

*** All present are expected to conduct themselves in accordance with our City's Core Values ***



OFFICIAL NOTICE AND AGENDA

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

Notice is hereby given that the **Community Development Authority** of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the: **COMMUNITY DEVELOPMENT AUTHORITY BOARD OF THE CITY OF WAUSAU**
Date/Time: **Tuesday, March 24, 2026 at 12:00 pm**
Location: **550 E Thomas Street, Wausau, Wisconsin 54403**
Members: **Sarah Napgezok (C), David Welles, John Wagman, Patrick Gosz, Sarah Watson, Chad Henke, Tracy D'Antonio**

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

1. Call the Meeting to Order
2. Approval of Minutes from 02/24/26
3. Finance Committee Report
4. Discussion and Possible Action on the Proposal Received for Request for Engineering Services - Concrete Facade Repair Riverview Towers LLC
5. Discussion and Possible Action on Proposed Agent of Record Change for Riverview Towers LLC Insurance Policies
6. Discussion and Possible Action on Management of 405 S 8th Avenue Wausau, Wisconsin
7. Operational Issues & Current Activities
 - A. Occupancy Overview
 - B. 2025 Audit Updates
 - C. Update on 405 S 8th Avenue
 - D. 2026 NSPIRE Score - Public Housing Scattered Sites

Adjournment

Sarah Napgezok, Chair

This Notice was posted at City Hall and emailed to the Media on Thursday, March 19, 2026 at 1:00 pm. Questions regarding this agenda may be directed to Randy Ffirick, Community Development Director at 715-261-6684

Any person wishing to offer public comment who does not appear in person to do so, may e-mail Juli Birkenmeier at juli.birkenmeier@wausauwi.gov with "Community Development Authority Board Meeting Public Comment" in the subject line a minimum of 2 hours prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The message related to agenda items received prior to the meeting will be provided to the Chair.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6590 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

It is possible that members of, and possible a quorum of members of other committees of the City of Wausau may be in attendance at the above mentioned meeting to gather information. No action will be taken by any such group at the above mentioned meeting other than the committee specifically referred to in this notice.

Other Distribution: City Website, Alderpersons, Board Members, Mayor

COMMUNITY DEVELOPMENT AUTHORITY
MINUTES

02/24/2026

MEMBERS PRESENT: Sarah Napgezok, Chad Henke, John Wagman, Patrick Gosz, David Welles, Sarah Watson

MEMBERS ABSENT: Tracy D'Antonio

OTHERS PRESENT: Doug Diny, Anne Jacobson, Vincent Bonino, Juli Birkenmeier, Tammy King

(1) Call Meeting to Order

The meeting was called to order at 12:01 pm at 550 E Thomas Street, Wausau, Wisconsin.

(2) Approval of Minutes from 01/27/26

Gosz noted a grammatical error in agenda item #4 from the 01/27/26 minutes and requested removal of a redundant word. Watson made a motion to approve the amended minutes from 01/27/26. Henke seconded. Motion was approved unanimously.

(3) Discussion and Possible Action Regarding the Potential Repositioning of Public Housing Properties.

Birkenmeier explained that recent regulatory changes by the U.S. Department of Housing and Urban Development (HUD) have streamlined the process for small Public Housing Authorities (PHAs) to convert their full portfolios from Public Housing to either the Rental Assistance Demonstration (RAD) program or a Section 18 Blended Occupancy model.

She noted that potential repositioning of the CDA's current portfolio has been included in the PHA Annual Plan for several years and the concept was initially discussed in 2015 during the conversion of Riverview Towers to RAD; however, the conversion was not feasible at that time due to the lower rent levels that were proposed.

Birkenmeier stated that, given the recently streamlined HUD processes, she believes the CDA should explore the possibility of transitioning all 46 public housing units.

She further reported that she has been in communication with Scott Koegler, a former HUD employee who now provides consulting services through the Wisconsin Association of Housing Authorities (WAHA). She is seeking board approval to utilize Mr. Koegler's consulting services to prepare a repositioning analysis outlining available options, associated risks, and potential benefits related to repositioning the CDA's public housing portfolio. Birkenmeier indicated that the primary concern is the potential requirement to return public housing reserves.

She stated that, if approved, she would begin the analysis process and provide an update to the Board in May or June for review.

Wagman made a motion for staff to work with Scott Koegler's consulting services for the purpose of developing a repositioning plan regarding the potential repositioning of the public housing properties. Watson seconded the motion. The motion was approved unanimously.

(4) Operational Issues and Current Activities

Occupancy Overview - Birkenmeier reported 99% occupancy at Riverview Towers, 100% at Riverview Terrace and 98% at the Scattered Sites. Staff is currently administering 288 Housing Choice Vouchers. Birkenmeier mentioned that voucher issuance has resumed and staff has pulled approximately ten (10) people from the HCV waiting list.

Unaudited REAC Submission – Birkenmeier stated that staff reviewed the unaudited REAC submission and approved submission by Hawkins Ash. She further stated that it is required to be submitted within 60 days of the fiscal year end, and the deadline was met ahead of schedule. She noted the unaudited submission provides HUD with an initial assessment of the CDA's financial standing for the fiscal year end.

2025 Audit Updates – Birkenmeier reported that CliftonAllenLarson (CLA) has completed the Riverview Towers LLC audit. She noted the auditors provided the audit and tax return to NEF by the required deadline. Birkenmeier mentioned the Finance Committee will be reviewing the audit at the upcoming March meeting. She furthered that CLA has begun the single audit and will be onsite the first week of April to complete the tenant file review.

2026 Capital Improvement Projects – Birkenmeier provided a brief overview of the proposed 2026 Capital Improvement Projects for Public Housing Scattered Sites, Riverview Towers, and Riverview Terrace properties. She stated that, in connection with the potential repositioning of the public housing portfolio, completion of a Capital Needs Assessment (CNA) will be required and is considered a higher priority. She mentioned proposed projects include concrete repairs and a bathroom renovation project. Birkenmeier stated at Riverview Towers, planned improvements include a concrete façade repair project and potential replacement of the carpet in the area in front of the elevator and lastly Riverview Terrace, proposed projects include air conditioning replacement in Phase II and possible carpet replacement in the vestibule.

Update on Concrete Façade Repair – Riverview Towers LLC – Birkenmeier reported that the initial Request for Qualifications (RFQ) issued in January for structural engineering services received no responses. She stated that the RFQ has since been reissued and that additional firms have been contacted. She explained that the revised RFQ was distributed to approximately five recommended firms, with responses due by March 10, 2026. Birkenmeier noted that at least one firm has already expressed interest and is currently reviewing the Riverview Towers plans. She stated that she anticipates presenting the submitted responses to the board at the March meeting.

Adjournment

Respectfully Submitted,

Sarah Napgezdek
Chairperson

FINANCE COMMITTEE REPORT
March 5, 2026 FINANCE COMMITTEE MEETING

TO: Wausau Community Development Authority
FROM: Patrick Gosz, Finance Committee Chair
DATE: March 11, 2026

The full finance Committee met with Randy Fifrlick, Juli Birkenmeier, and Tammy King. The minutes from the, November 12, 2025, finance Committee meeting were approved.

Review of CDA Accounts & Capital Funds

Birkenmeier distributed and reviewed the WCDA's investment balances as of December 31, 2025. Total entity wide balances were \$9,542,980.30. Birkenmeier noted all accounts are earning an interest rate of 3.25%. Birkenmeier stated that this interest rate has held relatively stable since the middle of 2025. Birkenmeier noted that the semi-annual Live It Up repayment of \$17,110.80 was received at the end of December. She explained that this amount included a payoff of one of the loans. Birkenmeier stated that there were no other items to note.

Review of Capital Funds

Birkenmeier reviewed the Capital Fund Program (CFP) grant summary and budget detail. As of December 31, 2025, CFP 2023 grant has been fully obligated and disbursed. She noted this grant was used for architect fees, tree maintenance, Bopf Street roof replacement and kitchen countertop replacement. CFP 2024 grant has also been fully obligated and disbursed. Birkenmeier noted the majority of CFP 2024 grant was used for kitchen countertop replacements and the remainder was used for day-to-day operations and site improvements. The CFP grant for 2025 received a high performer fund increase of \$995, increasing the grant to \$106,167. As of December 31, 2025, the obligation balance for the 2025 grant was \$86,853.80 and the disbursement balance for this grant was also \$86,853.80. Birkenmeier furthered that most of the remaining balance is expected to be used for concrete repair at the scattered sites, tree maintenance/landscaping, and a capital needs assessment. The capital needs assessment is expected to cost approximately \$20,000 - \$30,000 and will involve reviewing all scattered sites to identify capital needs and developing a projected timeline for improvements over the next 10, 15, and 20 years.

Birkenmeier noted she has not been notified by HUD yet for CFP 2026.

Presentation and Review of 2025 Fourth Quarter Financial Statements

Birkenmeier reviewed the fourth quarter financial statements. The income and expenses of both entities were reviewed with items of note as provided & explained by Birkenmeier as follows:

CDA – Includes Public Housing, Riverview Terrace, and Fulton Street

- Overall net loss of \$122,090.00 after depreciation expense of \$347,864.30 (income before depreciation expense of \$225,774.30).
- TTL TENANT REV – Approximately \$31,500 under budget. This is primarily related to public housing. Since January we have had a higher vacancy rate than expected as well as more tenants who are not paying rent or paying lower rent due to low or no income. This has been taken into account in the 2026 budget.
- TTL OTH REV – Approximately \$45,600 under budget. This is related in part to the move out charges assessed to public housing tenants that vacated properties leaving the rental units in poor condition. The units required extensive work to bring them back to rentable condition. It is also related to the Hawkins Ash calculated adjustment to the public housing financials for the interest income that is due back to HUD. This was adjusted for in the 2026 budget for interest earned on the public housing
- TTL ADMIN EXP – Approximately \$2,400 over budget. This primarily relates to staff training that was charged to Riverview Terrace and to Frontier phone charges. Frontier had three price increases in 2025. Staff has reviewed and has disconnected two of the lines to reduce this in 2026.
- TTL TENANT SERVICE – Only slightly under budget.
- UTILITY EXP – Approximately \$11,400 over budget. This is mostly related to Riverview Terrace for WPS. In reviewing previous financials, the December WPS payment had not been included, and Hawkins Ashe captured that payment for FY 2025.
- TTL MAINTENANCE EXP – Only slightly under budget.
- TTL PROTECTIVE SERVICE EXP – Approximately \$1,000 over budget related to unexpected repairs to the Per Mar security system at Riverview Terrace in the 3rd quarter.
- TTL OTHER EXP – Approximately \$26,400 over budget. This variance relates primarily to year-end compensated absence Journal Entries.
- TTL EXTRAORDINARY/CASUALTY EXP – Under budget with no extraordinary expenses to-date.
- DEPRECIATION – Approximately \$23,000 under budget. The variance relates primarily to Public Housing. Hawkins will adjust depreciation based upon the schedule provided by the auditor.

Riverview Towers LLC

- Overall net income of \$208,010.05 after depreciation expense of \$260,507.67 (income before depreciation expense of \$468,517.72).
- TTL TENANT REV – Approximately \$13,500 under budget. This variance is related to the inclusion of Vacancy Loss on the financials and the rental revenue lost each month due to unit vacancies. As noted in the 2024 audit, there was a request for a provision for vacancy loss. This was not included in 2025 which attributes \$12,100 of this variance. The 2026 budget will include vacancy loss as a part of the rental revenue budget line item.
- TTL OTH REV – Approximately \$11,300 over budget. This variance is related to higher interest income than budgeted.
- TTL ADMIN EXP – Approximately \$2,300 under budget. This is related to admin salaries coming in lower than budgeted. The City provides the information for the payroll portion of the budget, an employee didn't receive the 3% increase and received

the 1.5% increase at their annual review.

- TTL TENANT SERVICE – Slightly under budget.
- UTILITY EXP – Approximately \$6,600 under budget. This variance is due primarily to over budgeting electricity and gas. Electricity and gas budget lines were adjusted accordingly to the 2026 budget.
- TTL MAINTENANCE EXP – Approximately \$13,000 over budget. \$3,200 of this variance relates to overtime pay for maintenance staff. The remaining portion is related to Other Contract Cost. The fee accountant completed a journal entry which included the Courtesy Patrol rental credits as an expense. This was brought to staff's attention as a recommendation by the auditors and will be completed each year-end as a journal entry going forward.
- TTL PROTECTIVE SERVICE EXP – Slightly over budget.
- TTL OTHER EXP – Approximately \$8,000 over budget. This directly relates to year-end compensated absence journal entries and the collection loss write-offs for 2025.
- TTL EXTRAORDINARY/CASUALTY EXP – Approximately \$3,800 over budget. We had an unexpected concrete repair to the visitor parking lot in July. We also have had several tenants hit the RVT parking garage door necessitating panel replacement.
- DEPRECIATION EXPENSE – Approximately \$1,700 over budget. Hawkins completes the year-end adjustment to depreciation based on the schedule provided by the auditor.

2025-2026 CDA Salary Allocation and Spreadsheet Review

Birkenmeier provided both the 2025 year-end and 2026 year-to-date salary allocation summaries for review. She noted that at 2025 year-end, staff actual reported hours align closely with the budgeted program percentages. She explained that they were all within a one percent variance tolerance so that inter-program transfers were not needed. Birkenmeier will continue providing the spreadsheet for review on a semi-annual basis.

2025 RVT LLC Audit Review

Birkenmeier provided the finalized RVT LLC audit completed by CliftonLarsonAllen (CLA). She reported that the audit resulted in a favorable opinion from the auditor. Per the auditor's opinion, the financial statements present fairly, in all material respects, the financial position of RVT LLC as of December 31, 2025, and 2024. Birkenmeier further explained that CLA brought to the CDA's attention a matter involving the Courtesy Patrols. CLA recommended expensing Courtesy Patrol rent that is waived as compensation for the residents who perform the Courtesy Patrols. This waived rent has been recorded in the 2025 year-end financial statements under Other Contract Costs.

Birkenmeier also stated that, except for the Housing Choice Voucher (HCV) file reviews, CLA will complete the upcoming single audit remotely on April 6, 2026. The HCV file reviews will be conducted onsite. Birkenmeier noted that CLA will present both audits at a future board meeting.

Next Meeting of the Finance Committee

May 7, 2026, is the date for the next Finance Committee meeting.

Respectfully submitted,

A handwritten signature in blue ink that reads "Patrick Gosz". The signature is written in a cursive style with a large, stylized "G" at the end.

Patrick Gosz, Chair

**COMMUNITY DEVELOPMENT AUTHORITY
CAPITAL FUND PROGRAM
As of 12/31/25**

FUND #	GRANT AMOUNT	OBLIGATION START	OBLIGATION END	OBLIGATION BALANCE	DISBURSEMENT END	DISBURSEMENT BALANCE
501-23	\$ 101,096	02/17/23	02/16/25	\$ 0.00	02/16/27	\$ 0.00
501-24	\$ 103,092	05/06/24	05/05/26	\$ 0.00	05/05/28	\$ 0.00
501-25	\$ 106,167	05/13/25	05/12/27	\$ 86,853.80	05/12/29	\$ 86,853.80
				\$ 86,853.80		\$ 86,853.80

CFP 2023 BUDGET DETAIL

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

CFP 2024 BUDGET DETAIL

Dwelling Structures	Kitchen Countertop Replacement (partial)	\$ 94,814.06
Operations	Day-to-Day Operations	\$ 653.00
Site Improvements	Tree Maintenance/Landscaping/Sewer Lateral/Concrete Repair(partial)	<u>\$ 7,624.94</u>
2024 Grant Total		\$ 103,092.00

CFP 2025 BUDGET DETAIL

Fees & Costs	Architect/Consultant Fees	\$ 10,000.00
Dwelling/Non-Dwelling Site Work	Concrete Repair (partial)	\$ 42,328.00
Dwelling Unit	Smoke Detectors	\$ 12,000.00
Site Improvements	Tree Maintenance/Landscaping	\$ 9,839.00
Unit Rehab	Unit turnaround – vacated unit	\$ 12,000.00
Assessments/Audits	Capital Needs Assessment/Energy Audit	<u>\$ 20,000.00</u>
2025 Grant Total		\$ 106,167.00

COMMUNITY DEVELOPMENT AUTHORITY (PH, TER, FUL)
INCOME STATEMENT SUMMARY THROUGH DECEMBER 31, 2025

	2025 QUARTERLY	2025 YTD	2025 BUDGET	2024 YTD
TTL TENANT REV	\$97,722.29	\$397,238.27	\$428,766.00	\$372,092.26
TTL OTHER REV	\$59,103.50	\$387,028.92	\$432,634.00	\$440,312.33
TOTAL REVENUE	\$156,825.79	\$784,267.19	\$861,400.00	\$812,404.59
TTL ADMIN EXP	\$43,180.26	\$175,026.29	\$172,541.00	\$152,687.32
TTL TENANT SRVC EXP	\$1,650.32	\$2,442.74	\$2,700.00	\$1,847.28
TTL UTILITY EXP	\$45,347.04	\$115,946.91	\$104,473.00	\$94,536.50
TTL MAINTENANCE EXP	\$49,298.03	\$174,530.94	\$174,921.00	\$160,315.39
TTL PROTECTIVE SRVC EXP	\$1,053.99	\$5,511.46	\$4,516.00	\$5,584.77
TTL OTHER EXP	\$47,016.18	\$85,034.55	\$58,573.00	\$51,905.65
TTL EXTRA/CASUALTY EXP	\$0.00	\$0.00	\$2,400.00	\$0.00
TOTAL OPERATING EXPENSES	\$187,545.82	\$558,492.89	\$520,124.00	\$466,876.91
INCOME/(LOSS) BEFORE DEPRECIATION	(\$30,720.03)	\$225,774.30	\$341,276.00	\$345,527.68
DEPRECIATION EXP	\$73,706.30	\$347,864.30	\$370,907.00	\$349,124.75
NET INCOME/(LOSS)	(\$104,426.33)	(\$122,090.00)	(\$29,631.00)	(\$3,597.07)

Wausau Community Development Authority - Entity Wide
Income Statement
December 31, 2025

= Voucher, Redevelopment, and Business Activities I & II

	2025 Quarterly	2025 YTD	2025 Budget	2024 Quarterly	2024 YTD	2024 Budget
<u>REVENUES</u>						
Tenant Revenue						
'3420 Tenant Revenues - Rent	95,274.00	390,346.00	424,566.00	91,406.00	368,044.00	368,162.00
'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	2,448.29	6,892.27	4,200.00	912.18	4,048.26	4,800.00
'3422 Tenant Revenue - excess utilities	0.00	0.00	0.00	0.00	0.00	0.00
Total Tenant Revenue	97,722.29	397,238.27	428,766.00	92,318.18	372,092.26	372,962.00
Other Revenue						
3410 Revenue - HUD	0.00	0.00	0.00	0.00	0.00	0.00
3410 Revenue - HUD	598,256.00	2,467,186.00	335,755.00	615,932.00	2,383,403.00	295,500.00
'3430 Interest Income	-20,830.89	72,622.45	118,971.00	29,940.93	121,104.10	112,867.00
'3430 Interest Income	40,844.57	173,968.87	35,200.00	39,697.56	145,775.59	26,000.00
'3435 Restricted Interest Income	0.00	0.00	0.00	0.00	0.00	0.00
'3435 Restricted Interest Income	0.00	0.00	0.00	0.00	0.00	0.00
Gain/loss on sale of equipment	0.00	0.00	0.00	0.00	10,800.00	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	6,045.39	25,971.47	20,160.00	3,377.16	11,834.23	12,300.00
'3440 Other Charges for Services	0.00	0.00	0.00	0.00	0.00	0.00
3450 Fraud Recovery	0.00	0.00	0.00	0.00	0.00	0.00
3450 Fraud Recovery	580.00	1,472.82	600.00	1,173.09	2,140.27	500.00
3480 Other Revenue	390.00	1,320.00	0.00	930.00	1,470.00	5,480.00
3480 Other Revenue	10,152.73	161,635.26	0.00	69,567.69	98,498.59	0.00
Port In Hap & Admin	908.56	4,091.42	250.00	0.00	128.43	530.00
3690 CFP Operations	0.00	653.00	5,000.00	0.00	0.00	5,000.00
3691 Operating Subsidy	40,207.00	159,773.00	155,351.00	40,417.00	169,758.00	199,500.00
3691 Operating Subsidy	0.00	0.00	0.00	0.00	0.00	0.00
3691 Cash Receipts from Section 8	33,292.00	126,729.00	133,152.00	30,862.00	125,346.00	124,271.00

3691	Developer Fees	0.00	0.00	0.00	0.00	0.00	0.00
3692	Insurance Proceeds/VNA Charges to Tenants	0.00	0.00	0.00	0.00	0.00	0.00
3692	Insurance Proceeds/VNA Charges to Tenants	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Revenue		709,845.36	3,195,423.29	804,439.00	831,897.43	3,070,258.21	781,948.00

TOTAL REVENUES

807,567.65	3,592,661.56	1,233,205.00	924,215.61	3,442,350.47	1,154,910.00
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EXPENSES

Administrative Expenses

4110	Administration Salaries	23,662.88	86,614.80	86,562.00	21,346.38	77,170.29	86,120.00
4110	Administration Salaries	42,338.27	168,186.77	126,800.00	40,360.91	151,147.68	123,365.00
4120	Advertising and Marketing	356.60	1,447.86	1,500.00	303.00	1,352.00	1,550.00
4120	Advertising and Marketing	0.00	0.00	0.00	0.00	366.00	600.00
4130	Legal Expense	0.00	0.00	500.00	0.00	0.00	500.00
4130	Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00
4140	Staff Training	0.00	3,056.94	2,000.00	0.00	525.00	1,800.00
4140	Staff Training	0.00	4,375.00	3,600.00	0.00	1,475.00	1,400.00
4150	Travel	1,677.71	1,823.31	1,100.00	737.55	1,045.93	1,100.00
4150	Travel	431.50	573.60	800.00	383.86	551.68	800.00
4160	Office Expense	2,325.64	10,283.39	10,600.00	1,972.29	9,053.95	8,900.00
4160	Office Expense	2,822.86	11,487.12	10,400.00	2,706.80	11,360.53	10,200.00
4170	Accounting Fees	3,178.00	10,132.00	9,669.00	2,060.00	7,443.00	7,282.00
4170	Accounting Fees	2,543.00	9,255.00	6,200.00	2,412.00	9,195.00	6,600.00
4171	Audit Fees	0.00	14,804.96	14,350.00	-4,166.00	13,973.56	14,384.00
4171	Audit Fees	0.00	15,161.81	5,150.00	3,124.00	15,013.49	5,642.00
4182	Empl. Benefit Contrib. -Admin	10,578.19	40,542.86	41,075.00	9,701.43	37,632.53	40,034.00
4182	Empl. Benefit Contrib. -Admin	16,977.61	66,266.88	52,508.00	16,358.15	63,179.93	40,941.00
	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	28.48	1,086.74	1,100.00	0.00	570.49	1,100.00
4190	Other Admin and Sundry	0.00	486.86	250.00	595.00	2,288.00	250.00
4191	Telephone	1,412.76	5,233.43	4,085.00	1,132.13	3,920.57	3,400.00
4191	Telephone	476.06	1,905.40	1,500.00	371.65	1,403.74	1,100.00
	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		108,809.56	452,724.73	379,749.00	99,399.15	408,668.37	357,068.00

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	1,650.32	2,442.74	2,700.00	676.19	1,847.28	2,750.00
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	0.00	0.00	0.00	0.00	0.00	0.00
4230	Contract Costs/VNA Expenses	0.00	0.00	0.00	0.00	0.00	0.00
	Total Tenant Services Expenses	1,650.32	2,442.74	2,700.00	676.19	1,847.28	2,750.00

Utility Expenses

4310	Water	10,510.57	27,588.46	26,700.00	9,133.13	25,673.38	18,084.00
4310	Water	0.00	0.00	0.00	0.00	0.00	0.00
4320	Electricity	13,280.78	36,027.47	30,500.00	6,311.28	26,444.96	32,000.00
4320	Electricity	0.00	0.00	0.00	0.00	0.00	0.00
4330	Gas	8,305.35	16,663.02	12,785.00	2,228.51	8,651.20	14,100.00
4330	Gas	0.00	0.00	0.00	0.00	0.00	0.00
4360	Sewer	11,373.48	30,590.28	29,410.00	10,253.03	28,881.28	28,700.00
4340	Sewer	0.00	0.00	0.00	0.00	0.00	0.00
4390	Other Utilities Expense	1,876.86	5,077.68	5,078.00	1,780.86	4,885.68	4,874.00
4390	Other Utilities Expense	0.00	0.00	0.00	0.00	0.00	0.00
	Total Utility Expenses	45,347.04	115,946.91	104,473.00	29,706.81	94,536.50	97,758.00

Maintenance Expenses

4410	Maint. Labor	23,395.49	85,381.10	83,323.00	20,649.80	76,506.63	77,167.00
4410	Maint. Labor	4,508.11	16,386.76	16,149.00	4,135.92	15,392.66	15,574.00
4420	Maint. Materials	7,802.69	25,286.59	24,400.00	6,322.57	16,012.50	16,300.00
4420	Maint. Materials	0.00	0.00	0.00	0.00	0.00	0.00
4430	Maintenance Contracts	7,961.99	25,337.07	29,683.00	17,192.41	34,290.24	30,050.00
4430	Maintenance Contracts	0.00	0.00	0.00	0.00	0.00	0.00
4431	Garbage & Trash Removal	1,002.39	3,661.89	3,400.00	-145.92	2,007.04	3,300.00
4431	Garbage & Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00
4433	Empl. Benefit Contr. Maint.	9,135.47	34,864.29	34,115.00	8,126.77	31,498.98	34,376.00
4433	Empl. Benefit Contr. Maint.	660.10	2,400.05	2,357.00	603.88	2,246.92	2,765.00
	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	54,466.24	193,317.75	193,427.00	56,885.43	177,954.97	179,532.00

Protective Services Expenses

4460	Labor	0.00	0.00	0.00	0.00	0.00	0.00
4460	Labor	0.00	0.00	0.00	0.00	0.00	0.00
4470	Materials	0.00	0.00	0.00	404.59	653.28	0.00
4470	Materials	0.00	0.00	0.00	0.00	0.00	0.00
4480	Contract Costs	1,053.99	5,511.46	4,516.00	2,607.64	4,931.49	4,100.00
4480	Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Protective Services		1,053.99	5,511.46	4,516.00	3,012.23	5,584.77	4,100.00
Other General Expenses							
4510	Insurance Expense	5,874.86	21,146.61	26,542.00	6,208.31	22,980.26	17,190.00
4510	Insurance Expense	2,699.31	10,628.20	3,878.00	-21.59	7,299.01	4,025.00
4520	Payment in Lieu of Taxes	5,237.51	28,129.13	32,031.00	6,261.13	27,755.57	27,040.00
4520	Payment in Lieu of Taxes	0.00	0.00	0.00	0.00	0.00	0.00
4570	Collection Losses	1,673.88	1,528.88	0.00	254.25	79.25	0.00
4570	Collection Losses	0.00	0.00	400.00	970.00	970.00	400.00
4590	Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00
4590	Other General Expense	460.80	599.04	1,000.00	0.00	0.00	1,000.00
	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	34,229.93	34,229.93	0.00	1,090.57	1,090.57	0.00
4595	Compensated Absences	8,918.21	8,918.21	0.00	-359.09	-359.09	0.00
Total Other General Expenses		59,094.50	105,180.00	63,851.00	14,403.58	59,815.57	49,655.00
Extraordinary/Casualty Loss Expenses							
4610	Labor	0.00	0.00	2,400.00	0.00	0.00	2,400.00
4610	Labor	0.00	0.00	0.00	0.00	0.00	0.00
4620	Labor	0.00	0.00	0.00	-8,603.12	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	2,400.00	-8,603.12	0.00	2,400.00
Housing Assistance Payments							
4715	Hap Expenses	529,832.00	2,059,583.00	0.00	537,661.09	2,052,971.00	0.00
Total Hap expenses		529,832.00	2,059,583.00	0.00	537,661.09	2,052,971.00	0.00
Depreciation Expense							
4800	Depre Expense - PHA Funded	73,706.30	348,764.30	370,907.00	65,700.53	349,124.75	375,076.00
4800	Depre Expense - PHA Funded	460.64	2,080.64	0.00	492.64	2,156.29	2,218.00
Total Depreciation Expense		74,166.94	350,844.94	370,907.00	66,193.17	351,281.04	377,294.00
TOTAL OPERATING EXPENSES		874,420.59	3,285,551.53	1,122,023.00	799,334.53	3,152,659.50	1,070,557.00
Change in Net Position		-66,852.94	307,110.03	111,182.00	124,881.08	289,690.97	84,353.00

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	0.00
	Total Equity Transfers	0.00	0.00	0.00	0.00	0.00	0.00
	NET INCOME/LOSS	-66,852.94	307,110.03	111,182.00	124,881.08	289,690.97	84,353.00

Wausau Community Development Authority

Balance Sheet

December 31, 2025

		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)	Fulton Street (Fund 18)	Redevelopment (Fund 16)			<u>Entity Wide Total</u>	<u>2024 Entity Wide Total</u>
ASSETS												
Cash												
'1111	Cash - Unrestricted	35,286.73	1,212,527.67	577,809.32	698,428.07	0.00	50,877.26	1,327,709.77			3,902,638.82	3,858,619.56
'1117	Petty Cash	75.00	25.00	0.00	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	0.00			20.00	20.00
'1162	Cash - Savings	1,552,338.69	0.00	0.00	0.00	389,833.53	0.00	0.00			1,942,172.22	1,888,155.09
	Total Cash	1,587,720.42	1,212,552.67	577,809.32	698,428.07	389,833.53	50,877.26	1,327,709.77			5,844,931.04	5,746,894.65
Accounts Receivable												
1121	Accounts Receivable- Fraud	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00	0.00
'1122	Accounts Receivable - Tenants	2,309.35	0.00	0.00	0.00	0.00	0.00	0.00			2,309.35	0.00
1125	Accounts Receivable - HUD	0.00	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	922.00
1128	Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00	0.00
'1145	Accrued Interest Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00	0.00
	Total Accounts Receivable	2,309.35	0.00	0.00	0.00	0.00	0.00	0.00			2,309.35	922.00
Other Current Assets												
1210	Prepaid Expenses	1,142.80	1,142.84	1,142.84	0.00	0.00	1,142.84	0.00			4,571.32	3,234.48
'1211	Prepaid Insurance	0.00	0.00	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	3,405.52	0.00	0.00			3,405.52	6,280.11
	Total Other Current Assets	1,142.80	1,142.84	1,142.84	0.00	3,405.52	1,142.84	0.00			7,976.84	9,514.59
Noncurrent Assets												
1350	CDA Mortgage Sale	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00	0.00
'1400	Land/Structures/Equip Less Accum. Deprn	2,752,469.33	8,782.81	1,480,052.38	60,000.00	0.00	698,841.58	60,000.00			5,060,146.10	4,688,009.52
1500	Note Receivables - Tax Credits	3,896,258.35	0.00	0.00	2,535,758.54	0.00	0.00	0.00			6,432,016.89	5,730,245.27
1600	Investment in Tax Credits	174,834.48	0.00	0.00	0.00	0.00	0.00	0.00			174,834.48	174,819.96
	Total Noncurrent Assets	6,823,562.16	8,782.81	1,480,052.38	2,595,758.54	0.00	698,841.58	60,000.00			11,666,997.47	10,593,074.75
	TOTAL ASSETS	8,414,734.73	1,222,478.32	2,059,004.54	3,294,186.61	393,239.05	750,861.68	1,387,709.77			17,522,214.70	16,350,405.99
LIABILITIES												
Accounts Payable												
2110	Bank Overdraft	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00	0.00

RIVERVIEW TOWERS LLC
INCOME STATEMENT SUMMARY THROUGH DECEMBER 31, 2025

	2025 QUARTERLY	2025 YTD	2025 BUDGET	2024 YTD
TTL TENANT REV	\$175,728.00	\$661,695.80	\$675,175.00	\$627,696.00
TTL OTHER REV	\$145,272.46	\$563,297.76	\$551,969.00	\$536,332.65
TOTAL REVENUE	\$321,000.46	\$1,224,993.56	\$1,227,144.00	\$1,164,028.65
TTL ADMIN EXP	\$63,034.88	\$252,719.49	\$255,028.00	\$242,909.41
TTL TENANT SRVC EXP	\$2,828.49	\$6,415.52	\$6,750.00	\$6,274.35
TTL UTILITY EXP	\$48,123.65	\$126,435.24	\$133,133.00	\$108,005.00
TTL MAINTENANCE EXP	\$66,952.01	\$247,231.28	\$234,146.00	\$230,863.87
TTL PROTECTIVE SRVC EXP	\$1,459.93	\$3,915.31	\$3,700.00	\$4,714.26
TTL OTHER EXP	\$30,864.04	\$110,885.38	\$102,877.00	\$107,603.58
TTL EXTRA/CASUALTY EXP	\$900.97	\$8,873.62	\$5,000.00	\$5,586.60
TOTAL OPERATING EXPENSES	\$214,163.97	\$756,475.84	\$740,634.00	\$705,957.07
INCOME/(LOSS) BEFORE DEPRECIATION	\$106,836.49	\$468,517.72	\$486,510.00	\$458,071.58
DEPRECIATION EXP	\$65,551.92	\$260,507.67	\$258,805.00	\$259,916.20
NET INCOME/(LOSS)	\$41,284.57	\$208,010.05	\$227,705.00	\$198,155.38

RIVERVIEW TOWERS LLC

FINANCIAL STATEMENTS

For the Accounting Period Ending December 31, 2025



To the Members
Riverview Towers LLC
Wausau, WI

The members are responsible for the accompanying financial statements of Riverview Towers LLC ("Project"), which comprise the balance sheet as of December 31, 2025, and the related statement of operations for the one month and year then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements, nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by the members. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

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

The accompanying budget of the Project for the year ending December 31, 2025, has not been compiled or examined by us, and, accordingly, we do not express an opinion or any other form of assurance on it. The partners have elected to omit the summaries of significant assumptions and accounting policies required under established guidelines for presentation of prospective financial statements. If the omitted summaries were included in the budgeted information, they might influence the user's conclusions about the Project's budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

We are not independent with respect to the Project.

A handwritten signature in blue ink that reads "Hawkins Ash CPAs, LLP".

La Crosse, Wisconsin
January 14, 2026

Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
December 31, 2025

	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	62,484.32	2,282,944.88
26-0-000-000-1111.050 Cash - Reserve Account	0.00	0.00
26-0-000-000-1162.000 Cash - Savings/Money Mkts/CDs	9,291.96	1,489,346.31
Total	71,776.28	3,772,291.19
Accounts Receivable		
26-0-000-000-1122.000 Accounts Receivable - Tenants	(4,872.50)	0.00
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	(4,872.50)	0.00
Accrued Receivables		
26-0-000-000-1145.000 Accrued Interest Receivable	0.00	0.00
Total	0.00	0.00
Other Current Assets		
26-0-000-000-1210.000 Prepaid Expenses	(878.25)	3,843.69
26-0-000-000-1211.000 Prepaid Insurance	(3,054.29)	5,070.74
26-0-000-000-1295.001 Interprogram Due (to) from PH	0.00	0.00
Total	(3,932.54)	8,914.43
TOTAL CURRENT ASSETS	62,971.24	3,781,205.62

*(See Accountants' Compilation Report)

Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
December 31, 2025

	Current Period	Cumulative
NONCURRENT ASSETS		
Fixed Assets		
26-0-000-000-1400.000 CWIP	0.00	0.00
26-0-000-000-1400.060 Land	0.00	0.00
26-0-000-000-1400.061 Land Improvements	0.00	20,555.00
26-0-000-000-1400.080 Dwelling Equipment	0.00	18,329.76
26-0-000-000-1400.090 Nondwelling Equipment	0.00	338,846.40
26-0-000-000-1400.100 Building Improvements	0.00	10,113,502.20
26-0-000-000-1400.150 Accumulated Depreciation	(21,966.67)	(3,942,834.62)
Total	(21,966.67)	6,548,398.74
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	(261.75)	(41,616.78)
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	(261.75)	5,497.22
TOTAL NONCURRENT ASSETS	(22,228.42)	6,553,895.96
TOTAL ASSETS	40,742.82	10,335,101.58

*(See Accountants' Compilation Report)

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Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
December 31, 2025

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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	2,095.18	2,095.18
26-0-000-000-2111.010 A/P - Other	0.00	0.00
26-0-000-000-2114.000 Tenants Security Deposits	20.00	56,064.00
26-0-000-000-2119.000 A/P - Other	0.00	0.00
26-0-000-000-2119.010 A/P - Payroll	26,178.93	26,178.93
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	28,294.11	84,338.11
Accrued Liabilities		
26-0-000-000-2134.000 Accrued Comp Absences - Due within one year	2,486.71	19,549.86
26-0-000-000-2136.000 Other Accrued Liabilities	20,379.27	20,379.27
26-0-000-000-2137.000 Payment in Lieu of Taxes	2,551.31	52,398.06
26-0-000-000-2149.000 Accrued Asset Mgt Fee	(10,096.13)	0.00
Total	15,321.16	92,327.19
Other Current Liabilities		
26-0-000-000-2145.001 Interprogram Due to (from) PH	0.00	0.00
26-0-000-000-2145.002 Interprogram Due to (from) Voucher	0.00	0.00
26-0-000-000-2145.012 Interprogram Due to (from) Riverview Terrace	0.00	0.00
26-0-000-000-2145.017 Interprogram Due to (from) BA II	(8.41)	3,405.52
26-0-000-000-2240.000 Tenants Prepaid Rent	0.00	0.00
26-0-000-000-2290.000 Unearned Revenue	0.00	0.00
Total	(8.41)	3,405.52
TOTAL CURRENT LIABILITIES	43,606.86	180,070.82

*(See Accountants' Compilation Report)

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Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
December 31, 2025

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	Current Period	Cumulative
NONCURRENT LIABILITIES		
26-0-000-000-2134.010 Accrued Comp Absences	3,213.47	31,393.74
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	4,166.74	600,000.00
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)	330.16	46,258.35
Total	7,710.37	3,927,652.09
TOTAL LIABILITIES	51,317.23	4,107,722.91
MEMBERS' EQUITY		
26-0-000-000-2700.000 CY Net Change	(164,622.98)	0.00
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	15.40	174,834.48
26-0-000-000-2835.000 NEF Investor Equity	154,033.17	6,104,544.19
TOTAL MEMBERS' EQUITY	(10,574.41)	6,227,378.67
TOTAL LIABILITIES AND MEMBERS' EQUITY	40,742.82	10,335,101.58
Proof	0.00	0.00

*(See Accountants' Compilation Report)

Riverview Towers LLC
Stmnt of Operations-Riverview Towers LLC
Twelve Month Period - December 31, 2025

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
PUM	1.00	149.00	149.00	1.00	1,788.00	1,788.00	0.00
OPERATING REVENUE							
Rental Revenue							
26-1-000-000-3420.000 Tenant Revenue - Rent	443.32	66,054.00	56,264.62	376.88	673,867.80	675,175.00	(1,307.20)
26-1-000-000-3421.000 Tenant Rent - Vacancy Loss	2.32	(346.00)	0.00	6.81	(12,172.00)	0.00	(12,172.00)
26-1-000-000-3422.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	440.99	65,708.00	56,264.62	370.08	661,695.80	675,175.00	(13,479.20)
Nonrental Revenue							
26-1-000-000-3410.000 HUD HAP Subsidy	249.92	37,238.00	35,972.38	237.51	424,670.00	431,669.00	(6,999.00)
26-1-000-000-3410.010 HUD Admin Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-3440.000 Other Inc - Tenants Charges	7.48	(1,115.00)	650.00	2.37	4,230.97	7,800.00	(3,569.03)
26-1-000-000-3440.020 Other Inc - Tenant Store	2.18	324.30	325.00	1.58	2,825.59	3,900.00	(1,074.41)
26-1-000-000-3440.030 Other Income	0.00	0.00	0.00	0.15	264.30	0.00	264.30
26-1-000-000-3440.060 Other Income - Voucher CARES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-3444.040 Laundry	8.83	1,315.36	691.63	5.29	9,453.92	8,300.00	1,153.92
26-1-000-000-3444.050 Vending	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-3691.000 Operating Subsidy	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-3692.000 Other Inc - Insurance Proceeds	0.00	0.00	0.00	2.01	3,600.10	0.00	3,600.10
Total	253.44	37,762.66	37,639.01	248.91	445,044.88	451,669.00	(6,624.12)
TOTAL OPERATING REVENUE	694.43	103,470.66	93,903.63	618.98	1,106,740.68	1,126,844.00	(20,103.32)
OPERATING EXPENSES							
Administration							
26-1-000-000-4110.000 Administration Salaries	51.91	7,734.41	8,338.25	54.56	97,561.43	100,059.00	(2,497.57)
26-1-000-000-4110.010 Admin Salaries - Comp Abs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4120.000 Advertising & Marketing	2.93	436.00	433.37	2.99	5,343.03	5,200.00	143.03
26-1-000-000-4130.000 Legal Expense	0.00	0.00	41.63	0.00	0.00	500.00	(500.00)
26-1-000-000-4140.000 Staff Training	0.00	0.00	166.63	1.20	2,146.94	2,000.00	146.94
26-1-000-000-4150.000 Travel	0.67	100.00	75.00	0.36	643.00	900.00	(257.00)
26-1-000-000-4150.010 Mileage	2.02	301.66	0.00	0.17	301.66	0.00	301.66
26-1-000-000-4160.000 Office Expenses	3.20	476.52	766.63	4.93	8,817.29	9,200.00	(382.71)
26-1-000-000-4170.000 Accounting Fees	5.66	844.00	429.13	2.87	5,140.00	5,150.00	(10.00)
26-1-000-000-4171.000 Audit Fees	0.00	0.00	1,252.13	8.48	15,160.00	15,026.00	134.00
26-1-000-000-4182.000 Employee Benefits - Admin	32.87	4,898.25	4,758.38	31.34	56,032.66	57,101.00	(1,068.34)
26-1-000-000-4190.000 Other Admin and Sundry	0.00	0.00	41.63	0.26	463.38	500.00	(36.62)
26-1-000-000-4191.000 Telephone	2.03	302.24	258.37	1.99	3,560.84	3,100.00	460.84
26-1-000-000-4192.000 Management Fee	22.86	3,405.52	3,214.38	22.28	39,830.26	38,573.00	1,257.26
26-1-000-000-4193.000 Compliance Fee	3.75	558.75	558.75	3.75	6,705.00	6,705.00	0.00
26-1-000-000-4194.000 Asset Management Fee	6.16	917.87	917.87	6.16	11,014.00	11,014.00	0.00
Total	134.06	19,975.22	21,252.15	141.34	252,719.49	255,028.00	(2,308.51)

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Riverview Towers LLC
Stmnt of Operations-Riverview Towers LLC
Twelve Month Period - December 31, 2025

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING EXPENSES							
Tenant Services							
26-1-000-000-4210.000 Tenant Services Salaries	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4220.000 Rec, Pub and Other	11.76	1,752.29	291.63	1.93	3,455.78	3,500.00	(44.22)
26-1-000-000-4221.000 Tenant Store Expenses	3.67	547.22	270.87	1.66	2,959.74	3,250.00	(290.26)
Total	15.43	2,299.51	562.50	3.59	6,415.52	6,750.00	(334.48)
Utilities							
26-1-000-000-4310.000 Water	22.86	3,405.96	1,225.00	8.44	15,091.38	14,700.00	391.38
26-1-000-000-4320.000 Electricity	59.48	8,863.20	5,491.63	34.47	61,631.50	65,900.00	(4,268.50)
26-1-000-000-4330.000 Gas	84.29	12,559.03	2,906.25	18.55	33,170.17	34,875.00	(1,704.83)
26-1-000-000-4360.000 Sewer	23.72	3,534.79	1,287.50	8.02	14,334.19	15,450.00	(1,115.81)
26-1-000-000-4390.000 Other Utilities Expense	3.70	552.00	184.00	1.23	2,208.00	2,208.00	0.00
Total	194.06	28,914.98	11,094.38	70.71	126,435.24	133,133.00	(6,697.76)
Maintenance and Operations							
26-1-000-000-4410.000 Maint Labor	59.47	8,861.13	8,637.63	59.77	106,862.40	103,652.00	3,210.40
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	13.40	1,996.76	2,441.63	12.85	22,980.80	29,300.00	(6,319.20)
26-1-000-000-4430.010 Heating & Cooling	0.00	0.00	325.00	2.92	5,217.84	3,900.00	1,317.84
26-1-000-000-4430.020 Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4430.030 Elevator Maintenance	3.63	540.17	540.25	4.19	7,484.72	6,483.00	1,001.72
26-1-000-000-4430.040 Landscape & Grounds	2.12	315.91	400.00	2.81	5,033.08	4,800.00	233.08
26-1-000-000-4430.050 Unit Turnaround	0.00	0.00	83.37	0.00	0.00	1,000.00	(1,000.00)
26-1-000-000-4430.060 Electrical	0.00	0.00	100.00	1.46	2,616.64	1,200.00	1,416.64
26-1-000-000-4430.070 Plumbing	0.00	0.00	50.00	1.05	1,883.41	600.00	1,283.41
26-1-000-000-4430.080 Extermination	8.05	1,200.00	1,616.63	12.39	22,160.60	19,400.00	2,760.60
26-1-000-000-4430.090 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4430.100 Other Contract Costs	83.08	12,378.62	441.63	8.08	14,449.15	5,300.00	9,149.15
26-1-000-000-4430.101 Routine	0.00	0.00	100.00	0.00	0.00	1,200.00	(1,200.00)
26-1-000-000-4431.000 Garbage & Trash Removal	4.86	724.83	741.63	5.26	9,396.42	8,900.00	496.42
26-1-000-000-4433.000 Employee Benefits - Maint	28.97	4,317.24	4,034.25	27.49	49,146.22	48,411.00	735.22
Total	203.59	30,334.66	19,512.02	138.27	247,231.28	234,146.00	13,085.28
Protective Services							
26-1-000-000-4480.000 Contract Costs	3.13	465.80	308.37	2.19	3,915.31	3,700.00	215.31
Total	3.13	465.80	308.37	2.19	3,915.31	3,700.00	215.31

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Riverview Towers LLC
Stmnt of Operations-Riverview Towers LLC
Twelve Month Period - December 31, 2025

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING EXPENSES							
General Expense							
26-1-000-000-4510.010 Insurance - Property	16.72	2,490.87	2,490.87	16.72	29,890.00	29,890.00	0.00
26-1-000-000-4510.020 Insurance - Liability	4.02	598.42	579.13	3.91	6,984.98	6,950.00	34.98
26-1-000-000-4510.030 Insurance - Workers Comp	1.80	267.90	194.00	1.94	3,468.32	2,328.00	1,140.32
26-1-000-000-4510.040 Insurance - Other	0.00	0.00	25.00	0.19	344.04	300.00	44.04
26-1-000-000-4520.000 Payment in Lieu of Taxes	17.12	2,551.31	4,517.00	29.31	52,398.06	54,204.00	(1,805.94)
26-1-000-000-4570.000 Collection Losses	22.57	3,362.50	0.00	1.51	2,694.80	0.00	2,694.80
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	3.75	6,705.00	6,705.00	0.00
26-1-000-000-4590.020 Other Gen Exp - Tax Return	0.00	0.00	208.37	1.51	2,700.00	2,500.00	200.00
26-1-000-000-4595.000 Compensated Absences	38.26	5,700.18	0.00	3.19	5,700.18	0.00	5,700.18
Total	100.48	14,971.18	8,573.12	62.02	110,885.38	102,877.00	8,008.38
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	5.20	774.37	416.63	2.95	5,273.52	5,000.00	273.52
Total	5.20	774.37	416.63	2.95	5,273.52	5,000.00	273.52
Casualty Losses							
26-1-000-000-4620.030 Contract Costs	0.00	0.00	0.00	2.01	3,600.10	0.00	3,600.10
Total	0.00	0.00	0.00	2.01	3,600.10	0.00	3,600.10
Depreciation Expenses							
26-1-000-000-4800.000 Depreciation Expense	147.43	21,966.67	21,305.37	143.94	257,366.67	255,664.00	1,702.67
26-1-000-000-4801.000 Amortize - Tax Credit Fees	1.76	261.75	261.75	1.76	3,141.00	3,141.00	0.00
26-1-000-000-4802.000 Amortize - Finance Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	149.18	22,228.42	21,567.12	145.70	260,507.67	258,805.00	1,702.67
TOTAL OPERATING EXPENSES	805.13	119,964.14	83,286.29	568.78	1,016,983.51	999,439.00	17,544.51
OPERATING INCOME (LOSS)	110.69	(16,493.48)	10,617.34	50.20	89,757.17	127,405.00	(37,647.83)

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Riverview Towers LLC
Stmnt of Operations-Riverview Towers LLC
Twelve Month Period - December 31, 2025

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
Nonoperating Revenue (Expense)							
26-1-000-000-3430.000 Investment Income	69.91	10,415.97	8,358.37	66.14	118,252.88	100,300.00	17,952.88
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	(4,166.74)	(4,496.75)	27.96	(50,000.00)	(53,961.00)	3,961.00
26-1-000-000-4540.010 Interest Expense - AHP CDA Loan	2.22	(330.16)	0.00	2.22	(3,961.48)	0.00	(3,961.48)
26-1-000-000-9000.000 Operating Transfer In	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	39.73	5,919.07	3,861.62	35.96	64,291.40	46,339.00	17,952.40
CHANGE IN NET ASSETS	70.97	(10,574.41)	14,478.96	86.16	154,048.57	173,744.00	(19,695.43)
Prior Period Adjustments							
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET CHANGE	70.97	(10,574.41)	14,478.96	86.16	154,048.57	173,744.00	(19,695.43)

2025
SALARY ALLOCATION - HOURS WORKED

BARBARA BETZ								
	100%							
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY	116							116
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	
FEBRUARY	147							147
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	
MARCH	156							156
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	
APRIL	116							116
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	
MAY	227							227
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	
JUNE	8							8
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#VALUE!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	770	0	0	0	0	0	0	770
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	

2025
SALARY ALLOCATION - HOURS WORKED

AMY BOLDER								
	100%							
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
FEBRUARY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
MARCH								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
APRIL								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
MAY	160							160
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	
JUNE	148							148
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	
JULY	148							148
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	
AUGUST	160							160
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	
SEPTEMBER	152							152
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	
OCTOBER	217.5							217.5
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	
NOVEMBER	152							152
ALLOCATION	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	
DECEMBER	144							144
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	
TOTAL	1281.5	0	0	0	0	0	0	1281.5
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	

2025
SALARY ALLOCATION - HOURS WORKED

JULI BIRKENMEIER								
	5%		65%		30%			
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY		5.5	75.5			35		116
ALLOCATION	0.00%	4.74%	65.09%	0.00%	0.00%	30.17%	#DIV/0!	
FEBRUARY		8.5	104.5			47		160
ALLOCATION	0.00%	5.31%	65.31%	0.00%	0.00%	29.38%	#DIV/0!	
MARCH		7	88			41		136
ALLOCATION	0.00%	5.15%	64.71%	0.00%	0.00%	30.15%	#DIV/0!	
APRIL		4.75	62.75			28.5		96
ALLOCATION	0.00%	4.95%	65.36%	0.00%	0.00%	29.69%	#DIV/0!	
MAY		11.5	146.5			66		224
ALLOCATION	0.00%	5.13%	65.40%	0.00%	0.00%	29.46%	#DIV/0!	
JUNE		6	90			40		136
ALLOCATION	0.00%	4.41%	66.18%	0.00%	0.00%	29.41%	#DIV/0!	
JULY		7.25	93.5			43.25		144
ALLOCATION	0.00%	5.03%	64.93%	0.00%	0.00%	30.03%	#DIV/0!	
AUGUST		6.25	83.5			38.25		128
ALLOCATION	0.00%	4.88%	65.23%	0.00%	0.00%	29.88%	#DIV/0!	
SEPTEMBER		6.25	83.5			38.25		128
ALLOCATION	0.00%	4.88%	65.23%	0.00%	0.00%	29.88%	#DIV/0!	
OCTOBER		11.5	151			57.5		220
ALLOCATION	0.00%	5.23%	68.64%	0.00%	0.00%	26.14%	#DIV/0!	
NOVEMBER		6.5	92.5			45		144
ALLOCATION	0.00%	4.51%	64.24%	0.00%	0.00%	31.25%	#DIV/0!	
DECEMBER		6.75	88.25			41		136
ALLOCATION	0.00%	4.96%	64.89%	0.00%	0.00%	30.15%	#DIV/0!	
TOTAL	0	87.75	1159.5	0	0	520.75	0	1768
ALLOCATION	0.00%	4.96%	65.58%	0.00%	0.00%	29.45%	#DIV/0!	

2025
SALARY ALLOCATION - HOURS WORKED

LARRY BUCHBERGER								
95%					5%			
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY				109			6	115
ALLOCATION	0.00%	0.00%	0.00%	94.78%	0.00%	0.00%	5.22%	
FEBRUARY				148.25			7	155.25
ALLOCATION	0.00%	0.00%	0.00%	95.49%	0.00%	0.00%	4.51%	
MARCH				145.25			8	153.25
ALLOCATION	0.00%	0.00%	0.00%	94.78%	0.00%	0.00%	5.22%	
APRIL				139.55			7.2	146.75
ALLOCATION	0.00%	0.00%	0.00%	95.09%	0.00%	0.00%	4.91%	
MAY				187.25			10.75	198
ALLOCATION	0.00%	0.00%	0.00%	94.57%	0.00%	0.00%	5.43%	
JUNE				97.75			5.5	103.25
ALLOCATION	0.00%	0.00%	0.00%	94.67%	0.00%	0.00%	5.33%	
JULY		4		130.5			7	141.5
ALLOCATION	0.00%	2.83%	0.00%	92.23%	0.00%	0.00%	4.95%	
AUGUST				137			7	144
ALLOCATION	0.00%	0.00%	0.00%	95.14%	0.00%	0.00%	4.86%	
SEPTEMBER				113			6	119
ALLOCATION	0.00%	0.00%	0.00%	94.96%	0.00%	0.00%	5.04%	
OCTOBER				160			8.5	168.5
ALLOCATION	0.00%	0.00%	0.00%	94.96%	0.00%	0.00%	5.04%	
NOVEMBER				152			8	160
ALLOCATION	0.00%	0.00%	0.00%	95.00%	0.00%	0.00%	5.00%	
DECEMBER			6.5	141.25			8	155.75
ALLOCATION	0.00%	0.00%	4.17%	90.69%	0.00%	0.00%	5.14%	
TOTAL	0	4	6.5	1660.8	0	0	88.95	1760.25
ALLOCATION	0.00%	0.23%	0.37%	94.35%	0.00%	0.00%	5.05%	

2025
SALARY ALLOCATION - HOURS WORKED

SCOTT BUCHBERGER								
		25%	50%	25%				
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY		26.25	52	26.5				104.75
ALLOCATION	0.00%	25.06%	49.64%	25.30%	0.00%	0.00%	#DIV/0!	
FEBRUARY		42.5	84.25	42.5				169.25
ALLOCATION	0.00%	25.11%	49.78%	25.11%	0.00%	0.00%	#DIV/0!	
MARCH		42	79.5	42				163.5
ALLOCATION	0.00%	25.69%	48.62%	25.69%	0.00%	0.00%	#DIV/0!	
APRIL		39.25	79	37.5				155.75
ALLOCATION	0.00%	25.20%	50.72%	24.08%	0.00%	0.00%	#DIV/0!	
MAY		51	100	50.25				201.25
ALLOCATION	0.00%	25.34%	49.69%	24.97%	0.00%	0.00%	#DIV/0!	
JUNE		33	66	33				132
ALLOCATION	0.00%	25.00%	50.00%	25.00%	0.00%	0.00%	#DIV/0!	
JULY		25.5	48	25				98.5
ALLOCATION	0.00%	25.89%	48.73%	25.38%	0.00%	0.00%	#DIV/0!	
AUGUST		27.25	54.5	27.25				109
ALLOCATION	0.00%	25.00%	50.00%	25.00%	0.00%	0.00%	#DIV/0!	
SEPTEMBER		35.75	72	35.75				143.5
ALLOCATION	0.00%	24.91%	50.17%	24.91%	0.00%	0.00%	#DIV/0!	
OCTOBER		51.75	103	51.75				206.5
ALLOCATION	0.00%	25.06%	49.88%	25.06%	0.00%	0.00%	#DIV/0!	
NOVEMBER		40	80	42				162
ALLOCATION	0.00%	24.69%	49.38%	25.93%	0.00%	0.00%	#DIV/0!	
DECEMBER		38.5	65.25	36.5				140.25
ALLOCATION	0.00%	27.45%	46.52%	26.02%	0.00%	0.00%	#DIV/0!	
TOTAL	0	452.75	883.5	450	0	0	0	1786.25
ALLOCATION	0.00%	25.35%	49.46%	25.19%	0.00%	0.00%	#DIV/0!	

2025
SALARY ALLOCATION - HOURS WORKED

JAMIE COLLINS								
	70%		25%				5%	
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY	73		26				5	104
ALLOCATION	70.19%	0.00%	25.00%	0.00%	0.00%	0.00%	4.81%	
FEBRUARY	103		38				8	149
ALLOCATION	69.13%	0.00%	25.50%	0.00%	0.00%	0.00%	5.37%	
MARCH	106		38				8	152
ALLOCATION	69.74%	0.00%	25.00%	0.00%	0.00%	0.00%	5.26%	
APRIL	94.5		33				7	134.5
ALLOCATION	70.26%	0.00%	24.54%	0.00%	0.00%	0.00%	5.20%	
MAY	140.5		50				11	201.5
ALLOCATION	69.73%	0.00%	24.81%	0.00%	0.00%	0.00%	5.46%	
JUNE	104		37				8	149
ALLOCATION	69.80%	0.00%	24.83%	0.00%	0.00%	0.00%	5.37%	
JULY	99		36				8	143
ALLOCATION	69.23%	0.00%	25.17%	0.00%	0.00%	0.00%	5.59%	
AUGUST	112		40				8	160
ALLOCATION	70.00%	0.00%	25.00%	0.00%	0.00%	0.00%	5.00%	
SEPTEMBER	83		29				8	120
ALLOCATION	69.17%	0.00%	24.17%	0.00%	0.00%	0.00%	6.67%	
OCTOBER	163		58.25				12	233.25
ALLOCATION	69.88%	0.00%	24.97%	0.00%	0.00%	0.00%	5.14%	
NOVEMBER	105		38				8	151
ALLOCATION	69.54%	0.00%	25.17%	0.00%	0.00%	0.00%	5.30%	
DECEMBER	87		31				6	124
ALLOCATION	70.16%	0.00%	25.00%	0.00%	0.00%	0.00%	4.84%	
TOTAL	1270	0	454.25	0	0	0	97	1821.25
ALLOCATION	69.73%	0.00%	24.94%	0.00%	0.00%	0.00%	5.33%	

2025
SALARY ALLOCATION - HOURS WORKED

RANDY FIFRICK								
5%								
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY					8			8
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
FEBRUARY					8			8
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
MARCH					8			8
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
APRIL					8			8
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
MAY					10			10
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
JUNE					4			4
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#VALUE!	
JULY					8			8
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
AUGUST					8			8
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
SEPTEMBER					8			8
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
OCTOBER					12			12
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
NOVEMBER					8			8
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
DECEMBER					8			8
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
TOTAL	0	0	0	0	98		0	98
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	

2025
SALARY ALLOCATION - HOURS WORKED

TAMARA KING								
100%								
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY				88				88
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
FEBRUARY				148				148
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
MARCH				154.5				154.5
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
APRIL				112				112
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
MAY				205				205
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
JUNE				152				152
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
JULY				152				152
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
AUGUST				148				148
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
SEPTEMBER				120				120
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
OCTOBER				222				222
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
NOVEMBER				158.5				158.5
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
DECEMBER				138.5				138.5
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
TOTAL	0	0	0	1798.5	0	0	0	1798.5
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	

2025
SALARY ALLOCATION - HOURS WORKED

LACY RODEMEIER								
	50.00%			50.00%				
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY	51.5			51.5				103
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
FEBRUARY	79.5			79.5				159
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
MARCH	67.5			67.5				135
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
APRIL	72			72.25				144.25
ALLOCATION	49.91%	0.00%	0.00%	50.09%	0.00%	0.00%	#DIV/0!	
MAY	108.75			108.75				217.5
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
JUNE	76			75.25				151.25
ALLOCATION	50.25%	0.00%	0.00%	49.75%	0.00%	0.00%	#DIV/0!	
JULY	74			74				148
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
AUGUST	16			16				32
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
SEPTEMBER	20			20				40
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#VALUE!	
OCTOBER	114.5			114.5				229
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
NOVEMBER	80			80				160
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
DECEMBER	60.5			60.5				121
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
TOTAL	820.25	0	0	819.75	0	0	0	1640
ALLOCATION	50.02%	0.00%	0.00%	49.98%	0.00%	0.00%	#DIV/0!	

2025
SALARY ALLOCATION - HOURS WORKED

NATE SCHIEFELBEIN								
	25%		50%	25%				
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY	30		60	30				120
ALLOCATION	25.00%	0.00%	50.00%	25.00%	0.00%	0.00%	#DIV/0!	
FEBRUARY	36.5		73	36				145.5
ALLOCATION	25.09%	0.00%	50.17%	24.74%	0.00%	0.00%	#DIV/0!	
MARCH	40		79	40				159
ALLOCATION	25.16%	0.00%	49.69%	25.16%	0.00%	0.00%	#DIV/0!	
APRIL	34		67	35				136
ALLOCATION	25.00%	0.00%	49.26%	25.74%	0.00%	0.00%	#DIV/0!	
MAY	51.5		104	51.5				207
ALLOCATION	24.88%	0.00%	50.24%	24.88%	0.00%	0.00%	#DIV/0!	
JUNE	18		36	18				72
ALLOCATION	25.00%	0.00%	50.00%	25.00%	0.00%	0.00%	#DIV/0!	
JULY	32		64	32				128
ALLOCATION	25.00%	0.00%	50.00%	25.00%	0.00%	0.00%	#DIV/0!	
AUGUST	32		64	32				128
ALLOCATION	25.00%	0.00%	50.00%	25.00%	0.00%	0.00%	#DIV/0!	
SEPTEMBER	34		68	34				136
ALLOCATION	25.00%	0.00%	50.00%	25.00%	0.00%	0.00%	#DIV/0!	
OCTOBER	53.25		106.5	53.25				213
ALLOCATION	25.00%	0.00%	50.00%	25.00%	0.00%	0.00%	#DIV/0!	
NOVEMBER	39		76.5	39				154.5
ALLOCATION	25.24%	0.00%	49.51%	25.24%	0.00%	0.00%	#DIV/0!	
DECEMBER	30		65	36				131
ALLOCATION	22.90%	0.00%	49.62%	27.48%	0.00%	0.00%	#DIV/0!	
TOTAL	430.25	0	863	436.75	0	0	0	1730
ALLOCATION	24.87%	0.00%	49.88%	25.25%	0.00%	0.00%	#DIV/0!	

2026
SALARY ALLOCATION - HOURS WORKED

AMY BOLDER								
	100%							
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY	112							112
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	
FEBRUARY	160							160
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	
MARCH								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
APRIL								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
MAY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
JUNE								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	272	0	0	0	0	0	0	272
ALLOCATION	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	#DIV/0!	

2026
SALARY ALLOCATION - HOURS WORKED

JULI BIRKENMEIER								
	5%		65%		30%			
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY		5	56.5			26.5		88
ALLOCATION	0.00%	5.68%	64.20%	0.00%	0.00%	30.11%	#DIV/0!	
FEBRUARY		7.5	99			45.5		152
ALLOCATION	0.00%	4.93%	65.13%	0.00%	0.00%	29.93%	#DIV/0!	
MARCH								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
APRIL								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
MAY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
JUNE								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	0	12.5	155.5	0	0	72	0	240
ALLOCATION	0.00%	5.21%	64.79%	0.00%	0.00%	30.00%	#DIV/0!	

2026
SALARY ALLOCATION - HOURS WORKED

LARRY BUCHBERGER								
95%					5%			
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY				152.75			8	160.75
ALLOCATION	0.00%	0.00%	0.00%	95.02%	0.00%	0.00%	4.98%	
FEBRUARY				153.5			7.5	161
ALLOCATION	0.00%	0.00%	0.00%	95.34%	0.00%	0.00%	4.66%	
MARCH								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
APRIL								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
MAY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
JUNE								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	0.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	0	0	0	306.25	0	0	15.5	321.75
ALLOCATION	0.00%	0.00%	0.00%	95.18%	0.00%	0.00%	4.82%	

2026
SALARY ALLOCATION - HOURS WORKED

SCOTT BUCHBERGER								
		25%	50%	25%				
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY		36.25	72	36.5				144.75
ALLOCATION	0.00%	25.04%	49.74%	25.22%	0.00%	0.00%	#DIV/0!	
FEBRUARY		36.5	68	36.25				140.75
ALLOCATION	0.00%	25.93%	48.31%	25.75%	0.00%	0.00%	#DIV/0!	
MARCH								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
APRIL								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
MAY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
JUNE								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	0	72.75	140	72.75	0	0	0	285.5
ALLOCATION	0.00%	25.48%	49.04%	25.48%	0.00%	0.00%	#DIV/0!	

2026
SALARY ALLOCATION - HOURS WORKED

JAMIE COLLINS								
	70%		25%				5%	
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY	82.25		29.25				6	117.5
ALLOCATION	70.00%	0.00%	24.89%	0.00%	0.00%	0.00%	5.11%	
FEBRUARY	103		37				8	148
ALLOCATION	69.59%	0.00%	25.00%	0.00%	0.00%	0.00%	5.41%	
MARCH								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
APRIL								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
MAY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
JUNE								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	185.25	0	66.25	0	0	0	14	265.5
ALLOCATION	69.77%	0.00%	24.95%	0.00%	0.00%	0.00%	5.27%	

2026
SALARY ALLOCATION - HOURS WORKED

RANDY FIFRICK								
7.5%								
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY					10			10
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
FEBRUARY					12			12
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
MARCH								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
APRIL								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
MAY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
JUNE								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	0	0	0	0	22		0	22
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	

2026
SALARY ALLOCATION - HOURS WORKED

TAMARA KING								
100%								
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY				102				102
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
FEBRUARY				155				155
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
MARCH								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
APRIL								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
MAY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
JUNE								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	0	0	0	257	0	0	0	257
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	

2026
SALARY ALLOCATION - HOURS WORKED

LACY RODEMEIER								
	50.00%			50.00%				
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY	62.5			62.5				125
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
FEBRUARY	68			68				136
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
MARCH								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
APRIL								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
MAY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
JUNE								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	130.5	0	0	130.5	0	0	0	261
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	

2026
SALARY ALLOCATION - HOURS WORKED

NATE SCHIEFELBEIN								
	25%		50%	25%				
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY	29.5		59	29.5				118
ALLOCATION	25.00%	0.00%	50.00%	25.00%	0.00%	0.00%	#DIV/0!	
FEBRUARY	36.5		69.5	36.5				142.5
ALLOCATION	25.61%	0.00%	48.77%	25.61%	0.00%	0.00%	#DIV/0!	
MARCH								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
APRIL								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
MAY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
JUNE								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	66	0	128.5	66	0	0	0	260.5
ALLOCATION	25.34%	0.00%	49.33%	25.34%	0.00%	0.00%	#DIV/0!	

RIVERVIEW TOWERS, LLC
**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**
YEARS ENDED DECEMBER 31, 2025 AND 2024



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**RIVERVIEW TOWERS, LLC
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YEARS ENDED DECEMBER 31, 2025 AND 2024**

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INDEPENDENT AUDITORS' REPORT

Members
Riverview Towers, LLC
Wausau, Wisconsin

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Riverview Towers, LLC, which comprise the balance sheets as of December 31, 2025 and 2024, and the related statements of operations, members' equity, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Riverview Towers, LLC as of December 31, 2025 and 2024, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Riverview Towers, LLC and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management 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 the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Riverview Towers, LLC's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Riverview Towers, LLC's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Riverview Towers, LLC's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Members
Riverview Towers, LLC

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The schedules of operating expenses is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audits of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Wausau, Wisconsin
February 12, 2026

**RIVERVIEW TOWERS, LLC
BALANCE SHEETS
DECEMBER 31, 2025 AND 2024**

	2025	2024
ASSETS		
CURRENT ASSETS		
Cash and Cash Equivalents:		
Operations	\$ 2,282,945	\$ 1,932,773
Security Deposits	58,555	56,783
Reserves:		
Replacement Reserve	844,267	755,022
Operating Reserve	586,524	567,074
Accounts Receivable:		
Tenants	-	1,739
Prepaid Expenses	8,914	8,810
Total Current Assets	3,781,205	3,322,201
PROPERTY AND EQUIPMENT, NET	6,548,398	6,786,363
INTANGIBLE ASSETS, NET	5,497	8,638
Total Assets	\$ 10,335,100	\$ 10,117,202
LIABILITIES AND MEMBERS' EQUITY		
CURRENT LIABILITIES		
Accounts Payable	\$ 22,474	\$ 19,964
Due to Related Parties:		
Management Fee Payable	3,406	6,280
Accrued Payroll	26,179	24,304
Accrued Compensated Absences	19,550	17,063
Payment in Lieu of Taxes	52,398	51,969
Tenant Security Deposits Payable	56,064	53,814
Total Current Liabilities	180,071	173,394
LONG-TERM LIABILITIES		
Long-Term Debt	3,250,000	3,250,000
Accrued Interest Payable	646,258	592,297
Accrued Compensated Absences	31,394	28,180
Total Long-Term Liabilities	3,927,652	3,870,477
Total Liabilities	4,107,723	4,043,871
MEMBERS' EQUITY	6,227,377	6,073,331
Total Liabilities and Members' Equity	\$ 10,335,100	\$ 10,117,202

See accompanying Notes to Financial Statements.

RIVERVIEW TOWERS, LLC
STATEMENTS OF OPERATIONS
YEARS ENDED DECEMBER 31, 2025 AND 2024

	2025	2024
REVENUES		
Gross Rental Income	\$ 673,868	\$ 641,254
Hap Subsidy	424,670	398,830
Less: Vacancies	(12,172)	(13,558)
Net Rental Income	1,086,366	1,026,526
Other	20,375	23,955
Interest	118,253	113,548
Total Revenues	1,224,994	1,164,029
EXPENSES		
Administrative	252,719	242,909
Tenant Services	6,416	6,274
Utilities	126,435	116,865
Maintenance and Operations	247,231	230,862
Protective Services	3,915	4,714
Insurance	40,687	37,759
Payment in Lieu of Taxes	52,398	51,969
Collection Loss (Recovery)	2,695	(190)
General	23,983	23,655
Interest	53,961	53,942
Depreciation and Amortization	260,508	259,916
Total Expenses	1,070,948	1,028,675
NET INCOME	\$ 154,046	\$ 135,354

See accompanying Notes to Financial Statements.

**RIVERVIEW TOWERS, LLC
STATEMENTS OF MEMBERS' EQUITY
YEARS ENDED DECEMBER 31, 2025 AND 2024**

	Riverview Towers MM, LLC	National Equity Fund, Inc.	Retained Earnings	Total
BALANCE - JANUARY 1, 2024	\$ 174,806	\$ 5,763,171	\$ -	\$ 5,937,977
Net Income	-	-	135,354	135,354
Net Income Allocated to Members	<u>14</u>	<u>135,340</u>	<u>(135,354)</u>	<u>-</u>
BALANCE - DECEMBER 31, 2024	174,820	5,898,511	-	6,073,331
Net Income	-	-	154,046	154,046
Net Income Allocated to Members	<u>15</u>	<u>154,031</u>	<u>(154,046)</u>	<u>-</u>
BALANCE - DECEMBER 31, 2025	<u>\$ 174,835</u>	<u>\$ 6,052,542</u>	<u>\$ -</u>	<u>\$ 6,227,377</u>

See accompanying Notes to Financial Statements.

RIVERVIEW TOWERS, LLC
STATEMENTS OF CASH FLOWS
YEARS ENDED DECEMBER 31, 2025 AND 2024

	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts:		
Rental Income	\$ 662,990	\$ 627,924
Hap Subsidy	424,670	398,830
Other	20,375	23,955
Interest	118,253	113,548
Total Receipts	1,226,288	1,164,257
Disbursements:		
Administrative	(157,803)	(157,365)
Employee Salaries and Wages	(202,548)	(171,643)
Tenant Services	(6,302)	(5,759)
Utilities	(122,378)	(108,190)
Maintenance and Operations	(142,259)	(126,559)
Protective Services	(3,915)	(4,714)
Insurance	(40,791)	(36,486)
Payment in Lieu of Taxes	(51,969)	(46,216)
General	(18,282)	(14,794)
Total Disbursements	(746,247)	(671,726)
Net Cash Provided by Operating Activities	480,041	492,531
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of Property and Equipment	(19,402)	(1,725)
CHANGE IN CASH, CASH EQUIVALENTS, AND RESTRICTED CASH	460,639	490,806
Cash, Cash Equivalents, and Restricted Cash - Beginning of Year	3,311,652	2,820,846
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH - END OF YEAR	\$ 3,772,291	\$ 3,311,652

See accompanying Notes to Financial Statements.

RIVERVIEW TOWERS, LLC
STATEMENTS OF CASH FLOWS (CONTINUED)
YEARS ENDED DECEMBER 31, 2025 AND 2024

	2025	2024
RECONCILIATION OF CASH, CASH EQUIVALENTS, AND RESTRICTED CASH		
Operations	\$ 2,282,945	\$ 1,932,773
Security Deposits	58,555	56,783
Replacement Reserve	844,267	755,022
Operating Reserve	586,524	567,074
Total Reconciliation of Cash, Cash Equivalents, and Restricted Cash	\$ 3,772,291	\$ 3,311,652
RECONCILIATION OF NET INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Net Income	\$ 154,046	\$ 135,354
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities:		
Depreciation and Amortization	260,508	259,916
Changes in Operating Assets and Liabilities:		
Accounts Receivable - Tenants	1,739	(711)
Prepaid Expenses	(104)	1,273
Accounts Payable - Trade	2,510	11,890
Accounts Payable - Related Party	(2,874)	(8,800)
Accrued Payroll	1,875	24,304
Accrued Compensated Absences	5,701	8,861
Accrued Interest Payable	53,961	53,942
Payment in Lieu of Taxes	429	5,753
Tenant Security Deposits Payable	2,250	749
Net Cash Provided by Operating Activities	\$ 480,041	\$ 492,531

See accompanying Notes to Financial Statements.

RIVERVIEW TOWERS, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Principal Business Activity

Riverview Towers, LLC (the Company) was organized in 2011 under the laws of the state of Wisconsin to modernize and operate a 10-story, 149-unit rental project, known as Riverview Towers, for elderly and disabled residents of low- and very low-income, located at 500 Grand Avenue, Wausau, Wisconsin. The Company is managed by the Community Development Authority (CDA) of the city of Wausau, Wisconsin, which is the sole owner of the Company's managing member, Riverview Towers MM, LLC (RVTMM). The project was subject to a Consolidated Annual Contributions Contract with the U.S. Department of Housing and Urban Development (HUD) through May 31, 2017. Effective June 1, 2017, the Company entered into a Rental Assistance Demonstration (RAD) Conversion Commitment with HUD. Under the RAD Commitment, the Company, through RVTMM, has also executed a Rental Assistance Demonstration Use Agreement (RAD Use Agreement), and a Section 8 Housing Assistance Payments Contract (RAD HAP Contract) to receive Project-Based Vouchers which began January 1, 2018, in place of the operating subsidy received under the ACC. Of the 149 rental units, 148 units are also subject to the rules and requirements of the Low-Income Housing Tax Credit program under Internal Revenue Code Section 42.

Leasing operations consist principally of operating leases of residential real estate expiring within the next twelve months in which the Company is the lessor. Lease contracts do not include variable lease payments. Subsidy payments for low-income eligible tenants are provided under a Section 8 housing assistance payment contract as noted above. This contract requires tenants to contribute a portion of the contract rent based on formulas prescribed by the HUD. The difference from the calculated subsidy and the contract rents is paid by HUD. The current contract expires on July 1, 2037.

The Company is 99.99% owned by National Equity Fund, Inc. (NEF) and 0.01% owned by RVTMM. Operating profits and losses and the tax credits are allocated based upon ownership. Both members have limited liability with respect to the expenses, liabilities and obligations of the Company, except that RVTMM, as managing member, has guaranteed certain payments to NEF, the investor member, if the Company fails to qualify for a specified amount of tax credits during the term of the tax credit guaranty agreement.

Concentration of Credit Risk

The Company's cash balance is maintained at one bank. At times, the balance at the bank may be in excess of federally insured limits.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

**RIVERVIEW TOWERS, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cash Equivalents

The Company considers all highly liquid investments purchased with an original maturity of three months or less to be cash equivalents.

Property and Equipment

Property and equipment are stated at cost. Depreciation is computed using the straight-line method over the estimated useful lives of the assets which range from 5 to 40 years as follows:

Buildings	40 Years
Buildings Improvements	15 Years
Land Improvements	15 Years
Furniture and Appliances	10 Years
Office Equipment	10 Years
Machinery and Maintenance Equipment	10 Years
Vehicles	5 Years
Computers	5 Years

The Company follows the CDA's policy whereby personal property items having a useful life of more than one year and a value of at least \$1,000 are capitalized. Except for appliances which are also capitalized, all expenditures for personal property valued under the threshold and for repairs and maintenance that do not materially prolong the useful lives of assets are expensed.

Impairment of Long-Lived Assets

The Company reviews long-lived assets for impairment whenever events or circumstances indicate that the carrying value of such assets may not be fully recoverable. Impairment is evaluated based on the sum of undiscounted estimated future cash flows expected to result from use of the assets compared to its carrying value. If impairment is recognized, the carrying value of the impaired asset is reduced to its fair value. There were no impairment charges or long-lived assets disposed of during the years ended December 31, 2025 and 2024.

Intangible Assets

Intangible assets consist of tax credit fees paid to Wisconsin Housing and Economic Development Authority in the amount of \$47,114. The tax credit fees are being amortized over 15 years. Total amortization expense for the years ended December 31, 2025 and 2024 was \$3,141 and \$3,141, respectively.

Advertising Costs

Advertising costs are expensed as incurred. Advertising expense was \$5,343 and \$4,958 for the years ended December 31, 2025 and 2024, respectively.

RIVERVIEW TOWERS, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Accrued Payroll and Compensated Absences

The Company has been allocated its portion of employee salaries and wages, and related earned compensated absences by CDA, which follows the city of Wausau's policies on vacation and sick leave. Vacation benefits accrue at various rates based on employees' years of continuous service. Unused benefits may accumulate up to a maximum number of hours ranging from 120 to 280 annually. Benefits vest after six months of service and are paid out at the time of voluntary separation if the employee is in good standing and has given ten working days written notice.

Regular full-time employees earn sick leave at a rate of 3.6923 hours per bi-weekly pay period up to a maximum of 133 days (1,064 hours). Regular part-time employees earn sick leave at a rate of 1.85 hours per bi-weekly pay period up to a maximum of 66 days (528 hours). Employees earn sick leave immediately upon starting employment and must have six days of paid time in a pay period in order to earn sick leave during that pay period. When an employee retires, up to 100% of the sick leave remaining in the employee's accumulated sick leave account may be converted to its monetary value and used to pay premiums towards the hospital and surgical program then in effect for the employee. The percentage of sick leave remaining in the employee's accumulated sick leave that is convertible is based on a formula which takes into consideration an employee's age and length of service.

Tenant Security Deposits Payable

The Company requires tenants to pay a security deposit equal to one month's rent. Security deposits due to tenants are reflected as a liability in the accompanying balance sheets.

Income Taxes

The Company has elected to be taxed as a partnership under the Internal Revenue Code. Consequently, the members report their share of the Company's taxable income in their individual income tax returns. Therefore, no provision for income taxes has been included in the accompanying financial statements.

The Company's income tax returns are subject to review and examination by federal and state authorities. The Company evaluated its tax positions and determined it has no uncertain tax positions as of December 31, 2025 and 2024.

Leases

Revenue from lease payments is recognized under the accrual method. Lease payments include subsidy payments and are included in income as rents become due. Lease payments received in advance are deferred until earned. At the commencement of an operating lease, no revenue is recognized; subsequently, lease payments received by the Company are recognized as income on the straight-line basis.

The Company has elected to apply the practical expedient, which does not require contracts to be separated between lease and non-lease components.

RIVERVIEW TOWERS, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Subsequent Events

In preparing these financial statements, the Company has evaluated events and transactions for potential recognition or disclosure through February 12, 2026, the date the financial statements were available to be issued.

NOTE 2 OPERATING AGREEMENT

The Company is subject to an operating agreement between its members. In accordance with the operating agreement, the Company is to maintain an operating reserve and a project replacement reserve.

All reserves are properly funded as follows:

	Replacement Reserve	Operating Reserve
Balance - Beginning of Year	\$ 755,022	\$ 567,074
Deposits	62,304	-
Interest Earned	26,941	19,450
Balance - End of Year	<u>\$ 844,267</u>	<u>\$ 586,524</u>

Additionally, the Company is required to pay an annual fee to NEF for asset management services to be rendered to the Company. The fee is subject to an annual increase of 3%. Asset management fees expensed were \$11,014 and \$10,693 for 2025 and 2024, respectively.

NOTE 3 PROPERTY AND EQUIPMENT

Property and equipment consisted of the following at December 31:

	2025	2024
Land Improvements	\$ 20,555	\$ 20,555
Buildings and Improvements	10,113,502	10,094,100
Furniture, Fixtures, and Equipment	357,176	357,176
Total Property and Equipment	<u>10,491,233</u>	<u>10,471,831</u>
Less: Accumulated Depreciation	3,942,835	3,685,468
Property and Equipment, Net	<u>\$ 6,548,398</u>	<u>\$ 6,786,363</u>

Depreciation expense for 2025 and 2024 totaled \$257,367 and \$256,775, respectively. Substantially all of the property and equipment serves as underlying assets for operating leases.

RIVERVIEW TOWERS, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 4 RELATED PARTY TRANSACTIONS

The Company has entered into an agreement with CDA as management agent for the Company. The term of the agreement is for three years and expires on August 31, 2025. Fees for management agent services are calculated at the rate of 6% of total monthly gross receipts. Total fees incurred were \$39,830 and \$38,498, with \$3,406 and \$6,280 accrued at December 31, 2025 and 2024, respectively, as management fee payable in the accompanying balance sheets.

A ground lease agreement exists between the Company and CDA whereby the Company is leasing the apartment building and all parking spaces from CDA for the purpose of rehabilitating, equipping, and developing the 149-unit facility. The agreement terminates on the latest to occur of (a) expiration of the minimum period during which the RAD units are required by law to be operated under the RAD Use Agreement; or (b) the expiration of 75 years from the date the project becomes available for occupancy. The fixed rent is \$1; all other monies paid, such as for maintenance of the building and grounds, utility services to common areas of the building and property, reasonable building security services and other operating expenses, are considered to be additional rent. No additional rent was paid during the years ended December 31, 2025 and 2024.

In addition, a lease agreement exists between the Company and CDA whereby the Company is leasing the maintenance building and land from CDA for the purpose of maintaining the rental building and grounds known as Riverview Towers. The term of this lease expires on December 31, 2088. The fixed rent is \$1. All other monies paid, such as for maintenance of the building and grounds, utility services to common areas of the building and property, reasonable building security services and other operating expenses, are considered to be the responsibility of the Company.

**RIVERVIEW TOWERS, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024**

NOTE 5 LONG-TERM DEBT

The Company's long-term debt consisted of the following at December 31:

<u>Description</u>	<u>2025</u>	<u>2024</u>
2.0%, construction second mortgage payable to CDA, with payments commencing one year from date project placed in service assuming available project cash flows, amortizing over 40 years from the in-service date, collateralized by an open-end leasehold mortgage and a security agreement, maturing in 2054.	\$ 2,500,000	\$ 2,500,000
0.5%, affordable housing program loan payable to CDA, with payments of principal and interest sufficient to amortize the loan over 40 years assuming available project cash flows, collateralized by an open-end junior leasehold mortgage and a security agreement maturing in September, 2052.	<u>750,000</u>	<u>750,000</u>
Total Long-Term Debt	<u><u>\$ 3,250,000</u></u>	<u><u>\$ 3,250,000</u></u>

The above notes are supported by mortgage, security, and regulatory agreements.

NOTE 6 INTEREST EXPENSE

Total interest costs were \$53,961 and \$53,942 during 2025 and 2024, respectively. No interest costs were capitalized as part of the cost of assets acquired during the periods.

NOTE 7 RETIREMENT PLAN

Employees are covered under the State of Wisconsin Retirement System as part of the city of Wausau, Wisconsin. The employer's portion of the current annual contribution was paid by the Company and totaled \$14,208 and \$13,521 for the years ended December 31, 2025 and 2024, respectively.

RIVERVIEW TOWERS, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 8 CONTINGENCY

An Affordable Housing Program Retention/Repayment Agreement dated September 26, 2012, was entered into among BMO Harris Bank N.A., CDA and the Company. BMO Harris Bank N.A. disbursed the proceeds of an Affordable Housing Program (AHP) grant in the amount of \$750,000 from Federal Home Loan Bank of Chicago (FHLB) to CDA for use in connection with the construction and rehabilitation of the project. The Company must comply with the AHP provisions of the Financial Institution's Reform, Recovery and Enforcement Act of 1989 for a term of 15 years from the date of project completion (the retention period), at which time the recapture agreement terminates. Such provisions include managing and operating the property as rental housing for very low-income households and providing compliance information as required by FHLB during the term of the agreement. In an event of default under the agreement, the Company and CDA will repay that portion of the grant that may be recaptured by BMO Harris Bank N.A. and FHLB.

RIVERVIEW TOWERS, LLC
SCHEDULES OF OPERATING EXPENSES
YEARS ENDED DECEMBER 31, 2025 AND 2024
(SEE INDEPENDENT AUDITORS' REPORT)

	2025	2024
ADMINISTRATIVE		
Administrative Salaries	\$ 97,561	\$ 94,046
Administrative Employee Benefits	56,033	54,619
Advertising and Marketing	5,343	4,958
Staff Training	2,147	525
Travel and Mileage	945	684
Office	8,817	9,184
Accounting and Auditing	20,300	19,680
Other Administrative and Sundry	463	269
Telephone	3,561	3,048
Management Fee	39,830	38,498
Compliance Fees	6,705	6,705
Asset Management Fee	11,014	10,693
Total Administrative	\$ 252,719	\$ 242,909
TENANT SERVICES		
Recreation and Other	\$ 3,456	\$ 3,479
Tenant Store	2,960	2,795
Total Tenant Services	\$ 6,416	\$ 6,274
UTILITIES		
Water	\$ 15,091	\$ 14,327
Electricity	61,632	60,199
Gas	33,170	24,952
Sewer	14,334	15,179
Other	2,208	2,208
Total Utilities	\$ 126,435	\$ 116,865
MAINTENANCE AND OPERATIONS		
Maintenance Labor	\$ 106,862	\$ 101,901
Maintenance Employee Benefits	49,146	47,433
Maintenance Materials	22,981	19,873
Heating and Cooling	5,218	5,237
Elevator Maintenance	7,485	7,795
Landscape and Grounds	5,033	3,220
Electrical	2,617	940
Plumbing	1,883	1,527
Extermination	22,161	14,380
Janitorial	-	5,995
Other Contract Costs	14,449	15,191
Garbage and Trash Removal	9,396	7,370
Total Maintenance and Operations	\$ 247,231	\$ 230,862

RIVERVIEW TOWERS, LLC
SCHEDULES OF OPERATING EXPENSES (CONTINUED)
YEARS ENDED DECEMBER 31, 2025 AND 2024
(SEE INDEPENDENT AUDITORS' REPORT)

	2025	2024
PROTECTIVE SERVICES		
Contract Costs	\$ 3,915	\$ 4,714
INSURANCE		
Property	\$ 29,890	\$ 27,379
Liability	6,985	6,740
Workers' Compensation	3,468	3,351
Other	344	289
Total Insurance	\$ 40,687	\$ 37,759
GENERAL		
Compensated Absences	\$ 5,700	\$ 8,861
Extraordinary Maintenance	8,874	5,587
Other	9,409	9,207
Total General	\$ 23,983	\$ 23,655
OTHER		
Payment in Lieu of Taxes	\$ 52,398	\$ 51,969
Collection Loss (Recovery)	2,695	(190)
Interest	53,961	53,942
Total Other	\$ 109,054	\$ 105,721
DEPRECIATION AND AMORTIZATION		
Depreciation	\$ 257,367	\$ 256,775
Amortization of Tax Credit Fees	3,141	3,141
Total Depreciation and Amortization	\$ 260,508	\$ 259,916



CLA (CliftonLarsonAllen LLP) is a network member of CLA Global. See CLAGlobal.com/disclaimer. Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor.



Members
Riverview Towers, LLC
Wausau, Wisconsin

We have audited the financial statements of Riverview Towers, LLC as of and for the year ended December 31, 2025, and have issued our report thereon dated February 12, 2026. We have previously communicated to you information about our responsibilities under auditing standards generally accepted in the United States of America, as well as certain information related to the planned scope and timing of our audit in our engagement agreement dated December 2, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant audit findings or issues

Qualitative aspects of accounting practices

Accounting policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Riverview Towers, LLC are described in Note 1 to the financial statements.

No new accounting policies were adopted and the application of existing policies was not changed during 2025.

We noted no transactions entered into by the entity during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. There were no accounting estimates affecting the financial statements which were particularly sensitive or required substantial judgments by management.

Financial statement disclosures

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. There were no particularly sensitive financial statement disclosures.

The financial statement disclosures are neutral, consistent, and clear.

Significant unusual transactions

We identified no significant unusual transactions.

Difficulties encountered in performing the audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Uncorrected misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management did not identify and we did not notify them of any uncorrected financial statement misstatements.

Corrected misstatements

None of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with management

For purposes of this communication, a disagreement with management is a disagreement on a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. No such disagreements arose during our audit.

Management representations

We have requested certain representations from management that are included in the attached management representation letter dated February 12, 2026.

Management consultations with other independent accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the entity's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Significant issues discussed with management prior to engagement

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to engagement as the entity's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our engagement.

Supplementary information in relation to the financial statements as a whole

With respect to the supplementary information accompanying the financial statements, on which we were engaged to report in relation to the financial statements as a whole, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period or the reasons for such changes, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves. We have issued our report thereon dated February 12, 2026.

Members
Riverview Towers, LLC
Page 3

This communication is intended solely for the information and use of the members and management of Riverview Towers, LLC and is not intended to be, and should not be, used by anyone other than these specified parties.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Wausau, Wisconsin
February 12, 2026

February 12, 2026

CliftonLarsonAllen LLP
311 Financial Way, Suite 100
Wausau, Wisconsin 54401

This representation letter is provided in connection with your audits of the financial statements of Riverview Towers, LLC, which comprise the balance sheets as of December 31, 2025 and 2024, and the related statements of operations, members' equity, and cash flows for the years then ended, and the related notes to the financial statements, for the purpose of expressing an opinion on whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to misstatements that are material. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

We confirm, to the best of our knowledge and belief, as of February 12, 2026, the following representations made to you during your audits.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement agreement dated December 2, 2025, for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP.
2. We acknowledge and have fulfilled our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
4. Methods, data, and significant assumptions used by us in making accounting estimates and their related disclosures, are appropriate to achieve recognition, measurement, or disclosure that is reasonable in accordance with U.S. GAAP.
5. Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
6. No events have occurred subsequent to the financial statement date and through the date of this letter that would require adjustment to, or disclosure in, the financial statements.

7. We have not identified or been notified of any uncorrected financial statement misstatements. In addition, you have proposed adjusting journal entries that have been posted to the entity's accounts. We have reviewed and approved those adjusting journal entries and understand the nature of the changes and their impact on the financial statements. We are in agreement with those adjustments and accept responsibility for them.
8. We are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements in accordance with U.S. GAAP, and we have not consulted a lawyer concerning litigation, claims, or assessments.
9. Material concentrations have been properly disclosed in accordance with U.S. GAAP.
10. Arrangements with financial institutions involving compensating balances or other arrangements involving restrictions on cash balances, lines of credit, or similar arrangements have been properly disclosed.
11. We have analyzed all lease contracts and have considered and recorded material embedded leases contained within other contracts in accordance with U.S. GAAP.
12. We have no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.

Information Provided

1. We have provided you with:
 - a. Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements such as records (including information obtained from within and outside of the general and subsidiary ledgers), documentation, and other matters.
 - b. Additional information that you have requested from us for the purpose of the audit.
 - c. Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
 - d. Complete minutes of the meetings of stockholders, directors, and committees of directors, or summaries of actions of recent meetings for which minutes have not yet been prepared.
2. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
3. All material transactions have been recorded in the accounting records and are reflected in the financial statements.
4. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

5. We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - a. Management;
 - b. Employees who have significant roles in internal control; or
 - c. Others when the fraud could have a material effect on the financial statements.
6. We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, analysts, regulators, or others.
7. We have no knowledge of any instances of noncompliance or suspected noncompliance with laws and regulations whose effects should be considered when preparing financial statements.
8. We are not aware of any pending or threatened litigation, claims, or assessments, or unasserted claims or assessments, that are required to be accrued or disclosed in the financial statements in accordance with U.S. GAAP, and we have not consulted a lawyer concerning litigation, claims, or assessments.
9. There are no other material liabilities or gain or loss contingencies that are required to be accrued or disclosed in accordance with U.S. GAAP.
10. We have disclosed to you the identity of all the entity's related parties and all the related party relationships and transactions of which we are aware, including any side agreements.
11. The entity has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets, nor has any asset been pledged as collateral, except as made known to you and disclosed in the financial statements.
12. We have complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
13. We have fully disclosed to you all terms of contracts with customers that affect the amount and timing of revenue recognized in the financial statements, including delivery terms, rights of return or price adjustments, side agreements, implicit provisions, unstated customary business practices, and all warranty provisions.
14. We acknowledge our responsibility for presenting the supplementary information in accordance with U.S. GAAP, and we believe the supplementary information, including its form and content, is fairly presented in accordance with U.S. GAAP. The methods of measurement and presentation of the supplementary information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information. If the supplementary information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditors' report thereon.

15. In regards to the preparation of the financial statements and depreciation services performed by you, we have:

- a. Made all management judgments and decisions and assumed all management responsibilities.
- b. Designated an individual who possesses suitable skill, knowledge, and/or experience to understand and oversee the services.
- c. Evaluated the adequacy and results of the services performed.
- d. Accepted responsibility for the results of the services.
- e. Ensured that the entity's data and records are complete and received sufficient information to oversee the services.

Signed by: Sarah Napgezek
Signature: _____ Title: Board Chairman
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Sarah Napgezek

Signed by: Randy Fifrick
Signature: _____ Title: Director
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Randy Fifrick

REQUEST FOR QUALIFICATIONS

ENGINEERING SERVICES – CONCRETE FAÇADE REPAIR – RIVERVIEW TOWERS
LLC

10-Story Apartment Building Located at
500 Grand Avenue Wausau, Wisconsin 54403



Wausau Community Development Authority
550 E Thomas Street
Wausau, WI 54403

February 10, 2026

Request for Qualifications

Concrete Façade Repair
Riverview Towers LLC

The Wausau Community Development Authority (WCDA) is seeking requests for qualifications to provide Structural Engineering services to provide professional services for the evaluation and repair for an extensive exterior restoration project located at 500 Grand Avenue, Wausau, Wisconsin.

The selected firm will support the WCDA throughout the construction phase to ensure that the restoration work is performed in conformance with the contract documents, applicable codes and industry standards

Project Description

The project consists of concrete façade repair on an existing 10-story building, including but not limited to spalled concrete cracking, corrosion of embedded reinforcement, and related waterproofing and coating systems. Work may occur on multiple elevations and may require coordination with ongoing building occupancy. Construction-phase services will include site observations, coordination with the contractor, review of submittals and pay applications, and assistance with project closeout.

Scope of Services

The Engineering Firm contracted shall be responsible for the following:

1. Investigation and Evaluation

- Perform visual surveys of the concrete façade and related structural elements.
- Identify areas of deterioration, distress, and potential safety hazards.
- Review available drawings, reports, and prior repair documentation.
- Prepare findings and recommendations for repair strategies.

2. Design and Documentation

- Develop repair details, specifications, and construction documents for concrete façade repairs.
- Coordinate repair methods with applicable codes, standards, and industry best practices.
- Assist in preparation of bid documents and respond to contractor questions during bidding.

3. Pre-Construction

- Direct and participate in a pre-construction conference at the site to review scheduling, sequencing, and control of the restoration work.

4. Construction Administration

- Attend construction meetings as needed at the site.
- Provide the services of an experienced Project Engineer to observe the work in progress.
- Provide periodic site visits by appropriate staff, as required by project conditions or as needed.
- Review contractor shop drawings, product data, and material submittals for conformance with the contract documents.
- Review construction draw requests (pay applications) submitted by the contractor for work completed to date.
- Prepare necessary Change Orders and assist the Owner in determining and negotiating reasonable pricing for changes in scope.

5. Monitoring and Reporting

- Furnish weekly progress reports to the Owner indicating the status of completed and ongoing work.
- Establish, maintain, and periodically update a punch list.
- Prepare and issue a final punch list upon substantial completion of the restoration work.

6. Project Closeout

- Authorize final payment upon receipt of all required warranties, closeout documentation, and final waivers of lien, in accordance with the construction documents.

Requested Qualifications

Firms responding to this RFQ should demonstrate:

- Proven experience with concrete façade repair and restoration projects.
- Expertise in reinforced concrete structures and façade systems.
- Experience with occupied buildings and exterior access systems (scaffolding, swing stages, etc.).
- Professional licensure in the project jurisdiction.
- Familiarity with applicable building codes and façade safety requirements.

Statement of Qualifications Requirements

Firms responses should include:

1. Firm profile and contact information
2. Description of relevant concrete façade repair experience (3 similar projects)
3. Proposed project team and roles
4. Resumes of key personnel
5. Professional licensure and insurance information
6. References from similar projects

The Engineering Firms shall be ranked and selected by their qualifications, whereby the WCDA will evaluate competitors' qualifications and select the most qualified competitor, subject to negotiation of fair and reasonable compensation.

Submittal and General Conditions

Proposals shall be submitted to the Wausau Community Development Authority office located at 550 E Thomas Street, Wausau, WI 54403 no later than 12:00 noon on Tuesday, March 10, 2026.

The Wausau Community Development Authority may accept or reject any and all proposals, either in whole or in part, cancel this request for proposal at any time or take whatever action is necessary in the interest of the department. Staff may request additional information and retain all proposals for record purposes.

Proposal Selection Process

After proposals are submitted, the Wausau Community Development Authority staff will review them. They will be evaluated and ranked for relevant project experience, technical expertise in concrete façade repair, qualifications of proposed personnel, and responsiveness and clarity of submission and experience of the Wausau Community Development Authority and extent each proposal fulfills the purpose of the RFQ. The following evaluation factors will be used in the selection process:

MAXIMUM POINTS

EVALUATION FACTOR

10

Evidence of the Firm's ability to perform the work as indicated by profiles of the principals and staff's professional and technical competence and experience

15

Capability to provide professional services in a timely manner.

10

Evidence that where design/engineering work is involved, the Firm is currently registered in the state where the project is located

30

Past performance in terms of cost control, quality of work and Compliance with performance schedules

10

Knowledge of state and local building codes

10

Certified statement that the Firm is not debarred, Suspended or otherwise prohibited from professional practice by Any Federal, State or Local Agency

15

References from other agencies in which engineering services were contracted with.

100

TOTAL POSSIBLE POINTS

Any inquiries related to this RFQ can be addressed to Juli Birkenmeier, Community Development Authority, 550 E Thomas Street, Wausau, WI 54403, by telephone at (715) 261-6676 or e-mail at juli.birkenmeier@wausauwi.gov.

March 10, 2026

Juli Birkenmeier
Assistant Director
Wausau Community Development Authority
550 E. Thomas Street
Wausau, WI 54403

Subject: Engineering Services Concrete Facade Repair - Riverview Towers

Property: 500 Grand Avenue Wausau, Wisconsin 54403

Dear Juli:

Funktion Design Studio, LLC wishes to express our interest in providing professional A/E design services for the Engineering Services Concrete Facade Repair - Riverview Towers Project. Our team is capable of providing the necessary architectural and engineering services for the project. Through excellent planning, communication, and design services, we can deliver a high-quality project experience that meets the needs of the Wausau Community Development Authority.



Funktion Design Studio's overriding business philosophy is that of providing insight, responsiveness, and quality service to our clients. We provide high-quality technical documents that are practical for use in the real world and which meet the goals of the project. Our Team can understand and identify the implications of design and construction actions, including financial implications, and will always proceed with the Wausau Community Development Authority's best interests in mind.

We assess the requirements of each project and apply a combination of innovative problem solving, technology and proven methods to meet them. We have prior experience in assisting the Wausau CDA on numerous projects. Our policy of being client-driven and responsive translates to, "being there every step of the way" reassurance that Funktion Design Studio represents a trustworthy project partner.

You can be confident in selecting Funktion Design Studio to provide professional architectural and engineering services to deliver your project on schedule and within budget. Project contact Melody Hamlin, AIA, Managing Member at 715-571-8122 or melody@funktiondesignstudio.com for any questions or needs. We look forward to the possibility of further discussing our qualifications and service oriented approach.

Project Understanding

We understand that the Wausau Community Development Authority (WCDA) is seeking requests for qualifications to provide professional Structural Engineering services for the evaluation and repair for an extensive exterior restoration project located at 500 Grand Avenue, Wausau, Wisconsin.

The selected firm will support the WCDA throughout the construction phase to ensure that the restoration work is performed in conformance with the contract documents, applicable codes and industry standards

Funktion Design Studio visited the site and reviewed existing drawings to familiarize ourselves with the project. We have provided our project approach for the Engineering Services Concrete Facade Repair - Riverview Towers project outlining our understanding of the required project scope.

The selected firm will support the WCDA throughout the construction phase to ensure that the restoration work is performed in conformance with the contract documents, applicable codes and industry standards.

Project Approach

Our team will approach the project in four phases. Phase One - Existing Facility Investigation and Preliminary Planning includes reviewing existing documentation and investigating the building to identify areas of deterioration, distress, and potential safety hazards.

We liken the investigative portion of the project to a doctor examining a patient. The cracks in the concrete and the loose masonry that can be seen from the ground are symptoms. We will determine the causes of these symptoms. The facade of building is a complex system consisting of not only concrete and masonry, but sealants, flashings, window frames etc., that when they work together, keep water from infiltrating the building, but when one or multiple systems fail, water is allowed to enter the facade and manifest itself in the symptoms that such as cracking and spalling. Using a 125' aerial lift our team will investigate the entire façade of the building to determine failures of the systems. Based on our observations we will prepare a preliminary report and propose a repair strategy.

Phase Two: Construction Document Preparation will consist of preparing drawings and specifications to repair the building based on our proposed repair strategy. In Phase Three: Bidding Phase, we will assist the Owner in obtaining bids for the repair work from qualified contractors. Phase Four: Construction Phase, will consist of construction administrative services, including site visits, review of Contractor's pay requests, review of Contractor's shop drawings, preparing necessary Change Orders and assist the Owner in determining and negotiating reasonable pricing for changes in scope .

See the following outline for more detail of our Project Approach.

PHASE ONE: EXISTING FACILITY INVESTIGATION AND PRELIMINARY PLANNING

A. *Data Gathering:*

- Gather and review existing building construction documents
- Conduct an initial site observation of the exterior conditions to familiarize ourselves with current condition and initial evaluation
- Draft base plan documents for inspection documentation

B. *Investigation:*

- Masonry Restoration, Inc. will set up a 125' aerial lift that will be used to access the building.
- Observe and document the exterior facade
- Perform an arm's length investigation of the existing conditions of the exterior façade of the building
- Determine areas of deterioration, failures and repairs, photograph, and dimension on base plans
- Structural analysis as required
- Prepare preliminary report to include:
 - Exterior investigation diagrams of the façade designating the required areas of repair
 - Proposed repair strategy

C. *Client meetings*

- Present the preliminary report for review with the Client
- Obtain approval for Phase Two Construction Documents

PHASE TWO: CONSTRUCTION DOCUMENT PREPARATION

A. Prepare Construction Documents:

- Project scope planning
 - * Meet with client to present the outline and define the scope of work to be included in the contract document phase for bidding
- Develop Construction Documents
 - * Prepare Architectural and Structural Repair Drawings
 - * Prepare a Scope Project Manual of building materials and general conditions for construction.
- Review of Construction Documents
 - * Present the contract documents to the Client for final review and approval prior to distribution to contractors
 - * Finalize Construction Documents based on Client's input

PHASE THREE: BIDDING PHASE

A. Administer Bid Process

- Prepare Invitation for Bid Instructions to bid the building project
- Execute bid process through invitation for bids
- Issue contract documents to the selected contractors
- Direct Pre-Bid Conference to present and discuss the project scope, construction, and bidding requirements
- Answer contractor/supplier questions regarding the bid documents
- Issue addenda to clarify construction documents during bidding period
- Direct Bid Opening
- Prepare Bid Tab, Evaluate Bid and Bid recommendation for award
- Prepare AIA Owner/Contractor Agreements for general contractor

PHASE FOUR: CONSTRUCTION PHASE (ASSUMED 16 WEEKS TOTAL CONSTRUCTION PERIOD)

A. Construction Administration

- Prepare and coordinate a construction kick off meeting with the contractor and subs
- Evaluation of the prime contractor's schedules and coordination with the Wausau CDA maintenance personnel and client representative for site access and construction staging
- Interpret the documents during construction and issue clarifications
- Maintain a correspondence file of request for proposals, change orders, and directives
- Certify contractor applications for payment
- Contractor Submittal Reviews
 - * Review product submittals and shop drawings
 - * Review change order requests regarding revisions to the scope of the project
 - * Review and certify the General Contractor's request for payments

B. Construction Site Visits

- Conduct weekly site visits totaling 4 hours per week (minimum of 2 visits weekly) periodic site visits to monitor progress and respond to questions
- Review and react to varying conditions discovered during construction per the request of the Client or Contractor
- Conduct Substantial Completion site visit and prepare punch list

C. Project Closeout

- Review and certify the final application for payment
- Collect the Record Drawings from the General Contractor

Project Team

Funktion Design Studio has assembled a team of multidiscipline professionals for this project.

Our team fosters direct personal communication and positive relationships with our clients that provide benefits through a more efficient project development process.

The project team will be led by Melody Hamlin, AIA, who has over 30 years of experience including Facade Restorations, multifamily residential buildings, municipal city and town halls, fire stations, community centers, one and two family dwelling units, industrial and storage buildings.

Melody's role will be to lead project management, team coordination coordinating the input of project team members, construction drawing preparation, specification writing and construction administration. She will be the primary point of contact. Melody will assign tasks to other staff and subconsultants based on the specific requirements of each task and the expertise required to complete them successfully.

Assisting Melody will be **Rick Schroeder, AIA**, who has over 35 years of experience including Wausau CDA Modernization Projects, multifamily residential buildings, multistory hotels, municipal, one and two family dwelling units, industrial and storage buildings. He will oversee the incorporation of your thoughts, ideas, and concerns into the final design, assist in the preparation of the Contract Documents and will also be responsible for overall quality control of the project.

Subconsultants

Larson Engineering, Inc. of Appleton, **Steven E. Kaiser, PE**, Civil / Structural Engineer, has over 25 years of experience in consulting engineering. His experience includes structural and civil designs for municipal and private clients, working from planning through construction. Steve's structural experience includes reinforced concrete, structural steel, and wood frame construction. Steve is a Licensed Professional Engineer in Wisconsin, he will assist in the investigation and evaluation of the building, assist in the Construction Documents and make visits to the site during construction.

Masonry Restoration, Inc. of West Allis, **Tim Forrer**, will provide an aerial lift and a qualified operator to access the entire building.



Qualifications and Experience

Funktion Design Studio has successfully completed design, renovation, repair and construction projects throughout the state with complexities similar to your project. Funktion Design Studio is a trusted resource for our clients, assisting with research and documentation of existing buildings, space studies, remodeling, building envelope repair, new facilities and site development. Funktion Design Studio has substantial experience working with our clients throughout the design and construction process. We have experience in HUD project requirements, HUD Real Estate Assessment Center (REAC) requirements, Davis - Bacon Wage Determinations, Federal Labor Standards, NSPIRE and Section 3. We also are familiar with Wausau CDA requirements having worked with you on projects for the last nine years.

Funktion Design Studio is committed exceeding our client's expectations. To create a complete Project Team, we collaborate with other experienced professionals as required to provide exceptional service. We partner with our clients, we understand our clients, we listen...we don't dictate...but we guide our clients to achieve their goals. Our clients include Major Corporations, Private clients, Municipalities, Counties, State of Wisconsin and the Federal Government.

Funktion Design Studio is a full service architecture studio with offices in Wausau, Wisconsin. Rick Schroeder, AIA and Melody Hamlin, AIA teamed up in 2016 to provide professional architecture and engineering services throughout north central Wisconsin and beyond. Funktion Design Studio has a staff with over 65 years of combined experience committed to serving our community work closely with clients to transform visions and concepts into reality, ensuring a mutually rewarding project experience. While at Funktion Design and at previous employers, our staff has successfully completed Façade Restoration Projects with similar scope of the Riverview Towers project.

Funktion Design Studio is a trusted resource for our clients, assisting with research, code analysis, programming, new facilities and site development. Our staff have assisted many clients with implementation of the design, bidding and construction administration process for new building projects. We assess each client's project needs and apply a combination of innovative problem solving, new technology, and proven methods to meet them. Our policy of being client-driven and responsive translates to, "being there every step of the way" reassurance that Funktion Design Studio represents a trustworthy project partner.

We also see that success in design services is attained by having designers with field construction experience. Our designers live with the plans and specifications they develop; they work directly with contractors to get the project completed accurately. Only through such efforts can a designer develop the capabilities to provide truly excellent construction documents. Complete and thorough design documents minimize change orders, prevent financial overruns, and lessens liability for the client.

Related Experience

Funktion Design Studio, LLC

- **Liberty Mutual Buildings 1, 2 and 3 Water and Moisture Infiltration Study – Wausau, WI:** Liberty Mutual invested in having buildings 1, 2 and 3 visually reviewed to find any structural deficiencies and evidence of water infiltration through the panels, joints, copings and windows. Melody Hamlin developed a team of professionals to complete the observations, develop a set of recommendations to repair and seal the precast wall facade, eliminate the infiltration issues, develop an opinion of probable cost and a priority phasing schedule. Masonry Restoration, Inc. aided in accessing the building facade providing staging, scaffolding and lifts. Project Manager: Melody Hamlin, AIA. Multiple bid projects phased over 10 years, each project was 2-4 months long, Total cost of repairs \$1,522,510.

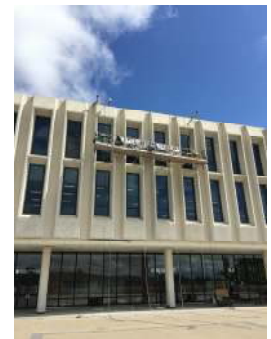
- Liberty Mutual Buildings 1 and 2 Facade Restoration – Wausau, WI:** Based on the previous Water and Moisture Infiltration Study, construction documents were prepared for resealing the window to panel transition joints at the leaking window units of Building 1, Building 2 and pedestrian tramway between the two buildings. Precast members structural and water infiltration crack repairs, cleaning and waterproofing sealant at all precast wall façade panels. New sealant joints at all precast wall façade panels and panel to window transition joints. Metal panel coping design to eliminate the continuous maintenance and water infiltration to the buildings. Building 2 and Building 3 vertical column repairs and recoating. Masonry Restoration, Inc. aided in accessing the building facade providing staging, scaffolding and lifts. Services included Construction Documents, bidding services and contract observation. Project Manager: Melody Hamlin, AIA. Project Architect: Rick Schroeder, AIA



Liberty Mutual Building 2



Liberty Mutual Building 1



Liberty Mutual Building 1

- Aspirus Corporate Office Building (Liberty Mutual Building 1) Facade Restoration – Wausau, WI:** Based on the previous Water and Moisture Infiltration Study, construction documents were prepared for the repair all precast wall panel cracks, surface delamination, structural patching and reworking old patches. Removal and replacement of all precast panel horizontal and vertical sealant joints, installation of new weeps. Cleaning, repairing and/or replacing coping blocks, application of new cementitious coating to copings and the top of the wall panels. Removal and replacement of sealed insulated glass units that had failed. Cleaning the entire building facade and installing waterproof sealer. Installing metal roof coping caps, precast wall panel caps and soffit support trim and all associated work required to for completion of the metal installation. Masonry Restoration, Inc. aided in accessing the building facade providing staging, scaffolding and lifts. Services included Construction Documents, bidding services and contract observation. Project schedule 4 months, total cost \$576,767.

- Project Manager: Melody Hamlin, AIA. Project Architect: Rick Schroeder, AIA



Liberty Mutual Buildings 1 & 2

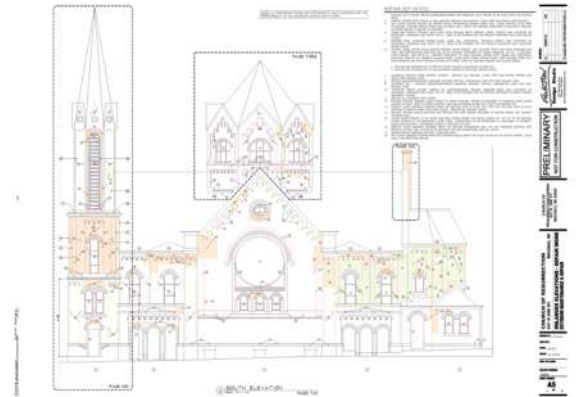


**Aspirus Corporate Office
(Liberty Mutual Building 1)**

- Church of the Resurrection Facade Study – Wausau, WI:** Visually reviewed the interior and exterior of the building's masonry, sealant joints, windows and louvers to determine evidence of water infiltration into the building. Developed a set of recommendations to repair and seal the masonry wall facade, eliminate the infiltration issues, develop an opinion of probable cost and a priority phasing schedule. Masonry Restoration, Inc. aided in accessing the building facade providing staging, scaffolding and lifts. Services included Construction Documents, bidding services and contract observation. Project Manager: Melody Hamlin, AIA. Project Architect: Rick Schroeder, AIA



Church of the Resurrection



Church of the Resurrection Study Documents

- Church of the Resurrection Facade Restoration – Wausau, WI:** Based on the Church of the Resurrection Facade Study construction documents were prepared for the restoration of portions of the original church facade and the interior of the north and south steeples. Work consisted of masonry restoration, masonry cleaning, stone masonry repair, carpentry and wood repair, sheet metal flashing and trim, gutters and downspouts, joint sealants, wood window repair, preparation of materials for painting, plaster repair/replacement, painting and coating, interior cleaning and storm water piping. Services included Construction Documents, bidding services and contract observation. Project Schedule 5 month, Total Cost \$1,321,456. Project Manager: Melody Hamlin, AIA. Project Architect: Rick Schroeder, AIA

Larson Engineering, Inc.

- **Teweles Seed Building Renovation - Milwaukee, WI:** Originally home to an agricultural seed dealer active in the early 1900s, this building has been vacant since the mid-1950s. Entirely composed of reinforced concrete, the building was renovated and converted into 150 condominiums and rental units with parking on the first two floors.
- **Marquette Hotel Renovation - Cape Girardeau, MO:** Adaptive reuse of a six-story concrete frame historic building that was originally built in the 1920s & 1930s. A seismic upgrade of the lateral force resisting system was performed to meet the 2000 IBC by utilizing a dynamic analysis procedure. Masonry shear walls were added to resist the seismic forces as required and located so as not to affect the historical character of the building
- **1200 South 7th Street Renovation - St. Louis, MO:** Existing circa 1900 un-reinforced masonry corner storefront. Approximately 50% of the building collapsed after purchase. The existing brick building was rebuilt and strengthened to current seismic code. The new stone veneer addition at rear is a steel braced frame.
- **The Elmslie Building Renovation - Aurora, IL:** This existing bank was converted into city building department offices. The project included interior remodeling, facade restoration and the addition of an elevator that runs from the basement to the third floor.



Teweles Seed Building



Marquette Hotel



The Elmslie Building



1200 South 7th Street

Availability

Funktion Design Studio workload availability to perform the required professional services are outlined below. Below is a typical timeline for our services. The final schedule will be mutually agreed upon by the WCDA and Funktion Design Studio, LLC.

Proposals Due	March 10, 2026
A/E Selection	(3 weeks)
A/E Contracts Signed	(2 weeks)
Data Gathering:	(2-3 weeks)
Building Investigation:	(1 week)
Building investigation Report Preparation	(2 weeks)
Building investigation Report review with WCDA	(1 week)
Start Construction Documents upon approval	(6-7 weeks)
Construction Document review with WCDA	(1 week)
Invitation for Bids/ Bidding process	(3 weeks)
Construction Contracts	(2 weeks)
Preconstruction Meeting	(1 Week)
Construction	(16 Weeks)
Substantial Completion	(1 week)
Punch List	(1 week)
Final Completion	

Proposed Fee

Funktion Design Studio, LLC has developed an exceptional team to provide professional services as interpreted from the City of Wausau Community Development Authority request for professional services document.

The Proposed Fee for the scope of services described is in a sealed envelope.

Funktion Design Studio project team can provide additional services as may be required, and will provide a proposal for such services upon your request.

References

Funktion Design Studio has provided similar consulting services to a variety of public and private clients. We proudly submit the following references:

- Aspirus, Inc. : Kevin Rexford, Maintenance Project Manager (Previous Property Manager for Liberty Mutual) Available on request.
- Marshfield Clinic: Tracey Traut (Previous Project Manager for Aspirus, Inc.) 715-573-5643, traut.tracey@marshfieldclinic.org
- Church of the Resurrection: Jeff Plier, Project Representative 715-848-2741, jplier@wausaucontainer.com
- Menzner Hardwoods: Michael Strevler, Project Engineer 715 443 2354 ext. 326, michael@menznerhardwoods.com

Proposal Contact

Melody Hamlin, AIA
Funktion Design Studio, LLC
1806 Woodland Ridge Road
Wausau, WI 54403
(P) 715-571-8122
(E) melody@funktiondesignstudio.com

We appreciate the opportunity to submit our credentials and our team looks forward to serving you. Thank you for your consideration.

Sincerely,



Melody Hamlin, AIA
Managing Member

Melody Hamlin, AIA

PROFESSIONAL EXPERIENCE

FUNKTION DESIGN STUDIO, Wausau, Wisconsin

2016 – Present

Project Manager / Managing Member

Participate in all aspects of the firm's operation including client acquisition, project pricing, and contract preparation. Responsibilities include, market research, scheduling staff and projects workloads, project budgeting and monitoring, project design, project opinion of probable cost, contract administration and on site field observation. Lead project teams in developing design and construction documents, and coordinate design teams including staff, consulting engineers and other specialists to meet project schedules

- Design experience in Industrial, Commercial, Retail, Municipal Buildings, Public Safety, Educational Buildings, Religious Buildings, Recreational Buildings, Single & Multi-family Residential
- Proficient at 2025 Architecture / AutoCAD and Revit Software
- On-site inspection and quality assurance (owner's representative)
- Client management
- Budget management and project planning
- Marketing and new client development
- Probable costing

BECHER - HOPPE ASSOCIATES, INC. Wausau, Wisconsin

1990 – 2016

Various Rolls Most Recent: Project Manager / Intern Architect

Responsibilities included client development, market research, scheduling staff and projects workloads, project budgeting and monitoring, project design, project opinion of cost, contract administration and on site field observation.

- Design experience in Industrial, Commercial, Retail, Municipal Buildings, Public Safety, Educational Buildings, Religious Buildings, Recreational Buildings, Single & Multi-family Residential
- On-site inspection and quality assurance (owner's representative)
- Client management
- Budget management and project planning
- Marketing and new client development
- Cost estimating
- Coordinated project design elements with collaboration of site civil and MEP engineering disciplines.
- Developed 3D models for rendering relating to the project design and construction documents.
- Managed and lead client discussions from conception through construction
- Assigned specific project design tasks to support staff.

EDUCATION

Associates of Applied Sciences Degree, Architecture, Northcentral Technical College, Wausau, WI

REGISTRATIONS

Architect registered in Wisconsin (See Appendix B for copy of License)

Rick Schroeder, AIA

PROFESSIONAL EXPERIENCE

FUNKTION DESIGN STUDIO, Wausau, Wisconsin

2016 – Present

Project Architect

Participate in client acquisition, project pricing and contract preparation. Responsibilities include, assisting in overseeing and mentoring staff and projects workloads, project budgeting and monitoring, project design, project opinion of probable cost, contract administration and on site field observation. Lead project teams in developing design and construction documents, and coordinate design teams including staff, consulting engineers and other specialists to meet project schedules

- Design experience in Industrial, Commercial, Retail, Municipal Buildings, Public Safety, Educational Buildings, Religious Buildings, Recreational Buildings, Single & Multi-family Residential
- Proficient at 2025 Architecture / AutoCAD
- On-site inspection and quality assurance (owner's representative)
- Client management
- Budget management and project planning
- Marketing and new client development as required

BECHER - HOPPE ASSOCIATES, INC. Wausau, Wisconsin

2014 – 2016

Manager of Architectural Services

Was accountable for the successful development, management, performance, and profitability of the Becher Hoppe Architecture Services Group. I managed the group's project production and deadlines, providing advanced professional and technical supervision, support, and direction to members of the group.

- Maintain employee productivity and commitment to quality by encouraging and facilitating involvement in process improvements and implementing applicable suggestions.
- Manage performance and development of team members including mentoring, setting objectives, career development reviews, performance reviews, and day-to-day coaching.
- Market the firm's services, prepared and conducted proposal presentations.
- Manage communication between clients, consultants and contractors.

RICK SCHROEDER, ARCHITECT, Oshkosh, Wisconsin **Firm Owner**

2009 – 2014

EXCEL ENGINEERING, Fond du Lac, Wisconsin **Senior Architect**

2008 – 2009

DESIGN II ARCHITECTS, Fond du Lac, Wisconsin **Senior Architect**

2007 – 2008

RICK SCHROEDER, AIA-ARCHITECT, Oshkosh, Wisconsin **Firm Owner**

1993 – 2007

EDUCATION

MBA, Real Estate Finance, De Paul University, Chicago, IL

BARCH, Illinois Institute of Technology, Chicago, IL

REGISTRATIONS

Architect registered in Wisconsin (See Appendix B for copy of License)

Steven E. Kaiser, P.E.

PROFESSIONAL EXPERIENCE

LARSON ENGINEERING, INC, Appleton, Wisconsin

2016 – Present

Civil / Structural Engineer

Experience includes structural and civil designs for municipal and private clients, working from planning through construction. Steve's structural experience includes reinforced concrete, structural steel, and wood frame construction. Civil projects have included site designs for large commercial and industrial developments involving parking areas and traffic circulation analysis. Other responsibilities include drainage plan design, water main, storm sewer, sanitary sewer, grading plan design, highway design, flood plain analysis and dam inspection and analysis.

EDUCATION

Bachelor of Science in Civil Engineering, University of Wisconsin – Platteville

Classes in secondary education program with math major and physics minor, University of Wisconsin – Oshkosh

Bridge Inspection Training Program with PONTIS Update Michael Baker Corporation

REGISTRATIONS

Professional Engineer registered in Wisconsin (See Appendix B for copy of License)

Appendix B - Professional Licenses

Melody Hamlin, AIA

NO. 15163 - 5 EXPIRES: 07/31/2026

The State of Wisconsin
Department of Safety and Professional Services
EXAMINING BOARD OF ARCHITECTS, LANDSCAPE ARCHITECTS,
PROFESSIONAL ENGINEERS, DESIGNERS, PROFESSIONAL LAND
SURVEYORS, AND REGISTERED INTERIOR DESIGNERS

Hereby certifies that
Melody Renane Hamlin
was granted a license to practice as a
ARCHITECT
in the State of Wisconsin in accordance with Wisconsin Law
on the 9th day of January in the year 2024.
The authority granted herein must be renewed each biennium by the granting authority.
In witness thereof, the State of Wisconsin
Examining Board of Architects, Landscape Architects, Professional Engineers, Designers, Professional Land Surveyors, and
Registered Interior Designers
has caused this certificate to be issued under
the seal of the Department of Safety and Professional Services



[Signature]
DISPS Secretary
[Signature]
Chairperson
[Signature]
Secretary



This certificate was printed on the 6th day of March in the year 2026

Rick Schroeder, AIA

NO. 6990 - 5 EXPIRES: 07/31/2026

The State of Wisconsin
Department of Safety and Professional Services
EXAMINING BOARD OF ARCHITECTS, LANDSCAPE ARCHITECTS,
PROFESSIONAL ENGINEERS, DESIGNERS, PROFESSIONAL LAND
SURVEYORS, AND REGISTERED INTERIOR DESIGNERS

Hereby certifies that
Richard L. Schroeder
was granted a license to practice as a
ARCHITECT
in the State of Wisconsin in accordance with Wisconsin Law
on the 11th day of December in the year 1990.
The authority granted herein must be renewed each biennium by the granting authority.
In witness thereof, the State of Wisconsin
Examining Board of Architects, Landscape Architects, Professional Engineers, Designers, Professional Land Surveyors, and
Registered Interior Designers
has caused this certificate to be issued under
the seal of the Department of Safety and Professional Services



[Signature]
DISPS Secretary
[Signature]
Chairperson
[Signature]
Secretary

This certificate was printed on the 7th day of March in the year 2026

Steven E. Kaiser, P.E.

NO. 26892 - 6

EXPIRES: 07/31/2026

The State of Wisconsin
Department of Safety and Professional Services
EXAMINING BOARD OF ARCHITECTS, LANDSCAPE ARCHITECTS,
PROFESSIONAL ENGINEERS, DESIGNERS, PROFESSIONAL LAND
SURVEYORS, AND REGISTERED INTERIOR DESIGNERS

Hereby certifies that

Steven E Kaiser

was granted a license to practice as a

PROFESSIONAL ENGINEER

*in the State of Wisconsin in accordance with Wisconsin Law
on the 16th day of March in the year 1990.*


The authority granted herein must be renewed each biennium by the granting authority.

In witness thereof, the State of Wisconsin

*Examining Board of Architects, Landscape Architects, Professional Engineers, Designers, Professional Land Surveyors, and
Registered Interior Designers*

*has caused this certificate to be issued under
the seal of the Department of Safety and Professional Services*




DSPS Secretary


Chairperson


Secretary

This certificate was printed on the 6th day of March in the year 2026

Appendix C - Insurance Certificates

Funktion Design Studio, LLC



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/0/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER HOLMES MURPHY AND ASSOC LLC 1601 UTICA AVE S STE 700 ST. LOUIS PARK MN 55416		CONTACT NAME: PHONE (AC, No, Ext): (000) 270-2007 FAX (AC, No): (000) 020-2424 E-MAIL ADDRESS: Certificate@Hanover.com															
INSURED FUNKTION DESIGN STUDIO LLC 1806 WOODLAND RIDGE RD WAUSAU WI 54403		<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Hanover Insurance Co</td> <td>22292</td> </tr> <tr> <td>INSURER B : Allmerica Financial Benefit</td> <td>41840</td> </tr> <tr> <td>INSURER C : Hanover American Ins Co</td> <td>36064</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Hanover Insurance Co	22292	INSURER B : Allmerica Financial Benefit	41840	INSURER C : Hanover American Ins Co	36064	INSURER D :		INSURER E :		INSURER F :	
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INSURER D :																	
INSURER E :																	
INSURER F :																	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	N	Y	Z2X J764033 01	7/6/2025	7/6/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ Included
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	Z2X J764033 01	7/6/2025	7/6/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DEF <input checked="" type="checkbox"/> RETENTION \$	N	Y	Z2X J764033 01	7/6/2025	7/6/2026	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below.	Y/N	N/A	WZX J620482 02	02/10/2026	02/10/2027	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Architects & Engineers Prof Liab	N	N	LHX J053539 03	07/06/2025	07/06/2026	Claims-Made: \$1M Ea Claim/\$1M Agg

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Cancellation Notice will be provided to the Certificate Holder pursuant to endorsement: 825-3012. Such notice is solely for the purpose of informing the Certificate Holder of the effective date of cancellation and does not grant, alter, or extend any rights or obligations under this policy. Waiver of Subrogation as provided by form 822-0001 (pg 9 of 14). Waiver of Subrogation as provided by form WC000313. Excess/Umbrella to follow form.

CERTIFICATE HOLDER

CANCELLATION

WAUSAU CITY HALL 407 GHANI STREET WAUSAU WI 54403	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2016/03)

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Larson Engineering, Inc.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/23/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Robertson Ryan & Associates, Inc 1770 Park Street, Suite 210 Naperville IL 60563	CONTACT NAME: Maureen Rott PHONE (A/C No. Ext): 630-420-3400 FAX (A/C No.): 630-420-8520 E-MAIL ADDRESS: mrott@robertsonryan.com
	INSURER(S) AFFORDING COVERAGE NAIC #
INSURED Larson Engineering, Inc. 1850 Craigshire Road Suite 300 St. Louis MO 63146	INSURER A: The Phoenix Insurance Company 25623
	INSURER B: The Travelers Indemnity Company of Connecticut 25682
	INSURER C: Endurance American Specialty Insurance Company 41718
	INSURER D: The Travelers Property Casualty Insurance Company 25674
INSURER E:	
INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 97315992 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		630-7P-88593APHX25	4/23/2025	4/23/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COM/POP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		BA7P875161-25-43G	4/23/2025	4/23/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
D	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0		CUP7P92215425	4/23/2025	4/23/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N N/A	UB-6P-30941725-43G	4/23/2025	4/23/2026	<input checked="" type="checkbox"/> PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Professional Liability Deductible		DPL30001266505	9/28/2024	9/28/2025	Each Claim 15,000,000 Aggregate 15,000,000 Deductible/SIR 400,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER For Information Only	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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Masonry Restoration, Inc.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/0/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER HOLMES MURPHY AND ASSOC LLC 1601 UTICA AVE S STE 700 ST. LOUIS PARK MN 55416		CONTACT NAME: PHONE (AC, No, Ext): (000) 270-2007 FAX (AC, No): (000) 020-2424 E-MAIL ADDRESS: Certificate@Hanover.com															
INSURED FUNKTION DESIGN STUDIO LLC 1806 WOODLAND RIDGE RD WAUSAU WI 54403		<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Hanover Insurance Co</td> <td>22292</td> </tr> <tr> <td>INSURER B: Allmerica Financial Benefit</td> <td>41840</td> </tr> <tr> <td>INSURER C: Hanover American Ins Co</td> <td>36064</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Hanover Insurance Co	22292	INSURER B: Allmerica Financial Benefit	41840	INSURER C: Hanover American Ins Co	36064	INSURER D:		INSURER E:		INSURER F:	
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INSURER F:																	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

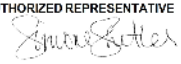
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A	Architects & Engineers Prof Liab	N N	LHX J053539 03	07/06/2025	07/06/2026	Claims-Made: \$1M Ea Claim/\$1M Agg

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ACORD 25 (2016/03)

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STATEMENT OF NON-DEBARMENT

Debarment:

I Melody Hamlin, AIA, Managing Member, representing Funktion Design Studio, LLC
(Company Official) (Company)

do hereby state that Funktion Design Studio, LLC is not debarred, suspended, or
(Company)

otherwise prohibited from doing business with any Federal, State or local agency.



Company Official Signature

3/13/26

Date

Tammy King

The Engineering Firms shall be ranked and selected by their qualifications, whereby the WCDA will evaluate competitors' qualifications and select the most qualified competitor, subject to negotiation of fair and reasonable compensation.

Submittal and General Conditions

Proposals shall be submitted to the Wausau Community Development Authority office located at 550 E Thomas Street, Wausau, WI 54403 no later than 12:00 noon on Tuesday, March 10, 2026.

The Wausau Community Development Authority may accept or reject any and all proposals, either in whole or in part, cancel this request for proposal at any time or take whatever action is necessary in the interest of the department. Staff may request additional information and retain all proposals for record purposes.

Proposal Selection Process

After proposals are submitted, the Wausau Community Development Authority staff will review them. They will be evaluated and ranked for relevant project experience, technical expertise in concrete façade repair, qualifications of proposed personnel, and responsiveness and clarity of submission and experience of the Wausau Community Development Authority and extent each proposal fulfills the purpose of the RFQ. The following evaluation factors will be used in the selection process:

<u>MAXIMUM POINTS</u>		<u>EVALUATION FACTOR</u>
<u>10</u>	9	Evidence of the Firm's ability to perform the work as indicated by profiles of the principals and staff's professional and technical competence and experience
<u>15</u>	10	Capability to provide professional services in a timely manner.
<u>10</u>	10	Evidence that where design/engineering work is involved, the Firm is currently registered in the state where the project is located
<u>30</u>	20	Past performance in terms of cost control, quality of work and Compliance with performance schedules
<u>10</u>	10	Knowledge of state and local building codes
<u>10</u>	10	Certified statement that the Firm is not debarred, Suspended or otherwise prohibited from professional practice by Any Federal, State or Local Agency
<u>15</u>	15	References from other agencies in which engineering services were contracted with.
<u>100</u>	84	TOTAL POSSIBLE POINTS

Juli

The Engineering Firms shall be ranked and selected by their qualifications, whereby the WCDA will evaluate competitors' qualifications and select the most qualified competitor, subject to negotiation of fair and reasonable compensation.

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<u>10</u> 10	Knowledge of state and local building codes
<u>10</u> 10	Certified statement that the Firm is not debarred, Suspended or otherwise prohibited from professional practice by Any Federal, State or Local Agency
<u>15</u> 15	References from other agencies in which engineering services were contracted with.
<u>100</u> 88	TOTAL POSSIBLE POINTS

* Previous projects noted. Not necessarily to the same scope as what RVT will involve.



February 27, 2026

Cincinnati Insurance Companies
PO Box 14596
Cincinnati, OH 45250

Re: Riverview Towers LLC
Policy #: ENP 034 86 05 / EBA 034 86 05

Effective immediately, please recognize Keith Zebro and Spectrum Insurance Group, LLC, 815 S 24th Ave., Ste. 200, Wausau, WI 54401 as our agent of record regarding the above-referenced policy, insurance proposals and placements.

We understand Spectrum Insurance Group and its agents are to be held harmless from any error or omission caused by the previous agency or agent. This appointment rescinds all previous appointments and shall remain in full force until cancelled in writing. Please waive any customary rescission period as no countermand letter will be forthcoming.

This letter constitutes authority to immediately furnish Spectrum Insurance Group with any information that may be requested pertaining to our insurance contracts and any other information they deem necessary.

Sincerely,

Randy Fifrick
Executive Director



February 27, 2026

Risk Placement Services
2850 Golf Rd
Rolling Meadows, IL 60008

Re: Riverview Towers LLC
Policy #: 26PAA000221

Effective immediately, please recognize Keith Zebro and Spectrum Insurance Group, LLC, 815 S 24th Ave., Ste. 200, Wausau, WI 54401 as our agent of record regarding the above-referenced policy, insurance proposals and placements.

We understand Spectrum Insurance Group and its agents are to be held harmless from any error or omission caused by the previous agency or agent. This appointment rescinds all previous appointments and shall remain in full force until cancelled in writing. Please waive any customary rescission period as no countermand letter will be forthcoming.

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Sincerely,

Randy Fifrick
Executive Director



February 27, 2026

Selective Insurance Company
900 E 96th St
STE 400
Indianapolis, IN 46240

Re: Riverview Towers LLC
Policy #: 89027800

Effective immediately, please recognize Keith Zebro and Spectrum Insurance Group, LLC, 815 S 24th Ave., Ste. 200, Wausau, WI 54401 as our agent of record regarding the above-referenced policy, insurance proposals and placements.

We understand Spectrum Insurance Group and its agents are to be held harmless from any error or omission caused by the previous agency or agent. This appointment rescinds all previous appointments and shall remain in full force until cancelled in writing. Please waive any customary rescission period as no countermand letter will be forthcoming.

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Sincerely,

Randy Fifrick
Executive Director

2025 Occupancy Overview

	Riverview Towers (149 Units) Occupancy %	Riverview Terrace (36 Units) Occupancy %	Public Housing (46 Units) Occupancy %	Housing Choice Vouchers Utilized
January	98%	100%	100%	306
February	99%	100%	98%	303
March	99%	100%	100%	301
April	99%	95%	98%	293
May	100%	100%	98%	290
June	99%	100%	96%	289
July	99%	100%	96%	288
August	98%	92%	96%	285
September	99%	92%	96%	286
October	100%	100%	96%	292
November	99%	100%	98%	295
December	99%	100%	98%	295

2026 Occupancy Overview

	Riverview Towers (149 Units) Occupancy %	Riverview Terrace (36 Units) Occupancy %	Public Housing (46 Units) Occupancy %	Housing Choice Vouchers Utilized
January	100%	100%	96%	291
February	99%	100%	98%	288
March	99%	97%	98%	287
April				
May				
June				
July				
August				
September				
October				
November				
December				



Inspection No: INSP-68501
Inspection Type: General NSPIRE Inspection

Property: (WI031000001) - 500 GRAND AVENUE,
 WAUSAU, WI, 54403, US
Inspector: ,

Inspection Date: 1/14/2026

Escort Name: Larry
Property Type: SF
Inspection Start Date/Time: 1/14/2026 5:40 PM

Escort Email:
Scattered Site: Yes
Inspection End Date/Time: 1/14/2026 5:40 PM

Present During Inspection: Yes

Preliminary Scores

Preliminary Inspection Score: 100
Preliminary Calculated Score: 100
Preliminary Units Threshold: 0
Preliminary Property Threshold: 0
Preliminary Projected Inspection Score: 100
Preliminary Non-Scored Symbols:

Final Scores

Final Inspection Score: 100
Final Calculated Score: 100
Final Units Threshold: 0
Final Property Threshold: 0
Final Projected Inspection Score: 100
Final Non-Scored Symbols:
Final Review: Accept

Building/Unit Inspection Data

Type	Inspection		
	Property Total	Sample Size	Total Units Inspected
Buildings	31	16	16
Units	46	20	20

Occupancy Information

Occupancy Rate(%)
95

Deficiency Summary

Inspectable Area	Life-Threatening	Severe	Moderate	Low
Inside				
Outside				
Units				

Scoring Summary

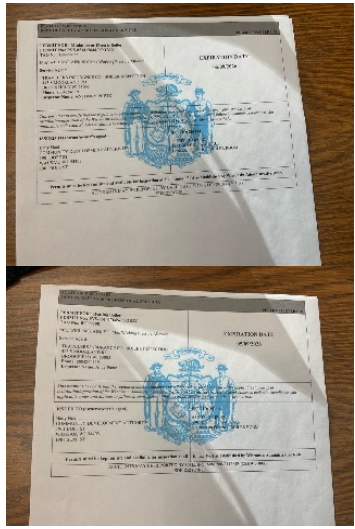
Inspectable Area	Life-Threatening	Severe	Moderate	Low
Inside				
Outside				
Units				
Total				
			Overall	

Inspection Summary Report - INSP-68501

Buildings/Units:

Building/Unit Name	Address	Comments
1004 N 8TH AVE	1004 N 8TH AVE, WAUSAU, WI, 54401, US	-
1004		-
1106 MONROE ST	1106 MONROE ST, WAUSAU, WI, 54401, US	-
1		-
1310	1310 LAKE ST, WAUSAU, WI, 54401, US	-
1		-
1336	1336 N 16TH AVE, WAUSAU, WI, 54401, US	-
1336		-
1340	1340 N 16TH AVE, WAUSAU, WI, 54401, US	-
1340		-
1407-1409	1407 TORNEY AVE, WAUSAU, WI, 54403, US	-
1407		-
1409 INSPECT		-
1408	1408 EMTER ST, WAUSAU, WI, 54401, US	-
1		-
155	155 E CHELLIS ST, WAUSAU, WI, 54401, US	-
1		-
1717	1717 PLUM DR, WAUSAU, WI, 54401, US	-
1		-
1732	1732 PLUM DR, WAUSAU, WI, 54401, US	-
1732		-
1822-1824	1822 N 10TH AVE, WAUSAU, WI, 54401, US	-
1824		-
1822		-
1828 N 10TH AVE	1828 N 10TH AVE, WAUSAU, WI, 54401, US	-
1828		-
1901	1901 Bopf Street apt 101, Wausau, WI, 54401, US	-
106		-
104		-
102		-
2408-2410	2408 N 6TH ST, WAUSAU, WI, 54403, US	-
2408 DO NOT INSPECT		Vacant -
2410		-
4402	4402 FOREST VALLEY, WAUSAU, WI, 54403, US	-
4402		-
813	813 N 29TH AVE, WAUSAU, WI, 54401, US	-
1		-

Inspection Summary Report - INSP-68501

Certificates	Status	Comment	Certificate Picture
Fire Alarm Inspection Report	NA - This certificate is not applicable for this property.		
Elevator Certificate	NA - This certificate is not applicable for this property.		
Lead-Based Paint Inspection Report	NA - This certificate is not applicable for this property.		
Sprinkler System Certificate	NA - This certificate is not applicable for this property.		
Lead-Based Paint Disclosure Form	NA - This certificate is not applicable for this property.		
Boiler Certificate	Yes - This certificate is provided.		

Inspectable Areas Deficiencies:

Outside							
Deficiency Details	Deficiency Name	Location	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
<ol style="list-style-type: none"> 1. Asterisk (*) - Smoke Detector 2. Plus (+) - Carbon Monoxide 3. Caret (^) - Not Scored for 12 Months 							