



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. Napgezek, R. Wagner, D. Welles,
A. Witt, G. Gisselman, D. Korzilius

Location:

550 East Thomas Street, Wausau, WI

Date/Time:

12:00 pm, Tuesday, November 22, 2016

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

1. Call Meeting to Order
2. Approval of Minutes
3. 303-305 South Second Avenue - Discussion and Possible Action on AECOM Addendum #8 (WDNR Change Order #14)
4. Finance Committee Report
5. Consideration and Possible Action on Resolution #16-011 - 2017 Public Housing Budget
6. Consideration and Possible Action on 2017 Riverview Terrace Budget
7. Consideration and Possible Action on 2017 Riverview Towers LLC Budget
8. Consideration and Possible Action on 2017 Housing Choice Voucher Budget
9. Operational Issues and Current Activities
 - Occupancy Update
 - RAD Conversion Update - RVT LLC
 - 2102 N 2nd Street Update
 - Resident Christmas Parties
10. 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 11/17/2016 @ 8:00 am

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids & services. For information or to request this service, contact the City Clerk, at 407 Grant Street, Wausau WI 54403 or Phone# 715-261-6620.

COMMUNITY DEVELOPMENT AUTHORITY
MINUTES

10/25/16

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

MEMBERS ABSENT: Sarah Napgezek

OTHERS PRESENT: Juli Birkenmeier, Christian Schock, Betty Noel,
Barbara Betz

(1) Call Meeting to Order

Meeting was called to order at 12:04 pm in the WCDA Boardroom at 550 E Thomas Street, Wausau, Wisconsin.

(2) Approval of Minutes

Welles moved to approve the minutes from 09/27/16. Witt seconded the motion. Motion was approved unanimously.

(3) 2017 Fair Market Rent and Payment Standards – HCV Program

Barbara Betz, Occupancy Specialist, reviewed the proposed 2017 Fair Market Rents and Payment Standards for the Housing Choice Voucher (HCV) Program and reiterated that they are reviewed on an annual basis to maintain program compliance. She stated that although payment standards must remain within 90%-110% of the published Fair Market Rents, a PHA may adjust them to better assist families with finding suitable housing. Betz reviewed payment standard adjustments and confirmed that all were in compliance with HUD guidelines.

(4) 2017 Flat Rents, Utility Allowances and Passbook Rate Update – Public Housing Program

Birkenmeier explained that the WCDA is required by HUD to review the flat rents, utility allowances, and passbook rate for the Public Housing Program on an annual basis. She said each public housing tenant is offered the option of paying a flat rent or income-based rent at each annual re-certification. Birkenmeier stated that the calculations used for the flat rents and utility allowances are determined by the WCDA's Admissions and Continued Occupancy Policy (ACOP), using HUD guidance. She reported that there will be no changes to the current flat rents, utility allowances or passbook rate for 2017.

(5) Operating Issues and Current Activities

- **Occupancy Overview** – Noel reported that occupancy is up in all programs; Riverview Towers is at 99%, Riverview Terrace is at 97% and Scattered Sites is at 95%.
- **November and December Meeting Dates** – Noel discussed the dates of November and December board meetings. Commissioners agreed that the date for the November meeting will remain as November 22, 2016, but the December meeting will be held on December 20, 2016, which is one week earlier than usual.
- **2102 N Second Street Improvements Update** – Noel stated that additional roofing bids are being sought for the repair and/or replacement of the building's two roofs because the bid received from JAS Construction appeared incomplete. Noel said Larry Buchberger, WCDA Maintenance Technician, and a commercial roofing consultant recently completed

an interior and exterior inspection of the building. Results of the inspection revealed that although the lower rubber roof is newer, poor workmanship is causing it to leak more severely than the older built-up asbestos roof. Roof maintenance to make the rubber roof water tight, however, is a viable option to consider. Inspection results also recommend asbestos roof replacement with consideration given to roofing over the existing roof. That being said, test holes should first be made to ensure problems do not exist below the surface. Noel said other issues identified were vegetation growing out of the building and over the roof, rotten roof decking on both roofs, overhead garage doors need repair and/or replacement, and standing water in the basement appears to be coming from a below-grade door on the south side of the building. She suggested that consideration also be given to the future use of the building as it is not currently ADA compliant. Noel will provide all bid documentation to Schock for review and presentation to the board at a future date. Gisselman questioned what the future purpose of the building may be and whether it will be leased or sold. Schock stated there is no current plan for the building. Wilson requested Schock investigate the cost of building demolition as an alternative to proceeding with potentially costly building repairs and also suggested that an engineering firm complete an inspection and provide a thorough list of items in need of repair. Wilson also directed Schock to draft an RFP for the potential sale of the building for review at the November meeting.

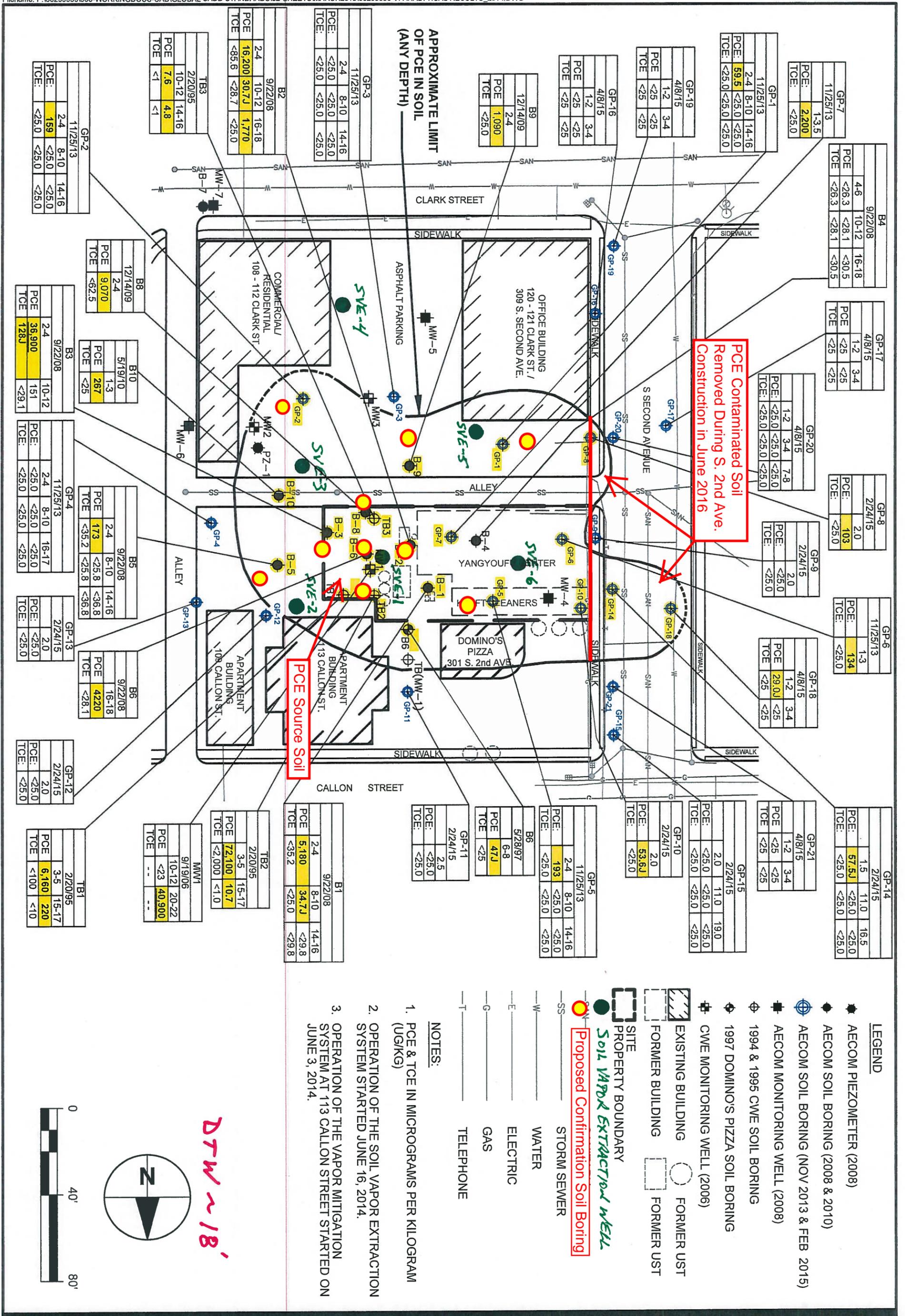
- **RAD Conversion Update – RVT LLC** – Schock stated that closing documents were submitted to HUD on October 17, 2016, and we are currently waiting for a confirmation. He said staff is working closely with the closing attorney to advance the conversion process and secure a closing no later than November 30, 2016.
- **Riverview Terrace RFP Update** – Schock reported that he has met with a few groups who have shown an interest as a result of the RFP and said staff is scheduled to meet with NCHC next week. Noel reported receiving two bids for common area flooring replacement and sought board approval to proceed with the project regardless of the outcome of the RFP. She confirmed a \$72,000 preliminary cost for flooring replacement in both phase I and II and made a recommendation to also seek bids for repainting of the common areas. Wagner made a motion to proceed with the flooring replacement process and directed staff to also seek bids for the painting of the corridors and common areas. Welles seconded. Motion was approved unanimously.
- **2016 RVT LLC File Review – NEF** – Noel reviewed the results of NEF's 2016 LIHTC tenant file review for Riverview Towers and congratulated Juli Birkenmeier for her diligence and hard work in achieving an exceptional rating relative to tenant compliance and income verification documentation.
- **2016 Audit RFP** – Noel stated that the city issued an RFP for 2016-2020 auditing services and reported that proposals were received from Clifton Larson and Schenck. She said the proposal selection will be on the November 9, 2016, Common Council agenda for final approval.

(6) Adjourn

Wagner moved to adjourn. Witt seconded. Meeting adjourned.

Respectfully Submitted,

Russ Wilson
Chairperson



SUBSURFACE INVESTIGATION SOIL ANALYTICAL RESULTS
 SOIL BORINGS (PCE & TCE IN SOIL)
 Pre-Remediation

FORMER KRAFT CLEANERS
 303 - 305 SOUTH SECOND AVENUE
 WAUSAU, WISCONSIN



AECOM 715 341 8110 tel
200 Indiana Avenue 715 341 7390 fax
Stevens Point, Wisconsin 54481
www.aecom.com

November 15, 2016

Christian Schock, Director
Wausau Community Development Authority
407 Grant Street
Wausau, WI 54403

**Subject: Amendment No. 8 to Proposal for Environmental Services
Confirmation Soil Borings (Interim Action)
Former Kraft Cleaners
303-305 South 2nd Avenue, Wausau, Wisconsin
WDNR BRRTS No. 02-37-000294
AECOM Project No. 60299959**

Dear Mr. Schock:

AECOM is submitting this Amendment for additional environmental services associated with the Interim Action at the Former Kraft Cleaners site, including the sampling and analysis of confirmation soil borings for the purpose of checking the progress of source area remediation. The additional scope of services described herein was pre-approved for Dry Cleaner Environmental Response Program (DERP) fund eligibility by Matt Thompson of the Wisconsin Department of Natural Resources (WDNR) in his letter of November 11, 2016, and corresponds to our WDNR Change Order No. 14, dated October 31, 2016. A copy of the WDNR's approval letter is enclosed.

Background

AECOM initiated an Interim Action in 2014 to remediate tetrachloroethene (PCE) contaminated soil in the site's source area and to stop the migration of chlorinated volatile organic compound (CVOC) vapors detected beneath adjacent residential and commercial buildings. The Interim Action included installation of a soil vapor extraction (SVE) system having two vapor extraction wells, including one well located in the source soil and one located next to an apartment building impacted by CVOC vapor intrusion (VI) at 113 Callon Street. Indoor air sample results indicated the presence of trichloroethene (TCE) vapor exceeding the Residential Vapor Action Level (VAL) inside a basement apartment at 113 Callon Street. Operation of the SVE system started in June 2014.

In May 2015, the SVE system was expanded from two to six vapor extraction wells in accordance with AECOM's Remedial Design Report for Interim Action, dated August 2014, to remediate PCE source soil in a wider area and address CVOC soil vapors in the immediate vicinity of other buildings. The goal of the expanded Interim Action is to permanently reduce PCE levels in soil and CVOC vapors beneath adjacent buildings to levels protective of human health and the environment. Monthly discharge monitoring of SVE system emissions to air has indicated that PCE levels have consistently been at or below approximately 2 micrograms (μg) since September 2015. No further expansion of the SVE system is planned or anticipated.

AECOM collected multiple sets of VI investigation samples from buildings adjacent to the source area during most conservative conditions in December 2013, February/March 2014, and February 2015, and during least conservative conditions in June/July 2014, April 2015, and August 2015. Laboratory analytical results for indoor air and sub-slab vapor samples indicated the Interim Action was effective in reducing CVOC vapors to below residential and non-residential VALs in each building.

In June 2016, AECOM, under separate contract with the City of Wausau, performed oversight during the excavation of PCE contaminated soil for the South 2nd Avenue reconstruction project between Callon and Clark Streets. Subsurface investigation results indicated the source of PCE contamination within project limits was the adjacent Former Kraft Cleaners site. The maximum depth of excavation was approximately 3 feet below grade, a depth below which subsurface investigation results confirmed that PCE was not present. The construction contractor excavated, loaded and hauled 652 tons of PCE contaminated soil to the Marathon County landfill for disposal. Documentation of the PCE contaminated soil excavation and off-site disposal was provided to the City of Wausau and WDNR in AECOM's Report of Construction Oversight, dated August 8, 2016.

Scope of Services

Additions to the Interim Action Scope of Services include the following:

1. Pre-Field Activities

- a. Retain a subcontractor to advance confirmation soil borings (direct-push method), locate and clear underground utilities in the work area, and transport and dispose of non-hazardous, investigation derived waste (IDW).
- b. Retain a WDNR-certified laboratory to analyze soil samples.
- c. Contact each adjacent property owner (a total of five owners) by United States Mail to notify him/her of the fieldwork schedule and planned activities, and to coordinate site access.
- d. Obtain a Street Privilege Permit from the City of Wausau's Engineering Department covering the drilling and sampling of soil borings within public right of way (ROW).
- e. Contact the Lincoln County Landfill to obtain a waste generator profile approval for the off-site disposal of non-hazardous IDW (i.e., soil cuttings from borings).
- f. Update the project-specific Safe Work Plan/Task Hazard Analysis (SWP/THA) for the site for additional services covered by this Change Order, which shall apply to AECOM personnel admitted to work on the project site.

2. Confirmation Soil Borings, Sampling, Analysis, and Soil Cuttings Disposal

- a. Advance 10 soil borings within the source area to a maximum depth of 15 feet below ground surface (bgs) to confirm that PCE levels in the subsurface have been reduced to levels protective of human health and the environment. Proposed confirmation soil boring locations, including 5 source soil borings and 5 limit borings, are indicated on the enclosed site plan sheet.
- b. Collect three confirmation soil samples for laboratory analysis from each of the 5 source soil borings at the following intervals:
 - One sample from the direct-contact zone (uppermost 4 feet)
 - One sample from an intermediate depth (8 to 10 feet bgs)
 - One sample from just above the water table interface (14 to 15 feet bgs)
- c. Collect two confirmation soil samples for laboratory analysis from each of the 5 limit borings at the following intervals:
 - One sample from the direct-contact zone (uppermost 4 feet)

- One sample from an intermediate depth (8 to 10 feet bgs)
- d. Laboratory analyzes soil samples (a total of 25 samples) for volatile organic compounds (VOCs by EPA Method 8260) on normal, 10-day turnaround.
- e. Perform borehole closure in accordance with the requirements of the WAC, Chapter NR 141, upon completion of sampling. Prepare a borehole abandonment form for each soil boring (DNR Form 3300-005).
- f. Photograph each soil boring location. Measure locations of soil borings from site features for use in preparing a site map.
- g. Transport and dispose of non-hazardous, containerized IDW (soil cuttings) at the Lincoln County Landfill.

3. Data Evaluation and Reporting

- a. Evaluate laboratory analytical results for confirmation samples against regulatory standards for soil established by NR 720, Wis. Admin. Code.
- b. Prepare a brief, data report (letter format) that summarizes the confirmation sampling and analysis findings. The report will include:
 - Descriptions and documentation of field and analytical procedures.
 - A tabulated summary of confirmation sample analytical results.
 - An updated site plan showing general site features, soil boring locations and confirmation sample analytical results.
 - Two post-remediation cross-sections through the source area showing confirmation sample analytical results in profile.
 - Documentation, including completed field forms, laboratory analytical reports, sample chain of custody, and IDW disposal records.
- c. Submit one paper copy and one electronic copy of the data report to the Wausau Community Development Authority's (WCDA's) director and WDNR's case manager.

Assumptions

This Amendment is subject to the following assumptions:

1. Field work covered by this Amendment can be completed under one mobilization.
2. The local municipality will identify underground utility locations not covered by Diggers' Hotline. Location marking for such utilities will be provided at no cost to AECOM.

Schedule

The anticipated schedule for Interim Action tasks covered by this Amendment is as follows:

1. Confirmation soil borings, sampling and analysis: November - December 2016



Schedules are subject to change based on WDNR and WCDA approvals for project funding.

Cost Estimate and Authorization to Proceed

AECOM will perform the services described above on a time-and-material basis, in accordance with the commercial terms approved under our proposal, dated January 11, 2013. Estimated consulting costs for tasks covered by this Amendment are based on hourly labor rates approved by the WDNR on January 14, 2015.

Our total fee for these services shall not exceed the following:

Initial Proposal (January 11, 2013)	\$76,633.00	(approved May 3, 2013)
Amendment No. 1 (January 17, 2014)	\$16,446.00	(approved February 6, 2014)
Amendment No. 2 (May 5, 2014)	\$31,850.00	(approved May 13, 2014)
Amendment No. 3 (July 10, 2014)	\$29,985.00	(approved July 18, 2014)
Amendment No. 4 (November 14, 2014)	\$90,445.00	(approved November 20, 2014)
Amendment No. 5 (February 13, 2015)	\$66,523.00	(approved February 16, 2015)
Amendment No. 6 (December 10, 2015)	\$104,234.00	(approved December 16, 2015)
Amendment No. 7 (March 3, 2016)	\$9,317.00	(approved March 22, 2016)
Estimated Increase by this Amendment	<u>\$12,586.00</u>	
Revised Estimated Contract Price	\$438,019.00	

For informational purposes, the estimated increase by this Amendment is broken down as follows:

1. Consulting Service (Interim Action)	\$8,576.00
2. Subcontract Drilling and Laboratory Services (Interim Action)	<u>\$4,010.00</u>
Total	\$12,586.00

If additional services are required, which would cause our fee to be greater than the estimate, we will obtain your prior authorization before proceeding.

The Wausau CDA can authorize AECOM to proceed with the work described in this proposal by signing and returning the enclosed Authorization to Proceed form at your earliest convenience.



Please contact Kyle Wagoner at (715) 342-3038 or Dave Senfelds at (715) 342-3039 if you have any questions or need further assistance.

Sincerely,

AECOM Technical Services, Inc.

Kyle W. Wagoner, P.G., CHMM
Project Manager
kyle.wagoner@aecom.com
715-342-3038

Kevin L. Brehm, P.E.
Associate Vice President, Central Midwest
Environmental Business Unit
kevin.brehm@aecom.com
414-944-6145

Enclosures: Authorization to Proceed
WDNR approval letter of November 11, 2016
Site Plan Showing Planned Confirmation Soil Boring Locations

c/encl: Kevin Fabel, Environmental Coordinator, City of Wausau (electronic only)
Russell Wilson, Wausau Community Development Authority (electronic only)

Authorization to Proceed

I hereby authorize AECOM Technical Services, Inc. (AECOM) to proceed with the scope of work for the Former Kraft Cleaners site for the Wausau Community Development Authority as described in AECOM's Amendment No. 8 dated November 15, 2016, with a budget authorization of \$12,586.00 in accordance with the previously approved commercial terms and rates attached to our initial proposal, dated January 11, 2013.

Signature

Date

Print Name

Title/Organization

I agree to accept invoices from AECOM via email and not postal mail:

Yes

Signature: _____

Email address: _____

Recipient Mr./Ms.: _____

Return to:

Name: Kyle Wagoner

Address: 200 Indiana Avenue, Stevens Point, WI 54481

Fax: (715) 341-7390

Phone: (715) 342-3038

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1300 W. Clairemont Ave.
Eau Claire WI 54701

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



November 11, 2016

Mr. Christian Schock
Wausau Community Development Authority
407 Grant Street
Wausau WI 54403

Subject: Approval of Change Order #14 for Interim Action at the Former Kraft Cleaners, 303-305 South 2nd Avenue, Wausau, Wisconsin
BRRTS# 02-37-000294

Dear Mr. Schock:

Your proposed change order is approved. You may proceed with the proposed work. The DNR received the proposal titled Change Order No. 14 for Environmental Services prepared by AECOM and submitted on your behalf on October 31, 2016.

The proposed work includes soil sampling at 10 points around the Former Kraft Cleaner site. Up to three soil samples from each boring will be analyzed for VOCs. I recommend that a soil sample be taken from the upper four feet (0'-4') at each soil boring location. A data report summarizing this work will also be submitted to the WCDA and the WDNR.

Cost approved for this change order is \$8,576.00 for consulting and \$4,010.00 for sub-contractors, **for a total of \$12,586.00**. The total cost approved to date for this site is **\$473,175.00**.

Please be aware that you are required to comply with all applicable statutes and administrative rules including the NR 700 series, Wisconsin Administrative Code, hazardous waste management and wastewater discharges.

This approval does not guarantee the reimbursement of costs under the Dry Cleaner Environmental Response Program. Final determination regarding the eligibility of costs for reimbursement will be made at the time of claim review.

If you have any questions regarding the content of this letter, please contact me at 715-839-3750 or matthewa.thompson@wisconsin.gov.

Sincerely,

Matt Thompson
Remediation and Redevelopment Program

cc: Kyle Wagoner, AECOM (electronic only)
Kevin Fabel, City of Wausau (electronic only)
Russell Wilson, Ruder Ware (electronic only)
Jennifer Feyerherm, DERF Fund Manager – CF/2, GEF 2, Madison (electronic only)

**COMMUNITY DEVELOPMENT AUTHORITY
CAPITAL FUND PROGRAM
As of 9/30/2016**

FUND #	GRANT AMOUNT	OBLIGATION START	OBLIGATION END	OBLIGATION BALANCE	DISBURSEMENT END	DISBURSEMENT BALANCE
501-14	\$ 176,073	5/13/2014	5/12/2016	\$ -	5/12/2018	\$ 70.90
501-15	\$ 174,104	4/13/2015	4/12/2017	\$ 87,737.06	4/12/2019	\$ 87,737.06
501-16	\$ 190,934	4/13/2016	4/12/2018	\$ 190,934.00	4/12/2020	\$ 190,934.00
						\$ 278,741.96

CFP 2014 BUDGET DETAIL

Operations		\$	52,000.00
Management Improvements	Training, Software Upgrade, IT Support	\$	9,983.00
Fees/Costs	Architectural/Consultant Services	\$	6,070.00
Site Improvements	Landscaping, Driveway/Parking Lot Repair, Painting	\$	11,945.03
Dwelling Structures	Scattered Site Unit Modernization, Balcony Repair, Siding Replacement, Roof Repair/Replacement	\$	79,011.97
Non-Dwelling Structures	Garage Siding/Roof/Overhead Door Replacements,	\$	14,873.00
Non-Dwelling Equipment	Computer Upgrades, Maintenance Equipment	\$	2,190.00
			<hr/>
	CFP 2014 Grant Total	\$	176,073.00

CFP 2015 BUDGET DETAIL

Operations		\$	50,000.00
Management Improvements	Staff Training, IT Support & Upgrades	\$	2,455.72
Fees/Costs	Architectural/Consultant Services	\$	5,000.00
Site Improvements	Landscaping, Tree Maintenance, Driveway/Parking Repair	\$	10,000.00
Dwelling Structures	Scattered Site Unit Modernization, Siding & Roof Repairs	\$	70,000.00
Non-Dwelling Structures	Garage Siding & New Construction, Roofing, Office Modernization	\$	36,648.28
			<hr/>
	CFP 2015 Grant Total	\$	174,104.00

CFP 2016 BUDGET DETAIL

Operations	Operations	\$	55,000.00
Management Improvements	Staff Training, IT Support, Software License	\$	5,000.00
Administration	Administration	\$	1,200.00
Fees/Costs	Architectural/Consultant Services	\$	10,000.00
Site Improvements	Landscaping, Driveway/Parking Repair, Tree Maintenance	\$	11,800.00
Dwelling Structures	Scattered Site Unit Modernization, Siding & Roof Repairs	\$	84,934.00
Dwelling Equipment	Appliance Replacements	\$	2,400.00
Non-Dwelling Structures	Garage/Office Modernization	\$	18,000.00
Non-Dwelling Equipment	Office / Maintenance Equipment	\$	2,600.00
			<hr/>
	CFP 2016 Grant Total	\$	190,934.00

Wausau Community Development Authority

Balance Sheet

September 30, 2016

		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	Entity Wide Total 2015
ASSETS									
Cash									
'1111	Cash - Unrestricted	2,688.78	4,139.40	2,748.01	1,638.68	0.00	3,149.49	14,364.36	7,794.04
'1117	Petty Cash	75.00	25.00	0.00	0.00	0.00	0.00	100.00	100.00
'1118	Change Fund	20.00	0.00	0.00	0.00	0.00	0.00	20.00	20.00
'1162	General Fund Investments	747,123.11	110,808.05	695,130.42	2,489,816.00	434,057.71	189,178.91	4,666,114.20	4,565,103.02
	Total Cash	749,906.89	114,972.45	697,878.43	2,491,454.68	434,057.71	192,328.40	4,680,598.56	4,573,017.06
Accounts Receivable									
1121	Accounts Receivable- Fraud	0.00	2,848.00	0.00	0.00	0.00	0.00	2,848.00	6,655.00
'1122	Accounts Receivable - Tenants	10,599.03	0.00	822.00	0.00	0.00	0.00	11,421.03	6,456.70
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	5,917.50	0.00	0.00	0.00	5,917.50	3,692.52
'1145	Accrued Interest Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Accounts Receivable	10,599.03	2,848.00	6,739.50	0.00	0.00	0.00	20,186.53	16,804.22
Other Current Assets									
1210	Prepaid Expenses	97.92	1,272.92	2,733.44	0.00	0.00	0.00	4,104.28	2,723.26
'1211	Prepaid Insurance	683.55	0.00	531.57	0.00	0.00	0.00	1,215.12	0.00
'1295	Interfund due to/from	0.00	0.00	0.00	0.00	2,402.36	0.00	2,402.36	4,851.58
	Total Other Current Assets	781.47	1,272.92	3,265.01	0.00	2,402.36	0.00	7,721.76	7,574.84
Noncurrent Assets									
1350	CDA Mortgage Sale	0.00	0.00	0.00	0.00	0.00	20,022.06	20,022.06	22,383.34
'1400	Land/Structures/Equip Less Accum. Deprn	3,951,643.38	4,683.15	1,783,573.19	60,000.00	0.00	0.00	5,799,899.72	6,078,009.91
1500	Note Receivables - Tax Credits/Thunderlube	3,397,845.29	0.00	0.00	435,601.00	0.00	25,000.00	3,858,446.29	3,921,135.57
1600	Investment in Tax Credits	174,901.16	0.00	0.00	0.00	0.00	0.00	174,901.16	174,943.60
	Total Noncurrent Assets	7,524,389.83	4,683.15	1,783,573.19	495,601.00	0.00	45,022.06	9,853,269.23	10,196,472.42
	TOTAL ASSETS	8,285,677.22	123,776.52	2,491,456.13	2,987,055.68	436,460.07	237,350.46	14,561,776.08	14,793,868.54

3692	Insurance Proceeds/VNA Charges to Tenants	75,893.90	222,220.70	215,250.00	67,149.71	209,229.24	218,250.00
3692	Insurance Proceeds/VNA Charges to Tenants	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Revenue		457,068.07	1,416,934.23	464,376.75	407,729.92	1,263,860.88	457,530.00
TOTAL REVENUES		515,785.64	1,593,656.05	655,221.75	461,562.97	1,445,068.93	651,105.00

EXPENSES

Administrative Expenses

4110	Administration Salaries	24,970.46	73,546.57	78,075.00	24,547.44	78,541.11	78,596.25
4110	Administration Salaries	24,522.66	75,661.09	0.00	24,320.28	76,749.56	0.00
4120	Advertising and Marketing	266.32	1,722.07	3,600.00	567.93	2,291.43	3,675.00
4120	Advertising and Marketing	0.00	0.00	0.00	402.80	402.80	0.00
4130	Legal Expense	0.00	0.00	750.00	0.00	0.00	750.00
4130	Legal Expense	0.00	2,647.00	0.00	0.00	0.00	0.00
4140	Staff Training	365.00	515.00	1,650.00	300.00	1,105.00	2,550.00
4140	Staff Training	365.00	1,607.50	0.00	100.00	100.00	0.00
4150	Travel	0.00	15.12	1,725.00	444.73	1,403.44	2,325.00
4150	Travel	997.00	1,176.00	0.00	0.00	0.00	0.00
4160	Office Expense	3,716.47	9,330.23	9,450.00	2,484.58	8,230.09	10,200.00
4160	Office Expense	16,057.29	67,863.07	0.00	30,159.29	119,402.50	0.00
4170	Accounting Fees	1,869.00	5,735.00	5,475.00	1,587.00	5,493.00	6,030.00
4170	Accounting Fees	1,369.00	6,382.00	0.00	1,381.00	6,474.00	0.00
4171	Audit Fees	950.00	6,950.00	5,400.00	190.00	6,190.00	5,400.00
4171	Audit Fees	0.00	3,836.00	0.00	0.00	3,000.00	0.00
4182	Empl. Benefit Contrib. -Admin	8,279.54	26,700.61	40,515.00	13,510.96	40,690.30	41,722.50
4182	Empl. Benefit Contrib. -Admin	10,591.94	34,451.16	0.00	13,588.16	41,453.09	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	539.13	1,178.09	1,950.00	445.96	1,509.58	1,800.00
4190	Other Admin and Sundry	206.00	206.00	0.00	206.00	206.00	0.00
4191	Telephone	870.13	2,490.03	2,625.00	969.77	2,525.63	2,328.75
4191	Telephone	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
4195	Outside Mgt Fees	0.00	0.00	0.00	0.00	0.00	0.00
4195	Outside Mgt Fees	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Expenses		95,934.94	322,012.54	151,215.00	115,205.90	395,767.53	155,377.50

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	1,020.72	1,484.71	3,337.50	1,088.54	1,952.84	3,750.00

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	106,634.50	230,912.00	260,775.00	56,957.75	207,635.65	256,350.00
4230	Contract Costs/VNA Expenses	0.00	0.00	0.00	0.00	0.00	0.00
	Total Tenant Services Expenses	107,655.22	232,396.71	264,112.50	58,046.29	209,588.49	260,100.00

Utility Expenses

4310	Water	2,722.50	6,931.80	7,935.00	2,679.03	6,529.70	7,575.00
4310	Water	0.00	0.00	0.00	0.00	0.00	0.00
4320	Electricity	8,576.63	21,066.75	24,750.00	8,386.58	20,911.73	22,935.00
4320	Electricity	1,166.33	2,758.19	0.00	725.65	2,096.95	0.00
4330	Gas	826.88	5,532.35	10,275.00	713.42	7,128.04	12,900.00
4330	Gas	0.00	0.00	0.00	0.00	0.00	0.00
4360	Sewer	3,276.43	8,288.00	11,025.00	3,279.81	8,602.56	10,800.00
4390	Other Utilities Expense	0.00	0.00	0.00	0.00	0.00	0.00
4390	Other Utilities Expense	582.30	1,499.58	1,935.00	591.87	1,715.63	
	Total Utility Expenses	17,151.07	46,076.67	55,920.00	16,376.36	46,984.61	54,210.00

Maintenance Expenses

4410	Maint. Labor	16,225.80	46,516.39	46,575.00	13,823.65	43,491.44	45,202.50
4410	Maint. Labor	1,095.71	3,117.36	0.00	924.00	3,014.80	0.00
4420	Maint. Materials	4,255.68	11,343.57	14,775.00	3,820.92	12,036.01	15,075.00
4420	Maint. Materials	0.00	0.00	0.00	0.00	0.00	0.00
4430	Maintenance Contracts	6,120.78	19,828.15	32,040.00	4,265.00	16,014.83	33,832.50
4430	Maintenance Contracts	0.00	0.00	0.00	0.00	0.00	0.00
4431	Garbage & Trash Removal	504.91	1,300.09	1,462.50	388.99	1,261.39	1,357.50
4431	Garbage & Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00
4433	Empl. Benefit Contr. Maint.	6,234.31	18,366.09	19,995.00	6,282.46	19,026.34	22,515.00
4433	Empl. Benefit Contr. Maint.	173.26	493.03	0.00	148.02	482.85	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	34,610.45	100,964.68	114,847.50	29,653.04	95,327.66	117,982.50

Protective Services Expenses

4480	Contract Costs	1,016.26	2,854.87	2,250.00	708.99	2,126.97	2,250.00
4480	Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00
	Total Protective Services	1,016.26	2,854.87	2,250.00	708.99	2,126.97	2,250.00

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	0.00
Total Equity Transfers		0.00	0.00	0.00	0.00	0.00	0.00
NET INCOME/LOSS		-97,375.62	-129,652.45	-240,960.75	-83,014.52	-268,887.84	-259,027.50

COMMUNITY DEVELOPMENT AUTHORITY
INCOME STATEMENT SUMMARY THROUGH SEPTEMBER 30, 2016

	2016 QUARTERLY	2016 YTD	2016 BUDGET	2015 YTD
TTL TENANT REV	\$58,717.57	\$176,721.82	\$190,845.00	\$181,208.05
TTL OTHER REV	\$158,748.97	\$500,173.13	\$464,376.75	\$477,909.19
TOTAL REVENUE	\$217,466.54	\$676,894.95	\$655,221.75	\$659,117.24
TTL ADMIN EXP	\$41,826.05	\$128,182.72	\$151,215.00	\$147,979.58
TTL TENANT SRVC EXP	\$107,655.22	\$232,396.71	\$264,112.50	\$209,588.49
TTL UTILITY EXP	\$15,984.74	\$43,318.48	\$55,920.00	\$44,887.66
TTL MAINTENANCE EXP	\$33,341.48	\$97,354.29	\$114,847.50	\$91,830.01
TTL PROTECTIVE SRVC EXP	\$1,016.26	\$2,854.87	\$2,250.00	\$2,126.97
TTL OTHER EXP	\$8,274.94	\$19,864.11	\$26,287.50	\$15,131.78
TTL EXTRA/CASUALTY EXP	\$4,447.97	\$6,371.75	\$4,050.00	\$2,717.00
TOTAL OPERATING EXPENSES	\$212,546.66	\$530,342.93	\$618,682.50	\$514,261.49
INCOME/(LOSS) BEFORE DEPRECIATION	\$4,919.88	\$146,552.02	\$36,539.25	\$144,855.75
DEPRECIATION EXP	\$84,669.00	\$254,007.00	\$277,500.00	\$275,445.00
NET INCOME/(LOSS)	(\$79,749.12)	(\$107,454.98)	(\$240,960.75)	(\$130,589.25)

COMMUNITY DEVELOPMENT AUTHORITY
INCOME STATEMENT SUMMARY THROUGH SEPTEMBER 30, 2016

RIVERVIEW TOWERS LLC
INCOME STATEMENT SUMMARY THROUGH SEPTEMBER 30, 2016

	2016 QUARTERLY	2016 YTD	2016 BUDGET	2015 YTD
TTL TENANT REV	\$118,855.00	\$356,995.00	\$353,999.97	\$355,590.65
TTL OTHER REV	\$19,250.27	\$44,691.05	\$79,050.06	\$40,429.64
TOTAL REVENUE	\$138,105.27	\$401,686.05	\$433,050.03	\$396,020.29
TTL ADMIN EXP	\$49,080.87	\$156,063.60	\$154,372.59	\$145,484.10
TTL TENANT SRVC EXP	\$2,093.07	\$4,335.06	\$8,325.00	\$7,171.12
TTL UTILITY EXP	\$23,830.90	\$62,428.81	\$87,824.97	\$65,700.65
TTL MAINTENANCE EXP	\$42,139.91	\$111,024.20	\$129,675.06	\$118,910.66
TTL PROTECTIVE SRVC EXP	\$516.41	\$1,948.55	\$1,649.97	\$2,098.12
TTL OTHER EXP	\$14,815.52	\$78,874.43	\$47,403.72	\$44,200.65
TTL EXTRA/CASUALTY EXP	\$3,275.00	\$3,275.00	\$3,750.03	\$6,300.00
TOTAL OPERATING EXPENSES	\$135,751.68	\$417,949.65	\$433,001.34	\$389,865.30
INCOME/(LOSS) BEFORE DEPRECIATION	\$2,353.59	(\$16,263.60)	\$48.69	\$6,154.99
DEPRECIATION EXP	\$82,412.22	\$247,236.66	\$248,213.25	\$248,251.75
NET INCOME/(LOSS)	(\$80,058.63)	(\$263,500.26)	(\$248,164.56)	(\$242,096.76)

RIVERVIEW TOWERS LLC

FINANCIAL STATEMENTS

For the Accounting Period Ending September 30, 2016

ACCOUNTANTS' COMPILATION REPORT

To the Members
Riverview Towers LLC

Management is responsible for the accompanying financial statements of Riverview Towers LLC ("Project"), which comprise the balance sheet as of September 30, 2016, 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 management. 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 when the expense is incurred. The Project has not recorded/adjusted accounts payable and, accordingly, has not recorded the expenditures for the current period or change in accounts payable. Management has not determined the effect of this departure on the financial statements.

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 the statement of cash flows were included in the financial statements, they might influence the user's conclusions about the Project's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The accompanying budgeted information of Project for the year ending December 31, 2016, 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
October 12, 2016

Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
September 30, 2016

	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	1,183.57	16,482.37
26-0-000-000-1111.050 Cash - Reserve Account	0.00	0.00
26-0-000-000-1162.000 Cash - Savings/Money Mkts/CDs	170.67	777,259.75
Total	1,354.24	793,742.12
Accounts Receivable		
26-0-000-000-1122.000 Accounts Receivable - Tenants	12.50	25.00
26-0-000-000-1128.000 Accounts Receivable - Other	0.00	0.00
26-0-000-000-1129.000 Accounts Receivable - Subsidy	7,607.96	9,364.64
Total	7,620.46	9,389.64
Accrued Receivables		
26-0-000-000-1145.000 Accrued Interest Receivable	0.00	89.94
Total	0.00	89.94
Other Current Assets		
26-0-000-000-1210.000 Prepaid Expenses	(764.25)	5,742.86
26-0-000-000-1211.000 Prepaid Insurance	3,937.09	8,796.61
26-0-000-000-1295.001 Interprogram Due (to) from PH	0.00	0.00
Total	3,172.84	14,539.47
TOTAL CURRENT ASSETS	12,147.54	817,761.17

*(See Accountants' Compilation Report)

Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
September 30, 2016

	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	249,230.95
26-0-000-000-1400.100 Building Improvements	0.00	10,043,201.07
26-0-000-000-1400.150 Accumulated Depreciation	(27,209.00)	(1,071,589.16)
Total	(27,209.00)	9,251,767.07
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)	(12,563.52)
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)	34,550.48
TOTAL NONCURRENT ASSETS	(27,470.74)	9,286,317.55
TOTAL ASSETS	(15,323.20)	10,104,078.72

*(See Accountants' Compilation Report)

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Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
September 30, 2016

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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	(6.00)	45,273.00
26-0-000-000-2119.000 A/P - Other	0.00	0.00
26-0-000-000-2119.010 A/P - Payroll	7,525.74	25,693.44
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	7,519.74	70,966.44
Accrued Liabilities		
26-0-000-000-2134.000 Accrued Comp Absences - Due within one year	0.00	6,881.18
26-0-000-000-2136.000 Other Accrued Liabilities	0.00	0.00
26-0-000-000-2137.000 Payment in Lieu of Taxes	3,337.65	29,456.62
26-0-000-000-2149.000 Accrued Asset Mgt Fee	682.95	6,146.55
Total	4,020.60	42,484.35
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	(30.15)	2,402.36
26-0-000-000-2240.000 Tenants Prepaid Rent	23.00	23.00
Total	(7.15)	2,425.36
TOTAL CURRENT LIABILITIES	11,533.19	115,876.15
NONCURRENT LIABILITIES		
26-0-000-000-2134.010 Accrued Comp Absences	0.00	10.64
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	137,500.03
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	10,345.26
Total	4,480.73	3,397,855.93
TOTAL LIABILITIES	16,013.92	3,513,732.08

*(See Accountants' Compilation Report)

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Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
September 30, 2016

4
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	Current Period	Cumulative
MEMBERS' EQUITY		
26-0-000-000-2700.000 CY Net Change	(31,337.12)	(303,826.83)
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	174,901.16
26-0-000-000-2835.000 NEF Investor Equity	0.00	6,771,272.31
TOTAL MEMBERS' EQUITY	(31,337.12)	6,590,346.64
TOTAL LIABILITIES AND MEMBERS' EQUITY	(15,323.20)	10,104,078.72
Proof	0.00	0.00

*(See Accountants' Compilation Report)

Riverview Towers LLC
Stmnt of Operations-Riverview Towers LLC
Nine Month Period - September 30, 2016

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
PUM	1.00	149.00	149.00	1.00	1,341.00	1,341.00	0.00
OPERATING REVENUE							
Rental Revenue							
26-1-000-000-3420.000 Tenant Revenue - Rent	265.82	39,607.00	39,333.33	266.22	356,995.00	353,999.97	2,995.03
26-1-000-000-3422.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	265.82	39,607.00	39,333.33	266.22	356,995.00	353,999.97	2,995.03
Nonrental Revenue							
26-1-000-000-3440.000 Other Inc - Tenants Charges	2.03	302.86	300.00	1.73	2,317.15	2,700.00	(382.85)
26-1-000-000-3440.020 Other Inc - Tenant Store	0.80	119.00	516.67	1.72	2,303.30	4,650.03	(2,346.73)
26-1-000-000-3440.030 Other Income	0.00	0.00	16.67	0.00	0.00	150.03	(150.03)
26-1-000-000-3444.040 Laundry	0.00	0.00	825.00	5.58	7,476.86	7,425.00	51.86
26-1-000-000-3444.050 Vending	0.00	0.00	166.67	1.07	1,433.47	1,500.03	(66.56)
26-1-000-000-3691.000 Operating Subsidy	62.85	9,364.64	6,750.00	21.61	28,975.36	60,750.00	(31,774.64)
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	65.68	9,786.50	8,575.01	31.70	42,506.14	77,175.09	(34,668.95)
TOTAL OPERATING REVENUE	331.50	49,393.50	47,908.34	297.91	399,501.14	431,175.06	(31,673.92)
OPERATING EXPENSES							
Administration							
26-1-000-000-4110.000 Administration Salaries	61.59	9,177.60	6,516.67	45.22	60,639.20	58,650.03	1,989.17
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	1.34	199.00	308.33	1.93	2,583.75	2,774.97	(191.22)
26-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4140.000 Staff Training	0.00	0.00	133.33	1.01	1,357.50	1,199.97	157.53
26-1-000-000-4150.000 Travel	0.00	0.00	166.67	0.98	1,309.44	1,500.03	(190.59)
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	4.48	668.00	825.00	4.42	5,931.04	7,425.00	(1,493.96)
26-1-000-000-4170.000 Accounting Fees	2.44	364.00	396.67	3.51	4,710.00	3,570.03	1,139.97
26-1-000-000-4171.000 Audit Fees	0.00	0.00	766.67	6.13	8,225.00	6,900.03	1,324.97
26-1-000-000-4182.000 Employee Benefits - Admin	29.85	4,448.39	3,908.33	26.13	35,034.13	35,174.97	(140.84)
26-1-000-000-4190.000 Other Admin and Sundry	0.00	0.00	200.00	0.60	799.62	1,800.00	(1,000.38)
26-1-000-000-4191.000 Telephone	1.59	236.38	216.67	1.53	2,052.38	1,950.03	102.35
26-1-000-000-4192.000 Management Fee	16.12	2,402.36	2,466.67	16.59	22,246.24	22,200.03	46.21
26-1-000-000-4193.000 Compliance Fee	3.75	558.75	572.50	3.75	5,028.75	5,152.50	(123.75)
26-1-000-000-4194.000 Asset Management Fee	4.58	682.95	675.00	4.58	6,146.55	6,075.00	71.55
Total	125.75	18,737.43	17,152.51	116.38	156,063.60	154,372.59	1,691.01
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	0.14	(20.88)	383.33	1.68	2,248.02	3,449.97	(1,201.95)
26-1-000-000-4221.000 Tenant Store Expenses	1.52	225.75	541.67	1.56	2,087.04	4,875.03	(2,787.99)
Total	1.37	204.87	925.00	3.23	4,335.06	8,325.00	(3,989.94)

*See Accountants' Compilation Report

Riverview Towers LLC
Stmnt of Operations-Riverview Towers LLC
Nine Month Period - September 30, 2016

	***** 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	533.33	2.17	2,912.85	4,799.97	(1,887.12)
26-1-000-000-4320.000 Electricity	38.60	5,751.66	4,833.33	28.71	38,497.91	43,499.97	(5,002.06)
26-1-000-000-4330.000 Gas	3.21	478.84	3,675.00	12.54	16,810.34	33,075.00	(16,264.66)
26-1-000-000-4360.000 Sewer	0.00	0.00	625.00	2.72	3,652.71	5,625.00	(1,972.29)
26-1-000-000-4390.000 Other Utilities Expense	0.00	0.00	91.67	0.41	555.00	825.03	(270.03)
Total	41.82	6,230.50	9,758.33	46.55	62,428.81	87,824.97	(25,396.16)
Maintenance and Operations							
26-1-000-000-4410.000 Maint Labor	56.02	8,347.62	6,366.67	41.51	55,664.72	57,300.03	(1,635.31)
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	14.65	2,182.98	1,075.00	6.25	8,382.86	9,675.00	(1,292.14)
26-1-000-000-4430.010 Heating & Cooling	0.00	0.00	133.33	0.59	786.00	1,199.97	(413.97)
26-1-000-000-4430.020 Snow Removal	0.00	0.00	100.00	0.00	0.00	900.00	(900.00)
26-1-000-000-4430.030 Elevator Maintenance	3.32	494.19	525.00	3.53	4,737.26	4,725.00	12.26
26-1-000-000-4430.040 Landscape & Grounds	0.00	0.00	325.00	1.49	2,004.46	2,925.00	(920.54)
26-1-000-000-4430.050 Unit Turnaround	0.00	0.00	200.00	0.00	0.00	1,800.00	(1,800.00)
26-1-000-000-4430.060 Electrical	0.87	130.00	75.00	0.26	350.50	675.00	(324.50)
26-1-000-000-4430.070 Plumbing	0.00	0.00	50.00	0.00	0.00	450.00	(450.00)
26-1-000-000-4430.080 Extermination	0.42	62.50	633.33	2.88	3,855.75	5,699.97	(1,844.22)
26-1-000-000-4430.090 Janitorial	0.00	0.00	416.67	0.00	0.00	3,750.03	(3,750.03)
26-1-000-000-4430.100 Other Contract Costs	0.00	0.00	416.67	3.65	4,899.88	3,750.03	1,149.85
26-1-000-000-4430.101 Routine	0.00	0.00	175.00	0.00	0.00	1,575.00	(1,575.00)
26-1-000-000-4431.000 Garbage & Trash Removal	3.27	487.77	500.00	3.30	4,423.28	4,500.00	(76.72)
26-1-000-000-4433.000 Employee Benefits - Maint	23.27	3,466.52	3,416.67	19.33	25,919.49	30,750.03	(4,830.54)
Total	101.82	15,171.58	14,408.34	82.79	111,024.20	129,675.06	(18,650.86)
Protective Services							
26-1-000-000-4480.000 Contract Costs	1.16	172.14	183.33	1.45	1,948.55	1,649.97	298.58
Total	1.16	172.14	183.33	1.45	1,948.55	1,649.97	298.58
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	7.77	1,158.33	783.33	7.77	10,425.01	7,049.97	3,375.04
26-1-000-000-4510.020 Insurance - Liability	3.07	457.58	541.67	3.22	4,313.20	4,875.03	(561.83)
26-1-000-000-4510.030 Insurance - Workers Comp	1.37	204.74	283.33	1.36	1,830.15	2,549.97	(719.82)
26-1-000-000-4510.040 Insurance - Other	0.00	0.00	66.67	0.12	166.92	600.03	(433.11)
26-1-000-000-4520.000 Payment in Lieu of Taxes	22.40	3,337.65	3,000.00	21.97	29,456.62	27,000.00	2,456.62
26-1-000-000-4570.000 Collection Losses	0.00	0.00	33.33	0.16	(209.45)	299.97	(509.42)
26-1-000-000-4590.000 Other General Expense	0.00	0.00	0.00	19.53	26,186.98	0.00	26,186.98
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
26-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	34.62	5,158.30	5,267.08	58.82	78,874.43	47,403.72	31,470.71

*See Accountants' Compilation Report

Riverview Towers LLC
Stmnt of Operations-Riverview Towers LLC
Nine Month Period - September 30, 2016

	***** 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	21.98	3,275.00	416.67	2.44	3,275.00	3,750.03	(475.03)
Total	21.98	3,275.00	416.67	2.44	3,275.00	3,750.03	(475.03)
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	182.61	27,209.00	27,166.67	182.61	244,881.00	244,500.03	380.97
26-1-000-000-4801.000 Amortize - Tax Credit Fees	1.76	261.74	261.75	1.76	2,355.66	2,355.75	(0.09)
26-1-000-000-4802.000 Amortize - Finance Fees	0.00	0.00	150.83	0.00	0.00	1,357.47	(1,357.47)
Total	184.37	27,470.74	27,579.25	184.37	247,236.66	248,213.25	(976.59)
TOTAL OPERATING EXPENSES	512.89	76,420.56	75,690.51	496.04	665,186.31	681,214.59	(16,028.28)
OPERATING INCOME (LOSS)	181.39	(27,027.06)	(27,782.17)	198.12	(265,685.17)	(250,039.53)	(15,645.64)
Nonoperating Revenue (Expense)							
26-1-000-000-3430.000 Investment Income	1.15	170.67	208.33	1.63	2,184.91	1,874.97	309.94
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)	(4,166.67)	27.96	(37,500.03)	(37,500.03)	0.00
26-1-000-000-4540.010 Interest Expense - AHP CDA Loan	2.11	(314.06)	(314.08)	2.11	(2,826.54)	(2,826.72)	0.18
26-1-000-000-9000.000 Operating Transfer In	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	28.93	(4,310.06)	(4,272.42)	28.44	(38,141.66)	(38,451.78)	310.12
CHANGE IN NET ASSETS	210.32	(31,337.12)	(32,054.59)	226.57	(303,826.83)	(288,491.31)	(15,335.52)
Prior Period Adjustments							
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET CHANGE	210.32	(31,337.12)	(32,054.59)	226.57	(303,826.83)	(288,491.31)	(15,335.52)

PHA Board Resolution
Approving Operating Budget

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 04/30/2016)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Wausau Community Development Authority PHA Code: WI031

PHA Fiscal Year Beginning: 01/01/2017 Board Resolution Number: 16-011

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on: 11/22/2016
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: Russell W. Wilson	Signature:	Date: 11/22/2016
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Wausau Community Development Authority - PUBLIC HOUSING
FYE 12/31/2017 Operating Budget

	2017 Budget	2016 Budget	2015 Actual	2015 Budget
OPERATING INCOME				
Rental Income				
Tenant Revenue - Rent	142,000.00	167,000.00	145,074.00	174,800.00
Excess Utilities	2,100.00	460.00	884.00	300.00
Total	144,100.00	167,460.00	145,958.00	175,100.00
Non Rental Income				
Investment Income	2,400.00	2,200.00	2,242.00	2,240.00
Tenant Chgs/Other Income	6,400.00	4,000.00	6,162.00	6,000.00
Other Income - NCHC	4,650.00	4,500.00	4,729.00	4,500.00
Tenant Store Receipts	0.00	0.00	0.00	0.00
G/L on Fixed Assets	0.00	0.00	(708.00)	0.00
G/L on LLC Investment	0.00		(43.00)	
CFP Operations	50,000.00	50,000.00	61,919.00	58,000.00
Operating Subsidy	88,500.00	92,000.00	93,755.00	120,000.00
Insurance Proceeds	0.00	0.00	0.00	0.00
Interest Income on Loans	50,000.00	53,769.00	53,769.00	0.00
Total	201,950.00	206,469.00	221,825.00	190,740.00
Total Operating Income	346,050.00	373,929.00	367,783.00	365,840.00
OPERATING EXPENSES				
Administration				
Administration Salaries	70,545.00	85,000.00	85,381.00	85,695.00
Advertising	150.00	400.00	108.00	300.00
Legal Expense	1,000.00	1,000.00	0.00	1,000.00
Staff Training	1,000.00	1,400.00	640.00	1,900.00
Travel	1,300.00	1,500.00	1,150.00	2,100.00
Accounting Fees	5,100.00	4,800.00	4,586.00	5,400.00
Audit Fees	4,850.00	5,000.00	4,190.00	5,000.00
Employee Benefit Contrib.	35,380.00	46,100.00	42,262.00	46,830.00
Office Expense	6,500.00	8,000.00	6,804.00	8,400.00
Other Admin/Sundry	500.00	700.00	351.00	800.00
Telephone	2,100.00	1,760.00	1,679.00	1,500.00
Total	128,425.00	155,660.00	147,151.00	158,925.00
Tenant Services				
Recreation, Pub., and Other	150.00	150.00	0.00	200.00
Tenant Store Expenses	0.00	0.00	0.00	0.00
Contract Costs	0.00	0.00	0.00	0.00
Total	150.00	150.00	0.00	200.00
Utilities				
Water	8,700.00	8,500.00	8,274.00	8,200.00
Electricity	6,500.00	6,100.00	5,950.00	5,700.00
Gas	4,000.00	4,900.00	3,811.00	6,000.00
Sewer	10,800.00	11,900.00	10,419.00	11,600.00
Other Utility Expense	1,900.00	1,900.00	1,829.00	
Total	31,900.00	33,300.00	30,283.00	31,500.00
Maintenance and Operations				
Maintenance Labor	49,640.00	50,300.00	49,111.00	48,970.00
Maintenance Materials	10,000.00	11,800.00	8,481.00	12,300.00
Contract Costs	15,400.00	21,900.00	10,986.00	22,650.00
Garbage & Trash Removal	200.00	250.00	150.00	200.00
Empl. Benefit Contr. Maint.	18,100.00	19,280.00	18,257.00	23,020.00
Total	93,340.00	103,530.00	86,985.00	107,140.00

	2017 Budget	2016 Budget	2015 Actual	2015 Budget
Protective Services				
Contract Costs	0.00	0.00		0.00
Total	0.00	0.00	0.00	0.00
General Expense				
Insurance - Liab	1,800.00	1,900.00	1,782.00	1,600.00
Insurance - Property	3,460.00	3,900.00	3,284.00	3,800.00
Insurance - WC	2,000.00	2,740.00	1,759.00	1,900.00
Insurance - Other	400.00	350.00	191.00	150.00
Payment in Lieu of Taxes	11,220.00	13,500.00	11,568.00	15,400.00
Collection Losses	2,400.00	2,400.00	(2,429.00)	2,000.00
Other General Expense to LLC	0.00	0.00	0.00	0.00
Compensated Absences	0.00	0.00	(1,429.00)	2,400.00
Total	21,280.00	24,790.00	14,726.00	27,250.00
Total Operating Expenses	275,095.00	317,430.00	279,145.00	325,015.00
Building Improvements	0.00	0.00		0.00
Extraordinary Maintenance	2,000.00	2,200.00	0.00	2,200.00
Casualty Losses	0.00	0.00	0.00	0.00
Income or (Loss) before Depr	68,955.00	54,299.00	88,638.00	38,625.00
Depreciation Expense	258,000.00	290,000.00	257,618.00	305,000.00
Prior Year Adjustment	0.00	0.00	0.00	0.00
Net Income or (Loss)	(189,045.00)	(235,701.00)	(168,980.00)	(266,375.00)

Contract Costs (Maintenance)

Heating & Cooling	1,400.00	2,100.00	327.00	2,100.00
Snow Removal	250.00	200.00	0.00	250.00
Elevator Maint	0.00	0.00	0.00	0.00
Landscape & Grounds	250.00	500.00	139.00	500.00
Unit Turnaround	8,000.00	12,000.00	8,365.00	12,000.00
Electrical	500.00	300.00	0.00	500.00
Plumbing	1,000.00	1,100.00	915.00	500.00
Extermination	1,200.00	1,200.00	914.00	1,200.00
Janitorial	0.00	300.00	0.00	500.00
Other Contract	1,600.00	3,000.00	103.00	4,600.00
Routine	1,200.00	1,200.00	223.00	500.00
	15,400.00	21,900.00	10,986.00	22,650.00

Wausau Community Development Authority - RIVERVIEW TERRACE
FYE 12/31/2017 Operating Budget

	2017 Budget	2016 Budget	2015 Actual	2015 Budget
OPERATING INCOME				
Rental Income				
Tenant Revenue - Rent	90,000.00	87,000.00	88,658.00	83,000.00
Total	90,000.00	87,000.00	88,658.00	83,000.00
Non Rental Income				
Investment Income	1,860.00	2,100.00	2,177.00	2,400.00
Tenant Chgs/Other Income	4,100.00	3,600.00	4,047.00	2,900.00
Receipts from Section 8	128,000.00	120,000.00	112,307.00	123,000.00
Srcv Fee Charge to Tenants	290,000.00	287,000.00	282,382.00	291,000.00
Gain(Loss) on Fixed Assets	0.00	0.00	0.00	0.00
Total	423,960.00	412,700.00	400,913.00	419,300.00
Total Operating Income	513,960.00	499,700.00	489,571.00	502,300.00
OPERATING EXPENSES				
Administration				
Administration Salaries	13,600.00	19,100.00	18,877.00	19,100.00
Advertising & Marketing	3,200.00	4,400.00	2,474.00	4,600.00
Legal Expense	0.00	0.00	0.00	0.00
Staff Training	560.00	800.00	465.00	1,500.00
Travel	1,200.00	800.00	429.00	1,000.00
Office Expense	5,640.00	4,600.00	3,443.00	5,200.00
Accounting Fees	2,580.00	2,500.00	2,458.00	2,640.00
Audit Fees	2,100.00	2,200.00	2,000.00	2,200.00
Employee Benefit Contrib.	6,338.00	7,920.00	7,624.00	8,800.00
Other Admin & Sundry	1,700.00	1,900.00	1,921.00	1,600.00
Telephone	1,820.00	1,740.00	1,629.00	1,605.00
Total	38,738.00	45,960.00	41,320.00	48,245.00
Tenant Services				
Recreation, Pub., and Other	3,200.00	4,300.00	3,652.00	4,800.00
VNA	237,600.00	236,000.00	220,375.00	230,400.00
Meals	69,600.00	71,000.00	72,841.00	70,700.00
Nursing Services	30,000.00	30,000.00	28,846.00	30,000.00
Lifeline	10,900.00	10,700.00	10,685.00	10,700.00
Contract Costs	0.00	0.00	0.00	0.00
Total	351,300.00	352,000.00	336,399.00	346,600.00
Utilities				
Water	2,200.00	2,080.00	2,013.00	1,900.00
Electricity	26,000.00	26,900.00	25,809.00	24,880.00
Gas	6,400.00	8,800.00	6,201.00	11,200.00
Sewer	2,800.00	2,800.00	2,708.00	2,800.00
Other Utilities Expense	650.00	680.00	745.00	0.00
Total	38,050.00	41,260.00	37,476.00	40,780.00
Maintenance and Operations				
Maintenance Labor	11,450.00	11,800.00	11,414.00	11,300.00
Emp Benefit Contr Maint	6,321.00	7,380.00	7,023.00	7,000.00
Maintenance Materials	8,000.00	7,900.00	6,381.00	7,800.00
Contract Costs	21,140.00	20,820.00	13,313.00	22,460.00
Garbage & Trash Removal	1,700.00	1,700.00	1,531.00	1,610.00
Total	48,611.00	49,600.00	39,662.00	50,170.00
Protective Services				
Contract Costs	3,200.00	3,000.00	2,836.00	3,000.00
Total	3,200.00	3,000.00	2,836.00	3,000.00

	2017 Budget	2016 Budget	2015 Actual	2015 Budget
General Expense				
Insurance - Liab	1,700.00	1,800.00	1,766.00	1,100.00
Insurance - Property	2,700.00	3,000.00	2,554.00	2,900.00
Insurance - WC	345.00	600.00	282.00	500.00
Insurance - Other	200.00	200.00	149.00	0.00
Payment in Lieu of Taxes	5,200.00	4,660.00	5,118.00	4,400.00
Compensated Absences	0.00	0.00	(81.00)	0.00
Total	10,145.00	10,260.00	9,788.00	8,900.00
Total Operating Expenses	490,044.00	502,080.00	467,481.00	497,695.00
Extraordinary Maintenance	3,200.00	3,200.00	2,717.00	3,600.00
Income or (Loss) before Dep	20,716.00	(5,580.00)	19,373.00	1,005.00
Depreciation Expense	81,000.00	80,000.00	81,055.00	80,000.00
Prior Year Adjustment	0.00	0.00	0.00	0.00
Net Income or (Loss)	(60,284.00)	(85,580.00)	(61,682.00)	(78,995.00)

Contract Costs (Maintenance)				
Heating & Cooling	6,000.00	5,400.00	1,342.00	6,200.00
Snow Removal	200.00	300.00	-	400.00
Elevator Maint	5,260.00	5,280.00	4,620.00	5,280.00
Unit Turnaround	3,200.00	3,200.00	806.00	3,400.00
Landscape & Grounds	800.00	560.00	400.00	500.00
Electrical	400.00	500.00	1,046.00	600.00
Plumbing	500.00	900.00	611.00	400.00
Extermination	580.00	580.00	537.00	580.00
Janitorial	1,600.00	1,500.00	1,168.00	2,500.00
Other Contract	2,600.00	2,600.00	2,783.00	2,600.00
	21,140.00	20,820.00	13,313.00	22,460.00

Wausau Community Development Authority - RVT LLC
FYE 12/31/2017 Operating Budget

	2017 Budget	2016 Budget	2015 Actual	2015 Budget
OPERATING INCOME				
Rental Income				
Tenant Revenue - Rent	476,000.00	472,000.00	468,453.00	464,600.00
Excess Utilities	0.00	0.00	0.00	0.00
Total	476,000.00	472,000.00	468,453.00	464,600.00
Non Rental Income				
Investment Income	2,800.00	2,500.00	2,800.00	2,060.00
Tenant Chgs/Other Income	3,200.00	3,600.00	5,258.00	3,600.00
Other Income	200.00	200.00	510.00	0.00
Tenant Store Receipts	3,100.00	6,200.00	5,413.00	6,700.00
Laundry	9,900.00	9,900.00	9,244.00	8,000.00
Vending	2,000.00	2,000.00	1,960.00	1,900.00
G/L on Fixed Assets	0.00	0.00	0.00	0.00
Operating Subsidy	67,400.00	81,000.00	55,499.00	75,000.00
HAP	0.00	0.00	0.00	0.00
HAP Admin	0.00	0.00	0.00	0.00
Total	88,600.00	105,400.00	80,684.00	97,260.00
Total Operating Income	564,600.00	577,400.00	549,137.00	561,860.00
OPERATING EXPENSES				
Administration				
Administration Salaries	86,580.00	78,200.00	74,059.00	72,000.00
Advertising	3,500.00	3,700.00	3,641.00	2,680.00
Legal Expense	0.00	0.00	0.00	500.00
Staff Training	800.00	1,600.00	1,616.00	2,300.00
Travel	1,600.00	2,000.00	1,439.00	1,600.00
Accounting Fees	5,100.00	4,760.00	4,484.00	4,600.00
Audit Fees	9,400.00	9,200.00	9,000.00	8,000.00
Management Fee	29,662.00	29,600.00	29,334.00	28,700.00
Compliance Fee	6,870.00	6,870.00	6,406.00	5,300.00
Asset Mgmt Fee	8,697.00	8,100.00	8,195.00	8,100.00
Employee Benefit Contrib.	47,957.00	46,900.00	44,928.00	43,000.00
Office Expense	9,000.00	9,900.00	8,480.00	14,600.00
Other Admin/Sundry	2,000.00	2,400.00	2,001.00	1,000.00
Telephone	3,060.00	2,600.00	2,331.00	2,500.00
Total	214,226.00	205,830.00	195,914.00	194,880.00
Tenant Services				
Recreation, Pub., and Other	4,400.00	4,600.00	5,068.00	4,800.00
Tenant Store Expenses	3,300.00	6,500.00	5,240.00	6,900.00
Contract Costs	0.00	0.00	0.00	0.00
Total	7,700.00	11,100.00	10,308.00	11,700.00
Utilities				
Water	6,500.00	6,400.00	5,613.00	5,900.00
Electricity	58,000.00	58,000.00	53,927.00	54,000.00
Gas	31,000.00	44,100.00	31,663.00	48,200.00
Sewer	7,800.00	7,500.00	7,277.00	7,900.00
Other Utilities Expense	1,200.00	1,100.00	1,352.00	0.00
Total	104,500.00	117,100.00	99,832.00	116,000.00

	2017 Budget	2016 Budget	2015 Actual	2015 Budget
Maintenance and Operations				
Maintenance Labor	74,600.00	76,400.00	73,309.00	75,000.00
Maintenance Materials	13,200.00	12,900.00	12,609.00	12,100.00
Contract Costs	34,100.00	36,600.00	31,263.00	34,100.00
Garbage & Trash Removal	6,100.00	6,000.00	6,107.00	5,800.00
Empl. Benefit Contr. Maint.	34,400.00	41,000.00	37,513.00	37,100.00
Total	162,400.00	172,900.00	160,801.00	164,100.00
Protective Services				
Contract Costs	2,300.00	2,200.00	2,614.00	2,200.00
Total	2,300.00	2,200.00	2,614.00	2,200.00
General Expense				
Insurance - Liab	6,100.00	6,500.00	9,384.00	10,900.00
Insurance - Property	14,200.00	9,400.00	8,354.00	9,000.00
Insurance - WC	3,047.00	3,400.00	1,733.00	2,490.00
Insurance - Other	800.00	800.00	486.00	150.00
Payment in Lieu of Taxes	37,050.00	36,000.00	36,862.00	36,000.00
Collection Losses	400.00	400.00	850.00	400.00
Other General Expense-Comp Fee	6,705.00	6,705.00	6,705.00	6,705.00
Compensated Absences	0.00	0.00	(189.00)	900.00
Total	68,302.00	63,205.00	64,185.00	66,545.00
Total Operating Expenses	559,428.00	572,335.00	533,654.00	555,425.00
Building Improvements	0.00	0.00	0.00	0.00
Extraordinary Maintenance	5,000.00	5,000.00	6,300.00	2,800.00
Casualty Losses	0.00	0.00	0.00	0.00
Income or (Loss) before Depr	172.00	65.00	9,183.00	3,635.00
Depreciation Expense	327,154.00	326,000.00	326,507.00	180,000.00
Tax Credit Fees	3,141.00	3,141.00	3,141.00	3,140.88
Finance Fees	1,810.00	1,810.00	50,240.00	1,809.60
Prior Year Adjustment	0.00	0.00	0.00	0.00
Interest Expense - Loan	50,000.00	53,769.00	53,769.00	
Net Income or (Loss)	(381,933.00)	(384,655.00)	(424,474.00)	(181,315.48)
Contract Costs (Maintenance)				
Heating & Cooling	1,200.00	1,600.00	710.00	1,600.00
Snow Removal	1,200.00	1,200.00	500.00	1,800.00
Elevator Maint	6,500.00	6,300.00	6,005.00	6,000.00
Landscape & Grounds	4,000.00	3,900.00	3,606.00	2,600.00
Unit Turnaround	2,000.00	2,400.00	0.00	2,400.00
Electrical	1,100.00	900.00	388.00	800.00
Plumbing	500.00	600.00	0.00	800.00
Extermination	6,000.00	7,600.00	7,944.00	5,300.00
Janitorial	4,800.00	5,000.00	4,188.00	6,900.00
Other Contract	5,800.00	5,000.00	6,567.00	5,400.00
Routine	1,000.00	2,100.00	1,355.00	500.00
	34,100.00	36,600.00	31,263.00	34,100.00

Wausau Community Development Authority - HCV
FYE 12/31/2017 Operating Budget

	2017 Budget	2016 Budget	2015 Actual	2015 Budget
HAP FUND				
Revenue				
HUD Subsidy	1,032,000.00	913,595.00	877,390.00	905,949.00
Fraud Recovery - HAP	2,400.00	2,528.00	3,189.00	4,492.00
Other Income - Port	0.00	0.00	0.00	0.00
Total	1,034,400.00	916,123.00	880,579.00	910,441.00
Expenses				
HAP Occupied Units	980,000.00	939,000.00	856,538.00	870,417.00
Other Expense - Port Out	28,000.00	13,000.00	20,290.00	18,156.00
HAP - Port In	0.00	0.00	0.00	0.00
HAP Tenant Protection	24,000.00	18,492.00	17,592.00	17,376.00
Bad Debt - Fraud	0.00	0.00	31.00	0.00
Total	1,032,000.00	970,492.00	894,451.00	905,949.00
HAP Net	2,400.00	(54,369.00)	(13,872.00)	4,492.00
ADMIN FEE FUND				
Revenue				
HUD Admin	134,124.00	121,524.00	118,735.00	114,744.00
Fraud Recovery - Admin	2,400.00	2,528.00	3,189.00	4,492.00
Other Income - Admin	0.00	0.00	0.00	0.00
Other Income - Port Admin	0.00	0.00	0.00	0.00
Interest	300.00	200.00	196.00	200.00
WHEDA Mgt Fee	0.00	0.00	0.00	0.00
Total	136,824.00	124,252.00	122,120.00	119,436.00
Expenses				
Admin Salaries	50,785.00	62,000.00	62,158.00	62,000.00
Employee Benefits - Admin	12,197.00	33,000.00	36,170.00	36,800.00
Advertising	625.00	400.00	403.00	400.00
Staff Training	2,000.00	1,000.00	100.00	300.00
Travel	1,200.00	200.00	0.00	300.00
Office Expense	7,000.00	6,200.00	6,443.00	6,000.00
Accounting Fees	5,000.00	4,800.00	4,600.00	4,956.00
Audit Fees	1,850.00	1,000.00	1,300.00	1,300.00
Other Admin and Sundry	0.00	0.00	206.00	0.00
Maint Labor	4,200.00	4,200.00	4,093.00	4,200.00
Employee Benefits - Maint	650.00	700.00	655.00	700.00
Insurance	3,500.00	3,000.00	3,466.00	2,700.00
Other General Expense	800.00	850.00	849.00	0.00
Bad Debt - Fraud	0.00	0.00	31.00	0.00
Comp Absenves	0.00	0.00	(2,760.00)	0.00
Total	89,807.00	117,350.00	117,714.00	119,656.00
Admin NET	47,017.00	6,902.00	4,406.00	(220.00)
Operating Income (Loss)	49,417.00	(47,467.00)	(9,466.00)	4,272.00
Depreciation	(480.00)	(480.00)	(479.00)	(480.00)
Net Change	48,937.00	(47,947.00)	(9,945.00)	3,792.00

Occupancy Overview

November 22, 2016

Riverview Towers (149)

- 1 vacancies
- 99% Occupancy

Riverview Terrace (36)

- 100% Occupancy

Scattered Sites (46)

- 100% Occupancy