

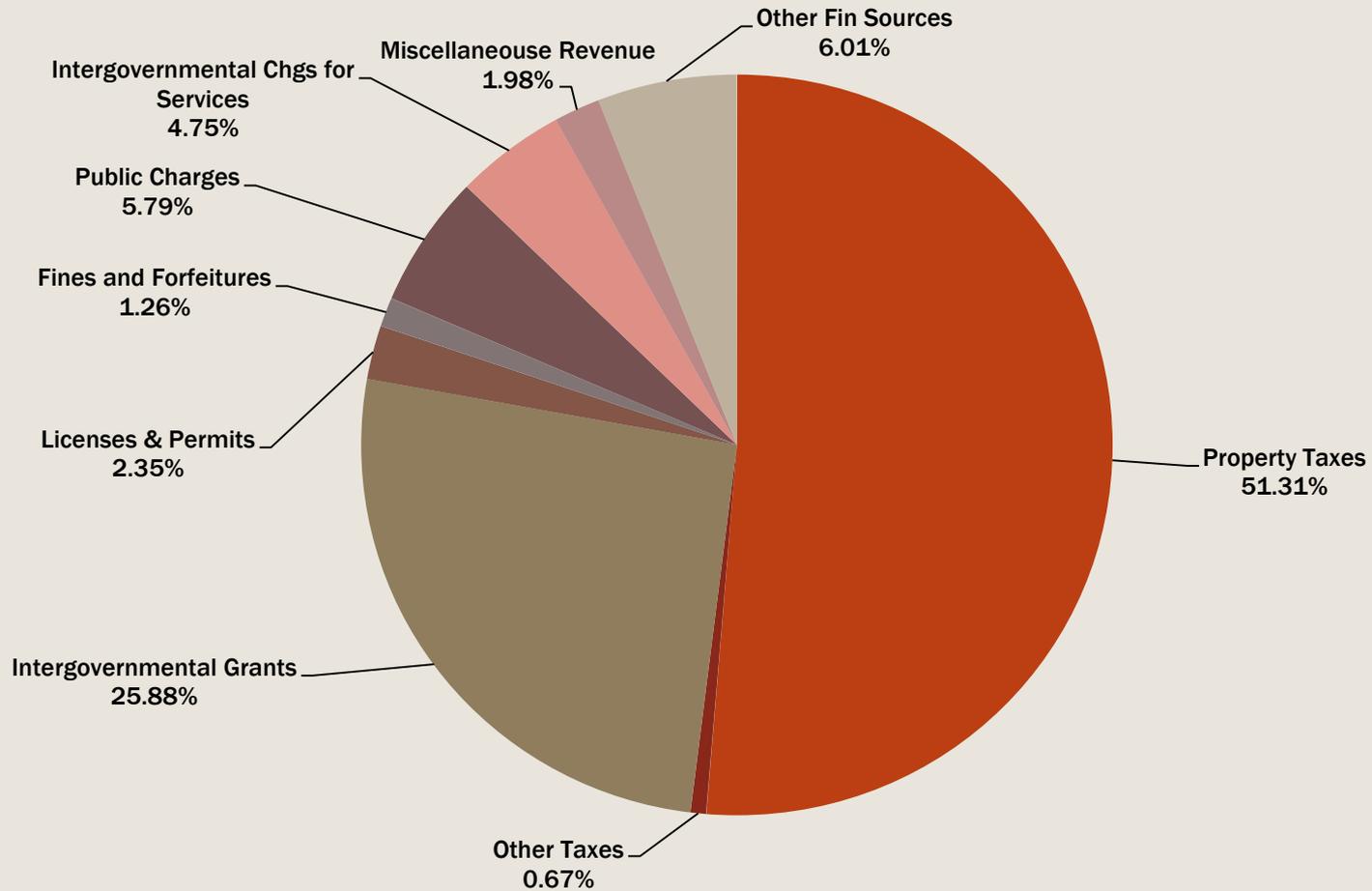
CITY OF WAUSAU

2016
BUDGET



GENERAL FUND REVENUES

2015 BUDGET



GENERAL FUND REVENUES

	2016 Budget	2015 Budget	Change
Other Taxes	204,185	210,709	(6,524)
Intergovtl Grants & Aids	8,082,768	8,171,194	(88,426)
Licenses & Permits	773,907	743,050	30,857
Fines & Forfeitures	357,000	398,000	(41,000)
Public Charges	1,893,594	1,828,650	64,944
Intergovtl Charges	1,337,968	1,497,036	(159,068)
Miscellaneous Revenue	550,420	626,622	(76,202)
Other Financing Sources	<u>1,832,500</u>	<u>1,897,000</u>	<u>(64,500)</u>
TOTAL	15,032,342	15,375,511	(339,169)

CHANGES IN STATE AIDS

YEAR	Shared Revenue	Expenditure Restraint	Transportation Aids	Connecting Hwy Aids
2006	\$4,864,118	\$886,855	\$2,006,841	\$197,643
2007	\$4,868,333	\$942,428	\$2,076,994	\$209,880
2008	\$4,867,501	\$1,018,811	\$2,027,978	\$210,948
2009	\$4,885,011	\$1,067,034	\$2,102,742	\$205,560
2010	\$4,678,334	\$901,467	\$2,257,414	\$200,754
2011	\$4,676,319	\$901,114	\$2,310,028	\$247,747
2012	\$4,011,479	\$853,965	\$2,079,025	\$248,698
2013	\$4,009,960	\$792,433	\$2,101,898	\$186,839
2014	\$4,012,779	\$755,880	\$2,125,889	\$249,626
2015	\$4,013,090	\$764,763	\$2,290,438	\$251,311
2016 Estimate	\$4,015,159	\$734,231	\$2,365,000	\$257,000

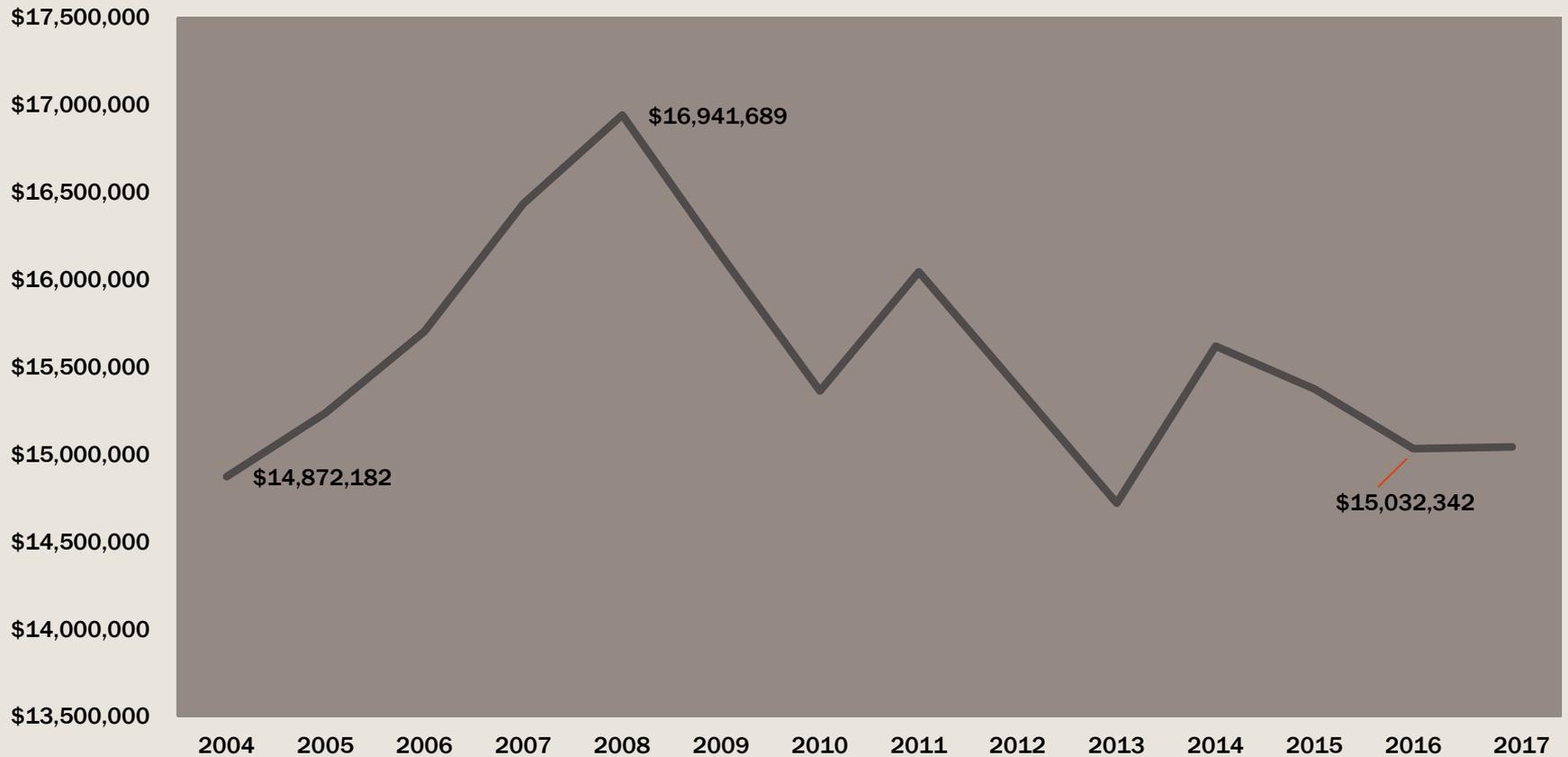
GENERAL FUND REVENUE CHANGES

- PILOT (\$7,000)
- Sponsorship (\$60,000)
- Room Tax \$22,500
- Water Utility Pilot NTC (\$62,000)
- Motor Pool Phase Out (\$25,000)
- Police Domestic Violence Grant (\$120,000)
- Police Alexander Foundation Grants (\$93,612)
- Court Fines and Forfeitures (\$41,000)
- Fire Paramedic/EMT Fees \$55,000
- School Officer Reimbursement \$20,850

- Classification Change on Parking Enforcement Staff \$135,000

- Net Decrease \$212,669 or 1.38%

REVENUE TRENDS – DECLINES



OTHER FUNDS – NOTABLE ITEMS

- Recycling Fund - One Year State Aid Reduction to be offset by one time payment from Marathon County Solid Waste Department. \$24,000
- Water Utility – Full year of 20% rate increase authorized in 2015.
- Pet Licensing – New Fee Structure – approximately \$35,000 increase.

NEW REVENUE SOURCES

■ OPTIONS LIMITED:

■ Wheel Tax - Transportation

- Kaukauna \$10 on 8/2015; Beloit from \$10 to \$20 on 2/15; Janesville from \$10 to \$20 on 9/15, Appleton \$20 on 2/2015; Milwaukee \$20 many yrs; Gillett \$20 on 7/2015; Chippewa County \$10 on 1/2015; Iowa County \$20 on 2/2015

■ Storm Water Utility

■ Premier Resort Tax – Transportation Infrastructure

■ Refuse and Recycling as a Special Charge

■ SPECIAL CHARGES:

- Milwaukee – Snow Plowing Fee
- Madison –Urban Forestry Charge – August 2015
- Village of Weston Transportation Utility 2012-2014

■ LEVY LIMIT

- Requires City reduce levy to offset new fee for: garbage collection, fire protection, snow plowing, street sweeping and storm water management.

LEVY LIMIT

- Restricts levy increases to Net New Construction and portion of Terminated TID Districts = \$198,710
- Additional Increases and Flexibility offered through provision for debt authorized after July 1, 2005
 - 2015 budget debt exemption utilization \$85,268

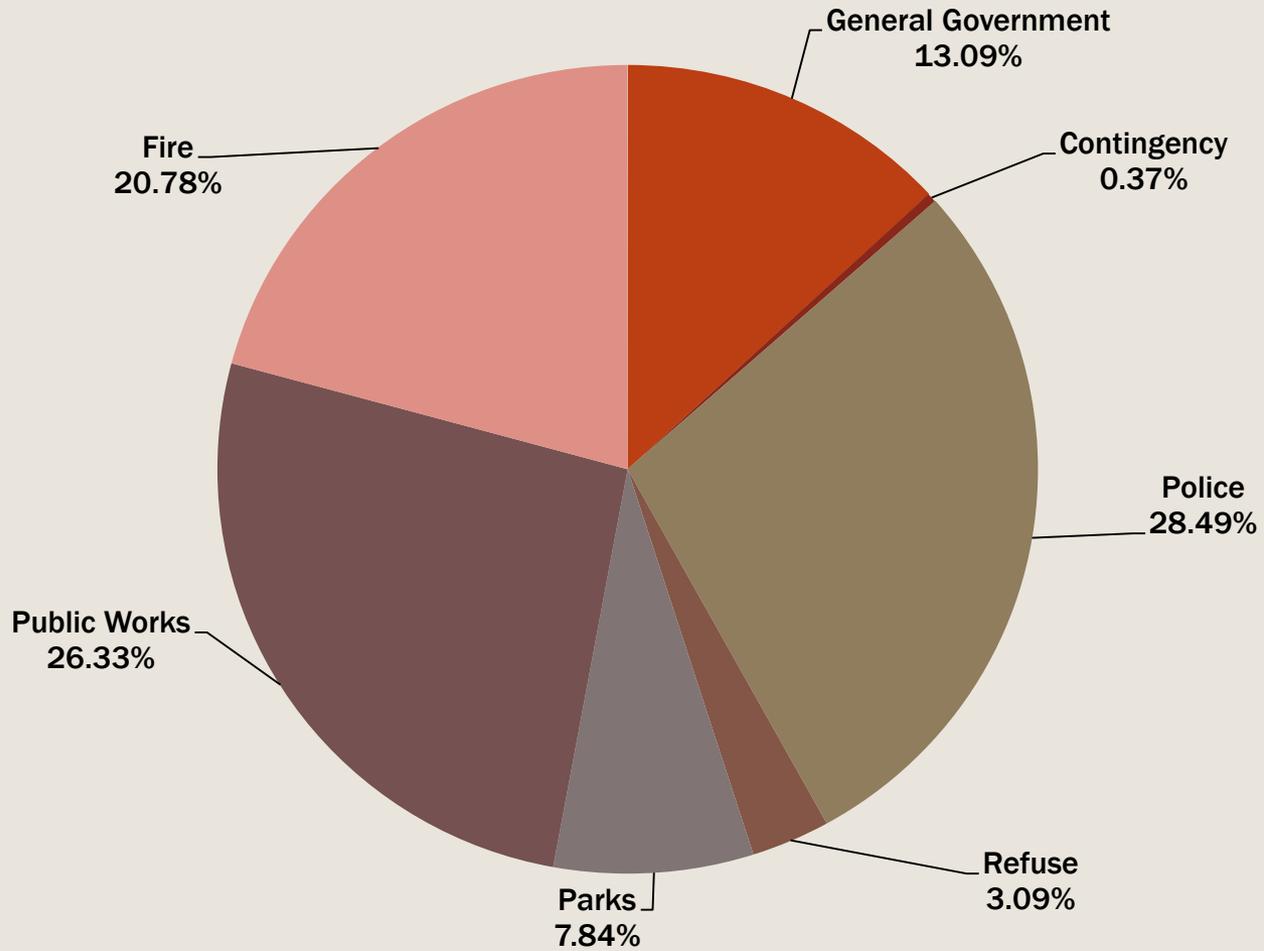
PROPERTY TAX INCREASES

Year	Levy	Dollar Change	% Increase
2005	\$18,160,689	\$899,265	5.21%
2006	\$19,141,599	\$980,910	5.40%
2007	\$20,121,923	\$980,324	5.12%
2008	\$21,242,811	\$1,120,888	5.57%
2009	\$21,979,852	\$737,041	3.47%
2010	\$22,803,079	\$823,227	3.75%
2011	\$23,186,604	\$383,525	1.68%
2012	\$23,234,021	\$47,417	.20%
2013	\$23,178,270	(\$55,751)	(.24%)
2014	\$23,582,800	\$404,530	1.75%
2015	\$24,107,571	\$524,771	2.23%
Average		\$622,386	2.58%

GENERAL FUND ACCOUNTING CHANGES

- REMOVED 2 FTE PARKING ENFORCEMENT STAFF FROM POLICE BUDGET TO PARKING ENFORCEMENT BUDGET \$134,049 AND REDUCED RELATED INTERGOVT CHARGES FOR SERVICES.
- ALLOCATED \$61,160 OF PUBLIC WORKS PAYROLL AND \$40,000 MOTOR POOL TO TID #6 FOR WORK RELATED TO RESIDENTIAL DEMOLITION FOR THOMAS STREET RECONSTRUCTION.
- TRANSFERRED PLANNING \$109,495 FROM PUBLIC WORKS TO CDBG FUND TO RECOGNIZE DEPARTMENT REORGANIZATION.
- CREATED CENTRAL CAPITAL PURCHASING FUND TO FUND DEPARTMENTAL EQUIPMENT PURCHASES. REMOVED ALL \$123,800 CAPITAL OUTLAY FROM THE GENERAL FUND.

EXPENDITURE BY ACTIVITY



DEPARTMENT BUDGET GENERAL GOVERNMENT

DEPARTMENT	2015 BUDGET	2016 DEPT REQUEST	2016 EXECUTIVE BUDGET	PERCENT CHANGE
COUNCIL	\$112,122	\$105,811	\$110,850	2.20%
MAYOR	\$203,263	\$205,402	\$216,454	6.49%
FINANCE	\$1,320,508	\$1,352,067	\$1,428,078	8.15%
HUMAN RESOURCES	\$293,937	300,682	\$300,682	2.29%
CCITC	\$696,369	\$735,737	\$735,737	5.65%
ASSESSMENT	\$595,907	\$622,041	\$618,507	3.79%
LEGAL	\$490,025	\$506,491	\$506,491	3.36%
UNCLASSIFIED	\$156,600	\$173,750	\$158,750	1.37%
MUNICIPAL COURT	\$128,529	\$130,298	\$130,298	1.38%
NONREPRESENTED INC		\$120,000	\$120,000	
TOTAL	\$3,997,260	\$4,432,278	\$4,325,847	8.22%

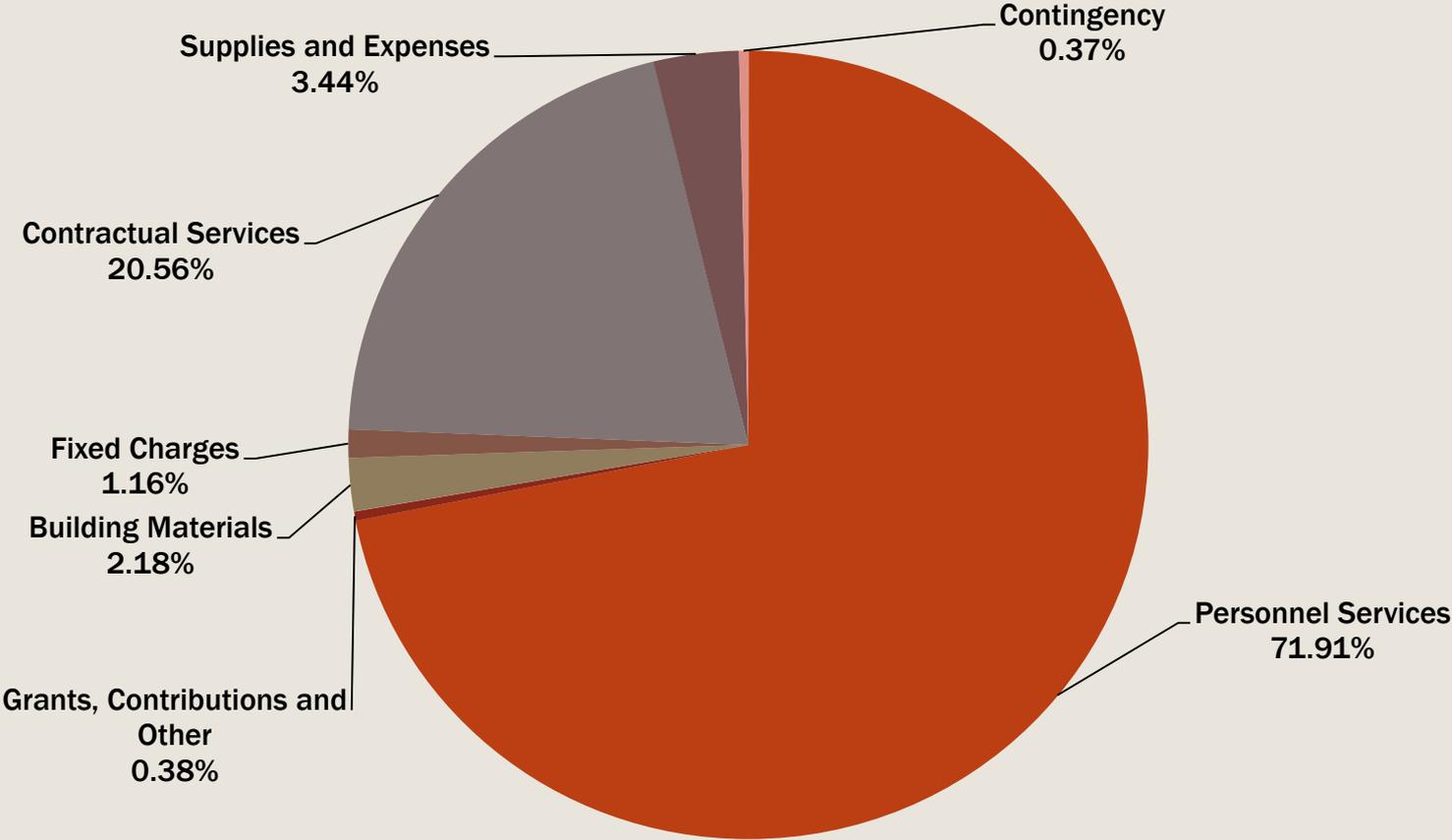
DEPARTMENT BUDGET PUBLIC SAFETY

DEPARTMENT	2015 BUDGET	2016 DEPT REQUEST	2016 EXECUTIVE BUDGET	PERCENT CHANGE
POLICE	\$8,973,536	\$9,395,236	\$9,150,376	1.97%
FIRE	\$6,423,468	\$6,710,358	\$6,672,877	3.88%
TOTAL	\$15,397,005	\$16,105,594	\$15,823,253	2.77%

DEPARTMENT BUDGET PUBLIC WORKS AND PARKS

DEPARTMENT	2015 BUDGET	2016 DEPT REQUEST	2016 EXECUTIVE BUDGET	PERCENT CHANGE
PUBLIC WORKS	\$8,189,127	\$9,322,521	\$8,456,135	3.26%
REFUSE	\$1,537,400	\$994,000	\$994,000	(35.35%)
PARKS	\$2,452,096	\$2,733,144	\$2,519,699	2.76%
TOTAL	\$12,178,623	\$13,049,665	\$11,969,834	(1.71%)

GENERAL FUND BY CATEGORY



GENERAL FUND BY CATEGORY

DEPARTMENT	2015 BUDGET	2016 DEPT REQUEST	2016 EXECUTIVE BUDGET	PERCENT CHANGE
PERSONAL SERVICES	\$22,350,996	\$23,705,589	23,097,937	3.34%
CONTRACTUAL SERVICES	\$6,942,991	\$7,230,253	\$6,603,487	(4.89%)
SUPPLIES&EXPENSE	\$1,067,598	\$1,143,653	\$1,103,518	3.36%
BUILDING MATERIALS	\$655,712	\$805,900	\$699,550	6.69%
FIXED CHARGES	\$339,221	\$335,342	\$373,442	10.09%
GRANTS, CONTRIBUTIONS OTHERS	\$103,000	\$121,000	\$121,000	17.48%
CAPITAL OUTLAY	\$113,370	\$125,800		(100.00%)
CONTINGENCY		\$120,000	\$120,000	100.00%
TOTAL	\$31,572,888	\$33,587,537	\$32,118,934	1.73%

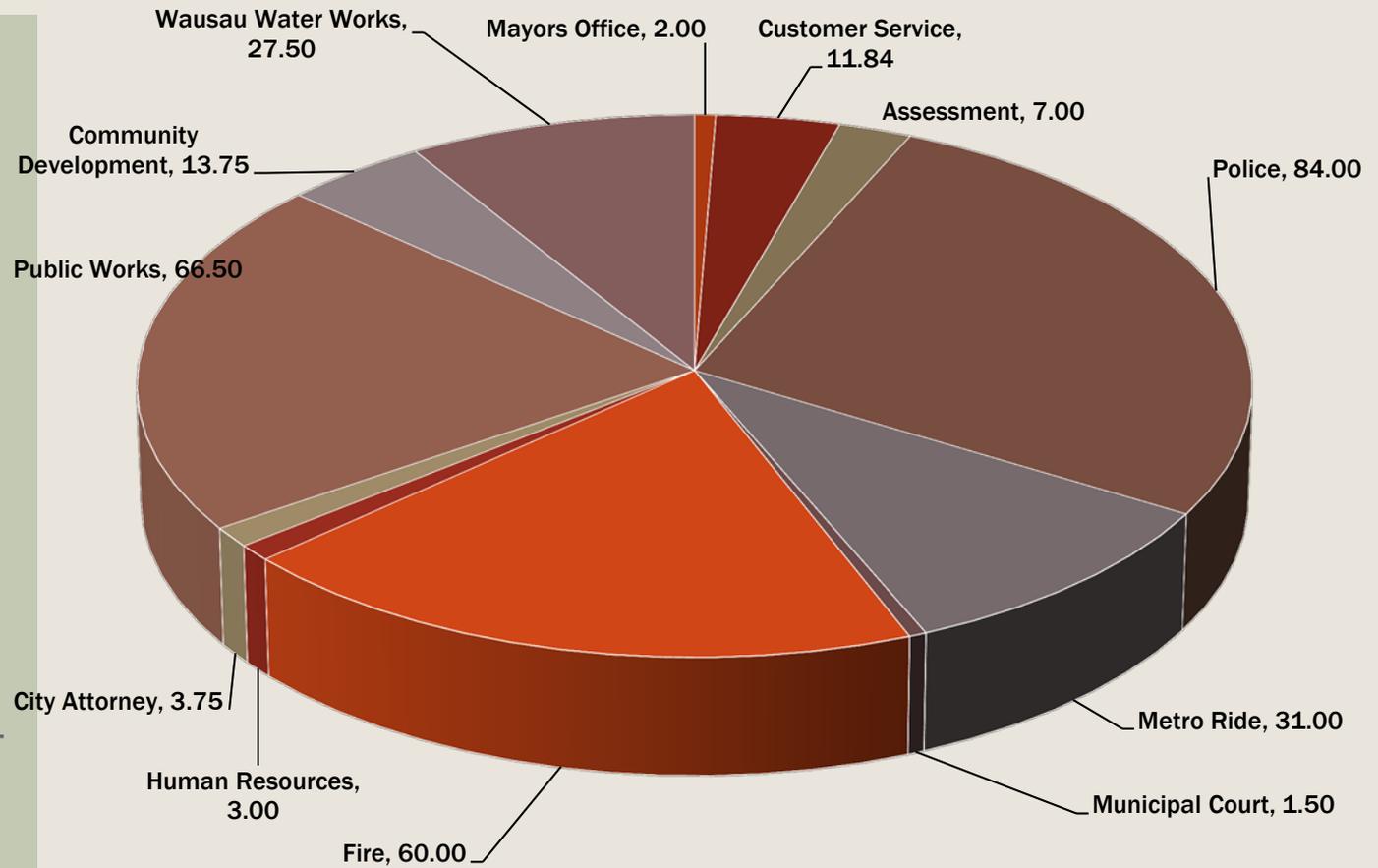
GENERAL FUND WITHOUT RECLASSIFICATIONS

DEPARTMENT	2016 EXECUTIVE BUDGET	CHANGES	2016 EXECUTIVE BUDGET	PERCENT CHANGE from 2015
PERSONAL SERVICES	23,097,937	\$281,298	23,379,235	4.60%
CONTRACTUAL SERVICES	\$6,603,487	\$59,146	\$6,662,633	(4.04%)
SUPPLIES&EXPENSE	\$1,103,518	\$4,550	\$1,108,068	3.79%
BUILDING MATERIALS	\$699,550		\$699,550	6.69%
FIXED CHARGES	\$373,442	500	\$373,942	10.24%
GRANTS, CONTRIBUTIONS OTHERS	\$121,000		\$121,000	17.48%
CAPITAL OUTLAY	0	\$123,800	\$123,800	9.20%
CONTINGENCY	\$120,000		\$120,000	100.00%
TOTAL	\$32,118,934	\$469,294	\$32,588,228	3.22%

PERSONNEL SUMMARY

PERSONNEL CHANGES:

- New Water Utility Distribution Maintainer – During 2015
- Relocate City Planner to Community Development- During 2015
- Increased Intern Hours City Attorney's Office - 2016
- Increase in Election Workers



BUDGET INFLUENCES

- Salary and Benefit increases \$910,436
- Contingency for Non-Represented Employees \$120,000
- Election increase \$85,062
- Contractual Services-
 - Refuse Savings \$543,400, Recycling Savings \$40,314
 - Increase in Motor Pool to reflect fire costs and historical actual \$108,050
 - Data Center Charges \$58,869
 - Utilities \$46,750
- Property Insurance \$23,111
- Rents and Leases \$10,900
- Bad debts, awards and losses \$18,000

GENERAL FUND LEVY BURDEN

	2016 BUDGET	2015 BUDGET	CHANGE	% CHANGE
EXPENDITURES	\$32,118,934	\$31,572,888	\$546,046	1.729%
REVENUES	<u>\$15,032,342</u>	<u>\$15,372,261</u>	(\$339,169)	<u>-2.211%</u>
LEVY REQUIREMENT	\$17,086,591	\$16,200,627	\$885,965	5.469%
SMALL CENTRAL CAPITAL FUND	\$123,800	-	\$123,800	
PLANNING DIVISION	<u>\$109,495</u>	-	<u>\$109,495</u>	
TOTAL LEVY DEMAND	\$17,319,886	\$16,200,267	\$1,119,260	6.909%

SPECIAL REVENUE FUNDS

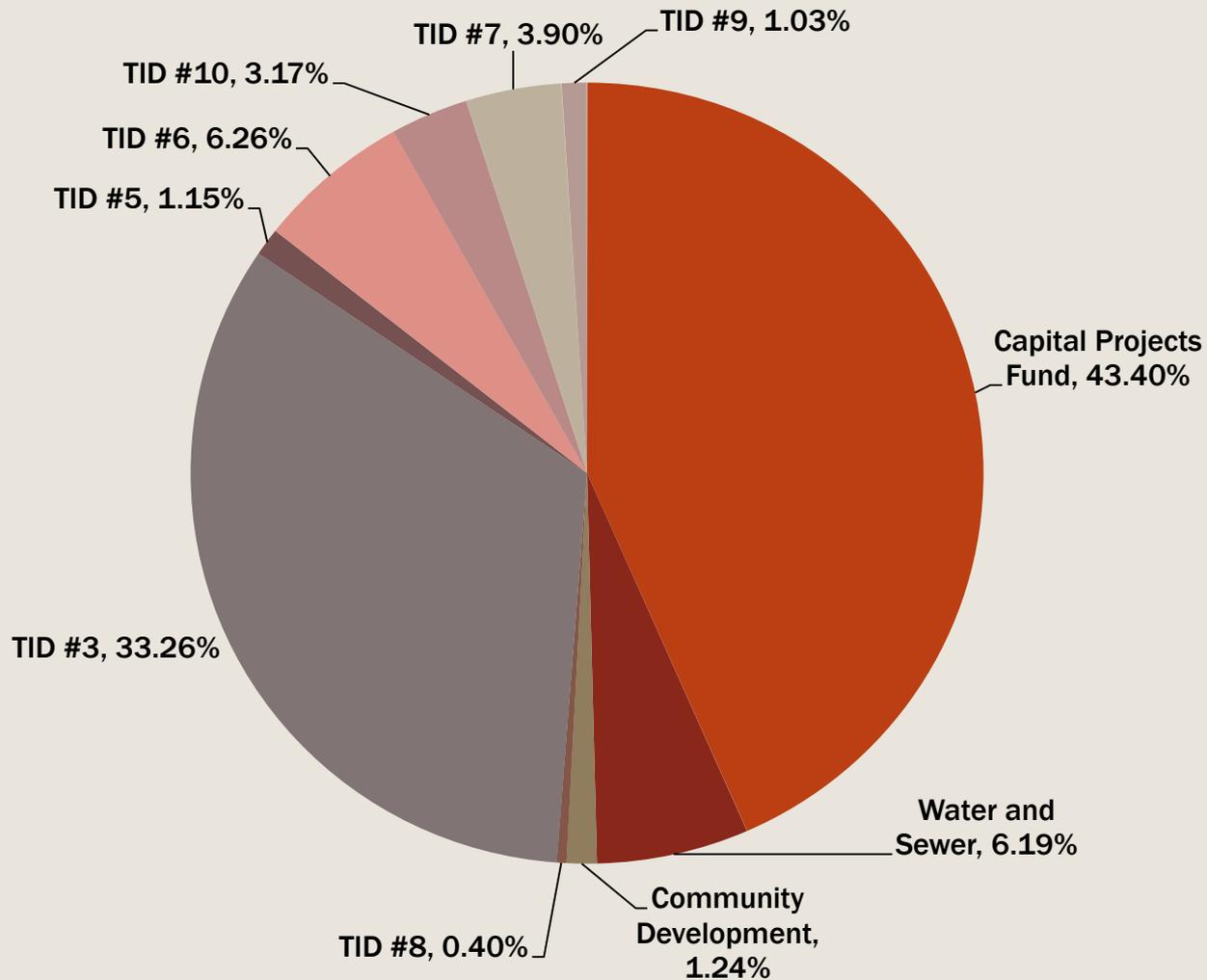
	Expenditures	Revenues	Tax Revenue
Community Development Fund	\$1,431,630	\$1,445,791	\$157,995
Recycling Fund	618,665	148,000	470,665
Room Tax Fund	763,090	750,000	
Public Access Fund	51,500	60,300	
Economic Development Fund	6,000	-	
Hazardous Materials Fund	86,267	81,000	
Holtz Krause Fund	68,981	62,410	
Rental Licensing Fund	158,329	136,000	22,329
EMS Grant Fund	9,000	9,000	
400 Block Fund	35,000	35,000	

DEBT SERVICE FUND

	2016 Budget
Principal	\$6,527,778
Interest	<u>1,168,235</u>
Total Expense	\$7,696,013
Transfers from Other Funds	\$3,865,886
Taxes	4,123,000

Accounts For
The Payment
Of General
Obligation
Debt

OUTSTANDING DEBT BY PURPOSE 12/31/2015



2016 DEBT CHANGES

New Debt Issued

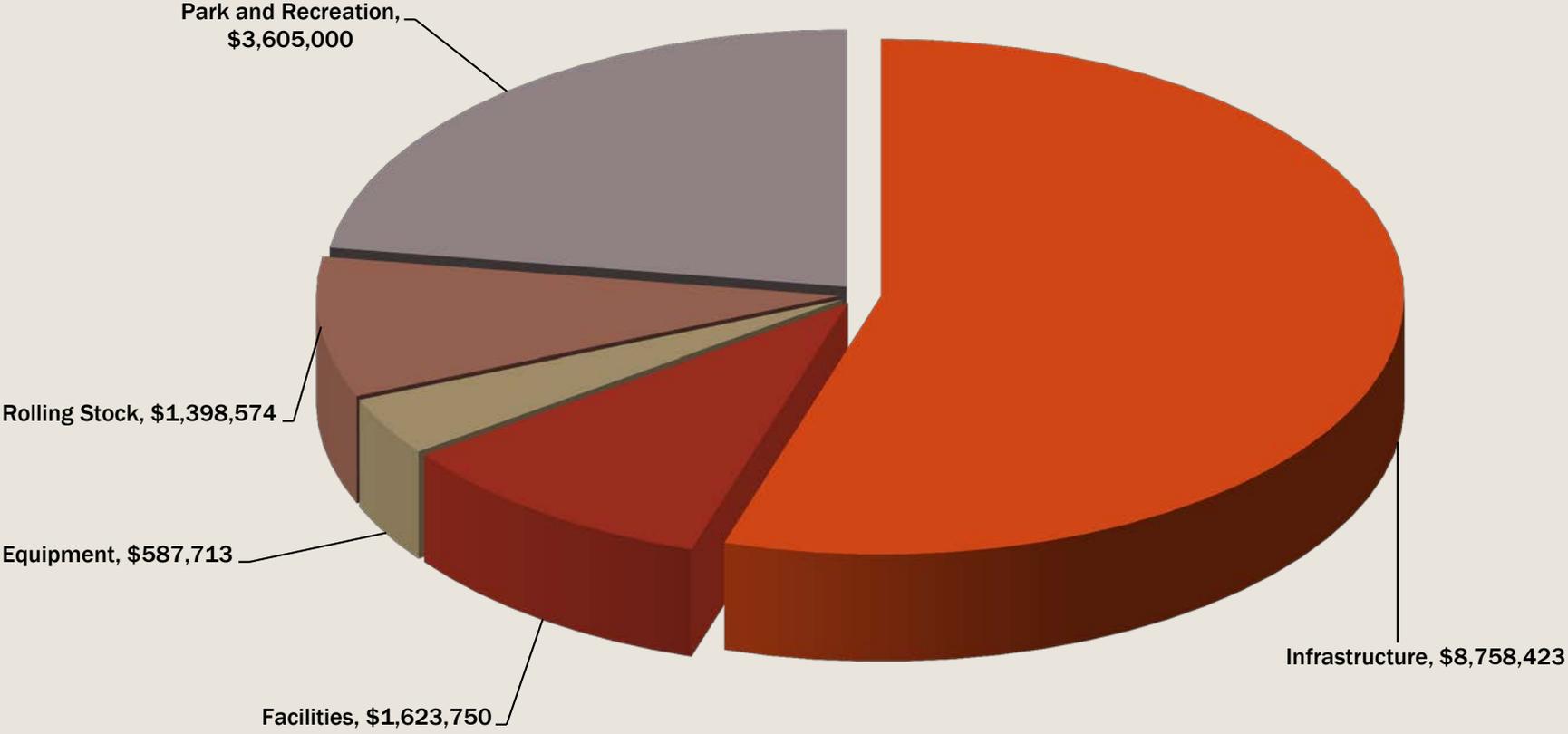
- Capital Improvement Plan: \$2,885,000
- Swimming Pool \$3,200,000
- TID #3: \$4,800,000
- TID #6: \$4,500,000
- TID #8 \$550,000
- TID #7 \$200,000

\$Retirements

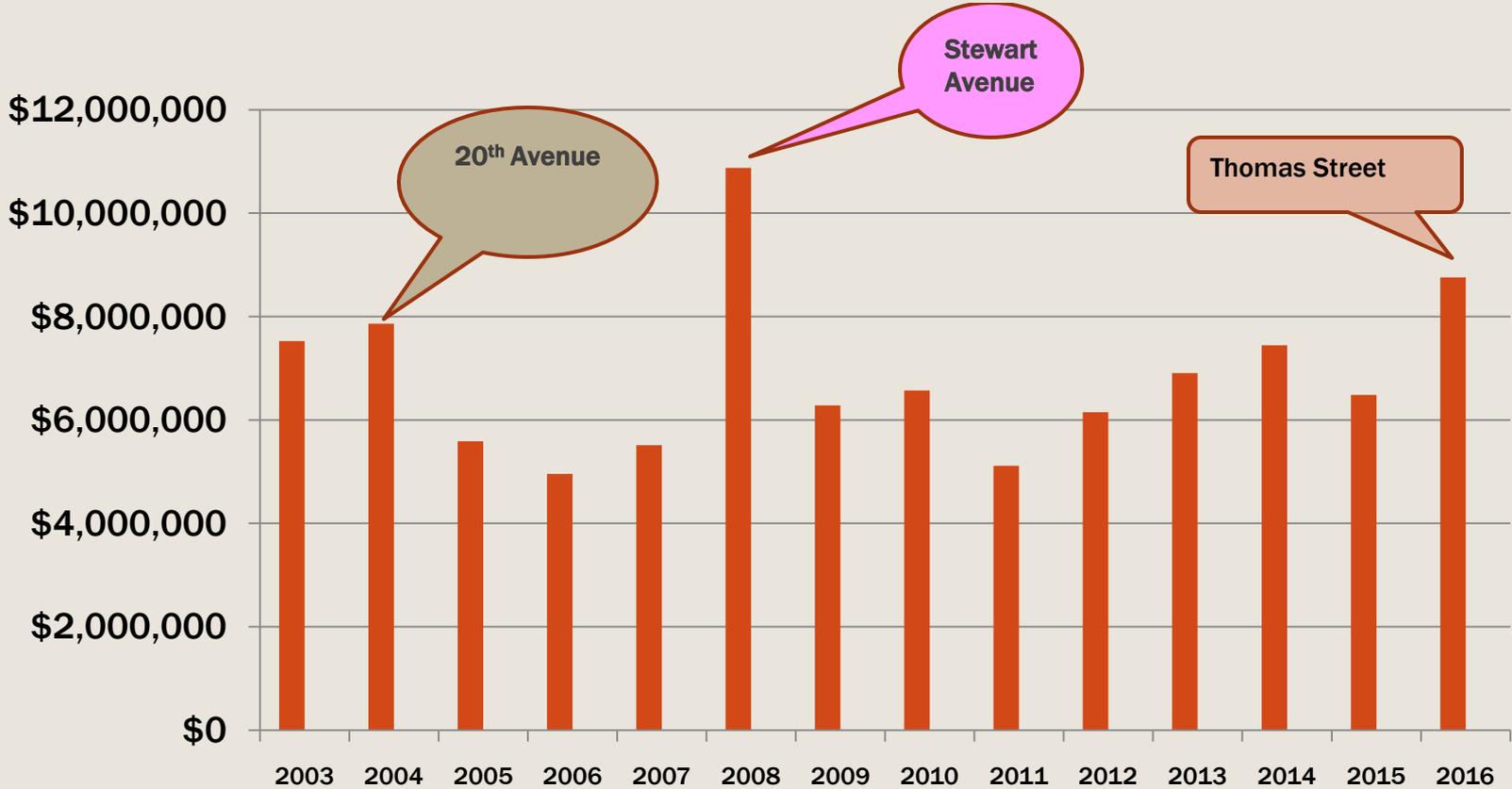
- \$7,350,000

	2013	2014	2015	2016
Outstanding Debt	\$50,473,575	\$47,938,575	\$56,373,575	\$65,158,575
% of Debt Margin	40.04%	36.10%	41.22%	49.48%

CAPITAL PROJECTS FUND

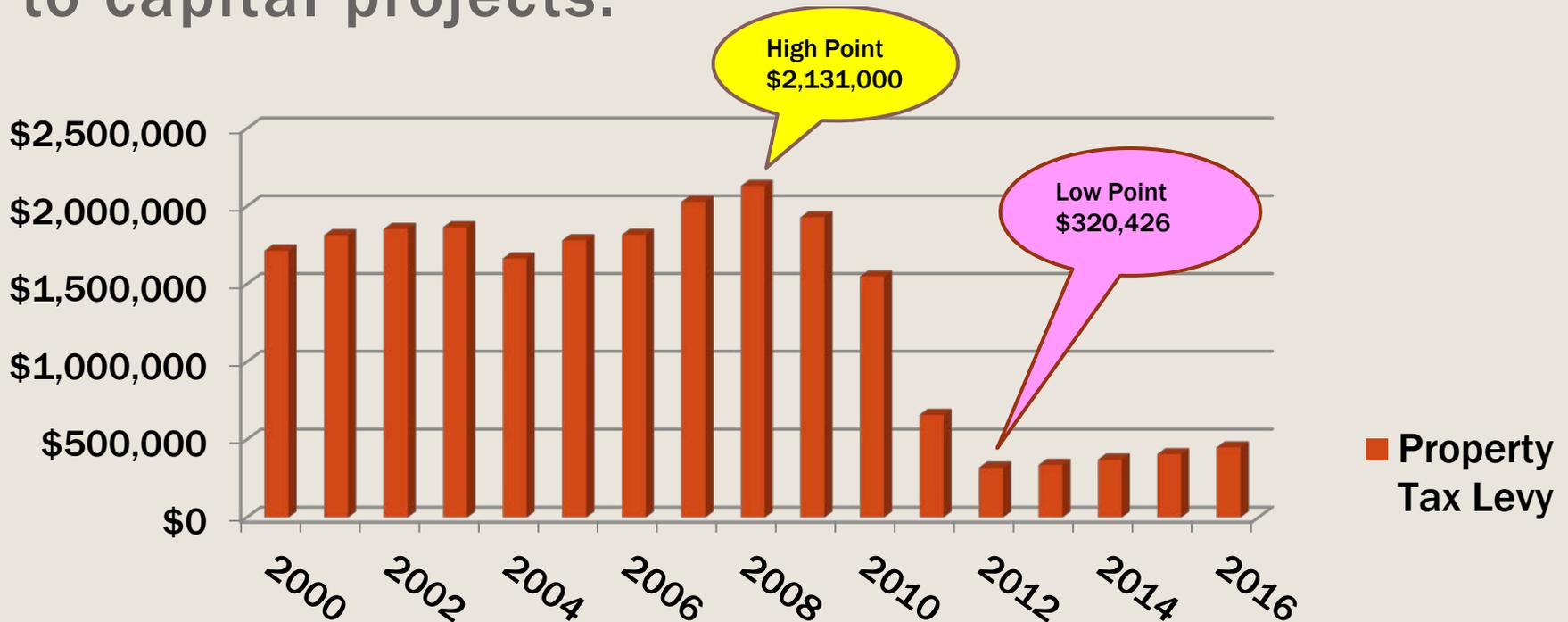


INFRASTRUCTURE HISTORY



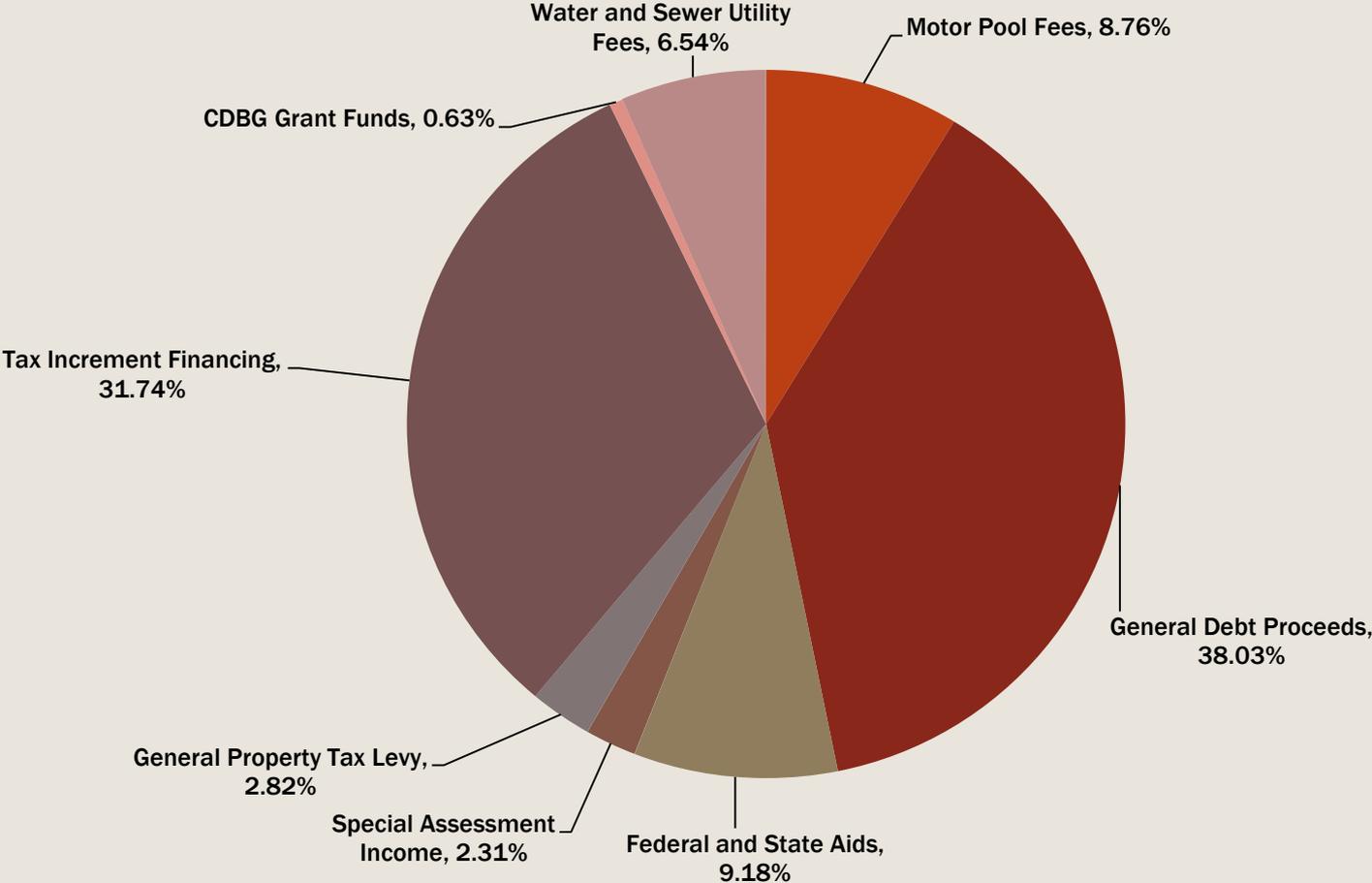
CAPITAL PROJECTS FUND

Pressure from the operating budget due to reduced state aids and increased costs has resulted in less general property tax allocated to capital projects.



CAPITAL PROJECTS FUND

Financing Sources



TAX INCREMENT DISTRICTS

Supporting Economic
Development through
Infrastructure
Investment and the
Elimination of
Obstacles in Private
Investment



TAX INCREMENT DISTRICT 3

Created: 1994

**Mandated Closure:
2031**

**Equalized Value:
\$119,919,400
6.06% increase**

- **Projected Deficit 12/31/2016
\$3,970,679**
- **Outstanding Debt 12/31/2015
\$16,088,447**
- **Projected 2016 Increment
\$2,050,955**
- **2016 Projects:**
 - Dudley Sky Walk \$1,500,00
 - Riverfront Project \$3,862,727
 - Stream Bank Improvements \$800,000

TAX INCREMENT DISTRICT 5

Created: 1997

**Mandated Closure:
2020**

**Equalized Value:
\$48,176,800 7.20%
increase**

- **Projected Balance 12/31/2016
\$1,349,772**
- **Outstanding Debt 12/31/2015
\$555,000**
- **Projected 2016 Increment
\$1,271,552**

TAX INCREMENT DISTRICT 6

- Projected Deficit 12/31/2016
\$165,516.
- Projected 2016 Increment
\$1,576,520.
- Outstanding Debt 12/31/2015
\$5,949,445.

2016 Projects:

- Thomas Street land and Engineering
\$4,600,000
- Stewart Ave DOT \$33,168
- Developer Payments
 - Rassmussen College \$56,032
 - Kocourek Auto Group \$150,000
- Other Contractual Services \$560,150

Created: 2005

**Mandated Closure:
2025**

**Equalized Value:
\$122,149,700
6.53% increase.**

TAX INCREMENT DISTRICT 7

MIXED USE DISTRICT

Created: 2006

Mandated Closure:
2026

Equalized Value:
\$50,526,800
1.98% increase.

- Projected Deficit Balance
12/31/2016 \$2,270,462.
- Outstanding Debt 12/31/2015
\$1,887,465
- Projected 2016 Increment \$559,000.
2016 Projects –
 - Storm Water \$200,000
 - Developer Pymt \$110,000
 - Consulting Srv \$50,000

TAX INCREMENT DISTRICT 8

- Projected Deficit Balance 12/31/2015 \$1,375,514.
- Projected 2016 Increment \$189,193.
- Outstanding Debt 12/31/2015 \$1,210,000

2016 Projects:

- Near West Side 2nd Avenue and Clark Street \$1,700,000
- Pavement Marking \$50,000
- Developer Pymts \$325,000

Created: 2012

**Mandated Closure:
2039**

**Equalized Value:
\$42,521,400 4.52%
increase**

TAX INCREMENT DISTRICT 9

Created: 2012

**Mandated Closure:
2039**

**Equalized Value:
\$2,118,800
increase 25.49%**

- **Projected Deficit Balance
12/31/2016 \$78,148.**
- **Outstanding Debt 12/31/2015
\$500,000.**
- **Projected 2014 Increment \$0.
2016 Projects -
None**

TAX INCREMENT DISTRICT 10

- Projected Deficit Balance
12/31/2016 \$85,697.
- Projected 2016 Increment
\$65,636.
- Outstanding Debt 12/31/2015
\$1,535,000.

2016 Projects:
None

Created: 2013
Mandated Closure:
2036
Equalized Value:
\$48,180,500
increase 2.37%

INTERNAL SERVICE FUNDS

INSURANCE FUND –
Account for claims, premiums, and administration of property, workers compensation and casualty risk. Funded by departmental charges.
2016 Budget \$914,000.

MOTOR POOL FUND-
Account for maintenance of rolling stock funded by departmental charges.
2016 Budget \$4,113,645

EMPLOYEE BENEFIT FUNDS- Dental Insurance, Self Funded Health, Life Insurance, HRA and wellness 2016 Budget \$6,412,711.

ENTERPRISE FUNDS

Wausau Water Works – Accounts for the water supply, treatment and distribution of drinking water.

- 2015 expected loss \$79,879
- 2016 expected profit \$72,500
- Working capital 12/31/2014 (\$48,236)

ENTERPRISE FUNDS

Wausau Water Works Wastewater – Accounts for the collection, treatment and discharge of Waste Water.

- 2015 expected profit \$289,792
- 2016 expected profit \$185,000
- Working capital 12/31/2014 \$2,829,392

ENTERPRISE FUNDS

- Levy \$647,342.
- Accumulated Reserve Applied to Budget \$175,030
- Working Capital 2014 \$564,357

**Metro Ride Fund –
Accounts for public
transportation
including fixed-route
bus service and
paratransit services
for the disabled.**

**New Enterprise Fund
2011**

ENTERPRISE FUNDS

- Levy \$211,052.
- Working capital 2014 \$702,154.
- 2016 Projects include deck sealing of ramps and pay by space kiosks

Parking Fund
Accounts for overall operation of City's parking facilities, parking enforcement and revenue management efforts

ENTERPRISE FUNDS

Wausau Downtown
Airport Fund –
Account for overall
operation at the
airport.

New Enterprise Fund
2012.

- Expenses \$386,835.
- Revenues \$133,586.
- Levy \$80,000.
- Working Capital 2014
\$17,683

ENTERPRISE FUNDS

Animal Control Fund– Account for overall operation at the animal enforcement activity.

New Enterprise Fund 2013.

- Expenses \$217,189
- Revenues \$149,464.
- New fees \$35,000

BUDGET UNKNOWNNS

- State Aids - October
- Health Insurance

CONTINUED BUDGET INFLUENCES

Services and Demand

- Increasing Service Demands
- Increasing Assets and Asset Maintenance
- Negative State Legislative Influence

Revenue

- Tax Rate Pressure
- Declining State Aids
- New Levy Limitations
- Impact of Health Care Reform on Ambulance Fees
- Negative State Legislative Influences
- Stagnant and Declining Other Revenues

Costs

- Cost of Living Increases
- Health Insurance Costs
- Staffing Level Pressures
- Cat Costs
- New Refuse and Recycling Contract

Capital Projects

- Street Maintenance
- Affordable Debt
- Reductions In General Property Tax Levy



Assessment Department

Changes in Property Value

Revaluation 2015

Biggest Challenges:
Technology
Staff Turnover



Preliminary Total Change

(Excluding Manufacturing)

Overall Decrease

-\$97,634,200

-3.9%

\$2,520,627,600



\$2,422,993,400

All Residential Properties

Overall Decrease

-\$92,711,000

-5.9%



Residential Condo's

Overall Decrease

-\$7,254,600

-12.5%

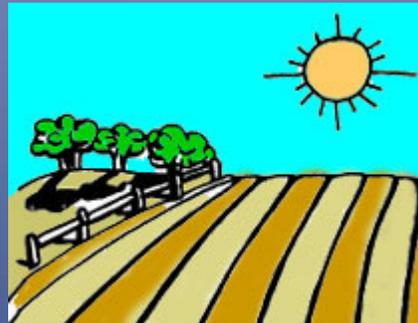


Agricultural Parcels

Platted Lot Value Decrease

“Use Value”

-\$538,900



All Commercial Properties

Overall Decrease

-\$2,349,900

-0.25%



All Commercial Properties (excluding Mall parcels)

Overall Increase

+\$15,822,400

+1.7%



2014 vs 2015 TID Value Comparisons (without Manufacturing numbers)

TID Number	2014 Assessment Real Estate & Personal Property	2015 Pre-BOR Assessment Real Estate & Personal Property	Preliminary 2015 Increase/Decrease In Value
3	\$114,350,000	\$122,273,100	\$7,923,100
5	\$19,276,100	\$25,218,900	\$5,942,800
6	\$138,910,200	\$138,998,600	\$88,400
7	\$50,973,000	\$50,248,500	-\$724,500
8	\$41,145,300	\$41,832,900	\$687,600
9	\$728,000	\$713,900	-\$14,100
10	\$23,135,100	\$23,479,700	\$344,600

City of Wausau

Real Estate:

Residential	\$1,479,625,500*
Commercial	\$ 941,401,800*
Agricultural	\$ 39,100*
Undeveloped	\$ 353,100*
Productive Forest	\$ 543,300*
Other	\$ 413,100*
Ag Forest	\$ 322,700*
Managed Forest Lands	\$ 294,800*
TOTAL	\$ 2,422,993,400*

Personal Property \$ 111,381,700*

PRELIMINARY TOTAL CITY VALUE \$ 2,534,375,100*

Manufacturing

Real Estate*	\$ 102,370,400*
Personal Property*	\$ 11,375,700*
TOTAL	\$ 113,746,100*

PRELIMINARY TOTAL ASSESSED VALUE FOR 2015: \$ 2,648,121,200*

Historical Change

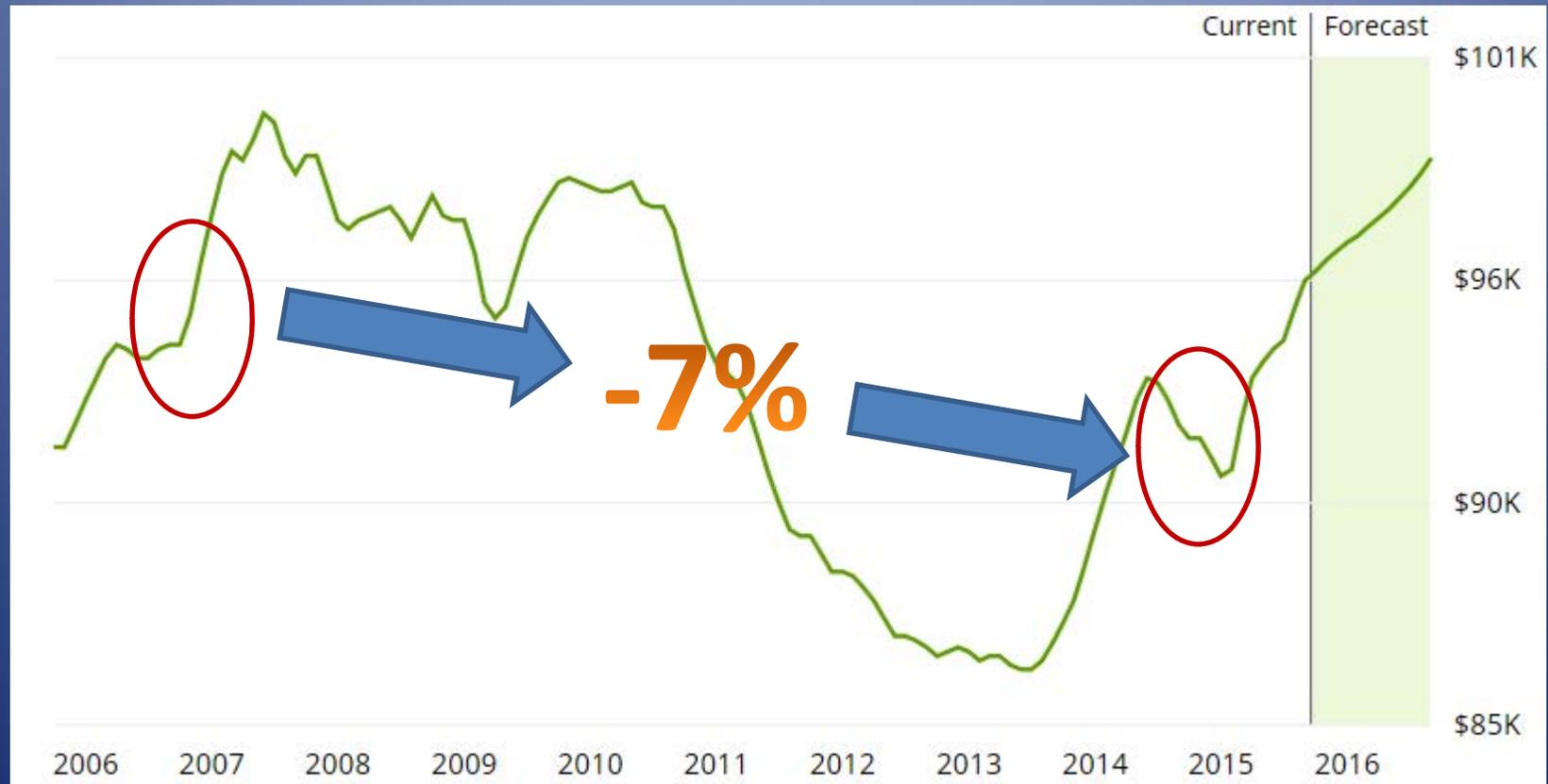
Average Home Value



Zillow Market Research

January 1, 2007 vs. January 1, 2015

Average Residential Home Value*



*includes non arm's-length sales

Zillow Market Research

Projected Values



Zillow Market Research

Preliminary Total Change

(Excluding Manufacturing)

Overall Decrease

-\$97,634,200

-3.9%

\$2,520,627,600



\$2,422,993,400

CITY OF WAUSAU BUILDING PERMIT COMPARISONS

ITEM #4

9/23/15
FINANCE

2015	TOTALS		MULTI-FAMILY		RESIDENTIAL NEW		RESIDENTIAL REMODEL		NON-RESIDENTIAL NEW		NON-RESIDENTIAL REMODEL		GARAGES & CARPORTS		WRECKING	
	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value
January	38	\$2,342,555.00	0	\$0.00	1	\$115,000.00	16	\$126,985.00	1	\$175,000.00	13	\$1,925,570.00	0	\$0.00	7	-4 liv units
February	26	\$492,390.00	0	\$0.00	1	\$180,000.00	16	\$154,195.00	0	\$0.00	8	\$158,195.00	0	\$0.00	1	-1 liv unit
March	88	\$11,165,232.00	0	\$0.00	3	\$330,000.00	67	\$732,809.00	2	\$3,550,000.00	15	\$6,552,423.00	0	\$0.00	1	-2 liv units
April	147	\$4,303,189.00	0	\$0.00	1	\$160,000.00	124	\$775,926.00	0	\$0.00	16	\$3,346,530.00	1	\$20,733.00	5	-4 liv units
May	186	\$5,615,721.00	0	\$0.00	1	\$200,000.00	156	\$793,926.00	0	\$0.00	20	\$4,621,795.00	0	\$0.00	9	-8 liv units
June	158	\$3,402,167.00	0	\$0.00	0	\$0.00	131	\$1,013,715.00	1	\$450,000.00	21	\$1,917,052.00	1	\$21,400.00	4	-3 liv units
July	169	\$7,533,672.00	0	\$0.00	2	\$250,000.00	133	\$1,100,584.00	0	\$0.00	27	\$6,175,588.00	1	\$7,500.00	6	-6 liv units
August	154	\$17,347,614.00	0	\$0.00	2	\$1,199,540.00	125	\$968,774.00	1	\$7,400,000.00	19	\$7,758,800.00	2	\$20,500.00	5	-2 liv units
September	125	\$6,810,792.00	0	\$0.00	1	\$125,000.00	101	\$809,613.00	1	\$6,000.00	18	\$5,870,179.00	0	\$0.00	4	-2 liv units
Y-T-D 2015	1,091	\$59,013,332.00	0	\$0.00	12	\$2,559,540.00	869	\$6,476,527.00	6	\$11,581,000.00	157	\$38,326,132.00	5	\$42,133.00	42	-22 liv units

2014	TOTALS		MULTI-FAMILY		RESIDENTIAL NEW		RESIDENTIAL REMODEL		NON-RESIDENTIAL NEW		NON-RESIDENTIAL REMODEL		GARAGES & CARPORTS		WRECKING	
	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value
January	32	\$3,720,949.00	0	\$0.00	2	\$605,000.00	17	\$157,263.00	0	\$0.00	13	\$2,958,686.00	0	\$0.00	0	-0 liv units
February	31	\$2,887,664.00	0	\$0.00	1	\$247,000.00	11	\$183,414.00	1	\$29,000.00	18	\$2,428,250.00	0	\$0.00	0	-0 liv units
March	44	\$11,380,485.00	0	\$0.00	1	\$120,000.00	24	\$226,220.00	1	\$6,800,000.00	17	\$4,234,265.00	0	\$0.00	1	-1 liv unit
April	103	\$1,427,100.00	0	\$0.00	0	\$0.00	84	\$629,047.00	0	\$0.00	10	\$728,053.00	3	\$70,000.00	6	-3 liv units
May	192	\$7,171,099.00	0	\$0.00	2	\$315,000.00	153	\$738,824.00	0	\$0.00	26	\$6,109,775.00	1	\$7,500.00	10	-2 liv units
June	185	\$4,208,523.00	0	\$0.00	1	\$420,000.00	151	\$778,563.00	4	\$472,000.00	17	\$2,486,965.00	4	\$50,995.00	8	-2 liv units
July	183	\$4,125,367.00	0	\$0.00	2	\$375,000.00	150	\$973,489.00	1	\$22,000.00	20	\$2,733,878.00	2	\$21,000.00	8	-2 liv units
August	155	\$5,949,775.00	0	\$0.00	3	\$935,000.00	125	\$788,275.00	4	\$2,840,000.00	14	\$1,325,000.00	3	\$61,500.00	6	-2 liv units
September	197	\$4,282,466.00	0	\$0.00	4	\$650,000.00	156	\$871,366.00	0	\$0.00	30	\$2,711,100.00	2	\$50,000.00	5	-0 liv units
October	151	\$7,544,217.00	0	\$0.00	1	\$300,000.00	121	\$914,281.00	3	\$2,028,336.00	16	\$4,274,600.00	2	\$27,000.00	8	-3 liv units
November	58	\$2,785,357.00	0	\$0.00	2	\$660,000.00	42	\$430,157.00	1	\$20,000.00	9	\$1,665,200.00	1	\$10,000.00	3	-1 liv unit
December	44	\$1,338,186.00	0	\$0.00	2	\$495,000.00	29	\$254,436.00	0	\$0.00	9	\$588,750.00	0	\$0.00	4	-1 liv unit
Y-T-D 2014	1,375	\$56,821,188.00	0	\$0.00	21	\$5,122,000.00	1,063	\$6,945,335.00	15	\$12,211,336.00	199	\$32,244,522.00	18	\$297,995.00	59	-17 liv units

2013	TOTALS		MULTI-FAMILY		RESIDENTIAL NEW		RESIDENTIAL REMODEL		NON-RESIDENTIAL NEW		NON-RESIDENTIAL REMODEL		GARAGES & CARPORTS		WRECKING	
	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value
Y-T-D 2013	1,116	\$61,382,961.00	3	36 units \$1,800,000.00	17	\$3,375,500.00	832	\$6,207,899.00	12	\$5,762,459.00	181	\$44,009,003.00	15	\$228,100.00	56	-53 liv units

2012	TOTALS		APTS & CONDOS		RESIDENTIAL 1&2 NEW		RESIDENTIAL REMODEL		NON-RESIDENTIAL NEW		NON-RESIDENTIAL REMODEL		GARAGES & CARPORTS		WRECKING	
	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value
Y-T-D 2012	1,078	\$56,827,184.00	3	36 units \$1,800,000.00	25	\$4,909,000.00	791	\$5,798,319.00	11	\$13,020,727.00	166	\$31,049,838.00	21	\$249,300.00	61	-31 liv units

2011	TOTALS		APTS & CONDOS		RESIDENTIAL NEW		RESIDENTIAL REMODEL		NON-RESIDENTIAL NEW		NON-RESIDENTIAL REMODEL		GARAGES & CARPORTS		WRECKING	
	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value
Y-T-D 2011	997	\$33,683,633.00	4	(76 units) \$6,593,811.00	17	\$3,499,000.00	744	\$4,817,233.00	6	\$4,173,752.00	164	\$14,425,002.00	15	\$174,835.00	47	-27 liv units