.00
Staff Training	0.00			0.00
Travel	0.00			0.00
Office Expense	1,400.00		213.78	285.04
Accounting Fees	2,544.00		1,434.00	1,912.00
Audit Fees	0.00			0.00
Employee Benefit Contrib.	1,838.00		1,329.69	1,772.92
Other Admin & Sundry	0.00			0.00
Telephone	35.00		23.76	31.68
<b>Total</b>	<b>9,594.00</b>	<b>0.00</b>	<b>4,939.19</b>	<b>6,585.59</b>
Utilities				
Water	1,100.00		455.02	606.69
Electricity	1,200.00		777.66	1,036.88
Gas	210.00		103.40	137.87
Sewer	1,210.00		489.47	652.63
Other Utilities Expense	192.00		96.00	128.00
<b>Total</b>	<b>3,912.00</b>	<b>0.00</b>	<b>1,921.55</b>	<b>2,562.07</b>
Maintenance and Operations				
Maintenance Labor	2,880.00		2,732.71	3,643.61
Emp Benefit Contr Maint	1,940.00		1,415.70	1,887.60
Maintenance Materials	700.00		478.19	637.59
Contract Costs	1,550.00	0.00	2,588.81	3,451.75
Garbage & Trash Removal	1,100.00		811.71	1,082.28
<b>Total</b>	<b>8,170.00</b>	<b>0.00</b>	<b>8,027.12</b>	<b>10,702.83</b>

	2025 Budget	2024 Budget	2024 Jan-Sep	2024 Estimated
Protective Services				
Contract Costs				0.00
Total	0.00	0.00	0.00	0.00
General Expense				
Insurance - Liab	1,200.00			0.00
Insurance - Property	4,700.00			0.00
Insurance - WC	142.00		147.45	196.60
Insurance - Other				0.00
Payment in Lieu of Taxes	3,460.00		3,084.75	4,113.00
Other General Expense				0.00
Compensated Absences				0.00
Total	9,502.00	0.00	3,232.20	4,309.60
<b>Total Operating Expenses</b>	<b>31,178.00</b>	<b>0.00</b>	<b>18,120.06</b>	<b>24,160.08</b>
Extraordinary Maintenance				0.00
<b>Income or (Loss) before Depreciation</b>	<b>15,982.00</b>	<b>0.00</b>	<b>20,538.27</b>	<b>27,384.36</b>
Depreciation Expense	17,582.00		12,956.22	17,274.96
Transfer in			(721,000.00)	
<b>Net Income or (Loss)</b>	<b>(1,600.00)</b>	<b>0.00</b>	<b>728,582.05</b>	<b>10,109.40</b>

Contract Costs (Maintenance)				
Heating & Cooling	200.00			-
Snow Removal	250.00		974.33	1,299.11
Elevator Maint	-			-
Unit Turnaround	-			-
Landscape & Grounds	300.00			-
Electrical	200.00			-
Plumbing	200.00			-
Extermination	-		55.58	74.11
Janitorial	-			-
Other Contract	400.00		1,558.90	2,078.53
	<b>1,550.00</b>	<b>-</b>	<b>2,588.81</b>	<b>3,451.75</b>