



Community Development Authority Monthly Meeting

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Thursday, June 18, 2026 - 5:30 PM

Citizens are welcome (and encouraged) to join our webinar via computer, smart phone, or telephone.
Citizen participation is welcome during topic discussion periods.

Please note that although every effort will be made to provide for virtual participation, unforeseen technical difficulties may prevent this, in which case the meeting may still proceed as long as there is a quorum. Should you wish to make a comment in this situation, you are welcome to call this number: (262) 473-0108.

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/237248599969546?p=A2bHOT4i9rju7n0HpN>

Meeting ID: 237 248 599 969 546

Passcode: Xn6DD7rw

[Need help?](#) | [System reference](#)

Dial in by phone

[+1 929-229-5663,,804738178#](tel:+19292295663,804738178) United States, New York City

[Find a local number](#)

Phone conference ID: 804 738 178#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

AGENDA

CALL TO ORDER

ROLL CALL

CONFLICT OF INTEREST

Would any board member wish to declare any known Conflict of Interest with the items presented on today's CDA Board Agenda?

GOOD GOVERNANCE MANUAL

Below is a link to the City of Whitewater's Governance Manual. This document serves as our central guide for operational excellence, outlining our commitment to accountability, transparency, and strategic oversight.

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:752ce1fc-c064-472c-a784-75e9dd11d771>

Please feel free to refer to this manual often.

APPROVAL OF AGENDA

A committee member can choose to remove an item from the agenda or rearrange its order; however, introducing new items to the agenda is not allowed. Any proposed changes require a motion, a second, and approval from the Committee to be implemented. The agenda shall be approved at each meeting even if no changes are being made at that meeting.

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any committee member requests that an item be removed for individual consideration.

- [1.](#) Approval of May meeting minutes
- [2.](#) May Dashboard
- [3.](#) Memo RE: Letter of Intent Received from Anderson Ashton
- [4.](#) Dec 2025 Financials
- [5.](#) Jan 2026 Financials
- [6.](#) Feb 2026 Financials
- [7.](#) Mar 2026 Financials
- [8.](#) Apr 2026 Financials
- [9.](#) May 2026 Financials
- [10.](#) Dec 2025 Innovation Center Financials
- [11.](#) Jan 2026 Innovation Center Financials
- [12.](#) Feb 2026 Innovation Center Financials
- [13.](#) March 2026 Innovation Center Financials
- [14.](#) April 2026 Innovation Center Financials
- [15.](#) May 2026 Innovation Center Financials

HEARING OF CITIZEN COMMENTS

No formal Committee action will be taken during this meeting although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking period. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Committee discusses that particular item.

To make a comment during this period, or during any agenda item: On a computer or handheld device, locate the controls on your computer to raise your hand. You may need to move your mouse to see these controls. On a traditional telephone, dial *6 to unmute your phone and dial *9 to raise your hand.

CONSIDERATIONS / DISCUSSIONS / REPORTS

- [16.](#) FERC Business Park Report: Discussion and Possible Action
- [17.](#) Innovation Center Leasing Agreement: Discussion and Possible Action
- [18.](#) Strategic Plan: Review and Discussion

EXECUTIVE SESSION

Adjourn to Closed Session, TO RECONVENE, pursuant to Wisconsin Statutes 19.85(1)(e) “Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Items to be discussed:

- 19. Whitewater Cinemas Application for CDA Loan Fund: Discussion and Possible Action
- 20. Jefferson St RFP: Discussion and Possible Action
- 21. Settlement and Release Agreement w/ Fine Food Arts LLC & KLD LLC & Daniel Rodriguez: Discussion and Possible Action
- 22. Review and Discussions of Future Business and Industrial Land Development Locations

RECONVENE INTO OPEN SESSION

FUTURE AGENDA ITEMS

ADJOURNMENT

A quorum of the Common Council may be present. This notice is given to inform the public that no formal action will be taken at this meeting.

Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk (262-473-0102) at least 72 hours prior to the meeting.



**Community Development Authority
Monthly Meeting - 05/21/2026**

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Thursday, May 21, 2026 - 5:30 PM

MINUTES

CALL TO ORDER

The meeting was called to order at 5:30pm.

ROLL CALL

PRESENT

- Board Member Thayer Coburn
- Board Member Jon Kachel
- Board Member Joseph Kromholz
- Board Member Kelsey Price
- Board Member Christ Christon
- Board Member Mike Smith

ABSENT

- Council Representative Orin Artsmith

CITY STAFF

- Ashwini Rao, Economic Development Coordinator
- Steven Chesebro, City Attorney

OTHER

- Greg Johnson, Ehlers
- Shane Rudlang, Ehlers
- Larry Chapman, Summerset Marine
- Michael Grubb, Attorney

CONFLICT OF INTEREST

Would any board member wish to declare any known Conflict of Interest with the items presented on today's CDA Board Agenda?

None

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CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any committee member requests that an item be removed for individual consideration.

Motion made by Board Member Kachel, Seconded by Board Member Price.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Board Member Christon, Board Member Smith.

1. Approval of April meeting minutes
2. April Dashboard
3. Innovation Center and WUTP web accessibility audit

HEARING OF CITIZEN COMMENTS

No formal Committee action will be taken during this meeting although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking period. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Committee discusses that particular item.

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Michael Grubb, Attorney introduced himself and Larry Chapman of Summerset Marine.

CONSIDERATIONS / DISCUSSIONS / REPORTS

4. Elections:
 - 1) Chair
 - 2) Vice Chair

Board member Price moved to elect Board member Kromholz as Chair and Board Member Coburn as Vice Chair. Board member Kachel seconded.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Board Member Christon, Board Member Smith.

5. FERC Business Report: Discussion
Tabled to June 18th CDA meeting.

- 6. Change order for HM Brandt.: Discussion and possible action

Change order was approved.

Voting Yea: Board Member Coburn, Board Member Kromholz, Board Member Price, Board Member Christon

Voting Nay: Board Member Kachel

Voting Abstaining: Board Member Smith

- 7. Comprehensive Plan Feedback: Discussion and possible action

Discussion moved to June 18th CDA meeting.

- 8. Subcommittee for CDA loan funds: Discussion and possible action

Motion to designate Board Member Kachel to serve on the Loan Grant Review Subcommittee, and report back to the CDA.

Motion made by Board Member Kromholz, Seconded by Board Member Price.

Voting Yea: Board Member Coburn, Board Member Kromholz, Board Member Price, Board Member Christon, Board Member Smith.

Voting Abstaining: Board Member Kachel

EXECUTIVE SESSION

Adjourn to Closed Session, TO RECONVENE, pursuant to Wisconsin Statutes 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session." Items to be discussed:

Motion to move into Executive Session made by made by Board Member Kromholz, Seconded by Board Member Coburn.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Board Member Christon, Board Member Smith.

- 9. Becker & Bolton DA amendment: Discussion and possible action

- 10. Lifetime Manufacturing/Summerset Marine DA: Discussion and possible action

RECONVENE INTO OPEN SESSION

Motion made by Board Member Kromholz, Seconded by Board Member Coburn.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Board Member Christon, Board Member Smith.

FUTURE AGENDA ITEMS

Strategic planning review and discussion

Outstanding loans

ADJOURNMENT

Motion made by Board Member Kachel, Seconded by Board Member Price.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Board Member Christon, Board Member Smith.

DRAFT

Community Development Monthly Report

Item 2.

MAY 2026

Response Time

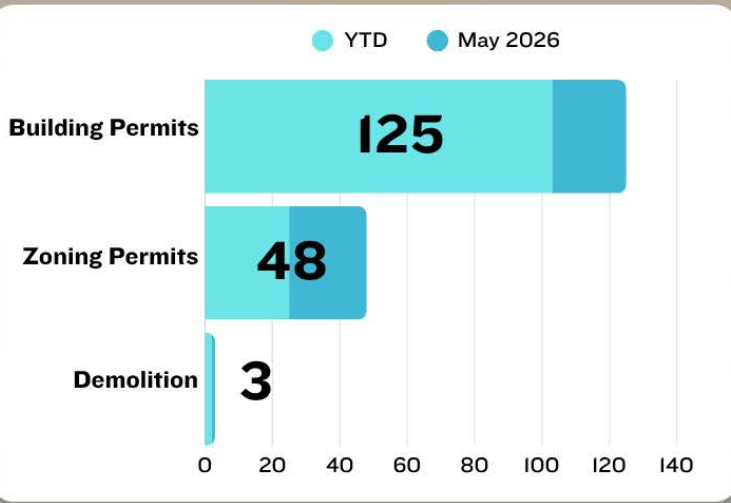
- **Permit processing: 3 business days**
- **Non-Compliant Cases: 21**
- **Quarter 2:**
 - 57.14% (< 15 days)
 - 45.24% (15-30 days)
 - 33.33% (31-60 days)
 - 0% (> 61 days)



Strategic activity

- **2 BRE meetings (First Citizens State Bank & Provisur)**
- **Attended the Southeastern Wisconsin Regional Housing Summit**
- **Attended Housing Roundtable hosted by the HUD Midwest Regional Administrator**
- **Interviewed finalists for Jefferson St. RFP**

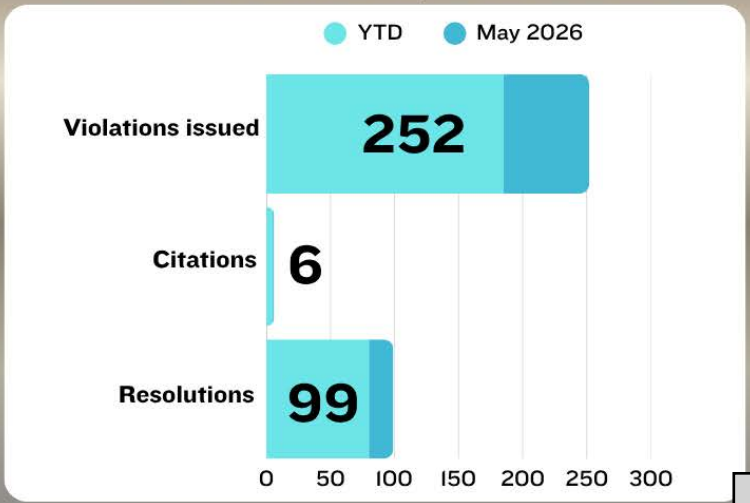
Permits



Local Impact:

Down payment assistance: 3 households / \$75,000 YTD

Enforcement/Outcome





CDA Agenda Item

Meeting Date:	June 18, 2026
Agenda Item:	Review of Letter of Intent Submitted on Lot 1RA (Parcel #/A405400001)
Staff Contact (name, email, phone):	Mason Becker, mbecker@whitewater-wi.gov

BACKGROUND
(Enter the who, what when, where, why)

The City has received a Letter of Intent (LOI) from Anderson Ashton, Inc. regarding the approximately 7.21-acre City-owned property located at 1127 E. Bluff Road (Parcel #A405400001). The proposal contemplates a coordinated development consisting of two complementary uses: a new approximately 30,000-square-foot Piggly Wiggly grocery store and a new approximately 12,000-square-foot Whitewater Early Childhood Education and Childcare Center.

According to the developer, the childcare facility could potentially serve approximately 150 children, subject to final design and licensing requirements.

The proposed development is intended to address two community needs identified through previous economic development and housing discussions: expanded grocery access and increased childcare capacity. A recent “leakage report” from Redevelopment Resources identified that approximately \$8.9 million in grocery sales leaves Whitewater annually. The need for increased childcare capacity has been documented and discussed at multiple public meetings.

The developer estimates the project would generate more than \$10 million in private investment while creating new employment opportunities and expanding the City's tax base. The childcare project will also unlock the extremely generous \$10 million funding commitment from Billie and Steve Moksnes.

As part of the LOI, Anderson Ashton has requested:

1. Authorization for City staff to negotiate a Development Agreement.
2. Conveyance of approximately 7.21 acres for development.
3. City participation in eligible public infrastructure improvements in an amount up to \$500,000.
4. Municipal support for the entitlement and approval processes necessary to advance the project.

The LOI is non-binding and serves as a framework for continued due diligence, site planning, financial analysis, infrastructure review, traffic evaluation, and negotiation of final project terms. If the Common Council accepts the LOI, staff's next step would be to negotiate a formal Development Agreement with Anderson Ashton. The developer will also conduct due diligence on the property. The proposed land sale would subsequently be reviewed and considered by the Parks and Recreation Commission (PARC), and any negotiated Development Agreement would be reviewed by the Community Development Authority (CDA) before returning to the Common Council for final consideration and approval.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

- N/A

FINANCIAL IMPACT

(If none, state N/A)

- The proposed terms are outlined in the submitted LOI, including land cost and infrastructure participation from the City.
- The City has owned this property for many years which has long been planned for future commercial development. As it is currently tax-exempt, this development will result in a significant increase in assessed value which will benefit TID #11 and ultimately the related taxing entities. There will be additional economic benefits to the City in terms of job creation and economic activity generated by the grocery store and childcare center.

STAFF RECOMMENDATION

- The CDA does not need to take action at this time. This is for informational purposes only. If approved, a future Development Agreement will come to the CDA for review.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- LOI from Anderson Ashton, Inc.

LETTER OF INTENT
6-10-2026

City of Whitewater
Mr. Mason Becker, Community Development Director
City of Whitewater
Whitewater, WI 53190

Re: Letter of Intent – 7.21 Acres at 1127 E BLUFF Road, Parcel #A405400001

Mr. Becker,

Anderson Ashton is submitting this Letter of Intent to the City of Whitewater for the approximately 7.21 - acre City-owned site near Bluff Road and Elkhorn Road.

The intent is to work with the City on a development agreement and site control structure that would allow the property to be developed with two complementary buildings: a new Piggly Wiggly grocery store of approximately 30,000 square feet and a new Whitewater Early Childhood Education and Childcare Center of approximately 12,000 square feet.

This project works if viewed as one coordinated development and not two separate ideas sharing the same site. The grocery component brings needed food access, daily activity, and a neighborhood-serving retail use. The early childhood education and childcare component address the need for quality childcare for working families and supports the surrounding residential growth already in place and under development.

At this stage, the childcare building is shown as a conceptual 12,000 square foot footprint. Based on current planning assumptions, that size could preliminarily support approximately 150 children and the appropriate staffing needed to operate the program, although that number could vary somewhat depending on age mix, classroom layout, and licensing requirements.

We believe this site is well positioned for that kind of development. It sits near existing residential neighborhoods, planned residential growth, and additional housing already in progress. That makes it a strong location for a project that combines neighborhood-serving retail with childcare and early education.

As part of this effort, Anderson Ashton requests that the City consider the following:

1. Authorization for City staff to negotiate a development agreement.
2. Conveyance of approximately 7.21 acres for development.
3. Participation in public infrastructure improvements in the amount of \$500,000, with eligible uses to include grading, utilities, stormwater, roadway improvements, access improvements, and site preparation.
4. Support for the entitlement and approval process needed to move the project forward.

Based on the current concept, this project is expected to leverage more than \$10 million in private investment and create meaningful public benefit through expanded grocery service, increased childcare capacity, job creation, workforce support, and long-term tax base growth. The current concept also contemplates new jobs associated with both the grocery and childcare components.

This Letter of Intent is meant to establish a framework for continued discussion. Any final agreement would remain subject to due diligence, entitlement review, utility and civil feasibility, traffic and access planning, financial review, and final approval by all parties.

We are prepared to move into that next level of work immediately. The near-term goal is to confirm the City's interest, align on the overall development vision, and determine the best structure to move the site forward.

We appreciate your consideration and look forward to discussing the opportunity further.

Sincerely,

Matthew J. Mehring
President
Anderson Ashton, Inc.
2746 South 166th Street
New Berlin, WI 53151
(262) 613-4009
mmehring@andersonashton.com

Whitewater ECEC / Piggly Wiggly Preconstruction Timeline

The following timeline is intended to show the anticipated preconstruction and development path for the proposed Whitewater Early Childhood Education Center and Piggly Wiggly project. This schedule is preliminary and will continue to be refined as the City, Anderson Ashton, ECEC leadership, and Piggly Wiggly align on site control, development structure, entitlements, and project scope.

Phase 1 – LOI + Initial Alignment

June – July 2026

Submit Letter of Intent, receive initial City response, coordinate with Piggly Wiggly and ECEC leadership, refine the concept based on stakeholder feedback.

Phase 2 – Due Diligence + Site Feasibility

August – October 2026

Advance survey, geotechnical review, civil planning, utility review, traffic and access evaluation, and concept plan revisions to confirm overall site feasibility.

Phase 3 – Program + Deal Structure

August – November 2026

Confirm the ECEC and Piggly Wiggly program needs, maintain alignment around the shared two-building vision, evaluate financial assumptions, and determine the preferred site control and leaseback or alternate transaction structure.

Phase 4 – City + Leadership Approvals

November 2026 – January 2027

Confirm final development intent, complete City and leadership review milestones, and advance zoning, entitlement, and municipal approval processes.

Phase 5 – Design + Final Pricing

November 2026 – March 2027

Prepare construction documents, complete state and local review, finalize pricing, and execute the project contract structure.

Phase 6 – Pre-Start + Readiness

March – April 2027

Issue subcontracts, complete project coordination, approve early shop drawings, and confirm readiness to begin construction.

Target Start of Construction

April 30, 2027

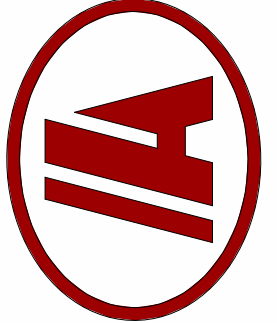


2 SITE PLAN OPTION 1
SCALE: 1" = 50'-0"



3 SITE PLAN OPTION 2
SCALE: 1" = 50'-0"

ANDERSON ASHTON
 DESIGN / BUILD
 2748 South 165th Street
 New Berlin, WI 53151
 Phone: (262) 786-4640
 WWW.ANDERSONASHTON.COM



PRELIMINARY NOT FOR CONSTRUCTION

WHITEWATER PIGGLY WIGGLY

1127 BLUFF RD., WHITEWATER, WI 53190

DRAFTED BY:	OP
DESIGNER:	
ISSUE:	6/4/2026 8:15:28 AM
SUBMITTAL DATE:	XXXXXXXXXX
DESIGN NO.:	
CONSTRUCTION NO.:	
ARCHITECTURAL SITE PLAN	

A010



Revolutionary Machine and Design

Home Tops

Whitewater Manufacturing

Aurora Deck Lighting
Lighting store

Russell Law Offices, S.C

E Milwaukee St

Bluff Rd

Bluff Rd

Bluff Rd

Bluff Rd

Bluff Rd

Bluff Rd

RE/MAX Connect
Fairview INN & Suites
4.3 (7)
2-star hotel

Dollar General
Dollar store

The Vinery Stained Glass Studio
Stained glass studio

Elkhorn Rd

Clay St

E Clay St

E Clay St

Coinsource Bitcoin ATM

Kwik Trip

Bluff Ridge Dr

Elkhorn Rd

12

Sunrise Ln



Revolutionary Machine and Design

Home Tops

Whitewater Manufacturing

Aurora Deck Lighting Lighting store

Russell Law Offices, S.C

E Milwaukee St

Bluff Rd

Bluff Rd

Bluff Rd

Bluff Rd

Bluff Rd

RE/MAX Connect
Fairview INN & Suites
4.3 (7)
2-star hotel

Dollar General
Dollar store

The Vinery Stained Glass Studio
Stained glass studio

Elkhorn Rd

Coinsource Bitcoin ATM

Kwik Trip

Bluff Rd

Bluff Ridge Dr

Clay St

E Clay St

E Clay St

Elkhorn Rd

US 12

Sunrise Ln

Bank Account Reconciliations

Account Name	CDA Operating	Action Bus Dev (UDAG) Checking	Façade Checking	CDBG Housing	Capital Cat Checking
Fund Account Number	Fund 900	Fund 910 xxx-127	Fund 910 xxx-442	Fund 910 xxx-450	Fund 910 xxxxxx3734
Bank	1st Citizens	1st Citizens	1st Citizens	1st Citizens	Associated
Interest Rate	4.33%	4.33%	4.33%	4.33%	0.95%
GL Account Number(s)	900-11100	910-11800 910-11801 910-11806	910-11702	910-11600	910-11900
GL Balance as of:					
01/31/2025	-7,220.28	748,655.09	16,983.17	8,441.84	144,771.39
02/28/2025	-16,250.58	744,325.86	19,464.80	8,470.57	142,679.46
03/31/2025	-28,265.97	755,653.85	21,962.26	8,502.21	140,081.07
04/30/2025	-47,855.77	755,493.20	24,460.13	8,532.90	140,254.92
05/31/2025	-60,264.95	617,028.71	26,971.70	8,563.69	140,433.60
06/30/2025	-73,152.80	612,062.71	29,496.38	8,595.44	140,606.74
07/31/2025	-86,612.07	601,795.83	32,030.62	8,627.27	140,785.87
08/31/2025	-107,533.14	435,118.84	34,565.51	8,657.16	140,947.29
09/30/2025	-119,737.79	463,238.73	37,122.22	8,690.25	141,095.57
10/31/2025	-134,211.10	460,220.57	39,684.42	8,722.37	141,236.47
11/30/2025	6,732.53	593,823.75	42,237.25	8,750.76	141,346.75
12/31/2025	13,290.28	714,440.67	44,816.44	8,782.80	141,460.80
Outstanding items		-10,415.07			
Current Bank Balance	13,290.28	724,855.74	44,816.44	8,782.80	141,460.80
Difference:	0.00	0.00	0.00	0.00	0.00

Monthly GL bank balances may not agree with the actual month end bank account balances due to outstanding items.

Dec 2025 Interest Income	GL #	Amount	Desc	
ACTION-BUS DEV-BUS PARK-XXX127	910-11800	2,361.42	Dec 2025 Interest	Income
FACADE CKING-1ST CIT- XXX442	910-11702	160.60	Dec 2025 Interest	Income
CDBG-HOUSING CHK-1CSB XXX450	910-11600	32.04	Dec 2025 Interest	Income
CAP CAT-ASSOC BK XXXXX3734	910-11900	114.05	Dec 2025 Interest	Income
INTEREST INCOME-ACTION FUND	910-48109-00	(2,361.42)	Dec 2025 Interest	Income
INTEREST INCOME-FACADE	910-48103-00	(160.60)	Dec 2025 Interest	Income
INTEREST INCOME-HOUSING	910-48104-00	(32.04)	Dec 2025 Interest	Income
INTEREST INCOME-SEED FUND	910-48108-00	(114.05)	Dec 2025 Interest	Income

CDA Monthly Bank Entries

CDBG-HOUSING CHK-1CSB XXX450	Total Deposit	Debit	910-11600	-
HO# 1 Payment	Principal	Credit	910-14027	
HO# 11 Payoff	Principal	Credit	910-14037	

ACTION-BUS DEV-BUS PARK-XXX127	Total Deposit	Credit	910-11800	4,219.32
PAUQUETTE CENTER LOAN RECV	Principal	Debit	910-13500	(1,289.52) 12/04/2025 ACH PAYMENT
ACTION-SWSPOT/GILDEMEISTER 54K	Principal	Credit	910-13510	Paid off
INT INC-ACTION-SWSPOT/GILDE	Interest	Credit	910-46010-00	Paid off
ACTION-SAFEPRO TECH \$100K	Principal	Credit	910-13509	(1,229.10) 12/11/2025 ACH PAYMENT
INT INC-ACTION-SAFEPRO \$100K	Interest	Credit	910-46008-00	(243.90) 12/11/2025 ACH PAYMENT
ACTION-LEARNING DEPOT \$41,294	Principal	Credit	910-13501	(679.71) 12/01/2025 ACH PAYMENT
INT INC-ACTION-LRN DEPOT \$41K	Interest	Credit	910-46001-00	(18.34) 12/01/2025 ACH PAYMENT

FACADE CKING-1ST CIT- XXX442	Total Deposit	Credit	910-11702	2,418.59
FACADE-BOWERS HOUSE LLC \$50K	Principal	Credit	910-16008	(2,087.70) 12/09/2025 ACH PAYMENT
FACADE INT-BOWER'S HOUSE \$50K	Interest	Credit	910-44005-00	(27.90) 12/09/2025 ACH PAYMENT
FACADE-SHABANI INV LLC \$50K	Principal	Credit	910-16009	(144.26) 12/15/2025 ACH PAYMENT
FACADE INT-SHABANI INV LLC 50K	Interest	Credit	910-44006-00	(158.73) 12/15/2025 ACH PAYMENT

			GL #	Amount	Description
RENTAL & PROPERTY EXPENSES	Debit		910-56500-408		108 W Main St-WATER SEWER
RENTAL & PROPERTY EXPENSES	Debit		910-56500-408	\$45.13	116 E Main St-Water Sewer
RENTAL & PROPERTY EXPENSES	Debit		910-56500-408		108 W Main St demolition
RENTAL & PROPERTY EXPENSES	Debit		910-56500-408		216 E Main St Closing costs
RENTAL & PROPERTY EXPENSES	Debit		910-56500-408	\$3,273.99	2025 RE Taxes for 116 E Main
LEGAL/PROFESSIONAL/MARKETING	Debit		910-56500-212	\$3,784.46	Scanalytics loan Legal Work
LEGAL/PROFESSIONAL/MARKETING	Debit		910-56500-212	\$1,826.50	Slipstream Loan Legal work
LEGAL/PROFESSIONAL/MARKETING	Debit		910-56500-212	\$502.50	Tanis Land swap Legal work
LEGAL/PROFESSIONAL/MARKETING	Debit		910-56500-212	\$982.50	Blacksheep Agreement legal work
LEGAL/PROFESSIONAL/MARKETING	Debit		910-56500-212	\$15.00	Incoming wire fee for Inventaloor payoff wire
ACTION-BUS DEV-BUS PARK-XXX127	Credit		910-11800	(\$10,430.08)	ACTION FUND Dec 2025

Report Criteria:

Report type: GL detail

Invoice Detail.GL account = 9001000000-90099999999,9101000000-91099999999

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
900									
12/25	12/11/2025	99483	4196	QUADIENT LEASING USA INC		3Q25 FOLER/STUFFER MACHINE LEASE	Q2030086	900-56500-310	34.25
12/25	12/23/2025	99532	291	GORDON FLESCH CO INC		NOV 2025 COPIES CHARGE	IN15431462	900-56500-310	16.84
12/25	12/18/2025	900190	8487	US BANK	MASON BECKER-WALWOR	WCEDA Annual Meeting - Ashwini Rao ticket	DEC 2025	900-56500-210	46.35
12/25	12/18/2025	900190	8487	US BANK	MASON BECKER-WHITEWA	Chamber lunch learning session - Ashwini Rao	DEC 2025	900-56500-210	12.00
12/25	12/18/2025	900190	8487	US BANK	DESTINE BAUSCHKE-STAF	Oct 25 general legal and correspondence	DEC 2025	900-56500-212	904.50
12/25	12/18/2025	900190	8487	US BANK	SABRINA L OJIBWAY-DOJ E	Code E Record Check for CDA	DEC 2025	900-56500-310	7.00
Total 900:									1,020.94
Grand Totals:									1,020.94

**CITY OF WHITEWATER
BALANCE SHEET
DECEMBER 31, 2025**

Item 4.

ECONOMIC DEVELOPMENT FUND

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>					
900-11100	CASH	22,428.83	.00	(9,303.66)	13,125.17
900-19000	GASB 68-WRS NET PENSION ASSETS	(7,320.61)	2,782.00	2,782.00	(4,538.61)
900-19021	GASB 68-WRS DOR	66,808.68	(39,480.00)	(39,480.00)	27,328.68
900-19999	GASB 68-PENSION CLEARING ACCT	(11,003.00)	10,999.00	10,999.00	(4.00)
	TOTAL ASSETS	<u>70,913.90</u>	<u>(25,699.00)</u>	<u>(35,002.66)</u>	<u>35,911.24</u>
 <u>LIABILITIES AND EQUITY</u>					
<u>LIABILITIES</u>					
900-21100	ACCOUNTS PAYABLE	2,614.77	.00	7,678.88	10,293.65
900-21106	WAGES CLEARING	5,879.91	.00	2,905.98	8,785.89
900-23810	ACCRUED VACATION & SICK LEAVE	5,492.03	.00	(1,922.42)	3,569.61
900-29011	GASB 68-WRS DIR	39,106.45	(25,699.00)	(25,699.00)	13,407.45
	TOTAL LIABILITIES	<u>53,093.16</u>	<u>(25,699.00)</u>	<u>(17,036.56)</u>	<u>36,056.60</u>
 <u>FUND EQUITY</u>					
900-34300	PROPRIETARY CAPITAL	17,820.74	.00	.00	17,820.74
	UNAPPROPRIATED FUND BALANCE:				
	REVENUE OVER EXPENDITURES - YTD	<u>.00</u>	<u>.00</u>	<u>(17,966.10)</u>	<u>(17,966.10)</u>
	BALANCE - CURRENT DATE	<u>.00</u>	<u>.00</u>	<u>(17,966.10)</u>	<u>(17,966.10)</u>
	TOTAL FUND EQUITY	<u>17,820.74</u>	<u>.00</u>	<u>(17,966.10)</u>	<u>(145.36)</u>
	TOTAL LIABILITIES AND EQUITY	<u>70,913.90</u>	<u>(25,699.00)</u>	<u>(35,002.66)</u>	<u>35,911.24</u>

**CITY OF WHITEWATER
BALANCE SHEET
DECEMBER 31, 2025**

Item 4.

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
910-11600 CDBG-HOUSING CHK-1CSB XXX450	8,408.74	.00	374.06	8,782.80
910-11702 FACADE CKING-1ST CIT- XXX442	14,500.97	.00	30,315.47	44,816.44
910-11800 LOAN FUND-FRST CITZNS-XXX127	323,303.26	.00 (	28,706.21)	294,597.05
910-11801 ACTION-LAND PURCHASE-XXX127	419,843.62	.00	.00	419,843.62
910-11900 GRANT FUND-ASSOC BK XXXXX3734	144,556.29	.00 (	3,095.49)	141,460.80
910-13500 PAUQUETTE CENTER LOAN RECV	96,423.04	.00 (	15,474.24)	80,948.80
910-13501 ACTION-LEARNING DEPOT \$41,294	12,247.42	.00 (	8,106.78)	4,140.64
910-13508 ACTION-FINE FOOD ARTS \$30,000	30,000.00	.00	.00	30,000.00
910-13509 ACTION-SAFEPRO TECH \$100K	85,259.90	.00 (	14,534.10)	70,725.80
910-13510 ACTION-SWSPOT/GILDEMEISTER 54K	37,512.29	.00 (	37,512.29)	.00
910-13511 ACTION-EDGERTON HOSPITAL-\$140K	.00	.00	140,000.00	140,000.00
910-13512 ACTION-SAFEPRO TECH \$106,794	.00	.00	106,794.00	106,794.00
910-13999 ACTION LOAN-LOAN LOSS RESERVE	.00 (	30,000.00)	(30,000.00)	(30,000.00)
910-14000 CDBG HOUSING-MO301	8,220.00	.00	.00	8,220.00
910-14001 CDBG HOUSING-A8416	10,203.84	.00	.00	10,203.84
910-14003 CDBG HOUSING-B935	18,420.02	.00	.00	18,420.02
910-14006 CDBG HOUSING-C932	8,062.00	.00	.00	8,062.00
910-14009 CDBG HOUSING-J8802	10,818.00	.00	.00	10,818.00
910-14011 CDBG HOUSING-M8501	11,000.90	.00	.00	11,000.90
910-14013 CDBG HOUSING-P954	11,000.00	.00	.00	11,000.00
910-14016 CDBG HOUSING-V902	12,504.15	.00	.00	12,504.15
910-14025 CDBG HOUSING-M0801	18,422.00	.00	.00	18,422.00
910-14026 CDBG HOUSING-B0803-0901	34,448.00	.00	.00	34,448.00
910-14030 CDBG HOUSING-HO#13-2016	8,000.00	.00	.00	8,000.00
910-14031 CDBG HOUSING-HO#4	37,795.00	.00	.00	37,795.00
910-14038 CDBG HOUSING-HO#14	18,000.00	.00	.00	18,000.00
910-14039 CDBG HOUSING-HO#15	36,815.00	.00	.00	36,815.00
910-14040 CDBG HOUSING-HO#18	4,235.00	.00	.00	4,235.00
910-14041 CDBG HOUSING-HO#22	6,688.75	.00	.00	6,688.75
910-15000 CAP CAT-SLIPSTREAM-\$102,500	102,500.00	.00	.00	102,500.00
910-15003 CAP CAT-SLIPSTREAM-\$42,000	42,000.00	.00	.00	42,000.00
910-15006 CAP CAT- ROYAL-INVENT-27.5K	27,500.00	.00 (	27,500.00)	.00
910-15011 CAP CAT-ROYAL-SCANALYTICS-95K	97,500.00	.00 (	97,500.00)	.00
910-15012 CAP CAT-ROYAL-INVENTALATOR-75K	77,500.00	.00 (	77,500.00)	.00
910-16008 FACADE-BOWERS HOUSE LLC \$50K	56,451.64	.00 (	24,930.78)	31,520.86
910-16009 FACADE-SHABANI INV LLC \$50K	49,175.22	.00 (	1,699.82)	47,475.40
910-17002 UDAG-SLIPSTREAM-LOC	12,500.00	.00	.00	12,500.00
910-17999 UDAG-LOAN LOSS RESERVE	(12,500.00)	.00	.00 (	12,500.00)
910-18350 LAND	565,797.38	.00	.00	565,797.38
910-18360 REAL ESTATE	6,128,544.00	.00	.00	6,128,544.00
TOTAL ASSETS	8,573,656.43	(30,000.00)	(89,076.18)	8,484,580.25
<u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
910-22000 ACCUM DEPREC-BUILDING	1,709,182.14	.00	.00	1,709,182.14
910-25100 DUE TO GENERAL FUND	4,840.46	3,372.15 (	1,468.31)	3,372.15
TOTAL LIABILITIES	1,714,022.60	3,372.15 (	1,468.31)	1,712,554.29
<u>FUND EQUITY</u>				

**CITY OF WHITEWATER
BALANCE SHEET
DECEMBER 31, 2025**

Item 4.

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
910-30110 CONTRIBUTED CAPITAL	275,171.53	.00	.00	275,171.53
910-34300 PROPRIETARY CAPITAL	6,053,564.37	.00	.00	6,053,564.37
910-34400 RESERVE FOR LAND PURCHASES	530,897.93	.00	.00	530,897.93
UNAPPROPRIATED FUND BALANCE:				
REVENUE OVER EXPENDITURES - YTD	.00	(33,372.15)	(87,607.87)	(87,607.87)
BALANCE - CURRENT DATE	.00	(33,372.15)	(87,607.87)	(87,607.87)
TOTAL FUND EQUITY	6,859,633.83	(33,372.15)	(87,607.87)	6,772,025.96
TOTAL LIABILITIES AND EQUITY	8,573,656.43	(30,000.00)	(89,076.18)	8,484,580.25

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

Item 4.

ECONOMIC DEVELOPMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>						
900-48600-56	MISC INCOME	.00	700.00	.00	(700.00)	.0
	TOTAL MISCELLANEOUS REVENUE	.00	700.00	.00	(700.00)	.0
<u>OTHER FINANCING SOURCES</u>						
900-49265-56	TRANSFER TID #4 AFFORD HOUSING	.00	50,000.00	50,000.00	.00	100.0
900-49266-56	TRANSFER TID #11-ADMIN	.00	25,000.00	25,000.00	.00	100.0
900-49267-56	TRANSFER TID #12-ADMIN	.00	25,000.00	25,000.00	.00	100.0
900-49270-56	TRANSFER TID #10-ADMIN	.00	50,000.00	50,000.00	.00	100.0
900-49290-56	GENERAL FUND TRANSFER	.00	30,000.00	30,000.00	.00	100.0
900-49300-56	FUND BALANCE APPLIED	.00	.00	6,617.61	6,617.61	.0
	TOTAL OTHER FINANCING SOURCES	.00	180,000.00	186,617.61	6,617.61	96.5
	TOTAL FUND REVENUE	.00	180,700.00	186,617.61	5,917.61	96.8

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

Item 4.

ECONOMIC DEVELOPMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDA</u>						
900-56500-111	SALARIES	.00	130,084.70	125,348.75	(4,735.95)	103.8
900-56500-151	FRINGE BENEFITS	.00	20,591.92	28,580.05	7,988.13	72.1
900-56500-210	PROFESSIONAL DEVELOPMENT	.00	2,533.81	2,000.00	(533.81)	126.7
900-56500-212	LEGAL SERVICES	.00	13,138.20	.00	(13,138.20)	.0
900-56500-215	PROFESSIONAL SERVICES	.00	9,920.00	2,550.25	(7,369.75)	389.0
900-56500-222	COUNTY/REGIONAL ECON DEV	.00	11,218.50	12,120.00	901.50	92.6
900-56500-223	MARKETING	.00	187.48	1,500.00	1,312.52	12.5
900-56500-224	SOFTWARE/HARDWARE MAINTENANCE	.00	5,173.32	7,170.37	1,997.05	72.2
900-56500-225	TELECOM/INTERNET/COMMUNICATION	.00	1,927.86	2,219.74	291.88	86.9
900-56500-310	OFFICE & OPERATING SUPPLIES	.00	1,742.28	612.06	(1,130.22)	284.7
900-56500-311	POSTAGE	.00	212.42	204.02	(8.40)	104.1
900-56500-325	PUBLIC EDUCATION	.00	230.00	235.00	5.00	97.9
900-56500-330	TRAVEL EXPENSE	.00	1,698.61	3,774.37	2,075.76	45.0
900-56500-341	MISC EXPENSE	.00	7.00	303.00	296.00	2.3
	TOTAL CDA	.00	198,666.10	186,617.61	(12,048.49)	106.5
	TOTAL FUND EXPENDITURES	.00	198,666.10	186,617.61	(12,048.49)	106.5
	NET REVENUE OVER EXPENDITURES	.00	(17,966.10)	.00	17,966.10	.0

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

Item 4.

CDA PROGRAMS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDGB LOAN REVENUE</u>						
910-41013-00	CDBG INT-LEARNING DEPOT	.00	(70.99)	.00	70.99	.0
	TOTAL CDGB LOAN REVENUE	.00	(70.99)	.00	70.99	.0
<u>CAPITAL CAT-SEED FUND REV</u>						
910-43011-00	CAPCAT INT-SCANALYTICS	.00	27,725.00	.00	(27,725.00)	.0
910-43018-00	CAPCAT INT-INVENTALATOR 142798	.00	49,698.71	.00	(49,698.71)	.0
	TOTAL CAPITAL CAT-SEED FUND REV	.00	77,423.71	.00	(77,423.71)	.0
<u>FACADE LOAN REVENUE</u>						
910-44005-00	FACADE INT-BOWER'S HOUSE \$50K	.00	456.42	.00	(456.42)	.0
910-44006-00	FACADE INT-SHABANI INV LLC 50K	.00	1,936.06	.00	(1,936.06)	.0
	TOTAL FACADE LOAN REVENUE	.00	2,392.48	.00	(2,392.48)	.0
<u>ACTION LOAN REVENUE</u>						
910-46001-00	INT INC-ACTION-LRN DEPOT \$41K	.00	340.81	340.86	.05	100.0
910-46008-00	INT INC-ACTION-SAFEPRO \$100K	.00	3,141.90	3,145.80	3.90	99.9
910-46010-00	INT INC-ACTION-SWSPOT/GILDE	.00	3,514.80	1,356.59	(2,158.21)	259.1
	TOTAL ACTION LOAN REVENUE	.00	6,997.51	4,843.25	(2,154.26)	144.5
<u>MISCELLANEOUS REVENUE</u>						
910-48103-00	INTEREST INCOME-FACADE	.00	1,292.39	668.25	(624.14)	193.4
910-48104-00	INTEREST INCOME-HOUSING	.00	374.06	388.50	14.44	96.3
910-48108-00	INTEREST INCOME-SEED FUND	.00	1,946.01	562.50	(1,383.51)	346.0
910-48109-00	INTEREST INCOME-ACTION FUND	.00	27,854.23	25,312.50	(2,541.73)	110.0
910-48605-00	RENTAL INCOME-CROP LEASES	.00	11,973.00	15,876.00	3,903.00	75.4
910-48680-00	ADMINISTRATION FEE--LOANS	.00	6,824.00	.00	(6,824.00)	.0
910-48700-00	GAIN ON SALE OF LAND	.00	1.00	.00	(1.00)	.0
	TOTAL MISCELLANEOUS REVENUE	.00	50,264.69	42,807.75	(7,456.94)	117.4
<u>OTHER FINANCING SOURCES</u>						
910-49300-56	FUND BALANCE APPLIED	.00	.00	(37,651.00)	(37,651.00)	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	(37,651.00)	(37,651.00)	.0

CITY OF WHITEWATER
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

Item 4.

CDA PROGRAMS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
TOTAL FUND REVENUE	.00	137,007.40	10,000.00	(127,007.40)	1370.1

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

Item 4.

CDA PROGRAMS FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET AMOUNT</u>	<u>VARIANCE</u>	<u>% OF BUDGET</u>
<u>CDA PROGRAMS</u>						
910-56500-212	LEGAL/PROFESSIONAL/MARKETING	.00	69,021.52	5,000.00	(64,021.52)	1380.4
910-56500-219	PROFESSIONAL SERVICES	.00	5,041.50	5,000.00	(41.50)	100.8
910-56500-404	HOUSING LOANS/EXPENSES	.00	1,161.98	.00	(1,161.98)	.0
910-56500-408	RENTAL & PROPERTY EXPENSES	3,372.15	100,951.00	.00	(100,951.00)	.0
910-56500-525	ACTION GRANTS-BUSINESS DEV	30,000.00	48,439.27	.00	(48,439.27)	.0
	TOTAL CDA PROGRAMS	<u>33,372.15</u>	<u>224,615.27</u>	<u>10,000.00</u>	<u>(214,615.27)</u>	<u>2246.2</u>
	TOTAL FUND EXPENDITURES	<u>33,372.15</u>	<u>224,615.27</u>	<u>10,000.00</u>	<u>(214,615.27)</u>	<u>2246.2</u>
	NET REVENUE OVER EXPENDITURES	<u>(33,372.15)</u>	<u>(87,607.87)</u>	<u>.00</u>	<u>87,607.87</u>	<u>.0</u>

Loan Balances

Item 4.

ACTION FUND		ORIGINAL	11/30/2025		12/31/2025		Principal Pymts		NOTES
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE	To Date	Written Off	
910-13500	PAUQUETTE CENTER LOAN RECV	\$158,320.00	\$82,238.32	1,289.52	0.00	\$80,948.80	\$77,371.20		Current
910-13501	ACTION-LEARNING DEPOT \$41,294	\$41,294.63	\$4,893.60	681.97	16.09	\$4,211.63	\$37,083.00		Current
910-13508	ACTION-FINE FOOD ARTS \$30,000	\$30,000.00	\$30,000.00	0.00	0.00	\$30,000.00	\$0.00		In Default/Not in business
910-13509	ACTION-SAFEPRO TECH \$100K	\$104,360.00	\$71,962.70	1,233.00	240.00	\$70,729.70	\$33,630.30		Current
910-13510	ACTION-SWSPOT/GILDEMEISTER 54K	\$54,000.00	\$0.00	0.00	0.00	\$0.00	\$54,000.00		Paid Off 9/4/2025
910-13511	ACTION-EDGERTON HOSPITAL-\$140K	\$140,000.00	\$140,000.00	0.00	0.00	\$140,000.00	\$0.00		Current/Deferral
910-17002	UDAG-SLIPSTREAM-LOC	\$12,500.00	\$12,500.00	0.00	0.00	\$12,500.00	\$0.00		In Default/Strive On-Still in Business
910-13512	ACTION-SAFEPRO TECH \$106,794	\$106,794.00	\$106,794.00	0.00	0.00	\$106,794.00	\$0.00		Behind on Interest Payments
TOTALS		\$930,564.25	\$448,388.62	\$3,204.49	\$256.09	\$445,184.13	\$331,774.00	\$153,606.12	
910-13999	ACTION LOAN-LOAN LOSS RESERVE		\$0.00	0.00	0.00	\$0.00			
910-17999	UDAG-LOAN LOSS RESERVE		(\$12,500.00)	0.00	0.00	(\$12,500.00)			

FAÇADE LOAN		ORIGINAL	11/30/2025		12/31/2025		Principle Pymts		NOTES
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE	To Date	Written Off	
910-16008	FACADE-BOWERS HOUSE LLC \$50K	75,000.00	33,608.56	2,087.70	27.90	31,520.86	\$43,479.14		Current
910-16009	FACADE-SHABANI INV LLC \$50K	50,000.00	47,619.66	144.26	158.73	47,475.40	\$2,524.60		Current
TOTALS		\$ 75,000.00	\$ 33,608.56	\$ 2,087.70	\$ 27.90	\$ 31,520.86			

CAPITAL CATALYST		ORIGINAL	11/30/2025		12/31/2025		Principal Pymts		Amount	NOTES
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE	To Date	Written Off		
910-15000	CAP CAT-SLIPSTREAM-\$102,500	\$102,500.00	\$102,500.00	0.00	0.00	\$102,500.00	\$0.00			interest only-last payment received 10/31/2016
910-15003	CAP CAT-SLIPSTREAM-\$42,000	\$42,000.00	\$42,000.00	0.00	0.00	\$42,000.00	\$0.00			annual net revenue royalty-no payments have been received.
910-15006	CAP CAT- ROYAL-INVNT-27.5K	\$27,500.00	\$0.00	0.00	0.00	\$0.00	\$27,500.00			Refinanced 1/31/2025 to a new note
910-15011	CAP CAT-ROYAL-SCANALYTICS-95K	\$97,500.00	\$97,500.00	97,500.00	27,725.00	\$0.00	\$97,500.00			Paid Off 12/15/2025
910-15012	CAP CAT-ROYAL-INVNTALATOR-75K	\$77,500.00	\$0.00	0.00	0.00	\$0.00	\$77,500.00			Refinanced 1/31/2025 to a new note
910-15019	CAP CAT-INVNTALATOR-142798.81	\$142,798.81	\$0.00	0.00	0.00	\$0.00	\$142,798.81			Paid Off 11/30/2025
TOTALS		\$744,062.81	\$445,214.00	\$97,500.00	\$27,725.00	\$144,500.00	\$548,512.81	\$153,050.00		
910-15999	CAP CAT-LOAN LOSS RESERVE		\$0.00							

HOUSING		ORIGINAL	11/30/2025		12/31/2025				NOTES
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE			
910-14000	CDBG HOUSING-MO301	\$8,220.00	\$8,220.00	0.00	0.00	\$8,220.00			
910-14001	CDBG HOUSING-A8416	\$10,203.84	\$10,203.84	0.00	0.00	\$10,203.84			
910-14003	CDBG HOUSING-B935	\$18,420.02	\$18,420.02	0.00	0.00	\$18,420.02			
910-14006	CDBG HOUSING-C932	\$8,062.00	\$8,062.00	0.00	0.00	\$8,062.00			
910-14009	CDBG HOUSING-J8802	\$10,818.00	\$10,818.00	0.00	0.00	\$10,818.00			
910-14011	CDBG HOUSING-M8501	\$11,000.90	\$11,000.90	0.00	0.00	\$11,000.90			
910-14013	CDBG HOUSING-P954	\$11,000.00	\$11,000.00	0.00	0.00	\$11,000.00			
910-14016	CDBG HOUSING-V902	\$12,504.15	\$12,504.15	0.00	0.00	\$12,504.15			
910-14025	CDBG HOUSING-M0801	\$18,422.00	\$18,422.00	0.00	0.00	\$18,422.00			
910-14026	CDBG HOUSING-B0803-0901	\$34,448.00	\$34,448.00	0.00	0.00	\$34,448.00			
910-14030	CDBG HOUSING-HO#13-2016	\$8,000.00	\$8,000.00	0.00	0.00	\$8,000.00			
910-14031	CDBG HOUSING-HO#4	\$37,795.00	\$37,795.00	0.00	0.00	\$37,795.00			
910-14038	CDBG HOUSING-HO#14	\$14,671.00	\$18,000.00	0.00	0.00	\$18,000.00			
910-14039	CDBG HOUSING-HO#15	\$21,090.00	\$36,815.00	0.00	0.00	\$36,815.00			
910-14040	CDBG HOUSING-HO#18	\$4,235.00	\$4,235.00	0.00	0.00	\$4,235.00			
910-14041	CDBG HOUSING-HO#22	\$6,688.75	\$6,688.75	0.00	0.00	\$6,688.75			
TOTALS		\$235,578.66	\$247,943.91	\$0.00	\$0.00	\$247,943.91			
910-14999	CDBG HOUSING-LOAN LOSS RESERVE		\$0.00						
910-35000	GENERAL LOAN LOSS RESERVE		\$0.00						

AFFORDABLE HOUSING LOANS		ORIGINAL	11/30/2025		12/31/2025				NOTES
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE			
441-14000	12/27/23 Waylon Raupp-245 S Whiton St	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	08/29/24 Nicholas Carpenter-303 S Whiton St	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	09/03/24 Mark C Robb-371 S Janesville St	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	12/20/24 Tanner & Monica Conn-243 N Fremont	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	06/5/25 Jaqui Utecht & Terry Bahr- 1274 W Court ST	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	07/03/25 Bruce Shuler-406 E Milwaukee St	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	07/22/25 Thomas Hernandez & Jasmin Fernandez-675 S I	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	12/2/25 Emma Mitchell & Joseph Hallock-255 N Park	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	12/5/25 Manuel Montes de Oca- 215 E Clay St # 37	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
TOTALS		\$225,000.00	\$225,000.00	\$0.00	\$0.00	\$225,000.00			

CDA Monthly Bank Entries

CDBG-HOUSING CHK-1CSB XXX450		Total Deposit	Debit	910-11600	-
HO# 1 Payment	Principal		Credit	910-14027	
HO# 11 Payoff	Principal		Credit	910-14037	
ACTION-BUS DEV-BUS PARK-XXX127		Total Deposit	Credit	910-11800	4,219.32
PAUQUETTE CENTER LOAN RECV	Principal		Debit	910-13500	(1,289.52) 01/05/2026 ACH PAYMENT
ACTION-SWSPOT/GILDEMEISTER 54K	Principal		Credit	910-13510	Paid off
INT INC-ACTION-SWSPOT/GILDE	Interest		Credit	910-46010-00	Paid off
ACTION-SAFEPRO TECH \$100K	Principal		Credit	910-13509	(1,237.20) 01/12/2026 ACH PAYMENT
INT INC-ACTION-SAFEPRO \$100K	Interest		Credit	910-46008-00	(235.80) 01/12/2026 ACH PAYMENT
ACTION-LEARNING DEPOT \$41,294	Principal		Credit	910-13501	(684.25) 01/05/2026 ACH PAYMENT
INT INC-ACTION-LRN DEPOT \$41K	Interest		Credit	910-46001-00	(13.80) 01/05/2026 ACH PAYMENT
FACADE CKING-1ST CIT- XXX442		Total Deposit	Credit	910-11702	2,418.59
FACADE-BOWERS HOUSE LLC \$50K	Principal		Credit	910-16008	(2,088.32) 01/09/2026 ACH PAYMENT
FACADE INT-BOWER'S HOUSE \$50K	Interest		Credit	910-44005-00	(27.28) 01/09/2026 ACH PAYMENT
FACADE-SHABANI INV LLC \$50K	Principal		Credit	910-16009	(144.74) 01/15/2026 ACH PAYMENT
FACADE INT-SHABANI INV LLC 50K	Interest		Credit	910-44006-00	(158.25) 01/15/2026 ACH PAYMENT
				GL #	Amount
RENTAL & PROPERTY EXPENSES			Debit	910-56500-408	\$45.15 116 E Main St-Water Sewer
RENTAL & PROPERTY EXPENSES			Debit	910-56500-408	\$590.46 2026 Property Ins Premiums
ACTION-BUS DEV-BUS PARK-XXX127			Credit	910-11800	(\$635.61) ACTION FUND Dec 2025

Report Criteria:

Report type: GL detail

Invoice Detail.GL account = 9001000000-9009999999,9101000000-9109999999

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
900									
01/26	01/08/2026	99611	6643	REDEVELOPMENT RESOURCE		2025 ECON BASE DEV/DATA GATHER/ANALYSIS/SURVEY	1200	900-56500-215	9,920.00
01/26	01/08/2026	99625	3939	WALWORTH CO ECONOMIC DE		2026 MEMBERSHIP DUES	1688	900-56500-222	4,554.00
01/26	01/15/2026	99672	4196	QUADIENT FINANCE USA INC		1Q26 POSTAGE MACHINE LEASE	DEC 2025	900-56500-310	10.80
01/26	01/22/2026	99699	291	GORDON FLESCH CO INC		DEC 2025 COPIES CHARGE	IN15467231	900-56500-310	20.92
01/26	01/29/2026	99730	8120	FEI BEHAVIORIAL HEALTH		2026 EAP	FEI-IN-10292	900-56500-151	37.85
01/26	01/21/2026	900191	8487	US BANK	MASON BECKER-WEDA	2026 - WEDA Governor's Conference 2026	JAN 2026	900-56500-210	758.00
01/26	01/21/2026	900191	8487	US BANK	SARA MARQUARDT-MERIDI	Business Cards-Becker	JAN 2026	900-56500-310	82.06
01/26	01/21/2026	900191	8487	US BANK	SARA MARQUARDT-MERIDI	Business Cards-Rao	JAN 2026	900-56500-310	72.76
Total 900:									15,456.39
Grand Totals:									15,456.39

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

Item 5.

ECONOMIC DEVELOPMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET	
<u>OTHER FINANCING SOURCES</u>						
900-49265-56	TRANSFER TID #4 AFFORD HOUSING	.00	.00	50,000.00	50,000.00	.0
900-49266-56	TRANSFER TID #11-ADMIN	.00	.00	25,000.00	25,000.00	.0
900-49267-56	TRANSFER TID #12-ADMIN	.00	.00	25,000.00	25,000.00	.0
900-49270-56	TRANSFER TID #10-ADMIN	.00	.00	50,000.00	50,000.00	.0
900-49290-56	GENERAL FUND TRANSFER	.00	.00	130,000.00	130,000.00	.0
900-49300-56	FUND BALANCE APPLIED	.00	.00	23,455.00	23,455.00	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	303,455.00	303,455.00	.0
	TOTAL FUND REVENUE	.00	.00	303,455.00	303,455.00	.0

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

Item 5.

ECONOMIC DEVELOPMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDA</u>						
900-56500-111	SALARIES	11,013.11	11,013.11	187,896.43	176,883.32	5.9
900-56500-151	FRINGE BENEFITS	5,550.71	5,550.71	64,989.91	59,439.20	8.5
900-56500-210	PROFESSIONAL DEVELOPMENT	758.00	758.00	4,500.00	3,742.00	16.8
900-56500-212	LEGAL SERVICES	.00	.00	12,000.00	12,000.00	.0
900-56500-215	PROFESSIONAL SERVICES	.00	.00	6,720.00	6,720.00	.0
900-56500-222	COUNTY/REGIONAL ECON DEV	4,554.00	4,554.00	12,483.35	7,929.35	36.5
900-56500-223	MARKETING	.00	.00	1,545.00	1,545.00	.0
900-56500-224	SOFTWARE/HARDWARE MAINTENANCE	.00	.00	6,670.74	6,670.74	.0
900-56500-225	TELECOM/INTERNET/COMMUNICATION	.00	.00	1,367.57	1,367.57	.0
900-56500-310	OFFICE & OPERATING SUPPLIES	10.80	10.80	630.00	619.20	1.7
900-56500-311	POSTAGE	.00	.00	210.00	210.00	.0
900-56500-325	PUBLIC EDUCATION	.00	.00	242.00	242.00	.0
900-56500-330	TRAVEL EXPENSE	.00	.00	3,888.00	3,888.00	.0
900-56500-341	MISC EXPENSE	.00	.00	312.00	312.00	.0
	TOTAL CDA	21,886.62	21,886.62	303,455.00	281,568.38	7.2
	TOTAL FUND EXPENDITURES	21,886.62	21,886.62	303,455.00	281,568.38	7.2
	NET REVENUE OVER EXPENDITURES	(21,886.62)	(21,886.62)	.00	21,886.62	.0

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

Item 5.

CDA PROGRAMS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET	
<u>FACADE LOAN REVENUE</u>						
910-44005-00	FACADE INT-BOWER'S HOUSE \$50K	27.28	27.28	420.00	392.72	6.5
910-44006-00	FACADE INT-SHABANI INV LLC 50K	158.25	158.25	1,920.00	1,761.75	8.2
	TOTAL FACADE LOAN REVENUE	185.53	185.53	2,340.00	2,154.47	7.9
<u>ACTION LOAN REVENUE</u>						
910-46001-00	INT INC-ACTION-LRN DEPOT \$41K	13.80	13.80	320.00	306.20	4.3
910-46008-00	INT INC-ACTION-SAFEPRO \$100K	235.80	235.80	3,072.00	2,836.20	7.7
	TOTAL ACTION LOAN REVENUE	249.60	249.60	3,392.00	3,142.40	7.4
<u>MISCELLANEOUS REVENUE</u>						
910-48103-00	INTEREST INCOME-FACADE	147.32	147.32	900.00	752.68	16.4
910-48104-00	INTEREST INCOME-HOUSING	27.82	27.82	.00	(27.82)	.0
910-48108-00	INTEREST INCOME-SEED FUND	114.14	114.14	2,000.00	1,885.86	5.7
910-48109-00	INTEREST INCOME-ACTION FUND	2,279.15	2,279.15	25,000.00	22,720.85	9.1
910-48605-00	RENTAL INCOME-CROP LEASES	.00	.00	16,000.00	16,000.00	.0
	TOTAL MISCELLANEOUS REVENUE	2,568.43	2,568.43	43,900.00	41,331.57	5.9
<u>OTHER FINANCING SOURCES</u>						
910-49300-56	FUND BALANCE APPLIED	.00	.00	19,581.00	19,581.00	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	19,581.00	19,581.00	.0
	TOTAL FUND REVENUE	3,003.56	3,003.56	69,213.00	66,209.44	4.3

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

Item 5.

CDA PROGRAMS FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET AMOUNT</u>	<u>VARIANCE</u>	<u>% OF BUDGET</u>
<u>CDA PROGRAMS</u>						
910-56500-212	LEGAL/PROFESSIONAL/MARKETING	.00	.00	23,770.00	23,770.00	.0
910-56500-219	PROFESSIONAL SERVICES	.00	.00	5,193.00	5,193.00	.0
910-56500-404	HOUSING LOANS/EXPENSES	.00	.00	1,197.00	1,197.00	.0
910-56500-407	ECON DEV-LOAN EXPENSES	.00	.00	3,272.00	3,272.00	.0
910-56500-408	RENTAL & PROPERTY EXPENSES	635.61	635.61	28,458.00	27,822.39	2.2
910-56500-525	ACTION GRANTS-BUSINESS DEV	.00	.00	7,323.00	7,323.00	.0
	TOTAL CDA PROGRAMS	<u>635.61</u>	<u>635.61</u>	<u>69,213.00</u>	<u>68,577.39</u>	<u>.9</u>
	TOTAL FUND EXPENDITURES	<u>635.61</u>	<u>635.61</u>	<u>69,213.00</u>	<u>68,577.39</u>	<u>.9</u>
	NET REVENUE OVER EXPENDITURES	<u>2,367.95</u>	<u>2,367.95</u>	<u>.00</u>	<u>(2,367.95)</u>	<u>.0</u>

**CITY OF WHITEWATER
BALANCE SHEET
JANUARY 31, 2026**

Item 5.

ECONOMIC DEVELOPMENT FUND

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>					
900-11100	CASH	13,125.17	(40,768.25)	(40,768.25)	(27,643.08)
900-19000	GASB 68-WRS NET PENSION ASSETS	(4,538.61)	.00	.00	(4,538.61)
900-19021	GASB 68-WRS DOR	27,328.68	.00	.00	27,328.68
900-19999	GASB 68-PENSION CLEARING ACCT	(4.00)	.00	.00	(4.00)
	TOTAL ASSETS	35,911.24	(40,768.25)	(40,768.25)	(4,857.01)
 <u>LIABILITIES AND EQUITY</u>					
<u>LIABILITIES</u>					
900-21100	ACCOUNTS PAYABLE	10,293.65	(10,095.74)	(10,095.74)	197.91
900-21106	WAGES CLEARING	8,785.89	(8,785.89)	(8,785.89)	.00
900-23810	ACCRUED VACATION & SICK LEAVE	3,569.61	.00	.00	3,569.61
900-29011	GASB 68-WRS DIR	13,407.45	.00	.00	13,407.45
	TOTAL LIABILITIES	36,056.60	(18,881.63)	(18,881.63)	17,174.97
 <u>FUND EQUITY</u>					
900-34300	PROPRIETARY CAPITAL	(145.36)	.00	.00	(145.36)
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	(21,886.62)	(21,886.62)	(21,886.62)
	BALANCE - CURRENT DATE	.00	(21,886.62)	(21,886.62)	(21,886.62)
	TOTAL FUND EQUITY	(145.36)	(21,886.62)	(21,886.62)	(22,031.98)
	TOTAL LIABILITIES AND EQUITY	35,911.24	(40,768.25)	(40,768.25)	(4,857.01)

**CITY OF WHITEWATER
BALANCE SHEET
JANUARY 31, 2026**

Item 5.

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
910-11600 CDBG-HOUSING CHK-1CSB XXX450	8,782.80	27.82	27.82	8,810.62
910-11702 FACADE CKING-1ST CIT- XXX442	44,816.44	2,565.91	2,565.91	47,382.35
910-11800 LOAN FUND-FRST CITZNS-XXX127	294,597.05	424,947.73	424,947.73	719,544.78
910-11801 ACTION-LAND PURCHASE-XXX127	419,843.62	(419,843.62)	(419,843.62)	.00
910-11900 GRANT FUND-ASSOC BK XXXXX3734	141,460.80	114.14	114.14	141,574.94
910-13500 PAUQUETTE CENTER LOAN RECV	80,948.80	(1,289.52)	(1,289.52)	79,659.28
910-13501 ACTION-LEARNING DEPOT \$41,294	4,140.64	(684.25)	(684.25)	3,456.39
910-13508 ACTION-FINE FOOD ARTS \$30,000	30,000.00	.00	.00	30,000.00
910-13509 ACTION-SAFEPRO TECH \$100K	70,725.80	(1,237.20)	(1,237.20)	69,488.60
910-13511 ACTION-EDGERTON HOSPITAL-\$140K	140,000.00	.00	.00	140,000.00
910-13512 ACTION-SAFEPRO TECH \$106,794	106,794.00	.00	.00	106,794.00
910-13999 ACTION LOAN-LOAN LOSS RESERVE	(30,000.00)	.00	.00	(30,000.00)
910-14000 CDBG HOUSING-MO301	8,220.00	.00	.00	8,220.00
910-14001 CDBG HOUSING-A8416	10,203.84	.00	.00	10,203.84
910-14003 CDBG HOUSING-B935	18,420.02	.00	.00	18,420.02
910-14006 CDBG HOUSING-C932	8,062.00	.00	.00	8,062.00
910-14009 CDBG HOUSING-J8802	10,818.00	.00	.00	10,818.00
910-14011 CDBG HOUSING-M8501	11,000.90	.00	.00	11,000.90
910-14013 CDBG HOUSING-P954	11,000.00	.00	.00	11,000.00
910-14016 CDBG HOUSING-V902	12,504.15	.00	.00	12,504.15
910-14025 CDBG HOUSING-M0801	18,422.00	.00	.00	18,422.00
910-14026 CDBG HOUSING-B0803-0901	34,448.00	.00	.00	34,448.00
910-14030 CDBG HOUSING-HO#13-2016	8,000.00	.00	.00	8,000.00
910-14031 CDBG HOUSING-HO#4	37,795.00	.00	.00	37,795.00
910-14038 CDBG HOUSING-HO#14	18,000.00	.00	.00	18,000.00
910-14039 CDBG HOUSING-HO#15	36,815.00	.00	.00	36,815.00
910-14040 CDBG HOUSING-HO#18	4,235.00	.00	.00	4,235.00
910-14041 CDBG HOUSING-HO#22	6,688.75	.00	.00	6,688.75
910-15000 CAP CAT-SLIPSTREAM-\$102,500	102,500.00	.00	.00	102,500.00
910-15003 CAP CAT-SLIPSTREAM-\$42,000	42,000.00	.00	.00	42,000.00
910-16008 FACADE-BOWERS HOUSE LLC \$50K	31,520.86	(2,088.32)	(2,088.32)	29,432.54
910-16009 FACADE-SHABANI INV LLC \$50K	47,475.40	(144.74)	(144.74)	47,330.66
910-17002 UDAG-SLIPSTREAM-LOC	12,500.00	.00	.00	12,500.00
910-17999 UDAG-LOAN LOSS RESERVE	(12,500.00)	.00	.00	(12,500.00)
910-18350 LAND	565,797.38	.00	.00	565,797.38
910-18360 REAL ESTATE	6,128,544.00	.00	.00	6,128,544.00
TOTAL ASSETS	8,484,580.25	2,367.95	2,367.95	8,486,948.20
<u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
910-22000 ACCUM DEPREC-BUILDING	1,709,182.14	.00	.00	1,709,182.14
910-25100 DUE TO GENERAL FUND	3,372.15	.00	.00	3,372.15
TOTAL LIABILITIES	1,712,554.29	.00	.00	1,712,554.29
<u>FUND EQUITY</u>				

**CITY OF WHITEWATER
BALANCE SHEET
JANUARY 31, 2026**

Item 5.

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
910-30110 CONTRIBUTED CAPITAL	275,171.53	.00	.00	275,171.53
910-34300 PROPRIETARY CAPITAL	5,965,956.50	.00	.00	5,965,956.50
910-34400 RESERVE FOR LAND PURCHASES	530,897.93	.00	.00	530,897.93
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	2,367.95	2,367.95	2,367.95
BALANCE - CURRENT DATE	.00	2,367.95	2,367.95	2,367.95
TOTAL FUND EQUITY	6,772,025.96	2,367.95	2,367.95	6,774,393.91
TOTAL LIABILITIES AND EQUITY	8,484,580.25	2,367.95	2,367.95	8,486,948.20

Loan Balances

ACTION FUND		Origination Date	ORIGINAL LOAN	12/31/2025		01/31/2026		Legal Costs*	Amount Written Off	NOTES
ACCT #	CLIENT		LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE			
910-13500	PAUQUETTE CENTER LOAN REC V	11/04/2020	\$158,320.00	\$80,948.80	1,289.52	0.00	\$79,659.28			Current
910-13501	ACTION-LEARNING DEPOT \$41,294	07/01/2016	\$41,294.63	\$4,211.63	684.25	13.80	\$3,527.38			Current
910-13508	ACTION-FINE FOOD ARTS \$30,000	12/29/2021	\$30,000.00	\$30,000.00	0.00	0.00	\$30,000.00	\$25,886.94		In Default/Not in business
910-13509	ACTION-SAFEPRO TECH \$100K	04/11/2022	\$104,360.00	\$70,729.70	1,237.20	235.80	\$69,492.50			Current
910-13511	ACTION-EDGERTON HOSPITAL-\$140K	05/29/2025	\$140,000.00	\$140,000.00	0.00	0.00	\$140,000.00	\$1,378.00		Current/Deferral
910-17002	UDAG-SLIPSTREAM-LOC	05/26/2015	\$12,500.00	\$12,500.00	0.00	0.00	\$12,500.00			In Default/Strive On-Still in Business
910-13512	ACTION-SAFEPRO TECH \$106,794	08/05/2025	\$106,794.00	\$106,794.00	0.00	0.00	\$106,794.00	\$9,455.50		Behind on Interest Payments
TOTALS			\$593,268.63	\$445,184.13	\$3,210.97	\$249.60	\$441,973.16	\$36,720.44	\$0.00	
910-13999	ACTION LOAN-LOAN LOSS RESERVE			\$0.00	0.00	0.00	\$0.00			
910-17999	UDAG-LOAN LOSS RESERVE			(\$12,500.00)	0.00	0.00	(\$12,500.00)			

FAÇADE LOAN		Origination Date	ORIGINAL LOAN	12/31/2025		01/31/2026		Legal Costs*	Amount Written Off	NOTES
ACCT #	CLIENT		LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE			
910-16008	FACADE-BOWERS HOUSE LLC \$50K	04/11/2022	75,000.00	33,608.56	2,088.32	27.28	31,520.24			Current
910-16009	FACADE-SHABANI INV LLC \$50K	06/14/2024	50,000.00	47,619.66	144.74	158.25	47,474.92			Current
TOTALS			\$ 75,000.00	\$ 33,608.56	\$ 2,088.32	\$ 27.28	\$ 31,520.24	\$0.00		

CAPITAL CATALYST		Origination Date	ORIGINAL LOAN	12/31/2025		01/31/2026		Legal Costs*	Amount Written Off	NOTES
ACCT #	CLIENT		LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE			
910-15000	CAP CAT-SLIPSTREAM-\$102,500	08/29/2013	\$102,500.00	\$102,500.00	0.00	0.00	\$102,500.00	\$13,592.20		interest only-last payment received 10/31/2016
910-15003	CAP CAT-SLIPSTREAM-\$42,000	09/23/2014	\$42,000.00	\$42,000.00	0.00	0.00	\$42,000.00			annual net revenue royalty-no payments have been received.
TOTALS			\$144,500.00	\$144,500.00	\$0.00	\$0.00	\$144,500.00	\$13,592.20	\$0.00	
910-15999	CAP CAT-LOAN LOSS RESERVE			\$0.00						*Legal Costs are 2023 to Current

HOUSING		Origination Date	ORIGINAL LOAN	12/31/2025		01/31/2026		Legal Costs*	Amount Written Off	NOTES
ACCT #	CLIENT		LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE			
910-14000	CDBG HOUSING-MO301		\$8,220.00	\$8,220.00	0.00	0.00	\$8,220.00			
910-14001	CDBG HOUSING-A8416		\$10,203.84	\$10,203.84	0.00	0.00	\$10,203.84			
910-14003	CDBG HOUSING-B935		\$18,420.02	\$18,420.02	0.00	0.00	\$18,420.02			
910-14006	CDBG HOUSING-C932		\$8,062.00	\$8,062.00	0.00	0.00	\$8,062.00			
910-14009	CDBG HOUSING-J8802		\$10,818.00	\$10,818.00	0.00	0.00	\$10,818.00			
910-14011	CDBG HOUSING-M8501		\$11,000.90	\$11,000.90	0.00	0.00	\$11,000.90			
910-14013	CDBG HOUSING-P954		\$11,000.00	\$11,000.00	0.00	0.00	\$11,000.00			
910-14016	CDBG HOUSING-V902		\$12,504.15	\$12,504.15	0.00	0.00	\$12,504.15			
910-14025	CDBG HOUSING-M0801		\$18,422.00	\$18,422.00	0.00	0.00	\$18,422.00			
910-14026	CDBG HOUSING-B0803-0901		\$34,448.00	\$34,448.00	0.00	0.00	\$34,448.00			
910-14030	CDBG HOUSING-HO#13-2016		\$8,000.00	\$8,000.00	0.00	0.00	\$8,000.00			
910-14031	CDBG HOUSING-HO#4		\$37,795.00	\$37,795.00	0.00	0.00	\$37,795.00			
910-14038	CDBG HOUSING-HO#14		\$14,671.00	\$18,000.00	0.00	0.00	\$18,000.00			
910-14039	CDBG HOUSING-HO#15		\$21,090.00	\$36,815.00	0.00	0.00	\$36,815.00			
910-14040	CDBG HOUSING-HO#18		\$4,235.00	\$4,235.00	0.00	0.00	\$4,235.00			
910-14041	CDBG HOUSING-HO#22		\$6,688.75	\$6,688.75	0.00	0.00	\$6,688.75			
TOTALS			\$235,578.66	\$247,943.91	\$0.00	\$0.00	\$247,943.91			
910-14999	CDBG HOUSING-LOAN LOSS RESERVE			\$0.00						
910-35000	GENERAL LOAN LOSS RESERVE			\$0.00						

AFFORDABLE HOUSING LOANS		Origination Date	ORIGINAL LOAN	12/31/2025		01/31/2026		Legal Costs*	Amount Written Off	NOTES
ACCT #	CLIENT		LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE			
441-14000	12/27/23 Waylon Raupp-245 S Whiton St		\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	08/29/24 Nicholas Carpenter-303 S Whiton St		\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	09/03/24 Mark C Robb-371 S Janesville St		\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	12/20/24 Tanner & Monica Conn-243 N Fremont		\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	06/5/25 Jaqui Utecht & Terry Bahr- 1274 W Court ST		\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	07/03/25 Bruce Shuler-406 E Milwaukee St		\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	07/22/25 Thomas Hernandez & Jasmin Fernandez-675 Stonefield Ln		\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	12/2/25 Emma Mitchell & Joseph Hallock-255 N Park		\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	12/5/25 Manuel Montes de Oca- 215 E Clay St # 37		\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	01/22/2025 Sam Grishow-204 N Queen St		\$25,000.00	\$25,000.00		0.00	\$25,000.00			
TOTALS			\$250,000.00	\$250,000.00	\$0.00	\$0.00	\$250,000.00			

Bank Account Reconciliations

Account Name	CDA Operating	Action Bus Dev (UDAG) Checking	Façade Checking	CDBG Housing	Capital Cat Checking
Fund Account Number	Fund 900	Fund 910 xxx-127	Fund 910 xxx-442	Fund 910 xxx-450	Fund 910 xxxxxx3734
Bank	1st Citizens	1st Citizens	1st Citizens	1st Citizens	Associated
Interest Rate	3.92%	3.92%	3.92%	3.92%	0.95%
GL Account Number(s)	900-11100	910-11800 910-11801 910-11806	910-11702	910-11600	910-11900
GL Balance as of:					
03/31/2025	-28,265.97	755,653.85	21,962.26	8,502.21	140,081.07
04/30/2025	-47,855.77	755,493.20	24,460.13	8,532.90	140,254.92
05/31/2025	-60,264.95	617,028.71	26,971.70	8,563.69	140,433.60
06/30/2025	-73,152.80	612,062.71	29,496.38	8,595.44	140,606.74
07/31/2025	-86,612.07	601,795.83	32,030.62	8,627.27	140,785.87
08/31/2025	-107,533.14	435,118.84	34,565.51	8,657.16	140,947.29
09/30/2025	-119,737.79	463,238.73	37,122.22	8,690.25	141,095.57
10/31/2025	-134,211.10	460,220.57	39,684.42	8,722.37	141,236.47
11/30/2025	6,732.53	593,823.75	42,237.25	8,750.76	141,346.75
12/31/2025	13,125.17	714,440.67	44,816.44	8,782.80	141,460.80
01/31/2026	-27,643.08	719,544.78	47,382.35	8,810.62	141,574.94
02/28/2026	-50,482.77	721,689.79	49,940.62	8,835.77	141,678.12
Outstanding items		-3,377.23			
Current Bank Balance	-50,482.77	725,067.02	49,940.62	8,835.77	141,678.12
Difference:	0.00	0.00	0.00	0.00	0.00

Monthly GL bank balances may not agree with the actual month end bank account balances due to outstanding items.

Feb 2026 Interest Income	GL #	Amount	Desc
ACTION-BUS DEV-BUS PARK-XXX127	910-11800	2,061.68	Feb 2026 Interest Income
FACADE CKING-1ST CIT- XXX442	910-11702	139.68	Feb 2026 Interest Income
CDBG-HOUSING CHK-1CSB XXX450	910-11600	25.15	Feb 2026 Interest Income
CAP CAT-ASSOC BK XXXXX3734	910-11900	103.18	Feb 2026 Interest Income
INTEREST INCOME-ACTION FUND	910-48109-00	(2,061.68)	Feb 2026 Interest Income
INTEREST INCOME-FACADE	910-48103-00	(139.68)	Feb 2026 Interest Income
INTEREST INCOME-HOUSING	910-48104-00	(25.15)	Feb 2026 Interest Income
INTEREST INCOME-SEED FUND	910-48108-00	(103.18)	Feb 2026 Interest Income

CDA Monthly Bank Entries

CDBG-HOUSING CHK-1CSB XXX450		Total Deposit	Debit	910-11600	-
HO# 1 Payment	Principal		Credit	910-14027	
HO# 11 Payoff	Principal		Credit	910-14037	
ACTION-BUS DEV-BUS PARK-XXX127		Total Deposit	Credit	910-11800	4,219.32
PAUQUETTE CENTER LOAN RECV	Principal		Debit	910-13500	(1,289.52) 02/02/2026 ACH PAYMENT
ACTION-SWSPOT/GILDEMEISTER 54K	Principal		Credit	910-13510	Paid off
INT INC-ACTION-SWSPOT/GILDE	Interest		Credit	910-46010-00	Paid off
ACTION-SAFEPRO TECH \$100K	Principal		Credit	910-13509	(1,241.40) 02/11/2026 ACH PAYMENT
INT INC-ACTION-SAFEPRO \$100K	Interest		Credit	910-46008-00	(231.60) 02/11/2026 ACH PAYMENT
ACTION-LEARNING DEPOT \$41,294	Principal		Credit	910-13501	(686.53) 02/02/2026 ACH PAYMENT
INT INC-ACTION-LRN DEPOT \$41K	Interest		Credit	910-46001-00	(11.51) 02/02/2026 ACH PAYMENT
FACADE CKING-1ST CIT- XXX442		Total Deposit	Credit	910-11702	2,418.59
FACADE-BOWERS HOUSE LLC \$50K	Principal		Credit	910-16008	(2,090.18) 02/09/2026 ACH PAYMENT
FACADE INT-BOWER'S HOUSE \$50K	Interest		Credit	910-44005-00	(25.42) 02/09/2026 ACH PAYMENT
FACADE-SHABANI INV LLC \$50K	Principal		Credit	910-16009	(145.22) 02/17/2026 ACH PAYMENT
FACADE INT-SHABANI INV LLC 50K	Interest		Credit	910-44006-00	(157.77) 02/17/2026 ACH PAYMENT
				GL #	Amount
RENTAL & PROPERTY EXPENSES			Debit	910-56500-408	\$50.23 116 E Main St-Water Sewer
LEGAL/PROFESSIONAL/MARKETING			Debit	910-56500-212	\$3,327.00 Scanalytics loan Legal Work
ACTION-BUS DEV-BUS PARK-XXX127			Credit	910-11800	(\$3,377.23) ACTION FUND Feb 2026

Report Criteria:

Report type: GL detail

Invoice Detail.GL account = 9001000000-90099999999,9101000000-91099999999

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
900									
02/26	02/19/2026	99851	291	GORDON FLESCH CO INC		JAN 2025 COPIER CHARGES	IN15506184	900-56500-310	12.09
02/26	02/26/2026	99882	8484	ORANGE WHIP DESIGN LLC		2026 CITY GUIDE-ENGLISH/SPANISH DESIGN	001838_WW	900-56500-325	32.00
02/26	02/18/2026	900192	8487	US BANK	MASON BECKER-IEDC ONLI	CEcD professional certification course	Feb 2026	900-56500-210	535.00
02/26	02/18/2026	900192	8487	US BANK	DESTINE BAUSCHKE-STAF	Jan 2026 gen legal consult	Feb 2026	900-56500-212	1,273.00
02/26	02/18/2026	900192	8487	US BANK	MASON BECKER-MARRIOT	Hotel during WEDA Governor's Conference	Feb 2026	900-56500-330	202.00
02/26	02/18/2026	900192	8487	US BANK	MASON BECKER-PARK HOT	Parking during WEDA lobby day Madison	Feb 2026	900-56500-330	33.04
Total 900:									2,087.13
Grand Totals:									2,087.13

**CITY OF WHITEWATER
BALANCE SHEET
FEBRUARY 28, 2026**

Item 6.

ECONOMIC DEVELOPMENT FUND

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>					
900-11100	CASH	13,125.17	(22,839.69)	(63,607.94)	(50,482.77)
900-19000	GASB 68-WRS NET PENSION ASSETS	(4,538.61)	.00	.00	(4,538.61)
900-19021	GASB 68-WRS DOR	27,328.68	.00	.00	27,328.68
900-19999	GASB 68-PENSION CLEARING ACCT	(4.00)	.00	.00	(4.00)
	TOTAL ASSETS	35,911.24	(22,839.69)	(63,607.94)	(27,696.70)
 <u>LIABILITIES AND EQUITY</u>					
<u>LIABILITIES</u>					
900-21100	ACCOUNTS PAYABLE	10,293.65	.00	(10,095.74)	197.91
900-21106	WAGES CLEARING	8,785.89	.00	(8,785.89)	.00
900-23810	ACCRUED VACATION & SICK LEAVE	3,569.61	.00	.00	3,569.61
900-29011	GASB 68-WRS DIR	13,407.45	.00	.00	13,407.45
	TOTAL LIABILITIES	36,056.60	.00	(18,881.63)	17,174.97
 <u>FUND EQUITY</u>					
900-34300	PROPRIETARY CAPITAL	(145.36)	.00	.00	(145.36)
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	(22,839.69)	(44,726.31)	(44,726.31)
	BALANCE - CURRENT DATE	.00	(22,839.69)	(44,726.31)	(44,726.31)
	TOTAL FUND EQUITY	(145.36)	(22,839.69)	(44,726.31)	(44,871.67)
	TOTAL LIABILITIES AND EQUITY	35,911.24	(22,839.69)	(63,607.94)	(27,696.70)

**CITY OF WHITEWATER
BALANCE SHEET
FEBRUARY 28, 2026**

Item 6.

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
910-11600 CDBG-HOUSING CHK-1CSB XXX450	8,782.80	25.15	52.97	8,835.77
910-11702 FACADE CKING-1ST CIT- XXX442	44,816.44	2,558.27	5,124.18	49,940.62
910-11800 LOAN FUND-FRST CITZNS-XXX127	294,597.05	2,145.01	427,092.74	721,689.79
910-11801 ACTION-LAND PURCHASE-XXX127	419,843.62	.00	(419,843.62)	.00
910-11900 GRANT FUND-ASSOC BK XXXXX3734	141,460.80	103.18	217.32	141,678.12
910-13500 PAUQUETTE CENTER LOAN RECV	80,948.80	(1,289.52)	(2,579.04)	78,369.76
910-13501 ACTION-LEARNING DEPOT \$41,294	4,140.64	(686.53)	(1,370.78)	2,769.86
910-13508 ACTION-FINE FOOD ARTS \$30,000	30,000.00	.00	.00	30,000.00
910-13509 ACTION-SAFEPRO TECH \$100K	70,725.80	(1,241.40)	(2,478.60)	68,247.20
910-13511 ACTION-EDGERTON HOSPITAL-\$140K	140,000.00	.00	.00	140,000.00
910-13512 ACTION-SAFEPRO TECH \$106,794	106,794.00	.00	.00	106,794.00
910-13999 ACTION LOAN-LOAN LOSS RESERVE	(30,000.00)	.00	.00	(30,000.00)
910-14000 CDBG HOUSING-MO301	8,220.00	.00	.00	8,220.00
910-14001 CDBG HOUSING-A8416	10,203.84	.00	.00	10,203.84
910-14003 CDBG HOUSING-B935	18,420.02	.00	.00	18,420.02
910-14006 CDBG HOUSING-C932	8,062.00	.00	.00	8,062.00
910-14009 CDBG HOUSING-J8802	10,818.00	.00	.00	10,818.00
910-14011 CDBG HOUSING-M8501	11,000.90	.00	.00	11,000.90
910-14013 CDBG HOUSING-P954	11,000.00	.00	.00	11,000.00
910-14016 CDBG HOUSING-V902	12,504.15	.00	.00	12,504.15
910-14025 CDBG HOUSING-M0801	18,422.00	.00	.00	18,422.00
910-14026 CDBG HOUSING-B0803-0901	34,448.00	.00	.00	34,448.00
910-14030 CDBG HOUSING-HO#13-2016	8,000.00	.00	.00	8,000.00
910-14031 CDBG HOUSING-HO#4	37,795.00	.00	.00	37,795.00
910-14038 CDBG HOUSING-HO#14	18,000.00	.00	.00	18,000.00
910-14039 CDBG HOUSING-HO#15	36,815.00	.00	.00	36,815.00
910-14040 CDBG HOUSING-HO#18	4,235.00	.00	.00	4,235.00
910-14041 CDBG HOUSING-HO#22	6,688.75	.00	.00	6,688.75
910-15000 CAP CAT-SLIPSTREAM-\$102,500	102,500.00	.00	.00	102,500.00
910-15003 CAP CAT-SLIPSTREAM-\$42,000	42,000.00	.00	.00	42,000.00
910-16008 FACADE-BOWERS HOUSE LLC \$50K	31,520.86	(2,090.18)	(4,178.50)	27,342.36
910-16009 FACADE-SHABANI INV LLC \$50K	47,475.40	(145.22)	(289.96)	47,185.44
910-17002 UDAG-SLIPSTREAM-LOC	12,500.00	.00	.00	12,500.00
910-17999 UDAG-LOAN LOSS RESERVE	(12,500.00)	.00	.00	(12,500.00)
910-18350 LAND	565,797.38	.00	.00	565,797.38
910-18360 REAL ESTATE	6,128,544.00	.00	.00	6,128,544.00
TOTAL ASSETS	8,484,580.25	(621.24)	1,746.71	8,486,326.96
<u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
910-22000 ACCUM DEPREC-BUILDING	1,709,182.14	.00	.00	1,709,182.14
910-25100 DUE TO GENERAL FUND	3,372.15	.00	.00	3,372.15
TOTAL LIABILITIES	1,712,554.29	.00	.00	1,712,554.29
<u>FUND EQUITY</u>				

**CITY OF WHITEWATER
BALANCE SHEET
FEBRUARY 28, 2026**

Item 6.

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
910-30110 CONTRIBUTED CAPITAL	275,171.53	.00	.00	275,171.53
910-34300 PROPRIETARY CAPITAL	5,965,956.50	.00	.00	5,965,956.50
910-34400 RESERVE FOR LAND PURCHASES	530,897.93	.00	.00	530,897.93
UNAPPROPRIATED FUND BALANCE:				
REVENUE OVER EXPENDITURES - YTD	.00	(621.24)	1,746.71	1,746.71
BALANCE - CURRENT DATE	.00	(621.24)	1,746.71	1,746.71
TOTAL FUND EQUITY	6,772,025.96	(621.24)	1,746.71	6,773,772.67
TOTAL LIABILITIES AND EQUITY	8,484,580.25	(621.24)	1,746.71	8,486,326.96

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

Item 6.

ECONOMIC DEVELOPMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET	
<u>OTHER FINANCING SOURCES</u>						
900-49265-56	TRANSFER TID #4 AFFORD HOUSING	.00	.00	50,000.00	50,000.00	.0
900-49266-56	TRANSFER TID #11-ADMIN	.00	.00	25,000.00	25,000.00	.0
900-49267-56	TRANSFER TID #12-ADMIN	.00	.00	25,000.00	25,000.00	.0
900-49270-56	TRANSFER TID #10-ADMIN	.00	.00	50,000.00	50,000.00	.0
900-49290-56	GENERAL FUND TRANSFER	.00	.00	130,000.00	130,000.00	.0
900-49300-56	FUND BALANCE APPLIED	.00	.00	23,455.00	23,455.00	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	303,455.00	303,455.00	.0
	TOTAL FUND REVENUE	.00	.00	303,455.00	303,455.00	.0

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

Item 6.

ECONOMIC DEVELOPMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDA</u>						
900-56500-111	SALARIES	14,067.07	25,080.18	187,896.43	162,816.25	13.4
900-56500-151	FRINGE BENEFITS	5,558.61	11,109.32	64,989.91	53,880.59	17.1
900-56500-210	PROFESSIONAL DEVELOPMENT	535.00	1,293.00	4,500.00	3,207.00	28.7
900-56500-212	LEGAL SERVICES	1,273.00	1,273.00	12,000.00	10,727.00	10.6
900-56500-215	PROFESSIONAL SERVICES	.00	.00	6,720.00	6,720.00	.0
900-56500-222	COUNTY/REGIONAL ECON DEV	.00	4,554.00	12,483.35	7,929.35	36.5
900-56500-223	MARKETING	.00	.00	1,545.00	1,545.00	.0
900-56500-224	SOFTWARE/HARDWARE MAINTENANCE	1,097.97	1,097.97	6,670.74	5,572.77	16.5
900-56500-225	TELECOM/INTERNET/COMMUNICATION	28.91	28.91	1,367.57	1,338.66	2.1
900-56500-310	OFFICE & OPERATING SUPPLIES	12.09	22.89	630.00	607.11	3.6
900-56500-311	POSTAGE	.00	.00	210.00	210.00	.0
900-56500-325	PUBLIC EDUCATION	32.00	32.00	242.00	210.00	13.2
900-56500-330	TRAVEL EXPENSE	235.04	235.04	3,888.00	3,652.96	6.1
900-56500-341	MISC EXPENSE	.00	.00	312.00	312.00	.0
	TOTAL CDA	22,839.69	44,726.31	303,455.00	258,728.69	14.7
	TOTAL FUND EXPENDITURES	22,839.69	44,726.31	303,455.00	258,728.69	14.7
	NET REVENUE OVER EXPENDITURES	(22,839.69)	(44,726.31)	.00	44,726.31	.0

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

Item 6.

CDA PROGRAMS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>FACADE LOAN REVENUE</u>						
910-44005-00	FACADE INT-BOWER'S HOUSE \$50K	25.42	52.70	420.00	367.30	12.6
910-44006-00	FACADE INT-SHABANI INV LLC 50K	157.77	316.02	1,920.00	1,603.98	16.5
TOTAL FACADE LOAN REVENUE		183.19	368.72	2,340.00	1,971.28	15.8
<u>ACTION LOAN REVENUE</u>						
910-46001-00	INT INC-ACTION-LRN DEPOT \$41K	11.51	25.31	320.00	294.69	7.9
910-46008-00	INT INC-ACTION-SAFEPRO \$100K	231.60	467.40	3,072.00	2,604.60	15.2
TOTAL ACTION LOAN REVENUE		243.11	492.71	3,392.00	2,899.29	14.5
<u>MISCELLANEOUS REVENUE</u>						
910-48103-00	INTEREST INCOME-FACADE	139.68	287.00	900.00	613.00	31.9
910-48104-00	INTEREST INCOME-HOUSING	25.15	52.97	.00	(52.97)	.0
910-48108-00	INTEREST INCOME-SEED FUND	103.18	217.32	2,000.00	1,782.68	10.9
910-48109-00	INTEREST INCOME-ACTION FUND	2,061.68	4,340.83	25,000.00	20,659.17	17.4
910-48605-00	RENTAL INCOME-CROP LEASES	.00	.00	16,000.00	16,000.00	.0
TOTAL MISCELLANEOUS REVENUE		2,329.69	4,898.12	43,900.00	39,001.88	11.2
<u>OTHER FINANCING SOURCES</u>						
910-49300-56	FUND BALANCE APPLIED	.00	.00	19,581.00	19,581.00	.0
TOTAL OTHER FINANCING SOURCES		.00	.00	19,581.00	19,581.00	.0
TOTAL FUND REVENUE		2,755.99	5,759.55	69,213.00	63,453.45	8.3

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

Item 6.

CDA PROGRAMS FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET AMOUNT</u>	<u>VARIANCE</u>	<u>% OF BUDGET</u>
<u>CDA PROGRAMS</u>						
910-56500-212	LEGAL/PROFESSIONAL/MARKETING	3,327.00	3,327.00	23,770.00	20,443.00	14.0
910-56500-219	PROFESSIONAL SERVICES	.00	.00	5,193.00	5,193.00	.0
910-56500-404	HOUSING LOANS/EXPENSES	.00	.00	1,197.00	1,197.00	.0
910-56500-407	ECON DEV-LOAN EXPENSES	.00	.00	3,272.00	3,272.00	.0
910-56500-408	RENTAL & PROPERTY EXPENSES	50.23	685.84	28,458.00	27,772.16	2.4
910-56500-525	ACTION GRANTS-BUSINESS DEV	.00	.00	7,323.00	7,323.00	.0
	TOTAL CDA PROGRAMS	<u>3,377.23</u>	<u>4,012.84</u>	<u>69,213.00</u>	<u>65,200.16</u>	<u>5.8</u>
	TOTAL FUND EXPENDITURES	<u>3,377.23</u>	<u>4,012.84</u>	<u>69,213.00</u>	<u>65,200.16</u>	<u>5.8</u>
	NET REVENUE OVER EXPENDITURES	<u>(621.24)</u>	<u>1,746.71</u>	<u>.00</u>	<u>(1,746.71)</u>	<u>.0</u>

Loan Balances

ACTION FUND		Origination	ORIGINAL	01/31/2026		02/28/2026		Legal	Amount	NOTES
ACCT #	CLIENT	Date	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE	Costs*	Written Off	
910-13500	PAUQUETTE CENTER LOAN REC'V	11/04/2020	\$158,320.00	\$79,659.28	1,289.52	0.00	\$78,369.76			Current
910-13501	ACTION-LEARNING DEPOT \$41,294	07/01/2016	\$41,294.63	\$3,527.38	686.53	11.51	\$2,840.85			Current
910-13508	ACTION-FINE FOOD ARTS \$30,000	12/29/2021	\$30,000.00	\$30,000.00	0.00	0.00	\$30,000.00	\$25,886.94		In Default/Not in business
910-13509	ACTION-SAFEPRO TECH \$100K	04/11/2022	\$104,360.00	\$69,492.50	1,241.40	231.60	\$68,251.10			Current
910-13511	ACTION-EDGERTON HOSPITAL-\$140K	05/29/2025	\$140,000.00	\$140,000.00	0.00	0.00	\$140,000.00	\$1,378.00		Current/Deferral
910-17002	UDAG-SLIPSTREAM-LOC	05/26/2015	\$12,500.00	\$12,500.00	0.00	0.00	\$12,500.00			In Default/Strive On-Still in Business
910-13512	ACTION-SAFEPRO TECH \$106,794	08/05/2025	\$106,794.00	\$106,794.00	0.00	0.00	\$106,794.00	\$9,455.50		Behind on Interest Payments
TOTALS			\$593,268.63	\$441,973.16	\$3,217.45	\$243.11	\$438,755.71	\$36,720.44	\$0.00	
910-13999	ACTION LOAN-LOAN LOSS RESERVE			\$0.00	0.00	0.00	\$0.00			
910-17999	UDAG-LOAN LOSS RESERVE			(\$12,500.00)	0.00	0.00	(\$12,500.00)			

FACADE LOAN		Origination	ORIGINAL	01/31/2026		02/28/2026		Legal	Amount	NOTES
ACCT #	CLIENT	Date	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE	Costs*	Written Off	
910-16008	FACADE-BOWERS HOUSE LLC \$50K	04/11/2022	75,000.00	29,432.54	2,090.18	25.42	27,342.36			Current
910-16009	FACADE-SHABANI INV LLC \$50K	06/14/2024	50,000.00	47,330.66	145.22	157.77	47,185.44			Current
TOTALS			\$ 75,000.00	\$ 29,432.54	\$ 2,090.18	\$ 25.42	\$ 27,342.36	\$0.00		

CAPITAL CATALYST		Origination	ORIGINAL	01/31/2026		02/28/2026		Legal	Amount	NOTES
ACCT #	CLIENT	Date	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE	Costs*	Written Off	
910-15000	CAP CAT-SLIPSTREAM-\$102,500	08/29/2013	\$102,500.00	\$102,500.00	0.00	0.00	\$102,500.00	\$13,592.20		interest only-last payment received 10/31/2016
910-15003	CAP CAT-SLIPSTREAM-\$42,000	09/23/2014	\$42,000.00	\$42,000.00	0.00	0.00	\$42,000.00			annual net revenue royalty-no payments have been received.
TOTALS			\$144,500.00	\$144,500.00	\$0.00	\$0.00	\$144,500.00	\$13,592.20	\$0.00	
910-15999	CAP CAT-LOAN LOSS RESERVE			\$0.00						*Legal Costs are 2023 to Current

HOUSING		Origination	ORIGINAL	01/31/2026		02/28/2026	
ACCT #	CLIENT	Date	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE
910-14000	CDBG HOUSING-MO301		\$8,220.00	\$8,220.00	0.00	0.00	\$8,220.00
910-14001	CDBG HOUSING-A8416		\$10,203.84	\$10,203.84	0.00	0.00	\$10,203.84
910-14003	CDBG HOUSING-B935		\$18,420.02	\$18,420.02	0.00	0.00	\$18,420.02
910-14006	CDBG HOUSING-C932		\$8,062.00	\$8,062.00	0.00	0.00	\$8,062.00
910-14009	CDBG HOUSING-J8802		\$10,818.00	\$10,818.00	0.00	0.00	\$10,818.00
910-14011	CDBG HOUSING-M8501		\$11,000.90	\$11,000.90	0.00	0.00	\$11,000.90
910-14013	CDBG HOUSING-P954		\$11,000.00	\$11,000.00	0.00	0.00	\$11,000.00
910-14016	CDBG HOUSING-V902		\$12,504.15	\$12,504.15	0.00	0.00	\$12,504.15
910-14025	CDBG HOUSING-M0801		\$18,422.00	\$18,422.00	0.00	0.00	\$18,422.00
910-14026	CDBG HOUSING-B0803-0901		\$34,448.00	\$34,448.00	0.00	0.00	\$34,448.00
910-14030	CDBG HOUSING-HO#13-2016		\$8,000.00	\$8,000.00	0.00	0.00	\$8,000.00
910-14031	CDBG HOUSING-HO#4		\$37,795.00	\$37,795.00	0.00	0.00	\$37,795.00
910-14038	CDBG HOUSING-HO#14		\$14,671.00	\$18,000.00	0.00	0.00	\$18,000.00
910-14039	CDBG HOUSING-HO#15		\$21,090.00	\$36,815.00	0.00	0.00	\$36,815.00
910-14040	CDBG HOUSING-HO#18		\$4,235.00	\$4,235.00	0.00	0.00	\$4,235.00
910-14041	CDBG HOUSING-HO#22		\$6,688.75	\$6,688.75	0.00	0.00	\$6,688.75
TOTALS			\$235,578.66	\$247,943.91	\$0.00	\$0.00	\$247,943.91
910-14999	CDBG HOUSING-LOAN LOSS RESERVE			\$0.00			
910-35000	GENERAL LOAN LOSS RESERVE			\$0.00			

AFFORDABLE HOUSING LOANS		Origination	ORIGINAL	01/31/2026		02/28/2026	
ACCT #	CLIENT	Date	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE
441-14000	12/27/23 Waylon Raupp-245 S Whiton St		\$25,000.00	\$25,000.00		0.00	\$25,000.00
441-14000	08/29/24 Nicholas Carpenter-303 S Whiton St		\$25,000.00	\$25,000.00		0.00	\$25,000.00
441-14000	09/03/24 Mark C Robb-371 S Janesville St		\$25,000.00	\$25,000.00		0.00	\$25,000.00
441-14000	12/20/24 Tanner & Monica Conn-243 N Fremont		\$25,000.00	\$25,000.00		0.00	\$25,000.00
441-14000	06/5/25 Jaquii Utecht & Terry Bahr- 1274 W Court ST		\$25,000.00	\$25,000.00		0.00	\$25,000.00
441-14000	07/03/25 Bruce Shuler-406 E Milwaukee St		\$25,000.00	\$25,000.00		0.00	\$25,000.00
441-14000	07/22/25 Thomas Hernandez & Jasmin Fernandez-675 Stonefield Ln		\$25,000.00	\$25,000.00		0.00	\$25,000.00
441-14000	12/2/25 Emma Mitchell & Joseph Hallock-255 N Park		\$25,000.00	\$25,000.00		0.00	\$25,000.00
441-14000	12/5/25 Manuel Montes de Oca- 215 E Clay St # 37		\$25,000.00	\$25,000.00		0.00	\$25,000.00
441-14000	01/22/2025 Sam Grishow-204 N Queen St		\$25,000.00	\$25,000.00		0.00	\$25,000.00
441-14000	2/02/2026 Kelly & Hailey Swalheim- 455 Howard Rd		\$25,000.00	\$25,000.00		0.00	\$25,000.00
441-14000	2/20/26 Sergio & Kaitlin Reyes- 815 E North St		\$25,000.00	\$25,000.00		0.00	\$25,000.00
441-14000	2/23/26 William Reiber- 202 W North St		\$25,000.00	\$25,000.00		0.00	\$25,000.00
TOTALS			\$325,000.00	\$325,000.00	\$0.00	\$0.00	\$325,000.00

Bank Account Reconciliations

Account Name	CDA Operating	Action Bus Dev (UDAG) Checking	Façade Checking	CDBG Housing	Capital Cat Checking
Fund Account Number	Fund 900	Fund 910 xxx-127	Fund 910 xxx-442	Fund 910 xxx-450	Fund 910 xxxxxx3734
Bank	1st Citizens	1st Citizens	1st Citizens	1st Citizens	Associated
Interest Rate	3.76%	3.76%	3.76%	3.76%	0.95%
GL Account Number(s)	900-11100	910-11800 910-11801 910-11806	910-11702	910-11600	910-11900
GL Balance as of:					
04/30/2025	-47,855.77	755,493.20	24,460.13	8,532.90	140,254.92
05/31/2025	-60,264.95	617,028.71	26,971.70	8,563.69	140,433.60
06/30/2025	-73,152.80	612,062.71	29,496.38	8,595.44	140,606.74
07/31/2025	-86,612.07	601,795.83	32,030.62	8,627.27	140,785.87
08/31/2025	-107,533.14	435,118.84	34,565.51	8,657.16	140,947.29
09/30/2025	-119,737.79	463,238.73	37,122.22	8,690.25	141,095.57
10/31/2025	-134,211.10	460,220.57	39,684.42	8,722.37	141,236.47
11/30/2025	6,732.53	593,823.75	42,237.25	8,750.76	141,346.75
12/31/2025	13,125.17	714,440.67	44,816.44	8,782.80	141,460.80
01/31/2026	-27,643.08	719,544.78	47,382.35	8,810.62	141,574.94
02/28/2026	-50,482.77	721,689.79	49,940.62	8,835.77	141,678.12
03/31/2026	-70,696.49	716,722.41	52,526.63	8,864.43	141,792.43
Outstanding items		-10,781.34			
Current Bank Balance	-70,696.49	727,503.75	52,526.63	8,864.43	141,792.43
Difference:	0.00	0.00	0.00	0.00	0.00

Monthly GL bank balances may not agree with the actual month end bank account balances due to outstanding items.

Mar 2026 Interest Income	GL #	Amount	Desc
ACTION-BUS DEV-BUS PARK-XXX127	910-11800	2,353.39	Mar 2026 Interest Income
FACADE CKING-1ST CIT- XXX442	910-11702	167.42	Mar 2026 Interest Income
CDBG-HOUSING CHK-1CSB XXX450	910-11600	28.66	Mar 2026 Interest Income
CAP CAT-ASSOC BK XXXXX3734	910-11900	114.31	Mar 2026 Interest Income
INTEREST INCOME-ACTION FUND	910-48109-00	(2,353.39)	Mar 2026 Interest Income
INTEREST INCOME-FACADE	910-48103-00	(167.42)	Mar 2026 Interest Income
INTEREST INCOME-HOUSING	910-48104-00	(28.66)	Mar 2026 Interest Income
INTEREST INCOME-SEED FUND	910-48108-00	(114.31)	Mar 2026 Interest Income

CDA Monthly Bank Entries

CDBG-HOUSING CHK-1CSB XXX450		Total Deposit	Debit	910-11600	-
HO# 1 Payment	Principal		Credit	910-14027	
HO# 11 Payoff	Principal		Credit	910-14037	
ACTION-BUS DEV-BUS PARK-XXX127		Total Deposit	Credit	910-11800	3,460.57
PAUQUETTE CENTER LOAN RECV	Principal		Debit	910-13500	(1,289.52) 02/02/2026 ACH PAYMENT
ACTION-SAFEPRO TECH \$100K	Principal		Credit	910-13509	(1,245.60) 02/11/2026 ACH PAYMENT
INT INC-ACTION-SAFEPRO \$100K	Interest		Credit	910-46008-00	(227.40) 02/11/2026 ACH PAYMENT
ACTION-LEARNING DEPOT \$41,294	Principal		Credit	910-13501	(688.82) 02/02/2026 ACH PAYMENT
INT INC-ACTION-LRN DEPOT \$41K	Interest		Credit	910-46001-00	(9.23) 02/02/2026 ACH PAYMENT
FACADE CKING-1ST CIT- XXX442		Total Deposit	Credit	910-11702	2,418.59
FACADE-BOWERS HOUSE LLC \$50K	Principal		Credit	910-16008	(2,094.32) 02/09/2026 ACH PAYMENT
FACADE INT-BOWER'S HOUSE \$50K	Interest		Credit	910-44005-00	(21.28) 02/09/2026 ACH PAYMENT
FACADE-SHABANI INV LLC \$50K	Principal		Credit	910-16009	(145.71) 02/17/2026 ACH PAYMENT
FACADE INT-SHABANI INV LLC 50K	Interest		Credit	910-44006-00	(157.28) 02/17/2026 ACH PAYMENT
		GL #	Amount	Description	
RENTAL & PROPERTY EXPENSES	Debit	910-56500-408		108 W Main St-WATER SEWER	
RENTAL & PROPERTY EXPENSES	Debit	910-56500-408	\$46.19	116 E Main St-Water Sewer	
RENTAL & PROPERTY EXPENSES	Debit	910-56500-408		2026 Property Ins Premiums	
RENTAL & PROPERTY EXPENSES	Debit	910-56500-408	\$213.91	116 E Main Electric/Gas	
RENTAL & PROPERTY EXPENSES	Debit	910-56500-408	\$1,702.00	116 E Main Demo	
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	\$5,000.00	Redevelopment Resources Jefferson St Property Analysis	
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	\$167.83	Slipstream Loan Legal work	
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	\$270.00	Scanalytics Loan legal work	
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	\$3,381.41	Blacksheep Agreement legal work	
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212		Incoming wire fee for Inventalaoor payoff wire	
ACTION-BUS DEV-BUS PARK-XXX127	Credit	910-11800	(\$10,781.34)	ACTION FUND Feb 2026	

Report Criteria:

Report type: GL detail

Invoice Detail.GL account = 9001000000-90099999999,9101000000-91099999999

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
900									
03/26	03/12/2026	99978	4196	QUADIENT FINANCE USA INC		POSTAGE INK	FEB 2026	900-56500-310	18.88
03/26	03/19/2026	99995	291	GORDON FLESCH CO INC		FEB 2026 COPIER CHARGES	IN15544193	900-56500-310	6.71
03/26	03/20/2026	900193	8487	US BANK	MASON BECKER-IEDC ONLI	Professionalcertificationcourse(CEcD)	MAR 2026	900-56500-210	535.00
03/26	03/20/2026	900193	8487	US BANK	MASON BECKER-GREAT LA	Great Lakes Economic Development session	MAR 2026	900-56500-210	25.00
03/26	03/20/2026	900193	8487	US BANK	MASON BECKER-UW EXTE	UW Extension Housing conference	MAR 2026	900-56500-210	70.00
03/26	03/20/2026	900193	8487	US BANK	MASON BECKER-UW EXTE	UW Extension Housing conference	MAR 2026	900-56500-210	70.00
03/26	03/20/2026	900193	8487	US BANK	DESTINE BAUSCHKE-MERI	2026 City Guide Printing	MAR 2026	900-56500-325	218.90
Total 900:									944.49
Grand Totals:									944.49

**CITY OF WHITEWATER
BALANCE SHEET
MARCH 31, 2026**

Item 7.

ECONOMIC DEVELOPMENT FUND

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>					
900-11100	CASH	13,125.17	(20,213.72)	(83,821.66)	(70,696.49)
900-19000	GASB 68-WRS NET PENSION ASSETS	(4,538.61)	.00	.00	(4,538.61)
900-19021	GASB 68-WRS DOR	27,328.68	.00	.00	27,328.68
900-19999	GASB 68-PENSION CLEARING ACCT	(4.00)	.00	.00	(4.00)
	TOTAL ASSETS	<u>35,911.24</u>	<u>(20,213.72)</u>	<u>(83,821.66)</u>	<u>(47,910.42)</u>
 <u>LIABILITIES AND EQUITY</u>					
<u>LIABILITIES</u>					
900-21100	ACCOUNTS PAYABLE	10,293.65	(197.91)	(10,293.65)	.00
900-21106	WAGES CLEARING	8,785.89	.00	(8,785.89)	.00
900-23810	ACCRUED VACATION & SICK LEAVE	3,569.61	.00	.00	3,569.61
900-29011	GASB 68-WRS DIR	13,407.45	.00	.00	13,407.45
	TOTAL LIABILITIES	<u>36,056.60</u>	<u>(197.91)</u>	<u>(19,079.54)</u>	<u>16,977.06</u>
 <u>FUND EQUITY</u>					
900-34300	PROPRIETARY CAPITAL	(145.36)	.00	.00	(145.36)
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	<u>.00</u>	<u>(20,015.81)</u>	<u>(64,742.12)</u>	<u>(64,742.12)</u>
	BALANCE - CURRENT DATE	<u>.00</u>	<u>(20,015.81)</u>	<u>(64,742.12)</u>	<u>(64,742.12)</u>
	TOTAL FUND EQUITY	<u>(145.36)</u>	<u>(20,015.81)</u>	<u>(64,742.12)</u>	<u>(64,887.48)</u>
	TOTAL LIABILITIES AND EQUITY	<u>35,911.24</u>	<u>(20,213.72)</u>	<u>(83,821.66)</u>	<u>(47,910.42)</u>

**CITY OF WHITEWATER
BALANCE SHEET
MARCH 31, 2026**

Item 7.

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
910-11600 CDBG-HOUSING CHK-1CSB XXX450	8,782.80	28.66	81.63	8,864.43
910-11702 FACADE CKING-1ST CIT- XXX442	44,816.44	2,586.01	7,710.19	52,526.63
910-11800 LOAN FUND-FRST CITZNS-XXX127	294,597.05	(4,967.38)	422,125.36	716,722.41
910-11801 ACTION-LAND PURCHASE-XXX127	419,843.62	.00	(419,843.62)	.00
910-11900 GRANT FUND-ASSOC BK XXXXX3734	141,460.80	114.31	331.63	141,792.43
910-13500 PAUQUETTE CENTER LOAN RECV	80,948.80	(1,289.52)	(3,868.56)	77,080.24
910-13501 ACTION-LEARNING DEPOT \$41,294	4,140.64	(688.82)	(2,059.60)	2,081.04
910-13508 ACTION-FINE FOOD ARTS \$30,000	30,000.00	.00		30,000.00
910-13509 ACTION-SAFEPRO TECH \$100K	70,725.80	(1,245.60)	(3,724.20)	67,001.60
910-13511 ACTION-EDGERTON HOSPITAL-\$140K	140,000.00	.00	.00	140,000.00
910-13512 ACTION-SAFEPRO TECH \$106,794	106,794.00	.00	.00	106,794.00
910-13999 ACTION LOAN-LOAN LOSS RESERVE	(30,000.00)	.00	.00	(30,000.00)
910-14000 CDBG HOUSING-MO301	8,220.00	.00	.00	8,220.00
910-14001 CDBG HOUSING-A8416	10,203.84	.00	.00	10,203.84
910-14003 CDBG HOUSING-B935	18,420.02	.00	.00	18,420.02
910-14006 CDBG HOUSING-C932	8,062.00	.00	.00	8,062.00
910-14009 CDBG HOUSING-J8802	10,818.00	.00	.00	10,818.00
910-14011 CDBG HOUSING-M8501	11,000.90	.00	.00	11,000.90
910-14013 CDBG HOUSING-P954	11,000.00	.00	.00	11,000.00
910-14016 CDBG HOUSING-V902	12,504.15	.00	.00	12,504.15
910-14025 CDBG HOUSING-M0801	18,422.00	.00	.00	18,422.00
910-14026 CDBG HOUSING-B0803-0901	34,448.00	.00	.00	34,448.00
910-14030 CDBG HOUSING-HO#13-2016	8,000.00	.00	.00	8,000.00
910-14031 CDBG HOUSING-HO#4	37,795.00	.00	.00	37,795.00
910-14038 CDBG HOUSING-HO#14	18,000.00	.00	.00	18,000.00
910-14039 CDBG HOUSING-HO#15	36,815.00	.00	.00	36,815.00
910-14040 CDBG HOUSING-HO#18	4,235.00	.00	.00	4,235.00
910-14041 CDBG HOUSING-HO#22	6,688.75	.00	.00	6,688.75
910-15000 CAP CAT-SLIPSTREAM-\$102,500	102,500.00	.00	.00	102,500.00
910-15003 CAP CAT-SLIPSTREAM-\$42,000	42,000.00	.00	.00	42,000.00
910-16008 FACADE-BOWERS HOUSE LLC \$50K	31,520.86	(2,094.32)	(6,272.82)	25,248.04
910-16009 FACADE-SHABANI INV LLC \$50K	47,475.40	(145.71)	(435.67)	47,039.73
910-17002 UDAG-SLIPSTREAM-LOC	12,500.00	.00	.00	12,500.00
910-17999 UDAG-LOAN LOSS RESERVE	(12,500.00)	.00	.00	(12,500.00)
910-18350 LAND	565,797.38	.00	.00	565,797.38
910-18360 REAL ESTATE	6,128,544.00	.00	.00	6,128,544.00
TOTAL ASSETS	8,484,580.25	(7,702.37)	(5,955.66)	8,478,624.59
<u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
910-22000 ACCUM DEPREC-BUILDING	1,709,182.14	.00	.00	1,709,182.14
910-25100 DUE TO GENERAL FUND	3,372.15	.00	.00	3,372.15
TOTAL LIABILITIES	1,712,554.29	.00	.00	1,712,554.29
<u>FUND EQUITY</u>				

**CITY OF WHITEWATER
BALANCE SHEET
MARCH 31, 2026**

Item 7.

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
910-30110 CONTRIBUTED CAPITAL	275,171.53	.00	.00	275,171.53
910-34300 PROPRIETARY CAPITAL	5,965,956.50	.00	.00	5,965,956.50
910-34400 RESERVE FOR LAND PURCHASES	530,897.93	.00	.00	530,897.93
UNAPPROPRIATED FUND BALANCE:				
REVENUE OVER EXPENDITURES - YTD	.00	(7,702.37)	(5,955.66)	(5,955.66)
BALANCE - CURRENT DATE	.00	(7,702.37)	(5,955.66)	(5,955.66)
TOTAL FUND EQUITY	6,772,025.96	(7,702.37)	(5,955.66)	6,766,070.30
TOTAL LIABILITIES AND EQUITY	8,484,580.25	(7,702.37)	(5,955.66)	8,478,624.59

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2026

Item 7.

ECONOMIC DEVELOPMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET	
<u>OTHER FINANCING SOURCES</u>						
900-49265-56	TRANSFER TID #4 AFFORD HOUSING	.00	.00	50,000.00	50,000.00	.0
900-49266-56	TRANSFER TID #11-ADMIN	.00	.00	25,000.00	25,000.00	.0
900-49267-56	TRANSFER TID #12-ADMIN	.00	.00	25,000.00	25,000.00	.0
900-49270-56	TRANSFER TID #10-ADMIN	.00	.00	50,000.00	50,000.00	.0
900-49290-56	GENERAL FUND TRANSFER	.00	.00	130,000.00	130,000.00	.0
900-49300-56	FUND BALANCE APPLIED	.00	.00	23,455.00	23,455.00	.0
TOTAL OTHER FINANCING SOURCES		.00	.00	303,455.00	303,455.00	.0
TOTAL FUND REVENUE		.00	.00	303,455.00	303,455.00	.0

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2026

Item 7.

ECONOMIC DEVELOPMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDA</u>						
900-56500-111	SALARIES	14,060.99	39,141.17	187,896.43	148,755.26	20.8
900-56500-151	FRINGE BENEFITS	4,663.26	15,772.58	64,989.91	49,217.33	24.3
900-56500-210	PROFESSIONAL DEVELOPMENT	700.00	1,993.00	4,500.00	2,507.00	44.3
900-56500-212	LEGAL SERVICES	.00	1,273.00	12,000.00	10,727.00	10.6
900-56500-215	PROFESSIONAL SERVICES	.00	.00	6,720.00	6,720.00	.0
900-56500-222	COUNTY/REGIONAL ECON DEV	.00	4,554.00	12,483.35	7,929.35	36.5
900-56500-223	MARKETING	.00	.00	1,545.00	1,545.00	.0
900-56500-224	SOFTWARE/HARDWARE MAINTENANCE	267.55	1,365.52	6,670.74	5,305.22	20.5
900-56500-225	TELECOM/INTERNET/COMMUNICATION	79.52	108.43	1,367.57	1,259.14	7.9
900-56500-310	OFFICE & OPERATING SUPPLIES	25.59	48.48	630.00	581.52	7.7
900-56500-311	POSTAGE	.00	.00	210.00	210.00	.0
900-56500-325	PUBLIC EDUCATION	218.90	250.90	242.00	(8.90)	103.7
900-56500-330	TRAVEL EXPENSE	.00	235.04	3,888.00	3,652.96	6.1
900-56500-341	MISC EXPENSE	.00	.00	312.00	312.00	.0
	TOTAL CDA	20,015.81	64,742.12	303,455.00	238,712.88	21.3
	TOTAL FUND EXPENDITURES	20,015.81	64,742.12	303,455.00	238,712.88	21.3
	NET REVENUE OVER EXPENDITURES	(20,015.81)	(64,742.12)	.00	64,742.12	.0

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2026

Item 7.

CDA PROGRAMS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>FACADE LOAN REVENUE</u>						
910-44005-00	FACADE INT-BOWER'S HOUSE \$50K	21.28	73.98	420.00	346.02	17.6
910-44006-00	FACADE INT-SHABANI INV LLC 50K	157.28	473.30	1,920.00	1,446.70	24.7
TOTAL FACADE LOAN REVENUE		178.56	547.28	2,340.00	1,792.72	23.4
<u>ACTION LOAN REVENUE</u>						
910-46001-00	INT INC-ACTION-LRN DEPOT \$41K	9.23	34.54	320.00	285.46	10.8
910-46008-00	INT INC-ACTION-SAFEPRO \$100K	227.40	694.80	3,072.00	2,377.20	22.6
TOTAL ACTION LOAN REVENUE		236.63	729.34	3,392.00	2,662.66	21.5
<u>MISCELLANEOUS REVENUE</u>						
910-48103-00	INTEREST INCOME-FACADE	167.42	454.42	900.00	445.58	50.5
910-48104-00	INTEREST INCOME-HOUSING	28.66	81.63	.00	(81.63)	.0
910-48108-00	INTEREST INCOME-SEED FUND	114.31	331.63	2,000.00	1,668.37	16.6
910-48109-00	INTEREST INCOME-ACTION FUND	2,353.39	6,694.22	25,000.00	18,305.78	26.8
910-48605-00	RENTAL INCOME-CROP LEASES	.00	.00	16,000.00	16,000.00	.0
TOTAL MISCELLANEOUS REVENUE		2,663.78	7,561.90	43,900.00	36,338.10	17.2
<u>OTHER FINANCING SOURCES</u>						
910-49300-56	FUND BALANCE APPLIED	.00	.00	19,581.00	19,581.00	.0
TOTAL OTHER FINANCING SOURCES		.00	.00	19,581.00	19,581.00	.0
TOTAL FUND REVENUE		3,078.97	8,838.52	69,213.00	60,374.48	12.8

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2026

Item 7.

CDA PROGRAMS FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET AMOUNT</u>	<u>VARIANCE</u>	<u>% OF BUDGET</u>
<u>CDA PROGRAMS</u>						
910-56500-212	LEGAL/PROFESSIONAL/MARKETING	8,819.24	12,146.24	23,770.00	11,623.76	51.1
910-56500-219	PROFESSIONAL SERVICES	.00	.00	5,193.00	5,193.00	.0
910-56500-404	HOUSING LOANS/EXPENSES	.00	.00	1,197.00	1,197.00	.0
910-56500-407	ECON DEV-LOAN EXPENSES	.00	.00	3,272.00	3,272.00	.0
910-56500-408	RENTAL & PROPERTY EXPENSES	1,962.10	2,647.94	28,458.00	25,810.06	9.3
910-56500-525	ACTION GRANTS-BUSINESS DEV	.00	.00	7,323.00	7,323.00	.0
	TOTAL CDA PROGRAMS	<u>10,781.34</u>	<u>14,794.18</u>	<u>69,213.00</u>	<u>54,418.82</u>	<u>21.4</u>
	TOTAL FUND EXPENDITURES	<u>10,781.34</u>	<u>14,794.18</u>	<u>69,213.00</u>	<u>54,418.82</u>	<u>21.4</u>
	NET REVENUE OVER EXPENDITURES	<u>(7,702.37)</u>	<u>(5,955.66)</u>	<u>.00</u>	<u>5,955.66</u>	<u>.0</u>

Loan Balances

ACTION FUND		Origination Date	ORIGINAL LOAN	02/28/2026		03/31/2026		Legal Costs*	Amount Written Off	NOTES
ACCT #	CLIENT			BALANCE	PRINCIPAL INTEREST	BALANCE				
910-13500	PAUQUETTE CENTER LOAN REC'D	11/04/2020	\$158,320.00	\$78,369.76	1,289.52	0.00	\$77,080.24			Current
910-13501	ACTION-LEARNING DEPOT \$41,294	07/01/2016	\$41,294.63	\$2,769.86	688.82	9.23	\$2,081.04			Current
910-13508	ACTION-FINE FOOD ARTS \$30,000	12/29/2021	\$30,000.00	\$30,000.00	0.00	0.00	\$30,000.00	\$29,268.35		In Default/Not in business
910-13509	ACTION-SAFEPRO TECH \$100K	04/11/2022	\$104,360.00	\$68,247.20	1,245.60	227.40	\$67,001.60			Current
910-13511	ACTION-EDGERTON HOSPITAL-\$140K	05/29/2025	\$140,000.00	\$140,000.00	0.00	0.00	\$140,000.00	\$1,378.00		Current/Deferral
910-17002	UDAG-SLIPSTREAM-LOC	05/26/2015	\$12,500.00	\$12,500.00	0.00	0.00	\$12,500.00			In Default/Strive On-Still in Business
910-13512	ACTION-SAFEPRO TECH \$106,794	08/05/2025	\$106,794.00	\$106,794.00	0.00	0.00	\$106,794.00	\$9,455.50		Behind on Interest Payments
TOTALS			\$593,268.63	\$438,680.82	\$3,223.94	\$236.63	\$435,456.88	\$40,101.85	\$0.00	
910-13999	ACTION LOAN-LOAN LOSS RESERVE			\$0.00	0.00	0.00	\$0.00			
910-17999	UDAG-LOAN LOSS RESERVE			(\$12,500.00)	0.00	0.00	(\$12,500.00)			

FAÇADE LOAN		Origination Date	ORIGINAL LOAN	02/28/2026		03/31/2026		Legal Costs*	Amount Written Off	NOTES
ACCT #	CLIENT			BALANCE	PRINCIPAL INTEREST	BALANCE				
910-16008	FAÇADE-BOWERS HOUSE LLC \$50K	04/11/2022	75,000.00	27,342.36	2,094.32	21.28	25,248.04			Current
910-16009	FAÇADE-SHABANI INV LLC \$50K	06/14/2024	50,000.00	47,185.44	145.71	157.28	47,039.73			Current
TOTALS			\$ 75,000.00	\$ 27,342.36	\$ 2,094.32	\$ 21.28	\$ 25,248.04	\$0.00		

CAPITAL CATALYST		Origination Date	ORIGINAL LOAN	02/28/2026		03/31/2026		Legal Costs*	Amount Written Off	NOTES
ACCT #	CLIENT			BALANCE	PRINCIPAL INTEREST	BALANCE				
910-15000	CAP CAT-SLIPSTREAM-\$102,500	08/29/2013	\$102,500.00	\$102,500.00	0.00	0.00	\$102,500.00	\$13,760.03		interest only-last payment received 10/31/2016
910-15003	CAP CAT-SLIPSTREAM-\$42,000	09/23/2014	\$42,000.00	\$42,000.00	0.00	0.00	\$42,000.00			annual net revenue royalty-no payments have been received.
TOTALS			\$144,500.00	\$144,500.00	\$0.00	\$0.00	\$144,500.00	\$13,760.03	\$0.00	
910-15999	CAP CAT-LOAN LOSS RESERVE			\$0.00						*Legal Costs are 2023 to Current

HOUSING		Origination Date	ORIGINAL LOAN	02/28/2026		03/31/2026	
ACCT #	CLIENT			BALANCE	PRINCIPAL INTEREST	BALANCE	
910-14000	CDBG HOUSING-MO301		\$8,220.00	\$8,220.00	0.00	0.00	\$8,220.00
910-14001	CDBG HOUSING-A8416		\$10,203.84	\$10,203.84	0.00	0.00	\$10,203.84
910-14003	CDBG HOUSING-B935		\$18,420.02	\$18,420.02	0.00	0.00	\$18,420.02
910-14006	CDBG HOUSING-C932		\$8,062.00	\$8,062.00	0.00	0.00	\$8,062.00
910-14009	CDBG HOUSING-J8802		\$10,818.00	\$10,818.00	0.00	0.00	\$10,818.00
910-14011	CDBG HOUSING-M8501		\$11,000.90	\$11,000.90	0.00	0.00	\$11,000.90
910-14013	CDBG HOUSING-P954		\$11,000.00	\$11,000.00	0.00	0.00	\$11,000.00
910-14016	CDBG HOUSING-V902		\$12,504.15	\$12,504.15	0.00	0.00	\$12,504.15
910-14025	CDBG HOUSING-M0801		\$18,422.00	\$18,422.00	0.00	0.00	\$18,422.00
910-14026	CDBG HOUSING-B0803-0901		\$34,448.00	\$34,448.00	0.00	0.00	\$34,448.00
910-14030	CDBG HOUSING-HO#13-2016		\$8,000.00	\$8,000.00	0.00	0.00	\$8,000.00
910-14031	CDBG HOUSING-HO#4		\$37,795.00	\$37,795.00	0.00	0.00	\$37,795.00
910-14038	CDBG HOUSING-HO#14		\$14,671.00	\$18,000.00	0.00	0.00	\$18,000.00
910-14039	CDBG HOUSING-HO#15		\$21,090.00	\$36,815.00	0.00	0.00	\$36,815.00
910-14040	CDBG HOUSING-HO#18		\$4,235.00	\$4,235.00	0.00	0.00	\$4,235.00
910-14041	CDBG HOUSING-HO#22		\$6,688.75	\$6,688.75	0.00	0.00	\$6,688.75
TOTALS			\$235,578.66	\$247,943.91	\$0.00	\$0.00	\$247,943.91
910-14999	CDBG HOUSING-LOAN LOSS RESERVE			\$0.00			
910-35000	GENERAL LOAN LOSS RESERVE			\$0.00			

AFFORDABLE HOUSING LOANS		Origination Date	ORIGINAL LOAN	02/28/2026		03/31/2026	
ACCT #	CLIENT			BALANCE	PRINCIPAL INTEREST	BALANCE	
441-14000	12/27/23 Waylon Raupp-245 S Whiton St		\$25,000.00	\$25,000.00	0.00	\$25,000.00	
441-14000	08/29/24 Nicholas Carpenter-303 S Whiton St		\$25,000.00	\$25,000.00	0.00	\$25,000.00	
441-14000	09/03/24 Mark C Robb-371 S Janesville St		\$25,000.00	\$25,000.00	0.00	\$25,000.00	
441-14000	12/20/24 Tanner & Monica Conn-243 N Fremont		\$25,000.00	\$25,000.00	0.00	\$25,000.00	
441-14000	06/5/25 Jaqui Utecht & Terry Bahr- 1274 W Court St		\$25,000.00	\$25,000.00	0.00	\$25,000.00	
441-14000	07/03/25 Bruce Shuler-406 E Milwaukee St		\$25,000.00	\$25,000.00	0.00	\$25,000.00	
441-14000	07/22/25 Thomas Hernandez & Jasmin Fernandez-675 Stonefield Ln		\$25,000.00	\$25,000.00	0.00	\$25,000.00	
441-14000	12/2/25 Emma Mitchell & Joseph Hallock-255 N Park		\$25,000.00	\$25,000.00	0.00	\$25,000.00	
441-14000	12/5/25 Manuel Montes de Oca- 215 E Clay St # 37		\$25,000.00	\$25,000.00	0.00	\$25,000.00	
441-14000	01/22/2025 Sam Grishow-204 N Queen St		\$25,000.00	\$25,000.00	0.00	\$25,000.00	
441-14000	2/02/2026 Kelly & Hailey Swalheim- 455 Howard Rd		\$25,000.00	\$25,000.00	0.00	\$25,000.00	
441-14000	2/20/26 Sergio & Kaitlin Reyes- 815 E North St		\$25,000.00	\$25,000.00	0.00	\$25,000.00	
441-14000	2/23/26 William Reiber- 202 W North St		\$25,000.00	\$25,000.00	0.00	\$25,000.00	
441-14000	3/31/26 Marco & Juana Barajas-119s 4th St		\$25,000.00	\$25,000.00	0.00	\$25,000.00	
TOTALS			\$350,000.00	\$350,000.00	\$0.00	\$350,000.00	

Bank Account Reconciliations

Account Name	CDA Operating	Action Bus Dev (UDAG) Checking	Façade Checking	CDBG Housing	Capital Cat Checking
Fund Account Number	Fund 900	Fund 910 xxx-127	Fund 910 xxx-442	Fund 910 xxx-450	Fund 910 xxxxxx3734
Bank	1st Citizens	1st Citizens	1st Citizens	1st Citizens	Associated
Interest Rate	3.76%	3.76%	3.76%	3.76%	0.95%
GL Account Number(s)	900-11100	910-11800 910-11801 910-11806	910-11702	910-11600	910-11900
GL Balance as of:					
05/31/2025	-60,264.95	617,028.71	26,971.70	8,563.69	140,433.60
06/30/2025	-73,152.80	612,062.71	29,496.38	8,595.44	140,606.74
07/31/2025	-86,612.07	601,795.83	32,030.62	8,627.27	140,785.87
08/31/2025	-107,533.14	435,118.84	34,565.51	8,657.16	140,947.29
09/30/2025	-119,737.79	463,238.73	37,122.22	8,690.25	141,095.57
10/31/2025	-134,211.10	460,220.57	39,684.42	8,722.37	141,236.47
11/30/2025	6,732.53	593,823.75	42,237.25	8,750.76	141,346.75
12/31/2025	13,125.17	714,440.67	44,816.44	8,782.80	141,460.80
01/31/2026	-27,643.08	719,544.78	47,382.35	8,810.62	141,574.94
02/28/2026	-50,482.77	721,689.79	49,940.62	8,835.77	141,678.12
03/31/2026	-70,696.49	716,722.41	52,526.63	8,864.43	141,792.43
04/30/2026	-90,073.97	705,866.44	55,109.91	0.00	141,903.15
Outstanding items		-28,557.49			
Current Bank Balance	-90,073.97	734,423.93	55,109.91	0.00	141,903.15
Difference:	0.00	0.00	0.00	0.00	0.00

Monthly GL bank balances may not agree with the actual month end bank account balances due to outstanding items.

Apr 2026 Interest Income	GL #	Amount	Desc
ACTION-BUS DEV-BUS PARK-XXX127	910-11800	2,229.72	Apr 2026 Interest Income
FACADE CKING-1ST CIT- XXX442	910-11702	164.69	Apr 2026 Interest Income
CDBG-HOUSING CHK-1CSB XXX450	910-11600	-	Apr 2026 Interest Income
CAP CAT-ASSOC BK XXXXX3734	910-11900	110.72	Apr 2026 Interest Income
INTEREST INCOME-ACTION FUND	910-48109-00	(2,229.72)	Apr 2026 Interest Income
INTEREST INCOME-FACADE	910-48103-00	(164.69)	Apr 2026 Interest Income
INTEREST INCOME-HOUSING	910-48104-00	-	Apr 2026 Interest Income
INTEREST INCOME-SEED FUND	910-48108-00	(110.72)	Apr 2026 Interest Income

CDA Monthly Bank Entries

CDBG-HOUSING CHK-1CSB XXX450	Total Deposit	Debit	910-11600	-
HO# 1 Payment	Principal	Credit	910-14027	
HO# 11 Payoff	Principal	Credit	910-14037	

ACTION-BUS DEV-BUS PARK-XXX127	Total Deposit	Credit	910-11800	3,460.57
PAUQUETTE CENTER LOAN RECV	Principal	Debit	910-13500	(1,289.52) 04/06/2026 ACH PAYMENT
ACTION-SAFEPRO TECH \$100K	Principal	Credit	910-13509	(1,249.80) 04/13/2026 ACH PAYMENT
INT INC-ACTION-SAFEPRO \$100K	Interest	Credit	910-46008-00	(223.20) 04/13/2026 ACH PAYMENT
ACTION-LEARNING DEPOT \$41,294	Principal	Credit	910-13501	(691.11) 04/01/2026 ACH PAYMENT
INT INC-ACTION-LRN DEPOT \$41K	Interest	Credit	910-46001-00	(6.94) 04/01/2026 ACH PAYMENT

FACADE CKING-1ST CIT- XXX442	Total Deposit	Credit	910-11702	2,418.59
FACADE-BOWERS HOUSE LLC \$50K	Principal	Credit	910-16008	(2,093.90) 04/09/2026 ACH PAYMENT
FACADE INT-BOWER'S HOUSE \$50K	Interest	Credit	910-44005-00	(21.70) 04/09/2026 ACH PAYMENT
FACADE-SHABANI INV LLC \$50K	Principal	Credit	910-16009	(146.19) 04/15/2026 ACH PAYMENT
FACADE INT-SHABANI INV LLC 50K	Interest	Credit	910-44006-00	(156.80) 04/15/2026 ACH PAYMENT

			GL #	Amount	Description
RENTAL & PROPERTY EXPENSES	Debit		910-56500-408		108 W Main St-WATER SEWER
RENTAL & PROPERTY EXPENSES	Debit		910-56500-408	\$27.67	116 E Main St-Water Sewer
RENTAL & PROPERTY EXPENSES	Debit		910-56500-408		2026 Property Ins Premiums
RENTAL & PROPERTY EXPENSES	Debit		910-56500-408	\$1,124.00	1222/1242 Bluff Road sale Closing Costs
RENTAL & PROPERTY EXPENSES	Debit		910-56500-408	\$26,512.00	1212 E Buff Rd Purchase closing(bought back from Developer)
LEGAL/PROFESSIONAL/MARKETING	Debit		910-56500-212		Redevelopment Resources Jefferson St Property Analysis
LEGAL/PROFESSIONAL/MARKETING	Debit		910-56500-212		Slipstream Loan Legal work
LEGAL/PROFESSIONAL/MARKETING	Debit		910-56500-212	\$110.00	Scanalytics Loan legal work
LEGAL/PROFESSIONAL/MARKETING	Debit		910-56500-212	\$783.82	Blacksheep Agreement legal work
LEGAL/PROFESSIONAL/MARKETING	Debit		910-56500-212		Incoming wire fee for Inventalaoor payoff wire
ACTION-BUS DEV-BUS PARK-XXX127	Credit		910-11800	(\$28,557.49)	ACTION FUND Feb 2026
ACTION-BUS DEV-BUS PARK-XXX127	Debit		910-11800	\$8,758.00	2026- Crop Land Lease Pmt-Keil Farms
RENTAL INCOME-CROP LEASES	Credit		910-48605-00	(\$8,758.00)	2026- Crop Land Lease Pmt-Keil Farms
HOUSING LOANS/EXPENSES	Debit		910-56500-404	\$5,611.20	closing check to Dept Of Admin for CDBG housing program
CDBG-HOUSING CHK-1CSB XXX450	Credit		910-11600	(\$5,611.20)	closing check to Dept Of Admin for CDBG housing program

Report Criteria:

Report type: GL detail

Invoice Detail.GL account = 9001000000-90099999999,9101000000-91099999999

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
900									
04/26	04/23/2026	100159	291	GORDON FLESCH CO INC		MAR 2026 COPIER CHARGES	IN15582999	900-56500-310	11.68
04/26	04/22/2026	900194	8487	US BANK	MASON BECKER-GREAT LA	Education session webinar	APR 2026	900-56500-210	25.00
04/26	04/22/2026	900194	8487	US BANK	MASON BECKER-BIZTIMES	Thrive Leaders & Legends event registration	APR 2026	900-56500-210	75.00
04/26	04/22/2026	900194	8487	US BANK	MICHELLE DUJARDIN-SQ *T	Chamber Dinner Basket for Mason in Community Developme	APR 2026	900-56500-310	19.00
Total 900:									130.68
Grand Totals:									130.68

**CITY OF WHITEWATER
BALANCE SHEET
APRIL 30, 2026**

Item 8.

ECONOMIC DEVELOPMENT FUND

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>					
900-11100	CASH	13,125.17	(19,377.48)	(103,199.14)	(90,073.97)
900-19000	GASB 68-WRS NET PENSION ASSETS	(4,538.61)	.00	.00	(4,538.61)
900-19021	GASB 68-WRS DOR	27,328.68	.00	.00	27,328.68
900-19999	GASB 68-PENSION CLEARING ACCT	(4.00)	.00	.00	(4.00)
	TOTAL ASSETS	35,911.24	(19,377.48)	(103,199.14)	(67,287.90)
 <u>LIABILITIES AND EQUITY</u>					
<u>LIABILITIES</u>					
900-21100	ACCOUNTS PAYABLE	10,293.65	.00	(10,293.65)	.00
900-21106	WAGES CLEARING	8,785.89	.00	(8,785.89)	.00
900-23810	ACCRUED VACATION & SICK LEAVE	3,569.61	.00	.00	3,569.61
900-29011	GASB 68-WRS DIR	13,407.45	.00	.00	13,407.45
	TOTAL LIABILITIES	36,056.60	.00	(19,079.54)	16,977.06
 <u>FUND EQUITY</u>					
900-34300	PROPRIETARY CAPITAL	(145.36)	.00	.00	(145.36)
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	(19,377.48)	(84,119.60)	(84,119.60)
	BALANCE - CURRENT DATE	.00	(19,377.48)	(84,119.60)	(84,119.60)
	TOTAL FUND EQUITY	(145.36)	(19,377.48)	(84,119.60)	(84,264.96)
	TOTAL LIABILITIES AND EQUITY	35,911.24	(19,377.48)	(103,199.14)	(67,287.90)

**CITY OF WHITEWATER
BALANCE SHEET
APRIL 30, 2026**

Item 8.

CDA PROGRAMS FUND

	BEGINNING BALANCE		ACTUAL THIS MONTH		ACTUAL THIS YEAR		ENDING BALANCE
<u>ASSETS</u>							
910-11600	CDBG-HOUSING CHK-1CSB XXX450	8,782.80	(	8,864.43	(	8,782.80)	.00
910-11702	FACADE CKING-1ST CIT- XXX442	44,816.44		2,583.28		10,293.47	55,109.91
910-11800	LOAN FUND-FRST CITZNS-XXX127	294,597.05	(	10,855.97)		411,269.39	705,866.44
910-11801	ACTION-LAND PURCHASE-XXX127	419,843.62		.00	(	419,843.62)	.00
910-11900	GRANT FUND-ASSOC BK XXXXX3734	141,460.80		110.72		442.35	141,903.15
910-13500	PAUQUETTE CENTER LOAN RECV	80,948.80	(	1,289.52)	(	5,158.08)	75,790.72
910-13501	ACTION-LEARNING DEPOT \$41,294	4,140.64	(	691.11)	(	2,750.71)	1,389.93
910-13508	ACTION-FINE FOOD ARTS \$30,000	30,000.00		.00			30,000.00
910-13509	ACTION-SAFEPRO TECH \$100K	70,725.80	(	1,249.80)	(	4,974.00)	65,751.80
910-13511	ACTION-EDGERTON HOSPITAL-\$140K	140,000.00		.00		.00	140,000.00
910-13512	ACTION-SAFEPRO TECH \$106,794	106,794.00		.00		.00	106,794.00
910-13999	ACTION LOAN-LOAN LOSS RESERVE	(30,000.00)		.00		.00	(30,000.00)
910-14000	CDBG HOUSING-MO301	8,220.00		.00		.00	8,220.00
910-14001	CDBG HOUSING-A8416	10,203.84		.00		.00	10,203.84
910-14003	CDBG HOUSING-B935	18,420.02		.00		.00	18,420.02
910-14006	CDBG HOUSING-C932	8,062.00		.00		.00	8,062.00
910-14009	CDBG HOUSING-J8802	10,818.00		.00		.00	10,818.00
910-14011	CDBG HOUSING-M8501	11,000.90		.00		.00	11,000.90
910-14013	CDBG HOUSING-P954	11,000.00		.00		.00	11,000.00
910-14016	CDBG HOUSING-V902	12,504.15		.00		.00	12,504.15
910-14025	CDBG HOUSING-M0801	18,422.00		.00		.00	18,422.00
910-14026	CDBG HOUSING-B0803-0901	34,448.00		.00		.00	34,448.00
910-14030	CDBG HOUSING-HO#13-2016	8,000.00		.00		.00	8,000.00
910-14031	CDBG HOUSING-HO#4	37,795.00		.00		.00	37,795.00
910-14038	CDBG HOUSING-HO#14	18,000.00		.00		.00	18,000.00
910-14039	CDBG HOUSING-HO#15	36,815.00		.00		.00	36,815.00
910-14040	CDBG HOUSING-HO#18	4,235.00		.00		.00	4,235.00
910-14041	CDBG HOUSING-HO#22	6,688.75		.00		.00	6,688.75
910-15000	CAP CAT-SLIPSTREAM-\$102,500	102,500.00		.00		.00	102,500.00
910-15003	CAP CAT-SLIPSTREAM-\$42,000	42,000.00		.00		.00	42,000.00
910-16008	FACADE-BOWERS HOUSE LLC \$50K	31,520.86	(	2,093.90)	(	8,366.72)	23,154.14
910-16009	FACADE-SHABANI INV LLC \$50K	47,475.40	(	146.19)	(	581.86)	46,893.54
910-17002	UDAG-SLIPSTREAM-LOC	12,500.00		.00		.00	12,500.00
910-17999	UDAG-LOAN LOSS RESERVE	(12,500.00)		.00		.00	(12,500.00)
910-18350	LAND	565,797.38		.00		.00	565,797.38
910-18360	REAL ESTATE	6,128,544.00		.00		.00	6,128,544.00
	TOTAL ASSETS	8,484,580.25	(	22,496.92)	(	28,452.58)	8,456,127.67
<u>LIABILITIES AND EQUITY</u>							
<u>LIABILITIES</u>							
910-22000	ACCUM DEPREC-BUILDING	1,709,182.14		.00		.00	1,709,182.14
910-25100	DUE TO GENERAL FUND	3,372.15		.00		.00	3,372.15
	TOTAL LIABILITIES	1,712,554.29		.00		.00	1,712,554.29
<u>FUND EQUITY</u>							

**CITY OF WHITEWATER
BALANCE SHEET
APRIL 30, 2026**

Item 8.

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
910-30110 CONTRIBUTED CAPITAL	275,171.53	.00	.00	275,171.53
910-34300 PROPRIETARY CAPITAL	5,965,956.50	.00	.00	5,965,956.50
910-34400 RESERVE FOR LAND PURCHASES	530,897.93	.00	.00	530,897.93
UNAPPROPRIATED FUND BALANCE:				
REVENUE OVER EXPENDITURES - YTD	.00	(22,496.92)	(28,452.58)	(28,452.58)
BALANCE - CURRENT DATE	.00	(22,496.92)	(28,452.58)	(28,452.58)
TOTAL FUND EQUITY	6,772,025.96	(22,496.92)	(28,452.58)	6,743,573.38
TOTAL LIABILITIES AND EQUITY	8,484,580.25	(22,496.92)	(28,452.58)	8,456,127.67

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2026

Item 8.

ECONOMIC DEVELOPMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET	
<u>OTHER FINANCING SOURCES</u>						
900-49265-56	TRANSFER TID #4 AFFORD HOUSING	.00	.00	50,000.00	50,000.00	.0
900-49266-56	TRANSFER TID #11-ADMIN	.00	.00	25,000.00	25,000.00	.0
900-49267-56	TRANSFER TID #12-ADMIN	.00	.00	25,000.00	25,000.00	.0
900-49270-56	TRANSFER TID #10-ADMIN	.00	.00	50,000.00	50,000.00	.0
900-49290-56	GENERAL FUND TRANSFER	.00	.00	130,000.00	130,000.00	.0
900-49300-56	FUND BALANCE APPLIED	.00	.00	23,455.00	23,455.00	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	303,455.00	303,455.00	.0
	TOTAL FUND REVENUE	.00	.00	303,455.00	303,455.00	.0

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2026

Item 8.

ECONOMIC DEVELOPMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDA</u>						
900-56500-111	SALARIES	14,067.07	53,208.24	187,896.43	134,688.19	28.3
900-56500-151	FRINGE BENEFITS	4,888.21	20,660.79	64,989.91	44,329.12	31.8
900-56500-210	PROFESSIONAL DEVELOPMENT	100.00	2,093.00	4,500.00	2,407.00	46.5
900-56500-212	LEGAL SERVICES	.00	1,273.00	12,000.00	10,727.00	10.6
900-56500-215	PROFESSIONAL SERVICES	.00	.00	6,720.00	6,720.00	.0
900-56500-222	COUNTY/REGIONAL ECON DEV	.00	4,554.00	12,483.35	7,929.35	36.5
900-56500-223	MARKETING	.00	.00	1,545.00	1,545.00	.0
900-56500-224	SOFTWARE/HARDWARE MAINTENANCE	211.93	1,577.45	6,670.74	5,093.29	23.7
900-56500-225	TELECOM/INTERNET/COMMUNICATION	79.59	188.02	1,367.57	1,179.55	13.8
900-56500-310	OFFICE & OPERATING SUPPLIES	30.68	79.16	630.00	550.84	12.6
900-56500-311	POSTAGE	.00	.00	210.00	210.00	.0
900-56500-325	PUBLIC EDUCATION	.00	250.90	242.00	(8.90)	103.7
900-56500-330	TRAVEL EXPENSE	.00	235.04	3,888.00	3,652.96	6.1
900-56500-341	MISC EXPENSE	.00	.00	312.00	312.00	.0
	TOTAL CDA	19,377.48	84,119.60	303,455.00	219,335.40	27.7
	TOTAL FUND EXPENDITURES	19,377.48	84,119.60	303,455.00	219,335.40	27.7
	NET REVENUE OVER EXPENDITURES	(19,377.48)	(84,119.60)	.00	84,119.60	.0

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2026

Item 8.

CDA PROGRAMS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET	
<u>FACADE LOAN REVENUE</u>						
910-44005-00	FACADE INT-BOWER'S HOUSE \$50K	21.70	95.68	420.00	324.32	22.8
910-44006-00	FACADE INT-SHABANI INV LLC 50K	156.80	630.10	1,920.00	1,289.90	32.8
	TOTAL FACADE LOAN REVENUE	178.50	725.78	2,340.00	1,614.22	31.0
<u>ACTION LOAN REVENUE</u>						
910-46001-00	INT INC-ACTION-LRN DEPOT \$41K	6.94	41.48	320.00	278.52	13.0
910-46008-00	INT INC-ACTION-SAFEPRO \$100K	223.20	918.00	3,072.00	2,154.00	29.9
	TOTAL ACTION LOAN REVENUE	230.14	959.48	3,392.00	2,432.52	28.3
<u>MISCELLANEOUS REVENUE</u>						
910-48103-00	INTEREST INCOME-FACADE	164.69	619.11	900.00	280.89	68.8
910-48104-00	INTEREST INCOME-HOUSING	.00	81.63	.00	(81.63)	.0
910-48108-00	INTEREST INCOME-SEED FUND	110.72	442.35	2,000.00	1,557.65	22.1
910-48109-00	INTEREST INCOME-ACTION FUND	2,229.72	8,923.94	25,000.00	16,076.06	35.7
910-48605-00	RENTAL INCOME-CROP LEASES	8,758.00	8,758.00	16,000.00	7,242.00	54.7
	TOTAL MISCELLANEOUS REVENUE	11,263.13	18,825.03	43,900.00	25,074.97	42.9
<u>OTHER FINANCING SOURCES</u>						
910-49300-56	FUND BALANCE APPLIED	.00	.00	19,581.00	19,581.00	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	19,581.00	19,581.00	.0
	TOTAL FUND REVENUE	11,671.77	20,510.29	69,213.00	48,702.71	29.6

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2026

Item 8.

CDA PROGRAMS FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET AMOUNT</u>	<u>VARIANCE</u>	<u>% OF BUDGET</u>
<u>CDA PROGRAMS</u>						
910-56500-212	LEGAL/PROFESSIONAL/MARKETING	893.82	13,040.06	23,770.00	10,729.94	54.9
910-56500-219	PROFESSIONAL SERVICES	.00	.00	5,193.00	5,193.00	.0
910-56500-404	HOUSING LOANS/EXPENSES	5,611.20	5,611.20	1,197.00	(4,414.20)	468.8
910-56500-407	ECON DEV-LOAN EXPENSES	.00	.00	3,272.00	3,272.00	.0
910-56500-408	RENTAL & PROPERTY EXPENSES	27,663.67	30,311.61	28,458.00	(1,853.61)	106.5
910-56500-525	ACTION GRANTS-BUSINESS DEV	.00	.00	7,323.00	7,323.00	.0
	TOTAL CDA PROGRAMS	<u>34,168.69</u>	<u>48,962.87</u>	<u>69,213.00</u>	<u>20,250.13</u>	<u>70.7</u>
	TOTAL FUND EXPENDITURES	<u>34,168.69</u>	<u>48,962.87</u>	<u>69,213.00</u>	<u>20,250.13</u>	<u>70.7</u>
	NET REVENUE OVER EXPENDITURES	<u>(22,496.92)</u>	<u>(28,452.58)</u>	<u>.00</u>	<u>28,452.58</u>	<u>.0</u>

Loan Balances

ACTION FUND		Origination Date	ORIGINAL LOAN	03/31/2026		04/30/2026		Legal Costs*	Amount Written Off	NOTES
ACCT #	CLIENT	Date	LOAN	BALANCE	PRINCIPAL INTEREST	BALANCE	BALANCE			
910-13500	PAUQUETTE CENTER LOAN REC V	11/04/2020	\$158,320.00	\$77,080.24	1,289.52	0.00	\$75,790.72			Current
910-13501	ACTION-LEARNING DEPOT \$41,294	07/01/2016	\$41,294.63	\$2,081.04	691.11	6.94	\$1,389.93			Current
910-13508	ACTION-FINE FOOD ARTS \$30,000	12/29/2021	\$30,000.00	\$30,000.00	0.00	0.00	\$30,000.00	\$30,052.17		In Default/Not in business
910-13509	ACTION-SAFEPRO TECH \$100K	04/11/2022	\$104,360.00	\$67,001.60	1,249.80	223.20	\$65,751.80			Current
910-13511	ACTION-EDGERTON HOSPITAL-\$140K	05/29/2025	\$140,000.00	\$140,000.00	0.00	0.00	\$140,000.00	\$1,378.00		Current/Deferral
910-17002	UDAG-SLIPSTREAM-LOC	05/26/2015	\$12,500.00	\$12,500.00	0.00	0.00	\$12,500.00			In Default/Strive On-Still in Business
910-13512	ACTION-SAFEPRO TECH \$106,794	08/05/2025	\$106,794.00	\$106,794.00	0.00	0.00	\$106,794.00	\$9,455.50		Behind on Interest Payments
TOTALS			\$593,268.63	\$435,456.88	\$3,230.43	\$230.14	\$432,226.45	\$40,885.67	\$0.00	
910-13999	ACTION LOAN-LOAN LOSS RESERVE			(\$30,000.00)	0.00	0.00	(\$30,000.00)			
910-17999	UDAG-LOAN LOSS RESERVE			(\$12,500.00)	0.00	0.00	(\$12,500.00)			

FAÇADE LOAN		Origination Date	ORIGINAL LOAN	03/31/2026		04/30/2026		Legal Costs*	Amount Written Off	NOTES
ACCT #	CLIENT	Date	LOAN	BALANCE	PRINCIPAL INTEREST	BALANCE	BALANCE			
910-16008	FAÇADE-BOWERS HOUSE LLC \$50K	04/11/2022	75,000.00	25,248.04	2,093.90	21.70	23,154.14			Current
910-16009	FAÇADE-SHABANI INV LLC \$50K	06/14/2024	50,000.00	47,039.73	146.19	156.80	46,893.54			Current
TOTALS			\$ 75,000.00	\$ 25,248.04	\$2,093.90	\$ 21.70	\$ 23,154.14	\$0.00		

CAPITAL CATALYST		Origination Date	ORIGINAL LOAN	03/31/2026		04/30/2026		Legal Costs*	Amount Written Off	NOTES
ACCT #	CLIENT	Date	LOAN	BALANCE	PRINCIPAL INTEREST	BALANCE	BALANCE			
910-15000	CAP CAT-SLIPSTREAM-\$102,500	08/29/2013	\$102,500.00	\$102,500.00	0.00	0.00	\$102,500.00	\$13,760.03		interest only-last payment received 10/31/2016
910-15003	CAP CAT-SLIPSTREAM-\$42,000	09/23/2014	\$42,000.00	\$42,000.00	0.00	0.00	\$42,000.00			annual net revenue royalty-no payments have been received.
TOTALS			\$144,500.00	\$144,500.00	\$0.00	\$0.00	\$144,500.00	\$13,760.03	\$0.00	
910-15999	CAP CAT-LOAN LOSS RESERVE			\$0.00						*Legal Costs are 2023 to Current

HOUSING		Origination Date	ORIGINAL LOAN	03/31/2026		04/30/2026	
ACCT #	CLIENT	Date	LOAN	BALANCE	PRINCIPAL INTEREST	BALANCE	BALANCE
910-14000	CDBG HOUSING-MO301		\$8,220.00	\$8,220.00	0.00	0.00	\$8,220.00
910-14001	CDBG HOUSING-A8416		\$10,203.84	\$10,203.84	0.00	0.00	\$10,203.84
910-14003	CDBG HOUSING-B935		\$18,420.02	\$18,420.02	0.00	0.00	\$18,420.02
910-14006	CDBG HOUSING-C932		\$8,062.00	\$8,062.00	0.00	0.00	\$8,062.00
910-14009	CDBG HOUSING-J8802		\$10,818.00	\$10,818.00	0.00	0.00	\$10,818.00
910-14011	CDBG HOUSING-M8501		\$11,000.90	\$11,000.90	0.00	0.00	\$11,000.90
910-14013	CDBG HOUSING-P954		\$11,000.00	\$11,000.00	0.00	0.00	\$11,000.00
910-14016	CDBG HOUSING-V902		\$12,504.15	\$12,504.15	0.00	0.00	\$12,504.15
910-14025	CDBG HOUSING-M0801		\$18,422.00	\$18,422.00	0.00	0.00	\$18,422.00
910-14026	CDBG HOUSING-B0803-0901		\$34,448.00	\$34,448.00	0.00	0.00	\$34,448.00
910-14030	CDBG HOUSING-HO#13-2016		\$8,000.00	\$8,000.00	0.00	0.00	\$8,000.00
910-14031	CDBG HOUSING-HO#4		\$37,795.00	\$37,795.00	0.00	0.00	\$37,795.00
910-14038	CDBG HOUSING-HO#14		\$14,671.00	\$18,000.00	0.00	0.00	\$18,000.00
910-14039	CDBG HOUSING-HO#15		\$21,090.00	\$36,815.00	0.00	0.00	\$36,815.00
910-14040	CDBG HOUSING-HO#18		\$4,235.00	\$4,235.00	0.00	0.00	\$4,235.00
910-14041	CDBG HOUSING-HO#22		\$6,688.75	\$6,688.75	0.00	0.00	\$6,688.75
TOTALS			\$235,578.66	\$247,943.91	\$0.00	\$0.00	\$247,943.91
910-14999	CDBG HOUSING-LOAN LOSS RESERVE			\$0.00			
910-35000	GENERAL LOAN LOSS RESERVE			\$0.00			

AFFORDABLE HOUSING LOANS		Origination Date	ORIGINAL LOAN	03/31/2026		04/30/2026	
ACCT #	CLIENT	Date	LOAN	BALANCE	PRINCIPAL INTEREST	BALANCE	BALANCE
441-14000	12/27/23 Waylon Raupp-245 S Whiton St		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	08/29/24 Nicholas Carpenter-303 S Whiton St		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	09/03/24 Mark C Robb-371 S Janesville St		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	12/20/24 Tanner & Monica Conn-243 N Fremont		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	06/5/25 Jaqui Utecht & Terry Bahr- 1274 W Court St		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	07/03/25 Bruce Shuler-406 E Milwaukee St		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	07/22/25 Thomas Hernandez & Jasmin Fernandez-675 Stonefield Ln		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	12/2/25 Emma Mitchell & Joseph Hallock-255 N Park		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	12/5/25 Manuel Montes de Oca- 215 E Clay St # 37		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	01/22/2025 Sam Grishow-204 N Queen St		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	2/02/2026 Kelly & Hailey Swalheim- 455 Howard Rd		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	2/20/26 Sergio & Kaitlin Reyes- 815 E North St		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	2/23/26 William Reiber- 202 W North St		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	3/31/26 Marco & Juana Barajas-119s 4th St		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
TOTALS			\$350,000.00	\$350,000.00	\$0.00	\$0.00	\$350,000.00

Bank Account Reconciliations

Account Name	CDA Operating	Action Bus Dev (UDAG) Checking	Façade Checking	CDBG Housing	Capital Cat Checking
Fund Account Number	Fund 900	Fund 910 xxx-127	Fund 910 xxx-442	Fund 910 xxx-450	Fund 910 xxxxxx3734
Bank	1st Citizens	1st Citizens	1st Citizens	1st Citizens	Associated
Interest Rate	3.76%	3.76%	3.76%	3.76%	0.95%
GL Account Number(s)	900-11100	910-11800 910-11801 910-11806	910-11702	910-11600	910-11900
GL Balance as of:					
06/30/2025	-73,152.80	612,062.71	29,496.38	8,595.44	140,606.74
07/31/2025	-86,612.07	601,795.83	32,030.62	8,627.27	140,785.87
08/31/2025	-107,533.14	435,118.84	34,565.51	8,657.16	140,947.29
09/30/2025	-119,737.79	463,238.73	37,122.22	8,690.25	141,095.57
10/31/2025	-134,211.10	460,220.57	39,684.42	8,722.37	141,236.47
11/30/2025	6,732.53	593,823.75	42,237.25	8,750.76	141,346.75
12/31/2025	13,125.17	714,440.67	44,816.44	8,782.80	141,460.80
01/31/2026	-27,643.08	719,544.78	47,382.35	8,810.62	141,574.94
02/28/2026	-50,482.77	721,689.79	49,940.62	8,835.77	141,678.12
03/31/2026	-70,696.49	716,722.41	52,526.63	8,864.43	141,792.43
04/30/2026	-90,073.97	705,866.44	55,109.91	0.00	141,903.15
05/31/2026	-117,343.12	711,442.25	57,694.59	0.00	142,017.64
Outstanding items					
Current Bank Balance	-117,343.12	711,442.25	57,694.59	0.00	142,017.64
Difference:	0.00	0.00	0.00	0.00	0.00

Monthly GL bank balances may not agree with the actual month end bank account balances due to outstanding items.

May 2026 Interest Income	GL #	Amount	Desc
LOAN FUND-FRST CITZNS-XXX127	910-11800	2,115.24	May 2026 Interest Income
FACADE CKING-1ST CIT- XXX442	910-11702	166.09	May 2026 Interest Income
CDBG-HOUSING CHK-1CSB XXX450	910-11600		May 2026 Interest Income
GRANT FUND-ASSOC BK XXXXX3734	910-11900	114.49	May 2026 Interest Income
INTEREST INCOME-ACTION FUND	910-48109-00	(2,115.24)	May 2026 Interest Income
INTEREST INCOME-FACADE	910-48103-00	(166.09)	May 2026 Interest Income
INTEREST INCOME-HOUSING	910-48104-00	-	May 2026 Interest Income
INTEREST INCOME-SEED FUND	910-48108-00	(114.49)	May 2026 Interest Income

CDA Monthly Bank Entries

CDBG-HOUSING CHK-1CSB XXX450		Total Deposit	Debit	910-11600	-	
HO# 1 Payment	Principal		Credit	910-14027		
HO# 11 Payoff	Principal		Credit	910-14037		
ACTION-BUS DEV-BUS PARK-XXX127		Total Deposit	Credit	910-11800	3,460.57	
PAUQUETTE CENTER LOAN RECV	Principal		Debit	910-13500	(1,289.52) 05/04/2026 ACH PAYMENT	
ACTION-SAFEPRO TECH \$100K	Principal		Credit	910-13509	(1,253.70) 05/11/2026 ACH PAYMENT	
INT INC-ACTION-SAFEPRO \$100K	Interest		Credit	910-46008-00	(219.30) 05/11/2026 ACH PAYMENT	
ACTION-LEARNING DEPOT \$41,294	Principal		Credit	910-13501	(693.42) 05/01/2026 ACH PAYMENT	
INT INC-ACTION-LRN DEPOT \$41K	Interest		Credit	910-46001-00	(4.63) 05/01/2026 ACH PAYMENT	
FACADE CKING-1ST CIT- XXX442		Total Deposit	Credit	910-11702	2,418.59	
FACADE-BOWERS HOUSE LLC \$50K	Principal		Credit	910-16008	(2,097.68) 05/11/2026 ACH PAYMENT	
FACADE INT-BOWER'S HOUSE \$50K	Interest		Credit	910-44005-00	(17.92) 05/11/2026 ACH PAYMENT	
FACADE-SHABANI INV LLC \$50K	Principal		Credit	910-16009	(146.68) 05/15/2026 ACH PAYMENT	
FACADE INT-SHABANI INV LLC 50K	Interest		Credit	910-44006-00	(156.31) 05/15/2026 ACH PAYMENT	
				GL #	Amount	Description
RENTAL & PROPERTY EXPENSES			Debit	910-56500-408	\$27.67	116 E Main St-Water Sewer
RENTAL & PROPERTY EXPENSES			Debit	910-56500-408	\$160.00	Stonehaven Devlmt Recording fees
LEGAL/PROFESSIONAL/MARKETING			Debit	910-56500-219	\$2,250.00	Rail Spur Impact Study 1st half pmt
LEGAL/PROFESSIONAL/MARKETING			Debit	910-56500-212	\$1,952.50	Blacksheep Agreement legal work
ACTION-BUS DEV-BUS PARK-XXX127			Credit	910-11800	(\$4,390.17)	ACTION FUND May 2026

Report Criteria:
 Report type: GL detail
 Invoice Detail.GL account = 9001000000-9009999999,9101000000-9109999999

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
900									
05/26	05/07/2026	100257	6643	REDEVELOPMENT RESOURCE		ECONOMIC BASE MARKET ANALYSIS PHASE II	1223	900-56500-215	6,720.00
05/26	05/14/2026	100279	6069	COMPLETE OFFICE OF WISCO		40 CT OF PRINTER PAPER	121349	900-56500-310	311.92
05/26	05/14/2026	100295	4196	QUADIENT FINANCE USA INC		2Q26 POSTAGE MACHINE LEASE/FEES	APR 2026	900-56500-310	8.72
05/26	05/21/2026	100327	291	GORDON FLESCH CO INC		APR 2026 COPIES CHARGE	IN15622412	900-56500-310	14.97
05/26	05/22/2026	900195	8487	US BANK	MASON BECKER-IEDC ONLI	CEcD professional certification course	May 2026	900-56500-210	535.00
05/26	05/22/2026	900195	8487	US BANK	MASON BECKER-CANVA* IO	CDA program marketing materials	May 2026	900-56500-223	168.80
Total 900:									7,759.41
Grand Totals:									7,759.41

**CITY OF WHITEWATER
BALANCE SHEET
MAY 31, 2026**

Item 9.

ECONOMIC DEVELOPMENT FUND

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>					
900-11100	CASH	13,125.17	(27,269.15)	(130,468.29)	(117,343.12)
900-19000	GASB 68-WRS NET PENSION ASSETS	(4,538.61)	.00	.00	(4,538.61)
900-19021	GASB 68-WRS DOR	27,328.68	.00	.00	27,328.68
900-19999	GASB 68-PENSION CLEARING ACCT	(4.00)	.00	.00	(4.00)
	TOTAL ASSETS	35,911.24	(27,269.15)	(130,468.29)	(94,557.05)
 <u>LIABILITIES AND EQUITY</u>					
<u>LIABILITIES</u>					
900-21100	ACCOUNTS PAYABLE	10,293.65	.00	(10,293.65)	.00
900-21106	WAGES CLEARING	8,785.89	.00	(8,785.89)	.00
900-23810	ACCRUED VACATION & SICK LEAVE	3,569.61	.00	.00	3,569.61
900-29011	GASB 68-WRS DIR	13,407.45	.00	.00	13,407.45
	TOTAL LIABILITIES	36,056.60	.00	(19,079.54)	16,977.06
 <u>FUND EQUITY</u>					
900-34300	PROPRIETARY CAPITAL	(145.36)	.00	.00	(145.36)
	UNAPPROPRIATED FUND BALANCE:				
	REVENUE OVER EXPENDITURES - YTD	.00	(27,269.15)	(111,388.75)	(111,388.75)
	BALANCE - CURRENT DATE	.00	(27,269.15)	(111,388.75)	(111,388.75)
	TOTAL FUND EQUITY	(145.36)	(27,269.15)	(111,388.75)	(111,534.11)
	TOTAL LIABILITIES AND EQUITY	35,911.24	(27,269.15)	(130,468.29)	(94,557.05)

**CITY OF WHITEWATER
BALANCE SHEET
MAY 31, 2026**

Item 9.

CDA PROGRAMS FUND

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>					
910-11600	CDBG-HOUSING CHK-1CSB XXX450	8,782.80	.00 (	8,782.80)	.00
910-11702	FACADE CKING-1ST CIT- XXX442	44,816.44	2,584.68	12,878.15	57,694.59
910-11800	LOAN FUND-FRST CITZNS-XXX127	294,597.05	5,575.81	416,845.20	711,442.25
910-11801	ACTION-LAND PURCHASE-XXX127	419,843.62	.00 (	419,843.62)	.00
910-11900	GRANT FUND-ASSOC BK XXXXX3734	141,460.80	114.49	556.84	142,017.64
910-13500	PAUQUETTE CENTER LOAN RECV	80,948.80 (	1,289.52) (	6,447.60)	74,501.20
910-13501	ACTION-LEARNING DEPOT \$41,294	4,140.64 (	693.42) (	3,444.13)	696.51
910-13508	ACTION-FINE FOOD ARTS \$30,000	30,000.00	.00	.00	30,000.00
910-13509	ACTION-SAFEPRO TECH \$100K	70,725.80 (	1,253.70) (	6,227.70)	64,498.10
910-13511	ACTION-EDGERTON HOSPITAL-\$140K	140,000.00	.00	.00	140,000.00
910-13512	ACTION-SAFEPRO TECH \$106,794	106,794.00	.00	.00	106,794.00
910-13999	ACTION LOAN-LOAN LOSS RESERVE	(30,000.00)	.00	.00 (	30,000.00)
910-14000	CDBG HOUSING-MO301	8,220.00	.00	.00	8,220.00
910-14001	CDBG HOUSING-A8416	10,203.84	.00	.00	10,203.84
910-14003	CDBG HOUSING-B935	18,420.02	.00	.00	18,420.02
910-14006	CDBG HOUSING-C932	8,062.00	.00	.00	8,062.00
910-14009	CDBG HOUSING-J8802	10,818.00	.00	.00	10,818.00
910-14011	CDBG HOUSING-M8501	11,000.90	.00	.00	11,000.90
910-14013	CDBG HOUSING-P954	11,000.00	.00	.00	11,000.00
910-14016	CDBG HOUSING-V902	12,504.15	.00	.00	12,504.15
910-14025	CDBG HOUSING-M0801	18,422.00	.00	.00	18,422.00
910-14026	CDBG HOUSING-B0803-0901	34,448.00	.00	.00	34,448.00
910-14030	CDBG HOUSING-HO#13-2016	8,000.00	.00	.00	8,000.00
910-14031	CDBG HOUSING-HO#4	37,795.00	.00	.00	37,795.00
910-14038	CDBG HOUSING-HO#14	18,000.00	.00	.00	18,000.00
910-14039	CDBG HOUSING-HO#15	36,815.00	.00	.00	36,815.00
910-14040	CDBG HOUSING-HO#18	4,235.00	.00	.00	4,235.00
910-14041	CDBG HOUSING-HO#22	6,688.75	.00	.00	6,688.75
910-15000	CAP CAT-SLIPSTREAM-\$102,500	102,500.00	.00	.00	102,500.00
910-15003	CAP CAT-SLIPSTREAM-\$42,000	42,000.00	.00	.00	42,000.00
910-16008	FACADE-BOWERS HOUSE LLC \$50K	31,520.86 (	2,097.68) (	10,464.40)	21,056.46
910-16009	FACADE-SHABANI INV LLC \$50K	47,475.40 (	146.68) (	728.54)	46,746.86
910-17002	UDAG-SLIPSTREAM-LOC	12,500.00	.00	.00	12,500.00
910-17999	UDAG-LOAN LOSS RESERVE	(12,500.00)	.00	.00 (	12,500.00)
910-18350	LAND	565,797.38	.00	.00	565,797.38
910-18360	REAL ESTATE	6,128,544.00	.00	.00	6,128,544.00
	TOTAL ASSETS	8,484,580.25	2,793.98 (	25,658.60)	8,458,921.65
<u>LIABILITIES AND EQUITY</u>					
<u>LIABILITIES</u>					
910-22000	ACCUM DEPREC-BUILDING	1,709,182.14	.00	.00	1,709,182.14
910-25100	DUE TO GENERAL FUND	3,372.15	.00	.00	3,372.15
	TOTAL LIABILITIES	1,712,554.29	.00	.00	1,712,554.29
<u>FUND EQUITY</u>					

**CITY OF WHITEWATER
BALANCE SHEET
MAY 31, 2026**

Item 9.

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
910-30110 CONTRIBUTED CAPITAL	275,171.53	.00	.00	275,171.53
910-34300 PROPRIETARY CAPITAL	5,965,956.50	.00	.00	5,965,956.50
910-34400 RESERVE FOR LAND PURCHASES	530,897.93	.00	.00	530,897.93
UNAPPROPRIATED FUND BALANCE:				
REVENUE OVER EXPENDITURES - YTD	.00	2,793.98	(25,658.60)	(25,658.60)
BALANCE - CURRENT DATE	.00	2,793.98	(25,658.60)	(25,658.60)
TOTAL FUND EQUITY	6,772,025.96	2,793.98	(25,658.60)	6,746,367.36
TOTAL LIABILITIES AND EQUITY	8,484,580.25	2,793.98	(25,658.60)	8,458,921.65

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2026

Item 9.

ECONOMIC DEVELOPMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET	
<u>OTHER FINANCING SOURCES</u>						
900-49265-56	TRANSFER TID #4 AFFORD HOUSING	.00	.00	50,000.00	50,000.00	.0
900-49266-56	TRANSFER TID #11-ADMIN	.00	.00	25,000.00	25,000.00	.0
900-49267-56	TRANSFER TID #12-ADMIN	.00	.00	25,000.00	25,000.00	.0
900-49270-56	TRANSFER TID #10-ADMIN	.00	.00	50,000.00	50,000.00	.0
900-49290-56	GENERAL FUND TRANSFER	.00	.00	130,000.00	130,000.00	.0
900-49300-56	FUND BALANCE APPLIED	.00	.00	23,455.00	23,455.00	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	303,455.00	303,455.00	.0
	TOTAL FUND REVENUE	.00	.00	303,455.00	303,455.00	.0

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2026

Item 9.

ECONOMIC DEVELOPMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDA</u>						
900-56500-111	SALARIES	14,322.06	67,530.30	187,896.43	120,366.13	35.9
900-56500-151	FRINGE BENEFITS	4,900.25	25,561.04	64,989.91	39,428.87	39.3
900-56500-210	PROFESSIONAL DEVELOPMENT	535.00	2,628.00	4,500.00	1,872.00	58.4
900-56500-212	LEGAL SERVICES	.00	1,273.00	12,000.00	10,727.00	10.6
900-56500-215	PROFESSIONAL SERVICES	6,720.00	6,720.00	6,720.00	.00	100.0
900-56500-222	COUNTY/REGIONAL ECON DEV	.00	4,554.00	12,483.35	7,929.35	36.5
900-56500-223	MARKETING	168.80	168.80	1,545.00	1,376.20	10.9
900-56500-224	SOFTWARE/HARDWARE MAINTENANCE	207.86	1,785.31	6,670.74	4,885.43	26.8
900-56500-225	TELECOM/INTERNET/COMMUNICATION	79.57	267.59	1,367.57	1,099.98	19.6
900-56500-310	OFFICE & OPERATING SUPPLIES	335.61	414.77	630.00	215.23	65.8
900-56500-311	POSTAGE	.00	.00	210.00	210.00	.0
900-56500-325	PUBLIC EDUCATION	.00	250.90	242.00	(8.90)	103.7
900-56500-330	TRAVEL EXPENSE	.00	235.04	3,888.00	3,652.96	6.1
900-56500-341	MISC EXPENSE	.00	.00	312.00	312.00	.0
	TOTAL CDA	27,269.15	111,388.75	303,455.00	192,066.25	36.7
	TOTAL FUND EXPENDITURES	27,269.15	111,388.75	303,455.00	192,066.25	36.7
	NET REVENUE OVER EXPENDITURES	(27,269.15)	(111,388.75)	.00	111,388.75	.0

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2026

Item 9.

CDA PROGRAMS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>FACADE LOAN REVENUE</u>						
910-44005-00	FACADE INT-BOWER'S HOUSE \$50K	17.92	113.60	420.00	306.40	27.1
910-44006-00	FACADE INT-SHABANI INV LLC 50K	156.31	786.41	1,920.00	1,133.59	41.0
TOTAL FACADE LOAN REVENUE		174.23	900.01	2,340.00	1,439.99	38.5
<u>ACTION LOAN REVENUE</u>						
910-46001-00	INT INC-ACTION-LRN DEPOT \$41K	4.63	46.11	320.00	273.89	14.4
910-46008-00	INT INC-ACTION-SAFEPRO \$100K	219.30	1,137.30	3,072.00	1,934.70	37.0
TOTAL ACTION LOAN REVENUE		223.93	1,183.41	3,392.00	2,208.59	34.9
<u>MISCELLANEOUS REVENUE</u>						
910-48103-00	INTEREST INCOME-FACADE	166.09	785.20	900.00	114.80	87.2
910-48104-00	INTEREST INCOME-HOUSING	.00	81.63	.00	(81.63)	.0
910-48108-00	INTEREST INCOME-SEED FUND	114.49	556.84	2,000.00	1,443.16	27.8
910-48109-00	INTEREST INCOME-ACTION FUND	2,115.24	11,039.18	25,000.00	13,960.82	44.2
910-48605-00	RENTAL INCOME-CROP LEASES	.00	8,758.00	16,000.00	7,242.00	54.7
TOTAL MISCELLANEOUS REVENUE		2,395.82	21,220.85	43,900.00	22,679.15	48.3
<u>OTHER FINANCING SOURCES</u>						
910-49300-56	FUND BALANCE APPLIED	.00	.00	19,581.00	19,581.00	.0
TOTAL OTHER FINANCING SOURCES		.00	.00	19,581.00	19,581.00	.0
TOTAL FUND REVENUE		2,793.98	23,304.27	69,213.00	45,908.73	33.7

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2026

Item 9.

CDA PROGRAMS FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET AMOUNT</u>	<u>VARIANCE</u>	<u>% OF BUDGET</u>	
<u>CDA PROGRAMS</u>						
910-56500-212	LEGAL/PROFESSIONAL/MARKETING	.00	13,040.06	23,770.00	10,729.94	54.9
910-56500-219	PROFESSIONAL SERVICES	.00	.00	5,193.00	5,193.00	.0
910-56500-404	HOUSING LOANS/EXPENSES	.00	5,611.20	1,197.00	(4,414.20)	468.8
910-56500-407	ECON DEV-LOAN EXPENSES	.00	.00	3,272.00	3,272.00	.0
910-56500-408	RENTAL & PROPERTY EXPENSES	.00	30,311.61	28,458.00	(1,853.61)	106.5
910-56500-525	ACTION GRANTS-BUSINESS DEV	.00	.00	7,323.00	7,323.00	.0
	TOTAL CDA PROGRAMS	<u>.00</u>	<u>48,962.87</u>	<u>69,213.00</u>	<u>20,250.13</u>	<u>70.7</u>
	TOTAL FUND EXPENDITURES	<u>.00</u>	<u>48,962.87</u>	<u>69,213.00</u>	<u>20,250.13</u>	<u>70.7</u>
	NET REVENUE OVER EXPENDITURES	<u>2,793.98</u>	<u>(25,658.60)</u>	<u>.00</u>	<u>25,658.60</u>	<u>.0</u>

Loan Balances

ACTION FUND		Origination Date	ORIGINAL LOAN	04/30/2026		05/31/2026		Legal Costs*	Amount Written Off	NOTES
ACCT #	CLIENT	Date	LOAN	BALANCE	PRINCIPAL INTEREST	BALANCE				
910-13500	PAUQUETTE CENTER LOAN REC'D	11/04/2020	\$158,320.00	\$75,790.72	1,289.52	0.00	\$74,501.20			Current
910-13501	ACTION-LEARNING DEPOT \$41,294	07/01/2016	\$41,294.63	\$1,389.93	693.42	4.63	\$696.51			Current
910-13508	ACTION-FINE FOOD ARTS \$30,000	12/29/2021	\$30,000.00	\$30,000.00	0.00	0.00	\$30,000.00	\$32,004.67		In Default/Not in business
910-13509	ACTION-SAFEPRO TECH \$100K	04/11/2022	\$104,360.00	\$65,751.80	1,253.70	219.30	\$64,498.10			Current
910-13511	ACTION-EDGERTON HOSPITAL-\$140K	05/29/2025	\$140,000.00	\$140,000.00	0.00	0.00	\$140,000.00	\$1,378.00		Current/Deferral
910-17002	UDAG-SLIPSTREAM-LOC	05/26/2015	\$12,500.00	\$12,500.00	0.00	0.00	\$12,500.00			In Default/Strive On-Still in Business
910-13512	ACTION-SAFEPRO TECH \$106,794	08/05/2025	\$106,794.00	\$106,794.00	0.00	0.00	\$106,794.00	\$9,455.50		Behind on Interest Payments
TOTALS			\$593,268.63	\$432,226.45	\$3,236.64	\$223.93	\$428,989.81	\$42,838.17	\$0.00	
910-13999	ACTION LOAN-LOAN LOSS RESERVE			(\$30,000.00)	0.00	0.00	(\$30,000.00)			
910-17999	UDAG-LOAN LOSS RESERVE			(\$12,500.00)	0.00	0.00	(\$12,500.00)			

FAÇADE LOAN		Origination Date	ORIGINAL LOAN	04/30/2026		05/31/2026		Legal Costs*	Amount Written Off	NOTES
ACCT #	CLIENT	Date	LOAN	BALANCE	PRINCIPAL INTEREST	BALANCE				
910-16008	FACADE-BOWERS HOUSE LLC \$50K	04/11/2022	75,000.00	23,154.14	2,097.68	17.92	21,056.46			Current
910-16009	FACADE-SHABANI INV LLC \$50K	06/14/2024	50,000.00	46,893.54	146.68	156.31	46,746.86			Current
TOTALS			\$ 75,000.00	\$ 23,154.14	\$2,097.68	\$ 17.92	\$ 21,056.46	\$0.00		

CAPITAL CATALYST		Origination Date	ORIGINAL LOAN	04/30/2026		05/31/2026		Legal Costs*	Amount Written Off	NOTES
ACCT #	CLIENT	Date	LOAN	BALANCE	PRINCIPAL INTEREST	BALANCE				
910-15000	CAP CAT-SLIPSTREAM-\$102,500	08/29/2013	\$102,500.00	\$102,500.00	0.00	0.00	\$102,500.00	\$13,760.03		interest only-last payment received 10/31/2016
910-15003	CAP CAT-SLIPSTREAM-\$42,000	09/23/2014	\$42,000.00	\$42,000.00	0.00	0.00	\$42,000.00			annual net revenue royalty-no payments have been received.
TOTALS			\$144,500.00	\$144,500.00	\$0.00	\$0.00	\$144,500.00	\$13,760.03	\$0.00	
910-15999	CAP CAT-LOAN LOSS RESERVE			\$0.00						*Legal Costs are 2023 to Current

HOUSING		Origination Date	ORIGINAL LOAN	04/30/2026		05/31/2026	
ACCT #	CLIENT	Date	LOAN	BALANCE	PRINCIPAL INTEREST	BALANCE	
910-14000	CDBG HOUSING-MO301		\$8,220.00	\$8,220.00	0.00	0.00	\$8,220.00
910-14001	CDBG HOUSING-A8416		\$10,203.84	\$10,203.84	0.00	0.00	\$10,203.84
910-14003	CDBG HOUSING-B935		\$18,420.02	\$18,420.02	0.00	0.00	\$18,420.02
910-14006	CDBG HOUSING-C932		\$8,062.00	\$8,062.00	0.00	0.00	\$8,062.00
910-14009	CDBG HOUSING-J8802		\$10,818.00	\$10,818.00	0.00	0.00	\$10,818.00
910-14011	CDBG HOUSING-M8501		\$11,000.90	\$11,000.90	0.00	0.00	\$11,000.90
910-14013	CDBG HOUSING-P954		\$11,000.00	\$11,000.00	0.00	0.00	\$11,000.00
910-14016	CDBG HOUSING-V902		\$12,504.15	\$12,504.15	0.00	0.00	\$12,504.15
910-14025	CDBG HOUSING-M0801		\$18,422.00	\$18,422.00	0.00	0.00	\$18,422.00
910-14026	CDBG HOUSING-B0803-0901		\$34,448.00	\$34,448.00	0.00	0.00	\$34,448.00
910-14030	CDBG HOUSING-HO#13-2016		\$8,000.00	\$8,000.00	0.00	0.00	\$8,000.00
910-14031	CDBG HOUSING-HO#4		\$37,795.00	\$37,795.00	0.00	0.00	\$37,795.00
910-14038	CDBG HOUSING-HO#14		\$14,671.00	\$18,000.00	0.00	0.00	\$18,000.00
910-14039	CDBG HOUSING-HO#15		\$21,090.00	\$36,815.00	0.00	0.00	\$36,815.00
910-14040	CDBG HOUSING-HO#18		\$4,235.00	\$4,235.00	0.00	0.00	\$4,235.00
910-14041	CDBG HOUSING-HO#22		\$6,688.75	\$6,688.75	0.00	0.00	\$6,688.75
TOTALS			\$235,578.66	\$247,943.91	\$0.00	\$0.00	\$247,943.91
910-14999	CDBG HOUSING-LOAN LOSS RESERVE			\$0.00			
910-35000	GENERAL LOAN LOSS RESERVE			\$0.00			

AFFORDABLE HOUSING LOANS		Origination Date	ORIGINAL LOAN	04/30/2026		05/31/2026	
ACCT #	CLIENT	Date	LOAN	BALANCE	PRINCIPAL INTEREST	BALANCE	
441-14000	12/27/23 Waylon Raupp-245 S Whiton St		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	08/29/24 Nicholas Carpenter-303 S Whiton St		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	09/03/24 Mark C Robb-371 S Janesville St		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	12/20/24 Tanner & Monica Conn-243 N Fremont		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	06/5/25 Jaqui Utecht & Terry Bahr- 1274 W Court St		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	07/03/25 Bruce Shuler-406 E Milwaukee St		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	07/22/25 Thomas Hernandez & Jasmin Fernandez-675 Stonefield Ln		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	12/2/25 Emma Mitchell & Joseph Hallock-255 N Park		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	12/5/25 Manuel Montes de Oca- 215 E Clay St # 37		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	01/22/2025 Sam Grishow-204 N Queen St		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	2/02/2026 Kelly & Hailey Swalheim- 455 Howard Rd		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	2/20/26 Sergio & Kaitlin Reyes- 815 E North St		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	2/23/26 William Reiber- 202 W North St		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
441-14000	3/31/26 Marco & Juana Barajas-119s 4th St		\$25,000.00	\$25,000.00	0.00	0.00	\$25,000.00
TOTALS			\$350,000.00	\$350,000.00	\$0.00	\$0.00	\$350,000.00

**CITY OF WHITEWATER
BALANCE SHEET
DECEMBER 31, 2025**

Item 10.

INNOVATION CTR-OPERATIONS

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>					
920-11100	CASH	66,803.76	.00	43,372.09	110,175.85
920-11300	INVESTMENTS-ASSOC-DROULLARD	9,107.93	.00	376.95	9,484.88
920-17100	INTEREST RECEIVABLE	2,121.83	(133.38)	(133.38)	1,988.45
920-19000	GASB 68-WRS NET PENSION ASSETS	(779.00)	(1,198.00)	(1,198.00)	(1,977.00)
920-19021	GASB 68-WRS DOR	7,109.00	4,805.00	4,805.00	11,914.00
920-19200	SHORT TERM LEASE RECEIVABLE	135,057.46	38,386.44	38,386.44	173,443.90
920-19250	LONG TERM LEASE RECEIVABLE	509,609.90	(81,309.83)	(81,309.83)	428,300.07
920-19999	GASB 68-PENSION CLEARING ACCT	(2,169.00)	(1,924.00)	(1,924.00)	(4,093.00)
	TOTAL ASSETS	726,861.88	(41,373.77)	2,375.27	729,237.15
<u>LIABILITIES AND EQUITY</u>					
<u>LIABILITIES</u>					
920-21100	ACCOUNTS PAYABLE	12,003.20	.00	3,392.70	15,395.90
920-21106	WAGES CLEARING	1,762.28	.00	(1,182.93)	579.35
920-23810	ACCRUED VACATION & SICK LEAVE	2,865.98	.00	(68.20)	2,797.78
920-29011	GASB 68-WRS DIR	4,161.00	1,683.00	1,683.00	5,844.00
920-29500	DEF INFLOW OF RESOURCES LEASES	603,871.28	(47,421.56)	(47,421.56)	556,449.72
	TOTAL LIABILITIES	624,663.74	(45,738.56)	(43,596.99)	581,066.75
<u>FUND EQUITY</u>					
920-34100	ASSIGNED FB-MAINT SINKING FD	6,000.00	.00	.00	6,000.00
920-34200	ASSIGNED FB-DROULLARD MEM	21,393.07	.00	.00	21,393.07
920-34300	FUND BALANCE	74,805.07	.00	.00	74,805.07
	UNAPPROPRIATED FUND BALANCE:				
	REVENUE OVER EXPENDITURES - YTD	.00	4,364.79	45,972.26	45,972.26
	BALANCE - CURRENT DATE	.00	4,364.79	45,972.26	45,972.26
	TOTAL FUND EQUITY	102,198.14	4,364.79	45,972.26	148,170.40
	TOTAL LIABILITIES AND EQUITY	726,861.88	(41,373.77)	2,375.27	729,237.15

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

Item 10.

INNOVATION CTR-OPERATIONS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>					
920-48410-56	INT. INCOME--DROULLARD MEM	.00	376.95	.00 (376.95)	.0
920-48490-56	INTEREST REVENUE-LEASES	27,034.14	27,034.14	.00 (27,034.14)	.0
920-48620-56	FACILITY RENTAL REVENUE	.00	1,680.00	.00 (1,680.00)	.0
920-48622-56	RENT-ADVASEC INC	.00	75.00	.00 (75.00)	.0
920-48623-56	RENT-HEATHERLYN ASSIST LVG	.00	1,800.00	1,800.00 .00	100.0
920-48631-56	RENT-CESA #2	(90,000.00)	.00	90,000.00	.0
920-48632-56	RENT-JEDI	(12,050.22)	(148.74)	11,901.48	12,050.22 (1.3)
920-48633-56	RENT-BLACKTHORNE CAPITAL LLC	(7,242.69)	12,777.99	23,688.00	10,910.01 53.9
920-48636-56	RENT-I-BUTTON	(47,331.47)	(368.51)	46,962.96	47,331.47 (.8)
920-48640-56	RENT-REIMER SYSTEMS	(2,100.00)	.00	2,100.00	2,100.00 .0
920-48646-56	RENT-CROWDS.IO-IDEAWAKE	.00	1,800.00	1,800.00 .00	100.0
920-48653-56	RENT-SCANALYTICS	.00	1,350.00	1,800.00	450.00 75.0
920-48661-56	RENT-BLUE LINE BATTERIES	.00	9,238.00	9,996.00	758.00 92.4
920-48666-56	RENT-MINERAL ARMOR	.00	1,200.00	1,800.00	600.00 66.7
920-48672-56	RENT-IRON FORGE DEVEL LLC	.00	2,152.04	2,100.00 (52.04)	102.5
920-48673-56	RENT-KREATIVE SOLUTIONS	.00	900.00	900.00 .00	100.0
920-48680-56	RENT-NYLEN & PARTNERS	(2,100.00)	.00	2,100.00	2,100.00 .0
920-48681-56	RENT-SAFEPRO TECH	.00	1,200.00	1,200.00 .00	100.0
920-48683-56	RENT-PAQUETTE CENTER	(33,480.00)	3,475.56	36,054.24	32,578.68 9.6
920-48684-56	RENT-US FORESTRY SVC	(9,507.00)	363.84	11,690.04	11,326.20 3.1
920-48686-56	RENT-SUMMERSET MARINE	.00	2,100.00	2,100.00 .00	100.0
920-48687-56	RENT-REGENCY RARE COINS	(2,932.00)	733.00	2,932.00	2,199.00 25.0
920-48688-56	RENT-SEAN PEOTTER	.00	397.98	.00 (397.98)	.0
920-48900-56	LEASE REVENUE	184,074.03	184,074.03	.00 (184,074.03)	.0
	TOTAL MISCELLANEOUS REVENUE	4,364.79	252,211.28	250,924.72 (1,286.56)	100.5
<u>OTHER FINANCING SOURCES</u>					
920-49300-56	FUND BALANCE APPLIED	.00	.00	(22,252.26) (22,252.26)	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	(22,252.26) (22,252.26)	.0
	TOTAL FUND REVENUE	4,364.79	252,211.28	228,672.46 (23,538.82)	110.3

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

Item 10.

INNOVATION CTR-OPERATIONS

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET AMOUNT</u>	<u>VARIANCE</u>	<u>% OF BUDGET</u>
<u>INNOVATION CENTER</u>						
920-56500-111	SALARIES	.00	31,188.16	44,774.68	13,586.52	69.7
920-56500-151	FRINGE BENEFITS	.00	8,892.80	9,844.78	951.98	90.3
920-56500-212	LEGAL SERVICES	.00	2,004.00	252.50	(1,751.50)	793.7
920-56500-215	PROFESSIONAL SERVICES	.00	167.50	.00	(167.50)	.0
920-56500-220	INSURANCE EXPENSE	.00	8,378.35	9,200.00	821.65	91.1
920-56500-221	UTILITIES-CITY-H2O/SEWER/STORM	.00	6,594.45	7,575.00	980.55	87.1
920-56500-222	ELECTRIC UTILITIES	.00	68,768.70	77,770.00	9,001.30	88.4
920-56500-225	TELECOM/INTERNET/COMMUNICATION	.00	4,706.86	2,740.00	(1,966.86)	171.8
920-56500-226	MEDIA-MONTHLY	.00	225.00	.00	(225.00)	.0
920-56500-243	CONTRACT-PREVENTIVE MAINT	.00	2,172.12	5,555.00	3,382.88	39.1
920-56500-245	BUILDING MAINTENANCE	.00	15,136.45	10,100.00	(5,036.45)	149.9
920-56500-246	JANITORIAL SERVICES	.00	20,623.73	24,000.00	3,376.27	85.9
920-56500-250	BLDG MAINT SUPPLIES	.00	15,494.20	11,059.50	(4,434.70)	140.1
920-56500-294	GROUND MAINTENANCE/SNOW/ICE	.00	13,105.00	16,665.00	3,560.00	78.6
920-56500-310	OFFICE & OPERATING SUPPLIES	.00	5,208.60	450.00	(4,758.60)	1157.5
920-56500-311	POSTAGE	.00	.00	101.00	101.00	.0
920-56500-323	MARKETING EXPENSES	.00	3,475.00	8,080.00	4,605.00	43.0
920-56500-330	TRAVEL EXPENSE	.00	98.10	505.00	406.90	19.4
TOTAL INNOVATION CENTER		.00	206,239.02	228,672.46	22,433.44	90.2
TOTAL FUND EXPENDITURES		.00	206,239.02	228,672.46	22,433.44	90.2
NET REVENUE OVER EXPENDITURES		4,364.79	45,972.26	.00	(45,972.26)	.0

**CITY OF WHITEWATER
BALANCE SHEET
JANUARY 31, 2026**

Item 11.

INNOVATION CTR-OPERATIONS

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>					
920-11100	CASH	110,175.85	(5,997.05)	(5,997.05)	104,178.80
920-11300	INVESTMENTS-ASSOC-DROULLARD	9,484.88	27.36	27.36	9,512.24
920-13180	A/R-FACILITY RENTAL	.00	125.00	125.00	125.00
920-17100	INTEREST RECEIVABLE	1,988.45	.00	.00	1,988.45
920-19000	GASB 68-WRS NET PENSION ASSETS	(1,977.00)	.00	.00	(1,977.00)
920-19021	GASB 68-WRS DOR	11,914.00	.00	.00	11,914.00
920-19200	SHORT TERM LEASE RECEIVABLE	173,443.90	.00	.00	173,443.90
920-19250	LONG TERM LEASE RECEIVABLE	428,300.07	.00	.00	428,300.07
920-19999	GASB 68-PENSION CLEARING ACCT	(4,093.00)	.00	.00	(4,093.00)
	TOTAL ASSETS	729,237.15	(5,844.69)	(5,844.69)	723,392.46
<u>LIABILITIES AND EQUITY</u>					
<u>LIABILITIES</u>					
920-21100	ACCOUNTS PAYABLE	15,395.90	(15,385.48)	(15,385.48)	10.42
920-21106	WAGES CLEARING	579.35	(579.35)	(579.35)	.00
920-23810	ACCRUED VACATION & SICK LEAVE	2,797.78	.00	.00	2,797.78
920-29011	GASB 68-WRS DIR	5,844.00	.00	.00	5,844.00
920-29500	DEF INFLOW OF RESOURCES LEASES	556,449.72	.00	.00	556,449.72
	TOTAL LIABILITIES	581,066.75	(15,964.83)	(15,964.83)	565,101.92
<u>FUND EQUITY</u>					
920-34100	ASSIGNED FB-MAINT SINKING FD	6,000.00	.00	.00	6,000.00
920-34200	ASSIGNED FB-DROULLARD MEM	21,393.07	.00	.00	21,393.07
920-34300	FUND BALANCE	120,777.33	.00	.00	120,777.33
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	10,120.14	10,120.14	10,120.14
	BALANCE - CURRENT DATE	.00	10,120.14	10,120.14	10,120.14
	TOTAL FUND EQUITY	148,170.40	10,120.14	10,120.14	158,290.54
	TOTAL LIABILITIES AND EQUITY	729,237.15	(5,844.69)	(5,844.69)	723,392.46

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

Item 11.

INNOVATION CTR-OPERATIONS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET	
<u>MISCELLANEOUS REVENUE</u>						
920-48410-56	INT. INCOME--DROULLARD MEM	27.36	27.36	300.00	272.64	9.1
920-48620-56	FACILITY RENTAL REVENUE	125.00	125.00	975.00	850.00	12.8
920-48623-56	RENT-HEATHERLYN ASSIST LVG	150.00	150.00	.00	(150.00)	.0
920-48631-56	RENT-CESA #2	7,500.00	7,500.00	90,000.00	82,500.00	8.3
920-48632-56	RENT-JEDI	991.79	991.79	12,199.00	11,207.21	8.1
920-48633-56	RENT-BLACKTHORNE CAPITAL LLC	1,034.67	1,034.67	24,048.00	23,013.33	4.3
920-48636-56	RENT-I-BUTTON	7,827.16	7,827.16	55,014.00	47,186.84	14.2
920-48640-56	RENT-REIMER SYSTEMS	175.00	175.00	2,100.00	1,925.00	8.3
920-48646-56	RENT-CROWDS.IO-IDEAWAKE	150.00	150.00	1,800.00	1,650.00	8.3
920-48653-56	RENT-SCANALYTICS	.00	.00	1,800.00	1,800.00	.0
920-48661-56	RENT-BLUE LINE BATTERIES	.00	.00	10,096.00	10,096.00	.0
920-48666-56	RENT-MINERAL ARMOR	.00	.00	1,800.00	1,800.00	.0
920-48672-56	RENT-IRON FORGE DEVEL LLC	192.00	192.00	2,100.00	1,908.00	9.1
920-48673-56	RENT-KREATIVE SOLUTIONS	75.00	75.00	900.00	825.00	8.3
920-48680-56	RENT-NYLEN & PARTNERS	175.00	175.00	2,100.00	1,925.00	8.3
920-48681-56	RENT-SAFEPRO TECH	100.00	100.00	1,200.00	1,100.00	8.3
920-48683-56	RENT-PAQUETTE CENTER	3,156.62	3,156.62	36,956.00	33,799.38	8.5
920-48684-56	RENT-US FORESTRY SVC	.00	.00	7,762.00	7,762.00	.0
920-48686-56	RENT-SUMMERSET MARINE	175.00	175.00	2,100.00	1,925.00	8.3
920-48687-56	RENT-REGENCY RARE COINS	.00	.00	6,440.00	6,440.00	.0
920-48688-56	RENT-SEAN PEOTTER	99.00	99.00	.00	(99.00)	.0
	TOTAL MISCELLANEOUS REVENUE	21,953.60	21,953.60	259,690.00	237,736.40	8.5
<u>OTHER FINANCING SOURCES</u>						
920-49300-56	FUND BALANCE APPLIED	.00	.00	(73,665.78)	(73,665.78)	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	(73,665.78)	(73,665.78)	.0
	TOTAL FUND REVENUE	21,953.60	21,953.60	186,024.22	164,070.62	11.8

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

Item 11.

INNOVATION CTR-OPERATIONS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>INNOVATION CENTER</u>						
920-56500-111	SALARIES	825.86	825.86	21,356.61	20,530.75	3.9
920-56500-151	FRINGE BENEFITS	770.43	770.43	5,234.41	4,463.98	14.7
920-56500-212	LEGAL SERVICES	.00	.00	3,000.00	3,000.00	.0
920-56500-220	INSURANCE EXPENSE	8,530.10	8,530.10	8,545.92	15.82	99.8
920-56500-221	UTILITIES-CITY-H2O/SEWER/STORM	.00	.00	7,121.00	7,121.00	.0
920-56500-222	ELECTRIC UTILITIES	.00	.00	70,776.00	70,776.00	.0
920-56500-225	TELECOM/INTERNET/COMMUNICATION	.00	.00	3,764.28	3,764.28	.0
920-56500-226	MEDIA-MONTHLY	.00	.00	400.00	400.00	.0
920-56500-243	CONTRACT-PREVENTIVE MAINT	.00	.00	3,750.00	3,750.00	.0
920-56500-245	BUILDING MAINTENANCE	(2,530.46)	(2,530.46)	9,301.00	11,831.46	(27.2)
920-56500-246	JANITORIAL SERVICES	1,866.53	1,866.53	23,369.00	21,502.47	8.0
920-56500-250	BLDG MAINT SUPPLIES	.00	.00	9,040.00	9,040.00	.0
920-56500-294	GROUNDS MAINTENANCE/SNOW/ICE	2,095.00	2,095.00	12,882.00	10,787.00	16.3
920-56500-310	OFFICE & OPERATING SUPPLIES	.00	.00	1,022.00	1,022.00	.0
920-56500-323	MARKETING EXPENSES	276.00	276.00	6,203.00	5,927.00	4.5
920-56500-330	TRAVEL EXPENSE	.00	.00	259.00	259.00	.0
	TOTAL INNOVATION CENTER	11,833.46	11,833.46	186,024.22	174,190.76	6.4
	TOTAL FUND EXPENDITURES	11,833.46	11,833.46	186,024.22	174,190.76	6.4
	NET REVENUE OVER EXPENDITURES	10,120.14	10,120.14	.00	(10,120.14)	.0

**CITY OF WHITEWATER
BALANCE SHEET
FEBRUARY 28, 2026**

Item 12.

INNOVATION CTR-OPERATIONS

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>					
920-11100	CASH	110,175.85	4,826.46 (	1,170.59)	109,005.26
920-11300	INVESTMENTS-ASSOC-DROULLARD	9,484.88	25.61	52.97	9,537.85
920-13180	A/R-FACILITY RENTAL	.00	(125.00)	.00	.00
920-17100	INTEREST RECEIVABLE	1,988.45	.00	.00	1,988.45
920-19000	GASB 68-WRS NET PENSION ASSETS	(1,977.00)	.00	.00	(1,977.00)
920-19021	GASB 68-WRS DOR	11,914.00	.00	.00	11,914.00
920-19200	SHORT TERM LEASE RECEIVABLE	173,443.90	.00	.00	173,443.90
920-19250	LONG TERM LEASE RECEIVABLE	428,300.07	.00	.00	428,300.07
920-19999	GASB 68-PENSION CLEARING ACCT	(4,093.00)	.00	.00	(4,093.00)
	TOTAL ASSETS	729,237.15	4,727.07 (	1,117.62)	728,119.53
<u>LIABILITIES AND EQUITY</u>					
<u>LIABILITIES</u>					
920-21100	ACCOUNTS PAYABLE	15,395.90	.00 (	15,385.48)	10.42
920-21106	WAGES CLEARING	579.35	.00 (	579.35)	.00
920-23810	ACCRUED VACATION & SICK LEAVE	2,797.78	.00	.00	2,797.78
920-29011	GASB 68-WRS DIR	5,844.00	.00	.00	5,844.00
920-29500	DEF INFLOW OF RESOURCES LEASES	556,449.72	.00	.00	556,449.72
	TOTAL LIABILITIES	581,066.75	.00 (	15,964.83)	565,101.92
<u>FUND EQUITY</u>					
920-34100	ASSIGNED FB-MAINT SINKING FD	6,000.00	.00	.00	6,000.00
920-34200	ASSIGNED FB-DROULLARD MEM	21,393.07	.00	.00	21,393.07
920-34300	FUND BALANCE	120,777.33	.00	.00	120,777.33
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	4,727.07	14,847.21	14,847.21
	BALANCE - CURRENT DATE	.00	4,727.07	14,847.21	14,847.21
	TOTAL FUND EQUITY	148,170.40	4,727.07	14,847.21	163,017.61
	TOTAL LIABILITIES AND EQUITY	729,237.15	4,727.07 (	1,117.62)	728,119.53

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

Item 12.

INNOVATION CTR-OPERATIONS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET	
<u>MISCELLANEOUS REVENUE</u>						
920-48410-56	INT. INCOME--DROULLARD MEM	25.61	52.97	300.00	247.03	17.7
920-48620-56	FACILITY RENTAL REVENUE	50.00	175.00	975.00	800.00	18.0
920-48623-56	RENT-HEATHERLYN ASSIST LVG	150.00	300.00	.00	(300.00)	.0
920-48631-56	RENT-CESA #2	7,500.00	15,000.00	90,000.00	75,000.00	16.7
920-48632-56	RENT-JEDI	991.79	1,983.58	12,199.00	10,215.42	16.3
920-48633-56	RENT-BLACKTHORNE CAPITAL LLC	1,034.67	2,069.34	24,048.00	21,978.66	8.6
920-48636-56	RENT-I-BUTTON	3,913.58	11,740.74	55,014.00	43,273.26	21.3
920-48640-56	RENT-REIMER SYSTEMS	175.00	350.00	2,100.00	1,750.00	16.7
920-48646-56	RENT-CROWDS.IO-IDEAWAKE	150.00	300.00	1,800.00	1,500.00	16.7
920-48653-56	RENT-SCANALYTICS	.00	.00	1,800.00	1,800.00	.0
920-48661-56	RENT-BLUE LINE BATTERIES	.00	.00	10,096.00	10,096.00	.0
920-48666-56	RENT-MINERAL ARMOR	.00	.00	1,800.00	1,800.00	.0
920-48672-56	RENT-IRON FORGE DEVEL LLC	192.00	384.00	2,100.00	1,716.00	18.3
920-48673-56	RENT-KREATIVE SOLUTIONS	75.00	150.00	900.00	750.00	16.7
920-48680-56	RENT-NYLEN & PARTNERS	175.00	350.00	2,100.00	1,750.00	16.7
920-48681-56	RENT-SAFEPRO TECH	100.00	200.00	1,200.00	1,000.00	16.7
920-48683-56	RENT-PAQUETTE CENTER	3,156.62	6,313.24	36,956.00	30,642.76	17.1
920-48684-56	RENT-US FORESTRY SVC	.00	.00	7,762.00	7,762.00	.0
920-48686-56	RENT-SUMMERSET MARINE	175.00	350.00	2,100.00	1,750.00	16.7
920-48687-56	RENT-REGENCY RARE COINS	.00	.00	6,440.00	6,440.00	.0
920-48688-56	RENT-SEAN PEOTTER	99.00	198.00	.00	(198.00)	.0
	TOTAL MISCELLANEOUS REVENUE	17,963.27	39,916.87	259,690.00	219,773.13	15.4
<u>OTHER FINANCING SOURCES</u>						
920-49300-56	FUND BALANCE APPLIED	.00	.00	(73,665.78)	(73,665.78)	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	(73,665.78)	(73,665.78)	.0
	TOTAL FUND REVENUE	17,963.27	39,916.87	186,024.22	146,107.35	21.5

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

Item 12.

INNOVATION CTR-OPERATIONS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>INNOVATION CENTER</u>						
920-56500-111	SALARIES	1,153.13	1,978.99	21,356.61	19,377.62	9.3
920-56500-151	FRINGE BENEFITS	234.21	1,004.64	5,234.41	4,229.77	19.2
920-56500-212	LEGAL SERVICES	.00	.00	3,000.00	3,000.00	.0
920-56500-220	INSURANCE EXPENSE	.00	8,530.10	8,545.92	15.82	99.8
920-56500-221	UTILITIES-CITY-H2O/SEWER/STORM	630.73	630.73	7,121.00	6,490.27	8.9
920-56500-222	ELECTRIC UTILITIES	7,130.65	7,130.65	70,776.00	63,645.35	10.1
920-56500-225	TELECOM/INTERNET/COMMUNICATION	.00	.00	3,764.28	3,764.28	.0
920-56500-226	MEDIA-MONTHLY	.00	.00	400.00	400.00	.0
920-56500-243	CONTRACT-PREVENTIVE MAINT	.00	.00	3,750.00	3,750.00	.0
920-56500-245	BUILDING MAINTENANCE	290.02	(2,240.44)	9,301.00	11,541.44	(24.1)
920-56500-246	JANITORIAL SERVICES	1,866.53	3,733.06	23,369.00	19,635.94	16.0
920-56500-250	BLDG MAINT SUPPLIES	290.93	290.93	9,040.00	8,749.07	3.2
920-56500-294	GROUNDS MAINTENANCE/SNOW/ICE	1,415.00	3,510.00	12,882.00	9,372.00	27.3
920-56500-310	OFFICE & OPERATING SUPPLIES	.00	.00	1,022.00	1,022.00	.0
920-56500-323	MARKETING EXPENSES	225.00	501.00	6,203.00	5,702.00	8.1
920-56500-330	TRAVEL EXPENSE	.00	.00	259.00	259.00	.0
TOTAL INNOVATION CENTER		13,236.20	25,069.66	186,024.22	160,954.56	13.5
TOTAL FUND EXPENDITURES		13,236.20	25,069.66	186,024.22	160,954.56	13.5
NET REVENUE OVER EXPENDITURES		4,727.07	14,847.21	.00	(14,847.21)	.0

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2026

Item 13.

INNOVATION CTR-OPERATIONS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET	
<u>MISCELLANEOUS REVENUE</u>						
920-48410-56	INT. INCOME--DROULLARD MEM	27.52	80.49	300.00	219.51	26.8
920-48620-56	FACILITY RENTAL REVENUE	50.00	225.00	975.00	750.00	23.1
920-48623-56	RENT-HEATHERLYN ASSIST LVG	150.00	450.00	.00	(450.00)	.0
920-48631-56	RENT-CESA #2	7,500.00	22,500.00	90,000.00	67,500.00	25.0
920-48632-56	RENT-JEDI	991.79	2,975.37	12,199.00	9,223.63	24.4
920-48633-56	RENT-BLACKTHORNE CAPITAL LLC	1,034.67	3,104.01	24,048.00	20,943.99	12.9
920-48636-56	RENT-I-BUTTON	3,913.58	15,654.32	55,014.00	39,359.68	28.5
920-48640-56	RENT-REIMER SYSTEMS	175.00	525.00	2,100.00	1,575.00	25.0
920-48646-56	RENT-CROWDS.IO-IDEAWAKE	150.00	450.00	1,800.00	1,350.00	25.0
920-48653-56	RENT-SCANALYTICS	.00	.00	1,800.00	1,800.00	.0
920-48661-56	RENT-BLUE LINE BATTERIES	.00	.00	10,096.00	10,096.00	.0
920-48666-56	RENT-MINERAL ARMOR	.00	.00	1,800.00	1,800.00	.0
920-48672-56	RENT-IRON FORGE DEVEL LLC	192.00	576.00	2,100.00	1,524.00	27.4
920-48673-56	RENT-KREATIVE SOLUTIONS	75.00	225.00	900.00	675.00	25.0
920-48680-56	RENT-NYLEN & PARTNERS	175.00	525.00	2,100.00	1,575.00	25.0
920-48681-56	RENT-SAFEPRO TECH	100.00	300.00	1,200.00	900.00	25.0
920-48683-56	RENT-PAQUETTE CENTER	3,156.62	9,469.86	36,956.00	27,486.14	25.6
920-48684-56	RENT-US FORESTRY SVC	1,584.50	1,584.50	7,762.00	6,177.50	20.4
920-48686-56	RENT-SUMMERSET MARINE	175.00	525.00	2,100.00	1,575.00	25.0
920-48687-56	RENT-REGENCY RARE COINS	.00	.00	6,440.00	6,440.00	.0
920-48688-56	RENT-SEAN PEOTTER	99.00	297.00	.00	(297.00)	.0
	TOTAL MISCELLANEOUS REVENUE	19,549.68	59,466.55	259,690.00	200,223.45	22.9
<u>OTHER FINANCING SOURCES</u>						
920-49300-56	FUND BALANCE APPLIED	.00	.00	(73,665.78)	(73,665.78)	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	(73,665.78)	(73,665.78)	.0
	TOTAL FUND REVENUE	19,549.68	59,466.55	186,024.22	126,557.67	32.0

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2026

Item 13.

INNOVATION CTR-OPERATIONS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>INNOVATION CENTER</u>						
920-56500-111	SALARIES	1,195.43	3,174.42	21,356.61	18,182.19	14.9
920-56500-151	FRINGE BENEFITS	298.08	1,302.72	5,234.41	3,931.69	24.9
920-56500-212	LEGAL SERVICES	.00	.00	3,000.00	3,000.00	.0
920-56500-220	INSURANCE EXPENSE	.00	8,530.10	8,545.92	15.82	99.8
920-56500-221	UTILITIES-CITY-H2O/SEWER/STORM	646.74	1,277.47	7,121.00	5,843.53	17.9
920-56500-222	ELECTRIC UTILITIES	6,866.12	13,996.77	70,776.00	56,779.23	19.8
920-56500-225	TELECOM/INTERNET/COMMUNICATION	.00	.00	3,764.28	3,764.28	.0
920-56500-226	MEDIA-MONTHLY	.00	.00	400.00	400.00	.0
920-56500-243	CONTRACT-PREVENTIVE MAINT	2,237.40	2,237.40	3,750.00	1,512.60	59.7
920-56500-245	BUILDING MAINTENANCE	1,457.18	(783.26)	9,301.00	10,084.26	(8.4)
920-56500-246	JANITORIAL SERVICES	1,866.53	5,599.59	23,369.00	17,769.41	24.0
920-56500-250	BLDG MAINT SUPPLIES	623.52	914.45	9,040.00	8,125.55	10.1
920-56500-294	GROUNDS MAINTENANCE/SNOW/ICE	.00	3,510.00	12,882.00	9,372.00	27.3
920-56500-310	OFFICE & OPERATING SUPPLIES	16,323.63	16,323.63	1,022.00	(15,301.63)	1597.2
920-56500-323	MARKETING EXPENSES	225.00	726.00	6,203.00	5,477.00	11.7
920-56500-330	TRAVEL EXPENSE	.00	.00	259.00	259.00	.0
	TOTAL INNOVATION CENTER	31,739.63	56,809.29	186,024.22	129,214.93	30.5
	TOTAL FUND EXPENDITURES	31,739.63	56,809.29	186,024.22	129,214.93	30.5
	NET REVENUE OVER EXPENDITURES	(12,189.95)	2,657.26	.00	(2,657.26)	.0

**CITY OF WHITEWATER
BALANCE SHEET
MARCH 31, 2026**

Item 13.

INNOVATION CTR-OPERATIONS

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>					
920-11100	CASH	110,175.85	(12,277.89)	(13,448.48)	96,727.37
920-11300	INVESTMENTS-ASSOC-DROULLARD	9,484.88	27.52	80.49	9,565.37
920-13180	A/R-FACILITY RENTAL	.00	50.00	50.00	50.00
920-17100	INTEREST RECEIVABLE	1,988.45	.00	.00	1,988.45
920-19000	GASB 68-WRS NET PENSION ASSETS	(1,977.00)	.00	.00	(1,977.00)
920-19021	GASB 68-WRS DOR	11,914.00	.00	.00	11,914.00
920-19200	SHORT TERM LEASE RECEIVABLE	173,443.90	.00	.00	173,443.90
920-19250	LONG TERM LEASE RECEIVABLE	428,300.07	.00	.00	428,300.07
920-19999	GASB 68-PENSION CLEARING ACCT	(4,093.00)	.00	.00	(4,093.00)
	TOTAL ASSETS	729,237.15	(12,200.37)	(13,317.99)	715,919.16
<u>LIABILITIES AND EQUITY</u>					
<u>LIABILITIES</u>					
920-21100	ACCOUNTS PAYABLE	15,395.90	(10.42)	(15,395.90)	.00
920-21106	WAGES CLEARING	579.35	.00	(579.35)	.00
920-23810	ACCRUED VACATION & SICK LEAVE	2,797.78	.00	.00	2,797.78
920-29011	GASB 68-WRS DIR	5,844.00	.00	.00	5,844.00
920-29500	DEF INFLOW OF RESOURCES LEASES	556,449.72	.00	.00	556,449.72
	TOTAL LIABILITIES	581,066.75	(10.42)	(15,975.25)	565,091.50
<u>FUND EQUITY</u>					
920-34100	ASSIGNED FB-MAINT SINKING FD	6,000.00	.00	.00	6,000.00
920-34200	ASSIGNED FB-DROULLARD MEM	21,393.07	.00	.00	21,393.07
920-34300	FUND BALANCE	120,777.33	.00	.00	120,777.33
	UNAPPROPRIATED FUND BALANCE:				
	REVENUE OVER EXPENDITURES - YTD	.00	(12,189.95)	2,657.26	2,657.26
	BALANCE - CURRENT DATE	.00	(12,189.95)	2,657.26	2,657.26
	TOTAL FUND EQUITY	148,170.40	(12,189.95)	2,657.26	150,827.66
	TOTAL LIABILITIES AND EQUITY	729,237.15	(12,200.37)	(13,317.99)	715,919.16

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2026

Item 14.

INNOVATION CTR-OPERATIONS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET	
<u>MISCELLANEOUS REVENUE</u>						
920-48410-56	INT. INCOME--DROULLARD MEM	27.60	108.09	300.00	191.91	36.0
920-48620-56	FACILITY RENTAL REVENUE	150.00	375.00	975.00	600.00	38.5
920-48623-56	RENT-HEATHERLYN ASSIST LVG	150.00	600.00	.00	(600.00)	.0
920-48631-56	RENT-CESA #2	7,500.00	30,000.00	90,000.00	60,000.00	33.3
920-48632-56	RENT-JEDI	991.79	3,967.16	12,199.00	8,231.84	32.5
920-48633-56	RENT-BLACKTHORNE CAPITAL LLC	1,034.67	4,138.68	24,048.00	19,909.32	17.2
920-48636-56	RENT-I-BUTTON	.00	15,654.32	55,014.00	39,359.68	28.5
920-48640-56	RENT-REIMER SYSTEMS	175.00	700.00	2,100.00	1,400.00	33.3
920-48646-56	RENT-CROWDS.IO-IDEAWAKE	150.00	600.00	1,800.00	1,200.00	33.3
920-48653-56	RENT-SCANALYTICS	.00	.00	1,800.00	1,800.00	.0
920-48661-56	RENT-BLUE LINE BATTERIES	.00	.00	10,096.00	10,096.00	.0
920-48666-56	RENT-MINERAL ARMOR	.00	.00	1,800.00	1,800.00	.0
920-48672-56	RENT-IRON FORGE DEVEL LLC	192.00	768.00	2,100.00	1,332.00	36.6
920-48673-56	RENT-KREATIVE SOLUTIONS	75.00	300.00	900.00	600.00	33.3
920-48680-56	RENT-NYLEN & PARTNERS	175.00	700.00	2,100.00	1,400.00	33.3
920-48681-56	RENT-SAFEPRO TECH	100.00	400.00	1,200.00	800.00	33.3
920-48683-56	RENT-PAQUETTE CENTER	3,156.62	12,626.48	36,956.00	24,329.52	34.2
920-48684-56	RENT-US FORESTRY SVC	.00	1,584.50	7,762.00	6,177.50	20.4
920-48686-56	RENT-SUMMERSET MARINE	175.00	700.00	2,100.00	1,400.00	33.3
920-48687-56	RENT-REGENCY RARE COINS	.00	.00	6,440.00	6,440.00	.0
920-48688-56	RENT-SEAN PEOTTER	99.00	396.00	.00	(396.00)	.0
	TOTAL MISCELLANEOUS REVENUE	14,151.68	73,618.23	259,690.00	186,071.77	28.4
<u>OTHER FINANCING SOURCES</u>						
920-49300-56	FUND BALANCE APPLIED	.00	.00	(73,665.78)	(73,665.78)	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	(73,665.78)	(73,665.78)	.0
	TOTAL FUND REVENUE	14,151.68	73,618.23	186,024.22	112,405.99	39.6

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2026

Item 14.

INNOVATION CTR-OPERATIONS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>INNOVATION CENTER</u>						
920-56500-111	SALARIES	1,180.89	4,355.31	21,356.61	17,001.30	20.4
920-56500-151	FRINGE BENEFITS	217.96	1,520.68	5,234.41	3,713.73	29.1
920-56500-212	LEGAL SERVICES	.00	.00	3,000.00	3,000.00	.0
920-56500-220	INSURANCE EXPENSE	.00	8,530.10	8,545.92	15.82	99.8
920-56500-221	UTILITIES-CITY-H2O/SEWER/STORM	639.28	1,916.75	7,121.00	5,204.25	26.9
920-56500-222	ELECTRIC UTILITIES	.00	13,996.77	70,776.00	56,779.23	19.8
920-56500-225	TELECOM/INTERNET/COMMUNICATION	528.60	528.60	3,764.28	3,235.68	14.0
920-56500-226	MEDIA-MONTHLY	.00	.00	400.00	400.00	.0
920-56500-243	CONTRACT-PREVENTIVE MAINT	.00	2,237.40	3,750.00	1,512.60	59.7
920-56500-245	BUILDING MAINTENANCE	2,221.28	1,438.02	9,301.00	7,862.98	15.5
920-56500-246	JANITORIAL SERVICES	1,866.53	7,466.12	23,369.00	15,902.88	32.0
920-56500-250	BLDG MAINT SUPPLIES	191.71	1,106.16	9,040.00	7,933.84	12.2
920-56500-294	GROUNDS MAINTENANCE/SNOW/ICE	1,625.00	5,135.00	12,882.00	7,747.00	39.9
920-56500-310	OFFICE & OPERATING SUPPLIES	113.87	16,437.50	1,022.00	(15,415.50)	1608.4
920-56500-323	MARKETING EXPENSES	850.00	1,576.00	6,203.00	4,627.00	25.4
920-56500-330	TRAVEL EXPENSE	.00	.00	259.00	259.00	.0
	TOTAL INNOVATION CENTER	9,435.12	66,244.41	186,024.22	119,779.81	35.6
	TOTAL FUND EXPENDITURES	9,435.12	66,244.41	186,024.22	119,779.81	35.6
	NET REVENUE OVER EXPENDITURES	4,716.56	7,373.82	.00	(7,373.82)	.0

**CITY OF WHITEWATER
BALANCE SHEET
APRIL 30, 2026**

Item 14.

INNOVATION CTR-OPERATIONS

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>					
920-11100	CASH	110,175.85	4,688.96 (	8,759.52)	101,416.33
920-11300	INVESTMENTS-ASSOC-DROULLARD	9,484.88	27.60	108.09	9,592.97
920-13180	A/R-FACILITY RENTAL	.00	.00	50.00	50.00
920-17100	INTEREST RECEIVABLE	1,988.45	.00	.00	1,988.45
920-19000	GASB 68-WRS NET PENSION ASSETS	(1,977.00)	.00	.00 (	1,977.00)
920-19021	GASB 68-WRS DOR	11,914.00	.00	.00	11,914.00
920-19200	SHORT TERM LEASE RECEIVABLE	173,443.90	.00	.00	173,443.90
920-19250	LONG TERM LEASE RECEIVABLE	428,300.07	.00	.00	428,300.07
920-19999	GASB 68-PENSION CLEARING ACCT	(4,093.00)	.00	.00 (	4,093.00)
	TOTAL ASSETS	729,237.15	4,716.56 (	8,601.43)	720,635.72
<u>LIABILITIES AND EQUITY</u>					
<u>LIABILITIES</u>					
920-21100	ACCOUNTS PAYABLE	15,395.90	.00 (	15,395.90)	.00
920-21106	WAGES CLEARING	579.35	.00 (	579.35)	.00
920-23810	ACCRUED VACATION & SICK LEAVE	2,797.78	.00	.00	2,797.78
920-29011	GASB 68-WRS DIR	5,844.00	.00	.00	5,844.00
920-29500	DEF INFLOW OF RESOURCES LEASES	556,449.72	.00	.00	556,449.72
	TOTAL LIABILITIES	581,066.75	.00 (	15,975.25)	565,091.50
<u>FUND EQUITY</u>					
920-34100	ASSIGNED FB-MAINT SINKING FD	6,000.00	.00	.00	6,000.00
920-34200	ASSIGNED FB-DROULLARD MEM	21,393.07	.00	.00	21,393.07
920-34300	FUND BALANCE	120,777.33	.00	.00	120,777.33
	UNAPPROPRIATED FUND BALANCE:				
	REVENUE OVER EXPENDITURES - YTD	.00	4,716.56	7,373.82	7,373.82
	BALANCE - CURRENT DATE	.00	4,716.56	7,373.82	7,373.82
	TOTAL FUND EQUITY	148,170.40	4,716.56	7,373.82	155,544.22
	TOTAL LIABILITIES AND EQUITY	729,237.15	4,716.56 (	8,601.43)	720,635.72

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2026

Item 15.

INNOVATION CTR-OPERATIONS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET	
<u>MISCELLANEOUS REVENUE</u>						
920-48410-56	INT. INCOME--DROULLARD MEM	27.68	135.77	300.00	164.23	45.3
920-48620-56	FACILITY RENTAL REVENUE	.00	375.00	975.00	600.00	38.5
920-48623-56	RENT-HEATHERLYN ASSIST LVG	150.00	750.00	.00	(750.00)	.0
920-48631-56	RENT-CESA #2	7,500.00	37,500.00	90,000.00	52,500.00	41.7
920-48632-56	RENT-JEDI	991.79	4,958.95	12,199.00	7,240.05	40.7
920-48633-56	RENT-BLACKTHORNE CAPITAL LLC	1,034.67	5,173.35	24,048.00	18,874.65	21.5
920-48636-56	RENT-I-BUTTON	3,913.58	19,567.90	55,014.00	35,446.10	35.6
920-48640-56	RENT-REIMER SYSTEMS	175.00	875.00	2,100.00	1,225.00	41.7
920-48646-56	RENT-CROWDS.IO-IDEAWAKE	150.00	750.00	1,800.00	1,050.00	41.7
920-48653-56	RENT-SCANALYTICS	.00	.00	1,800.00	1,800.00	.0
920-48661-56	RENT-BLUE LINE BATTERIES	.00	.00	10,096.00	10,096.00	.0
920-48666-56	RENT-MINERAL ARMOR	.00	.00	1,800.00	1,800.00	.0
920-48672-56	RENT-IRON FORGE DEVEL LLC	192.00	960.00	2,100.00	1,140.00	45.7
920-48673-56	RENT-KREATIVE SOLUTIONS	75.00	375.00	900.00	525.00	41.7
920-48680-56	RENT-NYLEN & PARTNERS	175.00	875.00	2,100.00	1,225.00	41.7
920-48681-56	RENT-SAFEPRO TECH	100.00	500.00	1,200.00	700.00	41.7
920-48683-56	RENT-PAQUETTE CENTER	3,156.62	15,783.10	36,956.00	21,172.90	42.7
920-48684-56	RENT-US FORESTRY SVC	.00	1,584.50	7,762.00	6,177.50	20.4
920-48686-56	RENT-SUMMERSET MARINE	175.00	875.00	2,100.00	1,225.00	41.7
920-48687-56	RENT-REGENCY RARE COINS	.00	.00	6,440.00	6,440.00	.0
920-48688-56	RENT-SEAN PEOTTER	99.00	495.00	.00	(495.00)	.0
	TOTAL MISCELLANEOUS REVENUE	17,915.34	91,533.57	259,690.00	168,156.43	35.3
<u>OTHER FINANCING SOURCES</u>						
920-49300-56	FUND BALANCE APPLIED	.00	.00	(73,665.78)	(73,665.78)	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	(73,665.78)	(73,665.78)	.0
	TOTAL FUND REVENUE	17,915.34	91,533.57	186,024.22	94,490.65	49.2

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2026

Item 15.

INNOVATION CTR-OPERATIONS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>INNOVATION CENTER</u>						
920-56500-111	SALARIES	1,167.12	5,522.43	21,356.61	15,834.18	25.9
920-56500-151	FRINGE BENEFITS	220.82	1,741.50	5,234.41	3,492.91	33.3
920-56500-212	LEGAL SERVICES	.00	.00	3,000.00	3,000.00	.0
920-56500-220	INSURANCE EXPENSE	.00	8,530.10	8,545.92	15.82	99.8
920-56500-221	UTILITIES-CITY-H2O/SEWER/STORM	639.58	2,556.33	7,121.00	4,564.67	35.9
920-56500-222	ELECTRIC UTILITIES	11,977.70	25,974.47	70,776.00	44,801.53	36.7
920-56500-225	TELECOM/INTERNET/COMMUNICATION	264.26	792.86	3,764.28	2,971.42	21.1
920-56500-226	MEDIA-MONTHLY	.00	.00	400.00	400.00	.0
920-56500-243	CONTRACT-PREVENTIVE MAINT	.00	2,237.40	3,750.00	1,512.60	59.7
920-56500-245	BUILDING MAINTENANCE	527.57	1,965.59	9,301.00	7,335.41	21.1
920-56500-246	JANITORIAL SERVICES	1,866.53	9,332.65	23,369.00	14,036.35	39.9
920-56500-250	BLDG MAINT SUPPLIES	180.08	1,286.24	9,040.00	7,753.76	14.2
920-56500-294	GROUNDS MAINTENANCE/SNOW/ICE	.00	5,135.00	12,882.00	7,747.00	39.9
920-56500-310	OFFICE & OPERATING SUPPLIES	.00	16,437.50	1,022.00	(15,415.50)	1608.4
920-56500-323	MARKETING EXPENSES	265.00	1,841.00	6,203.00	4,362.00	29.7
920-56500-330	TRAVEL EXPENSE	.00	.00	259.00	259.00	.0
	TOTAL INNOVATION CENTER	17,108.66	83,353.07	186,024.22	102,671.15	44.8
	TOTAL FUND EXPENDITURES	17,108.66	83,353.07	186,024.22	102,671.15	44.8
	NET REVENUE OVER EXPENDITURES	806.68	8,180.50	.00	(8,180.50)	.0

**CITY OF WHITEWATER
BALANCE SHEET
MAY 31, 2026**

Item 15.

INNOVATION CTR-OPERATIONS

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
920-11100 CASH	110,175.85	829.00 (	7,930.52)	102,245.33
920-11300 INVESTMENTS-ASSOC-DROULLARD	9,484.88	27.68	135.77	9,620.65
920-13180 A/R-FACILITY RENTAL	.00 (	50.00)	.00	.00
920-17100 INTEREST RECEIVABLE	1,988.45	.00	.00	1,988.45
920-19000 GASB 68-WRS NET PENSION ASSETS	(1,977.00)	.00	.00 (	1,977.00)
920-19021 GASB 68-WRS DOR	11,914.00	.00	.00	11,914.00
920-19200 SHORT TERM LEASE RECEIVABLE	173,443.90	.00	.00	173,443.90
920-19250 LONG TERM LEASE RECEIVABLE	428,300.07	.00	.00	428,300.07
920-19999 GASB 68-PENSION CLEARING ACCT	(4,093.00)	.00	.00 (	4,093.00)
TOTAL ASSETS	729,237.15	806.68 (	7,794.75)	721,442.40
<u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
920-21100 ACCOUNTS PAYABLE	15,395.90	.00 (	15,395.90)	.00
920-21106 WAGES CLEARING	579.35	.00 (	579.35)	.00
920-23810 ACCRUED VACATION & SICK LEAVE	2,797.78	.00	.00	2,797.78
920-29011 GASB 68-WRS DIR	5,844.00	.00	.00	5,844.00
920-29500 DEF INFLOW OF RESOURCES LEASES	556,449.72	.00	.00	556,449.72
TOTAL LIABILITIES	581,066.75	.00 (	15,975.25)	565,091.50
<u>FUND EQUITY</u>				
920-34100 ASSIGNED FB-MAINT SINKING FD	6,000.00	.00	.00	6,000.00
920-34200 ASSIGNED FB-DROULLARD MEM	21,393.07	.00	.00	21,393.07
920-34300 FUND BALANCE	120,777.33	.00	.00	120,777.33
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	806.68	8,180.50	8,180.50
BALANCE - CURRENT DATE	.00	806.68	8,180.50	8,180.50
TOTAL FUND EQUITY	148,170.40	806.68	8,180.50	156,350.90
TOTAL LIABILITIES AND EQUITY	729,237.15	806.68 (	7,794.75)	721,442.40



CDA Agenda Item

Meeting Date:	June 18, 2026
Agenda Item:	FERC Business Park Strategic Alignment and Future Outlook
Staff Contact (name, email, phone):	Ashwini Rao, Economic Development Coordinator

BACKGROUND

(Enter the who, what, when, where, why)

In December 2025, the Community Development Department began to work with Dr. Russ Kashian, an economics professor at the University of Wisconsin-Whitewater. He is the director of the Fiscal and Economic Research center at UW-Whitewater with a focus on applied research projects.

The Whitewater Business Park Strategic Analysis Report was developed to evaluate the long-term economic potential of the business park and identify opportunities for targeted industrial growth. As the local economy continues to evolve, the City of Whitewater needs a data-driven strategy to better align workforce talent, infrastructure, and business recruitment efforts.

The report was necessary to assess how existing businesses within the park interact, identify gaps in the current industrial ecosystem, and determine which industries would best support future expansion. It also addresses a growing concern that many highly skilled residents leave the area for employment opportunities elsewhere due to limited local high-skill jobs.

Additionally, the study provides economic impact data to support future planning, investment decisions, grant opportunities, and business attraction efforts. By outlining a strategic path forward, the report helps position the Whitewater Business Park as a competitive regional hub for advanced manufacturing, logistics, and innovation-based industries.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

FINANCIAL IMPACT

(If none, state N/A)

STAFF RECOMMENDATION

No action is required. This report is for informational purposes as well as possible informing of future CDA policies and goals.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

FERC Business Park Strategic Alignment and Future Outlook

Whitewater Business Park: Industrial Expansion Strategy Analysis



University of Wisconsin
Whitewater

College of Business and Economics
Fiscal and Economic Research Center

Executive Summary

The Whitewater Business Park represents a significant industrial expansion opportunity in Southeastern Wisconsin. Its existing concentration of advanced manufacturing, polymer science, and logistics firms provides a strong foundation for sustained economic growth.

As industries continue shifting toward more technology-driven operations, the park is well-positioned to evolve into a leading regional business hub. **Current tenant activity already supports over 2,500 jobs and generates substantial labor income, demonstrating a strong economic base.** Strategic expansion would enable the park to transition from a net exporter of labor to a self-sustaining employment center. By targeting key industry gaps and strengthening internal supply chains, Whitewater can improve talent retention, diversify its tax base, and enhance long-term fiscal stability. This report outlines a data-driven strategy to support that transition and position the business park as a competitive industrial destination in Wisconsin.



Market Demand Assessment

TARGET INDUSTRY ALIGNMENT

The case for expanding the business park is rooted in a workforce recapture strategy. By prioritizing advanced, technology-driven manufacturing firms that require high-skilled labor, the city can better align local talent with available opportunities. Currently, many of Whitewater's most educated residents face long commutes or underemployment due to a lack of local high-skill roles. This gap highlights a clear opportunity: a built-in talent pool that can support incoming firms if the right industries are recruited.

The Whitewater Business Park represents far more than a conventional real estate development. It is a comprehensive asset designed to match the local talent with regional opportunity. By developing the available land, the city transitions from a service and student economy into a high-tech industrial hub.

SKILL VS. OPPORTUNITY GAP

The 53190 zip code is home to **894 residents with Master's Degrees**, yet **local employment opportunities are currently dominated by nearly 3,500 jobs in manufacturing and retail, food, and accommodation services**. Even within the business park's residing block group, existing infrastructure is primarily utilized for transportation and warehousing rather than the high-value production roles the residents are qualified for. This forces Whitewater's most educated professionals into long commutes or local underemployment, but indicates a potential talent pool, pending further validation through resident employment surveys, for professional-tailored firms considering the business park.

Taxonomic Framework and Analytical Methodology

The evaluation of the Whitewater Business Park's economic landscape requires a dual-classification approach. The **Standard Industrial Classification (SIC)** system, developed in the 1930s, remains a foundational tool for grouping businesses based on their production characteristics or demand patterns, particularly in legacy databases and for historical trend analysis.

In contrast, the **North American Industry Classification System (NAICS)**, introduced in 1997 and updated every five years, offers a more granular, six-digit hierarchical structure that better reflects the contemporary shift toward information technology, specialized professional services, and high-tech manufacturing.

For this report, interactions are defined through several lenses: **upstream** material supply, **downstream** value-added processing, **lateral** operational support, and innovation-driven **technical complementarity**. **Upstream interactions** occur when the output of one firm (e.g., rubber compounding) serves as a raw material for another. **Downstream interactions** involve the further refinement, assembly, or distribution of goods. **Lateral interactions** encompass shared logistical or maintenance infrastructure, such as heavy truck repair or business support services. Finally, **technical complementarity** arises when specialized knowledge-based firms (e.g., software developers or sensor engineers) provide the digital infrastructure for physical manufacturing operations.

A core strategic objective of this analysis is to leverage proximity within the business park to reduce transaction costs, accelerate the feedback loop for new product introduction (NPI), and foster a resilient “micro-supply chain” that is less susceptible to global shocks.

Industry Identification and Tenant Inventory

The tenant mix in Whitewater demonstrates a high degree of specialization across four primary clusters: Advanced Manufacturing, Advanced Polymers and Sealing, Agricultural and Food Logistics, and the Innovation/Professional Services cluster.

Business Name	SIC Code	NAICS Code	Primary Industry Des
Simes Construction Inc	1794	238910	Construction Services
HEXPOL	3053	339991	Rubber Compounding & Sealing Devices
Fab Pro	3441	332312	Fabricated Structural Metal
Generac	3519	333618	Motor and Generator Manufacturing
Husco Automotive LLC	3694	336320	Motor Vehicle Electrical Equipment
The Coburn Company, Inc.	5031	423310	Agricultural Equipment Wholesaling
Riemer Systems	5047	423450	Medical Equipment Wholesaling
MacLean-Fogg Component Solutions	5085	423840	Industrial Supply Wholesaling
Fastenal	5085	423840	Industrial Supply Wholesaling
Martin Brower	5142	424420	Packaged Frozen Food Merchant Wholesaler
Basin Holdings	6719	551112	Holding Company/Mgmt
Blackthorne Capital Management	6799	523910	Investment Advice
Nitardy Funeral Homes	7261	812210	Personal Services
Pauquette Center	8049	621330	Psychological Services
Jedi Virtual K-12	8211	611110	Educational Services

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Industry Identification and Tenant Inventory Cont.

Business Name	SIC Code	NAICS Code	Primary Industry De
East West Wisconsin, LLC	8748	541618	Management Consulting
CESA 2	9411	923110	Educational Administration
Wisconsin Army National Guard	9711	928110	National Security
Simonswerk North America Inc	3429	333320	Specialized Hardware/Hinges
Summerset Marine Construction	1629	236210	Marine Construction
Lavelle Industries, Inc.	3061	326291	Molded Mechanical Rubber Goods
Husco International	3492	332912	Fluid Power Valves and Fittings
NPI-Plus (East West)	3671	334419	Electronics Manufacturing Services
iButtonLink	3823	334513	Industrial Sensors & Software
PropertyX LLC	6513	531311	Real Estate Management
Kreative Solutions LLC	7311	541810	Advertising & Business Services
Straight Forward	4813	561421	Call Center/Contact Center
Iron Forge Development	7375	541511	Custom Computer Programming
S & H Truck Services	7538	811111	Heavy Truck Repair & Maintenance

Item 16.

IMPLAN

Where available data on companies located within the Whitewater business and technology park were available, an analysis was conducted utilizing the 2026 IMPLAN economic modeling system to determine the economic impact of the jobs created by the companies located within the area. IMPLAN is an input-output model used to estimate 1) temporary jobs generated by construction, 2) direct and indirect tax revenues, and 3) all indirect job and spending numbers. By capturing the “**multiplier effect,**” the IMPLAN model allows the reader to see the full impact of a group of businesses in each geographic area. The multiplier accounts for “**indirect spending,**” such as supplies required for the original product being measured, and “**induced spending,**” which is money that re-circulates in the economy due to employees’ spending. The term “indirect” is used here to reflect both of those categories. This model produces an economic multiplier, a quantitative measure of economic impact that recognizes that all levels of economies are interconnected networks of interdependent activity. These projections assume a high level of local spending retention; actual impacts may vary based on external leakages to surrounding metropolitan areas.

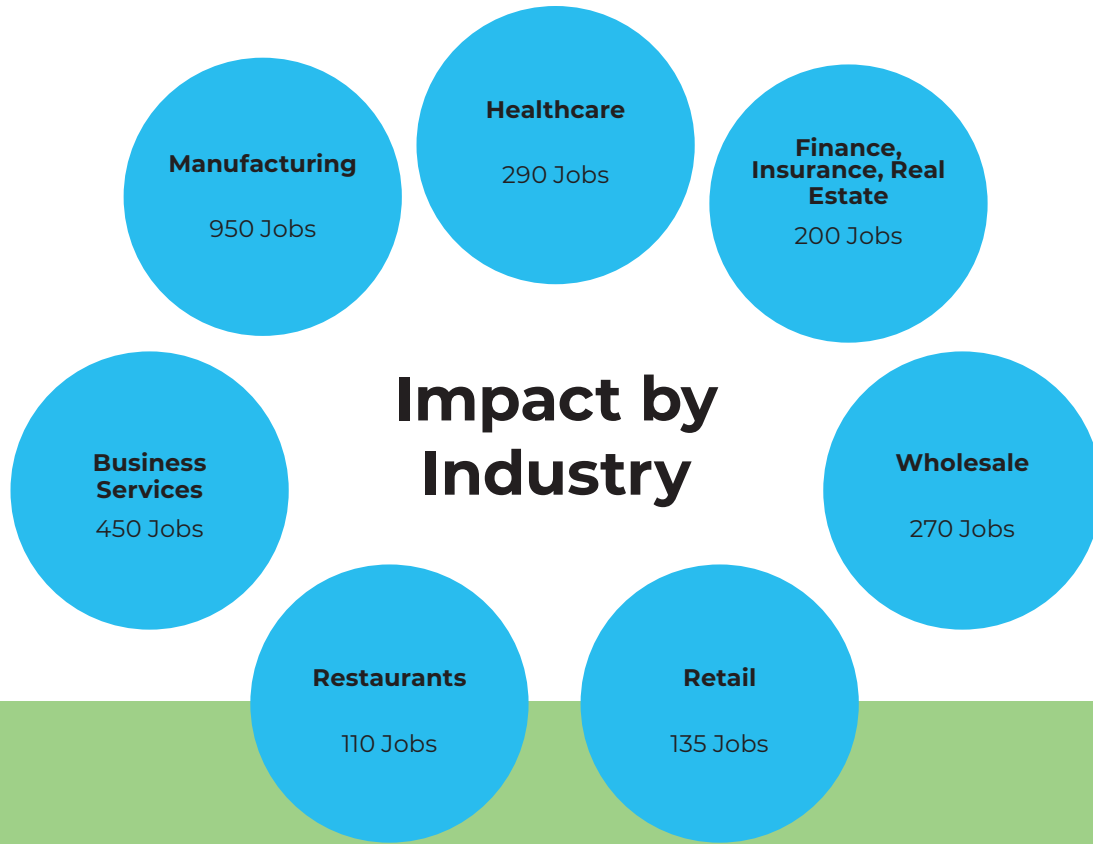
Direct Effect – This refers to production change associated with a change in demand for the goods or services produced by the companies themselves. It is the initial impact to the economy.

Indirect Effect – This refers to the secondary impact caused by changing input needs of directly affected industries (e.g., additional input purchases to produce additional output). It concerns inter-industry transactions, as businesses that exist within the business park create a demand for locally sourced materials needed to produce its product or service.

Induced Effect – This is caused by changes in household spending due to the additional employment generated by direct and indirect effects. The induced effect measures the effects of the changes in household income, as individuals working in the businesses and the businesses’ suppliers spend money at restaurants, grocery stores, and shops.

Economic Impact of Business Park Companies

Impact Type	Employment	Labor Income	Output
Direct Effect	1,400 Jobs	\$105,000,000	\$525,000,000
Indirect Effect	640 Jobs	\$53,000,000	\$175,000,000
Induced Effect	660 Jobs	\$42,000,000	\$130,000,000
Total Effect	2,700 Jobs	\$200,000,000	\$830,000,000



Cluster Analysis: Mechanical and Automotive Engineering

The core of the Whitewater Business Park's industrial identity is its mechanical and automotive cluster, anchored by Generac, Husco International, and Husco Automotive. These entities operate within a sophisticated framework of electro-hydraulic and electro-mechanical control systems. Husco Automotive LLC, classified under SIC 3694 and NAICS 336320, specializes in electrical equipment for internal combustion engines and electrified vehicles, including wiring harnesses, alternators, and electronic instrument panels.

This cluster exhibits significant potential internal verticality. Husco International (NAICS 332912) focuses on fluid power valve and hose fitting manufacturing, which requires precision structural inputs. Fab Pro (NAICS 332312) could provide these critical structural metal fabrication services, enabling the creation of custom enclosures and manifolds for Husco's valves. Furthermore, the evolution of Husco's product line toward "intelligent" systems like INCOVA—which replaces traditional spool valves with electronic controls—could create a direct demand for the custom software services provided by Iron Forge Development and the electronics manufacturing capabilities of NPI-Plus.

Generac is another pivotal firm when analyzing this specific cluster. Its potential to sustain collaborative relationship with auto electric manufacturing firms such as Husco Automotive LLC could allow both entities to capitalize on their proximity. In theory, Husco Automotive LLC would provide the precision engineering with power timing and logistics Generac needs for its production, while Generac could provide the physical torque and power components required by Husco Automotive LLC for their outputs. On paper these two companies work well together and represent a mutual relationship. Proximity is a key variable in a synergy such as this, allowing engineers from both sides to communicate more efficiently and exchange inputs at lower costs. Identifying other relationships such as this will narrow down target industries best suited for expansion.

Complementarity is also evident in the specialized hardware sector. Simonswerk North America (NAICS 333320) produces high-end adjustable hinge systems used in demanding retail and industrial environments. While their primary markets include the Apple Campus and Mercedes-Benz Stadium, their proximity to metal fabricators and polymer specialists in the park allows for localized sourcing of finishes and seals.



Cluster Analysis: Advanced Polymers and Sealing Solutions

The advanced polymer cluster is arguably the park's most evident potential value chain. It begins with HEXPOL (SIC 3053 / NAICS 339991), a global leader in rubber compounding. The Whitewater facility specializes in high-performance materials like FKM (Fluoroelastomer), HNBR (Hydrogenated Nitrile), and AEM (Ethylene Acrylic Rubber), which are specifically engineered to withstand extreme heat, chemicals, and abrasion.

These compounds could serve as the primary feedstock for Lavelle Industries (SIC 3061/3069, NAICS 326291/326299). Lavelle is a vertically integrated OEM manufacturer that designs and molds precision rubber and plastic components, including gaskets, seals, bushings, and O-rings. This implied interaction between HEXPOL and Lavelle is a textbook example of upstream/downstream complementarity. HEXPOL provides the “material difference” through custom recipes, while Lavelle transforms those recipes into functional parts for the HVAC, plumbing, and transportation industries.

Furthermore, MacLean-Fogg Component Solutions contributes to this cluster through its Engineered Plastics Company (EPC), which specializes in close-tolerance functional plastics and insert molding. The integration of these firms creates a “Polymer Hub” where shared knowledge of elastomer behavior and injection molding techniques can be leveraged for rapid innovation. The fasteners and plastic solutions provided by MacLean-Fogg could also support the final assembly needs of the mechanical cluster, demonstrating cross-cluster synergy.



Cluster Analysis: Agricultural and Food Logistics

The agricultural and food distribution cluster leverages Whitewater's strategic location within "America's Dairyland" to manage high-volume supply chains. The Coburn Company (NAICS 423310/423820) has operated since 1925 as a major manufacturer and wholesale distributor of milking equipment and livestock supplies. Their product range—from milk filtration systems and portable milkers to animal health tools—requires a steady supply of rubber tubing, plastic moldings, and fabricated metal parts, all of which are products produced by neighboring firms like Lavelle and Fab Pro.

Parallel to Coburn is Martin Brower (SIC 5142 / NAICS 424420), which operates a highly sophisticated multi-temperature logistics and distribution network for the frozen food industry. Martin Brower functions as a 3PL and 4PL provider, managing the end-to-end supply chain for multinational fast-food chains. This involves complex demand planning, real-time inventory tracking, and specialized warehousing.

This logistics-heavy cluster is potentially supported laterally by S & H Truck Services (SIC 7538/7539), which could provide the essential maintenance and repair for the heavy truck fleets operated by both Martin Brower and Coburn. This localized maintenance infrastructure ensures high operational uptime for the park's distribution giants.



Cluster Analysis: Innovation and Professional Infrastructure

The Innovation Center (1221 Innovation Dr) serves as the “intellectual engine” of the park, housing firms that could provide the digital and administrative services required by the modern industrial tenants. iButtonLink (NAICS 334513) is a pioneer in sensor network technology and data loggers, providing monitoring solutions for the cold chain, transportation, and aerospace industries. Their sensors have been utilized on the International Space Station, demonstrating a level of technical excellence that elevates the reputation of the entire business park.

Iron Forge Development (NAICS 541511) complements the sensor hardware with custom computer programming, specifically focusing on software that meets the needs of customers. Their expertise in applications software and system design is prospectively vital for firms like Husco and Lavelle as they adopt Industry 4.0 practices such as predictive maintenance and automated quality control.

NPI-Plus (East West Wisconsin) provides another critical link as an electronics manufacturing services (EMS) provider. They offer quick-turn prototyping and a “New Product Introduction” model that is ideal for the innovation-focused startups in the park, allowing them to localize their supply chain from design to box-build assembly. Additionally, East West Wisconsin is helping push the “advanced manufacturing” agenda by providing smart engineering services to outdated producers. A push for integration of similar firms/services within the park could help upgrade labor opportunities, ultimately increasing the attraction of more skilled laborers. This ecosystem is rounded out by Straight Forward, which offers call center and contact center solutions that can scale as the park’s manufacturers grow their customer bases.

Potential Upstream, Downstream, and Lateral Interaction Matrix (SIC)

The following matrix visualizes the interactions between the SIC codes represented in the park. An “I” indicates an input or an upstream relationship while an “O” indicates an output or downstream relationship between industries.

Industry/SIC		Buyers								
		Rubber Compounding (3053)	Mechanical Rubber (3061)	Structural Metal (3441)	Ind. Valves (3491)	Motors and Generators (3621)	Auto Electrical Equipment (3694)	Ind. Supply Wholesale (5085)	Custom Software (7371)	Truck Repair (7538)	Management Consulting (8748)
Suppliers	Rubber Compounding (3053)		I			I				
	Mechanical Rubber (3061)				I/O	I	I			
	Structural Metal (3441)				I/O	I	I		I/O	
	Ind. Valves (3491)		I/O	I/O			I/O	O	I/O	O
	Motors and Generators (3621)				I		I/O		I/O	
	Auto Electrical Equipment (3694)		I	I	I/O	I/O		O	I/O	O
	Ind. Supply Wholesale (5085)	I	I	I	I	I	I			
	Custom Software (7371)			I/O	I/O	I/O	I/O			I
	Truck Repair (7538)							I		
	Management Consulting (8748)	I	I	I	I	I	I	I	I	I

SIC Interaction Checklist and Criteria

The interactions marked in the SIC matrix are based on established industrial supply chain norms and the specific capabilities of the Whitewater tenants. Below are further examples of these relationships.

- **SIC 3053 -> SIC 3061:** Upstream material flow. Custom rubber compounds are a primary input for molded mechanical goods.
- **SIC 3061 -> SIC 3491/3694:** Component integration. Molded seals and O-rings are essential for the integrity of hydraulic valves and automotive electrical assemblies.
- **SIC 3441 -> SIC 3491/3694:** Structural support. Precision-fabricated sheet metal is used for the housings and brackets of complex mechanical and electrical systems.
- **SIC 3621 -> SIC 7371:** Modern motors often require integrated variable frequency drives (VFD) or programmable logic coding. Custom software firms provide the code to run the motor, while the motor manufacturers provide the physical test beds and hardware platforms for that software.
- **SIC 5085 -> All Manufacturing:** Operational maintenance. Wholesalers provide the fasteners, MRO supplies, and tools required for daily factory operations.
- **SIC 7371 -> SIC 3491/3694:** Technical Integration. Custom software is required for the digital control of hydraulic and automotive components.
- **SIC 7538 -> 5031/5142:** Lateral support. Fleet logistic maintenance is vital for regional distribution.
- **SIC 8748 -> All firms:** Supply chain resolve. Management consulting firms can provide the supply chain solutions to any industry.

Potential Upstream, Downstream, and Lateral Interaction Matrix (NAICS)

The NAICS matrix focuses on the modern process-based interactions that define the park's efficiency. An "I" indicates an input or an upstream relationship, while an "O" indicates an output or downstream relationship between industries.

Industry/SIC		Buyers									
		Gaskets/Seals (339991)	Molded Rubber (326291)	Fab. Sheet Metal (332312)	Fluid Power (332912)	Motor and Generator Mfg. (335312)	Auto Electrical Manufacturing (336320)	Industrial Supplies (423840)	Custom Programming (541511)	Truck Maintenance (811111)	Management Consulting (541618)
Suppliers	Gaskets/Seals (339991)		I			I					
	Molded Rubber (326291)				I/O	I	I/O				
	Fab. Sheet Metal (332312)				I/O	I	I/O		I/O		
	Fluid Power (332912)		I/O	I/O			I/O		I/O		
	Motor and Generator Manufacturing (335312)				I		I/O		I/O		I
	Auto Elec. Manufacturing (336320)		I/O	I/O	I/O	I/O			I/O		
	Industrial Supplies (423840)	I	I	I	I	I	I				
	Custom Programming (541511)			I/O	I/O	I/O	I/O				I
	Truck Maintenance (811111)							I			
	Management Consulting (541618)	I	I	I	I	I	I	I	I	I	

NAICS Interaction Checklist and Criteria

The NAICS system emphasizes the “process” of production, which highlights some of the following synergies:

- **NAICS 339991 -> NAICS 326291:** Process feedstock. Specialized sealing devices and compounds are used in the broader rubber molding processes.
- **NAICS 332312 -> NAICS 332912:** Value-added fabrication. Sheet metal components are critical for the protective enclosures and mounting systems of fluid power valves.
- **NAICS 335312 -> NAICS 336320:** Two-way co-design enablement. The motor provides the physical torque and rotation, and the electric system provides the power timing and logic.
- **NAICS 541511 -> NAICS 332912/336320:** Digital enablement. Software firms develop the logic for the “Smart Valves” and electronic instrument panels that represent the future of the automotive and heavy equipment sectors.
- **NAICS 423840 -> All Manufacturing:** Just-in-time logistics. Industrial suppliers act as the inventory buffer for precision fasteners and hydraulic fittings.
- **NAICS 811111 -> 423310:** Fleet optimization. Specialized repair services cater to the refrigerated trailers and heavy agricultural machinery used in the park’s distribution hub.
- **541618 -> All firms:** Operational advancement. Consulting firms provide smarter manufacturing solutions and can help increase overall operational efficiency for any other industry.

Ecosystem Gap Analysis and Strategic Voids

Identified Redundancies and Overlaps

Industrial Wholesaling (SIC 5085/NAICS 423840): Both Fastenal and MacLean-Fogg operate in this space. While this ensures price competition, it also represents a potential redundancy in floor space. One of these firms could be offered targeted municipal incentives, such as specialized equipment grants or tax credits for high-reliability electronics, to diversify into more specialized sectors, such as high-reliability electronics components distribution, to better serve iButtonLink and NPI-Plus.

Educational and Public Sector Administration (NAICS 923110/611110): The presence of CESA 2 and Jedi Virtual K-12, along with the Innovation Center's university collaboration, is a strength, but there is a risk of fragmented workforce development efforts. Streamlining these into a unified "Whitewater Skills Lab" would better serve the recruitment needs of the manufacturers.

Critical Structural Gaps

Metal Finishing and Surface Treatment (SIC 3471/NAICS 332813): Firms like Fab Pro and Simonswerk require specialized metal finishing (anodizing, plating, powder coating).

Tool and Die and Mold Making (SIC 3544/NAICS 333511): Lavelle Industries and MacLean-Fogg rely heavily on custom molds for their injection and compression molding operations. A dedicated tool and die shop in the park would accelerate prototyping and reduce lead times for custom customer orders.

Specialized Industrial Packaging (SIC 2653/NAICS 322211): The high volume of finished goods leaving the park—from hydraulic valves to boat lifts—requires durable, customized industrial packaging.

Independent Testing and Validation Laboratories (SIC 8734/NAICS 541380): There is a clear need for an independent lab that can perform stress testing, chemical analysis, and environmental validation.

Strategic Recruitment Recommendations and Target Codes

To maximize the “Synergy Coefficient” of the Whitewater Business Park, new tenant recruitment should be prioritized based on their ability to close identified gaps and support the technological evolution of the anchor tenants. These recommendations are structured around the idea of a localized supply chain within the business park.

Priority 1: High-Precision Infrastructure Support

These firms are positioned to lower the cost of production for existing manufacturers by reducing logistics overhead for existing manufacturers and reduce the environmental impact of long-distance shipping for finishing services.

Target Industry	Recommended SIC	Recommended NAICS	Strategic Rationale
Metal Finishing & Plating	3471	332813	Provides essential downstream finishing for Fab Pro, Generac, Husco, and Simonswerk.
Tool and Die Shop	3544	333511	Supports custom molding needs for Lavelle and MacLean-Fogg.
Electronic Component Wholesale	5065	423690	Supplies the specific micro-components needed by iButtonLink and NPI-Plus.

Strategic Recruitment Recommendations and Target Codes Cont.

Priority 2: Logistics and Supply Chain Resilience

These targets focus on the efficient movement and protection of goods, supporting the distribution-heavy sectors of the park.

Target Industry	Recommended SIC	Recommended NAICS	Strategic Rationale
Industrial Packaging	2653	322211	Manufactures the protective housing for shipping finished industrial goods.
Specialized Freight Forwarding	4731	488510	Coordinates international air/sea freight for firms with global reach like Simonswerk.
Testing & Calibration Labs	8734	541380	Provides the ISO 17025 validation required by iButtonLink and HEXPOL.

Strategic Recruitment Recommendations and Target Codes Cont.

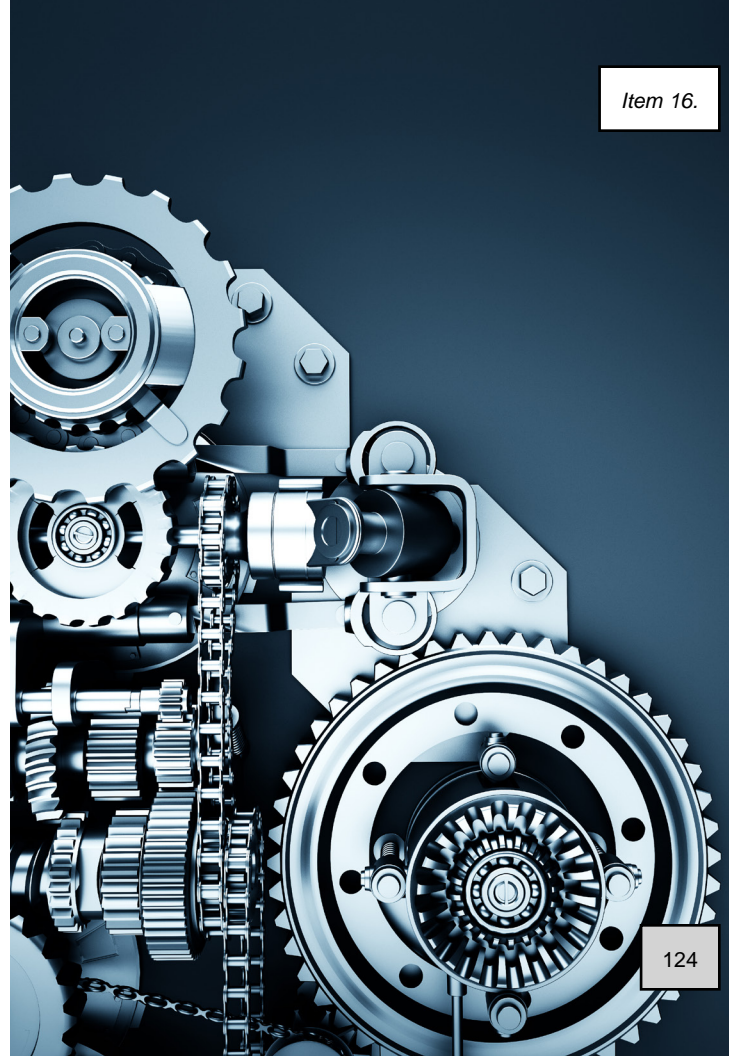
Priority 3: Industry 4.0 Integration

These industries will support the “Smart Manufacturing” transition, ensuring the park remains competitive in the high-tech global market.

Target Industry	Recommended SIC	Recommended NAICS	Strategic Rationale
Robotics System Integration	3569	333999	Implements automated assembly lines for Husco and Lavelle.
Additive Manufacturing (3D)	3999	333249	Enables rapid prototyping for NPI-Plus and custom software development
Industrial Data Analytics	7373	541511	Works with iButtonLink to turn sensor data into predictive maintenance models.

Strategic Alignment and Future Outlook

The goal and long-term vision of the Whitewater Business Park should be to shift the surrounding area from a labor exporter to a self-sustaining and even labor-importing hub. By developing the remaining land in the business park, the city and the surrounding area can actively implement a workforce retention strategy. This gap can be largely filled by recruiting industries that align with the specific degree types found in the local 53190 zip code, thereby attracting and retaining skilled workers. Currently, most jobs within the business park focus on service positions, and the park overall lacks more professional firms. Addressing this skill gap will, in turn, attract more skilled workers and retain them within the community. The park's site features demonstrate the capability to support the growth and scalability of larger, more professional industrial partners.





Strategic Alignment and Future Outlook

Moving forward, strategic planning must focus on high-value industries that align with the education and skill levels of the local workforce. Tech-driven businesses and advanced manufacturing firms are well-positioned to leverage the area's skilled workers. By fostering these industries, development can better align with regional economic goals that aim to diversify the tax base from a student-centric focus to high-yield industrial assets.

One notable exception to the issue of integration and clusters is Generac. While a large employer (with over 400 employees in the immediate area), the input analysis does not create direct interactions with suppliers to either the NAICS codes or SIC codes. While this may be an opportunity to attract companies that can serve relationships with Generac, their customer base would need to expand beyond the Whitewater Business Park. As a result, it is an opportunity but would require a regional expansion of their customer base.

Bridging the skill-opportunity gap would enable local talent to live, work, and spend within the community. This strategic alignment ensures that investments directly contribute to local prosperity. Building on existing assets such as the university and the business park, additional development within the park will strengthen the area as a catalyst for increasing median income, expanding the labor force, and improving overall quality of life. With the right approach, Whitewater can establish itself as a competitive, ready-to-build industrial hub in Southeastern Wisconsin.

ABOUT THE FERC

The University of Wisconsin-Whitewater Fiscal and Economic Research Center provides research services for area businesses, not-for-profits organizations and government entities, including:

- Economic Analysis
- Geographic Information Systems (GIS) analysis
- Market research, marketing strategy and planning
- Statistical analysis
- Simulation analysis
- Ecological and biological analysis
- Government and public policy analysis
- Entrepreneurship
- Economic forecasting and business development

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ABOUT THE AUTHORS

Dr. Russ Kashian is a professor of economics at the University of Wisconsin-Whitewater. He served as a specialist for the University of Wisconsin-Extension and is the director of the Fiscal and Economic Research center at UW-Whitewater. In the 20 years that he has taught at the university, his focus has been conducting applied research projects that develop students, are of value to others, and serve the region. Dr. Kashian's main areas of interest are financial intermediaries, tourism, education, and economic development.

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University of Wisconsin
Whitewater

College of Business and Economics
Fiscal and Economic Research Center



Community Development Authority

Meeting Date:	June 18, 2026
Agenda Item:	Memo re Lease Agreement from Anderson Commercial Group
Staff Contact (name, email, phone):	Mason Becker, mbecker@whitewater-wi.gov , 262.443.4458

BACKGROUND

(Enter the who, what when, where, why)

The Whitewater Innovation Center, located at 1221 Innovation Drive, currently has five vacant tenant suites available for lease. Despite ongoing marketing efforts, no new leasing inquiries have been received during calendar year 2026.

To increase exposure of the facility and proactively recruit new tenants, staff solicited a proposal from Anderson Commercial Group (ACG), a southeastern Wisconsin commercial real estate brokerage firm with experience marketing office, industrial, and flex-space properties. Anderson already represents the City’s available properties within the Business Park and surrounding area and has brought several offers on properties to the City within the past year.

The proposed Exclusive Right to Lease Agreement would authorize Anderson Commercial Group to market and lease available space within the Innovation Center. Key terms of the agreement include:

- Exclusive leasing representation for the property beginning May 28, 2026 and continuing through December 1, 2026.
- Automatic six-month renewals unless terminated by the City with at least 60 days written notice prior to a renewal date.
- A flat leasing commission of \$1,500 per suite leased.
- A flat commission of \$750 for lease renewals.
- An additional 50% co-broker commission when another broker procures a tenant.
- A 7% commission if a tenant exercises an option to purchase included within a lease agreement.
- Lease rates to remain subject to City approval and existing Innovation Center leasing policies.

Staff believe engaging a professional brokerage firm will expand marketing reach, increase visibility of available suites, and improve opportunities to attract new business tenants to the facility. The proposed commission structure limits City costs to successful leasing outcomes and avoids ongoing marketing expenses without measurable results. The agreement is attached for CDA review and approval.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

- N/A

FINANCIAL IMPACT

(If none, state N/A)

- Leasing of remaining available suites within the Innovation Center will have a positive impact on revenues for the facility. Under the proposed agreement, commissions would be \$1,500 per leased suite and \$750 for lease renewals. No upfront fees or retainers are required.

STAFF RECOMMENDATION

- Staff recommends approval of the Exclusive Right to Lease Agreement with Anderson Commercial Group for the Whitewater Innovation Center and authorizes the CDA Executive Director to execute the agreement on behalf of the CDA and City.

ATTACHMENT(S) INCLUDED
(If none, state N/A)

- Proposed leasing agreement from Anderson Commercial Group
-

LISTING CONTRACT TO LEASE COMMERCIAL PROPERTY - EXCLUSIVE RIGHT TO LEASE

1 Owner gives the Firm the exclusive right to rent 1221 Innovation Dr
2 _____, in the _____ City _____ of _____ Whitewater _____,
3 County of _____ Walworth _____, Wisconsin ("Premises"), Insert additional description of real estate, if necessary, at lines 279-
4 313, or attach an addendum per lines 314-315.

5 **PERSONAL PROPERTY INCLUDED IN LIST PRICE:** None
6 _____

7 **LISTED RENT:** [CHECK ONE OR MORE ACCEPTABLE RENT OPTIONS]
8 \$ _____, monthly (Net) (Gross) STRIKE ONE ("Net" if neither is stricken) rent.
9 \$ 16.00, annual (~~Net~~) (Gross) STRIKE ONE ("Net" if neither is stricken) rent, per square foot of (usable) (rentable) STRIKE ONE
10 ("rentable" if neither is stricken) interior area, payable monthly.

11 **MINIMUM LEASE TERM:** Variable months. Specify lease commencement date(s), if applicable, at lines 12-14.
12 **ADDITIONAL LEASE PROVISIONS** Lease Rate is Modified Gross (MG).

13 _____
14 _____
15 **ATTACHED LEASE TERMS** See terms of attached lease, which is incorporated by reference as if fully set forth.

16 **ADDITIONAL TERMS AND CONDITIONS** Notice of Lien Rights: Broker shall have the authority under section
17 779.32 of the Wisconsin Statutes to file a broker lien for commissions or compensation earned but
18 not paid when due against the commercial real estate that is subject of this agreement.

19 **NOTE:** Address issues such as property usage and exclude rented fixtures and tenant's trade fixtures currently on site, as applicable. If additional space
20 is required see lines 279-313 or attach an addendum per lines 314-315.

21 **COMMISSION** Owner and the Firm agree the Firm's commission shall be see lines 289-292
22 _____ (indicate how commission will be calculated).

23 Owner shall pay the Firm's commission, which shall be earned if, during the term of this Listing:
24 1) A lease of all or part of the Premises is entered into by Owner with a tenant;
25 2) A tenant is secured for all or any part of the Premises by the Firm, the Owner or any other person for the rent and substantially upon the terms and conditions
26 set forth in this listing, or
27 3) A tenant under 1) or 2) above enters into a renewal, extension or amendment of a lease of all or part of the Premises with Owner or enters into a new lease or
28 leases additional square footage of the Premises.

29 All commissions are payable as follows: in full upon lease execution.
30 _____
31 _____

32 **COMPENSATION TO OTHERS** The Firm has disclosed and Owner approves offers of compensation to cooperating firms working with tenants such as subagents
33 and tenant's firms: _____
34 (Exceptions if any): _____

35 **There is no standard market commission rate. Commissions and types of service may vary by firm. Commissions are not set by law and are fully**
36 **negotiable.**

37 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Listing, delivery of documents and written notices to a Party shall be
38 effective only when accomplished by one of the methods specified at lines 39-54.

39 (1) **Personal Delivery:** giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at lines 40 or 41.
40 Owner's recipient for delivery (if any): John Weidel/City of Whitewater
41 Firm's recipient for delivery (if any): Kristen Parks/ACG, LLC; Patrick McGlinn/ACG, LLC

42 (2) **Fax:** fax transmission of the document or written notice to the following telephone number:
43 Owner: _____ Firm: _____

44 (3) **Commercial Delivery:** depositing the document or written notice fees prepaid or charged to an account with a commercial delivery service, addressed
45 either to the Party, or to the Party's recipient for delivery if named at lines 40 or 41, for delivery to the Party's delivery address at lines 48 or 49.

46 (4) **U.S. Mail:** depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the Party, or to the Party's recipient for delivery
47 if named at lines 40 or 41, for delivery to the Party's delivery address at lines 48 or 49.

48 Delivery address for Owner: _____
49 Delivery address for Firm: 5000 S Towne Drive, Suite 100, New Berlin, WI 53151

50 (5) **Email:** electronically transmitting the document or written notice to the Party's email address, if given below at line 53 or 54. If this is a consumer transaction
51 where the property being rented or the rental proceeds are used primarily for personal, family or household purposes, each consumer providing an email address
52 below has first consented electronically to the use of electronic documents, email delivery and electronic signatures in the transaction, as required by federal law.
53 Email address for Owner: mbecker@whitewater-wi.gov

54 Email address for Firm: kparks@acgwi.com; pmcglinn@acgwi.com

55 **TERMINATION FEE** If this Listing is terminated because of a sale, exchange, option or other transfer of legal or equitable title to the Premises, Owner agrees to
56 pay the Firm a termination fee in the amount of: \$ _____ or 7.000 % of the sale price (or the fair
57 market value of the Premises in the case of an exchange), whichever is greater. The termination fee shall be due at the time of closing and shall be reduced by any
58 commissions payable to the Firm in connection with the transaction. A sale of part of the Premises does not terminate this Listing as to the remainder of the Premises.
59 This Listing shall not terminate because of the lease of all or part of the Premises.

60 **LIEN NOTICE:** The Firm has the authority under Wis. Stat. § 779.32 to file a lien for commissions or compensation earned but not paid when due against
61 the commercial real estate, or the interest in the commercial real estate, if any, that is the subject of this Listing. "Commercial real estate" includes all
62 real estate except (a) real property containing 8 or fewer dwelling units, (b) real property that is zoned for residential purposes and that does not contain
63 any buildings or structures, and (c) real property that is zoned for agricultural purposes.

64 **OWNER'S COOPERATION** Owner agrees to cooperate fully with the Firm and its agents in all respects regarding the leasing (or other transfer of the Premises)
65 and the performance of the Firm's duties under this Listing, to allow the Firm to show the Premises at reasonable times and upon reasonable notice, to allow the
66 Firm to advertise including placing a "For Lease" sign upon the Premises and advertise incentives, repairs, build-outs, credits, etc. offered by Owner in additional
67 provisions at lines 279-313 in an addendum attached per lines 314-315.

68 **OWNER'S DISCLOSURE REPORT** Wis. Admin. Code Ch. REEB 24 requires listing firms to make inquiries of the Owner on the structure, mechanical systems and
69 other relevant aspects of the property and to request that the Owner provide a written response to the firm's inquiry. Owner agrees to provide the Firm with written
70 disclosure of all defects known to Seller with regards to the Premises and to complete any and all other disclosure report(s) provided by the Firm, as may be applicable
71 or required by law. Owner agrees to promptly amend the report(s) to include any defects (as defined in the report(s)) which Owner learns of after completion of the
72 report(s), but before acceptance of a tenant's lease. Owner authorizes the Firm to distribute the report(s) to all interested parties and their agents inquiring about the
73 Premises and acknowledges the Firm and its agents has a duty to disclose all Material Adverse Facts, as required by law.

74 **OWNER REPRESENTATIONS REGARDING DEFECTS** Owner represents to Firm that as of the date of this Listing, if an owner's disclosure report or other form
75 of written response to the Firm's inquiry regarding the condition of the Premises has been completed by the Owner, the Owner has no notice or knowledge of any
76 defects affecting the Premises other than those noted on Owner's disclosure report(s) or written response(s).

77 **WARNING: IF OWNER REPRESENTATIONS AT LINES 162-180 AND ELSEWHERE ARE NOT CORRECT, OWNER MAY BE LIABLE FOR DAMAGES AND**
78 **COSTS.**

79 **OWNER'S OBLIGATIONS** During the term of this Listing, Owner agrees to provide to the Firm:

- 80 (1) Copies of all code violation orders and notices, information and reports regarding environmental concerns on the Premises, and all other records and documents
- 81 relating to conditions affecting the Premises;
- 82 (2) Any Owner-approved leases, addenda, rules and regulations and related forms and materials required in connection with the renting of the Premises; and
- 83 (3) All data, records, documents, rules and regulations, and other materials required in connection with the renting of the Premises.

84 **DISCLOSURE TO CLIENTS**

85 Under Wisconsin law, a brokerage firm (hereinafter firm) and its brokers and salespersons (hereinafter agents) owe certain duties to all parties to a transaction:

- 86 (a) The duty to provide brokerage services to you fairly and honestly.
- 87 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 88 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is
- 89 prohibited by law.
- 90 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See lines 218-
- 91 220.)
- 92 (e) The duty to protect your confidentiality. Unless the law requires it, the firm and its agents will not disclose your confidential information or the confidential
- 93 information of other parties. (See lines 139-154.)
- 94 (f) The duty to safeguard trust funds and other property the firm or its agents holds.
- 95 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the
- 96 proposals.

97 **BECAUSE YOU HAVE ENTERED INTO AN AGENCY AGREEMENT WITH A FIRM, YOU ARE THE FIRM'S CLIENT. A FIRM OWES ADDITIONAL DUTIES TO**
98 **YOU AS A CLIENT OF THE FIRM:**

- 99 (a) The firm or one of its agents will provide, at your request, information and advice on real estate matters that affect your transaction, unless you release the firm
- 100 from this duty.
- 101 (b) The firm or one of its agents must provide you with all material facts affecting the transaction, not just Adverse Facts.
- 102 (c) The firm and its agents will fulfill the firm's obligations under the agency agreement and fulfill your lawful requests that are within the scope of the agency
- 103 agreement.
- 104 (d) The firm and its agents will negotiate for you, unless you release them from this duty.
- 105 (e) The firm and its agents will not place their interests ahead of your interests. The firm and its agents will not, unless required by law, give information or advice
- 106 to other parties who are not the firm's clients, if giving the information or advice is contrary to your interests.

107 If you become involved in a transaction in which another party is also the firm's client (a "multiple representation relationship"), different duties may apply.

108 **MULTIPLE REPRESENTATION RELATIONSHIPS AND DESIGNATED AGENCY**

- 109 ■ A multiple representation relationship exists if a firm has an agency agreement with more than one client who is a party in the same transaction. If you and the
- 110 firm's other clients in the transaction consent, the firm may provide services through designated agency, which is one type of multiple representation relationship.
- 111 ■ Designated agency means that different agents with the firm will negotiate on behalf of you and the other client or clients in the transaction, and the firm's duties
- 112 to you as a client will remain the same. Each agent will provide information, opinions, and advice to the client for whom the agent is negotiating, to assist the client
- 113 in the negotiations. Each client will be able to receive information, opinions, and advice that will assist the client, even if the information, opinions, or advice gives
- 114 the client advantages in the negotiations over the firm's other clients. An agent will not reveal any of your confidential information to another party unless required
- 115 to do so by law.
- 116 ■ If a designated agency relationship is not authorized by you or other clients in the transaction you may still authorize or reject a different type of multiple
- 117 representation relationship in which the firm may provide brokerage services to more than one client in a transaction but neither the firm nor any of its agents may
- 118 assist any client with information, opinions, and advice which may favor the interests of one client over any other client. Under this neutral approach, the same
- 119 agent may represent more than one client in a transaction.
- 120 ■ If you do not consent to a multiple representation relationship the firm will not be allowed to provide brokerage services to more than one client in the transaction.

121 **CHECK ONLY ONE OF THE THREE BELOW:**

- 122 The same firm may represent me and the other party as long as the same agent is not representing us both. (multiple representation
- 123 relationship with designated agency)
- 124 The same firm may represent me and the other party, but the firm must remain neutral regardless if one or more different agents are
- 125 involved. (multiple representation relationship without designated agency)
- 126 The same firm cannot represent both me and the other party in the same transaction. (I reject multiple representation relationships)

127 **NOTE: All clients who are parties to this agency agreement consent to the selection checked above. You may modify this selection by writing**
128 **the firm at any time. Your firm is required to disclose to you in your agency agreement the commission or fees that you may owe to your firm. If you have**
129 **any questions about the commission or fees that you may owe based upon the type of agency relationship you select with your firm, you should ask**
130 **your firm before signing the agency agreement.**

131 **SUBAGENCY**

132 Your firm may, with your authorization in the agency agreement, engage other firms (subagent firms) to assist your firm by providing brokerage services for your
133 benefit. A subagent firm and the agents associated with the subagent firm will not put their own interests ahead of your interests. A subagent firm will not, unless
134 required by law, provide advice or opinions to other parties if doing so is contrary to your interests.

135 **PLEASE REVIEW THIS INFORMATION CAREFULLY. An agent can answer your questions about brokerage services, but if you need legal advice, tax**
136 **advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.**

137 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain language summary of a firm's duties to you under
138 section 452.133 (2) of the Wisconsin statutes.

139 **■ CONFIDENTIALITY NOTICE TO CLIENTS:** The Firm and its agents will keep confidential any information given to the Firm or its agents in confidence, or any
140 information obtained by the Firm and its agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you
141 authorize the Firm to disclose particular information. The Firm and its agents shall continue to keep the information confidential after the Firm is no longer providing
142 brokerage services to you.

143 The following information is required to be disclosed by law:

- 144 1) Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin statutes (see lines 218-220).
- 145 2) Any facts known by the Firm and its agents that contradict any information included in a written inspection report on the property or real estate that is the subject
146 of the transaction.

147 To ensure that the Firm and its agents are aware of what specific information you consider confidential, you may list that information below (see lines 149-151). At a
148 later time, you may also provide the Firm with other information you consider to be confidential.

149 **CONFIDENTIAL INFORMATION:** _____
150 _____
151 _____

152 **NON-CONFIDENTIAL INFORMATION** (The following may be disclosed by the Firm and its agents): _____
153 _____
154 _____

155 **COOPERATION, ACCESS TO RENTAL UNIT(S) OR PROPOSAL PRESENTATION** The parties agree that the Firm and its agents will work and cooperate with
156 other firms and agents in marketing the Rental Unit(s), including firms acting as subagents (other firms engaged by the Firm - see lines 131-134) and firms representing
157 tenants. Cooperation includes providing access to the Rental Unit(s) for showing purposes and presenting Rental Agreement proposals from these firms to Owner.
158 Note any firms with whom the Firm shall not cooperate, any firms or agents or tenants who shall not be allowed to attend showings, and the specific terms of proposed
159 Rental Agreements which should not be submitted to Owner: _____
160 _____

161 **CAUTION: Limiting the Firm's cooperation with other firms may reduce the marketability of the Rental Unit(s).**

162 **OWNER'S WARRANTIES, COVENANTS AND REPRESENTATIONS** Owner represents any materials and information given to the Firm by Owner are true and
163 complete and the lease and other forms provided to the Firm by Owner comply with all applicable laws. Owner agrees to hold the Firm and its agents harmless from
164 loss by reason of the Firm's use of these materials, forms and information pursuant to the terms of this Listing, including the payment of reasonable attorney's fees
165 in the event of any suit against the Firm arising out of the use of these materials, forms and information.

166 Owner warrants and represents to the Firm that:

- 167 (1) Owner has no notice or knowledge of any conditions affecting the Premises unless indicated at lines 279-313 or in an addendum attached per lines 314-
168 315, or disclosed in the documentation Owner has provided to the Firm and its agents.
- 169 (2) Owner has no notice or knowledge of other conditions or occurrences that would significantly reduce the value of the rental interest to a reasonable person
170 with knowledge of the nature and scope of the condition or occurrence.
- 171 (3) Owner has made no rent concessions or other agreements affecting the Premises other than those disclosed in writing to the Firm prior to execution of this
172 Listing.
- 173 (4) Owner has authority to lease the Premises. If the Owner is an entity, Owner agrees, within ten days of (Firm's request) (execution of this Listing) **STRIKE**
174 **ONE** ("execution of this Listing" if neither stricken), to provide Firm with a copy of documents evidencing that the lease of the Premises has been properly
175 authorized. If Owner is a tenant subleasing the Premises, Owner represents that Owner has authority to enter into this Listing and to sublease the Premises.
176 Owner agrees, within ten days of the Firm's request, to provide the Firm with a copy of documents evidencing that the sublease of the Property has been
177 properly authorized.
- 178 (5) Owner agrees to make the following repairs and build-outs to the Premises: _____
179 _____
180 _____

STRIKE AND COMPLETE AS APPLICABLE

181 Exceptions to representations stated in lines 167-180: _____
182 _____

183 Owner agrees to promptly inform the Firm, in writing, of any information that would modify the above representations during the term of this Listing.

184 **WARNING: If Owner representations are incorrect or incomplete, Owner may be liable for damages and costs.**

185 **DISPUTE RESOLUTION** The Parties understand that if there is a dispute about this Listing or an alleged breach, and the Parties cannot resolve the dispute by
186 mutual agreement, the Parties may consider alternative dispute resolution instead of judicial resolution in court. Alternative dispute resolution may include mediation
187 and binding arbitration. Should the Parties desire to submit any potential dispute to alternative dispute resolution, it is recommended that the Parties add such in
188 Additional Provisions or in an Addendum.

189 **NOTE: Wis. Stat. § 452.142 places a time limit on the commencement of legal actions arising out of this Listing.**

190 **NON-DISCRIMINATION** Owner and the Firm and its agents agree they will not discriminate against any prospective buyer or tenant on account of race,
191 color, sex, sexual orientation as defined in Wis. Stat. § 111.32(13m), disability, religion, national origin, marital status, lawful source of income, age,
192 ancestry, familial status, status as a victim of domestic abuse, sexual assault, or stalking, or in any other unlawful manner.

193 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons registered with the registry by contacting
194 the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at (608) 240-5830.

195 **MISCELLANEOUS PROVISIONS** The warranties, representations and covenants made in this Listing survive the execution of this Listing and the lease. This
 196 Listing, including any amendments to it, contains the entire agreement of the Parties to this Listing. All prior negotiations and discussions have been merged into this
 197 Listing. This agreement binds and inures to the benefit of the Parties to this Listing and their successors in interest.

198 **SHOWING RESPONSIBILITIES** Owner is aware that there is a potential risk of injury, damage and/or theft involving persons attending a showing of the Premises.
 199 Owner accepts responsibility for preparing the Premises to minimize the likelihood of injury, damage and/or loss of personal property. Owner agrees to hold the Firm
 200 and its agents harmless for any losses or liability resulting from personal injury, property damage or theft occurring during showings other than those caused by the
 201 Firm's negligence or intentional wrongdoing of the Firm and its agents. Owner acknowledges showings may be conducted by licensees other than the Firm, that
 202 appraisers and inspectors may conduct appraisals and inspections without being accompanied by the agents of the Firm or other licensees, and potential tenants or
 203 licensees may be present at all inspections and testing and may photograph or videotape the Premises unless otherwise provided for in additional provisions at lines
 204 279-313 or in an addendum attached per lines 314-315.

205 **DEFINITIONS**

206 ■ **ADVERSE FACT:** An "adverse fact" means any of the following:

- 207 (a) A condition or occurrence that is generally recognized by a competent licensee as doing any of the following:
 208 1) Significantly and adversely affecting the value of the Premises;
 209 2) Significantly reducing the structural integrity of improvements to real estate; or
 210 3) Presenting a significant health risk to occupants of the Premises.

211 (b) Information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made
 212 concerning the transaction.

213 ■ **DEADLINES - DAYS:** Deadlines expressed as a number of "days" from an event are calculated by excluding the day the event occurred and by counting
 214 subsequent calendar days.

215 ■ **FIRM:** "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

216 ■ **GROSS RENT:** "Gross Rent" lease means the tenant will pay the designated rent plus any amounts agreed upon to compensate Owner for tenant improvement
 217 costs. Owner shall pay all taxes, utilities, insurance and other operating expenses.

218 ■ **MATERIAL ADVERSE FACT:** "Material Adverse Fact" means an adverse fact that a party indicates is of such significance, or that is generally recognized by a
 219 competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement
 220 concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

221 ■ **NET RENT:** "Net Rent" lease means the tenant will pay the designated rent plus all taxes, utilities, insurance, any amounts agreed upon to compensate Owner for
 222 tenant improvement costs and all other operating expenses.

223 ■ **OWNER:** "Owner," means the party who, by executing this Listing, authorizes Firm to secure tenants and to negotiate leases. "Owner" includes a person(s) who
 224 has a tenancy interest who is/are seeking to sublease the Premises.

225 ■ **PERSON ACTING ON BEHALF OF TENANT:** "Person Acting on Behalf of Tenant" shall mean any person joined in interest with tenant, or otherwise acting on
 226 behalf of tenant, including but not limited to tenant's immediate family, agents, servants, employees, directors, managers, members, officers, owners, partners,
 227 incorporators and organizers, as well as any and all corporations, partnerships, limited liability companies, trusts or other entities created or controlled by, affiliated
 228 with or owned by tenant, in whole or in part whether created before or after expiration of this Listing.

229 ■ **PROTECTED TENANT:** "Protected Tenant" shall mean a tenant who personally, or through any Person Acting on Behalf of Tenant, during the term of the Listing:

- 230 1) Delivers to Owner or the Firm or its agents a written rental proposal regarding the Premises;
 231 2) Views the Premises with Owner or negotiates directly with Owner by discussing with Owner the potential terms upon which the tenant might acquire a rental
 232 interest in the Premises; or
 233 3) Attends an individual showing of the Premises or discusses with agents of the Firm or cooperating firms regarding any potential terms upon which the tenant
 234 might acquire a rental interest in the Premises, but only if the firm or its agents deliver the tenant's name to Owner, in writing, no later than three days after the
 235 earlier of expiration (line 317) or termination (lines 250-255) of the Listing. The requirement in 3), to deliver the tenant's name to Owner in writing, may be
 236 fulfilled as follows:

- 237 a) If the Listing is effective only as to certain individuals who are identified in the Listing, by the identification of the individuals in the Listing; or,
 238 b) If a tenant has requested that the tenant's identity remain confidential, by delivery of a written notice identifying the firm or agents with whom the tenant
 239 negotiated and the date(s) of any individual showings or other negotiations.

240 ■ **RENTABLE SQUARE FOOTAGE:** "Rentable Square Footage" means the tenant's pro rata portion of the entire floor, excluding elements of the building that
 241 penetrate through the floor to areas below. The rentable area of a floor is computed by measuring to the inside finished surface of the dominant portion of the
 242 permanent building walls, excluding any major vertical penetrations of the floor. No deductions are made for columns and projections necessary to the building.

243 ■ **USABLE SQUARE FOOTAGE:** "Usable Square Footage" means the actual occupiable floor area; computed by measuring the finished surface of the rented space
 244 side of corridor and other permanent walls to the center of partitions that separate the rented space from adjoining usable areas, and to the inside finished surface
 245 of the dominate portion of the permanent outer building walls. No deductions are made for columns and projections necessary to the building.

246 **EXTENSION OF LISTING** The Listing term is extended for a period of one year as to any Protected Tenant. Upon receipt of a written request from Owner or a firm
 247 that has listed the Premises; the Firm agrees to promptly deliver to Owner a written list of those tenants known by the Firm and its agents to whom the extension
 248 period applies. Should this Listing be terminated by Owner prior to the expiration of the term stated in this Listing, this Listing shall be extended for Protected Tenants,
 249 on the same terms, for one year after the Listing is terminated (lines 250-255).

250 **TERMINATION OF LISTING** Neither Owner nor the Firm has the legal right to unilaterally terminate this Listing absent a material breach of contract by the other
 251 party. Owner understands the parties to the Listing are Owner and the Firm. Agents for the Firm do not have the authority to enter into a mutual agreement to
 252 terminate the Listing, amend the commission amount or shorten the term of this Listing, without the written consent of the agent(s)' supervising broker. Owner and
 253 the Firm agree any termination of this Listing by either party before the date stated on line 317 shall be effective by the Owner only if stated in writing and delivered
 254 to the Firm in accordance with lines 37-54 and effective by the Firm only if stated in writing by the supervising broker and delivered to Owner in accordance with lines
 255 37-54.

256 **CAUTION: Early termination of this Listing may be a breach of contract, causing the terminating Party to potentially be liable for damages. The Parties**
 257 **agree that this Listing shall terminate upon an effective change in ownership or control of the Premises so affected, but in no event shall this Listing**
 258 **terminate as to the remainder of the Premises.**

259 **EXCLUSIONS** All persons who may acquire an interest in the Premises who are Protected Tenants under a prior listing contract are excluded from this Listing to
260 the extent of the prior firm's legal rights, unless otherwise agreed to in writing. Within seven days of this Listing, Owner agrees to deliver to Firm a written list of all
261 such Protected Tenants.

262 **NOTE: If Owner fails to provide this list to the Firm, Owner may be liable to the Firm for damages and costs.**

263 The following other tenants _____
264 _____ are excluded from this Listing until _____ [INSERT DATE].

265 These other tenants are no longer excluded from this Listing after the specified date unless, on or before the specified date, Owner has either entered into a lease
266 with the tenants or rented the Premises to the tenants.

267 **OWNER'S AUTHORIZATION** Owner authorizes the Firm and its agents to use reasonable efforts to market and rent the Premises, **STRIKE DUTIES THAT DO**

268 **NOT APPLY** and: _____
269 _____.

270 The Firm and its agents may advertise the following concessions, incentives, repairs, build-outs, credits, etc. offered by Owner: _____
271 _____

272 _____, which are in addition to and separate from Compensation to Others. See lines 32-36.

273 **NOTE: Concessions offered in the multiple listing service cannot be limited to or conditioned on the retention of or payment to a cooperating firm, buyer's**
274 **firm or other buyer's representative.**

275 The Premises are also subject to: A Property Management Agreement A Listing Contract for Sale of Property **CHECK AS APPLICABLE** between
276 Owner and Firm.

277 **NOTE: Unless otherwise agreed, this Listing does not obligate the Firm to perform any property management duties (e.g., building maintenance) or listing**
278 **for sale duties.**

279 **ADDITIONAL PROVISIONS**

280 1) Line 234: "3 days" is changed to "14 days".

281 _____

282 2) Line 246: after "Owner" add "within 14 days after Firms receipt of said request,".

283 _____

284 3) On the date specified in Line 317 and on the same date of every sixth month thereafter (each an
285 "automatic renewal date"), this Listing Contract shall automatically renew on all of the same terms
286 for an additional period of 6 months. Owner may terminate this Listing Contract by delivering a 60
287 day written notice to Broker prior to renewal date.

288 _____

289 4) Lines 22, Commissions: Firms's commission shall be a flat fee of \$1,500.00 per unit leased and a
290 flat fee of \$750.00 for Lease Renewals. In the event of a co-broke, excluding Listing Agent/s
291 Kristen Parks or Patrick McGlinn, commission shall be an additional 50% of said amount.

292 _____

293 5) In the event an Option to Purchase is included in a Lease and Tenant exercises said Option to
294 Purchase, firm shall be paid 7% of the purchase price at closing.

295 _____

296 6) Signatures made electronically using DocuSign or any other electronic signature software shall be
297 considered original signatures.

298 _____

299 _____

300 _____

301 _____

302 _____

303 _____

304 _____

305 _____

306 _____

307 _____

308 _____

309 _____

310 _____

311 _____

312 _____

313 _____

314 **ADDENDA** The attached _____
315 _____ is/are made part of this Listing.

316 **■ TERM OF THE CONTRACT:** From the 28th day of May, 2026, up to and
317 including midnight of the 1st day of December, 2026.

318
319
320
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327

WIRE FRAUD WARNING! Wire Fraud is a real and serious risk. Never trust wiring instructions sent via email. Funds wired to a fraudulent account are often impossible to recover.

Criminals are hacking emails and sending fake wiring instructions by impersonating a real estate agent, Firm, lender, title company, attorney or other source connected to your transaction. These communications are convincing and professional in appearance but are created to steal your money. The fake wiring instructions may even be mistakenly forwarded to you by a legitimate source.

DO NOT initiate ANY wire transfer until you confirm wiring instructions IN PERSON or by YOU calling a verified number of the entity involved in the transfer of funds. Never use contact information provided by any suspicious communication.

Real estate agents and Firms ARE NOT responsible for the transmission, forwarding, or verification of any wiring or money transfer instructions.

328 **READING/RECEIPT: BY SIGNING BELOW, OWNER ACKNOWLEDGES RECEIPT OF A COPY OF THIS LISTING CONTRACT AND THAT HE/SHE HAS READ**
329 **ALL 6 PAGES AS WELL AS ANY ADDENDA AND ANY OTHER DOCUMENTS INCORPORATED INTO THE LISTING.**

330 All persons signing below on behalf of a Seller Entity represent they have legal authority to sign and bind the Entity.

331 **City of Whitewater and/or assigns**

332 Owner Entity Name (if any) Print Name ▲

333 (x) _____

334 Authorized Signature ▲ _____ Date ▲

335 Print Name & Title Here ► **John Weidel, City Manager**

336 _____

337 Owner Entity Name (if any) Print Name ▲

338 (x) _____

339 Authorized Signature ▲ _____ Date ▲

340 Print Name & Title Here ►

341 (x) _____

342 Individual Owner's Signature ▲ _____ Print Name ► _____ Date ▲

343 (x) _____

344 Individual Owner's Signature ▲ _____ Print Name ► _____ Date ▲

345 (x) _____

346 Individual Owner's Signature ▲ _____ Print Name ► _____ Date ▲

347 (x) _____

348 Individual Owner's Signature ▲ _____ Print Name ► _____ Date ▲

349 (x) **Anderson Commercial Group, LLC**

350 Firm Name ▲

351 (x) _____

352 Agent Signature ▲ _____ Print Name ► **Kristen Parks** _____ Date ▲

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No representation is made as to the legal validity any provision or the adequacy of any provisions in any specific transaction.

SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT

1 Seller's/Owner's Name(s): _____
2 Entity Name (if any): _____
3 Name & Title of Authorized Representative for Seller Entity: _____
4 Property Address: 1221 Innovation Dr, Whitewater, WI 53190

5 Listing Agent and Listing Firm: Kristen Parks Anderson Commercial Group, LLC

6 Wis. Admin. Code § REEB 24.07(1) requires Listing Agent to make inquiries of Seller regarding the condition of
7 the Property and request that Seller provide a written response to the inquiry. Wis. Stat. § 709.02 indicates that a
8 property owner shall provide a Real Estate Condition Report (RECR) when the property includes 1-4 dwelling
9 units and a Vacant Land Disclosure Report (VLDR) when the property does not include any buildings.

10 Listing Agent provided Seller with the following condition/disclosure report(s) and asked Seller to complete
11 it/them: (Real Estate Condition Report) (Vacant Land Disclosure Report) (Seller Disclosure Report – Commercial)
12 (Other: _____) **STRIKE AND COMPLETE AS APPLICABLE**

13 **CHECK LINE 14 OR LINE 20, AS APPLICABLE:**

14 **SELLER REFUSAL TO COMPLETE**

15 Seller hereby acknowledges that Seller has refused to provide Listing Agent with a completed RECR, VLDR or
16 other seller's disclosure report for the Property. Seller understands this refusal may be disclosed to potential
17 purchasers and has been advised that Seller's refusal to provide this report does not release Seller from any
18 disclosure obligations under the Wisconsin Statutes or common law. Seller should consult with legal counsel
19 regarding Seller's disclosure obligations in an "as-is" sale.

20 **SELLER NOT REQUIRED TO COMPLETE REPORT**

21 Seller hereby asserts that Seller is not required to complete a condition or disclosure report for the Property
22 because **CHECK BELOW AS APPLICABLE**:

- 23 Seller is a personal representative of an estate and has never occupied the Property.
- 24 Seller is a trustee and has never occupied the Property.
- 25 Seller is a conservator and has never occupied the Property.
- 26 Seller is a fiduciary appointed by or subject to supervision by a court and has never occupied the Property.
- 27 The Property includes 1 to 4 dwelling units but has not been inhabited.
- 28 The transfer is exempt from the real estate transfer fee under Wis. Stat. § 77.25.

29 Wisconsin real estate licensees have a legal duty to disclose material adverse facts and information suggesting
30 the possibility of material adverse facts to all parties. Listing Agent shall accordingly disclose any condition Listing
31 Agent becomes aware of to prospective purchasers.

32 This form was delivered to Seller by Kristen Parks on _____.
33 Agent for Firm Print Name ▲ Date ▲

34 Seller's/Owner's Signature: _____ Date: _____
35 Seller's/Owner's Signature: _____ Date: _____
36 Seller's/Owner's Signature: _____ Date: _____
37 Seller's/Owner's Signature: _____ Date: _____

38 This form was delivered to Buyer by Steve Anderson on _____.
39 Agent for Firm Print Name ▲ Date ▲

40 Acknowledgment of Receipt by Buyers: _____
41 Initials ▲ Date ▲

42 Buyer's acknowledgment of receipt of this form does not constitute waiver of any right that Buyer may have based
43 on not receiving a completed condition or disclosure report from Seller.

SELLER DISCLOSURE REPORT - COMMERCIAL

THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT _____ IN THE _____
City (CITY) (VILLAGE) (TOWN) OF _____, COUNTY OF _____
Walworth STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT
PROPERTY AS OF _____ (MONTH) _____ (DAY) _____ (YEAR).

When listing a property Wis. Admin. Code § REEB 24.07(1)(b) requires licensees to inspect the property and to “make inquiries of the seller on the condition of the structure, mechanical systems and other relevant aspects of the property. The licensee shall request that the seller provide a written response to the licensee's inquiry.” This Seller Disclosure Report is a tool designed to help the licensee fulfill this license law duty.

This is not a warranty of any kind by the owner or any agents representing any party in this transaction and is not a substitute for any inspections, testing or warranties that the parties may wish to obtain. This is not a disclosure report required by Wis. Stat. Ch. 709 and the owner is voluntarily providing this information.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

- A1. In this form, “aware” means the “owner(s)” have notice or knowledge.
- A2. In this form, “defect” means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.
- A3. In this form, “owner” means the person or persons, entity, or organization that owns the above-described real property.
- A4. The owner represents that to the best of the owner’s knowledge, the responses to the following questions have been accurately checked as “yes,” “no,” or “not applicable (N/A)” to the property being sold. If the owner responds to any question with “yes,” the owner shall provide an explanation of the reason why the response to the question is “yes” in the area provided following each group of questions.
- A5. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner’s agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

B. STRUCTURAL AND MECHANICAL

	YES	NO	N/A
B1. Are you aware of defects in the roof?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B2. Are you aware of defects in the electrical system, including defects in solar panels and systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B3. Are you aware of defects in part of the plumbing system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers), fire safety, security or lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B5. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B6. Are you aware of defects in any structure or structural components on the property (including walls)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B7. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B8. Are you aware of rented items located on the property or items affixed to or closely associated with the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B9. Explanation of “yes” responses _____

C. ENVIRONMENTAL

	YES	NO	N/A
C1. Are you aware of the presence of unsafe levels of mold?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, pesticides, or other potentially hazardous or toxic substances on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations, including infestations impacting trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C8. Are you aware of governmental investigation or private assessment/audit (of environmental matters) ever being conducted?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C9. Explanation of "yes" responses _____			

D. STORAGE TANKS

	YES	NO	N/A
D1. Are you aware of underground or aboveground fuel storage tanks on or previously located on the property for storage of flammable or combustible liquids, including but not limited to gasoline and heating oil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D2. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D3. Explanation of "yes" responses _____			

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

	YES	NO	N/A
E1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E2. Are you aware that remodeling was done that may increase the property's assessed value?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E3. Are you aware of pending special assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E4. Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E5. Are you aware of any proposed construction of a public project that may affect the use of the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E6. Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E8. Explanation of "yes" responses _____			

F. LAND USE

	YES	NO	N/A
F1. Are you aware of any zoning code violations with respect to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F2. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area, or of flooding, drainage problems, standing water or other water problems affecting the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F3. Are you aware of nonconforming uses of the property or nonconforming structures on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F4. Are you aware of conservation easements on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F5. Are you aware of restrictive covenants or deed restrictions on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F6. Are you aware of nonowners having rights to use part of the property, including, but not limited to, rights-of-way and easements other than recorded utility easements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Item 17.

- | | YES | NO | |
|--|--------------------------|--------------------------|--------------------------|
| F7. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances? | <input type="checkbox"/> | <input type="checkbox"/> | |
| F8. <u>Use Value.</u> | | | |
| a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2)) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4)) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F9. Is all or part of the property subject to or in violation of a farmland preservation agreement? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F10. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F11. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F12. Are you aware of boundary or lot line disputes, encroachments, or encumbrances affecting the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F12a. Are you aware of any private road agreements or shared driveway agreements relating to the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F13. Are you aware there is not legal access to the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F14. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F15. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F16. Are you aware of one or more burial sites or archeological artifacts on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F17. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |

G. ADDITIONAL INFORMATION

- | | YES | NO | N/A |
|---|--------------------------|--------------------------|--------------------------|
| G1. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G2. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G2a. Are you aware of any right of first refusal, recorded or not, on all or any portion of the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G3. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G4. Are you aware of a joint well serving the property including any defect related to a joint well serving the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G5. Are you aware that a septic system or other private sanitary disposal system serves the property including defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G6. Are you aware of an "LP" tank on the property, including defects? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G7. Are you aware of material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G8. Are you aware of nearby airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating from neighboring property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G9. Are you aware of any shared usages such as shared fences, walls, driveways, or signage, or any defect relating to the shared use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G10. Are you aware of leased parking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G10a. Does the property currently have internet service?
If so, who is your provider? _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G10b. Does the property have an electric vehicle charging system and station or installed wiring for a future system or station?
Is the system or station affixed to the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G10c. Does the property have accessibility features? See https://www.ada.gov/resources/title-iii-primer/ . | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G11. Are you aware of other defects affecting the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G12. The owner has owned the property for _____ years. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

G13. Explanation of "yes" responses _____

Note: Any sales contract provision requiring inspection of a residential dumbwaiter or elevator must be performed by a state-licensed elevator inspector.

OWNER'S CERTIFICATION

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Entity Name (if any): _____

Name & Title of Authorized Representative Signing for Entity: _____

Authorized Signature for Entity: _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Entity Name (if any): _____

Name & Title of Authorized Representative Signing for Entity: _____

Authorized Signature for Entity: _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____



Community Development Authority

Meeting Date:	June 18, 2026
Agenda Item:	Strategic Planning/ Comprehensive Plan Update feedback
Staff Contact (name, email, phone):	Ashwini Rao, arao@whitewater-wi.gov , 262.473.0145

BACKGROUND

(Enter the who, what when, where, why)

At its April meeting, the CDA requested that staff provide a summary of the feedback received as part of the Comprehensive Plan Update – “Whitewater Forward”. The CDA wanted to review this information first before making any decision about strategic planning. Enclosed is a summary of feedback gathered so far from RDG Planning & Design as part of the Comprehensive Plan Update.

Themes:

- Housing variety and affordability
- Economic development and employment diversification
- Transportation, infrastructure, and connectivity
- Downtown amenities
- Community identity

At its May meeting, the CDA decided to include these as part of the agenda for future CDA meetings with the intent to discuss each theme appropriately.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

- N/A

FINANCIAL IMPACT

(If none, state N/A)

- None

STAFF RECOMMENDATION

- The CDA board may discuss these items or request follow-up information from staff for future meetings

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- Summary of Whitewater Comprehensive Plan Update Feedback.

OUTREACH SUMMARY

Public engagement is one of the most important pieces of planning, and as such, was carried throughout the entire planning process. Components of the public engagement process included:

PLANNING TEAM MEETINGS

Throughout the process, the planning team (City staff and project consultants) met two to four times per month to discuss project milestones, community engagement techniques, and emerging recommendations.

ADVISORY WORK GROUP MEETINGS

The Whitewater Forward Advisory Work Group was an important team of 16 decision-makers and involved residents focused on improving Whitewater for today, tomorrow, and decades to come. The working group met six times throughout the development of the plan, guiding the engagement process, reviewing goals and strategies, and ensuring voices were heard and considered.

LISTENING SESSIONS

A diverse range of local subject matter experts were invited to share their perspectives on the past, present, and future of Whitewater. In early 2026, the planning team met with:

- Builders and Developers
- City of Whitewater Staff
- Education Leaders
- High School Students
- Local Business Owners
- Major Employers
- Non-Profit Organizations
- Property Managers and Landlords
- Service Providers



POP-UP EVENTS

The planning team hosted 5 pop-up events and presentations throughout the Whitewater Forward process. The purpose of these events was to catch people at another event or place they were already at to share information about Whitewater Forward and gather their thoughts and ideas.

- Immigrant Support Coalition 03/11/2026
- International Children’s Day 04/18/2026
- UWW University Center 03/10/2026
- University Innovation Center 03/11/2026
- Whitewater Rotary 04/20/2026

PROJECT WEBSITE

Throughout the process, the public was invited to learn about the planning process and share their ideas and concerns via input on the project website (www.whitewaterforward.com). The website was launched in December 2025 and received over 1,050 views by May 2026.

MONTHLY POLL

The Whitewater Forward website hosted monthly survey questions for residents and stakeholders. The topics of the surveys corresponded with plan elements under Whitewater Forward, and each question was carefully crafted. Each month brought residents and stakeholders an opportunity to give input on a new topic. The first survey launched in March 2026, and these surveys earned 94 responses across 3 surveys by May 2026.

DRAFT



WHITewater FORWARD
MOVING TOGETHER TOWARD 2041

About the Project
The City of Whitewater is updating its Comprehensive Plan. This update is titled Whitewater Forward. Whitewater Forward is an important tool to guide community leaders and decision-makers on efficient community growth and public investments.

Get Involved! Get in the Know!
Be the first to know about upcoming events or when we launch a new monthly poll! Subscribe below.
Email address

Monthly Poll

Open

Monthly Poll | Transportation

How do you usually get around Whitewater? Select all that apply:

- Personal vehicle
- Walking
- Bicycling
- Carpooling or rideshare
- I have limited transportation options
- Other (please specify)

Next

COMMUNITY ROUNDTABLE

In February 2026, the planning team hosted a community roundtable at the community center in Starin Park. A short presentation shared information about the planning process, and boards shared preliminary data findings. Attendees discussed their experiences in Whitewater, and shared with the planning team their ideas to improve the community in the future.

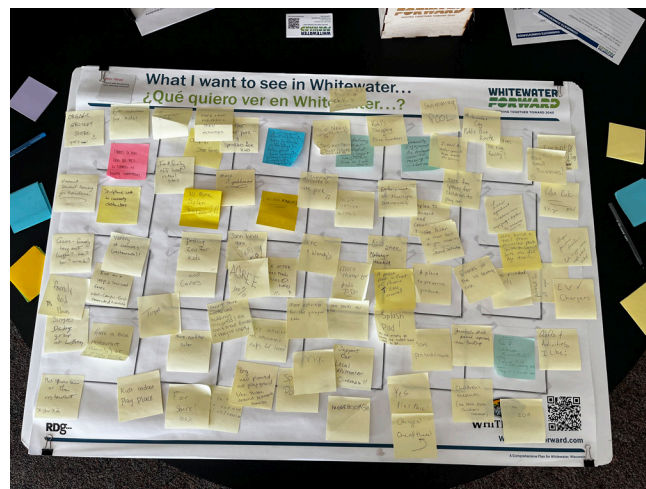
DESIGN WORKSHOPS

The design workshops were hosted in the Cravath Lakefront building in April 2026. The design workshop served as an opportunity for residents and other stakeholders to discuss future land use and mobility with the planning team over maps.

FINAL OPEN HOUSE

The final open house is scheduled for September 2026. This will allow residents and other stakeholders to review and comment on the plan's findings and recommendations before the plan becomes final.

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THE COMMUNITY SPEAKS

The meetings, listening sessions, online participation, and community events all revealed a shared hope for Whitewater’s future. Several themes emerged relating to Whitewater’s long-term sustainability, quality of life, and ability to attract and retain students, residents, businesses, and coworkers. Above all else, people want Whitewater to be a premier place to live, work, play, and grow.

HOUSING VARIETY AND AFFORDABILITY

Housing was the most frequent issue discussed. Stakeholders expressed concern about rising housing costs, limited workforce housing, and a lack of ownership opportunities for young professionals, young families, and aging adults. Participants emphasized that these challenges impact business recruitment and retention. Many showed support for expanded housing types, including smaller homes, mixed-use developments, student/senior housing, supportive housing, and multi-generational living options.

TRANSPORTATION, INFRASTRUCTURE, AND CONNECTIVITY

Transportation limitations and barriers came up often among stakeholders, along with ideas for solving such issues. Recurring concerns included the lack of a four-lane highway connection, limited regional access for residents, and insufficient local transit options for students, workers, and seniors. These discussions often lead to opportunity areas for future road expansions and extensions, and possibilities for a more expansive trail network throughout the community.

ECONOMIC DEVELOPMENT AND EMPLOYMENT DIVERSIFICATION

Many conversations centered around a desire to further diversify Whitewater’s employment base. Stakeholders shared eagerness to attract new private-sector employers and expand opportunities in the business and technology park. There was support for incubator spaces, entrepreneurship programs, small manufacturing, and innovative development.

DOWNTOWN AMENITIES

Stakeholders consistently discussed the importance of improving downtown activity, tourism, recreation, and community amenities. Participants identified concerns about downtown vacancies, limited restaurant and entertainment options, and the need for more frequent-use destinations. Recreation assets including the trails and lake downtown were seen as major strengths that can be improved and built upon. There was strong interest in expanding youth programming, cultural activities, and events that encourage both residents and visitors to spend time in downtown Whitewater.

COMMUNITY IDENTITY

Participants repeatedly described Whitewater as a safe, caring, and resourceful community with strong parks, trails, and cultural assets. Stakeholders highlighted the community’s ongoing efforts to improve communication, expand outreach, and create stronger connections among residents. Many participants expressed wants for increasing multilingual communication and broadening engagement opportunities beyond social media. There was strong support for enhancing community gathering spaces and continuing collaboration between the City, University, non-profits, and local organizations and businesses to foster an even greater sense of belonging and shared community pride.

