



OFFICIAL NOTICE AND AGENDA

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

Meeting:

Community Development Authority Board

Members:

R. Wilson, S. Napgezdek, R. Wagner, D. Welles,
A. Witt, G. Gisselman, D. Korzilius

Location:

550 East Thomas Street, Wausau, WI

Date/Time:

12:00 pm, Tuesday, August 25, 2015

AGENDA ITEMS FOR CONSIDERATION (Note: All agenda items may be acted upon)

1. Call Meeting to Order
2. Approval of Minutes
3. 303-305 S. 2nd Avenue - Status Update
4. 2102 North 2nd Street - Status Update
5. Finance Committee Report
6. Operational Issues and Current Activities
 - Occupancy Update
 - Scattered Site Project Updates
 - Housing Software Update
 - Rental Assistance Demonstration (RAD) Application Update
7. Adjourn

Russell W. Wilson
Committee Chairperson

Questions regarding this agenda may be directed to the
Community Development Authority Office
at 715-261-6687

This Notice was posted at City Hall and faxed to the Wausau Daily Herald newsroom
on 08/19/2015 @ 1:00 pm

COMMUNITY DEVELOPMENT AUTHORITY
MINUTES

07/28/2015

MEMBERS PRESENT: Russ Wilson, Andy Witt, Gary Gisselman, Dorothy Korzilius, Romey Wagner, David Welles

MEMBERS ABSENT: Sarah Napgezek

OTHERS PRESENT: Ann Werth, Betty Noel, Kevin Fabel, Mayor Tipple, Jamie Landwehr, Mary Vandebusch (Schenck SC)

(1) Call Meeting to Order

Meeting was called to order at 12:08 pm in the WCDA Boardroom at 550 E Thomas Street, Wausau, Wisconsin.

(2) Approval of Minutes

Witt moved to approve the minutes from 05/26/2015. Wells seconded the motion. Motion was approved unanimously.

(3) 2014 Audit Presentations – Schenck SC

Mary Vandebusch from Schenck SC began by reviewing the 2014 Riverview Towers LLC audit and reviewed the financial statements, liabilities and assets. She reported that there were no compliance issues or findings.

Vandebusch then reviewed the 2014 Wausau Community Development Authority audit and reviewed the financial statements, liabilities, and assets. She mentioned that the audit also tested for compliance with regulations and reported that there were no compliance issues or audit findings. Vandebusch also stated that there were no deficiencies noted with internal controls.

Werth formally thanked Vandebusch, Schenck SC and WCDA staff for their assistance in the successful completion of these audits.

(4) 303-305 S. 2nd Avenue – Status Update

Fabel presented an update on the property at South 2nd Avenue. He stated recently, a DNR report had been completed and submitted, an operations and maintenance manual was completed and submitted and ground water sampling was conducted. He said upcoming tasks include a vapor sampling event and compiling a report for the ground water sampling to be submitted to the WDNR. Fabel stated that looking forward; there were two potential possibilities for the property. The minimum amount of required environmental clean-up would take approximately 3 more years and would likely deplete the remaining funds in the DERF fund but should not require much more expense than that. With this option, the property would still have restrictions and would be able to be used as a parking lot, but not much else. The second option would clean up the property to the point of no restrictions or usage. He said it would take approximately 5 to

6 years and requires an additional \$250,000 above and beyond what is left in the DERF fund and would be an additional out-of-pocket expense to the WCDA. Werth stated that the WCDA does not have the funding for the second option, and recommended bringing closure to the site by capping the contamination as a parking lot. Fabel stated that currently, these options are only long-range projections utilizing current assumptions and are subject to change based on future sampling and clean-up activities along with potential WDNR regulation and staff changes.

(5) 2102 N 2nd Street – Status Update

Fabel explained that there were two different contamination areas on this property. One area on the south side is petroleum based and excavation clean-up of that area would be reimbursed by the PECFA Fund. The second area is located on the north side of the building and is solvent based. He said recently, REI did some sampling which confirmed PCE contamination on the north side of the building. He stated this would likely require some minor excavation to remediate. Fabel furthered that because this area is not petroleum based, it would not be reimbursable by the PECFA Fund and the clean-up cost would be an additional out-of-pocket expense to the WCDA. That being said, the two excavations could be done simultaneously to minimize this expense. Fabel said REI will propose this solution to WDNR for approval in the near future. Once approval is granted, the excavation work can be completed in a relatively short amount of time. Werth noted that interest has been expressed in renting the building for storage. She recommended the WCDA pursue this option in order to generate some revenue while this property is remediated.

(6) Consideration and Action on Resolution 15-003 – Capitalization Policy Revision

Noel reviewed a revised Capitalization Policy raising the capitalization threshold from \$200 to \$500 and including an exception for stoves and refrigerators to be capitalized even if they are under the \$500 threshold. She mentioned the policy revision would take effect August 1, 2015 and would apply to the management and maintenance of both WCDA and Riverview Towers LLC property. Motion to approve Resolution 15-003 by Wagner, seconded by Witt. Roll call vote was taken with unanimous consent. Resolution 15-003 is approved.

(7) Operational Issues and Current Activities

- **Occupancy Overview** – Noel stated that Terrace occupancy was low as residents have needed to vacate due to health issues. She said incentives have been offered, so the waiting list is growing and new applicants are being processed to fill the vacancies.
- **Scattered Sites Project** – Werth informed the board that staff is having issues with the contractor. A majority of the project is done and the punch list was created, but there has not been a response from the contractor on when that will be completed. There are also some Davis Bacon compliance items that are still outstanding.
- **Housing Software Update** – Noel stated that staff has narrowed options down to two companies in the La Crosse area, HAB Inc. and Housing Data Systems (HDS). She said they look to be finalizing in the next couple of weeks and converting prior to the end of the Yardi contract, which is November 30, 2015
- **Rental Assistance Demonstration (RAD) Application Update** – Werth indicated that the WCDA's application was approved. She said they were approved to receive HAP payments based on 2014 contract rents, which are lower amounts than the 2012 contract rents that were originally expected. Noel indicated that the WCDA would no longer receive Capital Funding or Operating Subsidy, but would instead receive a HAP payment

per unit. Staff has hired Baker-Tilly to complete an analysis on whether it would be advantageous to convert to RAD.

- **NEF Annual LIHTC File Review Update – RVT, LLC** – Werth noted that the review indicated that the files were in excellent condition and in complete compliance. Wilson commended Juli Birkenmeier for all her knowledge and hard work in achieving this recognition from NEF.
- **WHEDA Management & Property Review Update – RVT, LLC** – Werth stated that WHEDA noted minor paperwork inspection issues that needed correction, all of which have since been corrected. She stated that the inspector was very pleased with the above-average property and maintenance.
- **State of Wisconsin DHS Inspection – Riverview Terrace** – Noel noted that Riverview Terrace received a surprise visit from the State of Wisconsin Department of Health Services on May 28, 2015. She said the inspector reviewed caregiver and nurse files, maintenance certifications, tenant statistics and conducted a property inspection. Noel was happy to report that there were no findings.

(8) Adjourn

Wagner moved to adjourn, Witt seconded. Meeting adjourned.

Respectfully Submitted,

Russ Wilson
Chairperson

**COMMUNITY DEVELOPMENT AUTHORITY
CAPITAL FUND PROGRAM
WI39H200039
As of 07/31/2015**

FUND #	GRANT AMOUNT	OBLIGATION START	OBLIGATION END	OBLIGATION BALANCE	DISBURSEMENT END	DISBURSEMENT BALANCE
501-13	\$ 183,141	09/09/2013	09/08/2015		09/08/2017	\$ 69,238.74
501-14	\$ 176,073	05/13/2014	05/12/2016	\$ 166,793.34	05/12/2018	\$ 167,553.84
501-15	\$ 174,104	04/13/2015	04/12/2017	\$ 174,104.00	04/12/2019	\$ 174,104.00
						\$ 410,896.58

CFP 2013 BUDGET DETAIL

Operations		\$	61,919.56
Management Improvements	Staff Training & IT Support	\$	6,184.00
Administration		\$	668.93
Audit		\$.00
Fees/Costs	Architectural/Consultant Services	\$	14,117.50
Site Improvements	Landscaping, Concrete/Patio Replacement	\$	14,106.66
Dwelling Structures	Boiler Upgrade, Gutter Installation	\$	1,166.89
Non-Dwelling Structures	Garage Brick Moulding Repairs/Replacements, Service Door Replacements, HVAC Repair	\$	71,003.74
Non-Dwelling Equipment	Computer Equipment/Office & Maintenance Equipment	\$	13,973.72
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	CFP 2013 Grant Total	\$	183,141.00

CFP 2014 BUDGET DETAIL

Operations		\$	50,000.00
Management Improvements	Training, Software Upgrade, IT Support	\$	5,000.00
Administration		\$	4,000.00
Audit		\$	1,000.00
Fees/Costs	Architectural/Consultant Services	\$	17,000.00
Site Improvements	Landscaping, Driveway Repair/Replacement, Painting	\$	13,500.00
Dwelling Structures	Scattered Site Unit Modernization, Deck/Balcony Repair, Siding Replacement, Closet Repairs, Kitchen & Bath Upgrades	\$	54,573.00
Dwelling Equipment	Appliances	\$	2,000.00
Non-Dwelling Structures	Garage Repairs, Overhead Door Replacements, Cabinetry Install	\$	23,000.00
Non-Dwelling Equipment	Office & Maintenance Equipment	\$	6,000.00
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	CFP 2014 Grant Total	\$	176,073.00

CFP 2015 BUDGET DETAIL

Operations		\$	50,000.00
Management Improvements	Staff Training, IT Support & Upgrades	\$	3,600.00
Administration		\$	2,000.00
Audit		\$.00
Fees/Costs	Architectural/Consultant Services	\$	12,000.00
Site Improvements	Landscaping, Driveway/Parking Repair, Mailbox Replacements	\$	8,000.00
Dwelling Structures	Scattered Site Unit Modernization, Siding & Roof Repairs	\$	88,304.00
Dwelling Equipment	Appliance Replacements	\$	3,200.00
Non-Dwelling Structures	Garage/Office Modernization	\$	3,000.00
Non-Dwelling Equipment	Office & Maintenance Equipment	\$	4,000.00
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	CFP 2015 Grant Total	\$	174,104.00

COMMUNITY DEVELOPMENT AUTHORITY
INCOME STATEMENT SUMMARY THROUGH JUNE 30, 2015

	2015 QUARTERLY	2015 YTD	2015 BUDGET	2014 YTD
TTL TENANT REV	\$63,911.00	\$127,375.00	\$129,050.00	\$130,644.32
TTL OTHER REV	\$137,804.59	\$340,167.60	\$305,020.00	\$456,307.48
TOTAL REVENUE	\$201,715.59	\$467,542.60	\$434,070.00	\$586,951.80
TTL ADMIN EXP	\$57,538.99	\$102,931.21	\$103,585.00	\$93,517.09
TTL TENANT SRVC EXP	\$105,803.25	\$151,542.20	\$173,400.00	\$144,262.70
TTL UTILITY EXP	\$16,262.37	\$29,236.95	\$36,140.00	\$29,673.17
TTL MAINTENANCE EXP	\$32,420.35	\$63,248.99	\$78,655.00	\$61,739.82
TTL PROTECTIVE SRVC EXP	\$708.99	\$1,417.98	\$1,500.00	\$1,456.16
TTL OTHER EXP	\$5,714.99	\$10,519.25	\$18,075.00	\$42,435.41
TTL EXTRA/CASUALTY EXP	\$0.00	\$0.00	\$2,900.00	\$2,055.00
TOTAL OPERATING EXPENSES	\$218,448.94	\$358,896.58	\$414,255.00	\$375,139.35
INCOME/(LOSS) BEFORE DEPRECIATION	(\$16,733.35)	\$108,646.02	\$19,815.00	\$211,812.45
DEPRECIATION EXP	\$91,815.00	\$183,630.00	\$192,500.00	\$191,010.00
NET INCOME/(LOSS)	(\$108,548.35)	(\$74,983.98)	(\$172,685.00)	\$20,802.45

COMMUNITY DEVELOPMENT AUTHORITY
INCOME STATEMENT SUMMARY THROUGH JUNE 30, 2015

Wausau Community Development Authority - Entity Wide
Income Statement
June 30, 2015

= Voucher, Redevelopment, and Business Activities I & II

	2015 Quarterly	2015 YTD	2015 Budget	2014 Quarterly	2014 YTD	2014 Budget
REVENUES						
Tenant Revenue						
'3420 Tenant Revenues - Rent	63,836.00	127,225.00	128,900.00	67,688.32	130,519.32	117,550.00
'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	75.00	150.00	150.00	75.00	125.00	137.50
'3422 Tenant Revenue - excess utilities	0.00	0.00	0.00	0.00	0.00	0.00
Total Tenant Revenue	63,911.00	127,375.00	129,050.00	67,763.32	130,644.32	117,687.50
Other Revenue						
3410 Revenue - HUD	0.00	0.00	0.00	0.00	0.00	0.00
3410 Revenue - HUD	237,447.00	482,027.00	0.00	255,309.29	561,700.55	0.00
'3430 Interest Income	14,580.00	29,124.54	2,320.00	1,221.08	2,452.10	3,095.00
'3430 Interest Income	3,582.98	7,125.42	0.00	4,293.44	8,855.77	0.00
'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	400.00	400.00	0.00	0.00	0.00	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	3,813.47	6,434.53	6,700.00	3,926.81	5,181.81	4,200.00
'3440 Other Charges for Services	1.00	1.00	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	4,229.00	6,378.00	0.00	265.35	4,963.35	0.00
3480 Other Revenue	0.00	0.00	0.00	0.00	0.00	0.00
3480 Other Revenue	7,514.70	20,431.94	0.00	10,574.28	20,178.37	0.00
Port In Hap & Admin	0.00	0.00	0.00	4,619.08	11,487.16	0.00
3690 CFP Operations	0.00	58,000.00	29,000.00	0.00	140,449.45	35,000.00
3691 Operating Subsidy	21,411.00	47,026.00	60,000.00	48,431.00	97,120.00	60,000.00
3691 Operating Subsidy	0.00	0.00	0.00	0.00	0.00	0.00
3691 Cash Receipts from Section 8	27,979.00	57,103.00	61,500.00	31,713.00	64,727.00	70,075.00
3691 Developer Fees	0.00	0.00	0.00	233,000.00	233,000.00	0.00
3692 Insurance Proceeds/VNA Charges to Tenants	69,621.12	142,079.53	145,500.00	73,749.82	146,377.12	144,820.00
3692 Insurance Proceeds/VNA Charges to Tenants	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Revenue	390,579.27	856,130.96	305,020.00	667,103.15	1,296,492.68	317,190.00

TOTAL REVENUES

454,490.27 983,505.96 434,070.00

734,866.47 1,427,137.00 434,877.50

EXPENSES**Administrative Expenses**

4110	Administration Salaries	29,385.21	53,993.67	52,397.50	27,130.97	51,140.79	54,959.00
4110	Administration Salaries	28,027.86	52,429.28	0.00	30,281.65	57,223.10	0.00
4120	Advertising and Marketing	612.50	1,723.50	2,450.00	985.00	1,342.00	2,500.00
4120	Advertising and Marketing	0.00	0.00	0.00	0.00	0.00	0.00
4130	Legal Expense	0.00	0.00	500.00	350.00	595.00	500.00
4130	Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00
4140	Staff Training	0.00	805.00	1,700.00	892.50	1,042.50	1,050.00
4140	Staff Training	0.00	0.00	0.00	892.50	967.50	0.00
4150	Travel	958.71	958.71	1,550.00	485.00	535.00	1,350.00
4150	Travel	0.00	0.00	0.00	212.80	212.80	0.00
4160	Office Expense	3,779.54	5,745.51	6,800.00	1,800.03	3,218.18	5,100.00
4160	Office Expense	60,550.90	89,243.21	0.00	51,057.25	74,529.26	0.00
4170	Accounting Fees	1,505.00	3,906.00	4,020.00	1,478.00	3,969.00	4,000.00
4170	Accounting Fees	2,314.00	5,093.00	0.00	2,281.00	4,683.00	0.00
4171	Audit Fees	6,000.00	6,000.00	3,600.00	1,000.00	2,400.00	2,200.00
4171	Audit Fees	3,000.00	3,000.00	0.00	900.00	2,500.00	0.00
4182	Empl. Benefit Contrib. -Admin	13,876.55	27,179.34	27,815.00	13,754.92	27,253.69	27,201.50
4182	Empl. Benefit Contrib. -Admin	14,228.67	27,864.93	0.00	15,819.94	31,162.61	0.00
	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	567.40	1,063.62	1,200.00	227.09	726.03	450.00
4190	Other Admin and Sundry	0.00	0.00	0.00	0.00	0.00	0.00
4191	Telephone	854.08	1,555.86	1,552.50	691.01	1,294.90	1,500.00
4191	Telephone	0.00	0.00	0.00	110.38	204.45	0.00
	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	3,220.29	5,911.55	0.00
	Total Administrative Expenses	165,660.42	280,561.63	103,585.00	153,570.33	270,911.36	100,810.50

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	511.35	864.30	2,500.00	493.36	1,302.07	2,400.00
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	105,291.90	150,677.90	170,900.00	85,133.22	142,960.63	175,600.00
4230	Contract Costs/VNA Expenses	0.00	0.00	0.00	0.00	0.00	0.00

Total Tenant Services Expenses		105,803.25	151,542.20	173,400.00	85,626.58	144,262.70	178,000.00
Utility Expenses							
4310	Water	2,324.03	3,850.67	5,050.00	2,352.10	3,871.20	4,900.00
4310	Water	0.00	0.00	0.00	0.00	0.00	0.00
4320	Electricity	7,375.13	12,525.15	15,290.00	5,857.62	9,876.50	15,400.00
4320	Electricity	1,280.68	1,371.30	0.00	0.00	0.00	0.00
4330	Gas	2,232.81	6,414.62	8,600.00	4,545.73	10,504.68	7,950.00
4330	Gas	0.00	0.00	0.00	0.00	0.00	0.00
4360	Sewer	3,206.64	5,322.75	7,200.00	3,308.30	5,420.79	7,100.00
4390	Other Utilities Expense	0.00	0.00	0.00	0.00	0.00	0.00
4390	Other Utilities Expense	1,123.76	1,123.76				
Total Utility Expenses		17,543.05	30,608.25	36,140.00	16,063.75	29,673.17	35,350.00
Maintenance Expenses							
4410	Maint. Labor	15,157.81	29,667.79	30,135.00	14,433.16	27,900.68	28,466.00
4410	Maint. Labor	1,084.74	2,090.80	0.00	1,339.27	2,682.16	0.00
4420	Maint. Materials	3,728.75	8,215.09	10,050.00	3,532.77	6,820.89	8,850.00
4420	Maint. Materials	0.00	0.00	0.00	0.00	0.00	0.00
4430	Maintenance Contracts	6,655.42	11,749.83	22,555.00	8,500.96	14,106.06	22,125.00
4430	Maintenance Contracts	0.00	0.00	0.00	0.00	0.00	0.00
4431	Garbage & Trash Removal	376.20	872.40	905.00	497.65	772.75	990.00
4431	Garbage & Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00
4433	Empl. Benefit Contr. Maint.	6,502.17	12,743.88	15,010.00	6,101.67	12,139.44	13,441.50
4433	Empl. Benefit Contr. Maint.	173.67	334.83	0.00	224.10	448.69	0.00
	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		33,678.76	65,674.62	78,655.00	34,629.58	64,870.67	73,872.50
Protective Services Expenses							
4480	Contract Costs	708.99	1,417.98	1,500.00	708.99	1,456.16	2,200.00
4480	Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Protective Services		708.99	1,417.98	1,500.00	708.99	1,456.16	2,200.00
Other General Expenses							
4510	Insurance Expense	3,760.00	3,760.00	5,975.00	-4,664.91	1,708.96	8,325.00
4510	Insurance Expense	3,778.19	3,778.19	0.00	-527.41	1,754.04	0.00
4520	Payment in Lieu of Taxes	4,764.86	9,813.81	9,900.00	5,169.95	10,097.11	9,000.00
4520	Payment in Lieu of Taxes	0.00	0.00	0.00	0.00	0.00	0.00
4570	Collection Losses	-2,809.87	-3,054.56	1,000.00	-15.00	-1,094.80	2,000.00
4570	Collection Losses	0.00	0.00	0.00	0.00	0.00	0.00
4590	Other General Expense	0.00	0.00	0.00	16,641.36	31,724.14	0.00
4590	Other General Expense	198.80	451.16	0.00	232.11	464.22	0.00

	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	1,200.00	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	9,691.98	14,748.60	18,075.00	16,836.10	44,653.67	19,325.00
	Extraordinary/Casualty Loss Expenses						
4610	Labor	0.00	0.00	2,900.00	0.00	2,055.00	3,100.00
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	2,900.00	0.00	2,055.00	3,100.00
	Housing Assistance Payments						
4715	Hap Expenses	221,806.00	440,956.00	0.00	258,925.00	521,775.00	0.00
	Total Hap expenses	221,806.00	440,956.00	0.00	258,925.00	521,775.00	0.00
	Depreciation Expense						
4800	Depre Expense - PHA Funded	91,815.00	183,630.00	192,500.00	95,505.00	191,010.00	185,750.00
4800	Depre Expense - PHA Funded	120.00	240.00	0.00	120.00	240.00	0.00
	Total Depreciation Expense	91,935.00	183,870.00	192,500.00	95,625.00	191,250.00	185,750.00
	TOTAL OPERATING EXPENSES	646,827.45	1,169,379.28	606,755.00	661,985.33	1,270,907.73	598,408.00
	Change in Net Position	-192,337.18	-185,873.32	-172,685.00	72,881.14	156,229.27	-163,530.50
	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	0.00	0.00	0.00	0.00	0.00
9116	Equity Transfers	0.00	0.00	0.00	0.00	0.00	1.00
	Total Equity Transfers	0.00	0.00	0.00	0.00	0.00	1.00
	NET INCOME/LOSS	-192,337.18	-185,873.32	-172,685.00	72,881.14	156,229.27	-163,531.50

Wausau Community Development Authority

Balance Sheet

June 30, 2015

	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)	Entity Wide Total
ASSETS							
Cash							
'1111 Cash - Unrestricted	1,349.03	2,501.01	1,624.56	1,967.80	0.00	1,157.54	8,599.94
'1117 Petty Cash	75.00	25.00	0.00	0.00	0.00	0.00	100.00
'1118 Change Fund	20.00	0.00	0.00	0.00	0.00	0.00	20.00
'1162 General Fund Investments	709,775.88	105,562.66	863,638.52	2,358,267.49	437,825.28	286,134.29	4,761,204.12
Total Cash	711,219.91	108,088.67	865,263.08	2,360,235.29	437,825.28	287,291.83	4,769,924.06
Accounts Receivable							
1121 Accounts Receivable- Fraud	0.00	8,252.00	0.00	0.00	0.00	0.00	8,252.00
'1122 Accounts Receivable - Tenants	5,503.00	0.00	0.00	0.00	0.00	0.00	5,503.00
1125 Accounts Receivable - HUD	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
1128 Accounts Receivable - Other	0.00	0.00	4,303.87	0.00	0.00	0.00	4,303.87
'1145 Accrued Interest Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Accounts Receivable	5,503.00	8,252.00	4,303.87	0.00	0.00	0.00	18,058.87
Other Current Assets							
1210 Prepaid Expenses	500.00	500.00	1,208.99	1,763.20	0.00	0.00	3,972.19
'1211 Prepaid Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
'1295 Interfund due to/from	0.00	0.00	0.00	0.00	2,517.21	0.00	2,517.21
Total Other Current Assets	500.00	500.00	1,208.99	1,763.20	2,517.21	0.00	6,489.40
Noncurrent Assets							
1350 CDA Mortgage Sale	0.00	0.00	0.00	0.00	0.00	22,590.74	22,590.74
'1400 Land/Structures/Equip Less Accum. Deprn	4,226,663.67	1,285.27	1,881,525.98	60,000.00	0.00	0.00	6,169,474.92
1500 Note Receivables - Tax Credits/Thunderlube	3,330,634.38	0.00	0.00	552,059.00	0.00	25,000.00	3,907,693.38
1600 Investment in Tax Credits	174,943.60	0.00	0.00	0.00	0.00	0.00	174,943.60
Total Noncurrent Assets	7,732,241.65	1,285.27	1,881,525.98	612,059.00	0.00	47,590.74	10,274,702.64
TOTAL ASSETS	8,449,464.56	118,125.94	2,752,301.92	2,974,057.49	440,342.49	334,882.57	15,069,174.97

RIVERVIEW TOWERS LLC
INCOME STATEMENT SUMMARY THROUGH JUNE 30, 2015

	2015 QUARTERLY	2015 YTD	2015 BUDGET	2014 YTD
TTL TENANT REV	\$120,021.00	\$238,899.65	\$232,300.00	\$229,456.41
TTL OTHER REV	\$5,184.50	\$9,332.37	\$48,630.00	\$48,445.68
TOTAL REVENUE	\$125,205.50	\$248,232.02	\$280,930.00	\$277,902.09
TTL ADMIN EXP	\$55,106.79	\$114,051.97	\$97,440.00	\$115,318.83
TTL TENANT SRVC EXP	\$1,895.90	\$3,873.80	\$5,850.00	\$4,428.59
TTL UTILITY EXP	\$21,913.11	\$42,206.16	\$58,000.02	\$49,874.43
TTL MAINTENANCE EXP	\$42,611.31	\$77,637.87	\$82,050.06	\$83,235.78
TTL PROTECTIVE SRVC EXP	\$609.23	\$1,469.89	\$1,099.98	\$928.01
TTL OTHER EXP	\$12,911.14	\$25,351.33	\$33,272.46	\$23,869.91
TTL EXTRA/CASUALTY EXP	\$1,900.00	\$6,300.00	\$1,399.98	\$2,355.47
TOTAL OPERATING EXPENSES	\$136,947.48	\$270,891.02	\$279,112.50	\$280,011.02
INCOME/(LOSS) BEFORE DEPRECIATION	(\$11,741.98)	(\$22,659.00)	\$1,817.50	(\$2,108.93)
DEPRECIATION EXP	\$81,600.00	\$163,200.00	\$90,000.00	\$84,000.00
NET INCOME/(LOSS)	(\$93,341.98)	(\$185,859.00)	(\$88,182.50)	(\$86,108.93)

RIVERVIEW TOWERS LLC

FINANCIAL STATEMENTS

For the Accounting Period Ending June 30, 2015

ACCOUNTANTS' COMPILATION REPORT

To the Partners
Riverview Towers LLC

We have compiled the accompanying balance sheet of Riverview Towers LLC ("Project") as of June 30, 2015, and the related statement of operations for the one month and six-months then ended. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

The management of the Project is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements. During our compilation, we did become aware of a departure from accounting principles generally accepted in the United States of America that is described in the following paragraph.

Management has not recorded/adjusted accounts payable and, accordingly, has not recorded the expenditures for the current period, change in accounts payable. Accounting principles generally accepted in the United States of America require that the payable be recorded when the expense is incurred. The amount by which this departure would affect the liabilities and expenditures of the Project's operations is not reasonably determinable.

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

The accompanying annual budget of the Project for the year ending December 31, 2015, has not been compiled or examined by us and, accordingly, we do not express an opinion or any other form of assurance on it. Management has elected to omit 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.

Hawkins Ash CPAs, LLP

La Crosse, Wisconsin
July 13, 2015

Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
June 30, 2015

	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	(4,251.83)	59,710.87
26-0-000-000-1111.050 Cash - Reserve Account	0.00	568.03
26-0-000-000-1162.000 Cash - Savings/Money Mkts/CDs	4,001.12	745,198.63
Total	(250.71)	805,477.53
Accounts Receivable		
26-0-000-000-1122.000 Accounts Receivable - Tenants	(484.00)	368.00
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	(484.00)	368.00
Accrued Receivables		
26-0-000-000-1145.000 Accrued Interest Receivable	0.00	77.10
Total	0.00	77.10
Other Current Assets		
26-0-000-000-1210.000 Prepaid Expenses	(756.63)	6,862.32
26-0-000-000-1211.000 Prepaid Insurance	(871.21)	2,178.01
26-0-000-000-1295.001 Interprogram Due (to) from PH	0.00	0.00
Total	(1,627.84)	9,040.33
TOTAL CURRENT ASSETS	(2,362.55)	814,962.96

*(See Accountants' Compilation Report)

Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
June 30, 2015

	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	17,560.00
26-0-000-000-1400.080 Dwelling Equipment	0.00	13,364.21
26-0-000-000-1400.090 Nondwelling Equipment	0.00	246,043.95
26-0-000-000-1400.100 Building Improvements	0.00	10,043,201.07
26-0-000-000-1400.150 Accumulated Depreciation	(27,200.00)	(663,401.54)
Total	(27,200.00)	9,656,767.69
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)	(8,637.42)
26-0-000-000-1470.000 Financing Fees	0.00	54,313.00
26-0-000-000-1470.010 Financing Fees Amort	(150.87)	(4,978.71)
Total	(412.61)	87,810.87
TOTAL NONCURRENT ASSETS	(27,612.61)	9,744,578.56
TOTAL ASSETS	(29,975.16)	10,559,541.52

*(See Accountants' Compilation Report)

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Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
June 30, 2015

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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	133.00	45,302.00
26-0-000-000-2119.010 A/P - Payroll	(5,831.44)	19,259.06
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	5,795.37	27,698.32
Total	96.93	92,259.38
Accrued Liabilities		
26-0-000-000-2134.000 Accrued Comp Absences - Due within one year	0.00	7,080.76
26-0-000-000-2136.000 Other Accrued Liabilities	0.00	0.00
26-0-000-000-2137.000 Payment in Lieu of Taxes	3,462.08	19,669.35
26-0-000-000-2149.000 Accrued Asset Mgt Fee	657.53	3,945.18
Total	4,119.61	30,695.29
Other Current Liabilities		
26-0-000-000-2145.001 Interprogram Due to (from) PH	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	(2,480.28)	2,517.21
26-0-000-000-2240.000 Tenants Prepaid Rent	7.00	7.00
Total	(2,473.28)	2,524.21
TOTAL CURRENT LIABILITIES	1,743.26	125,478.88
NONCURRENT LIABILITIES		
26-0-000-000-2134.010 Accrued Comp Absences	0.00	0.00
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	4,166.67	75,000.02
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)	314.06	5,634.36
Total	4,480.73	3,330,634.38
TOTAL LIABILITIES	6,223.99	3,456,113.26

*(See Accountants' Compilation Report)

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Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
June 30, 2015

	Current Period	Cumulative
MEMBERS' EQUITY		
26-0-000-000-2700.000 CY Net Change	(36,199.15)	(215,219.04)
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	174,943.60
26-0-000-000-2835.000 NEF Investor Equity	0.00	7,195,703.70
TOTAL MEMBERS' EQUITY	(36,199.15)	7,103,428.26
TOTAL LIABILITIES AND MEMBERS' EQUITY	(29,975.16)	10,559,541.52
Proof	0.00	0.00

*(See Accountants' Compilation Report)

Riverview Towers LLC
Stmnt of Operations-Riverview Towers LLC
Six Month Period - June 30, 2015

	***** 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	268.48	40,003.00	38,716.67	267.23	238,899.65	232,300.02	6,599.63
26-1-000-000-3422.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	268.48	40,003.00	38,716.67	267.23	238,899.65	232,300.02	6,599.63
Nonrental Revenue							
26-1-000-000-3440.000 Other Inc - Tenants Charges	5.13	764.50	300.00	1.58	1,412.23	1,800.00	(387.77)
26-1-000-000-3440.020 Other Inc - Tenant Store	3.77	561.70	558.33	3.36	3,007.15	3,349.98	(342.83)
26-1-000-000-3440.030 Other Income	0.00	0.00	0.00	0.57	510.00	0.00	510.00
26-1-000-000-3444.040 Laundry	5.76	857.73	666.67	4.22	3,775.89	4,000.02	(224.13)
26-1-000-000-3444.050 Vending	0.00	0.00	158.33	1.01	901.66	949.98	(48.32)
26-1-000-000-3691.000 Operating Subsidy	38.90	(5,795.37)	6,250.00	1.83	(1,636.32)	37,500.00	(39,136.32)
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	24.24	(3,611.44)	7,933.33	8.92	7,970.61	47,599.98	(39,629.37)
TOTAL OPERATING REVENUE	244.24	36,391.56	46,650.00	276.14	246,870.26	279,900.00	(33,029.74)
OPERATING EXPENSES							
Administration							
26-1-000-000-4110.000 Administration Salaries	40.45	6,027.60	6,000.00	43.37	38,775.19	36,000.00	2,775.19
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	3.43	511.50	223.33	2.17	1,937.50	1,339.98	597.52
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	191.67	1.69	1,506.45	1,150.02	356.43
26-1-000-000-4150.000 Travel	0.00	0.00	133.33	1.38	1,229.57	799.98	429.59
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	16.20	2,413.72	1,216.67	5.67	5,071.54	7,300.02	(2,228.48)
26-1-000-000-4170.000 Accounting Fees	3.23	482.00	383.33	2.54	2,267.00	2,299.98	(32.98)
26-1-000-000-4171.000 Audit Fees	0.00	0.00	666.67	10.07	9,000.00	4,000.02	4,999.98
26-1-000-000-4182.000 Employee Benefits - Admin	28.38	4,228.47	3,583.33	26.14	23,365.00	21,499.98	1,865.02
26-1-000-000-4190.000 Other Admin and Sundry	0.00	0.00	83.33	1.27	1,131.37	499.98	631.39
26-1-000-000-4191.000 Telephone	1.04	154.80	208.33	1.34	1,201.21	1,249.98	(48.77)
26-1-000-000-4192.000 Management Fee	16.89	2,517.21	2,391.67	16.63	14,863.29	14,350.02	513.27
26-1-000-000-4193.000 Compliance Fee	3.75	558.75	441.67	10.92	9,758.67	2,650.02	7,108.65
26-1-000-000-4194.000 Asset Management Fee	4.41	657.53	675.00	4.41	3,945.18	4,050.00	(104.82)
Total	117.80	17,551.58	16,240.00	127.57	114,051.97	97,440.00	16,611.97
Tenant Services							
26-1-000-000-4210.000 Tenant Services Salaries	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4220.000 Rec, Pub and Other	0.83	123.48	400.00	0.87	773.94	2,400.00	(1,626.06)
26-1-000-000-4221.000 Tenant Store Expenses	2.70	402.16	575.00	3.47	3,099.86	3,450.00	(350.14)
Total	3.53	525.64	975.00	4.33	3,873.80	5,850.00	(1,976.20)

*See Accountants' Compilation Report

Riverview Towers LLC
Stmnt of Operations-Riverview Towers LLC
Six Month Period - June 30, 2015

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING EXPENSES							
Utilities							
26-1-000-000-4310.000 Water	0.00	0.00	491.67	1.26	1,126.94	2,950.02	(1,823.08)
26-1-000-000-4320.000 Electricity	28.34	4,223.03	4,500.00	21.14	18,900.65	27,000.00	(8,099.35)
26-1-000-000-4330.000 Gas	7.78	1,159.15	4,016.67	22.20	19,850.09	24,100.02	(4,249.93)
26-1-000-000-4360.000 Sewer	0.00	0.00	658.33	2.02	1,809.52	3,949.98	(2,140.46)
26-1-000-000-4390.000 Other Utilities Expense	0.00	0.00	0.00	0.58	518.96	0.00	518.96
Total	36.12	5,382.18	9,666.67	47.21	42,206.16	58,000.02	(15,793.86)
Maintenance and Operations							
26-1-000-000-4410.000 Maint Labor	37.39	5,570.60	6,250.00	42.14	37,676.22	37,500.00	176.22
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	7.72	1,149.96	1,008.33	6.71	6,001.73	6,049.98	(48.25)
26-1-000-000-4430.010 Heating & Cooling	0.00	0.00	133.33	0.00	0.00	799.98	(799.98)
26-1-000-000-4430.020 Snow Removal	0.00	0.00	150.00	0.56	500.00	900.00	(400.00)
26-1-000-000-4430.030 Elevator Maintenance	4.85	722.50	500.00	3.46	3,097.50	3,000.00	97.50
26-1-000-000-4430.040 Landscape & Grounds	6.66	992.76	216.67	3.26	2,910.22	1,300.02	1,610.20
26-1-000-000-4430.050 Unit Turnaround	0.00	0.00	200.00	0.00	0.00	1,200.00	(1,200.00)
26-1-000-000-4430.060 Electrical	0.00	0.00	66.67	0.00	0.00	400.02	(400.02)
26-1-000-000-4430.070 Plumbing	0.00	0.00	66.67	0.00	0.00	400.02	(400.02)
26-1-000-000-4430.080 Extermination	0.21	31.25	441.67	3.90	3,482.50	2,650.02	832.48
26-1-000-000-4430.090 Janitorial	0.00	0.00	575.00	0.00	0.00	3,450.00	(3,450.00)
26-1-000-000-4430.100 Other Contract Costs	1.78	265.54	450.00	0.41	370.14	2,700.00	(2,329.86)
26-1-000-000-4430.101 Routine	0.00	0.00	41.67	1.21	1,083.50	250.02	833.48
26-1-000-000-4431.000 Garbage & Trash Removal	3.12	464.75	483.33	3.37	3,016.00	2,899.98	116.02
26-1-000-000-4433.000 Employee Benefits - Maint	21.41	3,189.54	3,091.67	21.81	19,500.06	18,550.02	950.04
Total	83.13	12,386.90	13,675.01	86.84	77,637.87	82,050.06	(4,412.19)
Protective Services							
26-1-000-000-4480.000 Contract Costs	1.78	264.97	183.33	1.64	1,469.89	1,099.98	369.91
Total	1.78	264.97	183.33	1.64	1,469.89	1,099.98	369.91
General Expense							
26-1-000-000-4510.000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4510.010 Insurance - Property	0.00	0.00	750.00	0.00	0.00	4,500.00	(4,500.00)
26-1-000-000-4510.020 Insurance - Liability	5.85	871.21	908.33	6.14	5,485.12	5,449.98	35.14
26-1-000-000-4510.030 Insurance - Workers Comp	1.46	216.93	207.50	0.37	328.86	1,245.00	(916.14)
26-1-000-000-4510.040 Insurance - Other	0.00	0.00	12.50	0.00	0.00	75.00	(75.00)
26-1-000-000-4520.000 Payment in Lieu of Taxes	23.24	3,462.08	3,000.00	22.00	19,669.35	18,000.00	1,669.35
26-1-000-000-4570.000 Collection Losses	0.00	0.00	33.33	0.15	(132.00)	199.98	(331.98)
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	0.00	0.00	3,352.50	(3,352.50)
26-1-000-000-4595.000 Compensated Absences	0.00	0.00	75.00	0.00	0.00	450.00	(450.00)
Total	30.54	4,550.22	5,545.41	28.36	25,351.33	33,272.46	(7,921.13)

*See Accountants' Compilation Report

Riverview Towers LLC
Stmnt of Operations-Riverview Towers LLC
Six Month Period - June 30, 2015

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
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	233.33	7.05	6,300.00	1,399.98	4,900.02
Total	0.00	0.00	233.33	7.05	6,300.00	1,399.98	4,900.02
Casualty Losses							
26-1-000-000-4620.030 Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation Expenses							
26-1-000-000-4800.000 Depreciation Expense	182.55	27,200.00	15,000.00	182.55	163,200.00	90,000.00	73,200.00
26-1-000-000-4801.000 Amortize - Tax Credit Fees	1.76	261.74	261.74	1.76	1,570.44	1,570.44	0.00
26-1-000-000-4802.000 Amortize - Finance Fees	1.01	150.87	150.80	1.01	905.22	904.80	0.42
Total	185.32	27,612.61	15,412.54	185.32	165,675.66	92,475.24	73,200.42
TOTAL OPERATING EXPENSES	458.22	68,274.10	61,931.29	488.33	436,566.68	371,587.74	64,978.94
OPERATING INCOME (LOSS)	213.98	(31,882.54)	(15,281.29)	212.19	(189,696.42)	(91,687.74)	(98,008.68)
Nonoperating Revenue (Expense)							
26-1-000-000-3430.000 Investment Income	1.10	164.12	171.67	1.52	1,361.76	1,030.02	331.74
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	(4,166.67)	0.00	27.96	(25,000.02)	0.00	(25,000.02)
26-1-000-000-4540.010 Interest Expense - AHP CDA Loan	2.11	(314.06)	0.00	2.11	(1,884.36)	0.00	(1,884.36)
26-1-000-000-9000.000 Operating Transfer In	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	28.97	(4,316.61)	171.67	28.55	(25,522.62)	1,030.02	(26,552.64)
CHANGE IN NET ASSETS	242.95	(36,199.15)	(15,109.62)	240.74	(215,219.04)	(90,657.72)	(124,561.32)
Prior Period Adjustments							
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET CHANGE	242.95	(36,199.15)	(15,109.62)	240.74	(215,219.04)	(90,657.72)	(124,561.32)

Occupancy Overview

August 25, 2015

Riverview Towers (149)

- 3 vacancies
- 98% Occupancy

Riverview Terrace (36)

- 3 vacancies
- 91% Occupancy

Scattered Sites (46)

- 100% Occupancy