

**MEETING:           REGULAR MEETING OF THE VILLAGE BOARD**  
**DATE & TIME:     Monday, August 5, 2024 at 7:00 PM**  
**LOCATION:           Germantown Village Hall Board Room**  
**N112 W17001 Mequon Road**

Any member of the body and/or citizen may attend the meeting virtually through the WebEx platform, Meeting #:2551 455 8667 Password: ywM4qU5krp2 which can be accessed by phone at 408-418-9388 or by clicking the link below:  
<https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m49bcd70fc98c6f1696315d2744b3586a>

Citizens not wishing to attend the meeting personally or virtually may submit any public comments by sending an email to [comments@germantownwi.gov](mailto:comments@germantownwi.gov) by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration. Previously recorded VillageBoard Meeting Videos can be viewed at [https://www.youtube.com/channel/UCOYp0EqELzTCa9X\\_iCohyhQ](https://www.youtube.com/channel/UCOYp0EqELzTCa9X_iCohyhQ)

## **AGENDA**

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
- II. **ROLL CALL:**
- III. **PLEDGE OF ALLEGIANCE:**
- IV. **PRESIDENT’S REPORT:**
- V. **ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST**  
**COMMITTEE AND DEPARTMENT REPORTS:**
- VI. **CITIZEN INPUT:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a three (3) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.)*
- VII. **CONSENT AGENDA:**
  - A. Minutes: July 15, 2024
- VIII. **UNFINISHED BUSINESS**
  - A. 5-Year Capital Improvement Plan
- IX. **PUBLIC HEARINGS:**
- X. **NEW BUSINESS:**
  - A. Pinno Construction, Agent for Stephen and Daniel Grunewald, Property Owners W124N13423 Wasaukee Road. Conditional Use Permit for a Mother-In-Law Suite.
  - B. 2023 Audit Results
  - C. 2025 Budget Preview
  - D. Resolution Authorizing the Opening of an Ambulance Fee Loxbox
  - E. Impact of Tax Increment Districts on Residential Property Tax Bills
  - F. Discussion on how to shorten Village Board meetings

- G. Propose new meeting date for Village Board due to Labor Day falling on Monday, September 2nd.

**XI. ADJOURNMENT:**

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the Village Clerk at (262)250-4745 at least 2 days prior to the meeting.

|                       |                                                                       |
|-----------------------|-----------------------------------------------------------------------|
| <b>MEETING:</b>       | <b>REGULAR MEETING OF THE VILLAGE BOARD</b>                           |
| <b>DATE AND TIME:</b> | <b>Monday, July 15, 2024 7:00 PM</b>                                  |
| <b>LOCATION:</b>      | <b>Germantown Village Hall Board Room<br/>N112 W17001 Mequon Road</b> |

## MINUTES

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*

Village Administrator Steve Kreklow called the Village Board meeting to order at 7:00 PM.

**Motion:** Select Trustee Rick Miller as Chairperson Pro-Tem in the Village President's absence

**Motioned By:** Trustee Kaminski

**Seconded By:** Trustee Warren

**Yes:** Trustee Kaminski, Trustee Rick Miller, Trustee Jan Miller, Trustee Cutts, Trustee Warren, Trustee Hudson, Trustee Pieper

**No:** None

**Abstain:** None

**Motion Carried by Voice Vote (Yes 7, No 0, Abstained 0)**

- II. **ROLL CALL:**

**Present:** Trustee Terri Kaminski, Trustee Rick Miller, Trustee Jan Miller, Trustee Meg Cutts, Trustee Robert Warren, Trustee Phil Hudson, Trustee Jolene Pieper

**Absent:**

**Excused:** President Dean Wolter, Trustee David Baum

**Also Present:** Village Administrator Steve Kreklow, Police Chief Mike Smow, Deputy Clerk Maddy Laufenberg

- III. **PLEDGE OF ALLEGIANCE:**

- IV. **PRESIDENT'S REPORT:**

Trustee Rick Miller spoke about the successful 4th of July events and promoted the upcoming Historic Preservation Commission historic designation plaque presentation for the Schuster property.

**V. ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST COMMITTEE AND DEPARTMENT REPORTS:**

Trustees announced upcoming meeting dates and times.

**VI. CITIZEN INPUT:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a three (3) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.)*

Sarah Larson (W159N9737 Butternut Rd) spoke regarding the 5-year plan, TID expansion, legal RFP, and open records requests.

Tom Barney (N105W10775 Old Farm Rd) spoke regarding Taste of Germantown.

Melanie Smythe (N140W17938 Cedar Ln) spoke regarding the 50th anniversary of the Germantown Historical Society, and working the Capital Improvement Plan into the budget process.

Scott Hefle (W159N10514 Old Farm Rd) spoke regarding the audit, Capital Improvement Plan, budgeting, and the 2050 plan.

**VII. CONSENT AGENDA:**

**Motion 1:** Approve Items A-I as presented

**Motioned By:** Trustee Pieper

**Seconded By:** Trustee Kaminski

**Request:** Pull Item E for Discussion

**Requested By:** Trustee Warren

**Request:** Pull Item B for Discussion

**Request by:** Trustee Jan Miller

**Motion 2:** Approve Items A, C, D, F, G, H, I

**Yes:** Trustee Kaminski, Trustee Rick Miller, Trustee Jan Miller, Trustee Cutts, Trustee Warren, Trustee Hudson, Trustee Pieper

**No:** None

**Abstain:** None

**Motion 2 Carried by Roll Call Vote (Yes 7, No 0, Abstained 0)**

Discussion ensued pertaining to Items B and E individually.



**Motion 3:** Pull Item B Until Next Village Board Meeting

**Motioned By:** Trustee Jan Miller

**Seconded By:** Trustee Cutts

**Yes:** Trustee Kaminski, Trustee Rick Miller, Trustee Jan Miller, Trustee Cutts, Trustee Warren, Trustee Hudson, Trustee Pieper

**No:** None

**Abstain:** None

**Motion 3 Carried by Voice Vote (Yes 7, No 0, Abstained 0)**

**Motion 4:** Approve Item E as presented

**Motioned By:** Trustee Pieper

**Seconded By:** Trustee Jan Miller

**Yes:** Trustee Kaminski, Trustee Rick Miller, Trustee Jan Miller, Trustee Cutts, Trustee Warren, Trustee Hudson, Trustee Pieper

**No:** None

**Abstain:** None

**Motion Carried by Roll Call Vote (Yes 7, No 0, Abstained 0)**

- A. Minutes: July 1, 2024
- B. 5-Year Capital Improvement Plan
- C. Award Contract to Relay Water Main in Various Locations to Vinton Construction of Manitowoc, Wisconsin, in the amount of \$444,983.
- D. Award a Contract for Final Design & Bid Services of the High Point Pass Road Construction to raSmith in the amount not to exceed \$82,000
- E. *Purchase of New GFD Ambulance*
- F. *Squad Changeover*
- G. *Approval of Grant Resolution*
- H. *Hiring 2 new fulltime FF/Medics*
- I. *Purchase of Portable Radios for the Fire Dept*

**VIII. UNFINISHED BUSINESS**

**IX. PUBLIC HEARINGS:**

**X. NEW BUSINESS:**

- A. Agreement with Command Central for the Rental of Election Tabulator Machines for the August & November Elections

**Motion:** Approve Agreement for Rental of Election Tabulator Machines for the August and November Elections as Presented

**Motioned By:** Trustee Kaminski

**Seconded By:** Trustee Pieper

**Yes:** Trustee Kaminski, Trustee Rick Miller, Trustee Jan Miller, Trustee Cutts, Trustee Warren, Trustee Hudson, Trustee Pieper

**No:** None

**Abstain:** None

**Motion Carried by Roll Call Vote (Yes 7, No 0, Abstained 0)**

- B. Retention Bonus for Communication Officers

**Motion:** Approve Retention Bonus for Communication Officers as Presented

**Motioned By:** Trustee Kaminski

**Seconded By:** Trustee Pieper

**Yes:** Trustee Kaminski, Trustee Rick Miller, Trustee Jan Miller, Trustee Cutts, Trustee Warren, Trustee Pieper

**No:** Trustee Hudson

**Abstain:** None

**Motion Carried by Roll Call Vote (Yes 6, No 1, Abstained 0)**

- C. Contract for Completion of Impact Fee Studies

**Motion:** Approve Award of Contract for Impact Fee Studies to Ehlers in the Amount of \$39,500 as Presented

**Motioned By:** Trustee Jan Miller

**Seconded By:** Trustee Warren

**Yes:** Trustee Kaminski, Trustee Rick Miller, Trustee Jan Miller, Trustee Cutts, Trustee Warren

**No:** Trustee Hudson, Trustee Pieper

**Abstain:** None

**Motion Carried by Roll Call Vote (Yes 5, No 2, Abstained 0)**

**Motion:** Enter into closed session with Village Administrator Kreklow and Police Chief Snow in attendance

**Motioned By:** Trustee Pieper

**Seconded By:** Trustee Warren

**Yes:** Trustee Kaminski, Trustee Rick Miller, Trustee Jan Miller, Trustee Cutts, Trustee Warren, Trustee Hudson, Trustee Pieper

**No:** None

**Abstain:** None

**Motion Carried by Voice Vote (Yes 7, No 0, Abstained 0)**

- D. Germantown Police Union Contract Negotiations. The Village Board may convene into closed session pursuant to Wis. Stat. § 19.85(1)(e) for the purposes of 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, and then may reconvene into open session to take such action as it deems appropriate.
- E. Administrator Setting 2024 Performance Goals Update. The Village Board May Enter into Closed Session per Wis Stat § 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, and then may reconvene into open session to take such action as it deems appropriate.

**Motion:** Return to Open Session at 8:10 PM

**Motioned By:** Trustee Pieper

**Seconded By:** Trustee Kaminski

**Yes:** Trustee Kaminski, Trustee Rick Miller, Trustee Jan Miller, Trustee Cutts, Trustee Warren, Trustee Hudson, Trustee Pieper

**No:** None

**Abstain:** None

**Motion Carried (Yes 7, No 0, Abstained 0)**

**Motion:** For New Business Item D, Direct Staff to Proceed as Discussed

**Motioned By:** Trustee Pieper

**Seconded By:** Trustee Kaminski

**Yes:** Trustee Kaminski, Trustee Rick Miller, Trustee Jan Miller, Trustee Cutts, Trustee Warren, Trustee Hudson, Trustee Pieper

**No:** None

**Abstain:** None

**Motion Carried (Yes 7, No 0, Abstained 0)**

**XI. ADJOURNMENT:**

Trustee Rick Miller adjourned the Village Board meeting at 8:12 PM.

DRAFT

## **BUSINESS OF THE VILLAGE BOARD**

MEETING DATE: August 5, 2024

PLACEMENT: Action Item

ITEM TITLE: 5-Year Capital Improvement Plan

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

Staff are presenting the 2025-2029 Capital Improvement Plan. The plan outlines initiatives and projects that staff have identified for the coming 5 year period. After presentation of the plan, staff are looking for feedback and approval of the plan from the Village Board. Approval will allow for continued due diligence on the plan items. Plan items may eventually become capital budget requests.

ATTACHMENT:

1. 2024-2029 5 Year Capital Plan (1)
2. 2025-2029 5 Year CIP Presentation

STAFF RECOMMENDATION:

Village Board adoption of the 2025-2029 Capital Improvement Plan.

ACTION BY Committee:

Approved by the Public Works and Highway Committee.

| <div>Village of Germantown</div> <div>SUMMARY OF C.I.P. EXPENDITURES (years 2024 - 2029)</div> |              |              |               |              |              |              |            |            |
|------------------------------------------------------------------------------------------------|--------------|--------------|---------------|--------------|--------------|--------------|------------|------------|
| by Department                                                                                  |              |              |               |              |              |              |            |            |
| REVISED 06/27/24                                                                               |              |              |               |              |              |              |            |            |
| Department- Project Category                                                                   | 2024         | 2025         | 2026          | 2027         | 2028         | 2029         | Total Cost |            |
| <b>Data Processing</b>                                                                         |              |              |               |              |              |              |            |            |
| Technology Hardware                                                                            | \$ 85,000    | \$ 50,000    | \$ 50,000     | \$ 50,000    |              |              | \$         | 235,000    |
|                                                                                                | \$ 85,000    | \$ 50,000    | \$ 50,000     | \$ 50,000    | \$ -         | \$ -         | \$         | 235,000    |
| <b>Police Department</b>                                                                       |              |              |               |              |              |              |            |            |
| Patrol Squads (24 total in Fleet/replace 3/yr; add 2%/yr)                                      | \$ 180,000   | \$ 180,000   | \$ 183,600    | \$ 187,272   | \$ 191,017   | \$ 194,838   | \$         | 1,116,727  |
| ProPhoenix Upgrade                                                                             |              |              |               |              |              |              | \$         | -          |
| Department Lap Tops                                                                            |              | \$ 50,000    |               |              |              |              | \$         | 50,000     |
| <b>New Police Department Campus</b>                                                            |              |              |               |              |              |              | \$         | -          |
| Design (in 2023 into 2024)                                                                     |              | \$ 2,500,000 |               |              |              |              | \$         | 2,500,000  |
| Building (estimate build 2024/2025 @ \$17 mil)                                                 |              |              | \$ 40,000,000 |              |              |              | \$         | 40,000,000 |
| Replace Handguns (New \$26,000 - sell existing(30%) = \$18,200)                                | \$ 18,200    |              |               |              |              |              | \$         | 18,200     |
|                                                                                                | \$ 198,200   | \$ 2,730,000 | \$ 40,183,600 | \$ 187,272   | \$ 191,017   | \$ 194,838   | \$         | 43,684,927 |
| <b>Fire Department</b>                                                                         |              |              |               |              |              |              | \$         | -          |
| <b>Equipment Replacement</b>                                                                   |              |              |               |              |              |              | \$         | -          |
| Replace Pumper Truck (#1764; yr mnfr 2012) replace in 2032                                     |              |              | \$ 1,300,000  |              |              |              | \$         | 1,300,000  |
| Replace Tender Truck (#1790; yr mnfr 1995)                                                     |              |              |               |              |              |              | \$         | -          |
| Replace SCBA's and Bottle Replacement                                                          |              |              |               |              |              |              | \$         | -          |
| Replace Ambulance (#1751; yrr mnfr 2021) replace in 2031                                       |              |              |               |              |              | \$ 600,000   | \$         | 600,000    |
| Replace Ambulance (#1754 yr mnfr 2011)                                                         | \$ 60,000    |              | \$ 455,000    |              |              |              | \$         | 515,000    |
| Replace Staff Vehicle (#1785; yr mnfr 2013)                                                    |              |              |               |              |              |              | \$         | -          |
| Replace Pumper Truck (#1762; yr mnfr 2015) replace in 2035                                     |              |              |               |              |              |              | \$         | -          |
| Replace Ladder Truck (#1771; yr mnfr 2001) replace in 2028                                     |              |              |               |              | \$ 3,000,000 |              | \$         | 3,000,000  |
| Replace Ambulance (#1752; yr mnfr 2022) replace in 2034                                        |              |              |               |              |              |              | \$         | -          |
| Replace Staff Vehicle (#1741; yr mnfr 2016)                                                    |              |              |               |              |              |              | \$         | -          |
| Add UTV                                                                                        |              |              |               |              |              |              | \$         | -          |
| Firefighting Water Tender Truck                                                                |              |              |               |              |              |              | \$         | -          |
| Other Equipment (Fuel Tank / Station #2)                                                       |              |              |               |              |              |              | \$         | -          |
| Fire Extinguisher Training Prop                                                                |              |              |               |              |              |              | \$         | -          |
|                                                                                                | \$ 60,000    | \$ -         | \$ 1,755,000  | \$ -         | \$ 3,000,000 | \$ 600,000   | \$         | 5,415,000  |
| <b>Library</b>                                                                                 |              |              |               |              |              |              |            |            |
| Design Second Floor Addition                                                                   |              |              | \$ 800,000    |              |              |              | \$         | 800,000    |
| Concept Drawings (determine estimated cost for Second Floor)                                   |              |              |               |              |              |              | \$         | -          |
| Construct Second Floor                                                                         |              |              |               | \$ 8,000,000 |              |              | \$         | 8,000,000  |
|                                                                                                | \$ -         | \$ -         | \$ 800,000    | \$ 8,000,000 | \$ -         | \$ -         | \$         | 8,800,000  |
| <b>Street &amp; Highway</b>                                                                    |              |              |               |              |              |              |            |            |
| Single Axle Patrol Truck                                                                       |              | \$ 300,000   |               | \$ 312,000   | \$ 321,360   |              | \$         | 933,360    |
| Tandem Axle Patrol Truck                                                                       |              |              | \$ 315,000    |              |              | \$ 340,200   | \$         | 655,200    |
| Pick-up w/ Plow Package (replaced 421)                                                         |              |              |               | \$ 65,000    |              |              | \$         | 65,000     |
| Tractor Loader Parks                                                                           |              |              |               |              |              |              | \$         | -          |
| F-450 Truck Body                                                                               |              |              |               |              |              |              | \$         | -          |
| Salt/Brine Insetret                                                                            |              |              |               |              |              |              | \$         | -          |
| Zero Turn Mower (2)                                                                            |              |              |               | \$ 40,000    |              |              | \$         | 40,000     |
| Pick-up/w liftgate (Replace 437)                                                               | \$ 57,000    |              | \$ 62,000     |              |              |              | \$         | 119,000    |
| Tandem Patrol Truck                                                                            | \$ 276,000   |              |               |              |              |              | \$         | 276,000    |
| Compact loader/Skid loader                                                                     | \$ 120,000   |              |               |              |              |              | \$         | 120,000    |
| Road Paint sprayer                                                                             |              |              | \$ 10,000     |              |              |              | \$         | 10,000     |
| Ditch Mower Tractor                                                                            |              |              |               | \$ 180,000   |              |              | \$         | 180,000    |
| MV/Trackless                                                                                   |              |              | \$ 245,000    |              |              |              | \$         | 245,000    |
| Air compressor/ pull behind                                                                    |              |              |               | \$ 30,000    |              |              | \$         | 30,000     |
| 1 Ton Dump Truck (replace 420)                                                                 |              |              |               |              | \$ 80,000    |              | \$         | 80,000     |
| Crackfiller and router                                                                         |              |              |               |              | \$ 70,000    |              | \$         | 70,000     |
| Forklift                                                                                       |              |              |               |              | \$ 35,000    |              | \$         | 35,000     |
| Mini Excavator                                                                                 |              |              |               |              |              | \$ 150,000   | \$         | 150,000    |
| Pick-up with liftgate (replaced 422)                                                           |              |              |               |              |              | \$ 70,000    | \$         | 70,000     |
|                                                                                                | \$ 453,000   | \$ 300,000   | \$ 632,000    | \$ 627,000   | \$ 506,360   | \$ 560,200   | \$         | 3,078,560  |
| <b>Wastewater Utility (Wastewater typically does not borrow)</b>                               |              |              |               |              |              |              |            |            |
| Relining & Manhole Maint sewer lines                                                           | \$ 70,000    | \$ 70,000    | \$ 70,000     | \$ 70,000    | \$ 70,000    | \$ 70,000    | \$         | 420,000    |
| CIPP waterway crossings                                                                        | \$ 200,000   |              |               |              |              |              | \$         | 200,000    |
| Truck (557) 2020 Jet Vac Replacement                                                           | \$ 35,000    | \$ 35,000    | \$ 35,000     | \$ 35,000    | \$ 35,000    | \$ 35,000    | \$         | 210,000    |
| Service Truck w/ crane, west side                                                              |              |              | \$ 140,000    |              |              |              | \$         | 140,000    |
| Lift 3 eleim.lift 6 recon, 18" interceptor                                                     |              |              |               |              |              | \$ 5,010,000 | \$         | 5,010,000  |
| Main St. paralell F.M., pumps, crane                                                           | \$ 25,000    |              |               | \$ 2,116,000 |              |              | \$         | 2,141,000  |
| Old Farm paralell force main 24" W/ pumps, crane                                               |              |              | \$ 5,100,000  |              |              |              | \$         | 5,100,000  |
| Truck (555) 2009 GMC 2500 4X4 liftgate Replacement                                             |              | \$ 75,000    |               |              |              |              | \$         | 75,000     |
| Lift 6 land purchase                                                                           |              |              |               |              |              |              | \$         | -          |
| Field Mobile Work Stations                                                                     |              |              |               |              |              | \$ 3,500     | \$         | 3,500      |
| Telemetry Equipment                                                                            |              | \$ 25,000    |               |              |              |              | \$         | 25,000     |
| Truck (553) 2001 GMC G3500 Hi cube w/CCTV Equipment                                            | \$ 3,500     |              |               |              |              |              | \$         | 3,500      |
| Auto bar screen Main Street Lift                                                               |              |              |               | \$ 180,000   |              |              | \$         | 180,000    |
| Electric Pumping Equipment lift 7 pump replacement                                             | \$ 340,000   |              |               |              |              |              | \$         | 340,000    |
| Auto bar screen Old Farm                                                                       |              |              | \$ 180,000    |              |              |              | \$         | 180,000    |
| Kuhn's Sub. Relay                                                                              |              |              |               |              | \$ 2,200,000 |              | \$         | 2,200,000  |
| Lift 6 Land Purchase                                                                           | \$ 1,000,000 |              |               |              |              |              | \$         | 1,000,000  |
| Electric Pumping Equipment Lift 7 pump replacement                                             | \$ 25,000    |              |               |              |              |              | \$         | 25,000     |
|                                                                                                | \$ 1,698,500 | \$ 205,000   | \$ 5,525,000  | \$ 2,401,000 | \$ 2,305,000 | \$ 5,118,500 | \$         | 17,253,000 |
| <b>Water Utility</b>                                                                           |              |              |               |              |              |              |            |            |
| Well House and Tower Security Upgrades (all)                                                   |              |              |               |              | \$ 125,000   |              | \$         | 125,000    |
| Water Utility Facilities Plan                                                                  |              | \$ 100,000   |               |              |              |              | \$         | 100,000    |
| Tower and Well Fiber SCADA network                                                             |              |              |               |              |              | \$ 50,000    | \$         | 50,000     |
| **WELLS**                                                                                      |              |              |               |              |              |              |            |            |
| Well House Shingle Replacement (all)                                                           |              |              |               |              | \$ 70,000    |              | \$         | 70,000     |
| Well Antenna System                                                                            | \$ 150,000   |              |               |              |              |              | \$         | 150,000    |
|                                                                                                |              |              |               |              |              |              | \$         | -          |
| <b>Well 2</b>                                                                                  |              |              |               |              |              |              | \$         | -          |
| Well 2 Rehab (2016)                                                                            |              |              | \$ 200,000    |              |              |              | \$         | 200,000    |
| Well 2 Generator and VFD Replacement                                                           | \$ 300,000   |              |               |              |              |              | \$         | 300,000    |
|                                                                                                |              |              |               |              |              |              | \$         | -          |
| <b>Well 3</b>                                                                                  |              |              |               |              |              |              | \$         | -          |
| Well #3 (2018) Rehab                                                                           |              |              |               |              | \$ 275,000   |              | \$         | 275,000    |
| Well 3 VFD Replacement                                                                         |              |              |               | \$ 45,000    |              |              | \$         | 45,000     |
|                                                                                                |              |              |               |              |              |              | \$         | -          |
| <b>Well 4</b>                                                                                  |              |              |               |              |              |              | \$         | -          |
| Well #4 (2015) Rehab                                                                           |              |              |               |              |              | \$ 275,000   | \$         | 275,000    |
| Well 4 Generator, Standpipe, Prelube Line, VFD, Transfer Switch                                |              |              | \$ 350,000    |              |              |              | \$         | 350,000    |
| Well #4 Pump Replacement                                                                       |              |              | \$ 85,000     |              |              |              | \$         | 85,000     |
|                                                                                                |              |              |               |              |              |              | \$         | -          |
| <b>Well 5</b>                                                                                  |              |              |               |              |              |              | \$         | -          |
| Well #5 (2013) (2018 motor) Rehab                                                              |              |              |               |              |              |              | \$         | -          |
|                                                                                                |              |              |               |              |              |              | \$         | -          |
| <b>Well 7</b>                                                                                  |              |              |               |              |              |              | \$         | -          |
| Well #7 (2014) Rehab                                                                           |              | \$ 200,000   |               |              |              |              | \$         | 200,000    |
| Well 7 Generator Replacement                                                                   | \$ 300,000   |              |               |              |              |              | \$         | 300,000    |
|                                                                                                |              |              |               |              |              |              | \$         | -          |
| <b>Well 11</b>                                                                                 |              |              |               |              |              |              | \$         | -          |
| Well #11 (2009) (2013 pump)                                                                    |              |              |               |              |              |              | \$         | -          |
|                                                                                                |              |              |               |              |              |              | \$         | -          |
| <b>Well 12</b>                                                                                 |              |              |               |              |              |              | \$         | -          |
|                                                                                                | \$ 2,500,000 |              |               |              |              |              | \$         | 2,500,000  |
| **TOWERS**                                                                                     |              |              |               |              |              |              |            |            |
| <b>Tower 1</b>                                                                                 |              |              |               |              |              |              | \$         | -          |
| Interior/Exterior Blast and Paint                                                              |              |              |               | \$ 600,000   |              |              | \$         | 600,000    |
| <b>Tower 2</b>                                                                                 |              |              |               |              |              |              | \$         | -          |
| Interior/Exterior Blast and Paint                                                              |              |              | \$ 450,000    |              |              |              | \$         | 450,000    |
| <b>Tower 3</b>                                                                                 |              |              |               |              |              |              | \$         | -          |
| Tower #3 Rehab                                                                                 | \$ 1,130,000 |              |               |              |              |              | \$         | 1,130,000  |
| <b>Tower 4</b>                                                                                 |              |              |               |              |              |              | \$         | -          |
|                                                                                                |              |              |               |              |              |              | \$         | -          |
| **DISTRIBUTION**                                                                               |              |              |               |              |              |              |            |            |
| Replace Curbstops (Mayflower, North Way, Colonial Dr, Concord)                                 |              | \$ 150,000   | \$ 150,000    |              |              |              | \$         | 300,000    |
| Loop Sunny View, Daniels, Kurt, Williams & Roberts                                             |              |              |               |              | \$ 550,000   |              | \$         | 550,000    |
| Hydrant and Valve Work Due to Road Construction                                                |              | \$ 75,000    | \$ 75,000     | \$ 75,000    | \$ 75,000    | \$ 75,000    | \$         | 375,000    |
| Replay main from Weaver Ct to Vienna Ct                                                        |              | \$ 100,000   |               |              |              |              | \$         | 100,000    |

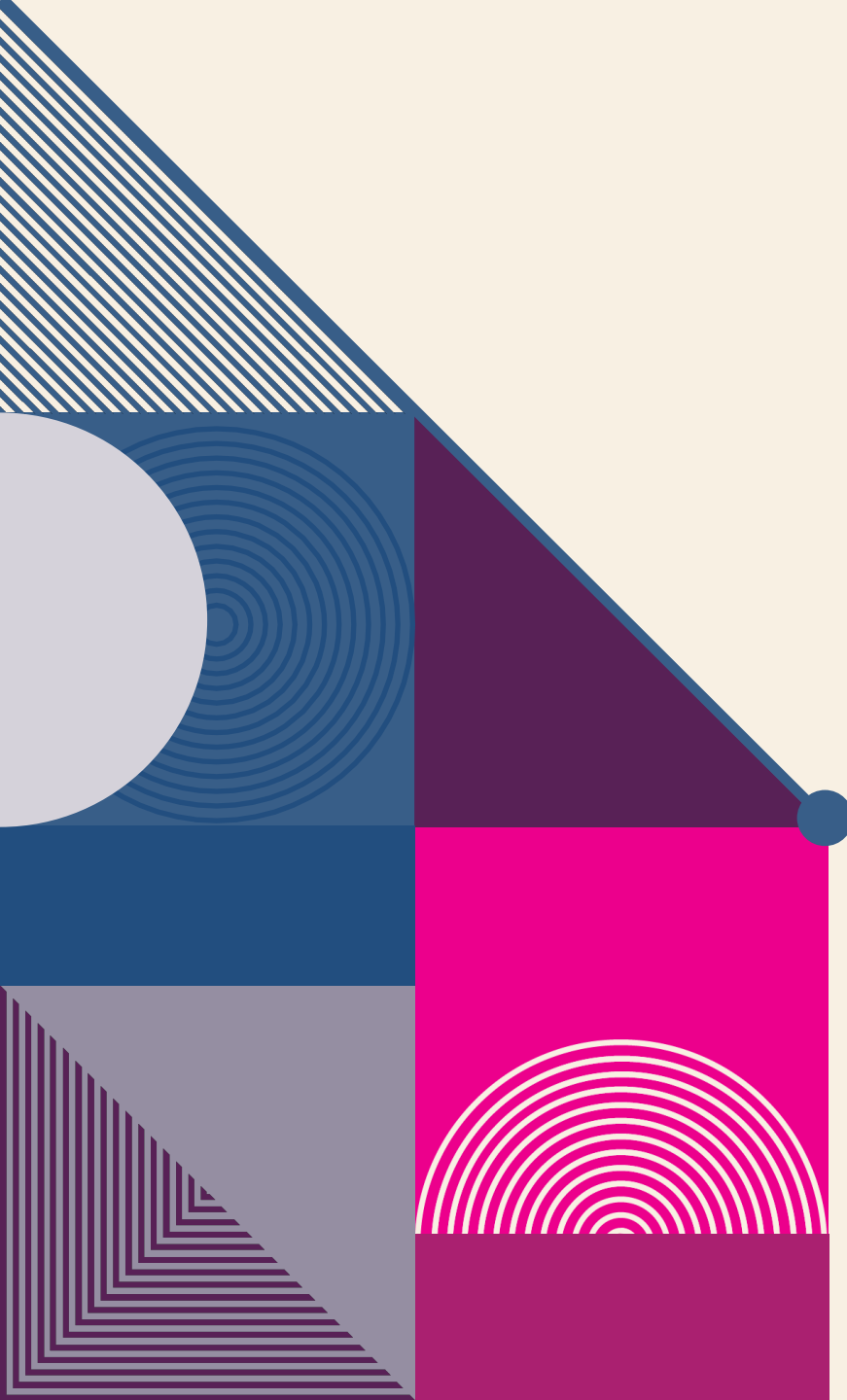
| Village of Germantown                                                                         |              |              |              |              |              |              |            |            |
|-----------------------------------------------------------------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|------------|
| SUMMARY OF C.I.P. EXPENDITURES (years 2024 - 2029)                                            |              |              |              |              |              |              |            |            |
| by Department                                                                                 |              |              |              |              |              |              |            |            |
| Department- Project Category                                                                  | 2024         | 2025         | 2026         | 2027         | 2028         | 2029         | Total Cost |            |
| **EQUIPMENT**                                                                                 |              |              |              |              |              |              |            |            |
| Trailer Mounted 250KW Generator                                                               |              |              | \$ 100,000   |              |              |              | \$         | 100,000    |
| Trailer Mounted Load Bank Test                                                                |              |              | \$ 35,000    |              |              |              | \$         | 35,000     |
| Electric Valve Turner                                                                         |              | \$ 12,000    |              |              |              |              | \$         | 12,000     |
| Vacuum/Valve Turner                                                                           |              | \$ 125,000   |              |              |              |              | \$         | 125,000    |
| Utility Pickup Truck Replacement                                                              |              |              |              | \$ 60,000    | \$ 63,000    | \$ 65,000    | \$         | 188,000    |
| 2006 Freightliner Quad Axle Refurb                                                            |              |              |              |              | \$ 50,000    |              | \$         | 50,000     |
|                                                                                               | \$ 4,380,000 | \$ 762,000   | \$ 1,445,000 | \$ 780,000   | \$ 1,208,000 | \$ 465,000   | \$         | 9,040,000  |
| Recycling Center                                                                              |              |              |              |              |              |              |            |            |
| Wheel Loader                                                                                  | \$ -         | \$ -         | \$ -         |              |              |              | \$         | -          |
|                                                                                               | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -       | -          |
| Parks and Recreation                                                                          |              |              |              |              |              |              |            |            |
| Kinderberg Park – resurface tennis courts                                                     |              |              |              |              |              |              | \$         | -          |
| Alt Bauer Tennis                                                                              | \$ 70,000    | \$ -         |              |              |              |              | \$         | 70,000     |
| Community Center                                                                              | \$ -         | \$ 30,000    |              |              |              |              | \$         | 30,000     |
| Kinderberg Park Playground                                                                    |              |              |              |              |              |              | \$         | -          |
| Community Park Master Plan & Phase 1 Development                                              | \$ -         |              |              |              |              |              | \$         | -          |
| Trail/Pathway System Implementation (4 annual Phases)                                         | \$ -         | \$ 30,000    | \$ 100,000   | \$ 100,000   | \$ 100,000   | \$ 10,000    | \$         | 340,000    |
| Community Park Development – Phase 2 Development                                              |              | \$ -         |              |              |              |              | \$         | -          |
| Community Splashpad & All-Inclusive Playground                                                | \$ -         | \$ 30,000    | \$ 1,500,000 |              |              |              | \$         | 1,530,000  |
| Community Park Development – Phase 3 Development                                              |              |              | \$ -         |              |              |              | \$         | -          |
| Friedenfeld Park Master & Design Development Plans                                            |              |              |              |              |              |              | \$         | -          |
| Friedenfeld Park Utilities & Restroom/shelter Building                                        |              |              | \$ -         |              |              | \$ 1,500,000 | \$         | 1,500,000  |
| Pick-up Truck w/ Lift Gate                                                                    | \$ 62,000    |              |              |              |              |              | \$         | 62,000     |
|                                                                                               | \$ 132,000   | \$ 90,000    | \$ 1,600,000 | \$ 100,000   | \$ 100,000   | \$ 1,510,000 | \$         | 3,532,000  |
| Engineering                                                                                   |              |              |              |              |              |              |            |            |
| Roads Program - Local Mill/Overlay and Pulv/Reconst                                           | \$ 1,500,000 | \$ 1,560,000 | \$ 1,622,400 | \$ 1,687,296 | \$ 1,754,788 | \$ 1,824,979 | \$         | 9,949,463  |
| Roads Program - Sealcoating                                                                   | \$ 250,000   | \$ 350,000   | \$ 350,000   | \$ 375,000   | \$ 375,000   | \$ 400,000   | \$         | 2,100,000  |
| Roads Program - GIS - PASER rating layer                                                      |              | \$ 7,500     |              |              |              |              | \$         | 7,500      |
| Roads Program - GIS - Signs, Traffic signals, etc.                                            |              | \$ 7,500     |              |              |              |              | \$         | 7,500      |
| Roads - WisDOT (HSIP) Lannon Rd & Maple Rd Intersection Improvements ( HSIP funded)           | \$ 500,000   |              |              |              |              |              | \$         | 500,000    |
| Roads - WisDOT (HSIP) - Construction - Pleasant View Road Bridge Railing over Menomonee River |              |              | \$ 50,000    |              |              |              | \$         | 50,000     |
| Roads - WisDOT (ARIP) - Construction - Pleasant View Rd - Bonniwell to Freistadt, 10,500LF    |              |              |              | \$ 1,102,500 |              |              | \$         | 1,102,500  |
| Roads - WisDOT (ARIP) - Construction - Rockfield Rd - Pleasant View to Division, 8000 LF      |              |              |              |              | \$ 840,000   |              | \$         | 840,000    |
| Roads - WisDOT STH 145 - FDL / Main St Intersection Improvement - Easement/Land Acquisition   |              | \$ 10,000    |              |              |              |              | \$         | 10,000     |
| Roads - WisDOT STH 145 - FDL / Main St Intersection Improvement - Construction                |              |              | \$ 200,000   |              |              |              | \$         | 200,000    |
| Roads - Project - Future Frontage Road Layout/Design (Rockfield Rd to Shady Ln)               |              |              |              |              |              | \$ 125,000   | \$         | 125,000    |
| Roads - Division Road Survey & Design (Following Summer PIMs)                                 |              | \$ 300,000   |              |              |              |              | \$         | 300,000    |
| Roads - Division Road Reconstruction (South Leg - Phase 1)                                    |              | \$ 1,250,000 |              |              |              |              | \$         | 1,250,000  |
| Roads - Division Road Reconstruction (North Leg - Phase 2)                                    |              |              | \$ 1,500,000 |              |              |              | \$         | 1,500,000  |
| Sidewalk Program (condition based replacements and/or improvements)                           |              | \$ 25,000    |              | \$ 25,000    |              | \$ 25,000    | \$         | 75,000     |
| Sidewalk Project - Design and Construction Church Street to Fond du Lac Ave                   |              |              | \$ 50,000    |              |              |              | \$         | 50,000     |
| Sidewalk Project - Fond du Lac Ave/ STH 145 Firemen's Park to Pilgrim                         |              |              |              | \$ 50,000    |              |              | \$         | 50,000     |
| Sidewalk Project - Design and Construction - Pilgrim Rd / FDL Int. Curb Ramp Improvements     |              | \$ 10,000    | \$ 50,000    |              |              |              | \$         | 60,000     |
| Sidewalk & Pathway Project - Menomonee River Pathway - Design Study Report                    |              |              |              |              |              | \$ 150,000   | \$         | 150,000    |
| Sidewalk & Pathway Project - Menomonee River Pathway - Design and Construction                |              |              |              |              |              | \$ 2,000,000 | \$         | 2,000,000  |
| Stormwater - System Inventory, Condition Assessment (CCTV), and GIS updates                   |              | \$ 60,000    |              |              |              |              | \$         | 60,000     |
| Stormwater - Utility Feasibility Analysis                                                     |              | \$ 75,000    |              |              |              |              | \$         | 75,000     |
| Stormwater - Village Owned Ponds - Improvement Projects                                       |              | \$ 25,000    |              | \$ 25,000    |              | \$ 25,000    | \$         | 75,000     |
| Stormwater - Drainage Improvements                                                            |              |              | \$ 30,000    |              | \$ 30,000    |              | \$         | 60,000     |
| Stormwater - Raingarden Project - Library Bioswale (WPDES Permit Requirement)                 |              |              |              | \$ 20,000    |              |              | \$         | 20,000     |
| Stormwater - Raingarden Project - Fire Dept Parking Lot Bioswale (WPDES Permit Requirement)   |              |              |              |              | \$ 20,000    |              | \$         | 20,000     |
| Equipment - DPW-Engineering (Pole camera, inspection/survey equip upgrades)                   |              | \$ 10,000    |              |              |              |              | \$         | 10,000     |
| Equipment - DPW-Engineering Office Furniture/Cubicle                                          |              | \$ 30,000    |              |              |              |              | \$         | 30,000     |
| Village Owned Pond Survey and Restoration (Jefferson Ponds-2027)                              | \$ 35,000    | \$ 25,000    | \$ 25,000    | \$ 75,000    |              |              | \$         | 160,000    |
|                                                                                               | \$ 2,285,000 | \$ 3,745,000 | \$ 3,877,400 | \$ 3,359,796 | \$ 3,019,788 | \$ 4,549,979 | \$         | 20,836,963 |

| Village of Germantown                                         |              |              |               |               |               |               |                |
|---------------------------------------------------------------|--------------|--------------|---------------|---------------|---------------|---------------|----------------|
| SUMMARY OF C.I.P. EXPENDITURES (years 2024 - 2029)            |              |              |               |               |               |               |                |
| by Department                                                 |              |              |               |               |               |               |                |
| REVISIED 06/27/24                                             |              |              |               |               |               |               |                |
| Department- Project Category                                  | 2024         | 2025         | 2026          | 2027          | 2028          | 2029          | Total Cost     |
| <b>Buildings</b>                                              |              |              |               |               |               |               |                |
| Historical Bell Museum                                        |              |              |               |               |               |               |                |
| Bell Museum Repairs                                           |              | \$ 35,000    |               |               |               |               |                |
| Historical Wolf Haus                                          |              |              |               |               |               |               |                |
| Wolf Haus Repairs                                             |              | \$ 55,000    |               |               |               |               |                |
| Fire Station #2                                               |              |              |               |               |               |               |                |
| Replace FA panel                                              |              |              | \$ 150,000    |               |               |               |                |
| UPS for Radio Shed                                            |              | \$ 50,000    |               |               |               |               |                |
| Replace cabinet heater                                        |              | \$ 6,000     |               |               |               |               |                |
| Mill and overlay asphalt by burn tower, replace back driveway |              |              | \$ 70,000     |               |               |               |                |
| Mill and overlay asphalt in back lot                          |              |              |               |               |               | \$ 100,000    |                |
| Charting room remodel                                         |              |              |               |               | \$ 145,000    |               |                |
| Replace generator                                             |              |              |               |               |               | \$ 150,000    |                |
| Haupt Strausse Park                                           |              |              |               |               |               |               |                |
| Survive Alive House                                           |              |              |               |               |               |               |                |
| Roof Replacement                                              |              | \$ 25,000    |               |               |               |               |                |
| Replace water heater                                          |              | \$ 15,000    |               |               |               |               |                |
| Replace water softener                                        |              | \$ 15,000    |               |               |               |               |                |
| Seal/caulk windwos                                            |              |              | \$ 7,000      |               |               |               |                |
| Replace furnace and condensing unit                           |              | \$ 10,000    |               |               |               |               |                |
| Spassland Shelter                                             |              |              |               |               |               |               |                |
| Shelter Refurb                                                |              |              |               |               | \$ 100,000    |               |                |
| Kinderberg Shelter                                            |              |              |               |               |               |               |                |
| Shelter Restrooms and Refurb                                  | \$ 25,000    |              | \$ 75,000     |               |               |               |                |
| Kinderberg Splash Pad                                         | \$ 56,000    |              |               |               |               |               | \$ 56,000      |
| Recreation Building (Old Fire House #1)                       |              |              |               |               |               |               |                |
| Exterior door replacement (3)                                 |              | \$ 30,000    |               |               |               |               |                |
| Replace Generator                                             |              |              |               |               |               |               | \$ 150,000     |
| Replace Garage Heater                                         |              |              |               |               |               | \$ 20,000     |                |
| Replace Electrical Panels                                     |              |              |               |               |               | \$ 15,000     |                |
| Replace water heater                                          |              | \$ 20,000    |               |               |               |               |                |
| Fireman's Park                                                |              |              |               |               |               |               |                |
| Shelter (old) Refurb                                          |              |              |               | \$ 50,000     |               |               |                |
| Fire Company Building                                         |              |              |               |               |               |               |                |
| Replace water heater                                          |              |              |               |               | \$ 15,000     |               |                |
| Flooring Replacement                                          |              |              |               | \$ 35,000     |               |               |                |
| Add Exhaust Fans in restrooms (code compliance)               |              | \$ 15,000    |               |               |               |               |                |
| Replace baseboard heaters                                     |              |              | \$ 10,000     |               |               |               |                |
| Replace FA system                                             |              |              |               |               | \$ 80,000     |               |                |
| Furnace and AC replacement                                    |              |              |               | \$ 50,000     |               |               |                |
| Senior Center                                                 |              |              |               |               |               |               |                |
| Replace water heaters (2)                                     |              | \$ 35,000    |               |               |               |               |                |
| HVAC Replacements and upgrades                                |              |              | \$ 80,000     |               |               |               |                |
| Crackseal parking lot                                         |              |              |               | \$ 25,000     |               |               |                |
| Village Hall                                                  |              |              |               |               |               |               |                |
| Village Hall Access Control Upgrade                           | \$ 52,000    |              |               |               |               |               |                |
| Connect EM lighting to EM generator circuit                   |              | \$ 6,000     |               |               |               |               |                |
| Replace Humidifiers                                           |              |              | \$ 50,000     |               |               |               |                |
| Replace water heater and recirc pumps                         |              |              | \$ 20,000     |               |               |               |                |
| Replace Generator                                             |              |              |               |               | \$ 150,000    |               |                |
| Replace FA panel and wiring                                   |              |              | \$ 50,000     |               |               |               |                |
| Replace water softener                                        |              |              |               |               |               | \$ 10,000     |                |
| Replace cabinet heater                                        |              |              |               |               |               |               |                |
| Rear parknig lot reconstruct, repair curb and gutter joints   |              |              |               |               |               | \$ 150,000    |                |
| Front parking lot mill and overlay                            |              |              |               |               | \$ 70,000     |               |                |
| Library                                                       |              |              |               |               |               |               |                |
| Replace water heater and recirc pumps                         |              | \$ 20,000    |               |               |               |               |                |
| AHU 1 and 2 Damper and Coil repl, Controls Upgrade            |              | \$ 300,000   |               |               |               |               |                |
| Fire panel replacement                                        |              | \$ 125,000   |               |               |               |               |                |
| Replace Emergency Generator                                   |              |              |               |               |               |               |                |
| Replace Vestibule Cabinet Heaters                             |              |              |               |               | \$ 10,000     |               |                |
| Mill and overlay parking lot                                  |              |              |               |               | \$ 100,000    |               |                |
| Police Department                                             |              |              |               |               |               |               |                |
| Replace Sump Pump                                             |              |              |               | \$ 20,000     |               |               |                |
| Replace Furnaces                                              |              |              |               | \$ 20,000     |               | \$ 30,000     |                |
| Replace South Parking Lot Light Fixtures                      |              |              |               |               |               | \$ 15,000     |                |
| Mill and overlay staff parking lot                            |              |              |               | \$ 150,000    |               |               |                |
| Police Annex                                                  |              |              |               |               |               |               | \$-            |
| Replace Fire Alarm Panel                                      |              |              |               | \$ 8,000      |               |               |                |
| Replace Furnances                                             |              |              |               |               | \$ 50,000     |               |                |
|                                                               | \$ 133,000   | \$ 762,000   | \$ 512,000    | \$ 358,000    | \$ 720,000    | \$ 490,000    | \$ 206,000     |
| TOTAL (INCLUDES WATER AND WASTE WATER UTILITIES)              | \$ 9,424,700 | \$ 8,644,000 | \$ 56,380,000 | \$ 15,863,068 | \$ 11,050,165 | \$ 13,488,517 | \$ 112,081,450 |
| TOTAL 2023 LESS WATER AND WASTE WATER UTILITES                | \$ 3,346,200 | \$ 7,677,000 | \$ 49,410,000 | \$ 12,682,068 | \$ 7,537,165  | \$ 7,905,017  | \$ 85,788,450  |





# VILLAGE OF GERMANTOWN 5 YEAR CIP



# AGENDA

Major Projects - 2025

Major Equipment Purchases - 2025

Major Programs - 2025

Studies, Plans, etc – 2025

The Plan 2026 - 2029

# MAJOR PROJECTS - 2025

Police and Fire Facilities Design - \$2,500,000

Division Road Design - \$300,000

Division Road Phase 1 Construction - \$1,250,000

Well 7 Rehab - \$200,000

Replace Curb stops (Mayflower, North Way, Colonial, Concord) -  
\$150,000

Library Fire Panel Replacement - \$125,000

# MAJOR EQUIPMENT PURCHASES - 2025

3 Police Squads

1 Single Axle Patrol Truck (Plow Truck)

1 Sewer Utility Pick-up Truck

1 Sewer Utility Jet Vac Replacement

1 Water Utility Vacuum/Valve Turner

# MAJOR PROGRAMS - 2025

Technology Hardware - \$50,000 (\$35,000 decrease)

Road Program - \$1,560,000 (3% Increase)

Road Sealcoating - \$350,000 (\$100,000 Increase, restoring  
2023 funding)

Sidewalk Program - \$25,000 (New)

Stormwater Pond Maintenance Program - \$25,000 (New)

# STUDIES AND ASSESSMENTS - 2025

Water Utility Facilities Plan

Stormwater System Inventory and Condition Assessment

Stormwater Funding Analysis

GIS Layers – PASER and Traffic Control/Street Lighting

# 2026-2029

Police and Fire Facilities – Construction

Library Second Floor (Schedule may accelerate with grant funding)

Community Splashpad and All-Inclusive Playground

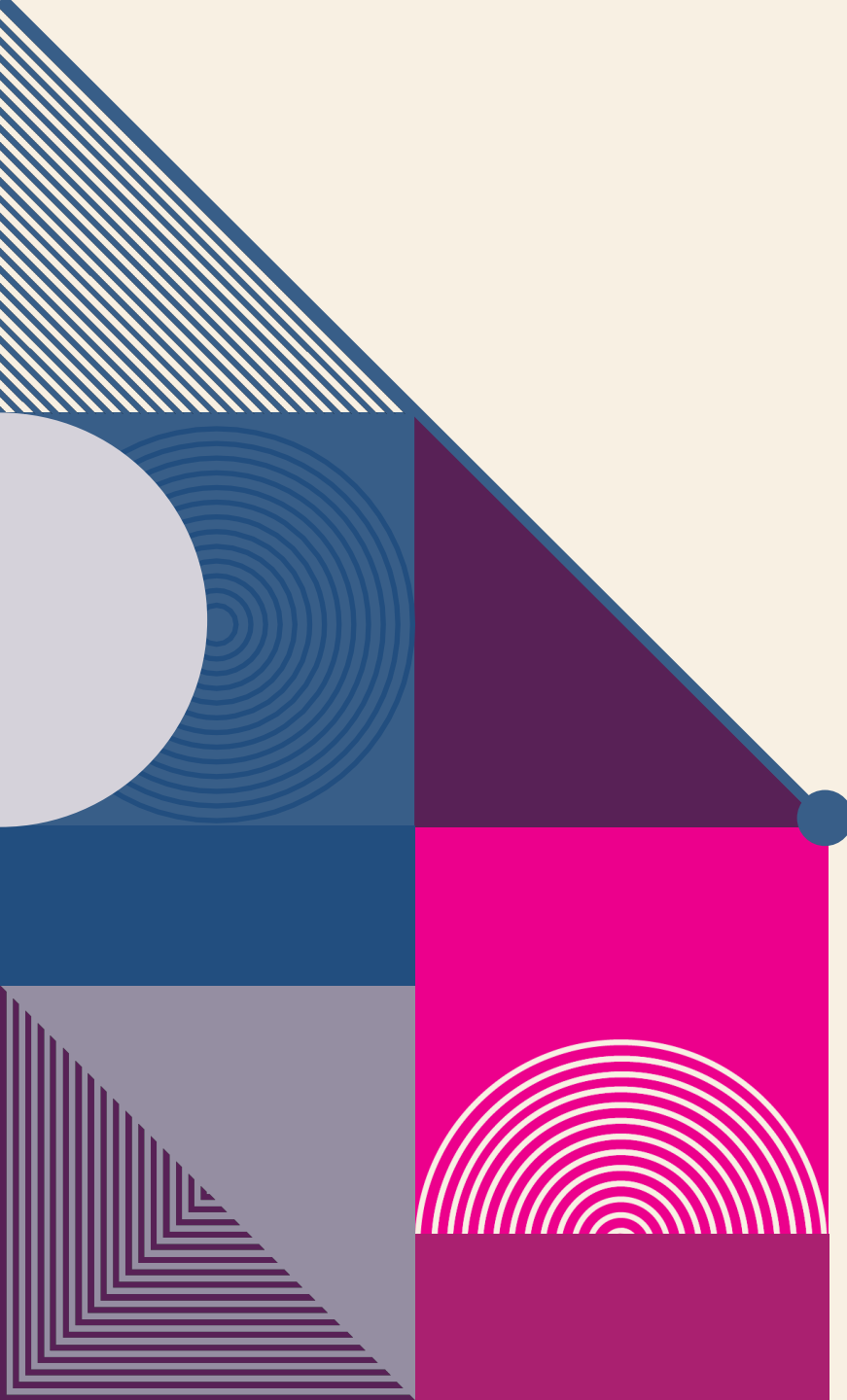
Old Farm Lift Station Rehab / Capacity

Main Street Lift Station Rehab / Capacity

Lift station 3 & 6 Consolidation

Tower 1 and 2 Painting

Well 2 and 4 Rehabs



# ADOPTING THE PLAN

- Staff is seeking adoption of the plan.
- Adoption indicates we are planning appropriately.
- Adopting the plan is not approving capital or operating budgets for 2025 or future years.





# THANK YOU

Any Questions?

## **BUSINESS OF THE VILLAGE BOARD**

MEETING DATE: August 5, 2024

PLACEMENT: Action Item

ITEM TITLE: Pinno Construction, Agent for Stephen and Daniel Grunewald, Property Owners W124N13423 Wasaukee Road. Conditional Use Permit for a Mother-In-Law Suite.

SUBMITTED BY: Jordan Yanke, Associate Planner

### SUMMARY EXPLANATION:

Pinno Construction, agent for Steve & Dan Grunewald, property owners of a 13-acre parcel, is requesting a Conditional Use Permit in order to construct a “mother-in-law suite” accessory dwelling unit as part of a planned addition to an existing single-family dwelling located at W124 N13423 Wasaukee Road.

### ATTACHMENT:

1. STAFF REPORT\_GRUNEWALD CUP
2. APPLICATION
3. SITE PLAN
4. FLOOR PLAN
5. BUILDING RENDERING
6. CUP ORDINANCE\_GRUNEWALD MILS\_08.05.24

### STAFF RECOMMENDATION:

APPROVE the Conditional Use Permit for Steve and Dan Grunewald to allow a “mother-in-law suite” accessory dwelling as part of the single-family dwelling located at W124 N13423 Wasaukee Road, subject to (4) conditions.

### ACTION BY Committee:

Plan Commission recommended to APPROVE the Conditional Use Permit, subject to (4) conditions.

# CONDITIONAL USE PERMIT

08/05/24 Village Board Meeting

## Pinno Construction / Steve & Dan Grunewald

Village Staff Report

Germantown, Wisconsin

### Summary

Pinno Construction, agent for Steve & Dan Grunewald, property owners of a 13-acre parcel, is requesting a Conditional Use Permit in order to construct a “mother-in-law suite” accessory dwelling unit as part of a planned addition to an existing single-family dwelling located at W124 N13423 Wasaukee Road.

**Property Location:** W124 N13423 Wasaukee Road

**Property Owner/  
Applicant:**

Rich Zimpel  
Pinno Construction  
N5877 Palmer Road  
Rosendale, WI 54974

Steve & Dan Grunewald  
W124 N13423 Wasaukee Road  
Germantown, WI 53022

-----  
**Existing Zoning:** A-2: Agricultural

| Adjacent Land Uses |                          | Zoning   |
|--------------------|--------------------------|----------|
| North              | Agricultural/Residential | A-2/Rs-3 |
| South              | Agricultural             | A-1      |
| East               | Residential (Mequon)     | N/A      |
| West               | Agricultural             | A-2      |



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**Proposal**

Pinno Construction, agent for Steve and Dan Grunewald, property owners of a 13-acre parcel, is requesting a Conditional Use Permit in order to construct a "mother-in-law suite" (hereafter "MILS") accessory dwelling unit as part of a planned addition to an existing single-family dwelling located at W124 N13423 Wasaukee Road.

The existing dwelling is a one-story building with approximately 1,875 square feet of living space prior to construction. Steve and Dan Grunewald are proposing to construct a 1,255 square foot (living space) addition and basement of 563 square feet onto the northern side of the dwelling. The resulting square footage of the dwelling will be 3,693 (3,130 living, 563 basement) with the MILS being 1,255 of the total. The MILS will be connected internally and externally to the principal dwelling, and the entrance to both the primary dwelling and MILS will continue to be the main entry into the dwelling.

According to the application, the MILS will include two bedrooms, kitchenette, and ADA shower. The MILS is intended for occupancy by Steve and Dan's parents.

**Staff Analysis**

As provided in the Zoning Code, a single-family dwelling may include a "mother-in-law suite" as a separate and accessory dwelling unit provided it meets the minimum requirements established under Section 17.08(51a) therein:

*DWELLING, SINGLE-FAMILY. (Am. Ord. #12-08) A detached building designed, arranged, used for and occupied by one family. A single-family dwelling may include a "mother-in-law suite" as provided for and defined herein subject to the granting of a conditional use permit by the Village Board.*

*MOTHER-IN-LAW SUITE. (Cr. Ord. #12-08) One or more rooms within the principal dwelling that are designed, arranged, and occupied by one or more members of the same family occupying the principal dwelling provided that such rooms do not constitute a separate dwelling unit. Further, for purposes of this provision, and unless otherwise provided for as a condition of approval in a conditional use permit, a "mother-in-law suite" shall meet the following minimum requirements and limitations:*

- a. The "mother-in-law suite" cannot have a separate entry arranged so as to be used as the principal and exclusive means of access to the "mother-in-law" suite;*
- b. The "mother-in-law suite" must share the main entry that provides the principal means of access to the principal dwelling;*
- c. The "mother-in-law suite" can have separate rooms within the single-family dwelling such as a living room, bedroom, bathroom, kitchen and laundry room but shall also have one or more rooms or areas that are shared in common with the principal dwelling;*
- d. The "mother-in-law suite" cannot be used or occupied by a non-family member or for rental purposes;*
- e. The "mother-in-law suite" cannot be served by a separate electric, water or other utility connection or meter;*
- f. The "mother-in-law suite" cannot have a separate mailing address;*
- g. The owner of the single-family dwelling must live in the principal dwelling;*
- h. The "mother-in-law suite" cannot occupy more than 50% of the total dwelling unit*

*floor area;*

- i. The principal dwelling cannot be constructed or modified such that the scale or appearance is different than a typical and customary dwelling or the single-family dwellings on surrounding properties;*
- j. Additional restrictions and/or limitations may be adopted as part of a conditional use permit granted by the Village Board.*

All the minimum requirements listed above appear to be met by the proposed mother-in-law suite.

In addition to the requirement for ongoing compliance with the “mother-in-law” suite limitations and requirements, the owners should be required to notify the Village if/when use of the accessory dwelling changes or ceases to be used as a “mother-in-law” suite.

#### **VILLAGE STAFF RECOMMENDATION**

**APPROVE** a conditional use permit for Steve and Dan Grunewald to allow a “mother-in-law suite” accessory dwelling as part of the single-family dwelling located at W124 N13423 Wasaukee Road, subject to the following conditions:

1. The MILS shall be constructed consistent with the building plans dated April 17, 2024, as presented to the Village Plan Commission and Village Board.
2. The MILS shall comply with the MILS requirements as defined in Section 17.08(51a) of the Zoning Code of an ongoing basis.
3. The property owner shall notify the Village Zoning Administrator if/when use of the lower level of the dwelling changes or ceases to be used as a “mother-in-law” suite.
4. The conditional use permit shall not be transferable to a subsequent owner unless said owner is a member of the Grunewald family.



Village of

\*\*\*

Germantown

Willkommen

Fee must accompany application

☐ \$1460 Paid \_\_\_\_\_ Date \_\_\_\_\_

## CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

### 1 APPLICANT OR AGENT

Steve Grunewald - owner  
Pinna Construction - Rich  
N 5877 Palmer Rd  
Rosendale, WI 54974  
Phone (920) 922-7010  
Fax ( )  
E-Mail richz@capinna.com

### PROPERTY OWNER

Stephen Lloyd Grunewald  
Daniel Kurt Grunewald  
W124 N13423 Wasaukee Rd  
Germantown, WI 53022  
Phone (262) 313-8898  
262 312-4180

### 2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Grunewald, Stephen L & Daniel K

### 3 PROPERTY ADDRESS

W124 N13423 Wasaukee Rd

### TAX KEY NUMBER

121993

### 4 DESCRIPTION OF EXISTING OPERATION

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

Single-Family home, 2 brothers Dan & Steve currently reside in house

### 5 DESCRIPTION OF PROPOSED OPERATION

Write the name of the proposed conditional use exactly as it appears in the Municipal Code.

(sla) MOTHER-IN-LAW-SUITE (Cr. Ord. #17-08)

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.

Dan & Steve are planning to house & care for their elderly parents in the home. The current residence is ready for expansion to meet their health and accessibility with this addition. Steve works from home and Dan, a teacher, is off in summers to help. Adding 2 bedrooms, kitchenette, ADA shower.



6

**METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED**

Attach pages as necessary

7

**SUPPORTING DOCUMENTATION:**

- ☒ Site Plan and elevations for new construction (can be conceptual)
- ☒ Photos of existing use and/or proposed use operating elsewhere
- ☒ Preliminary Plan
- ☐ \_\_\_\_\_

8

**READ AND INITIAL THE FOLLOWING:**

- SL6 DF I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.
- SL6 DF I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.
- SL6 DF I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.
- SL6 DF I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

9

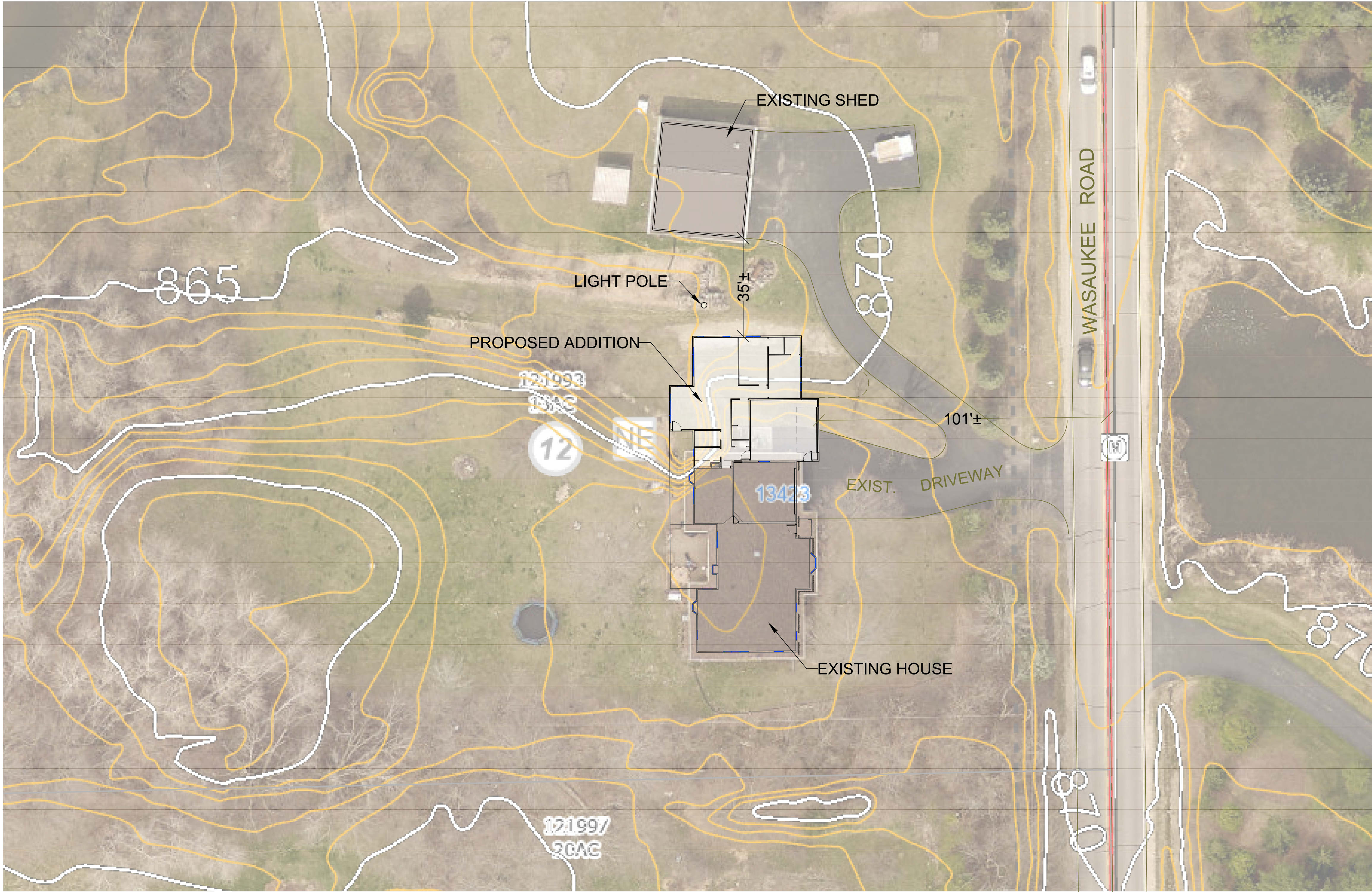
**SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!**

[Signature] 5/7/2024  
Applicant Date

[Signature] 5/7/24

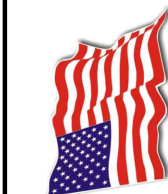
[Signature] 5/7/2024  
Owner Date





1 SITE LAYOUT  
1"=20'

PRELIMINARY  
DRAWING



**PINNO**  
Construction

PHONE 608.922.7070  
WWW.PINNO.COM

W8856 COUNTY ROAD T  
ROSENDALE, WI 54974

SITE: W124N13423 Wasaukee Rd.  
German town, WI. 53022

OWNER: Dan & Steve Grunewald

BUILDING: Proposed house addition

- COPYRIGHT NOTICE -  
UNAUTHORIZED COPYING OF  
OR BUILDING FROM PLAN IS  
VIOLATION OF U.S. COPYRIGHT LAWS,  
CONSTITUTING CRIMINAL THEFT

DRAWING NO.

DRAWN BY:  
J. IMMEL

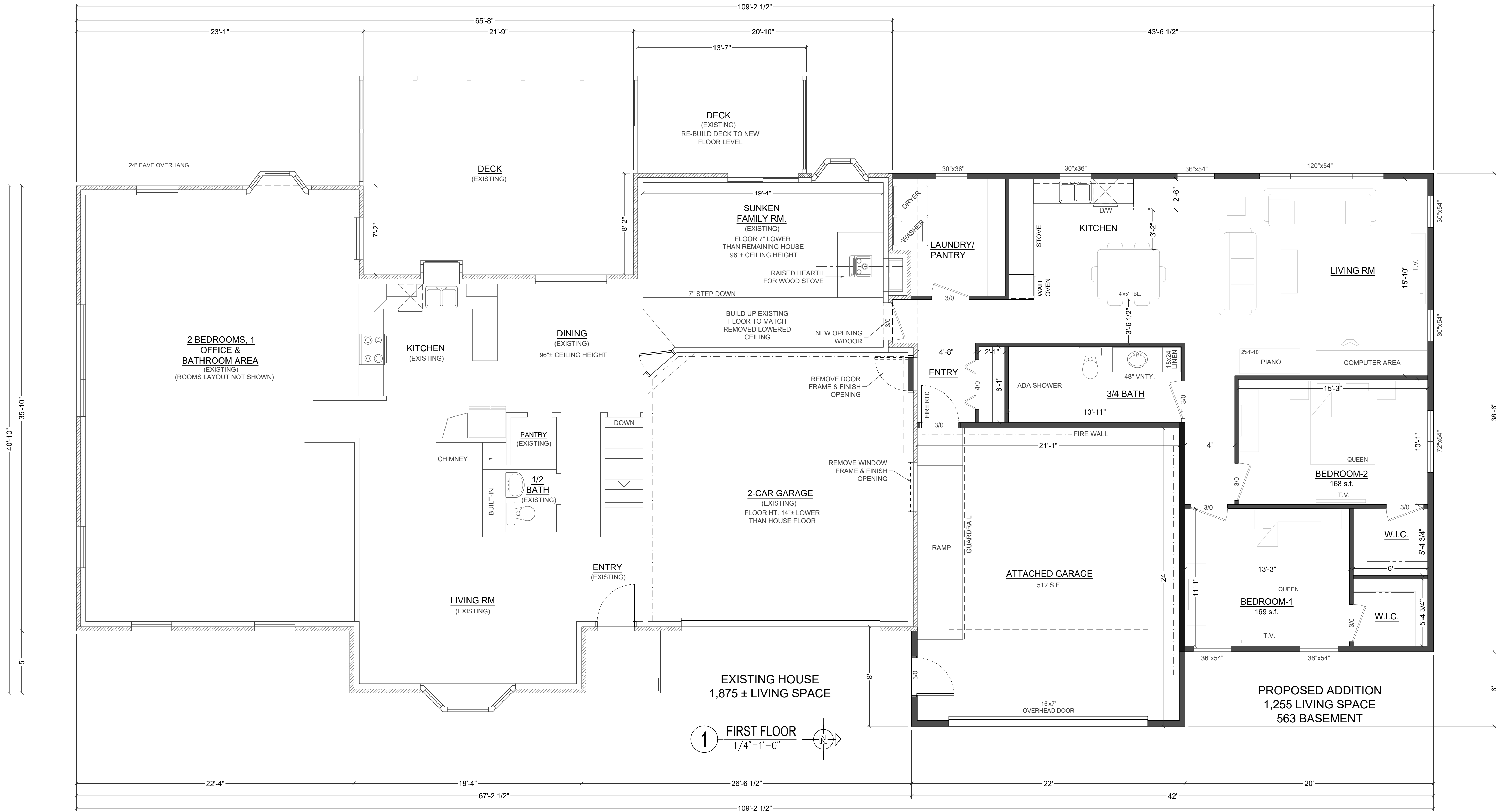
SCALE:  
AS SHOWN

DATE:  
1/25/2024 PRELIM

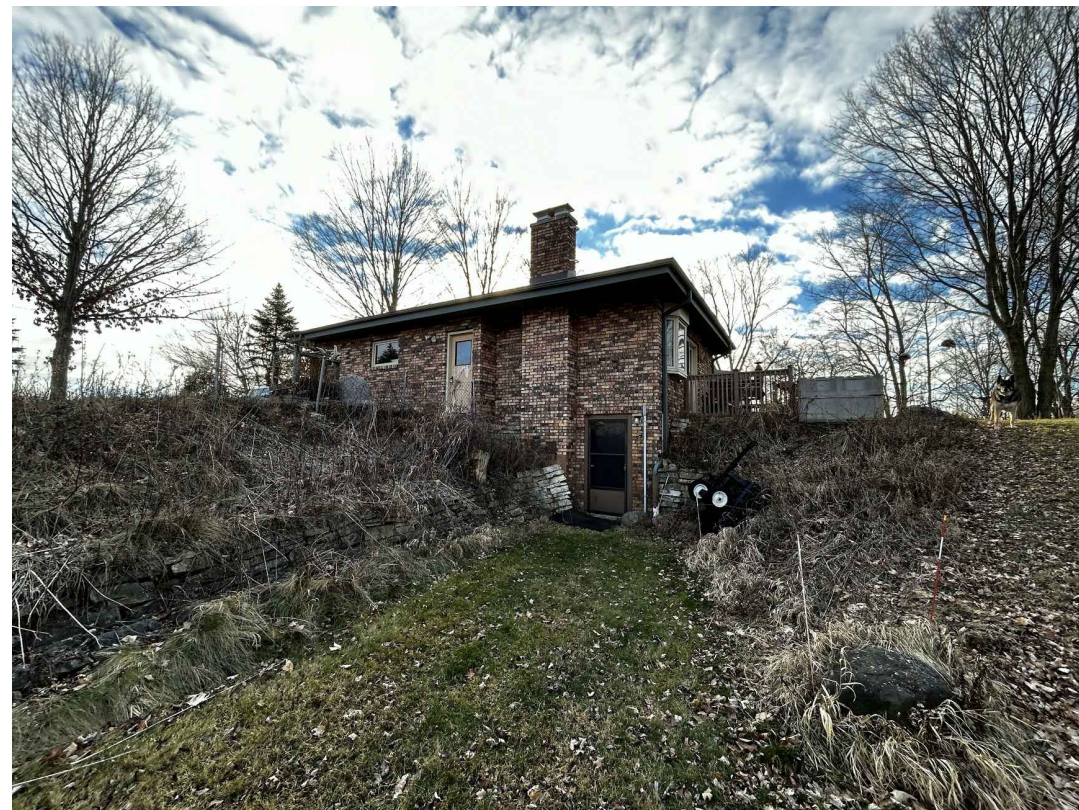
REVISIONS:  
2/23/2024

SITE





2 EAST-EXISTING  
1/4"=1'-0"



3 NORTH-EXISTING  
1/4"=1'-0"



4 NORTH-EXISTING  
1/4"=1'-0"



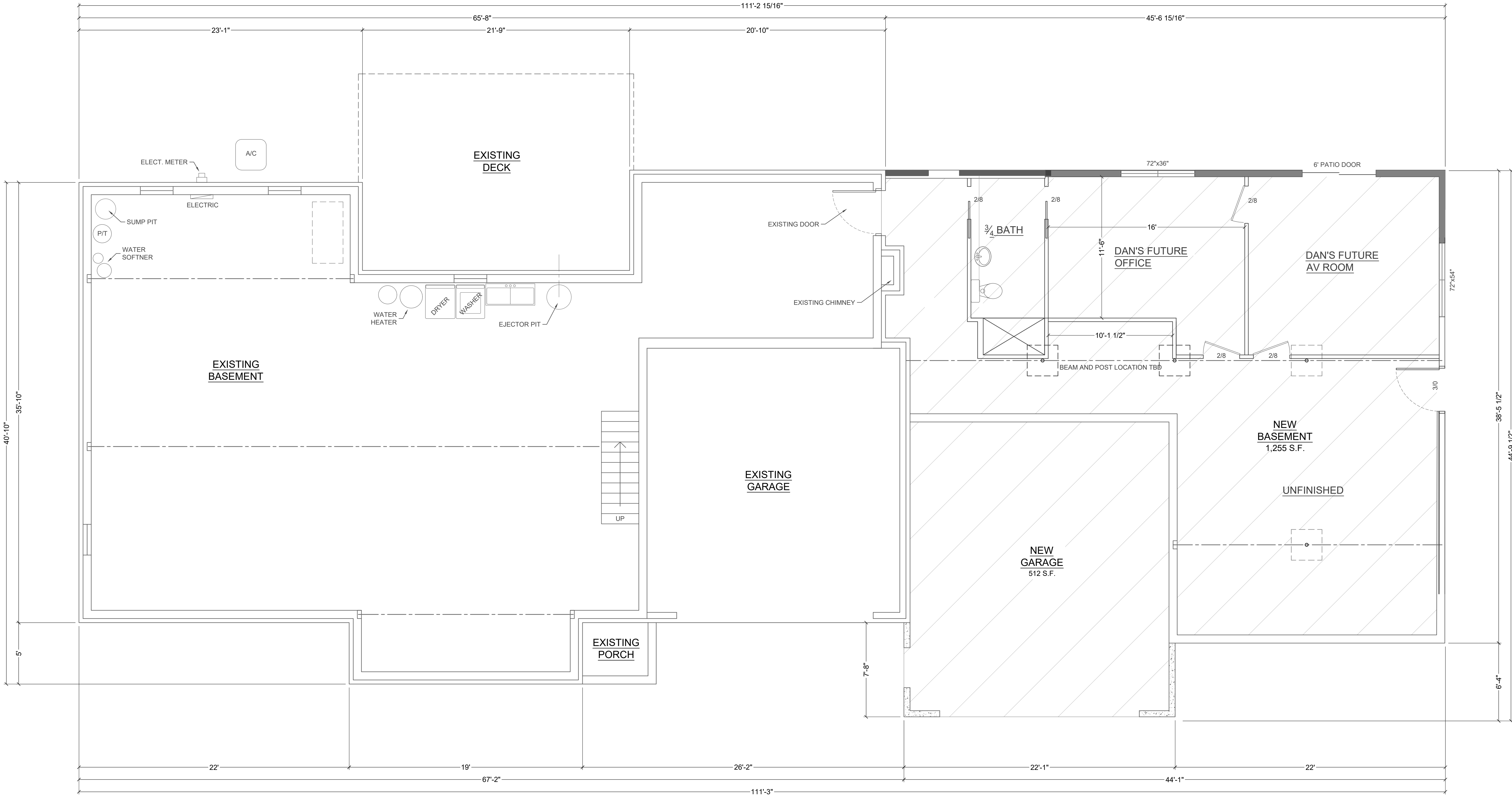
5 WEST-EXISTING  
1/4"=1'-0"

# PRELIMINARY DRAWING

SPECIAL NOTE:  
THE PROPERTY OWNER(S) ACKNOWLEDGE THAT IN THE  
COURSE OF CONSTRUCTION. BECAUSE OF JOB CONDITIONS  
AND DIFFERENT METHODS OF EXISTING CONSTRUCTION:  
DEVIATIONS MAY OCCUR FROM THE PRINT.  
THEREFORE THE BUILDER RESERVES THE RIGHT TO MAKE  
SLIGHT MODIFICATIONS TO ROOM SIZES, PLACEMENT OF  
MECHANICAL FIXTURES, AND EXTERIOR ELEVATIONS.

CONTRACT SPECIFICATIONS WILL TAKE PRECEDENCE OVER  
BUILDING PLANS.



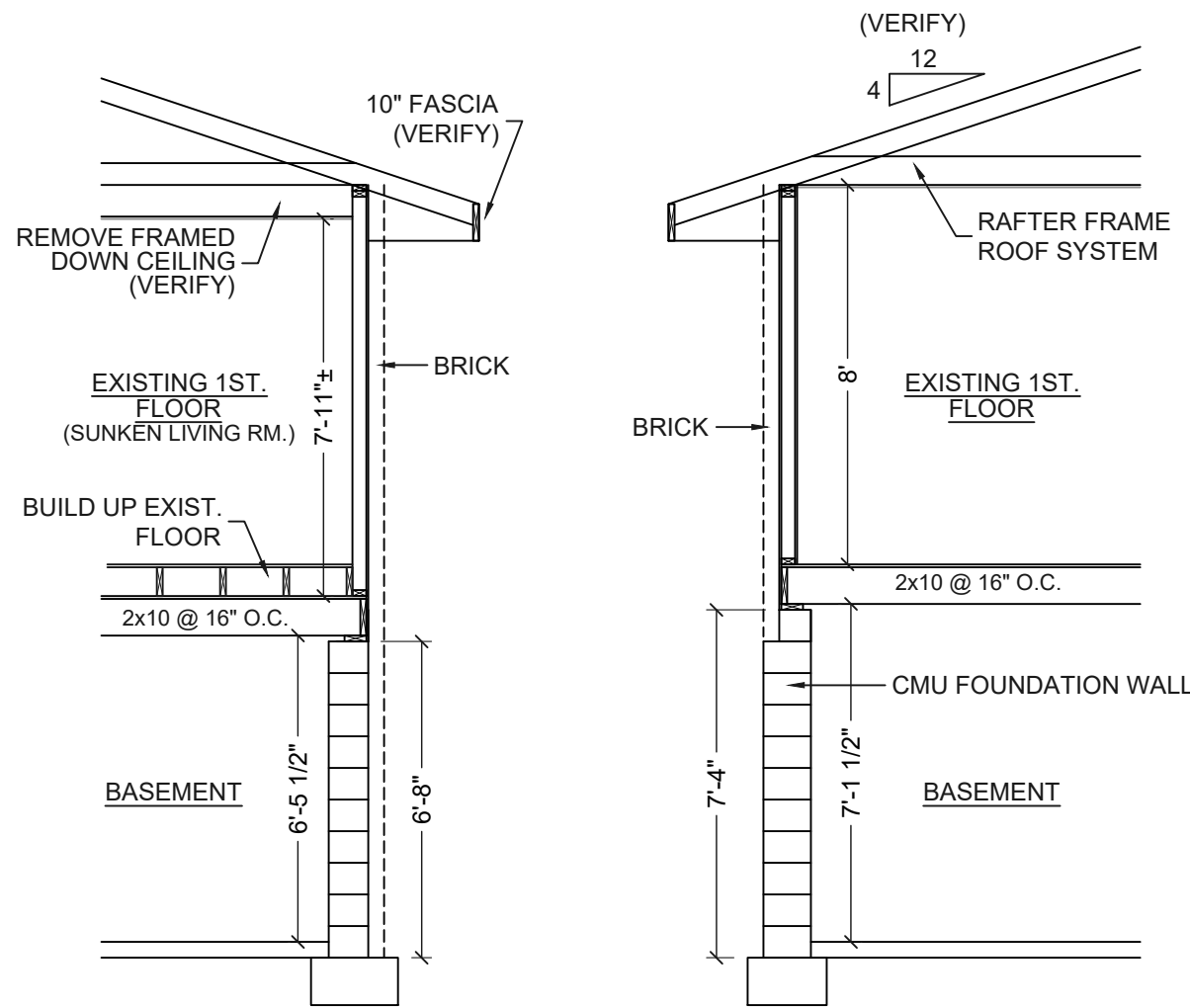


1 FOUNDATION PLAN  
1/4"=1'-0"

# PRELIMINARY DRAWING

SPECIAL NOTE:  
THE PROPERTY OWNER(S) ACKNOWLEDGE THAT IN THE COURSE OF CONSTRUCTION, BECAUSE OF JOB CONDITIONS AND DIFFERENT METHODS OF EXISTING CONSTRUCTION, DEVIATIONS MAY OCCUR FROM THE PRINT. THEREFORE THE BUILDER RESERVES THE RIGHT TO MAKE SLIGHT MODIFICATIONS TO ROOM SIZES, PLACEMENT OF MECHANICAL FIXTURES, AND EXTERIOR ELEVATIONS.

CONTRACT SPECIFICATIONS WILL TAKE PRECEDENCE OVER BUILDING PLANS.

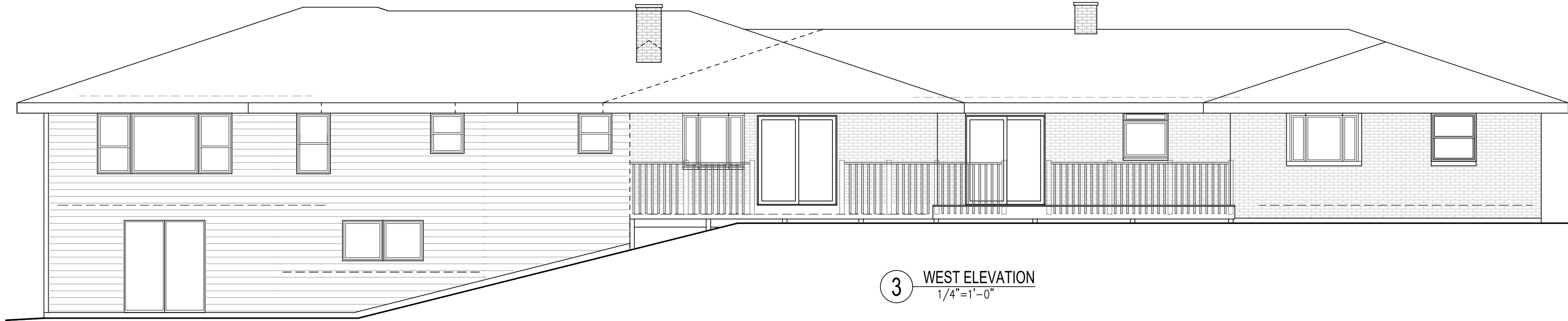
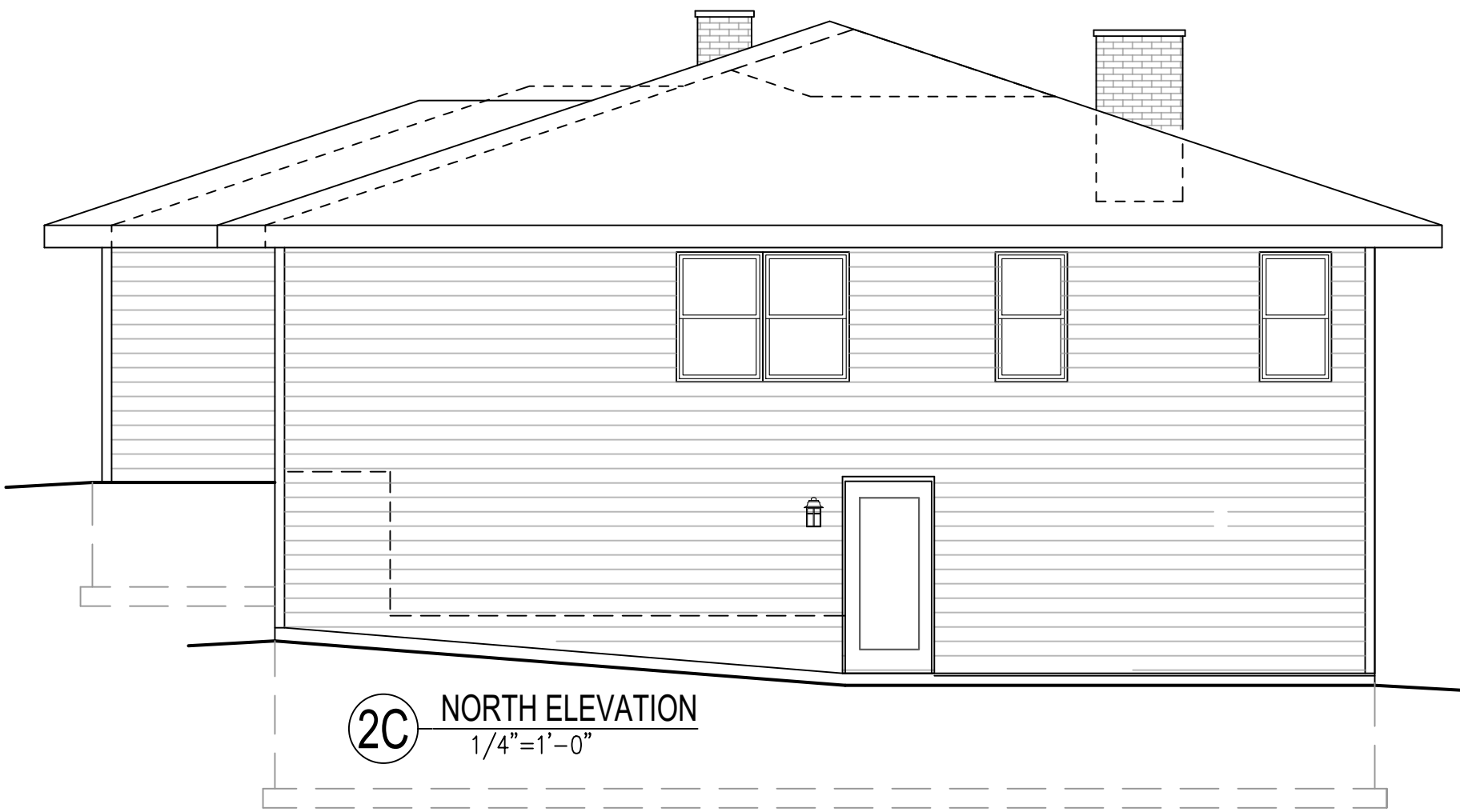
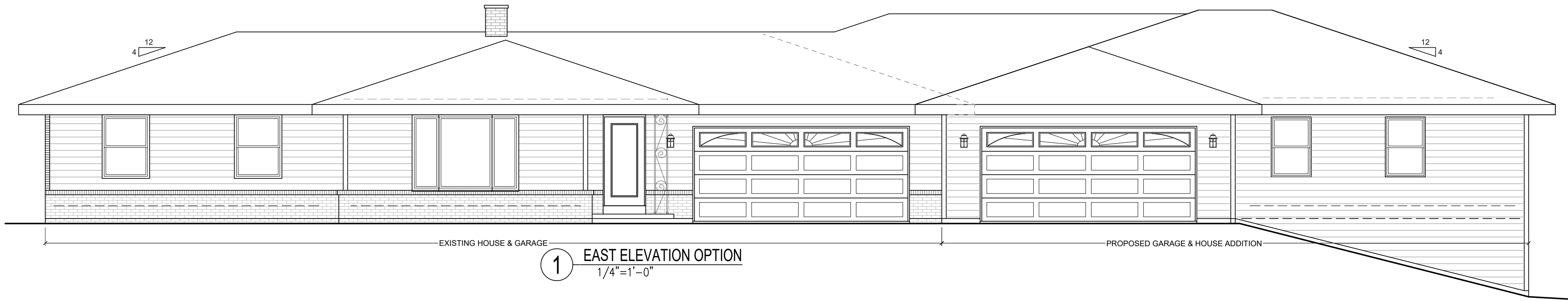




PRELIMINARY  
DRAWING

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MECHANICAL FIXTURES, AND EXTERIOR ELEVATIONS.

CONTRACT SPECIFICATIONS WILL TAKE PRECEDENCE OVER  
BUILDING PLANS.



**VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN  
CONDITIONAL USE ZONING PERMIT**

Whereas the Applicants:

**Stephen and Daniel Grunewald, Property Owners**

agree to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is issued to allow the development and operation of a “mother-in-law suite” from the property located at W124 N13423 Wasaukee Road pursuant to Section 17.08(51a) of the Village Zoning Code.

Name & Return Address:

**Village of Germantown  
P.O. Box 337  
Germantown, WI 53022**

Parcel Identification No:

**GTNV 121-993**

**On the following described property located in the Village of Germantown,  
Washington County, Wisconsin:**

That part of the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, described as follows, viz: Commencing 26 rods, 11 feet North from the Southeast corner stake of the Northeast 1/4 of the Northeast 1/4; thence West, 80 rods; thence South, 26 rods 11 feet to the Southwest corner stake of the Northeast 1/4 of the Northeast 1/4; thence East, 80 rods; thence North, 26 rods and 11 feet to the place of beginning.

Tax Key No: 121-993

Address: W124 N13423 Wasaukee Road

**Pursuant to the following condition(s):**

1. The MILS shall be constructed consistent with the building plans dated April 17, 2024, as presented to the Village Plan Commission and Village Board.
2. The MILS shall comply with the MILS requirements as defined in Section 17.08(51a) of the Zoning Code of an ongoing basis.
3. The property owner shall notify the Village Zoning Administrator if/when use of the lower level of the dwelling changes or ceases to be used as a “mother-in-law” suite.
4. The conditional use permit shall not be transferable to a subsequent owner unless said owner is a member of the Grunewald family.
5. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities and/or uses which cause problems or harmful effects not anticipated at the time of approval of this CUP or where conditions imposed were anticipated to ameliorate or eliminate such problems or harmful effects but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or

modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Dean Wolter, Village President

ATTEST:

\_\_\_\_\_  
Donna Ott, Village Clerk

STATE OF WISCONSIN ) SS  
WASHINGTON COUNTY)  
Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2024, the above named Dean Wolter, Village President, and Donna Ott, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
{type or print name of Notary on this line}

\_\_\_\_\_  
{signature of Notary on this line}

Notary Public, State of Wisconsin  
My Commission Expires: \_\_\_\_\_



**ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER**

I hereby accept the terms and conditions set forth in this Permit and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Stephen Grunewald, Property Owner

STATE OF WISCONSIN) SS  
\_\_\_\_\_) COUNTY)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2024, being the above named \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
{type or print name of Notary on this line}

\_\_\_\_\_  
{signature of Notary on this line}

Notary Public, State of Wisconsin  
My Commission Expires: \_\_\_\_\_

**ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER**

I hereby accept the terms and conditions set forth in this Permit and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Daniel Grunewald, Property Owner

STATE OF WISCONSIN) SS  
\_\_\_\_\_) COUNTY)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2024, being the above named \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
{type or print name of Notary on this line}

\_\_\_\_\_  
{signature of Notary on this line}

Notary Public, State of Wisconsin  
My Commission Expires: \_\_\_\_\_

This instrument was drafted by:

Jordan Yanke  
Associate Planner  
Village of Germantown, Wisconsin

## **BUSINESS OF THE VILLAGE BOARD**

MEETING DATE: August 5, 2024

PLACEMENT: Presentation

ITEM TITLE: 2023 Audit Results

SUBMITTED BY:

SUMMARY EXPLANATION:

### ATTACHMENT:

1. Village of Germantown - 2023 Financial Highlights
2. Village of Germantown AUD 12-31-2023 Audit Results FINAL
3. Village of Germantown AUD 12-31-2023 FS FINAL

STAFF RECOMMENDATION:

ACTION BY Committee:



## Village Germantown

### Financial highlights

December 31, 2023

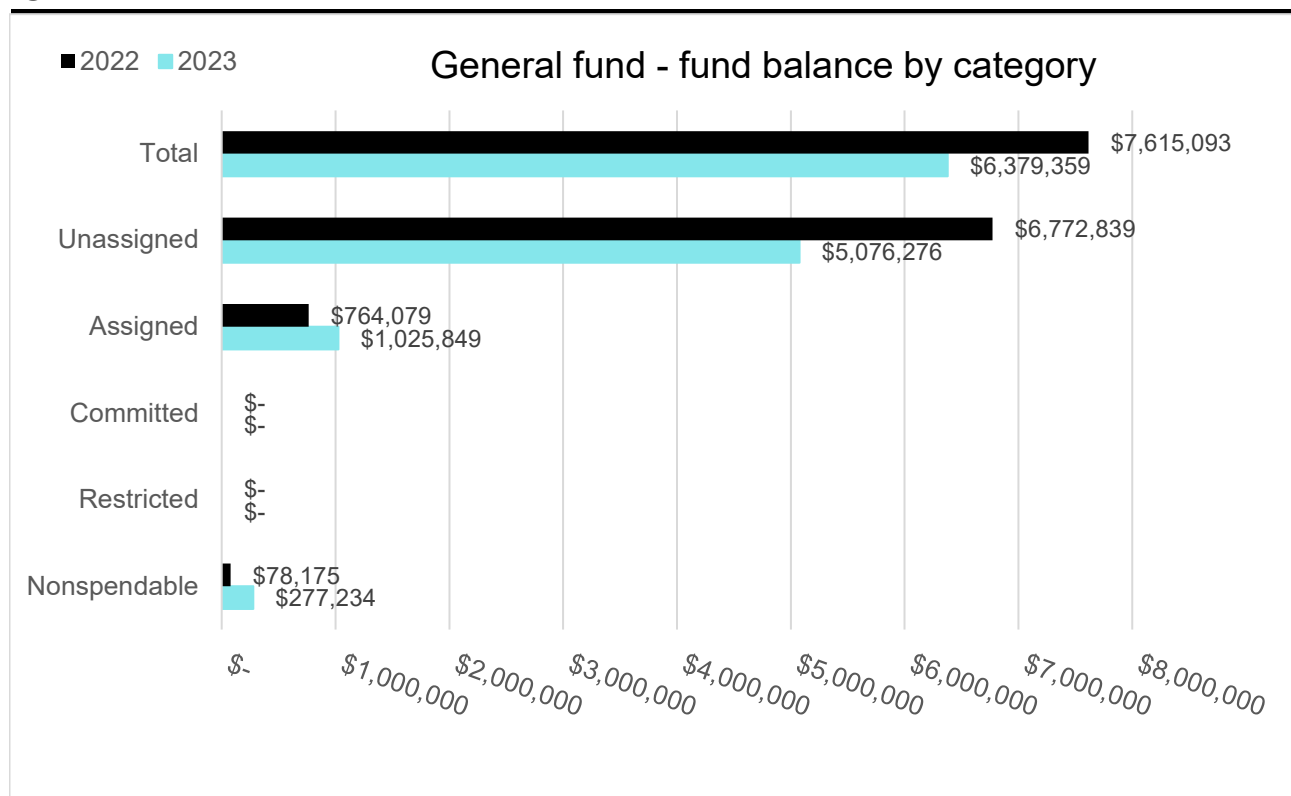
#### Client service team

Amanda Blomberg, CPA, Managing Director  
Leah Gaffney, CPA, Manager  
Kyle Reilly, CPA, Senior Associate



## Village Germantown

### General fund results



### Summarized income statement

|                                       | Actual         | Final budget  | Variance       |
|---------------------------------------|----------------|---------------|----------------|
| Revenues and other financing sources  | \$ 21,059,836  | \$ 18,589,560 | \$ 2,470,276   |
| Expenditures and other financing uses | 22,295,570     | 18,589,560    | (3,706,010)    |
| Net change in fund balance            | \$ (1,235,734) | \$ -          | \$ (1,235,734) |

### Fund balance category definitions

Nonspendable - amounts cannot be spent either because they are not in spendable form or because legal or contractual requirements require them to be maintained in tact.

Restricted - amounts that can be spent only for the specific purposes stipulated by an external source.

Committed - amounts constrained for specific purposes that are internally imposed through formal action of the governing body.

Assigned - spendable amounts that are intended to be used for specific purposes that are not considered restricted or committed.

Unassigned - residual amounts that have not been classified within other categories above.

## Village of Germantown

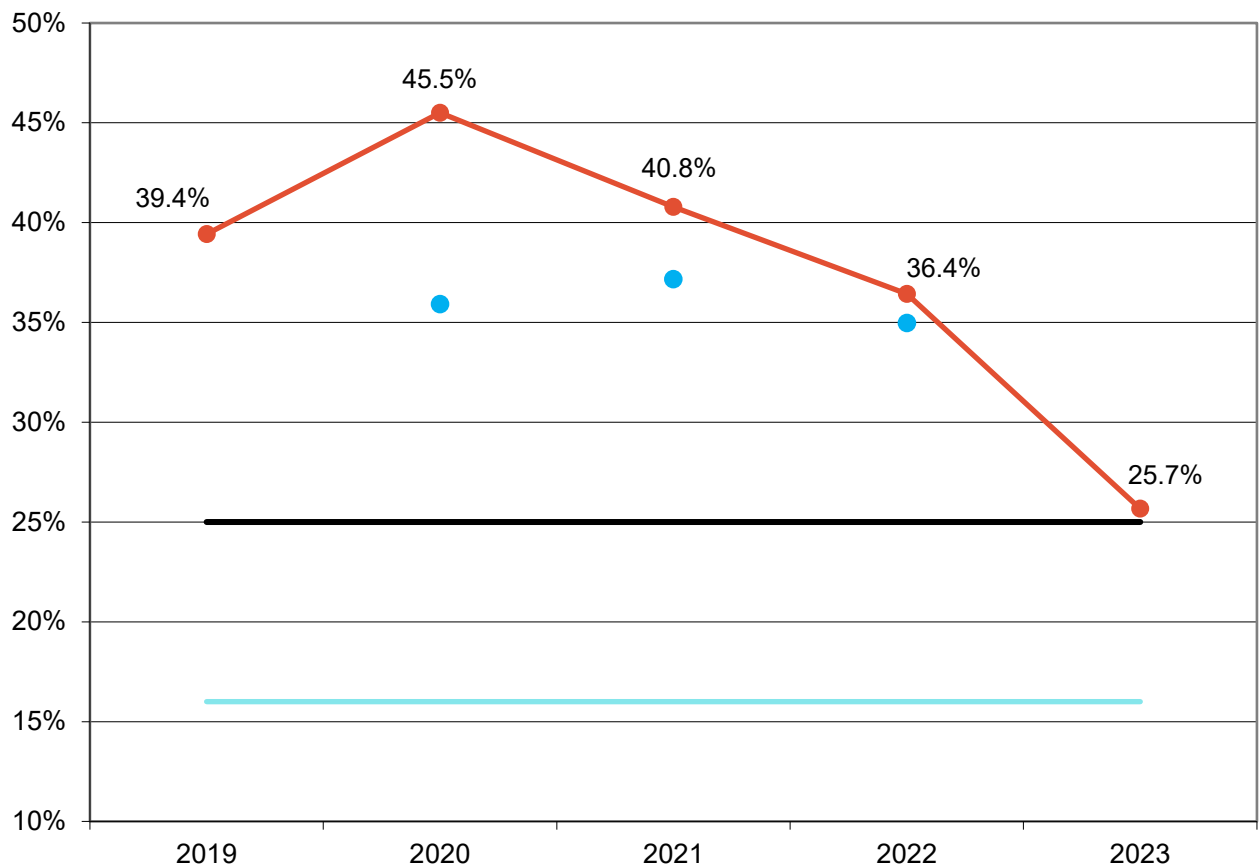
### General fund - fund balance trends

#### Fund balance policy:

Maintain an unassigned general fund balance within Unassigned fund balance of 16-25% of Village's subsequent year general fund expenditure budget.

—●— General Fund Actual    — Policy minimum    — Policy maximum    ● Reference - Median

#### Unassigned general fund - fund balance as a percentage of subsequent year budgeted expenditures



#### Other reference values

GFOA recommends a minimum of no less than 2 months (16.7%) of general fund expenditures.

Median reference value generated from 2019 - 2022 Baker Tilly municipal client data for population range of 17,500 - 30,000.

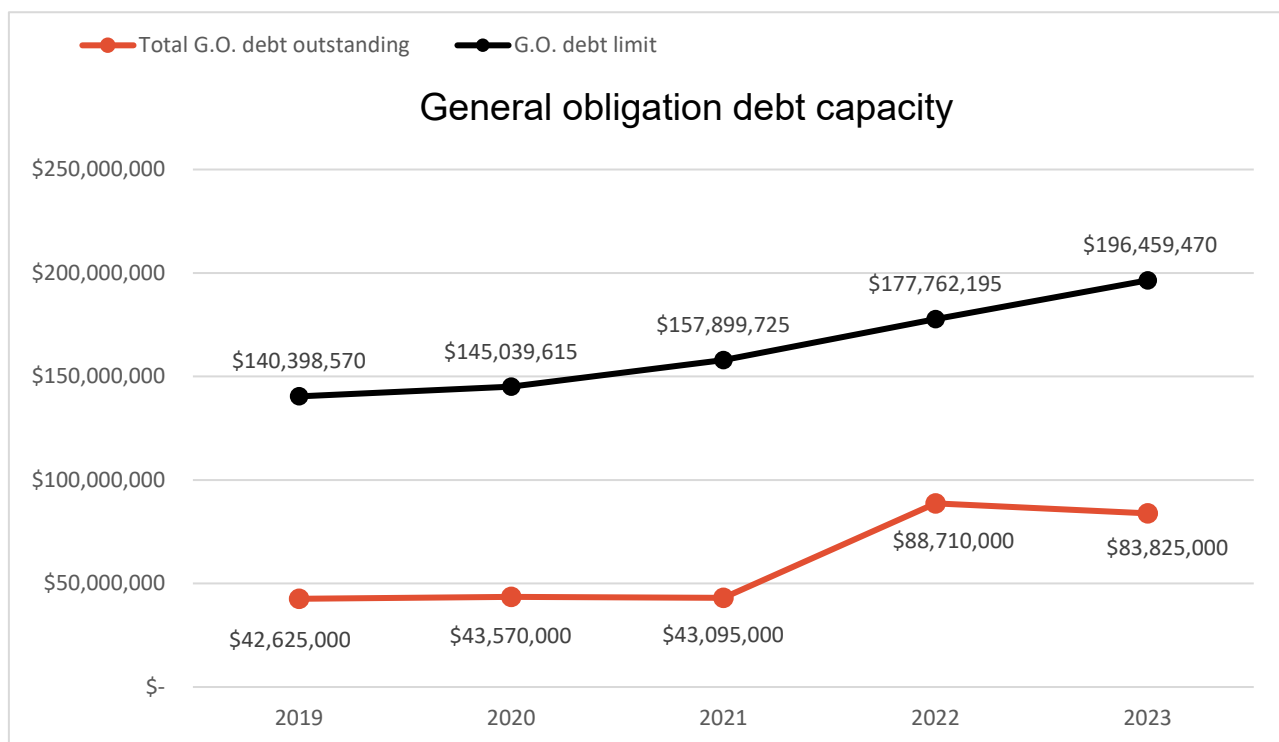
## Village of Germantown

### General obligation debt

#### Debt management policy:

The Village does not currently have a debt management policy outside of the legal debt limitation.

Actual percentage of debt limit at 12/31/23: **43%**



#### Total debt outstanding by type at 12/31/2023

|              | General obligation   | Revenue debt        | Total                |
|--------------|----------------------|---------------------|----------------------|
| City         | \$ 72,685,000        | \$ -                | \$ 72,685,000        |
| Utility      | 11,140,000           | 4,471,810           | 15,611,810           |
| <b>Total</b> | <b>\$ 83,825,000</b> | <b>\$ 4,471,810</b> | <b>\$ 88,296,810</b> |

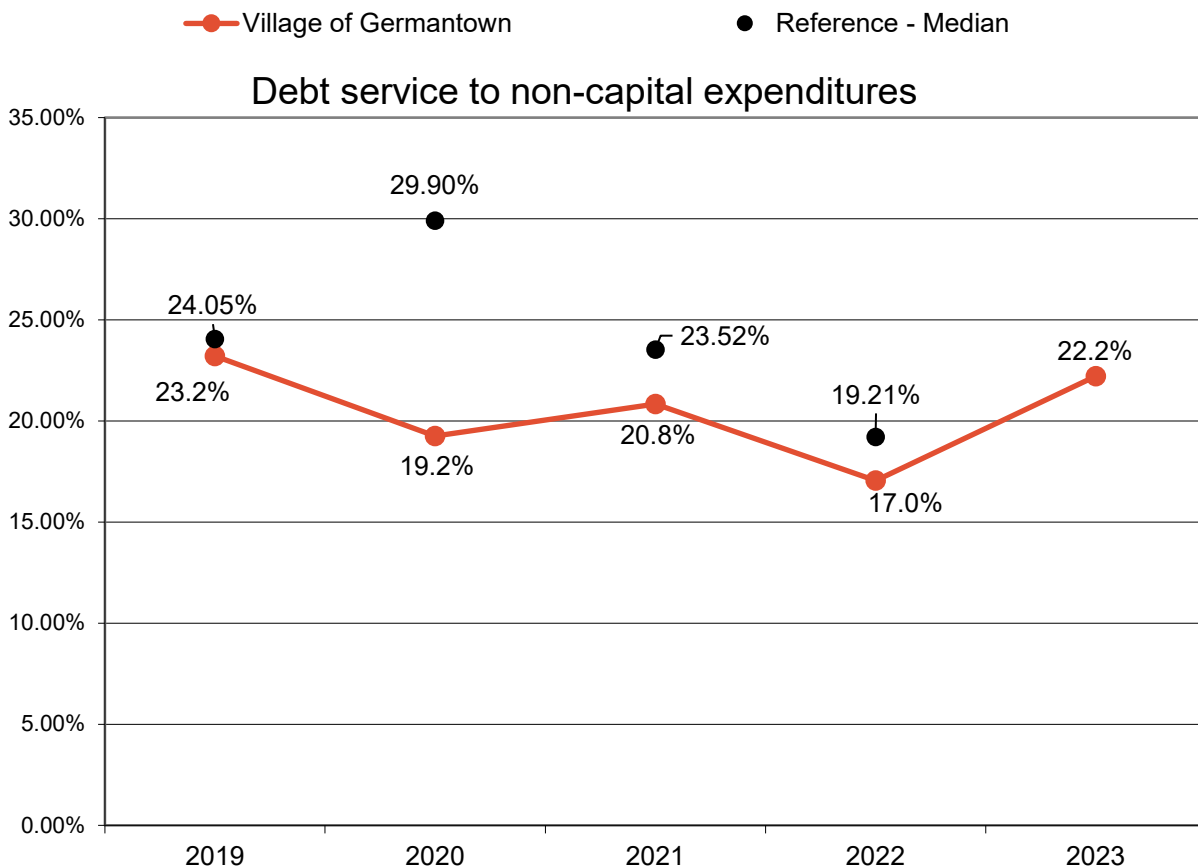
Comparative metrics available online through the Wisconsin Policy Forum.

<https://wispolicyforum.org/research/municipal-datatool-examining-and-comparing-wisconsin-cities-and-villages/>

Select "Debt" -- options for custom comparisons or comparisons by county

## Village of Germantown

### Governmental funds - debt service



### Current and prior year data

|           | 2023                | 2022                |
|-----------|---------------------|---------------------|
| Principal | \$ 4,110,000        | \$ 3,520,000        |
| Interest  | 2,432,945           | 1,252,977           |
| Total     | <u>\$ 6,542,945</u> | <u>\$ 4,772,977</u> |

|                          |                      |                      |
|--------------------------|----------------------|----------------------|
| Non-capital expenditures | <u>\$ 29,463,500</u> | <u>\$ 27,998,653</u> |
|--------------------------|----------------------|----------------------|

### Other reference values

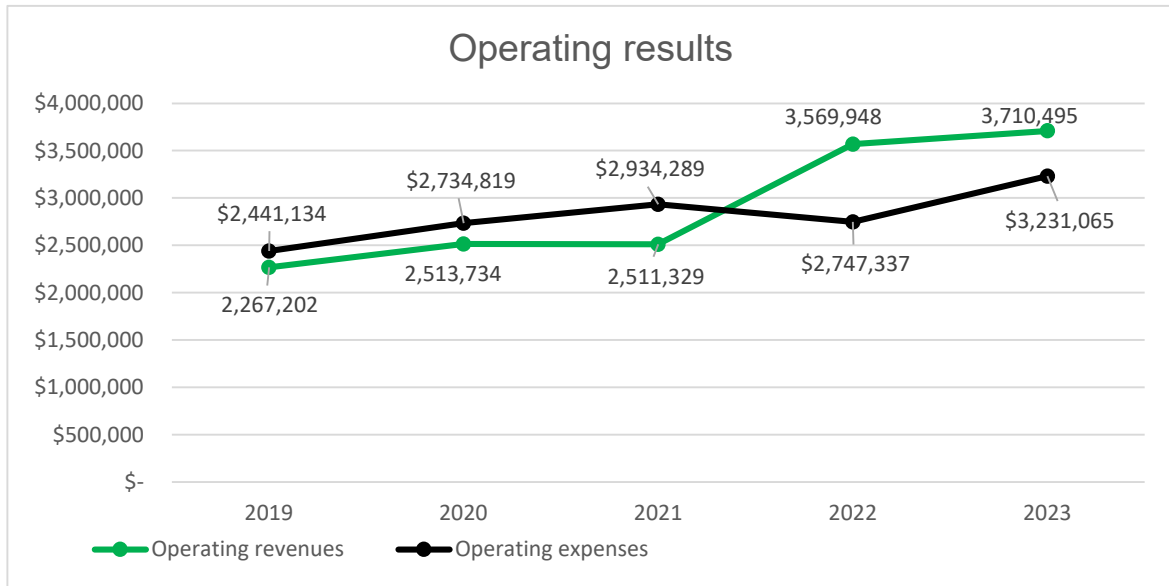
Median reference value generated from 2019 - 2022 Baker Tilly municipal client data for population range of 17,500 - 30,000.



# Germantown Water Utility

## Water Utility Results

|                           | Current Year | Prior Year |
|---------------------------|--------------|------------|
| Actual Rate of Return     | 2.52%        | 3.89%      |
| Authorized Rate of Return | 4.90%        | 4.90%      |



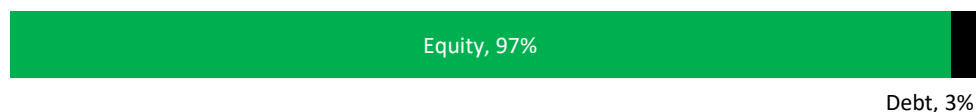
## Unrestricted Reserves

|                  | 2019         | 2020         | 2021         | 2022         | 2023         |
|------------------|--------------|--------------|--------------|--------------|--------------|
| Year end balance | \$ 1,335,677 | \$ 1,574,519 | \$ 1,354,527 | \$ 4,883,131 | \$ 6,902,013 |
| Months on hand   | 7.07         | 7.52         | 6.47         | 16.41        | 22.32        |

## Debt Coverage

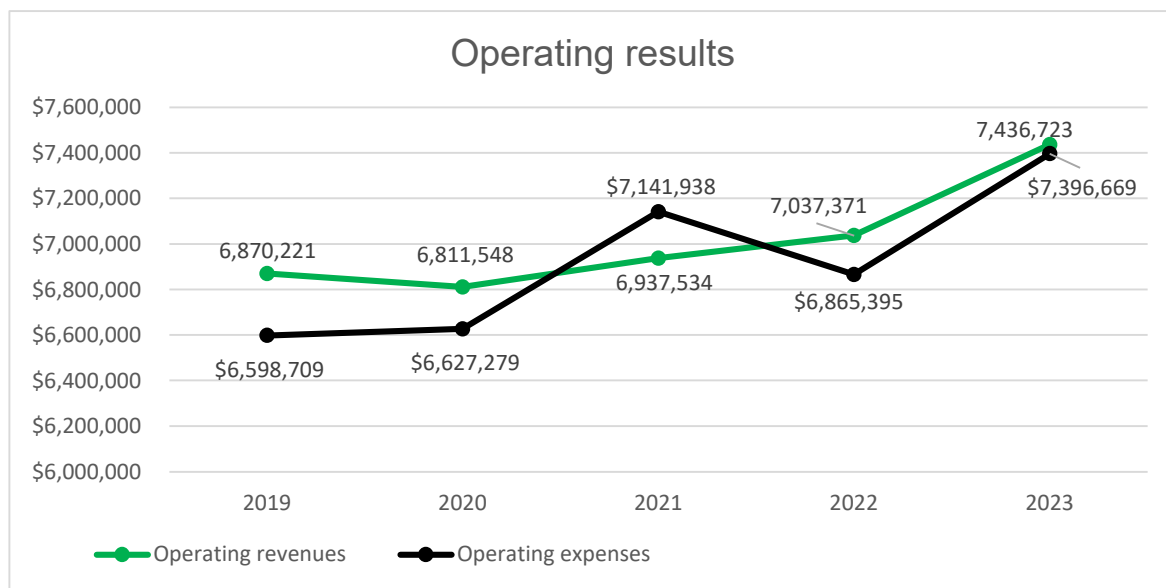
|          | 2019 | 2020 | 2021 | 2022 | 2023 |
|----------|------|------|------|------|------|
| Actual   | 6.48 | 5.83 | 4.53 | 4.08 | 5.50 |
| Required | 1.25 | 1.25 | 1.25 | 1.25 | 1.25 |

## Investment in Capital



## Germantown Sewer Utility

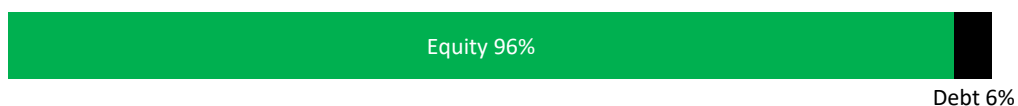
### Sewer Utility Results



### Unrestricted Reserves

|                  | <u>2019</u>  | <u>2020</u>  | <u>2021</u>  | <u>2022</u>  | <u>2023</u>  |
|------------------|--------------|--------------|--------------|--------------|--------------|
| Year end balance | \$ 8,167,696 | \$ 6,223,634 | \$ 5,766,829 | \$ 4,424,416 | \$ 8,565,905 |
| Months on hand   | 14.27        | 10.96        | 9.98         | 7.54         | 13.82        |

### Investment in Capital



# Reporting and insights from 2023 audit:

Village of Germantown

December 31, 2023

# Executive summary

July 30, 2024

To the Village Board  
Village of Germantown

We have completed our audit of the financial statements of the Village of Germantown (the Village) for the year ended December 31, 2023, and have issued our report thereon dated July 30, 2024. This letter presents communications required by our professional standards.

Your audit should provide you with confidence in your financial statements. The audit was performed based on information obtained from meetings with management, data from your systems, knowledge of your Village's operating environment and our risk assessment procedures. We strive to provide you clear, concise communication throughout the audit process and of the final results of our audit.

Additionally, we have included information on key risk areas the Village of Germantown should be aware of in your strategic planning. We are available to discuss these risks as they relate to your organization's financial stability and future planning.

If you have questions at any point, please connect with us:

- Amanda Blomberg, Managing Director: [amanda.blomberg@bakertilly.com](mailto:amanda.blomberg@bakertilly.com) or +1 (608) 240 2386
- Leah Gaffney, Manager: [leah.gaffney@bakertilly.com](mailto:leah.gaffney@bakertilly.com) or +1 (608) 240 2346

Sincerely,

Baker Tilly US, LLP



Amanda Blomberg, Managing Director

THIS COMMUNICATION IS INTENDED SOLELY FOR THE INFORMATION AND USE OF THOSE CHARGED WITH GOVERNANCE, AND, IF APPROPRIATE, MANAGEMENT, AND IS NOT INTENDED TO BE AND SHOULD NOT BE USED BY ANYONE OTHER THAN THESE SPECIFIED PARTIES.

BAKER TILLY ADVISORY GROUP, LP AND BAKER TILLY US, LLP, TRADING AS BAKER TILLY, ARE MEMBERS OF THE GLOBAL NETWORK OF BAKER TILLY INTERNATIONAL LTD., THE MEMBERS OF WHICH ARE SEPARATE AND INDEPENDENT LEGAL ENTITIES. BAKER TILLY US, LLP IS A LICENSED CPA FIRM THAT PROVIDES ASSURANCE SERVICES TO ITS CLIENTS. BAKER TILLY ADVISORY GROUP, LP AND ITS SUBSIDIARY ENTITIES PROVIDE TAX AND CONSULTING SERVICES TO THEIR CLIENTS AND ARE NOT LICENSED CPA FIRMS.



# Responsibilities

## Our responsibilities

As your independent auditor, our responsibilities include:

- Planning and performing the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. Reasonable assurance is a high level of assurance.
- Assessing the risks of material misstatement of the financial statements, whether due to fraud or error. Included in that assessment is a consideration of the Village's internal control over financial reporting.
- Performing appropriate procedures based upon our risk assessment.
- Evaluating the appropriateness of the accounting policies used and the reasonableness of significant accounting estimates made by management.
- Forming and expressing an opinion based on our audit about whether the financial statements prepared by management, with the oversight of the Village Board:
  - Are free from material misstatement
  - Present fairly, in all material respects and in accordance with accounting principles generally accepted in the United States of America
- Our audit does not relieve management or the Village Board of their responsibilities.

We are also required to communicate significant matters related to our audit that are relevant to the responsibilities of the Village Board, including:

- Internal control matters
- Qualitative aspects of the Village's accounting practice including policies, accounting estimates and financial statement disclosures
- Significant unusual transactions
- Significant difficulties encountered
- Disagreements with management
- Circumstances that affect the form and content of the auditors' report
- Audit consultations outside the engagement team
- Corrected and uncorrected misstatements
- Other audit findings or issues

# Audit status

## Significant changes to the audit plan

There were no significant changes made to either our planned audit strategy or to the significant risks and other areas of emphasis identified during the performance of our risk assessment procedures.

# Audit approach and results

## Planned scope and timing

### Audit focus

Based on our understanding of the Village and environment in which you operate, we focused our audit on the following key areas:

- Key transaction cycles
- Areas with significant estimates
- Implementation of new accounting standards
- Areas of complexity including Tax Incremental Financing Districts

Our areas of audit focus were informed by, among other things, our assessment of materiality. Materiality in the context of our audit was determined based on specific qualitative and quantitative factors combined with our expectations about the Village's current year results.

## Key areas of focus and significant findings

### Significant risks of material misstatement

A significant risk is an identified and assessed risk of material misstatement that, in the auditor's professional judgment, requires special audit consideration. Within our audit, we focused on the following areas below.

| Significant risk areas                    | Testing approach                                                                                                                                                          | Conclusion                                                               |
|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Management override of controls           | Incorporate unpredictability into audit procedures, emphasize professional skepticism and utilize audit team with industry expertise                                      | Procedures identified provided sufficient evidence for our audit opinion |
| Improper revenue recognition due to fraud | Confirmation or validation of certain revenues supplemented with detailed predictive analytics based on non-financial data and substantive testing of related receivables | Procedures identified provided sufficient evidence for our audit opinion |
| Segregation of duties                     | Incorporate unpredictability into audit procedures, emphasize professional skepticism and utilize audit team with industry experience                                     | Procedures identified provided sufficient evidence for our audit opinion |

## Other areas of emphasis

We also focused on other areas that did not meet the definition of a significant risk, but were determined to require specific awareness and a unique audit response.

| Other areas of emphasis                 |                           |                                              |
|-----------------------------------------|---------------------------|----------------------------------------------|
| Cash and investments                    | Revenues and receivables  | General disbursements                        |
| Payroll                                 | Pension liabilities       | Long-term debt                               |
| Capital assets including infrastructure | Net position calculations | Financial reporting and required disclosures |

## Internal control matters

We considered the Village's internal control over financial reporting as a basis for designing our audit procedures for the purpose of expressing an opinion on the financial statements. We are not expressing an opinion on the effectiveness of the Village's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis.

A material weakness is a deficiency or combination of deficiencies in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. We identified the following deficiencies as material weaknesses:

- **Inadequate segregation of duties**

A properly designed system of internal control includes adequate staffing as well as policies and procedures to properly segregate duties. This includes systems that are designed to limit the access or control of any one individual to your government's assets or accounting records, and to achieve a higher likelihood that errors or irregularities in your accounting processes would be discovered by your staff in a timely manner.

At this time, due to staffing and financial limitations, the proper internal controls are not in place to achieve adequate segregation of duties related to:

- Persons preparing the payroll should be independent of other personnel duties or restricted from access to the payroll account.
- Bank reconciliations for the tax account should be performed by someone independent of the tax collection process.
- An independent review and approval of adjustments to accounts receivable and account write-offs.
- People involved in the cash receipting process should be independent of other billing duties.
- The reconciliation of the detailed listing of receivables in the billing system and the receivable balance in the general ledger should be reviewed by someone independent of the utility billing and cash receipting processes.

- Adjusting journal entries and supporting documentation should be reviewed and approved by an appropriate person who is not the original preparer.
- Account reconciliations prepared throughout the year should be performed by someone independent of processing transactions in the account.
- Year-end reconciliations (retainages, payroll accruals) should be reviewed and approved by someone other than the preparer.

As a result, errors, irregularities or fraud could occur as part of the financial reporting process that may not be discovered by someone in your organization. Therefore, we are reporting a material weakness related to the internal control environment.

- **Missing key controls**

There are certain controls that are not currently in place related to significant transaction cycles. As a result, there is a risk that erroneous or unauthorized transactions or misstatements could occur without the knowledge of management or the governing body. Our recommendations for strengthening controls are listed below.

Controls over property taxes

- Batch collections should be timely reconciled from the general ledger to the tax collection system.
- Tax refund overpayments should be timely reconciled from the general ledger to the tax collection system.
- Each property tax settlement cycle should include a reconciliation of the general ledger to the tax collection system for total collections.

IT system

- Supported and functional system should be used to prevent inaccurate or lost data.
- Periodically test backups to ensure accurate data can be obtained when needed.

Since the controls listed above or other compensating controls are not currently in place, errors or irregularities could occur as part of the accounting processes that might not be discovered by management or the governing body. Therefore, the absence of these controls is considered to be a material weakness.

We recommend that a designated employee review the segregation of duties, risks, and these potential controls and determine whether additional controls should be implemented. This determination should take into consideration a cost / benefit analysis.

- **Financial statement close process**

Properly designed systems of internal control provide your organization with the ability to process and record accurate monthly and year-end transactions and annual financial reports.

Our audit includes a review and evaluation of the internal controls relating to financial reporting. Common attributes of a properly designed system of internal control for financial reporting are as follows:

- There is adequate staffing to prepare financial reports throughout the year and at year-end.
- Material misstatements are identified and corrected during the normal course of duties.
- Complete and accurate financial statements, including footnotes, are prepared.
- Financial reports are independently reviewed for completeness and accuracy.



Our evaluation of the internal controls over financial reporting has identified control deficiencies that are considered material weakness surrounding the preparation of financial statements and footnotes, adjusting journal entries identified by the auditors, and an independent review of financial reports.

Management has not prepared financial statements that are in conformity with generally accepted accounting principles. In addition, material misstatements in the general ledger were identified during the financial audit.

## Other comments and recommendations

### Decentralized Cash Collections

Many governments collect cash at numerous decentralized locations that are separate from the primary system of accounting procedures and controls. The opportunity for theft is often higher at those locations because one person is frequently involved in most, if not all, aspects of a transaction (i.e. lack of segregation of duties).

Management is responsible for designing and implementing controls and procedures to detect and prevent fraud. As a result, we recommend that management review its decentralized cash collection procedures and controls on a periodic basis and make changes as necessary to strengthen the internal control environment. Reviewing the adequacy of the controls is a responsibility of the governing body.

Below are example procedures and controls to help mitigate the risk of loss at decentralized cash collection points:

- Implement a centralized receipting process with adequate segregation of duties
- For cash collections, ensure pre-numbered receipts are being used and all receipts in the sequence are being reviewed by someone other than the person receipting the cash and receipts tie to deposits
- Perform surprise procedures at decentralized locations (cash counts, walkthrough of processes, etc.)
- Require regular cash deposits to minimize collection on-hand
- Limit the number of separate bank accounts
- Segregate duties as much as possible – the person receipting cash should be separate from the person preparing deposits and the person reconciling bank accounts should be separate from the cash collection activity
- Perform a month-to-month or year-to-year comparison to look for unusual changes in collections
- If collecting from a drop box site, consider sending two people to collect the funds, especially during peak times

We recommend that the Village review possible procedures and controls available to help mitigate the risk. As always, the cost of controls and staffing must be weighed against the benefits of safeguarding your assets.

# Required communications

## Qualitative aspect of accounting practices

- Accounting policies: Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we have advised management about the appropriateness of accounting policies and their application. The significant accounting policies used by Village are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing accounting policies was not changed during 2023. We noted no transactions entered into by the Village during the year for which accounting policies are controversial or for which there is a lack of authoritative guidance or consensus or diversity in practice.
- Accounting estimates: Accounting estimates, including fair value estimates, are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements, the degree of subjectivity involved in their development and because of the possibility that future events affecting them may differ significantly from those expected. The following estimates are of most significance to the financial statements:

| Estimate                                            | Management's process to determine                                                                           | Baker Tilly's conclusions regarding reasonableness            |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| Net pension liability (asset) and related deferrals | Evaluation of information provided by the Wisconsin Retirement System                                       | Reasonable in relation to the financial statements as a whole |
| Allowance for doubtful accounts                     | Evaluation of historical revenues and loss levels with the analysis on collectability of individual amounts | Reasonable in relation to the financial statements as a whole |
| Depreciation                                        | Evaluate estimated useful life of the asset and original acquisition value                                  | Reasonable in relation to the financial statements as a whole |

There have been no significant changes made by management to either the processes used to develop the particularly sensitive accounting estimates, or to the significant assumptions used to develop the estimates, noted above.

- Financial statement disclosures: The disclosures in the financial statements are neutral, consistent and clear.

## **Significant unusual transactions**

There have been no significant transactions that are outside the normal course of business for the Village or that otherwise appear to be unusual due to their timing, size or nature.

## **Significant difficulties encountered during the audit**

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

## **Disagreements with management**

Professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

## **Audit report**

There have been no departures from the auditors' standard report.

## **Audit consultations outside the engagement team**

We encountered no difficult or contentious matters for which we consulted outside of the engagement team.

## **Uncorrected misstatements and corrected misstatements**

Professional standards require us to accumulate misstatements identified during the audit, other than those that are clearly trivial, and to communicate accumulated misstatements to management. The schedule within the attachments summarizes the uncorrected misstatements, other than those that are clearly trivial, that we presented to management and the material corrected misstatements that, in our judgment, may not have been detected except through our auditing procedures. The internal control matters section of this report describes the effects on the financial reporting process indicated by the uncorrected misstatements and corrected misstatements, other than those that we consider to be of a lesser magnitude than significant deficiencies and material weaknesses.

Management has determined that the effects of the uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole. The uncorrected misstatements or the matters underlying them could potentially cause future period financial statements to be materially misstated, even though, in our judgment, such uncorrected misstatements are immaterial to the basic financial statements under audit.

## **Other audit findings or issues**

We encountered no other audit findings or issues that require communication at this time.

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

## **Other information in documents containing audited basic financial statements**

### *Annual report (or equivalent document which we read)*

The Village's audited financial statements will be included in Annual Comprehensive Financial Report. Our responsibility for this information does not extend beyond the financial information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. We have read the Introductory and Statistical sections to determine whether a material inconsistency exists between the other information and the financial statements. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, was materially inconsistent with the information, or manner of its presentation, in the financial statements.

### *Official statements (or other equivalent document which we may not read unless engaged separately)*

The Village's audited financial statements are "general purpose" financial statements. General purpose financial statements consist of the basic financial statements that can be used by a broad group of people for a broad range of activities. Once we have issued our audit report, we have no further obligation to update our report for events occurring subsequent to the date of our report. The Village can use the audited financial statements in other client prepare documents, such as official statements related to the issuance of debt, without our acknowledgement. Unless we have been engaged to perform services in connection with any subsequent transaction requiring the inclusion of our audit report, as well as to issue an auditor's acknowledgment letter, we have neither read the document nor performed subsequent event procedures in order to determine whether or not our report remains appropriate.

## **Management's consultations with other accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing or accounting matters.

## **Written communications between management and Baker Tilly**

The attachments include copies of other material written communications, including a copy of the management representation letter.

## **Compliance with laws and regulations**

We did not identify any non-compliance with laws and regulations during our audit.

## **Fraud**

We did not identify any known or suspected fraud during our audit.

## **Going concern**

Pursuant to professional standards, we are required to communicate to you, when applicable, certain matters relating to our evaluation of the Village's ability to continue as a going concern for a reasonable period of time but no less than 12 months from the date of the financial statements, including the effects on the financial statements and the adequacy of the related disclosures, and the effects on the auditor's report. No such matters or conditions have come to our attention during our engagement.

## **Independence**

We are not aware of any relationships between Baker Tilly and the Village that, in our professional judgment, may reasonably be thought to bear on our independence.

## Related parties

We did not have any significant findings or issues arise during the audit in connection with the Village's related parties.

## Other matters

We applied certain limited procedures to the required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the supplementary information which accompanies the financial statements but is not RSI. With respect to the supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the other information, which accompanies the financial statements but are not RSI. We did not audit or perform other procedures on this other information, and we do not express an opinion or provide any assurance on it.

## Nonattest services

The following nonattest services were provided by Baker Tilly:

- Financial statement preparation
- Accounting assistance services
- Adjusting journal entries
- Compiled regulatory reports
- Utility rate consulting
- Impact fee consulting

In addition, we prepared GASB No. 34 conversion entries which are summarized in the "Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position" and the "Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities" in the financial statements.

None of these nonattest services constitute an audit under generally accepted auditing standards, including *Government Auditing Standards*.



# Reports to those charged with governance

Visit our resource page for regulatory updates, trending challenges and opportunities in your industry and other timely updates.

Visit the resource page at <https://www.bakertilly.com/insights/audit-committee-resource-page>.

# Management representation letter

# Village of



## **Administration Department**

N112W17001 Mequon Road, PO Box 337

Germantown WI 53022-0337

Phone (262)250-4700

July 30, 2024

Baker Tilly US, LLP  
4807 Innovate Lane, PO Box 7398  
Madison, WI 53707-7398

Dear Baker Tilly US, LLP:

We are providing this letter in connection with your audit of the financial statements of the Village of Germantown as of December 31, 2023 and for the year then ended for the purpose of expressing opinions as to whether the financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Germantown and the respective changes in financial position and cash flows, where applicable, in conformity with accounting principles generally accepted in the United States of America (GAAP). We confirm that we are responsible for the fair presentation of the previously mentioned financial statements in conformity with accounting principles generally accepted in the United States of America. We are also responsible for adopting sound accounting policies, establishing and maintaining internal control over financial reporting, and preventing and detecting fraud.

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, the following representations made to you during your audit.

### **Financial Statements**

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated February 4, 2022, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP.
- 2) The financial statements referred to above are fairly presented in conformity with accounting principles generally accepted in the United States of America. We have engaged you to advise us in fulfilling that responsibility. The financial statements include all properly classified funds of the primary government required by accounting principles generally accepted in the United States of America to be included in the financial reporting entity.
- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) Significant assumptions we used in making accounting estimates, including those measured at fair value, if any, are reasonable in accordance with U.S. GAAP.
- 6) All events subsequent to the date of the financial statements and for which accounting principles generally accepted in the United States of America require adjustment or disclosure have been adjusted or disclosed. No other events, including instances of noncompliance, have occurred subsequent to the financial statement date and through the date of this letter that would require adjustment to or disclosure in the aforementioned financial statements.
- 7) All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- 8) We believe the effects of the uncorrected financial statement misstatements summarized in the attached schedule are immaterial, both individually and in the aggregate, to the basic financial statements as a whole. In addition, you have recommended adjusting journal entries, and we are in agreement with those adjustments.
- 9) All known audit and bookkeeping adjustments have been included in our financial statements, and we are in agreement with those adjustments.
- 10) We are in agreement with the adjusting journal entries you have proposed, and they have been posted to the appropriate accounts.
- 11) There are no known or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements. There are no unasserted claims or assessments that our lawyer has advised us are probable of assertion and must be disclosed in accordance with accounting principles generally accepted in the United States of America.
- 12) Guarantees, whether written or oral, under which the Village is contingently liable, if any, have been properly recorded or disclosed.

#### **Information Provided**

- 13) We have provided you with:
  - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as financial records and related data, documentation, and other matters.
  - b) Additional information that you have requested from us for the purpose of the audit.
  - c) Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
  - d) Minutes of the meetings of Village Board or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 14) We have not completed an assessment of the risk that the financial statements may be materially misstated as a result of fraud.

- 15) We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
  - a) Management,
  - b) Employees who have significant roles in internal control, or
  - c) Others where the fraud could have a material effect on the financial statements.
- 16) We have no knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, regulators, or others.
- 17) We have no knowledge of known instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
- 18) There are no related parties or related party relationships and transactions, including side agreements, of which we are aware.

#### **Other**

- 19) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 20) We have a process to track the status of audit findings and recommendations.
- 21) We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.
- 22) The Village has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources or fund balance or net position.
- 23) We are responsible for compliance with federal, state, and local laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits, debt contracts, and IRS arbitrage regulations; and we have identified and disclosed to you all federal, state, and local laws, regulations and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.
- 24) We have appropriately disclosed all information for conduit debt obligations in accordance with GASB 91.
- 25) There are no:
  - a) Violations or possible violations of budget ordinances, federal, state, and local laws or regulations (including those pertaining to adopting, approving and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, or for reporting on noncompliance, except those already disclosed in the financial statement, if any.
  - b) Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by accounting principles generally accepted in the United States of America.



- c) Nonspendable, restricted, committed, or assigned fund balances that were not properly authorized and approved.
  - d) Rates being charged to customers other than the rates as authorized by the applicable authoritative body.
  - e) Violations of restrictions placed on revenues as a result of bond resolution covenants such as revenue distribution or debt service funding.
- 26) In regards to the nonattest services performed by you listed below, we acknowledge our responsibility related to these nonattest services and have 1) accepted all management responsibility; 2) designated an individual with suitable skill, knowledge, or experience to oversee the services; 3) evaluated the adequacy and results of the services performed, and 4) accepted responsibility for the results of the services.
- a) Financial statement preparation
  - b) Adjusting journal entries
  - c) Compiled regulatory reports
  - d) Utility rate consulting
  - e) Accounting assistance
  - f) Impact fee consulting
- None of these nonattest services constitute an audit under generally accepted auditing standards, including *Government Auditing Standards*.
- 27) The Village of Germantown has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
- 28) The Village of Germantown has complied with all aspects of contractual agreements that would have a material effect on the financial statement in the event of noncompliance.
- 29) The financial statements include all fiduciary activities required by GASB No. 84.
- 30) The financial statements properly classify all funds and activities.
- 31) All funds that meet the quantitative criteria in GASB Statement No. 34 and No. 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- 32) Components of net position (net investment in capital assets; restricted; and unrestricted) and components of fund balance (nonspendable, restricted, committed, assigned and unassigned) are properly classified and, if applicable, approved.
- 33) The Village of Germantown has no derivative financial instruments such as contracts that could be assigned to someone else or net settled, interest rate swaps, collars or caps.
- 34) Provisions for uncollectible receivables, if any, have been properly identified and recorded.

- 35) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- 36) Revenues are appropriately classified in the statement of activities within program revenues and general revenues.
- 37) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- 38) Deposits and investments are properly classified, valued, and disclosed (including risk disclosures, collateralization agreements, valuation methods, and key inputs, as applicable).
- 39) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated/amortized. Any known impairments have been recorded and disclosed.
- 40) Tax abatement agreements have been properly disclosed in the notes to the financial statements, including the names of all governments involved, the gross amount and specific taxes abated, and additional commitments.
- 41) Tax-exempt bonds issued have retained their tax-exempt status.
- 42) We have appropriately disclosed the Village of Germantown's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available and have determined that net position were properly recognized under the policy. We have also disclosed our policy regarding which resources (that is, restricted, committed, assigned or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available.
- 43) We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.
- 44) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
- 45) With respect to the supplementary information, (SI):
  - a) We acknowledge our responsibility for presenting the SI in accordance with accounting principles generally accepted in the United States of America, and we believe the SI, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the SI have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
  - b) If the SI is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.

- 46) We assume responsibility for, and agree with, the information provided by the Wisconsin Retirement System as audited by the Legislative Audit Bureau relating to the net pension asset/liability and related deferred outflows and deferred inflows and have adequately considered the reasonableness of the amounts and disclosures used in the financial statements and underlying accounting records. We also assume responsibility for the census data that has been reported to the plan.
- 47) We have evaluated and considered all potential tax abatements and believe all material tax abatements have been properly reported and disclosed.
- 48) We have reviewed our long-term debt agreements and believe that all terms related to significant events of default with finance-related consequences, termination events with finance-related consequences and subjective acceleration clauses have been properly identified and disclosed.
- 49) Unused lines of credit, collateral pledged to secure debt and direct borrowings and private placements have been properly identified and disclosed.
- 50) We are responsible for the estimation methods and assumptions used in measuring assets and liabilities reported or disclosed at fair value, including information obtained from brokers, pricing services or third parties. Our valuation methodologies have been consistently applied from period to period. The fair value measurements reported or disclosed represent our best estimate of fair value as the measurement date in accordance with the requirements of GASB 72—*Fair Value Measurement*. In addition our disclosures related to fair value measurements are consistent with the objectives outlined in GASB 72. We have evaluated the fair value information provided to us by brokers, pricing services or other parties that has been used in the financial statements and believe this information to be reliable and consistent with the requirements.

Sincerely,

Village of Germantown

Signed: Matthew Uselding

Matthew Uselding, Finance Director

Signed: Steven Kreklow

Steven R. Kreklow, Village Administrator

## **SUMMARY OF UNCORRECTED FINANCIAL STATEMENT MISSTATEMENTS**

## Village of Germantown

### SUMMARY OF UNCORRECTED FINANCIAL STATEMENT MISSTATEMENTS FOR COMMUNICATION TO MANAGEMENT AND GOVERNING BODY December 31, 2023

|                                 | Financial Statements Effect –<br>Debit (Credit) to Financial Statement Total |                      |                                          |                        |                           |                                              |                   |                                    |                                                |
|---------------------------------|------------------------------------------------------------------------------|----------------------|------------------------------------------|------------------------|---------------------------|----------------------------------------------|-------------------|------------------------------------|------------------------------------------------|
|                                 | Current<br>Assets                                                            | Noncurrent<br>Assets | Total<br>Assets/<br>Deferred<br>Outflows | Current<br>Liabilities | Noncurrent<br>Liabilities | Total<br>Liabilities/<br>Deferred<br>Inflows | Total<br>Revenues | Total<br>Expenses/<br>Expenditures | Change in<br>Net Position/<br>Fund<br>Balances |
| General Fund                    | \$                                                                           | \$                   | \$ (43,596)                              | \$ -                   | \$                        | \$ 64,154                                    | \$ (43,596)       | \$ 64,154                          | \$ 20,558                                      |
| Water Utility                   |                                                                              |                      | 55,947                                   |                        |                           | 65,812                                       | 25,447            | 65,812                             | 91,259                                         |
| Sewer Utility                   |                                                                              |                      | (15,483)                                 |                        |                           | 155,000                                      | 14,517            | 155,000                            | 169,517                                        |
| All Remaining Funds<br>Combined |                                                                              |                      |                                          |                        |                           | 89,188                                       |                   | 89,188                             | 89,188                                         |



# Client service team



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# Accounting changes relevant to the Village of Germantown

## Future accounting standards update

| GASB Statement Number | Description                              | Potentially impacts you | Effective date |
|-----------------------|------------------------------------------|-------------------------|----------------|
| 100                   | Accounting Changes and Error Corrections | ✓                       | 12/31/24       |
| 101                   | Compensated Absences                     | ✓                       | 12/31/24       |
| 102                   | Certain Risk Disclosures                 | ✓                       | 12/31/25       |
| 103                   | Financial Reporting Model Improvements   | ✓                       | 12/31/26       |

Further information on upcoming [GASB pronouncements](#).

## Revised guidance for accounting changes and error corrections

GASB Statement No. 100, *Accounting Changes and Error Corrections*, an amendment of GASB Statement No. 62, seeks to provide more understandable, reliable, relevant, consistent and comparable information for making decisions and assessing accountability.

The standard establishes the following categories:

1. Accounting changes, which is comprised of:
  - a. Changes in accounting principles – result from a change from one generally accepted accounting principle to another that is justified on the basis that the newly adopted principle is preferable to the previously applied principle, or the implementation of a new pronouncement.
  - b. Changes in accounting estimates – occur when inputs change due to a change in circumstances, new information, or more experience. Note that the focus is on changes to the inputs used; a change in the value of an input such as an annual inflation update does not require disclosure under this standard.
  - c. Changes to or within the financial reporting entity – result from the addition or removal of a fund that results from the movement of continuing operations (such as moving sanitation operation from the general fund to its own separate fund), a change in a fund's presentation as major or nonmajor, the addition or removal of a component unit (with certain exceptions), or a change in a component unit's presentation as blended or discretely presented.
2. Error corrections – result from mathematical mistakes, mistakes in the application of accounting principles, or oversight or misuse of facts that existed at the time of the financial statements were issued (i.e., facts that could reasonably be expected to have been obtained and considered at that time).

A summary of the reporting impact of each category is as follows:

| Reporting considerations                                        | Accounting changes                                                                                      |                      |                                          |                                   |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------|------------------------------------------|-----------------------------------|
|                                                                 | Change in accounting principle                                                                          | Change in estimate   | Change to the financial reporting entity | Correction of an error            |
| Basic financial statement schedules:                            | Restate earliest period presented                                                                       | Report prospectively | Adjust current year beginning balances   | Restate earliest period presented |
| Required supplementary information & supplementary information: | Should match the financial statement presentation noted above; no adjustments to earlier periods needed |                      |                                          | Restate all periods impacted      |
| Additional disclosures?                                         | Yes                                                                                                     | Yes                  | Yes                                      | Yes                               |

The Village should become familiar with the new guidance in advance of the implementation effective date.

## Updated accounting and reporting for compensated absences

The Governmental Accounting Standards Board (GASB) issued its Statement No. 101, *Compensated Absences*, in June 2022. The objective of GASB 101 is to update the recognition and measurement guidance for compensated absences for state & local government employers. It supersedes GASB No. 16, *Accounting for Compensated Absences*, issued in 1992, as well as earlier guidance, and addresses changes resulting from the types of leave now being offered. GASB 101 is effective for fiscal years beginning after December 15, 2023 (i.e., December 31, 2024, and June 30, 2025 year-end reporting entities).

GASB 101 more appropriately reflects a liability *when* a government incurs an obligation for compensated absences, and will improve comparability of reporting between governments that offer different types of leave. It requires that liabilities be recognized for (1) leave that has not been used, and (2) leave that has been used but not yet paid in cash or settled-up via non-cash means. Compensated absences is defined as leave for which employees may receive one or more of the following:

- Cash payments when the leave is used for time off;
- Other cash payments, such as payment for unused leave upon termination of employment, or;
- Noncash settlements, such as conversion to defined benefit postemployment benefits.

Examples of compensated absences provided in GASB 101 include vacation, sick leave, paid time off (PTO), holidays, parental leave, bereavement leave, and certain types of sabbatical leave. Payment or settlement of compensated absences could occur during employment, or upon termination of employment. GASB 101 does not apply to benefits that are within the scope of GASB 47, *Accounting for Termination Benefits*.

GASB 101 requires that a liability should be recognized for leave that has not been used if all of the following are true:

- The leave is attributable to services already rendered;
- The leave accumulates, and;
- The leave is “more likely than not” (i.e., likelihood of more than 50%) to be used for time off or otherwise paid in cash or settled through noncash means (101 provides factors to assess this criteria). (This differs from GASB 16, which required payment to be “probable” to be recognized).

Under GASB 101, governments will now need to accrue for time that has accumulated and is likely to be used, even if the employee is not eligible for a payout upon termination. This was not a requirement under GASB 16, and thus may result in a higher compensated absence liability.

GASB 101 requires liabilities for compensated absences to be recognized in financial statements prepared using the economic resources measurement focus equal to the amount of leave that has not yet been used and leave that has been used but not yet paid or settled. GASB 101 did not change the report for financial statements prepared using the current financial resources measurement focus (i.e., governmental funds).

Other changes in financial statement disclosures include the change in compensated absences liability can now be disclosed as a net change, rather than gross increases/decreases in the liability. Also, governments are no longer required to disclose which fund has typically liquidated the liability.

We recommend that governments begin to review the guidance contained in GASB 101 within the context of your existing compensated absences policies and accounting practices, in order to be better informed in terms of the information that you will need for this implementation.

### **Updated reporting for certain risk disclosures**

The Governmental Accounting Standards Board (GASB) issued its Statement No. 102, *Certain Risk Disclosures*, in June 2022. The objective of GASB 102 is to provide financial statement users with information about certain risks when circumstances make a government vulnerable to a heightened possibility of loss or harm. It requires governments to disclose essential information about risks related to vulnerabilities due to certain concentrations or constraints.

The Statement generally requires a government to disclose information about a concentration or constraint if all of the following criteria are met.

- The concentration or constraint is known to the government prior to issuing the financial statements.
- The concentration or constraint makes the government vulnerable to the risk of a substantial impact.
- An event or events associated with the concentration or constraint that could cause a substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued.

The disclosures should include a description of the following:

- The concentration or constraint,
- Each event associated with the concentration or constraint that could cause a substantial impact if the event has occurred or has begun to occur prior to the issuance of the financial statements, and
- Actions taken by the government to mitigate the risk prior to the issuance of the financial statements.

# Uncorrected misstatements

- The Water Utility accounts receivable balance does not balance to the utility billing subledger. The receivable and revenue balance are understated by \$25,447.
- The Sewer Utility accounts receivable balance does not balance to the utility billing subledger. The receivable and revenue balance are overstated by \$15,483.
- The Sewer Utility transferred a piece of equipment in 2020 to the Water Utility for \$50,000. The transfer of assets was recorded in the current fiscal year; therefore, the beginning net position for the Sewer Utility is understated and revenues are overstated by \$30,000 for the three previous years. Beginning assets and net position for the Water Utility are understated by \$50,000 less depreciation of \$19,500 for a net of \$30,500.
- The General Fund accounts receivable balance does not reconcile to the receivable billing subledger. The receivable and revenue balance are overstated by \$43,596.
- The General Fund accounts payable balance does not reconcile to the payable subledger. The payable and expenditure balance are understated by \$64,154.
- The Village paid an agreed upon settlement in July 2024 related to previous years. The total liabilities and expenditures/expenses are understated, and fund balance/net position is overstated for Nonmajor funds, Sewer utility, and Water utility in the amount of \$89,188, \$155,000, and \$65,815 respectively.

# Material corrected misstatements

| Description                           | Opinion unit                                       | Amount      |
|---------------------------------------|----------------------------------------------------|-------------|
| To record utility depreciation        | Water Utility, Sewer Utility                       | \$2,106,753 |
| To adjust debt payments between funds | Debt Service Fund, Water Utility and Sewer Utility | \$1,412,990 |
| To record pension activity            | Water Utility, Sewer Utility                       | \$1,365,127 |
| To record capital activity            | Water Utility, Sewer Utility                       | \$5,062,443 |
| To record contributed capital         | Water Utility                                      | \$1,065,147 |

The remaining misstatements that were identified and corrected by management were not material individually or in the aggregate to the financial statements taken as a whole.

# Two-way audit communications

As part of our audit of your financial statements, we are providing communications to you throughout the audit process. Auditing requirements provide for two-way communication and are important in assisting the auditor and you with more information relevant to the audit.

As this past audit is concluded, we use what we have learned to begin the planning process for next year's audit. It is important that you understand the following points about the scope and timing of our next audit:

- a. We address the significant risks of material misstatement, whether due to fraud or error, through our detailed audit procedures.
- b. We will obtain an understanding of the five components of internal control sufficient to assess the risk of material misstatement of the financial statements whether due to error or fraud, and to design the nature, timing and extent of further audit procedures. We will obtain a sufficient understanding by performing risk assessment procedures to evaluate the design of controls relevant to an audit of financial statements and to determine whether they have been implemented. We will use such knowledge to:
  - Identify types of potential misstatements.
  - Consider factors that affect the risks of material misstatement.
  - Design tests of controls, when applicable, and substantive procedures.
- c. We will not express an opinion on the effectiveness of internal control over financial reporting or compliance with laws, regulations and provisions of contracts or grant programs.
- d. The concept of materiality recognizes that some matters, either individually or in the aggregate, are important for fair presentation of financial statements in conformity with generally accepted accounting principles while other matters are not important. In performing the audit, we are concerned with matters that, either individually or in the aggregate, could be material to the financial statements. Our responsibility is to plan and perform the audit to obtain reasonable assurance that material misstatements, whether caused by errors or fraud, are detected.

Our audit will be performed in accordance with auditing standards generally accepted in the United States of America.

We are very interested in your views regarding certain matters. Those matters are listed here:

- a. We typically will communicate with your top level of management unless you tell us otherwise.
- b. We understand that the governing board has the responsibility to oversee the strategic direction of your organization, as well as the overall accountability of the entity. Management has the responsibility for achieving the objectives of the entity.
- c. We need to know your views about your organization's objectives and strategies, and the related business risks that may result in material misstatements.
- d. We anticipate that the Village will receive an unmodified opinion on its financial statements.
- e. Which matters do you consider warrant particular attention during the audit, and are there any areas where you request additional procedures to be undertaken?
- f. Have you had any significant communications with regulators or grantor agencies?
- g. Are there other matters that you believe are relevant to the audit of the financial statements?



Also, is there anything that we need to know about the attitudes, awareness and actions of the governing body concerning:

- a. The entity's internal control and its importance in the entity, including how those charged with governance oversee the effectiveness of internal control?
- b. The detection or the possibility of fraud?

We also need to know if you have taken actions in response to developments in financial reporting, laws, accounting standards, governance practices, or other related matters, or in response to previous communications with us.

With regard to the timing of our audit, here is some general information. If necessary, we may do preliminary financial audit work during the months of October-December, and sometimes early in January. Our final financial fieldwork is scheduled during the spring to best coincide with your readiness and report deadlines. After fieldwork, we wrap up our financial audit procedures at our office and may issue drafts of our report for your review. Final copies of our report and other communications are issued after approval by your staff. This is typically 6-12 weeks after final fieldwork, but may vary depending on a number of factors.

Keep in mind that while this communication may assist us with planning the scope and timing of the audit, it does not change the auditor's sole responsibility to determine the overall audit strategy and the audit plan, including the nature, timing and extent of procedures necessary to obtain sufficient appropriate audit evidence.

We realize that you may have questions on what this all means, or wish to provide other feedback. We welcome the opportunity to hear from you.

# **Annual Comprehensive Financial Report of the Village of Germantown**

December 31, 2023

Department Issuing Report

Prepared by Village Administrator and  
Clerk-Treasurer Department  
Member of the Government Finance Officers  
Association of the United States and Canada

# Village of Germantown

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## **INTRODUCTORY SECTION**



Clerk/Treasurer  
Department

PO Box 337

Germantown WI 53022

July 30, 2024

To: Citizens of the Village of Germantown  
Members of the Board of Trustees

The *Annual Comprehensive Financial Report* for the Village of Germantown, Wisconsin for fiscal year ending December 31, 2023, is prepared to provide the Board, our citizens, our bondholders, and other interested persons, detailed information concerning the financial condition of the Village government. Responsibility for both the accuracy of the data, and the completeness and fairness of the presentation, including all disclosures, rests with the village government. The report was prepared by the Village's Administration and Finance departments and contains representations concerning the finances of the Village. We believe the data, as presented is accurate in all material aspects; that it is presented in a manner designed to fairly set forth the financial position and results of operations of the Village as measured by financial activity of its various funds; and that all disclosures necessary to enable the reader to gain reasonable understanding of its financial affairs have been included.

The Village retained the services of Baker Tilly US, LLP to perform its audit. Based upon standard audit procedures, Baker Tilly US, LLP has issued an unmodified opinion on the Village's financial statements for the year ended December 31, 2023. The auditor's opinion is located at the front of the financial section of this report.

### **Report Format**

The *Annual Comprehensive Financial Report* is presented in three main sections: introductory, financial and statistical. The introductory section contains this transmittal letter, the Village's organizational chart, a list of principal officials, and other information. The financial section contains the independent auditors report, management's discussion and analysis (MD&A), government-wide financial statements, notes to the financial statements and more detailed fund financial statements. A third section provides selected statistical and general information presented on a multi-year comparative basis.

### **Reporting Entity**

This report includes all funds of the Village of Germantown. The criteria used in determining the reporting entity are consistent with criteria established by the Governmental Accounting Standards Board (GASB) as outlined in the Codification of Governmental Accounting and Financial Reporting Standards. This report includes the General Fund, which accounts for the general administration of the Village, Special Revenue funds relating to Economic Development, and long-term Capital Projects funds and Internal Service Funds. The report also includes the Village's Enterprise funds that account for the Water and Wastewater Utilities. Internal service funds provide information on the health and dental protection plans of the Village's employees.

### **Village Profile**

Located 25 miles northwest of Milwaukee, Germantown encompasses 34 square miles in the southeast corner of Washington County. Germantown is one of the largest villages in geographical area in the State of Wisconsin. The Village's current population, as of the 2020 census, is 20,917, a 5.8% increase over the prior ten year's period. The 2023 estimated population is 21,339. The Village operates under a council-manager form of government. There are nine members on the Germantown

Village Board. Eight of the members are elected from four trustee districts and the Village President is elected at large. Board members are elected to three-year terms. The appointed Village Administrator is responsible for the day-to-day operations of the Village, the appointment of administrative staff members, and the supervision of all employees.

The area offers a pleasing, small-town character enhanced by all the modern amenities of a first-class suburb. Germantown residents take advantage of exceptional schools, modern healthcare providers, attractive real estate, well-maintained parks and facilities as well as unique shops and local restaurants. While the village has worked hard to provide its residents with the finest in big-city conveniences, it has worked equally hard to maintain its rich German heritage and beautiful architecture.

The Village provides typical municipal services including: police, fire, emergency dispatch and ambulance services; public works activities such as highway and street maintenance, and recycling; recreational activities such as parks, recreation programs, public library and senior activity center; community development activities including planning and zoning enforcement, economic development, and general administrative and financial services. The Village operates a Water and Wastewater Utility as enterprise funds.

### **Accounting Systems and Budgetary Control**

The Village's accounting records for governmental and custodial funds are based upon the modified accrual basis, with revenues recorded when available and measurable and expenditures recorded when the services and goods are received, and the liabilities incurred. Accounting records for the Village's utilities are maintained on an accrual basis.

In developing the Village's overall accounting system, consideration was given to the adequacy of the internal accounting control structure. Internal controls are designed to provide reasonable but not absolute assurance regarding: (1) the safeguarding of assets against loss from unauthorized use or disposition and (2) the reliability of financial resources for preparing financial statements and maintaining accountability for assets.

The concept of reasonable assurance recognized that: (1) the cost of a control should not exceed the benefits likely to be derived and (2) the evaluation of costs and benefits requires estimates and judgements by management. We believe that the Village's internal accounting controls adequately safeguard assets and provides reasonable assurance of proper recording of financial transactions.

Village Board policy provides for adoption of an annual budget prepared by management. The budget, as adopted by the Board, is intended to appropriate expenditures on a program or functional basis. The Village Administrator is granted authority to make mid-year adjustments within budgeted accounts of a department. Budget amendments which change a departmental budget appropriation or are transfers between departments or funds must be approved by a 2/3 majority of the Village Board.

The Village Board's updated Fund Balance Policy establishes a minimum unassigned Fund Balance. It states that the Village will maintain a minimum unassigned fund balance in its General Fund ranging from 16% to 25% of the subsequent year's budgeted expenditures. This minimum fund balance is to protect against cash flow shortfalls related to timing of projected revenue receipts and to maintain a budget stabilization commitment. The 2023 unassigned fund balance is 26.3% of the subsequent year's expenditure budget, changing from \$6.73 million in 2022 compared to \$5.2 million in 2023. When an unassigned fund balance of the General Fund exceeds 20%, the Village may consider such fund balance surpluses for one-time expenditures that are nonrecurring in nature, and which will not require additional staffing or recurring expenditures.

## Economic Conditions and Outlook

The Village's \$3,929,189,400 property tax base of equalized value is primarily residential (67%) but has a sizeable commercial (23%) and manufacturing (8%) presence as well. The Village had 38 new single-family housing starts, and 7 commercial/industrial starts or large-scale expansions. The total number of building permits issued in 2023 was 1,974 with an estimated valuation of \$151,254,263.

The Village's overall equalized value increased by 11%, following an increase of 13% the previous year. The average unemployment rate for Washington county in 2023 was 2.4%, which is lower than the Wisconsin state average of 3.4%. With the use of a variety of financing tools such as impact fees, tax incremental financing incentives, and close partnerships with local business, the Village will be able to maintain current services to our constituents. We have been able to balance the community with a mixture of agricultural, residential, commercial and industrial/office development. Germantown's fine school system and parks and recreational activities are also helpful in acquiring and keeping our residential base.

Tax Incremental District No. 6 (Willow Creek Business Park) is a Mixed-Use District, that is bounded by Appleton Avenue, Lannon Road, and Maple Road. Current construction includes Discount Ramps, Metro Cigars and Ryan Companies. The base value was \$2,796,000 and has grown to \$44,400,600 in 2023. The TID is projected to close in 2033.

Tax Incremental District No. 7 is designated as an Industrial TID. The TID was amended in 2021 in order to add territory. This district was created to capture economic growth related to JW Speaker and so far the development has not created sufficient increment to cover the District's expenses. In 2021, the TID was amended to add territory and account for the Planned Capstone Quadrangle industrial park development. The area included in the District encompasses 144.2 acres owned by the J.W. Speaker Corporation, located on Freistadt Road and by North Goldendale Rd and Capstone Quadrangle property along Goldendale Road. The project allowed for extension of 16" public watermain and the 18" public sanitary sewer interceptor from their current terminus approximately 2,400 feet north along Goldendale Road. The extension facilitated growth within the district and allowed for utility connection through to Tax Increment District No. 8. The amendment includes properties on Goldendale Road. The base value was \$9,642,400 and has grown to \$33,566,200 in 2023. The TID projected closure of 2031.

In July 2018 the Village created Tax Increment District No. 8. The district is an industrial TID, encompassing 224.8 acres which is broken into two development areas, the property controlled by Zilber Property Group (approximately 151.3 acres) and the remaining 73.5 acres to be developed in later phases. The Village anticipates making total project expenditures of approximately \$14.2 million, with completion in phases as development requires. Construction in 2019 included a 706,800 square foot Briggs & Stratton warehouse facility, with two other multi-tenant industrial buildings constructed by Zilber Property Group, plus a 100,000 square foot manufacturing facility for Dielectric. The Village had three TID No. 8 related bond issues in 2019, \$6,725,000 G.O. Community Development Bonds, \$1,755,000 Taxable G.O. Community Development Bonds, and \$7,850,000 G.O. Corporate Purpose bonds. The taxable issue will reimburse Zilber Property Group to cover their costs for internal infrastructure improvements, the other two issues have funded the expansion of water and sewer main to the development as well as road reconstruction costs. The issues also provide the initial funding to construct Well #12 and Water Tower #4, in conjunction with the Water Utility. We anticipate having the well and tower online and serving the village by 2024. The base value was \$ 640,700 and has grown to \$181,321,900 in 2023. The TID is projected to close in 2031.

The Water Utility currently operates six wells; three deep and three shallow; with a capacity of 4,320,000 gallons per day plus three elevated tank water towers, two at 125 feet and one at 190 feet. The 2023 average daily water pumped for customer consumption was 2,010,000 gallons. The village is moving forward with a seventh well and fourth elevated tower, completed construction by the end of 2024. The Public Service Commission approved a significant rate increase for the utility during 2021 that took effect at the beginning of 2022. The second phase of the PSC rate increase will take effect with the completion of the fourth tower.

The Sewer Utility maintains 110.11 miles of sewer main, seven lift stations and one metering station. The Village contracts with Milwaukee Metropolitan Sewerage District (MMSD) for its sewage treatment, the charges from MMSD for treatment and its annual capital charge remain the utility's largest expenditure. Wrenwood subdivision, a major housing development proposed for the North East side of the Village has required an extension of interceptor sewer main, with an abandonment and construction of a new lift station completed in 2020.

The Village continues to follow basic short-term and long-term planning policies. The Village's philosophy strives for manageable conservative budgets that allow for stable financial futures, keeping taxes and utility user rates as low as possible while guaranteeing that funds will be available to protect village infrastructure and services. The Village board is committed to maintaining a positive General Fund balance. This positive balance provides the Village with a cushion for unanticipated emergencies. The COVID-19 pandemic is a perfect example of this.

By necessity, long range planning includes assessment of future debt issuance in conjunction with current debt service requirements. Village debt policies are designed to comply with requirements of Wisconsin State Statutes and bond covenants, while maintaining the highest bond rating possible. Management reviews capital planning and resultant bond issuance in conjunction with its resources on hand and monitoring the effects on future cash flows. The Village maintains a solid Aa2 general obligation bond rating from Moody's Investors Service, based upon its healthy fund balance, conservative financial management and aggressive debt repayment schedules.

As required by State Law, comprehensive "smart growth" plans are intended to be the community's guide for future growth and development. These plans must address nine specific elements: land use; housing; transportation; utilities and community facilities; agricultural, natural and cultural resources; economic development; intergovernmental cooperation; issues and opportunities; and implementation. The Village began the process of updating the current 2020 Comprehensive Plan in 2019 with assistance from GRAEF consulting. Public workshops, meetings and hearings concerning the required components of the new 2050 Comprehensive Plan were conducted in 2020-2022. The 2050 Comprehensive Plan will include all required elements but will reflect current trends and policy decisions made over the last decade. The 2050 Comprehensive Plan overall planning process is expected to take over 24 months to complete and included an extensive "public participation program" that will provide many different opportunities for property owners, residents and other stakeholders to be part of the process. The 2050 Comprehensive Plan was adopted in 2022.

As in the past several years, development in the Village, be it residential, commercial, or industrial in nature, has been of the high quality necessary to provide the diversified tax base and tax rate necessary to provide services expected by the residents of Germantown. The Village of Germantown intends to maintain an adequate financial reserve in addition to a low tax rate to provide the citizen's excellent municipal services.

### **For the Future**

Overall, the amount and value of new development in 2023 was comparable to that in 2022. Residential development in the Village included thirty-eight (38) new single-family homes completed or under construction during 2023 with a total value of \$15,313,000 (similar to the 41 new single-family homes in 2022 with a value of \$20,573,000 in 2022). Most of the new single-family homes are located in the Heritage Park North Subdivision (35 ¼-acre lots served by municipal water & sewer) or the Wrenwood North Subdivision (Phase 1 with 46 ¼-acre lots served by municipal water & sewer).

New commercial, industrial, office, and other non-residential development in the Village in 2023 included seven (7) new commercial/industrial projects that were completed or under construction in 2023 with a total value of \$89,100,000. Development within the Germantown Gateway Corporate Park and other land within Tax Increment District (TID) No. 8 (north side of Holy Hill Road east of I-41) continued in 2023, including completion of a 233,500 sqft multi-tenant industrial building on Gateway Crossing by the Zilber Property Group (Zilber No. 6). Development also continued in the Capstone 41 Corporate Park within Tax Incremental District (TID) No. 7 (south side of Holy Hill Road east of I-41) continued with construction commencing on the 294,600 sqft multi-tenant industrial

building (Capstone No. 2). The last available site was developed in the Willow Creek Business Park within Tax Incremental District (TID) No. 6 (east side of Appleton Avenue south of Lannon Road) with construction of a 209,300 sqft multi-tenant industrial building by the Dickman Company. Finally, development started on the first of three sites within the Town 9 Industrial Park within Tax Incremental District (TID) No. 9 (south side of Donges Bay Road east of STH 145/Fond du Lac Ave) with construction beginning on the 294,600 sqft multi-tenant industrial building by the F-Street Group. Construction was also started in 2023 on the Village's new 141,500 sqft Department of Public Works building in the Town 9 Industrial Park (outside of TID No. 9).

In addition to new construction, thirty-six (36) additions, alterations and new tenant "buildouts" in existing commercial and industrial buildings were completed or under construction in 2023 with another \$22,500,000 in valuation.

Looking ahead to 2024, it is anticipated that the construction of new single-family residential dwellings will continue in the Heritage Park North and Wrenwood North subdivisions. Home construction in both subdivisions started in late 2022 and is expected to continue in 2024 and beyond. With respect to new commercial and industrial development, development in 2024 is expected to continue in the Holy Hill Road @ I-41 interchange area both in and adjacent to TID No. 9. Construction is expected to start on a new 37,700 truck sales and service facility for Truck Country.

**Vision Statement:** Germantown's ethnic heritage, high quality of life based on its rural and suburban character, and desirable location in the greater metropolitan area create our competitive advantage. Our people will work together, with respect for each other, to ensure that development is consistent with Germantown's future as a neighborly and safe place to live, work and play.

**Mission Statement:** The Village of Germantown is responsive to our citizens and businesses, embracing our heritage while working together to provide quality services in a fiscally responsible manner that will enhance the quality of life in our community.

## INDEPENDENT AUDIT

Included in the financial section is the independent auditor's report which is a significant part of the Annual Comprehensive Financial Report (ACFR). In this report, Baker Tilly US, LLP, Certified Public Accountants, express their opinion that the financial statements are presented fairly in conformity with generally accepted accounting principles and comment on the scope of the examination. The opinion is unmodified and signifies a substantial level of achievement.

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Immediately following the independent auditor's report is *Management's Discussion and Analysis* which provides a narrative introduction, overview, and analysis of the basic financial statements.

## Acknowledgments

The preparation of this report was made possible by the dedicated services of the entire staff of the Village of Germantown Finance Department and Administration Department, and the advice of the Village's independent auditors, Baker Tilly US, LLP. Appreciation is expressed to Village employees throughout the organization, especially those employees who were instrumental in the successful completion of this report. Additional appreciation is expressed to Alex Claerbaut for the significant time, energy, and work he dedicated towards the completion of this report.

Respectfully submitted,

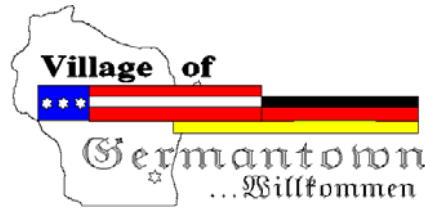
*Matthew Uselding*

Matthew Uselding, Finance Director

*Steven R. Kreklow*

Steven R. Kreklow, Administrator





**LIST OF PRINCIPAL OFFICIALS as of December 31, 2023**  
***ELECTED OFFICIALS***

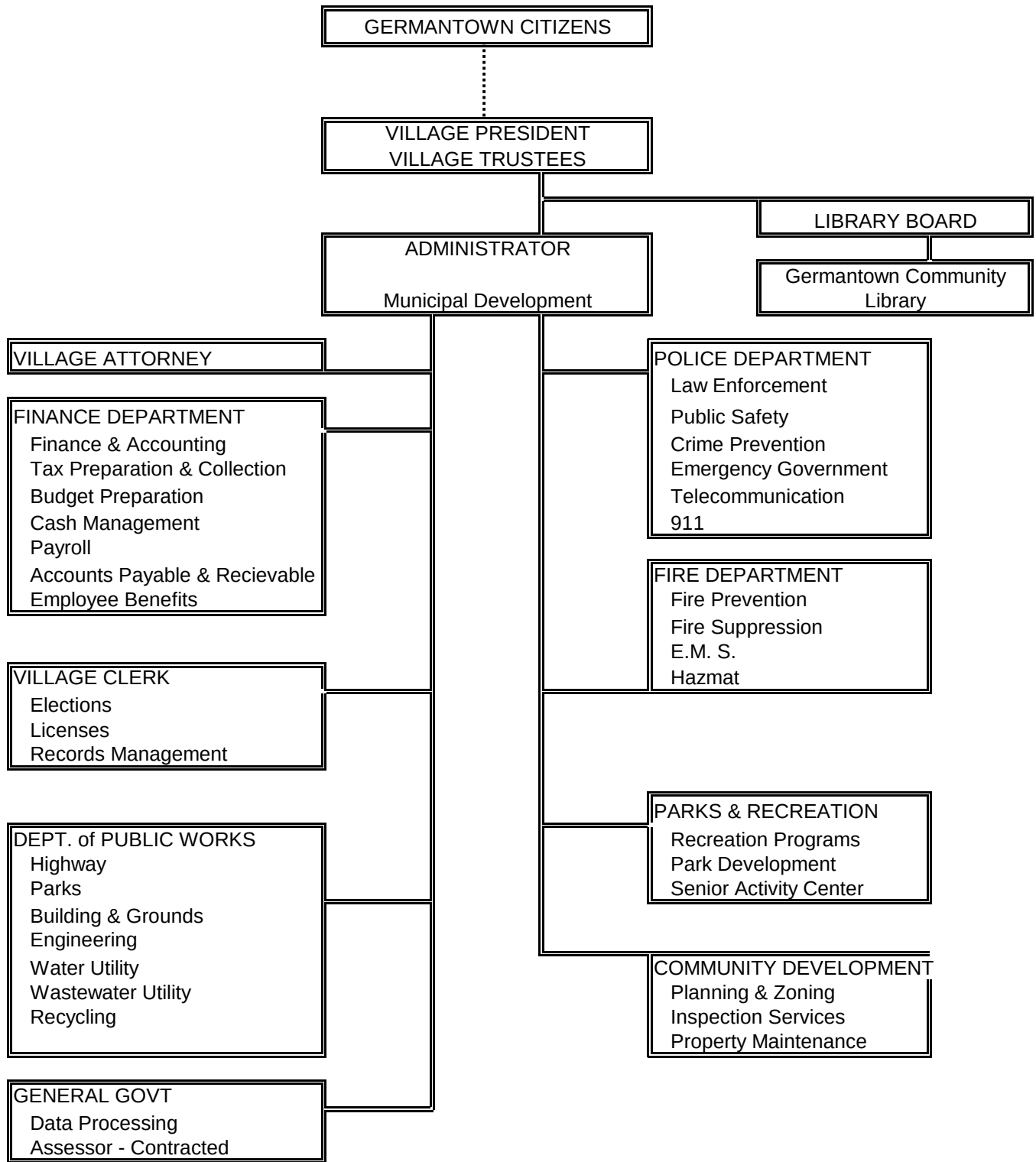
| TITLE                        | NAME           |
|------------------------------|----------------|
| Village President            | Dean Wolter    |
| Village Trustee - District 1 | David Baum     |
| Village Trustee - District 1 | Terri Kaminski |
| Village Trustee - District 2 | Bill Neurether |
| Village Trustee - District 2 | Rick Miller    |
| Village Trustee - District 3 | Jolene Pieper  |
| Village Trustee - District 3 | Robert Warren  |
| Village Trustee - District 4 | Jan Miller     |
| Village Trustee - District 4 | Phil Hudson    |

***APPOINTED OFFICIALS***

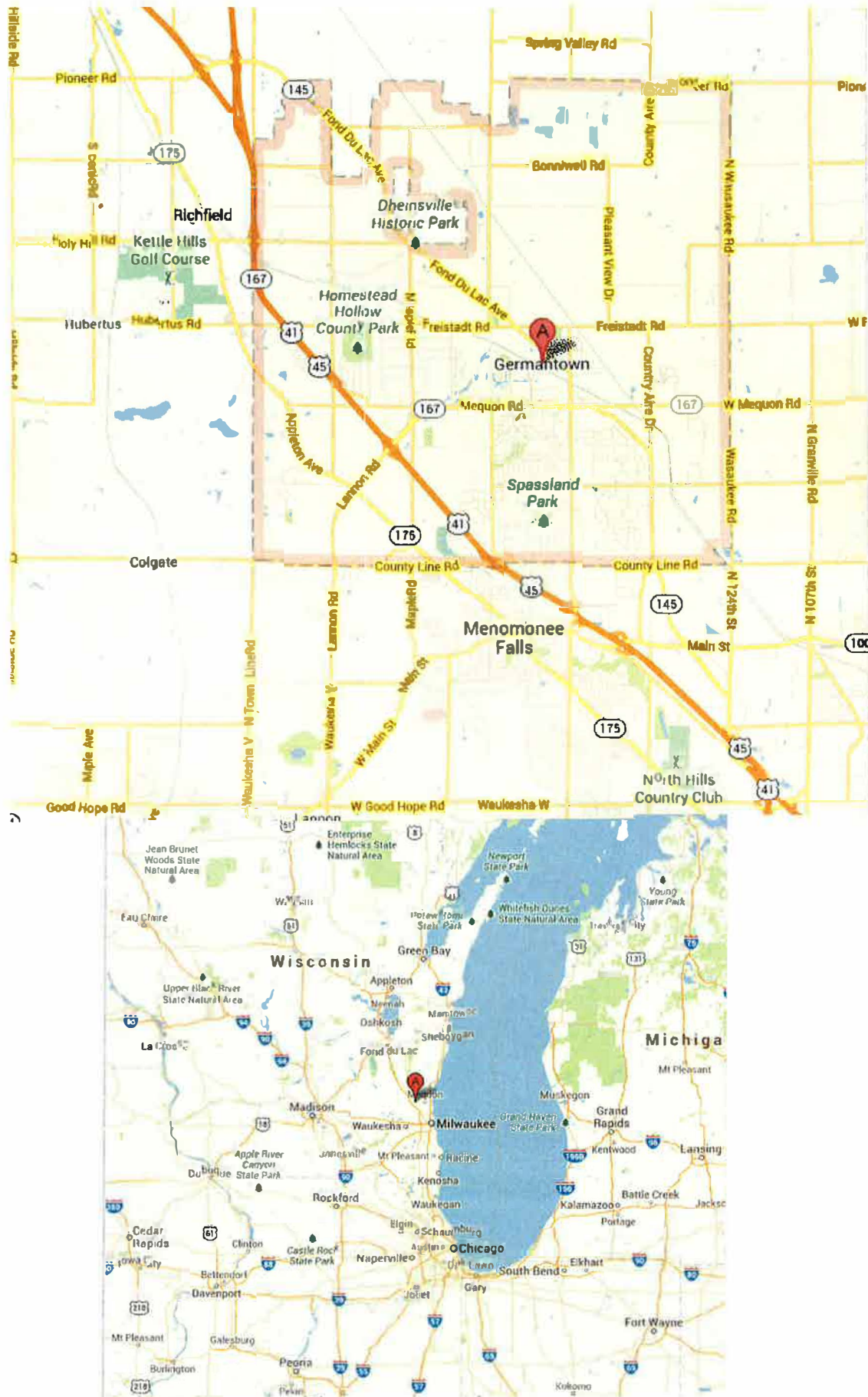
|                                             |                                                  |
|---------------------------------------------|--------------------------------------------------|
| Village Administrator                       | Steven R. Kreklow                                |
| Village Attorney                            | Brian Sajdak; Wesolowski, Reidenbach & Sajdak SC |
| Village Assessor - Contract Service         | Associated Appraisal Consultants, Inc            |
| Village Clerk                               | Donna Ott                                        |
| Treasurer                                   | Matthew Uselding                                 |
| Community Development/Planning & Inspection | Jeffrey W. Retzlaff                              |
| Director of Public Works                    | Matthew Mortwedt                                 |
| Village Engineer                            | Kevin Driscoll                                   |
| Police Chief                                | Michael Snow                                     |
| Fire Chief                                  | John Delain                                      |
| Library Director                            | Patricia Smith                                   |
| Recreation Director                         | Guilford Standridge                              |
| Police & Fire Commission Chairperson        | Scott Scheife                                    |
| Park & Recreation Commission Chair          | Scott Coulthurst                                 |
| Library Board President                     | Joyce Nelson                                     |

# VILLAGE OF GERMANTOWN

## ORGANIZATIONAL CHART



## The Village of Germantown - Location Map



## **Brief History of the Village of Germantown**

The Village of Germantown is located in southeastern Wisconsin, in the southeastern corner of Washington County. The City of Mequon, in Ozaukee County, borders the Village on the east, and the Village of Menomonee Falls, in Waukesha County, borders it on the south. The Village is contiguous with the City of Milwaukee and Milwaukee County at its southeast corner. In Washington County, the Town of Jackson borders it to the north, and the Village of Richfield shares its western border. At 35 square miles, the Village of Germantown is one of the largest village's in geographical area in the State of Wisconsin.

The Village's current population is estimated to be 20,590. A majority of its residential, commercial and industrial development is concentrated in the suburban-like central-southern half of the village. It is in this portion, served by the Milwaukee Metropolitan Sewerage District (MMSD), and supplied with water by municipal wells, that most of Germantown's development has occurred.

The half of the village north of Freistadt Road is rural in nature, and is predominately agricultural. Current extensions of municipal water and sewer main has opened this section to some commercial and industrial development.

In 1839, a group of German immigrants, seeking greater religious freedom and the promise of rich, abundant farmland, founded the settlement of Freistadt (translated "Free City") just east of the present day Village of Germantown. Today, Freistadt Road bisects the Village of Germantown from east to west. In 1839, Anton Wiesner and Levi Ostrander became the first permanent settlers in the Town of Germantown. By 1845, all of the Town of Germantown had been taken for homesteads, mostly by German immigrants.

On 11 March 1927 South Germantown became the Village of Germantown. Eleven citizens of South Germantown had petitioned the Washington County Circuit Court for incorporation of 300 acres in section 22. The petitioners were: Father Banholzer, Adam Diefenthaler, Benn C. Duerrwaechter, Alvin Gronemeyer, Edward Rintelman, Joe Rosecky, Arthur Schmidt, Charles A. Schuster, John A. Schwalbach, Joseph J. Siegl, and Aaron Walterlin. Population of South Germantown, now Germantown, was 243

The Village of Germantown was incorporated at the Fond du Lac Avenue and Main Street area. In the early 1960's, the City of Milwaukee annexed 15 acres in the southeastern corner of the Town of Germantown. Fears over further annexations prompted the Town of Germantown to merge with the smaller Village of Germantown in 1964. Most of the Town of Germantown, except for four small "islands" totaling approximately two square miles in the northwestern portion, was included in the merger.

The Village operates under a council-manager form of government. Under this form of government, a nine member Board of Trustees is elected to exercise the legislative power of the Village and to determine matters of policy. All are elected to three year terms. The Village President, who is elected at large, is the trustee who presides at all Village Board meetings and votes on all matters. The Village President has no veto power. A Village Administrator is appointed by the Village Board to serve as manager. The administrator is the chief administrative officer and is responsible to the Board of Trustees for the proper administration of all Village affairs.

## **FINANCIAL SECTION**

## **Independent Auditors' Report**

To the Village Board of  
Village of Germantown

### **Opinions**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village of Germantown, Wisconsin (the Village), as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village as of December 31, 2023 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

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

### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.



## **Auditors' Responsibilities for the Audit of the Financial Statements**

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

In performing an audit in accordance with GAAS, we:

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

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

## **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the required supplementary information, as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

## Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements. The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects, in relation to the basic financial statements as a whole.

## Other Information

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

*Baker Tilly US, LLP*

Madison, Wisconsin  
July 30, 2024

## Village of Germantown

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Management's Discussion and Analysis  
December 31, 2023  
(Unaudited)

Management's Discussion and Analysis provides management's overview and analysis of the Village of Germantown's (Village) basic financial statements for the year ended December 31, 2022. This discussion is designed to assist the reader in focusing on significant financial issues, provide an overview of the Village's financial activity and identify changes in the Village's financial position.

### Using This Report

This report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities provide information about the activities of the Village as a whole and presents a longer-term view of the Village's finances. As for governmental activities, these statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the Village's operations in more detail than the government-wide statement by providing information about the most significant funds. These statements also include information about activities for which the Village acts solely as a trustee or agent for the benefit of those outside the government.

### Reporting the Village of as Whole - Government-wide Financial Statements

One of the most important questions asked about the Village's finances is, is the Village as a whole better off or worse than the year before? The statement of Net Position and the Statement of Activities report information that helps answer that question. The statements include assets, deferred outflows of resources, liabilities and deferred inflows of resources. The Village uses an accrual basis of accounting. The current year's revenues and expenses are taken into account regardless of when cash is received or paid.

Net Position is the difference between what the citizens own and what the citizens owe in liabilities at one moment in time. Over time, increases or decreases in the Village's Net Position are one indicator of whether its financial health is improving or not. Other nonfinancial factors play a significant role in determining the Village's overall position, such as changes in the property tax base and the conditions of the Village's capital assets (roads, buildings, water and sewer lines, etc.).

Two types of activities are reported in the Statement of Net Position and the Statement of Activities:

*Governmental activities* - Includes most of the Village's basic services, such as police, fire, street maintenance, parks, library and general administration. These services are supported primarily by property taxes, state revenues and other miscellaneous revenues (inspection fees, fines, permits).

*Business-type activities* - Water and Wastewater services. The Village charges a fee to customers to cover most of the cost of water and sanitary sewer utility services.

### Reporting the Village's Most Significant Funds - Fund Financial Statements

The analysis of the Village's major funds provides detailed information about the most significant funds. Some funds are required to be established by state law and bond covenants. However, the Village establishes other funds to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using certain taxes, grants and other money (like donations). The Village's three kinds of funds, governmental funds, proprietary funds and fiduciary funds use different accounting approaches.

## Village of Germantown

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Management's Discussion and Analysis  
December 31, 2023  
(Unaudited)

**Governmental Funds** - Most of the Village's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the Village's general operations and the basic services it provides. Governmental fund information helps the user determine whether there are more or fewer financial resources available to finance the Village's programs in the future. Reconciliations between the government-wide statements and the governmental fund statements are provided with the fund financial statements.

The Village maintains twenty individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, Debt Service Fund, General Capital Projects, and TID No. 8 Capital Projects Fund, which are considered major funds. Data from the remaining funds are combined into a single aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements later in this report.

The basic governmental fund financial statements can be found on pages 3 - 8 of this report.

**Proprietary Funds** - Proprietary funds are financed and reported in a manner similar to normal business-type entities and are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. The Village's enterprise funds (a component of proprietary funds) are the same as the business-type activities we report in the government-wide statements but provide more detail and additional information such as cash flows for proprietary funds. The Village's Water and Sewer Utilities are a part of this. The Village also has an internal service fund (the other component of proprietary funds) to report employee self-insurance activities.

The basic proprietary fund financial statements can be found on pages 9 - 13 of this report.

**Fiduciary Funds** - Fiduciary Funds are used to account for resources held for the benefit of parties other than the Village. These funds are not available to fund Village activities and are not reflected in the government-wide financial statements. The Village maintains one fiduciary fund, the Tax Collection Fund which records the tax roll and tax collections for the taxing jurisdictions within the Village. It records the assets collected on behalf of other taxing units.

**Notes to the Financial Statements** - The notes to the financial statements provide additional detail that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements begin on page 17 of this report.

**Supplementary Information** - Following the basic government-wide and fund financial statements and accompanying notes, combining statements are included for the nonmajor governmental, enterprise and internal service funds. The last section of The Village of Germantown Annual Comprehensive Financial Report presents statistical and historical reference data.

# Village of Germantown

Management's Discussion and Analysis  
December 31, 2023  
(Unaudited)

## Government-Wide Financial Analysis

### Net Position

Net Position may serve over time as a useful indicator of a government's financial position. In the case of the Village of Germantown, total net position was approximately \$157.78 million as of December 31, 2023. The largest portion of the Village's net position (85.7%) reflects its investment in capital assets (e.g. land, building, equipment, improvements, construction in progress and infrastructure) less any outstanding debt used to acquire those assets. The Village uses these assets to provide service to citizens; consequently, these assets are not available for future spending. It should be noted that the resources needed to pay debt related to capital assets must be provided from other sources, since the capital assets themselves will not be used to liquidate these liabilities.

Another portion of the Village's net position (2.0%) represents resources that are subject to external restrictions on how they may be used. The remaining unrestricted net position will be discussed in later sections of this analysis. Net position of the Village as a whole increased \$2.92 million from 2022.

### Village of Germantown Condensed Statement of Net Position (in millions of dollars)

|                                       | Governmental<br>Activities |          | Business-Type<br>Activities |          | Total Primary<br>Government |           |
|---------------------------------------|----------------------------|----------|-----------------------------|----------|-----------------------------|-----------|
|                                       | 2023                       | 2022     | 2023                        | 2022     | 2023                        | 2022      |
| <b>Assets</b>                         |                            |          |                             |          |                             |           |
| Capital Assets                        | \$ 119.78                  | \$ 94.52 | \$ 94.43                    | \$ 92.10 | \$ 214.22                   | \$ 186.61 |
| Other Assets                          | 41.86                      | 71.86    | 22.44                       | 22.10    | 64.30                       | 93.96     |
| Total assets                          | 161.64                     | 166.38   | 116.88                      | 114.20   | 278.52                      | 280.58    |
| <b>Deferred Outflows of Resources</b> | 12.37                      | 9.33     | 0.97                        | 0.93     | 13.34                       | 10.26     |
| <b>Liabilities</b>                    |                            |          |                             |          |                             |           |
| Noncurrent liabilities                | 79.71                      | 80.75    | 16.31                       | 17.17    | 96.02                       | 97.92     |
| Other liabilities                     | 7.45                       | 5.18     | 2.12                        | 0.78     | 9.57                        | 5.96      |
| Total liabilities                     | 87.16                      | 85.93    | 18.43                       | 17.95    | 105.59                      | 103.88    |
| <b>Deferred inflows of resources</b>  | 27.55                      | 30.73    | 0.94                        | 1.37     | 28.49                       | 32.10     |
| <b>Net Position</b>                   |                            |          |                             |          |                             |           |
| Net Investment in capital assets*     | 54.79                      | 48.16    | 90.97                       | 88.12    | 135.24                      | 125.01    |
| Restricted                            | 1.12                       | 7.62     | 1.57                        | 1.80     | 2.69                        | 9.42      |
| Unrestricted*                         | 3.39                       | 3.27     | 5.94                        | 5.89     | 20.21                       | 20.43     |
| Total net position                    | \$ 59.30                   | \$ 59.05 | \$ 98.48                    | \$ 95.81 | \$ 158.13                   | \$ 154.86 |

\* Net investment in capital assets and unrestricted net position for the primary government includes an adjustment. See Note 1 for more information.

## **Village of Germantown**

Management's Discussion and Analysis  
December 31, 2023  
(Unaudited)

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### **Changes in Net Position**

During 2023, the net position of governmental activities increased by \$0.25 million to \$59.3 million, mainly due an increase in property tax revenue, offset by an increase in expenses.

Net position of business-type activities totaled \$98.48 million as of December 31, 2023, \$2.67 million higher than 2022. Net investment in capital assets increased by \$3.20 million. Due in part for additional assets constructed for ongoing water and sewer main installation projects. Also shown are other restricted uses for impact fees, debt service and equipment replacement.

### **Revenues**

The Statement of Activities on page 2 will show that Program Revenues in the Governmental Activities is \$6.29 million and Business-type Activities of \$14.87 million. The decrease of \$3.76 million in Governmental Activities and \$0.34 million for Business-type activities from 2022 was mainly due to several contributions of developer-added infrastructure in 2022 including Wrenwood, Heritage Park, and Wrenwood North.

All general revenues other than program revenues, investment income and small miscellaneous amounts are reported as general revenues. Tax revenue, the largest portion of general revenues, increased by \$2.37 million from the prior year to \$18.95 million. Transfers shown between Governmental Activities and Business-type Activities is \$0.62 million for a payment in lieu of taxes due from the Business-type Activities to the Governmental Activities.

### **Expenses**

Total expenses of \$41.38 million is an increase of \$3.97 million from 2022. Governmental Activities increased \$1.75 million, mainly due to increases in public safety and public works expenses. The increase to expenses in the Business-type Activities was \$2.28 million, mainly due to increases in sewer utility expenses related to the private lateral replacement program.

# Village of Germantown

Management's Discussion and Analysis  
December 31, 2023  
(Unaudited)

## Village of Germantown

### Changes in Net Position

(in millions of dollars)

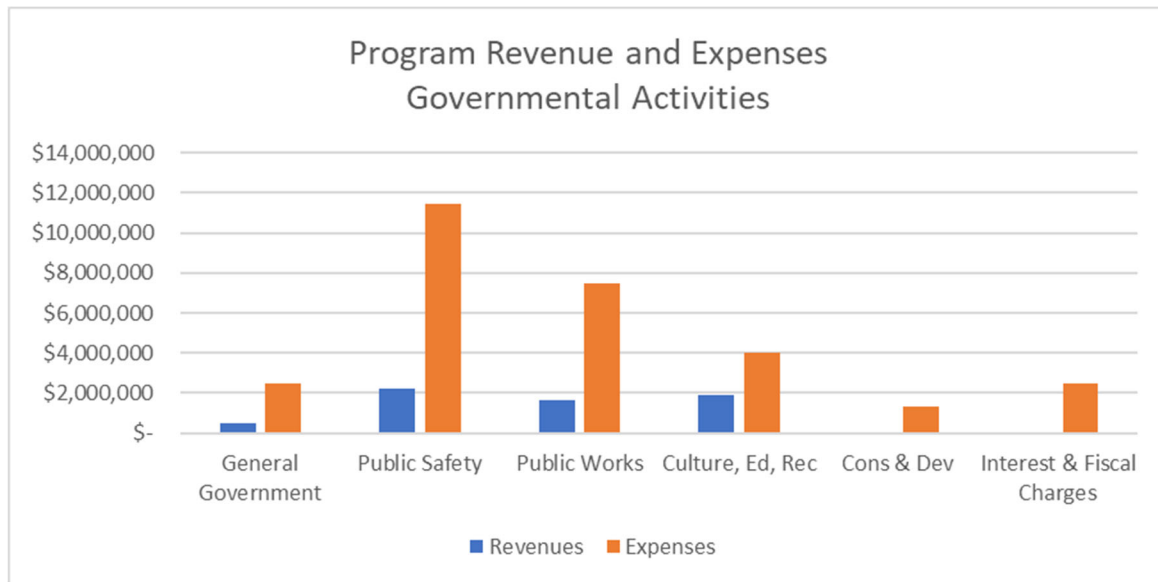
|                                    | Governmental<br>Activities |                 | Business-Type<br>Activities |                 | Total Primary<br>Government |                  |
|------------------------------------|----------------------------|-----------------|-----------------------------|-----------------|-----------------------------|------------------|
|                                    | 2023                       | 2022            | 2023                        | 2022            | 2023                        | 2022             |
| <b>Revenues</b>                    |                            |                 |                             |                 |                             |                  |
| Program revenues:                  |                            |                 |                             |                 |                             |                  |
| Charges for Services               | \$ 4.03                    | \$ 3.69         | \$ 11.15                    | \$ 10.61        | \$ 15.17                    | \$ 14.30         |
| Operating grants and contributions | 1.89                       | 2.44            | 1.05                        | -               | 2.93                        | 2.44             |
| Capital grants and contributions   | 0.38                       | 3.92            | 2.68                        | 3.93            | 3.06                        | 7.85             |
| General revenues:                  |                            |                 |                             |                 |                             |                  |
| Property taxes                     | 18.95                      | 16.58           | -                           | -               | 18.95                       | 16.58            |
| Intergovernmental revenues         | 1.19                       | 1.22            | -                           | -               | 1.19                        | 1.22             |
| Investment income                  | 2.02                       | (0.03)          | 0.58                        | (0.21)          | 2.61                        | (0.24)           |
| Other                              | 0.36                       | 0.32            | 0.03                        | 0.07            | 0.39                        | 0.39             |
| Total revenues                     | 28.81                      | 28.14           | 15.49                       | 14.40           | 44.30                       | 42.54            |
| <b>Expenses</b>                    |                            |                 |                             |                 |                             |                  |
| General government                 | 2.49                       | 3.11            | -                           | -               | 2.49                        | 3.11             |
| Public Safety                      | 11.44                      | 9.31            | -                           | -               | 11.44                       | 9.31             |
| Public Works                       | 7.47                       | 6.11            | -                           | -               | 7.47                        | 6.11             |
| Culture and recreation             | 4.02                       | 3.79            | -                           | -               | 4.02                        | 3.79             |
| Conservation and development       | 1.30                       | 3.24            | -                           | -               | 1.30                        | 3.24             |
| Interest and fiscal charges        | 2.47                       | 1.94            | -                           | -               | 2.47                        | 1.94             |
| Water Utility                      | -                          | -               | 3.53                        | 2.96            | 3.53                        | 2.96             |
| Sewer Utility                      | -                          | -               | 8.66                        | 6.95            | 8.66                        | 6.95             |
| Total expenses                     | 29.19                      | 27.50           | 12.19                       | 9.91            | 41.38                       | 37.41            |
| Increase in net position           | (0.37)                     | 0.64            | 3.29                        | 4.49            | 2.92                        | 5.13             |
| Transfers                          | 0.62                       | 0.63            | (0.62)                      | (0.63)          | -                           | -                |
| Change in net position             | 0.25                       | 1.27            | 2.67                        | 3.86            | 2.92                        | 5.13             |
| <b>Net Position, Beginning</b>     | 59.05                      | 57.78           | 95.81                       | 91.95           | 154.85                      | 149.72           |
| <b>Net Position, Ending</b>        | <u>\$ 59.30</u>            | <u>\$ 59.05</u> | <u>\$ 98.49</u>             | <u>\$ 95.81</u> | <u>\$ 157.77</u>            | <u>\$ 154.85</u> |



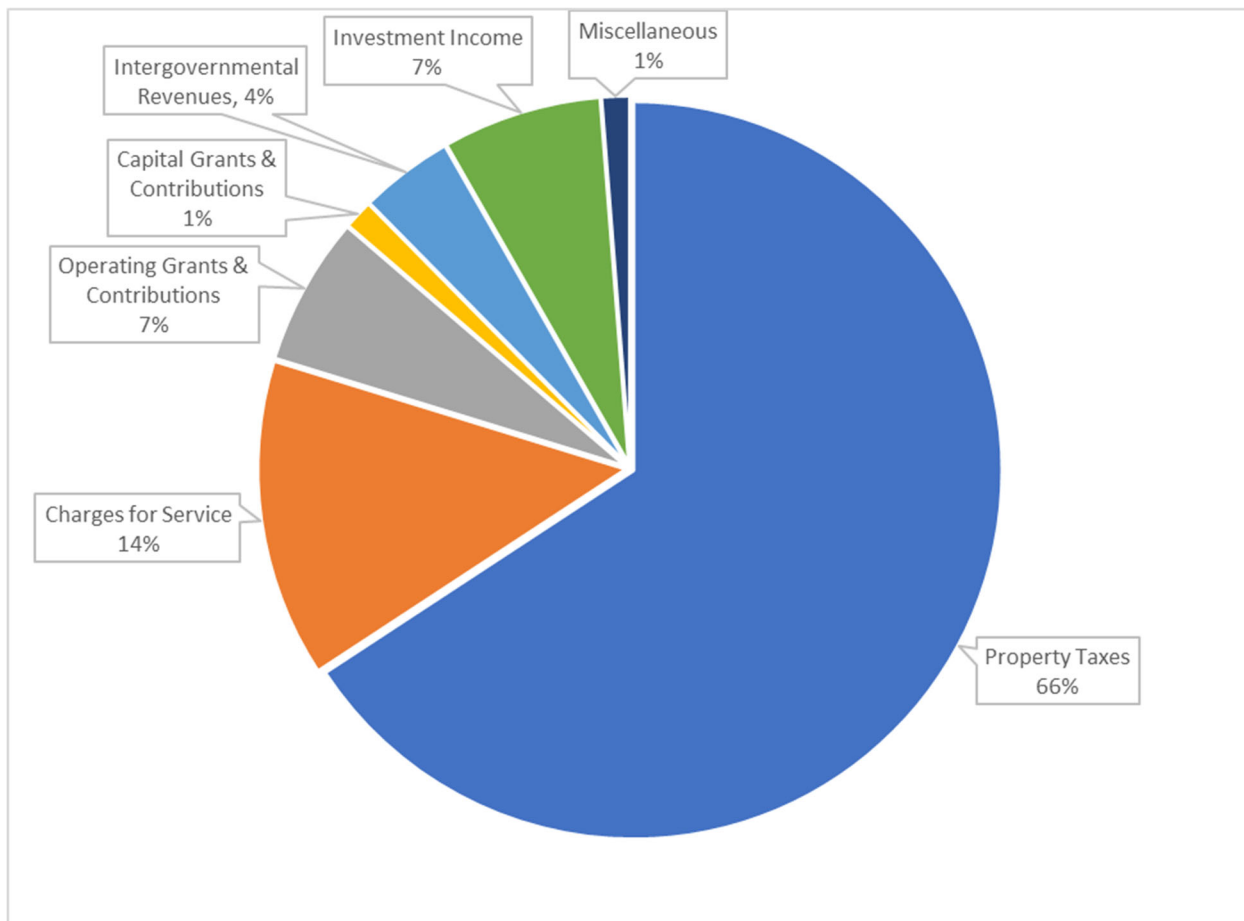
## Village of Germantown

Management's Discussion and Analysis  
December 31, 2023  
(Unaudited)

### Governmental Funds



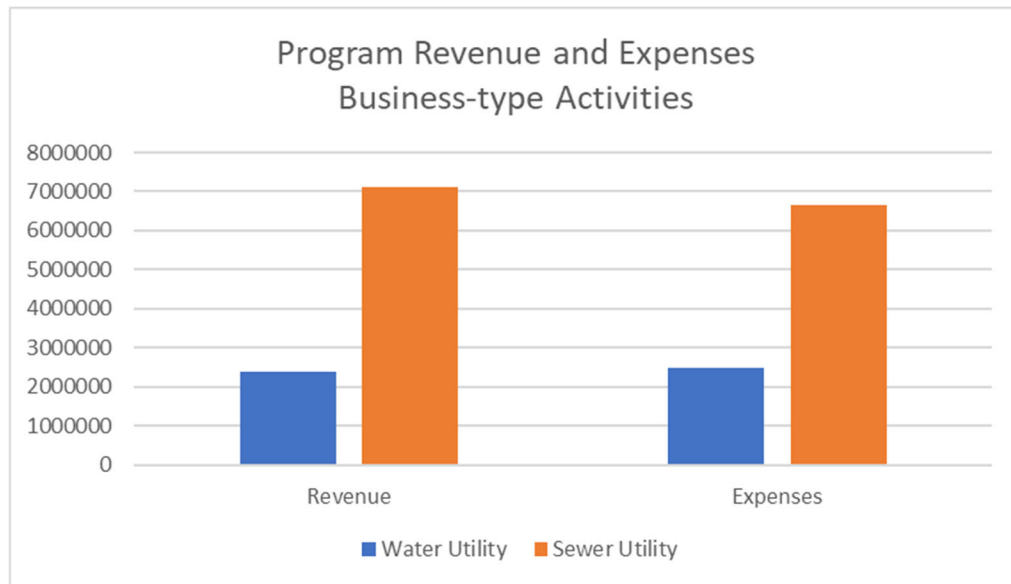
### Program and General Revenues by source



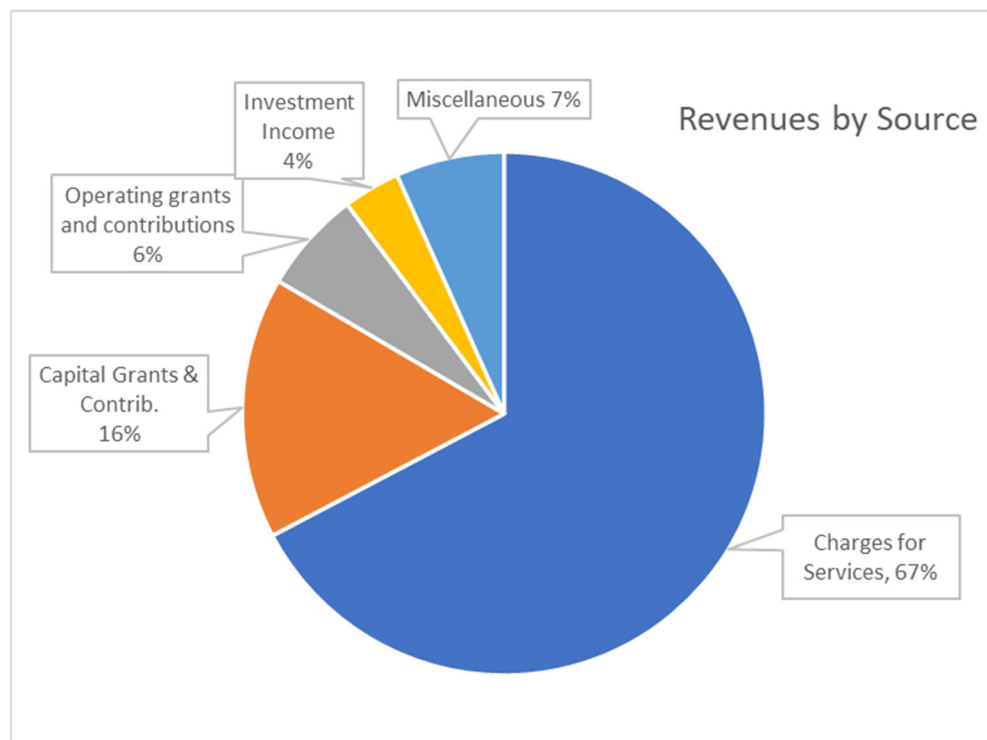
## Village of Germantown

Management's Discussion and Analysis  
December 31, 2023  
(Unaudited)

### Business-Type Activities - Enterprise Funds



### Program Revenues by source



## Village of Germantown

Management's Discussion and Analysis  
December 31, 2023  
(Unaudited)

### Fund Financial Analysis

#### Water Utility

The Water Utility reported an income before contributions and transfers of \$0.56 million. Operating revenues increased from prior year to \$0.14 million. Operating expenses increased \$0.48 million, mainly due to increase in maintenance and supply costs. Capital contributions vary widely from year-to-year since they are dependent on the completion of developer and Village projects. There were developer contributions of \$1.40 million and no village contributions. The ending net position of the Water Utility is \$37.5 million.

The Village maintains six wells and three water towers within its corporate boundaries. The Village has plans to begin construction of a new well and tower in the northern part of the Village. The Village has a Water Impact Fee of \$832 per residential equivalency, charged for new construction. \$358,785 was collected in 2023 from single and multi-family homes and new business construction. The impact fees are used to pay for the debt service on the Safe Drinking Water Loan used for construction of Well #11.

#### Water Utility Activity Summary (in millions of dollars)

|                                  | 2023     | 2022     | Change  |
|----------------------------------|----------|----------|---------|
| Operating revenues               | \$ 3.71  | \$ 3.57  | \$ 0.14 |
| Operating expenses               | 3.23     | 2.75     | 0.48    |
| Operating income                 | 0.48     | 0.82     | (0.34)  |
| Nonoperating revenues (expenses) | 0.08     | (0.16)   | 0.24    |
| Capital contributions            | 1.40     | 1.63     | (0.22)  |
| Transfers out, tax equivalent    | (0.62)   | (0.63)   | 0.00    |
| Change in net position           | 1.35     | 1.66     | 0.02    |
| <b>Net Position, Beginning</b>   | 36.16    | 34.50    | 1.66    |
| <b>Net Position, Ending</b>      | \$ 37.50 | \$ 36.16 | \$ 1.35 |

## Village of Germantown

Management's Discussion and Analysis  
December 31, 2023  
(Unaudited)

### Sewer Utility

The Sewer Utility reported income before contributions and transfers of \$0.02 million for 2023. Its overall net position increased by \$1.29 million to end the year to \$60.88 million which included capital contributions of \$1.28 million. Total operating income remained stable, with a \$0.13 million decrease. Capital contributions of \$1.28 million of which \$1.08 million in sewer connection fees, \$0.03 million in developer infrastructure additions, and \$0.16 million from the Milwaukee Metropolitan Sewerage District for constructed infrastructure. The sewer connection fee is a charge for new connections to the system. These fees help cover ongoing maintenance and other improvements to the system.

The Village contracts with Milwaukee Metropolitan Sewerage District for its sewage treatment. Charges from MMSD for treatment and their annual capital charge remain the utility's largest expense accounting for 69.5% of the operations and maintenance expense or \$5.13 million. The capital charge is based on the equalized value of properties within the sewer service area.

#### Sewer Utility Activity Summary (in millions of dollars)

|                                  | 2023            | 2022            | Change         |
|----------------------------------|-----------------|-----------------|----------------|
| Operating revenue                | \$ 7.44         | \$ 7.04         | \$ 0.40        |
| Operating expenses               | 7.40            | 6.87            | 0.53           |
| Operating income (loss)          | 0.04            | 0.17            | (0.13)         |
| Nonoperating revenues (expenses) | (0.02)          | (0.32)          | 0.30           |
| Capital contributions            | 1.28            | 2.30            | (1.03)         |
| Change in net position           | 1.29            | 2.15            | (0.86)         |
| <b>Net Position, Beginning</b>   | <b>59.58</b>    | <b>57.43</b>    | <b>2.15</b>    |
| <b>Net Position, Ending</b>      | <b>\$ 60.87</b> | <b>\$ 59.58</b> | <b>\$ 1.29</b> |

### Governmental Funds

As of December 31, 2023, Village governmental funds reported a combined fund balance of \$13.48 million. The nonspendable, restricted, committed or assigned portion is \$12.46 million. A majority of that is restricted to ongoing capital expenditures and debt service, impact fees or other special revenue funds, used as fund purposes allow. The remaining balance, an unassigned balance of \$1.02 million, is comprised of deficit fund balances in the TID No. 8 and TID No. 9 Capital Projects Funds.

Most of the total fund balance in the Governmental Funds is in the General Fund, \$6.38 million, General Capital Projects Fund, \$9.70 million, or in Nonmajor Governmental Funds, \$0.32 million.

## Village of Germantown

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Management's Discussion and Analysis  
December 31, 2023  
(Unaudited)

### General Fund

The General Fund's net change in fund balance is a decrease of \$1.24 million, with an ending fund balance of \$6.38 million. After adjusting for nonspendable and assigned portions for the general fund, the unassigned fund balance at year end was \$5.08 million, 25.7% of the Village's subsequent year general fund expenditure budget. The Village's fund balance policy endeavors to maintain a working capital balance of 16-25% of the subsequent years expense budget. The excess unassigned amount over the 25% policy percentage may be used to offset future borrowing costs of major infrastructure renovations planned in future years.

The General Fund is the primary operating fund used to account for the governmental operations of the Village of Germantown. Total revenues ended the year at \$20.44 million, a \$2.83 million increase from 2022. The largest revenue sources for the General fund are general property and other taxes accounting for \$11.5 million or 56.3% of total revenues. The Village had higher investment income in 2023 than budgeted. This was mostly due to improved markets in 2023.

General Fund expenditures for 2023 of \$20.31 million increased approximately \$1.07 million. Actual excess of expenditures over revenue at year-end was \$0.75 million less than budgeted.

### Debt Service Fund

Debt Service Fund has a total fund balance of \$0.29 million, all of which is restricted for the payment of debt service. Annual debt service requirements were met primarily by property taxes levied of \$4.85 million and other governmental transfers of \$1.78 million from other funds for debt payments. Expenditures for principal and interest and fiscal charges totaled \$6.54 million.

### General Capital Projects

The General Capital Projects Fund has a total fund balance of \$9.70 million. It includes proceeds of bonds and notes that are legally restricted or assigned for expenditures for specific capital purposes.

### TID No. 8 Capital Projects

Tax Increment District No. 8 was created in July 2018. This industrial TID encompasses 224.8 acres which is broken into two development areas, the property controlled by the Zilber Property Group is approximately 151.3 acres and remaining 73.5 acres will be developed by the Village. The Tax Increment District is located in the northern section of the Village bounded by Holy Hill Road, Goldendale Road, Rockfield Road and US Hwy 41/45. The project plan consists of watermain and sewer main extension, site grading, storm water management, road construction, new municipal well, water tower and booster station. It has a fund balance deficit of \$3.20 million. The capital expenditures related to project plan projects exceeded current year revenue by \$1.47 million. After transfers out of \$0.96 million, the fund had a decrease in fund balance of \$2.43 million.

### Nonmajor Governmental Funds

Tax Incremental District No. 6, Willow Creek Business Park, was created in 2014 as a mixed-use business park suitable for industrial and commercial purposes. The estimated saleable property consisted of fifty-two acres. The Project Plan included site grading, sanitary sewer and water systems, stormwater management, street improvements, landscaping and other site improvement infrastructure and related costs. All internal infrastructure has been completed other than a final lift of asphalt. The park currently has three buildings, Discount Ramps, Ryan Companies multi-tenant building and Metro Cigars. The total fund balance is \$0.28 million, an increase of \$0.04 million from 2022.

## Village of Germantown

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Management's Discussion and Analysis  
December 31, 2023  
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In December 2017, the Village created Tax Incremental District No. 7, an industrial TID that encompasses 144.2 acres of land which is owned by the J.W. Speaker Corporation. One section of the district includes the original J.W. Speaker facility and the other area of vacant land to be developed by J.W. Speaker. The project plan also includes the extension of municipal water and sewer main from Freistadt Road North along Goldendale Road approximately 2,400 feet where it meets the Wisconsin & Southern Rail line. Speaker constructed internal roadway, water and sewer main and landscaping for their future building projects, the District will reimburse a portion of that cost up to \$708,000 with future tax increment. The total fund balance is \$0.09 million, a decrease of \$0.37 million from 2022.

In June 2022, the Village created Tax Incremental District No. 9, an industrial TID that comprises of approximately 38.15 acres located at the intersection of Donges Bay Road and Wasaukee Road. The district was created to pay the costs of land acquisition and public infrastructure needed to be developed by a potential future developer. In addition, the Village expects the project will result in public infrastructure that will be needed for future construction of the planned Department of Public Works facility. In November 2022, the Village approved an amendment that added territory and amend project costs. The fund deficit at the end of the year was \$0.84 million, a decrease of \$2.32 million from 2022.

The Village has twelve Special Revenue funds in the Nonmajor Governmental Fund section which are specifically earmarked for a single purpose and are either restricted or committed. Four of these are Impact Fee funds; Police, Fire, Parks & Recreation and Library Impact fees are imposed on new construction to fund all or a portion of the costs of providing public services to the new development. The Impact Fee Funds had fund balance growth due to the residential and commercial activity in 2023, increasing \$0.13 million to \$0.64 million.

The other Special Revenue Funds are the Senior Van Replacement, Police Asset Forfeiture, Police Canine, Police Honor Guard, Historic Preservation, Recreation Department Facility Fees, Library, Fire Explorer Fund, and the ARPA fund. Details can be found in the supplemental section of this report within the Combining Balance Sheet - Nonmajor Governmental Funds, and the Combining Statement of Revenues, Expenditures, and Changes in Fund Balances - Nonmajor Governmental Funds. The combined total fund balance of these funds at year-end is \$0.14 million.

### Excess Expenditures and Other Financing Uses Over Appropriations

Several funds have been identified as having excess expenditures and other financing uses over budget, including Police Honor Fund, Health Insurance Fund, Library Fund, Recreation Facilities Fund, TID No. 6 Capital Projects Fund, TID No. 7 Capital Projects Fund, and TID No. 9 Capital Projects Fund. See Note 2 for a list of funds exceeding budgeted expenditures during 2023.

### Proprietary Funds

The Water and Sewer Utilities were discussed on previous pages.

The Health and Dental Protection Funds are Self-Funded employee insurance plans with Third- Party Administrators. The funds maintained positive cash flow ending the year at \$0.88 million. Health and dental coverage costs are monitored closely and changes to the design and scope of the plan are adjusted accordingly. Employee contributions to the fund averaged 12% of premium cost.

### Custodial Fund

The Village acts as a custodian for property taxes collected on behalf of the other taxing units; The State of Wisconsin, Washington County, Germantown School District and Milwaukee Area Technical College. All of the Village's fiduciary activities are reported in the Statement of Fiduciary Net Position on page 14 and Statement of Changes in Fiduciary Net Position on page 15.

## Village of Germantown

Management's Discussion and Analysis  
December 31, 2023  
(Unaudited)

### Capital Assets and Debt

#### Capital Assets

As of December 31, 2023, the Village had \$214.22 million (net of accumulated depreciation) invested in a broad range of capital assets including buildings, equipment, and infrastructure. (See table below)

#### Significant Additions to Capital Assets in 2023

- Construction work in progress (Public Works campus project) \$ 20,638,102
- Construction work in progress (TID No. 8 project) 3,124,158
- Construction work in progress (TID No. 9 project) 1,714,207

#### Capital Assets (Net of Accumulated Depreciation) (in millions of dollars)

|                            | Governmental Activities |                 | Business-Type Activities |                 |
|----------------------------|-------------------------|-----------------|--------------------------|-----------------|
|                            | 2023                    | 2022            | 2023                     | 2022            |
| Construction in progress   | \$ 34.43                | \$ 8.96         | \$ 1.84                  | \$ 3.13         |
| Land                       | 15.63                   | 15.63           | 0.18                     | 0.18            |
| Buildings and improvements | 8.47                    | 8.87            | 3.87                     | 3.97            |
| Machinery and equipment    | 6.21                    | 5.88            | 2.63                     | 2.76            |
| Infrastructure             | 55.04                   | 55.18           | 85.91                    | 82.06           |
| Total                      | <u>\$ 119.78</u>        | <u>\$ 94.52</u> | <u>\$ 94.43</u>          | <u>\$ 92.10</u> |

Additional Information about the Village's capital assets can be found in Note 3 of this report.

#### Long-Term Debt

As of December 31, 2023, the outstanding debt for long-term general obligations, revenue bonds and safe drinking water loans totaled \$88.05 million. Principal paid on outstanding debt totaled \$5.13 million.

#### Village of Germantown's Outstanding Debt

|                         | Governmental Activities |                      | Business-Type Activities |                      |
|-------------------------|-------------------------|----------------------|--------------------------|----------------------|
|                         | 2023                    | 2022                 | 2023                     | 2022                 |
| General obligation debt | \$ 72,685,000           | \$ 76,795,000        | \$ 11,140,000            | \$ 11,915,000        |
| Revenue bonds           | -                       | -                    | 4,228,067                | 4,471,810            |
| Total                   | <u>\$ 72,685,000</u>    | <u>\$ 76,795,000</u> | <u>\$ 15,368,067</u>     | <u>\$ 16,386,810</u> |

In accordance with Wisconsin Statutes, total general obligation indebtedness of the Village may not exceed 5% of the equalized value of all taxable property within the Village's jurisdiction. The debt limit as of December 31, 2022 was \$196,459,470. Total General Obligation debt outstanding was \$83,825,000.

Additional information about the Village's long-term obligations can be found in Note 3 of this report.



## Village of Germantown

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Management's Discussion and Analysis  
December 31, 2023  
(Unaudited)

### **Economic Factors and Next Year's Budgets and Rates**

On June 5, 2024, the Village issued general obligation promissory notes in the amount of \$3,175,000 with an interest rate of 4.00 - 5.00%. This amount will be used to fund capital improvement projects.

All other currently known facts have been considered in the preparation of the subsequent year's budget.

### **Requests for Information**

This financial report is designed to provide our citizens, taxpayers, customers and creditors with a general overview of the Village's finances and to show the Village's accountability for the money it receives. The Village of Germantown provides its Annual Comprehensive Financial Report on our web page ([www.germantownwi.gov](http://www.germantownwi.gov)) under the Finance Department's Financial Reports Section. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Village Administrator, N112 W17001 Mequon Road, P.O. Box 337, Germantown, WI 53022. Finance Department staff can also be reached at 262-250-4700 or email: [muselding@germantownwi.gov](mailto:muselding@germantownwi.gov).

## **BASIC FINANCIAL STATEMENTS**

# Village of Germantown

## Statement of Net Position

December 31, 2023

|                                                                    | Governmental<br>Activities | Business-Type<br>Activities | Total          |
|--------------------------------------------------------------------|----------------------------|-----------------------------|----------------|
| <b>Assets and Deferred Outflows of Resources</b>                   |                            |                             |                |
| <b>Assets</b>                                                      |                            |                             |                |
| Cash and investments                                               | \$ 20,599,114              | \$ 15,467,918               | \$ 36,067,032  |
| Receivables (net):                                                 |                            |                             |                |
| Taxes                                                              | 19,542,375                 | -                           | 19,542,375     |
| Accounts                                                           | 792,651                    | 3,472,372                   | 4,265,023      |
| Special assessments                                                | 1,547                      | -                           | 1,547          |
| Delinquent taxes                                                   | 80,643                     | -                           | 80,643         |
| Accrued interest                                                   | 12,799                     | 19,760                      | 32,559         |
| Leases                                                             | 1,214,007                  | 173,709                     | 1,387,716      |
| Due from other governmental units                                  | 75,554                     | 406,008                     | 481,562        |
| Internal balances                                                  | (1,296,785)                | 1,296,785                   | -              |
| Prepaid items                                                      | 70,044                     | 13,878                      | 83,922         |
| Restricted assets:                                                 |                            |                             |                |
| Cash and investments                                               | 638,571                    | 1,590,520                   | 2,229,091      |
| Accrued interest                                                   | 2,866                      | 1,066                       | 3,932          |
| Land held for resale                                               | 125,000                    | -                           | 125,000        |
| Capital assets:                                                    |                            |                             |                |
| Land                                                               | 15,629,920                 | 175,599                     | 15,805,519     |
| Construction in progress                                           | 34,425,264                 | 1,838,837                   | 36,264,101     |
| Capital assets, net of depreciation                                | 69,727,756                 | 92,419,746                  | 162,147,502    |
| Total assets                                                       | 161,641,326                | 116,876,198                 | 278,517,524    |
| <b>Deferred Outflows of Resources</b>                              |                            |                             |                |
| Pension related amounts                                            | 12,369,567                 | 970,148                     | 13,339,715     |
| Total deferred outflows of resources                               | 12,369,567                 | 970,148                     | 13,339,715     |
| <b>Liabilities, Deferred Inflows of Resources and Net Position</b> |                            |                             |                |
| <b>Liabilities</b>                                                 |                            |                             |                |
| Accounts payable and accrued expenses                              | 5,194,793                  | 1,866,806                   | 7,061,599      |
| Accrued interest                                                   | 907,990                    | 178,251                     | 1,086,241      |
| Other accrued liabilities                                          | 8,950                      | 72,709                      | 81,659         |
| Unearned revenues                                                  | 1,340,205                  | -                           | 1,340,205      |
| Noncurrent liabilities:                                            |                            |                             |                |
| Due within one year                                                | 4,450,716                  | 786,069                     | 5,236,785      |
| Due in more than one year                                          | 71,861,070                 | 15,327,858                  | 87,188,928     |
| Net pension liability                                              | 3,396,994                  | 193,966                     | 3,590,960      |
| Total liabilities                                                  | 87,160,718                 | 18,425,659                  | 105,586,377    |
| <b>Deferred Inflows of Resources</b>                               |                            |                             |                |
| Property taxes levied for subsequent year                          | 19,544,764                 | -                           | 19,544,764     |
| Pension related amounts                                            | 6,789,890                  | 767,993                     | 7,557,883      |
| Lease related amounts                                              | 1,214,007                  | 173,709                     | 1,387,716      |
| Total deferred inflows of resources                                | 27,548,661                 | 941,702                     | 28,490,363     |
| <b>Net Position</b>                                                |                            |                             |                |
| Net investment in capital assets                                   | 54,787,995                 | 90,971,002                  | 134,886,983    |
| Restricted for:                                                    |                            |                             |                |
| Debt service                                                       | -                          | 652,261                     | 652,261        |
| Impact fees                                                        | 641,437                    | 568,738                     | 1,210,175      |
| Library                                                            | 111,760                    | -                           | 111,760        |
| Equipment replacement                                              | -                          | 345,296                     | 345,296        |
| TIF purposes                                                       | 368,720                    | -                           | 368,720        |
| Unrestricted                                                       | 3,391,602                  | 5,941,688                   | 20,205,304     |
| Total net position                                                 | \$ 59,301,514              | \$ 98,478,985               | \$ 157,780,499 |

See notes to financial statements

# Village of Germantown

## Statement of Activities

Year Ended December 31, 2023

| Functions/Programs                                             | Expenses      | Program Revenues     |                                    |                                  | Net (Expenses) Revenues and Changes in Net Position |                          |                |
|----------------------------------------------------------------|---------------|----------------------|------------------------------------|----------------------------------|-----------------------------------------------------|--------------------------|----------------|
|                                                                |               | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions | Governmental Activities                             | Business-Type Activities | Total          |
| Governmental activities:                                       |               |                      |                                    |                                  |                                                     |                          |                |
| General government                                             | \$ 2,485,859  | \$ 489,812           | \$ -                               | \$ -                             | \$ (1,996,047)                                      | \$ -                     | \$ (1,996,047) |
| Public safety                                                  | 11,435,535    | 1,973,432            | 257,313                            | -                                | (9,204,790)                                         | -                        | (9,204,790)    |
| Public works                                                   | 7,472,877     | 281,047              | 1,239,905                          | 132,767                          | (5,819,158)                                         | -                        | (5,819,158)    |
| Culture, education and recreation                              | 4,024,338     | 1,282,634            | 390,811                            | 244,897                          | (2,105,996)                                         | -                        | (2,105,996)    |
| Conservation and development                                   | 1,299,870     | -                    | -                                  | -                                | (1,299,870)                                         | -                        | (1,299,870)    |
| Interest and fiscal charges                                    | 2,467,921     | -                    | -                                  | -                                | (2,467,921)                                         | -                        | (2,467,921)    |
| Total governmental activities                                  | 29,186,400    | 4,026,925            | 1,888,029                          | 377,664                          | (22,893,782)                                        | -                        | (22,893,782)   |
| Business-type activities:                                      |               |                      |                                    |                                  |                                                     |                          |                |
| Water Utility                                                  | 3,529,576     | 3,710,495            | -                                  | 1,404,829                        | -                                                   | 1,585,748                | 1,585,748      |
| Sewer Utility                                                  | 8,663,680     | 7,436,723            | 1,045,111                          | 1,275,167                        | -                                                   | 1,093,321                | 1,093,321      |
| Total business-type activities                                 | 12,193,256    | 11,147,218           | 1,045,111                          | 2,679,996                        | -                                                   | 2,679,069                | 2,679,069      |
| Total                                                          | \$ 41,379,656 | \$ 15,174,143        | \$ 2,933,140                       | \$ 3,057,660                     | (22,893,782)                                        | 2,679,069                | (20,214,713)   |
| General Revenues                                               |               |                      |                                    |                                  |                                                     |                          |                |
| Taxes:                                                         |               |                      |                                    |                                  |                                                     |                          |                |
| Property taxes, levied for general purposes                    |               |                      |                                    |                                  | 10,727,130                                          | -                        | 10,727,130     |
| Property taxes, levied for debt service                        |               |                      |                                    |                                  | 4,845,716                                           | -                        | 4,845,716      |
| Property taxes, levied for TIF districts                       |               |                      |                                    |                                  | 2,583,745                                           | -                        | 2,583,745      |
| Other taxes                                                    |               |                      |                                    |                                  | 794,208                                             | -                        | 794,208        |
| Intergovernmental revenues not restricted to specific programs |               |                      |                                    |                                  | 1,190,076                                           | -                        | 1,190,076      |
| Investment income                                              |               |                      |                                    |                                  | 2,021,384                                           | 584,266                  | 2,605,650      |
| Miscellaneous                                                  |               |                      |                                    |                                  | 359,142                                             | 31,147                   | 390,289        |
| Total general revenues                                         |               |                      |                                    |                                  | 22,521,401                                          | 615,413                  | 23,136,814     |
| Transfers                                                      |               |                      |                                    |                                  | 622,473                                             | (622,473)                | -              |
| Change in net position                                         |               |                      |                                    |                                  | 250,092                                             | 2,672,009                | 2,922,101      |
| Net Position, Beginning                                        |               |                      |                                    |                                  | 59,051,422                                          | 95,806,976               | 154,858,398    |
| Net Position, Ending                                           |               |                      |                                    |                                  | \$ 59,301,514                                       | \$ 98,478,985            | \$ 157,780,499 |

See notes to financial statements

# Village of Germantown

Balance Sheet -  
Governmental Funds  
December 31, 2023

|                                                                     | General Fund         | Debt Service Fund   | General Capital Projects | TID No. 8 Capital Projects Fund |
|---------------------------------------------------------------------|----------------------|---------------------|--------------------------|---------------------------------|
| <b>Assets</b>                                                       |                      |                     |                          |                                 |
| Cash and investments                                                | \$ 7,436,162         | \$ 286,160          | \$ 8,811,171             | \$ -                            |
| Receivables (net):                                                  |                      |                     |                          |                                 |
| Taxes                                                               | 11,045,422           | 4,823,265           | -                        | 2,698,684                       |
| Special assessments                                                 | 1,547                | -                   | -                        | -                               |
| Accounts                                                            | 744,727              | -                   | 40,923                   | -                               |
| Leases                                                              | 1,214,007            | -                   | -                        | -                               |
| Delinquent taxes                                                    | 80,643               | -                   | -                        | -                               |
| Accrued interest                                                    | 6,791                | -                   | 1,016                    | -                               |
| Due from other governments                                          | 75,700               | -                   | -                        | -                               |
| Due from other funds                                                | 17,583               | -                   | -                        | -                               |
| Advances to other funds                                             | -                    | -                   | 3,453,151                | -                               |
| Prepaid items                                                       | 195,044              | -                   | -                        | -                               |
| Restricted assets:                                                  |                      |                     |                          |                                 |
| Cash and investments                                                | -                    | -                   | -                        | -                               |
| Accrued interest                                                    | -                    | -                   | -                        | -                               |
| Total assets                                                        | <u>\$ 20,817,626</u> | <u>\$ 5,109,425</u> | <u>\$ 12,306,261</u>     | <u>\$ 2,698,684</u>             |
| <b>Liabilities, Deferred Inflows of Resources and Fund Balances</b> |                      |                     |                          |                                 |
| <b>Liabilities</b>                                                  |                      |                     |                          |                                 |
| Accounts payable                                                    | \$ 663,917           | \$ -                | \$ 2,556,472             | \$ 460,825                      |
| Accrued liabilities                                                 | 922,316              | -                   | -                        | 3,359                           |
| Due to other governments                                            | 146                  | -                   | -                        | -                               |
| Unearned revenues                                                   | -                    | -                   | -                        | -                               |
| Deposits                                                            | 303,641              | -                   | -                        | -                               |
| Due to other funds                                                  | -                    | -                   | 10,000                   | -                               |
| Advances from other funds                                           | -                    | -                   | -                        | 2,737,701                       |
| Total liabilities                                                   | <u>1,890,020</u>     | <u>-</u>            | <u>2,566,472</u>         | <u>3,201,885</u>                |
| <b>Deferred Inflows of Resources</b>                                |                      |                     |                          |                                 |
| Property taxes levied for subsequent year                           | 11,047,809           | 4,823,265           | -                        | 2,698,684                       |
| Lease related amounts                                               | 1,214,007            | -                   | -                        | -                               |
| Unavailable revenues                                                | 286,431              | -                   | 40,923                   | -                               |
| Total deferred inflows of resources                                 | <u>12,548,247</u>    | <u>4,823,265</u>    | <u>40,923</u>            | <u>2,698,684</u>                |
| <b>Fund Balances (Deficit)</b>                                      |                      |                     |                          |                                 |
| Nonspendable                                                        | 277,234              | -                   | 3,453,151                | -                               |
| Restricted                                                          | -                    | 286,160             | 3,020,763                | -                               |
| Committed                                                           | -                    | -                   | -                        | -                               |
| Assigned                                                            | 1,025,849            | -                   | 3,224,952                | -                               |
| Unassigned (deficit)                                                | 5,076,276            | -                   | -                        | (3,201,885)                     |
| Total fund balances (deficit)                                       | <u>6,379,359</u>     | <u>286,160</u>      | <u>9,698,866</u>         | <u>(3,201,885)</u>              |
| Total liabilities and fund balance                                  | <u>\$ 20,817,626</u> | <u>\$ 5,109,425</u> | <u>\$ 12,306,261</u>     | <u>\$ 2,698,684</u>             |

See notes to financial statements

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| <b>Nonmajor<br/>Governmental<br/>Funds</b> | <b>Total</b>         |
|--------------------------------------------|----------------------|
| \$ 3,190,000                               | \$ 19,723,493        |
| 975,004                                    | 19,542,375           |
| -                                          | 1,547                |
| -                                          | 785,650              |
| -                                          | 1,214,007            |
| -                                          | 80,643               |
| 1,080                                      | 8,887                |
| -                                          | 75,700               |
| -                                          | 17,583               |
| -                                          | 3,453,151            |
| -                                          | 195,044              |
| 638,571                                    | 638,571              |
| 2,866                                      | 2,866                |
| <u>\$ 4,807,521</u>                        | <u>\$ 45,739,517</u> |

|                     |                      |
|---------------------|----------------------|
| \$ 243,207          | \$ 3,924,421         |
| 5,591               | 931,266              |
| -                   | 146                  |
| 1,340,205           | 1,340,205            |
| -                   | 303,641              |
| 17,583              | 27,583               |
| <u>1,910,450</u>    | <u>4,648,151</u>     |
| <u>3,517,036</u>    | <u>11,175,413</u>    |
| 975,006             | 19,544,764           |
| -                   | 1,214,007            |
| <u>-</u>            | <u>327,354</u>       |
| <u>975,006</u>      | <u>21,086,125</u>    |
| -                   | 3,730,385            |
| 1,121,917           | 4,428,840            |
| 49,539              | 49,539               |
| -                   | 4,250,801            |
| <u>(855,977)</u>    | <u>1,018,414</u>     |
| <u>315,479</u>      | <u>13,477,979</u>    |
| <u>\$ 4,807,521</u> | <u>\$ 45,739,517</u> |

See notes to financial statements

## Village of Germantown

Reconciliation of the Balance Sheet of Governmental Funds  
to the Statement of Net Position  
December 31, 2023

**Total Fund Balances, Governmental Funds** \$ 13,477,979

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental funds are not financial resources and therefore are not reported in the funds.

|                               |              |
|-------------------------------|--------------|
| Land                          | 15,629,920   |
| Construction in progress      | 34,425,264   |
| Other capital assets          | 132,478,580  |
| Less accumulated depreciation | (62,750,824) |

Some receivables that are not currently available are reported as unavailable revenues in the fund financial statements but are recognized as revenue when earned in the government-wide statements. 327,354

The net pension liability does not relate to current financial resources and is not reported in the governmental funds. (3,396,994)

Deferred outflows of resources related to pensions do not relate to current financial resources and are not reported in the governmental funds. 12,369,567

Deferred inflows of resources related to pensions do not relate to current financial resources and are not reported in the governmental funds. (6,789,890)

Internal service funds are reported in the Statement of Net Position as governmental activities. 842,119

Internal service fund internal payable between governmental and business-type activities. (91,785)

Some liabilities, including long-term debt, are not due and payable in the current period and, therefore, are not reported in the funds.

|                          |              |
|--------------------------|--------------|
| Bonds and notes payable  | (72,685,000) |
| Compensated absences     | (1,071,069)  |
| Accrued interest         | (907,990)    |
| Unamortized debt premium | (2,555,717)  |

**Net Position of Governmental Activities** \$ 59,301,514



# Village of Germantown

Statement of Revenues, Expenditures and Changes in Fund Balances -  
Governmental Funds  
Year Ended December 31, 2023

|                                                   | General<br>Fund     | Debt Service<br>Fund | General<br>Capital<br>Projects | TID No. 8<br>Capital<br>Projects Fund |
|---------------------------------------------------|---------------------|----------------------|--------------------------------|---------------------------------------|
| <b>Revenues</b>                                   |                     |                      |                                |                                       |
| Taxes                                             | \$ 11,498,097       | \$ 4,845,716         | \$ -                           | \$ 1,929,667                          |
| Special assessments                               | 388                 | -                    | -                              | -                                     |
| Intergovernmental                                 | 2,989,647           | -                    | 741,500                        | -                                     |
| Regulation and compliance                         | 1,614,921           | -                    | -                              | -                                     |
| Public charges for services                       | 2,021,938           | -                    | -                              | -                                     |
| Intergovernmental charges for services            | 149,734             | -                    | -                              | -                                     |
| Investment income                                 | 1,937,550           | 18,979               | 22,918                         | 28,780                                |
| Miscellaneous                                     | 225,088             | -                    | -                              | 1,579                                 |
| Total revenues                                    | <u>20,437,363</u>   | <u>4,864,695</u>     | <u>764,418</u>                 | <u>1,960,026</u>                      |
| <b>Expenditures</b>                               |                     |                      |                                |                                       |
| Current:                                          |                     |                      |                                |                                       |
| General government                                | 2,124,270           | -                    | -                              | -                                     |
| Public safety                                     | 10,658,969          | -                    | -                              | -                                     |
| Public works                                      | 3,792,533           | -                    | -                              | -                                     |
| Culture and recreation                            | 3,320,272           | -                    | -                              | -                                     |
| Conservation and development                      | 289,022             | -                    | -                              | 159,045                               |
| Capital outlay                                    | 121,663             | -                    | 24,847,377                     | 3,275,402                             |
| Debt service:                                     |                     |                      |                                |                                       |
| Principal                                         | -                   | 4,110,000            | -                              | -                                     |
| Interest and fiscal charges                       | -                   | 2,432,945            | -                              | -                                     |
| Debt issuance costs                               | -                   | 1,200                | -                              | -                                     |
| Total expenditures                                | <u>20,306,729</u>   | <u>6,544,145</u>     | <u>24,847,377</u>              | <u>3,434,447</u>                      |
| Excess (deficiency) of revenues over expenditures | <u>130,634</u>      | <u>(1,679,450)</u>   | <u>(24,082,959)</u>            | <u>(1,474,421)</u>                    |
| <b>Other Financing Sources (Uses)</b>             |                     |                      |                                |                                       |
| Transfers in                                      | 622,473             | 1,781,635            | 1,988,841                      | -                                     |
| Transfers out                                     | <u>(1,988,841)</u>  | <u>-</u>             | <u>-</u>                       | <u>(955,763)</u>                      |
| Total other financing sources (uses)              | <u>(1,366,368)</u>  | <u>1,781,635</u>     | <u>1,988,841</u>               | <u>(955,763)</u>                      |
| Net change in fund balances                       | (1,235,734)         | 102,185              | (22,094,118)                   | (2,430,184)                           |
| <b>Fund Balances (Deficit), Beginning</b>         | <u>7,615,093</u>    | <u>183,975</u>       | <u>31,792,984</u>              | <u>(771,701)</u>                      |
| <b>Fund Balances (Deficit), Ending</b>            | <u>\$ 6,379,359</u> | <u>\$ 286,160</u>    | <u>\$ 9,698,866</u>            | <u>\$ (3,201,885)</u>                 |

See notes to financial statements

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| <b>Nonmajor<br/>Governmental<br/>Funds</b> | <b>Total</b>         |
|--------------------------------------------|----------------------|
| \$ 654,078                                 | \$ 18,927,558        |
| -                                          | 388                  |
| 249,897                                    | 3,981,044            |
| -                                          | 1,614,921            |
| 162,309                                    | 2,184,247            |
| -                                          | 149,734              |
| 13,071                                     | 2,021,298            |
| <u>24,662</u>                              | <u>251,329</u>       |
| <br>1,104,017                              | <br>29,130,519       |
| <br>-                                      | <br>2,124,270        |
| 9,047                                      | 10,668,016           |
| -                                          | 3,792,533            |
| 58,086                                     | 3,378,358            |
| 2,444,044                                  | 2,892,111            |
| 234,584                                    | 28,479,026           |
| <br>-                                      | <br>4,110,000        |
| -                                          | 2,432,945            |
| <u>64,067</u>                              | <u>65,267</u>        |
| <br>2,809,828                              | <br>57,942,526       |
| <br>(1,705,811)                            | <br>(28,812,007)     |
| <br>-                                      | <br>4,392,949        |
| <u>(825,872)</u>                           | <u>(3,770,476)</u>   |
| <br>(825,872)                              | <br>622,473          |
| <br>(2,531,683)                            | <br>(28,189,534)     |
| <u>2,847,162</u>                           | <u>41,667,513</u>    |
| <u>\$ 315,479</u>                          | <u>\$ 13,477,979</u> |

See notes to financial statements

## Village of Germantown

Reconciliation of the Statement of Revenues, Expenditures,  
and Changes in Fund Balances of Governmental Funds  
to the Statement of Activities  
Year Ended December 31, 2023

**Net Change in Fund Balances, Total Governmental Funds** \$ (28,189,534)

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of net position the cost of these assets is capitalized and they are depreciated over their estimated useful lives and reported as depreciation expense in the Statement of Activities.

|                                                                                                                                                                  |             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Capital outlay is reported as an expenditure in the fund financial statements but is capitalized in the government-wide financial statements                     | 28,479,026  |
| Some items capitalized were reported as operating expenditures in the fund financial statements but are capitalized in the government-wide financial statements. | 690,942     |
| Contributed capital assets are reported as revenues in the government-wide financial statements                                                                  | 82,767      |
| Depreciation is reported in the government-wide financial statements                                                                                             | (3,279,280) |

|                                  |           |
|----------------------------------|-----------|
| Net book value of assets retired | (707,089) |
|----------------------------------|-----------|

Receivables not currently available are reported as revenue when collected or currently available in the fund financial statements but are recognized as revenue when earned in the government-wide financial statements.

|  |           |
|--|-----------|
|  | (672,284) |
|--|-----------|

Debt issued provides current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.

|                  |           |
|------------------|-----------|
| Principal repaid | 4,110,000 |
|------------------|-----------|

Governmental funds report debt premiums and discounts as other financing sources (uses) or financing sources or uses. However, in the Statement of Net Position, these are reported as additions to or deductions from long-term debt. These are allocated over the period the debt is outstanding in the Statement of Activities and are reported as interest expense.

|                              |         |
|------------------------------|---------|
| Amortization of debt premium | 245,680 |
|------------------------------|---------|

Some expenses in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.

|                                                    |             |
|----------------------------------------------------|-------------|
| Compensated absences                               | 85,183      |
| Accrued interest on debt                           | (215,389)   |
| Net pension asset/liability                        | (8,226,550) |
| Deferred outflows of resources related to pensions | 3,036,569   |
| Deferred inflows of resources related to pensions  | 4,490,496   |

|                                                                                                 |         |
|-------------------------------------------------------------------------------------------------|---------|
| Internal service fund are reported in the Statement of Net Position as governmental activities. | 355,105 |
|-------------------------------------------------------------------------------------------------|---------|

|                                                                                           |          |
|-------------------------------------------------------------------------------------------|----------|
| Internal service fund internal payable between governmental and business-type activities. | (35,550) |
|-------------------------------------------------------------------------------------------|----------|

**Change in Net Position of Governmental Activities** \$ 250,092

# Village of Germantown

Statement of Net Position -  
Proprietary Funds  
December 31, 2023

|                                       | <b><u>Business-Type Activities - Enterprise Funds</u></b> |                             |                     | <b><u>Governmental<br/>Activities -<br/>Internal<br/>Service Funds</u></b> |
|---------------------------------------|-----------------------------------------------------------|-----------------------------|---------------------|----------------------------------------------------------------------------|
|                                       | <b><u>Water Utility</u></b>                               | <b><u>Sewer Utility</u></b> | <b><u>Total</u></b> |                                                                            |
| <b>Assets</b>                         |                                                           |                             |                     |                                                                            |
| Current assets:                       |                                                           |                             |                     |                                                                            |
| Cash and investments                  | \$ 6,221,213                                              | \$ 8,565,905                | \$ 14,787,118       | \$ 875,621                                                                 |
| Accounts receivable                   | 962,450                                                   | 2,509,922                   | 3,472,372           | 7,001                                                                      |
| Accrued interest                      | 4,951                                                     | 14,809                      | 19,760              | 3,912                                                                      |
| Due from other funds                  | -                                                         | 20,000                      | 20,000              | -                                                                          |
| Lease receivable, current             | 26,216                                                    | -                           | 26,216              | -                                                                          |
| Due from other governments            | -                                                         | 406,008                     | 406,008             | -                                                                          |
| Restricted assets:                    |                                                           |                             |                     |                                                                            |
| Redemption account                    | 211,896                                                   | -                           | 211,896             | -                                                                          |
| Total current assets                  | <u>7,426,726</u>                                          | <u>11,516,644</u>           | <u>18,943,370</u>   | <u>886,534</u>                                                             |
| Noncurrent assets:                    |                                                           |                             |                     |                                                                            |
| Restricted assets:                    |                                                           |                             |                     |                                                                            |
| Reserve account                       | 414,000                                                   | -                           | 414,000             | -                                                                          |
| Depreciation account                  | 50,590                                                    | -                           | 50,590              | -                                                                          |
| Equipment replacement account         | -                                                         | 345,296                     | 345,296             | -                                                                          |
| Impact fees                           | 568,738                                                   | -                           | 568,738             | -                                                                          |
| Accrued interest receivable           | 1,066                                                     | -                           | 1,066               | -                                                                          |
| Prepaid items                         | 13,878                                                    | -                           | 13,878              | -                                                                          |
| Capital assets:                       |                                                           |                             |                     |                                                                            |
| Land                                  | 140,450                                                   | 35,149                      | 175,599             | -                                                                          |
| Construction in progress              | 107,945                                                   | 1,730,892                   | 1,838,837           | -                                                                          |
| Plant in service                      | 53,630,178                                                | 75,683,938                  | 129,314,116         | -                                                                          |
| Less accumulated depreciation         | (17,472,915)                                              | (19,421,455)                | (36,894,370)        | -                                                                          |
| Other assets:                         |                                                           |                             |                     |                                                                            |
| Water tower account                   | 680,800                                                   | -                           | 680,800             | -                                                                          |
| Lease receivable                      | 147,493                                                   | -                           | 147,493             | -                                                                          |
| Advances to other funds               | 1,195,000                                                 | -                           | 1,195,000           | -                                                                          |
| Total noncurrent assets               | <u>39,477,223</u>                                         | <u>58,373,820</u>           | <u>97,851,043</u>   | <u>-</u>                                                                   |
| Total assets                          | <u>46,903,949</u>                                         | <u>69,890,464</u>           | <u>116,794,413</u>  | <u>886,534</u>                                                             |
| <b>Deferred Outflows of Resources</b> |                                                           |                             |                     |                                                                            |
| Pension related amounts               | 566,910                                                   | 403,238                     | 970,148             | -                                                                          |
| Total deferred outflows of resources  | <u>566,910</u>                                            | <u>403,238</u>              | <u>970,148</u>      | <u>-</u>                                                                   |

See notes to financial statements

# Village of Germantown

Statement of Net Position -  
Proprietary Funds  
December 31, 2023

|                                                                                                                  | <b><u>Business-Type Activities - Enterprise Funds</u></b> |                             |                      | <b>Governmental<br/>Activities -<br/>Internal<br/>Service Funds</b> |
|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------|----------------------|---------------------------------------------------------------------|
|                                                                                                                  | <b><u>Water Utility</u></b>                               | <b><u>Sewer Utility</u></b> | <b><u>Total</u></b>  |                                                                     |
| <b>Liabilities</b>                                                                                               |                                                           |                             |                      |                                                                     |
| Current liabilities:                                                                                             |                                                           |                             |                      |                                                                     |
| Accounts payable                                                                                                 | \$ 382,561                                                | \$ 1,484,245                | \$ 1,866,806         | \$ 44,415                                                           |
| Accrued wages                                                                                                    | 39,581                                                    | 33,128                      | 72,709               | -                                                                   |
| Accrued interest                                                                                                 | 62,183                                                    | 90,777                      | 152,960              | -                                                                   |
| Due to other funds                                                                                               | 10,000                                                    | -                           | 10,000               | -                                                                   |
| Current portion of general obligation debt                                                                       | 175,000                                                   | 310,000                     | 485,000              | -                                                                   |
| Current portion of compensated absences                                                                          | 12,180                                                    | 8,981                       | 21,161               | -                                                                   |
| Liabilities payable from restricted assets:                                                                      |                                                           |                             |                      |                                                                     |
| Current portion of revenue bonds payable                                                                         | 279,908                                                   | -                           | 279,908              | -                                                                   |
| Accrued interest payable                                                                                         | 25,291                                                    | -                           | 25,291               | -                                                                   |
| Total current liabilities                                                                                        | <u>986,704</u>                                            | <u>1,927,131</u>            | <u>2,913,835</u>     | <u>44,415</u>                                                       |
| Noncurrent liabilities:                                                                                          |                                                           |                             |                      |                                                                     |
| Long-term debt:                                                                                                  |                                                           |                             |                      |                                                                     |
| Revenue bonds payable                                                                                            | 3,948,159                                                 | -                           | 3,948,159            | -                                                                   |
| General obligation debt payable                                                                                  | 3,990,000                                                 | 6,665,000                   | 10,655,000           | -                                                                   |
| Unamortized premium                                                                                              | 312,670                                                   | 302,339                     | 615,009              | -                                                                   |
| Other liabilities:                                                                                               |                                                           |                             |                      |                                                                     |
| Compensated absences                                                                                             | 53,688                                                    | 56,002                      | 109,690              | -                                                                   |
| Net pension liability                                                                                            | 156,360                                                   | 37,606                      | 193,966              | -                                                                   |
| Total noncurrent liabilities                                                                                     | <u>8,460,877</u>                                          | <u>7,060,947</u>            | <u>15,521,824</u>    | <u>-</u>                                                            |
| Total liabilities                                                                                                | <u>9,447,581</u>                                          | <u>8,988,078</u>            | <u>18,435,659</u>    | <u>44,415</u>                                                       |
| <b>Deferred Inflows of Resources</b>                                                                             |                                                           |                             |                      |                                                                     |
| Pension related amounts                                                                                          | 338,825                                                   | 429,168                     | 767,993              | -                                                                   |
| Lease related amounts                                                                                            | 173,709                                                   | -                           | 173,709              | -                                                                   |
| Total deferred inflows of resources                                                                              | <u>512,534</u>                                            | <u>429,168</u>              | <u>941,702</u>       | <u>-</u>                                                            |
| <b>Net Position</b>                                                                                              |                                                           |                             |                      |                                                                     |
| Net investment in capital assets                                                                                 | 35,147,364                                                | 55,823,638                  | 90,971,002           | -                                                                   |
| Restricted for:                                                                                                  |                                                           |                             |                      |                                                                     |
| Debt service                                                                                                     | 652,261                                                   | -                           | 652,261              | -                                                                   |
| Impact fees                                                                                                      | 568,738                                                   | -                           | 568,738              | -                                                                   |
| Equipment replacement                                                                                            | -                                                         | 345,296                     | 345,296              | -                                                                   |
| Unrestricted                                                                                                     | 1,142,381                                                 | 4,707,522                   | 5,849,903            | 842,119                                                             |
| Total net position                                                                                               | <u>\$ 37,510,744</u>                                      | <u>\$ 60,876,456</u>        | 98,387,200           | <u>\$ 842,119</u>                                                   |
| Adjustments to reflect the consolidation of<br>internal service funds activities related to<br>enterprise funds. |                                                           |                             | <u>91,785</u>        |                                                                     |
| Net position business-type activities                                                                            |                                                           |                             | <u>\$ 98,478,985</u> |                                                                     |

See notes to financial statements

# Village of Germantown

## Statement of Revenues, Expenses and Changes in Net Position -

### Proprietary Funds

Year Ended December 31, 2023

|                                                                                                          | <b><u>Business-Type Activities - Enterprise Funds</u></b> |                             |                             | <b><u>Governmental Activities - Internal Service Funds</u></b> |
|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------|-----------------------------|----------------------------------------------------------------|
|                                                                                                          | <b><u>Water Utility</u></b>                               | <b><u>Sewer Utility</u></b> | <b><u>Total</u></b>         |                                                                |
| <b>Operating Revenues</b>                                                                                |                                                           |                             |                             |                                                                |
| Charges for services                                                                                     | \$ -                                                      | \$ 7,436,723                | \$ 7,436,723                | \$ -                                                           |
| Sale of water                                                                                            | 3,642,559                                                 | -                           | 3,642,559                   | -                                                              |
| Other                                                                                                    | 67,936                                                    | -                           | 67,936                      | 2,289,735                                                      |
| Total operating revenues                                                                                 | <u>3,710,495</u>                                          | <u>7,436,723</u>            | <u>11,147,218</u>           | <u>2,289,735</u>                                               |
| <b>Operating Expenses</b>                                                                                |                                                           |                             |                             |                                                                |
| Operation and maintenance                                                                                | 2,133,007                                                 | 6,432,170                   | 8,565,177                   | 1,934,717                                                      |
| Depreciation                                                                                             | 1,098,058                                                 | 964,499                     | 2,062,557                   | -                                                              |
| Total operating expenses                                                                                 | <u>3,231,065</u>                                          | <u>7,396,669</u>            | <u>10,627,734</u>           | <u>1,934,717</u>                                               |
| Operating income                                                                                         | <u>479,430</u>                                            | <u>40,054</u>               | <u>519,484</u>              | <u>355,018</u>                                                 |
| <b>Nonoperating Revenues (Expenses)</b>                                                                  |                                                           |                             |                             |                                                                |
| Investment income                                                                                        | 392,125                                                   | 192,141                     | 584,266                     | 87                                                             |
| Miscellaneous                                                                                            | 15,033                                                    | 16,113                      | 31,146                      | -                                                              |
| Interest and fiscal charges                                                                              | (323,463)                                                 | (258,953)                   | (582,416)                   | -                                                              |
| Contributions for private lateral project                                                                | -                                                         | 1,045,111                   | 1,045,111                   | -                                                              |
| Private lateral project expenses                                                                         | -                                                         | (1,018,655)                 | (1,018,655)                 | -                                                              |
| Total nonoperating revenues (expenses)                                                                   | <u>83,695</u>                                             | <u>(24,243)</u>             | <u>59,452</u>               | <u>87</u>                                                      |
| Income before contributions and transfers                                                                | <u>563,125</u>                                            | <u>15,811</u>               | <u>578,936</u>              | <u>355,105</u>                                                 |
| <b>Contributions and Transfers</b>                                                                       |                                                           |                             |                             |                                                                |
| Capital contributions                                                                                    | 1,404,829                                                 | 1,275,167                   | 2,679,996                   | -                                                              |
| Transfers out, tax equivalent                                                                            | (622,473)                                                 | -                           | (622,473)                   | -                                                              |
| Total contributions and transfers                                                                        | <u>782,356</u>                                            | <u>1,275,167</u>            | <u>2,057,523</u>            | <u>-</u>                                                       |
| Change in net position                                                                                   | <u>1,345,481</u>                                          | <u>1,290,978</u>            | <u>2,636,459</u>            | <u>355,105</u>                                                 |
| <b>Net Position, Beginning</b>                                                                           | <u>36,165,263</u>                                         | <u>59,585,478</u>           | <u>95,750,741</u>           | <u>487,014</u>                                                 |
| <b>Net Position, Ending</b>                                                                              | <u><u>\$ 37,510,744</u></u>                               | <u><u>\$ 60,876,456</u></u> | <u><u>\$ 98,387,200</u></u> | <u><u>\$ 842,119</u></u>                                       |
| Change in net position of proprietary funds                                                              |                                                           |                             | \$ 2,636,459                |                                                                |
| Adjustment to reflect the consolidation of internal service funds activities related to enterprise funds |                                                           |                             | <u>35,550</u>               |                                                                |
| Change in net position of business-type activities                                                       |                                                           |                             | <u><u>\$ 2,672,009</u></u>  |                                                                |

See notes to financial statements

# Village of Germantown

Statement of Cash Flows -  
Proprietary Funds  
Year Ended December 31, 2023

|                                                                 | <b><u>Business-Type Activities - Enterprise Funds</u></b> |                             |                     | <b><u>Governmental<br/>Activities -<br/>Internal<br/>Service Funds</u></b> |
|-----------------------------------------------------------------|-----------------------------------------------------------|-----------------------------|---------------------|----------------------------------------------------------------------------|
|                                                                 | <b><u>Water Utility</u></b>                               | <b><u>Sewer Utility</u></b> | <b><u>Total</u></b> |                                                                            |
| <b>Cash Flows From Operating Activities</b>                     |                                                           |                             |                     |                                                                            |
| Received from customers                                         | \$ 3,862,922                                              | \$ 7,438,572                | \$ 11,301,494       | \$ -                                                                       |
| Received from other funds for services                          | 588,150                                                   | -                           | 588,150             | 2,340,608                                                                  |
| Paid to suppliers for goods and services                        | (1,080,936)                                               | (6,306,390)                 | (7,387,326)         | (2,007,247)                                                                |
| Paid to employees for services                                  | (657,492)                                                 | (379,614)                   | (1,037,106)         | -                                                                          |
| Net cash flows from operating activities                        | <u>2,712,644</u>                                          | <u>752,568</u>              | <u>3,465,212</u>    | <u>333,361</u>                                                             |
| <b>Cash Flows From Investing Activities</b>                     |                                                           |                             |                     |                                                                            |
| Investments sold and matured                                    | 3,047,647                                                 | 2,063,171                   | 5,110,818           | -                                                                          |
| Investment income (loss)                                        | 392,125                                                   | 192,141                     | 584,266             | 87                                                                         |
| Investments purchased                                           | (2,903,398)                                               | (3,012,922)                 | (5,916,320)         | -                                                                          |
| Net cash flows from investing activities                        | <u>536,374</u>                                            | <u>(757,610)</u>            | <u>(221,236)</u>    | <u>87</u>                                                                  |
| <b>Cash Flows From Noncapital Financing Activities</b>          |                                                           |                             |                     |                                                                            |
| Paid to municipality for tax equivalent                         | (1,248,783)                                               | -                           | (1,248,783)         | -                                                                          |
| Net cash flows from noncapital financing activities             | <u>(1,248,783)</u>                                        | <u>-</u>                    | <u>(1,248,783)</u>  | <u>-</u>                                                                   |
| <b>Cash Flows From Capital and Related Financing Activities</b> |                                                           |                             |                     |                                                                            |
| Acquisition and construction of capital assets                  | (3,596,475)                                               | (2,461,388)                 | (6,057,863)         | -                                                                          |
| Capital contributions received                                  | 339,682                                                   | 1,242,332                   | 1,582,014           | -                                                                          |
| Special assessments received                                    | (169,050)                                                 | -                           | (169,050)           | -                                                                          |
| Debt retired                                                    | (558,743)                                                 | (460,000)                   | (1,018,743)         | -                                                                          |
| Interest paid                                                   | (369,033)                                                 | (228,506)                   | (597,539)           | -                                                                          |
| Received on due from other funds                                | 4,682,914                                                 | 5,052,453                   | 9,735,367           | -                                                                          |
| Received on long-term advances                                  | 25,000                                                    | -                           | 25,000              | -                                                                          |
| Net cash flows from capital and related financing activities    | <u>354,295</u>                                            | <u>3,144,891</u>            | <u>3,499,186</u>    | <u>-</u>                                                                   |
| Net change in cash and cash equivalents                         | 2,354,530                                                 | 3,139,849                   | 5,494,379           | 333,448                                                                    |
| <b>Cash and Cash Equivalents, Beginning</b>                     | <u>1,295,568</u>                                          | <u>1,104,568</u>            | <u>2,400,136</u>    | <u>542,173</u>                                                             |
| <b>Cash and Cash Equivalents, Ending</b>                        | <u>\$ 3,650,098</u>                                       | <u>\$ 4,244,417</u>         | <u>\$ 7,894,515</u> | <u>\$ 875,621</u>                                                          |

See notes to financial statements

# Village of Germantown

Statement of Cash Flows -

Proprietary Funds

Year Ended December 31, 2023

|                                                                                                                | <u>Business-Type Activities - Enterprise Funds</u> |                      |                     | <u>Governmental<br/>Activities -<br/>Internal<br/>Service Funds</u> |
|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------|---------------------|---------------------------------------------------------------------|
|                                                                                                                | <u>Water Utility</u>                               | <u>Sewer Utility</u> | <u>Total</u>        |                                                                     |
| <b>Reconciliation of Operating Income to Net<br/>Cash Flows From Operating Activities</b>                      |                                                    |                      |                     |                                                                     |
| Operating income                                                                                               | \$ 479,430                                         | \$ 40,054            | \$ 519,484          | \$ 355,018                                                          |
| Nonoperating revenue                                                                                           | 15,033                                             | 42,569               | 57,602              | -                                                                   |
| Adjustments to reconcile operating income<br>to net cash flows from operating<br>activities:                   |                                                    |                      |                     |                                                                     |
| Depreciation                                                                                                   | 1,098,058                                          | 964,499              | 2,062,557           | -                                                                   |
| Depreciation charged to other funds                                                                            | 109,899                                            | -                    | 109,899             | -                                                                   |
| Changes in assets and liabilities:                                                                             |                                                    |                      |                     |                                                                     |
| Accounts receivable                                                                                            | 272,677                                            | (1,059,375)          | (786,698)           | (43)                                                                |
| Due from other funds                                                                                           | -                                                  | -                    | -                   | 50,917                                                              |
| Accounts payable                                                                                               | 337,041                                            | 959,106              | 1,296,147           | (49,912)                                                            |
| Due to other funds                                                                                             | 367,457                                            | (345,203)            | 22,254              | (22,619)                                                            |
| Prepayments                                                                                                    | (13,878)                                           | -                    | (13,878)            | -                                                                   |
| Compensated absences                                                                                           | -                                                  | (2,554)              | (2,554)             | -                                                                   |
| Other current liabilities                                                                                      | 10,300                                             | 5,615                | 15,915              | -                                                                   |
| Accrued sick leave                                                                                             | 4,079                                              | -                    | 4,079               | -                                                                   |
| Lease related deferrals                                                                                        | (24,489)                                           | -                    | (24,489)            | -                                                                   |
| Pension related deferrals and<br>liabilities                                                                   | 57,037                                             | 147,857              | 204,894             | -                                                                   |
| Net cash flows from operating<br>activities                                                                    | <u>\$ 2,712,644</u>                                | <u>\$ 752,568</u>    | <u>\$ 3,465,212</u> | <u>\$ 333,361</u>                                                   |
| <b>Reconciliation of Cash and Cash<br/>Equivalents to the Statement of Net<br/>Position, Proprietary Funds</b> |                                                    |                      |                     |                                                                     |
| Unrestricted cash and investments                                                                              | \$ 6,902,013                                       | \$ 8,565,905         | \$ 15,467,918       | \$ 875,621                                                          |
| Restricted cash and investments                                                                                | <u>1,245,224</u>                                   | <u>345,296</u>       | <u>1,590,520</u>    | <u>-</u>                                                            |
| Total cash and investments                                                                                     | 8,147,237                                          | 8,911,201            | 17,058,438          | 875,621                                                             |
| Less noncash equivalents                                                                                       | <u>(4,497,139)</u>                                 | <u>(4,666,784)</u>   | <u>(9,163,923)</u>  | <u>-</u>                                                            |
| Cash and cash equivalents                                                                                      | <u>\$ 3,650,098</u>                                | <u>\$ 4,244,417</u>  | <u>\$ 7,894,515</u> | <u>\$ 875,621</u>                                                   |
| <b>Noncash Capital and Related Financing<br/>Activities</b>                                                    |                                                    |                      |                     |                                                                     |
| Developer additions to utility plant                                                                           | <u>\$ 1,065,147</u>                                | <u>\$ 32,835</u>     |                     |                                                                     |
| Amortization of debt premium                                                                                   | <u>\$ 20,223</u>                                   | <u>\$ 17,020</u>     |                     |                                                                     |

See notes to financial statements



## Village of Germantown

Statement of Fiduciary Net Position -

Fiduciary Fund

December 31, 2023

|                          | <b>Custodial<br/>Fund<br/>Tax Collection<br/>Fund</b> |
|--------------------------|-------------------------------------------------------|
| <b>Assets</b>            |                                                       |
| Cash and investments     | \$ 19,730,493                                         |
| Tax roll receivable      | <u>19,444,007</u>                                     |
| Total assets             | <u>39,174,500</u>                                     |
| <b>Liabilities</b>       |                                                       |
| Accounts payable         | 26,294                                                |
| Due to other governments | <u>39,148,206</u>                                     |
| Total liabilities        | <u>39,174,500</u>                                     |
| <b>Net Position</b>      |                                                       |
| Total net position       | <u><u>\$ -</u></u>                                    |

See notes to financial statements

## Village of Germantown

Statement of Changes in Fiduciary Net Position -

Fiduciary Fund

Year Ended December 31, 2023

|                                  | <b>Custodial<br/>Fund<br/>Tax Collection<br/>Fund</b> |
|----------------------------------|-------------------------------------------------------|
| <b>Additions</b>                 |                                                       |
| Tax collections                  | <u>\$ 27,600,287</u>                                  |
| Total additions                  | <u>27,600,287</u>                                     |
| <b>Deductions</b>                |                                                       |
| Tax distributions                | <u>27,600,287</u>                                     |
| Total deductions                 | <u>27,600,287</u>                                     |
| Change in fiduciary net position | -                                                     |
| <b>Net Position, Beginning</b>   | <u>-</u>                                              |
| <b>Net Position, Ending</b>      | <u><u>\$ -</u></u>                                    |

See notes to financial statements

# Village of Germantown

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December 31, 2023

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### 1. Summary of Significant Accounting Policies

The accounting policies of the Village of Germantown, Wisconsin (the Village) conform to accounting principles generally accepted in the United States of America as applicable to governmental units. The accepted standard-setting body for establishing governmental accounting and financial reporting principles is the Governmental Accounting Standards Board (GASB).

#### Reporting Entity

This report includes all of the funds of the Village. The reporting entity for the Village consists of the primary government and its component units. Component units are legally separate organizations for which the primary government is financially accountable or other organizations for which the nature and significance of their relationship with the primary government are such that their exclusion would cause the reporting entity's financial statements to be misleading. The Village has not identified any organizations that meet this criteria.

#### Government-Wide and Fund Financial Statements

##### Government-Wide Financial Statements

The statement of net position and statement of activities display information about the reporting government as a whole. They include all funds of the reporting entity except for fiduciary funds. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues and other nonexchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. The Village does not allocate indirect expenses to functions in the statement of activities. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not included among program revenues are reported as general revenues. Internally dedicated resources are reported as general revenues rather than as program revenues.

##### Fund Financial Statements

Financial statements of the Village are organized into funds, each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts, which constitute its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position/fund balance, revenues and expenditures/expenses.

Funds are organized as major funds or nonmajor funds within the governmental and proprietary statements. An emphasis is placed on major funds within the governmental and proprietary categories. A fund is considered major if it is the primary operating fund of the Village or meets the following criteria:

- a. Total assets/deferred outflows of resources, liabilities/deferred inflows of resources, revenues or expenditures/expenses of that individual governmental or enterprise fund are at least 10% of the corresponding total for all funds of that category or type, and
- b. The same element of the individual governmental or enterprise fund that met the 10% test is at least 5% of the corresponding total for all governmental and enterprise funds combined.

- c. In addition, any other governmental or enterprise fund that the Village believes is particularly important to financial statement users may be reported as a major fund.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The Village reports the following major governmental funds:

### **General Fund**

General Fund accounts for the Village's primary operating activities. It is used to account for and report all financial resources except those accounted for and reported in another fund.

### **Debt Service Fund**

Debt Service Fund is used to account for and report financial resources that are restricted, committed or assigned to expenditure for the payment of general long-term debt principal, interest and related costs, other than TID or enterprise debt.

### **Capital Projects Fund**

General Capital Projects Fund is used to account for and report financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other capital assets for the capital projects program.

Tax Incremental District (TID) No. 8 Capital Projects Fund is used to account for and report financial resources that are restricted, committed or assigned to expenditures outlined in the TID project plan.

### **Enterprise Funds**

The Village reports the following major enterprise funds:

Water Utility accounts for operations of the water system

Sewer Utility accounts for operations of the sewer system

The Village reports the following nonmajor governmental funds:

### **Special Revenue Funds**

Special Revenue Funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes (other than debt service or capital projects).

Police Impact Fee Fund  
Library Impact Fee Fund  
Senior Van Replacement Fund  
Police Canine Fund  
Library Fund  
Police Honor Guard Fund  
American Rescue Plan Act (ARPA) Fund

Fire Impact Fee Fund  
Park and Recreation Impact Fee Fund  
Police Asset Forfeiture Fund  
Historic Preservation Fund  
Recreation Facilities Fund  
Fire Explorer Fund

## Village of Germantown

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Notes to Financial Statements  
December 31, 2023

### Capital Projects Funds

Capital Projects Funds are used to account for and report financial resources that are restricted, committed or assigned to expenditure for capital outlays, including the acquisition or construction of capital facilities and other capital assets.

Tax Incremental District (TID) No. 6  
Tax Incremental District (TID) No. 7

Tax Incremental District (TID) No. 9

In addition, the Village reports the following fund types:

### Internal Service Funds

Internal Service Funds are used to account for and report the financing of goods or services provided by one department or agency to other departments or agencies of the Village, or to other governmental units, on a cost-reimbursement basis.

Health Insurance Fund  
Dental Insurance Fund

### Custodial Funds

Custodial Fund is used to account for and report assets controlled by the Village and the assets are for the benefit of individuals, private organizations and/or other governmental units.

Tax Collection Fund

## Measurement Focus, Basis of Accounting and Financial Statement Presentation

### Government-Wide Financial Statements

The government-wide statement of net position and statement of activities are reported using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Property taxes are recognized as revenues in the year for which they are levied. Taxes receivable for the following year are recorded as receivables and deferred inflows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider are met. Special assessments are recorded as revenue when earned. Unbilled receivables are recorded as revenues when services are provided.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the Village's water and sewer utilities and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

## **Fund Financial Statements**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recorded when they are both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the Village considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on long-term debt, claims, judgments, compensated absences and pension expenditures, which are recorded as a fund liability when expected to be paid with expendable available financial resources.

Property taxes are recorded in the year levied as receivables and deferred inflows. They are recognized as revenues in the succeeding year when services financed by the levy are being provided.

Intergovernmental aids and grants are recognized as revenues in the period the Village is entitled to the resources and the amounts are available. Amounts owed to the Village which are not available are recorded as receivables and unavailable revenues. Amounts received before eligibility requirements (excluding time requirements) are met are recorded as liabilities. Amounts received in advance of meeting time requirements are recorded as deferred inflows.

Special assessments are recorded as revenues when they become measurable and available as current assets. Annual installments due in future years are reflected as receivables and unavailable revenues.

Revenues susceptible to accrual include property taxes, miscellaneous taxes, public charges for services, special assessments and interest. Other general revenues such as fines and forfeitures, inspection fees, recreation fees and miscellaneous revenues are recognized when received in cash or when measurable and available under the criteria described above.

## **Proprietary and Fiduciary Funds**

Proprietary and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as described previously in this note.

The proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water and sewer funds are charges to customers for sales and services. Special assessments are recorded as receivables and contribution revenue when levied. Operating expenses for proprietary funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

## **All Financial Statements**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities and deferred inflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

### **Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position or Equity**

#### **Deposits and Investments**

For purposes of the statement of cash flows, the Village considers all highly liquid investments with an initial maturity of three months or less when acquired to be cash equivalents.

Investment of Village funds is restricted by Wisconsin state statutes. Available investments are limited to:

- a. Time deposits in any credit union, bank, savings bank or trust company.
- b. Bonds or securities of any county, city, drainage district, technical college district, village, town or school district of the state. Also, bonds issued by a local exposition district, a local professional baseball park district, a local professional football stadium district, a local cultural arts district, the University of Wisconsin Hospitals and Clinics Authority or the Wisconsin Aerospace Authority.
- c. Bonds or securities issued or guaranteed by the federal government.
- d. The local government investment pool.
- e. Any security maturing in seven years or less and having the highest or second highest rating category of a nationally recognized rating agency.
- f. Securities of an open-end management investment company or investment trust, subject to various conditions and investment options.
- g. Repurchase agreements with public depositories, with certain conditions.

The Village has adopted an investment policy. That policy follows the state statute for allowable investments.

The Village's investment policy allows for demand deposits and certificates of deposit at several designated depositories without restriction as to amount of deposit or collateralization. For other financial institutions, the policy limits certificates of deposit to \$500,000 unless collateralized with certain investments. All governmental bonds and securities purchased as collateral must be placed in a segregated account in the Village's name.

The investment policy addresses credit risk and concentration of credit risk by limiting investments to the types of securities listed in the policy, which follows state statutes. The Village will pre-qualify financial institutions, brokers/dealers, intermediaries and advisors before doing business with them. In addition, the Village's investment portfolio will be diversified so that the impact of potential losses from any one type of security or from any one individual issuer will be minimized.

The Village's investment policy also addresses interest rate risk by requiring investment in securities that mature to meet cash flow requirements, funds that are primarily made up of shorter-term securities, money market mutual funds or similar investment pools and limiting weighted average maturity of portfolios to three years.



## Village of Germantown

Notes to Financial Statements  
December 31, 2023

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Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on methods and inputs as outlined in Note 3. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income. Investment income on commingled investments of municipal accounting funds is allocated based on average balances. The difference between the bank statement balance and carrying value is due to outstanding checks and/or deposits in transit.

The Wisconsin Local Government Investment Pool (LGIP) is part of the State Investment Fund (SIF) and is managed by the State of Wisconsin Investment Board. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2023, the fair value of the Village's share of the LGIP's assets was substantially equal to the amount as reported in these statements.

See Note 3 for further information.

### Receivables

Property taxes are levied in December on the assessed value as of the prior January 1. In addition to property taxes for the Village, taxes are collected for and remitted to the state and county governments as well as the local school district and technical college district. Taxes for all state and local governmental units billed in the current year for the succeeding year are reflected as receivables and due to other taxing units on the accompanying statement of fiduciary net position.

Property tax calendar - 2023 tax roll:

|                                              |                  |
|----------------------------------------------|------------------|
| Lien date and levy date                      | December 2023    |
| Tax bills mailed                             | December 2023    |
| Payment in full, or                          | January 31, 2024 |
| First installment due                        | January 31, 2024 |
| Second installment due                       | July 31, 2024    |
| Personal property taxes in full              | January 31, 2024 |
| Tax sale - 2023 delinquent real estate taxes | October 2026     |

Accounts receivable have been shown net of an allowance for uncollectible accounts. Delinquent real estate taxes as of July 31 are paid in full by the County, which assumes the collection thereof. No provision for uncollectible accounts receivable has been made for the water and sewer utilities because they have the right by law to place substantially all delinquent bills on the tax roll and other delinquent bills are generally not significant.

During the course of operations, transactions occur between individual funds that may result in amounts owed between funds. Short-term interfund loans are reported as "due to and from other funds." Long-term interfund loans (noncurrent portion) are reported as "advances from and to other funds." Interfund receivables and payables between funds within governmental activities are eliminated in the statement of net position. Any residual balances outstanding between the governmental activities and business-type activities are reported in the governmental-wide financial statements as internal balances.

### Prepaid Items

Governmental fund inventory items are charged to expenditure accounts when purchased. Year-end inventory was not significant.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

## Restricted Assets

Mandatory segregations of assets are presented as restricted assets. Such segregations are required by bond agreements and other external parties. Current liabilities payable from these restricted assets are so classified. The excess of restricted assets over current liabilities payable from restricted assets will be used first for retirement of related long-term debt. The remainder, if generated from earnings, is shown as restricted net position.

## Capital Assets

### Government-Wide Financial Statements

Capital assets, which include property, plant and equipment are reported in the government-wide financial statements. Capital assets are defined by the government as assets with an initial cost of more than \$5,000 general capital assets and \$25,000 for infrastructure assets and an estimated useful life in excess of one year. All capital assets are valued at historical cost or estimated historical cost if actual amounts are unavailable. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

Additions to and replacements of capital assets of business-type activities are recorded at original cost, which includes material, labor and overhead. The cost of renewals and betterments relating to retirement units is added to plant accounts. The cost of property replaced, retired or otherwise disposed of, is deducted from plant accounts and, generally, together with removal costs less salvage, is charged to accumulated depreciation.

Depreciation of all exhaustible capital assets is recorded as an allocated expense in the statement of activities, with accumulated depreciation reflected in the statement of net position. Depreciation is provided over the assets' estimated useful lives using the straight-line method. The range of estimated useful lives by type of asset is as follows:

|                         |              |
|-------------------------|--------------|
| Buildings               | 40-50 Years  |
| Land improvements       | 25 Years     |
| Machinery and equipment | 5-20 Years   |
| Utility system          | 20-100 Years |
| Infrastructure          | 20-50 Years  |

### Fund Financial Statements

In the fund financial statements, capital assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition. Capital assets used in proprietary fund operations are accounted for the same way as in the government-wide statements.

## Deferred Outflows of Resources

A deferred outflow of resources represents a consumption of net assets that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until that future time.

## Compensated Absences

Under terms of employment, employees are granted sick leave and vacations in varying amounts. Only benefits considered to be vested are disclosed in these statements.

All vested vacation and sick leave pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements, and are payable with expendable resources.

Employees who retire and are eligible to draw a Wisconsin Retirement Annuity will have 50%, or other collectively bargained percentage, of their unused accumulated sick leave converted into dollars at the time of their retirement and forwarded to ICMA Retirement Corporation to open a VantageCare Retirement Health Savings Plan (RHS). The RHS is a tax-advantaged investment plan dedicated to funding health care costs. The employee has ownership of the funds and may use the dollars to remain on the Village health care plan until age 65. Funding for the RHS contribution are provided out of the current operating budget of the Village. The contributions are financed on a pay-as-you-go basis. The total expenditure for the year was \$116,458.

Payments for vacation and sick leave will be made at rates in effect when the benefits are used. Accumulated vacation and sick leave liabilities at December 31, 2023, are determined on the basis of current salary rates and include salary related payments.

**Long-Term Obligations/Conduit Debt**

All long-term obligations to be repaid from governmental and business-type resources are reported as liabilities in the government-wide statements. The long-term obligations consist primarily of notes and bonds payable and accrued compensated absences.

Long-term obligations for governmental funds are not reported as liabilities in the fund financial statements. The face value of debts (plus any premiums) are reported as other financing sources and payments of principal and interest are reported as expenditures. The accounting in proprietary funds is the same as it is in the government-wide statements.

For the government-wide statements and proprietary fund statements, bond premiums and discounts are amortized over the life of the issue using the effective interest method. The balance at year end is shown as an increase or decrease in the liability section of the statement of net position.

The Village has approved the issuance of industrial revenue bonds (IRB) for the benefit of private business enterprises. IRB's are secured by mortgages or revenue agreements on the associated projects, and do not constitute indebtedness of the Village. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. The total amount of IRB's outstanding at the end of the year is approximately \$29,609,767, made up of 9 issues.

**Leases**

The Village is a lessor because it leases capital assets to other entities. As a lessor, the Village reports a lease receivable and corresponding deferred inflow of resources in both the fund financial statements and government-wide financial statements. The Village continues to report and depreciate the capital assets being leased as capital assets of the primary government.

**Deferred Inflows of Resources**

A deferred inflow of resources represents an acquisition of net assets that applies to a future period and therefore will not be recognized as an inflow of resources (revenue) until that future time.

**Equity Classifications****Government-Wide Statements**

Equity is classified as net position and displayed in three components:

- a. **Net Investment in Capital Assets** - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances (excluding unspent debt proceeds) of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
- b. **Restricted Net Position** - Consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors or laws or regulations of other governments or, 2) law through constitutional provisions or enabling legislation.
- c. **Unrestricted Net Position** - All other net positions that do not meet the definitions of "restricted" or "net investment in capital assets."

The net position section includes an adjustment for capital assets owned by the business-type activities column, but financed by the debt of the governmental activities column. The amount is a reduction of "net investment in capital assets" and an increase in "unrestricted" net position, shown only in the total column. A reconciliation of this adjustment is as follows:

|                                  | <b>Governmental<br/>Activities</b> | <b>Business-Type<br/>Activities</b> | <b>Adjustment</b> | <b>Total</b>   |
|----------------------------------|------------------------------------|-------------------------------------|-------------------|----------------|
| Net investment in capital assets | \$ 54,787,995                      | \$ 90,971,002                       | \$ (10,872,014)   | \$ 134,886,983 |
| Unrestricted                     | 3,391,602                          | 5,941,688                           | 10,872,014        | 20,205,304     |

When both restricted and unrestricted resources are available for use, it is the Village's policy to use restricted resources first, then unrestricted resources as they are needed.

**Fund Statements**

Governmental fund balances are displayed as follows:

- a. **Nonspendable** - Includes fund balance amounts that cannot be spent either because they are not in spendable form or because legal or contractual requirements require them to be maintained intact.
- b. **Restricted** - Consists of fund balances with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors or laws or regulations of other governments or 2) law through constitutional provisions or enabling legislation.
- c. **Committed** - Includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision making authority. Fund balance amounts are committed through a formal action (resolution) of the Village Board. This formal action must occur prior to the end of the reporting period, but the amount of the commitment, which will be subject to the constraints, may be determined in the subsequent period. Any changes to the constraints imposed require the same formal action of the Village Board that originally created the commitment.

- d. **Assigned** - Includes spendable fund balance amounts that are intended to be used for specific purposes that do not meet the criteria to be classified as restricted or committed. The Village Board has, by resolution, adopted a financial policy authorizing the Director of Finance to assign amounts for a specific purpose. Assignments may take place after the end of the reporting period.
- e. **Unassigned** - Includes residual positive fund balance within the general fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed or assigned for those purposes.

Proprietary fund equity is classified the same as in the government-wide statements.

The Village considers restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents / contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the Village would first use committed, then assigned and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The Village has a formal minimum fund balance policy. That policy is to maintain a working capital fund of 16-25% of the Village's subsequent year general fund expenditure budget. The balance at year-end was \$5,076,276, or 25.7%, and is included in unassigned general fund balance.

See Note 3 for further information.

### Pension

The fiduciary net position of the Wisconsin Retirement System (WRS) has been determined using the flow of economic resources measurement focus and accrual basis of accounting. This includes for purposes of measuring the following:

- Net Pension Liability (Asset);
- Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions; and
- Pension Expense (Revenue).

Information about the fiduciary net position of the WRS and additions to/deductions from WRS' fiduciary net position have been determined on the same basis as they are reported by the WRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

### Basis for Existing Rates

#### Water Utility

Current water rates were approved by the Public Service Commission of Wisconsin, effective January 1, 2022.

#### Sewer Utility

Current sewer rates were approved by the Village Board with an effective date of December 15, 2014. The Village Board approved new rates on June 17, 2024 with an effective date of December 16, 2024.

## Village of Germantown

Notes to Financial Statements  
December 31, 2023

### 2. Stewardship, Compliance and Accountability

#### Excess Expenditures and Other Financing Uses Over Budget

| <b>Funds</b>                    | <b>Budgeted<br/>Expenditures<br/>and Other<br/>Financing Uses</b> | <b>Actual<br/>Expenditures<br/>and Other<br/>Financing Uses</b> | <b>Excess<br/>Expenditures<br/>and Other<br/>Financing Uses<br/>Over Budget</b> |
|---------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------|
| Police Honor Guard              | \$ 2,000                                                          | \$ 4,364                                                        | \$ 2,364                                                                        |
| Health Insurance Fund           | 1,835,050                                                         | 1,849,749                                                       | 14,699                                                                          |
| Library Fund                    | -                                                                 | 5,110                                                           | 5,110                                                                           |
| Recreation Facilities Fund      | 24,000                                                            | 52,976                                                          | 28,976                                                                          |
| Fire Explorer Fund              | -                                                                 | 1,769                                                           | 1,769                                                                           |
| TID No. 6 Capital Projects Fund | 504,606                                                           | 512,992                                                         | 8,386                                                                           |
| TID No. 7 Capital Projects Fund | 397,179                                                           | 483,035                                                         | 85,856                                                                          |

The Village controls expenditures at the department level. Some individual departments experienced expenditures which exceeded appropriations. The detail of those items can be found in the Village's year-end budget to actual report.

#### Deficit Balances

Generally accepted accounting principles require disclosure of individual funds that have deficit balances at year end.

As of December 31, 2023, the following individual funds held a deficit balance:

| <b>Fund</b>                | <b>Amount</b> | <b>Reason</b>                  |
|----------------------------|---------------|--------------------------------|
| Historic Preservation      | \$ 156        | Expenditures exceeded revenues |
| Recreation Facilities      | 17,169        | Expenditures exceeded revenues |
| TID No. 8 Capital Projects | 3,201,885     | Expenditures exceeded revenues |
| TID No. 9 Capital Projects | 838,652       | Expenditures exceeded revenues |

TIF district deficits are anticipated to be funded with future incremental taxes levied over the life of the districts, which is 27 years for the districts created before October 1, 1995, and 23 years for districts created thereafter through September 30, 2004. Beginning October 1, 2004, the life of new districts varies by type of district (20-27 years) and may be extended in some cases. The Historic Preservation and Recreation Facilities deficits are anticipated to be funded with future charges for services and donations.

#### Limitations on the Village's Tax Levy

Wisconsin law limits the Village's future tax levies. Generally the Village is limited to its prior tax levy dollar amount (excluding TIF Districts), increased by the greater of the percentage change in the Village's equalized value due to net new construction or zero percent. Changes in debt service from one year to the next are generally exempt from this limit with certain exceptions. The Village is required to reduce its allowable levy by the estimated amount of fee revenue it collects for certain services, if those services were funded in 2013 by the property tax levy. Levies can be increased above the allowable limits if the amount is approved by referendum.

## Village of Germantown

Notes to Financial Statements  
December 31, 2023

### 3. Detailed Notes on All Funds

#### Deposits and Investments

The Village's deposits and investments at year end were comprised of the following:

|                                                   | <u>Carrying<br/>Value</u> | <u>Statement<br/>Balances</u> | <u>Associated Risks</u>                                                     |
|---------------------------------------------------|---------------------------|-------------------------------|-----------------------------------------------------------------------------|
| Deposits                                          | \$ 30,273,167             | \$ 26,919,375                 | Custodial credit                                                            |
| U.S. agencies, implicitly guaranteed              | 5,946,482                 | 5,946,482                     | Custodial credit, interest<br>rate, credit,<br>concentration of credit      |
| U.S. treasuries                                   | 16,193,741                | 16,193,741                    | Custodial credit, interest<br>rate                                          |
| State and local bonds                             | 274,775                   | 274,775                       | Credit, custodial credit,<br>concentration of credit,<br>interest rate      |
| LGIP                                              | 1,255,830                 | 1,255,830                     | Credit                                                                      |
| Certificates of deposit (negotiable)              | <u>4,082,621</u>          | <u>4,082,621</u>              | Custodial credit risk,<br>credit, concentration of<br>credit, interest rate |
| Total deposits and investments                    | <u>\$ 58,026,616</u>      | <u>\$ 54,672,824</u>          |                                                                             |
| Reconciliation to financial statements            |                           |                               |                                                                             |
| Per statement of net position:                    |                           |                               |                                                                             |
| Unrestricted cash and investments                 | \$ 36,067,032             |                               |                                                                             |
| Restricted cash and investments                   | 2,229,091                 |                               |                                                                             |
| Per statement of net position, fiduciary<br>fund: |                           |                               |                                                                             |
| Cash and investments                              | <u>19,730,493</u>         |                               |                                                                             |
| Total deposits and investments                    | <u>\$ 58,026,616</u>      |                               |                                                                             |

Deposits in each local and area bank are insured by the FDIC in the amount of \$250,000 for time and savings accounts (including NOW accounts) and \$250,000 for demand deposit accounts (interest-bearing and noninterest-bearing). In addition, if deposits are held in an institution outside of the state in which the government is located, insured amounts are further limited to a total of \$250,000 for the combined amount of all deposit accounts.

Bank accounts are also insured by the State Deposit Guarantee Fund in the amount of \$400,000. However, due to the nature of this fund, recovery of material principal losses may not be significant to individual municipalities. This coverage has not been considered in computing custodial credit risk.

The Securities Investor Protection Corporation (SIPC), created by the Securities Investor Protection Act of 1970, is an independent government-sponsored corporation (not an agency of the U.S. government).

SIPC membership provides account protection up to a maximum of \$500,000 per customer, of which \$100,000 may be in cash. \$500,000 of the Village's investments are covered by SIPC.

The Village maintains collateral agreements with its banks. At December 31, 2023, the banks had pledged various government securities in the amount of \$25,000,000 to secure the Village's deposits.

## Village of Germantown

### Notes to Financial Statements

December 31, 2023

The Village categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The valuation methods for recurring fair value measurements are as follows:

- Quoted market prices

| Investment Type                      | December 31, 2023 |                      |             |                      |
|--------------------------------------|-------------------|----------------------|-------------|----------------------|
|                                      | Level 1           | Level 2              | Level 3     | Total                |
| Certificates of deposit (negotiable) | \$ -              | \$ 4,082,621         | \$ -        | \$ 4,082,621         |
| U.S. agencies, implicitly guaranteed | -                 | 5,946,482            | -           | 5,946,482            |
| State & local bonds                  | -                 | 274,775              | -           | 274,775              |
| U.S. treasuries                      | -                 | 16,193,741           | -           | 16,193,741           |
| Total                                | <u>\$ -</u>       | <u>\$ 26,497,619</u> | <u>\$ -</u> | <u>\$ 26,497,619</u> |

### Custodial Credit Risk

#### Deposits

Custodial credit risk is the risk that in the event of a financial institution failure, the Village's deposits may not be returned to the Village.

The Village does not have any deposits exposed to custodial credit risk.

#### Investments

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Village will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party.

All investments that are subject to custodial credit risk have collateral held by the pledging financial institution.

### Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations.

As of December 31, 2023, the Village's investments were rated as follows:

| Investment Type                      | Standard & Poors | Moody's Investors Services |
|--------------------------------------|------------------|----------------------------|
| Certificates of deposit (negotiable) | AA+              | Aaa                        |
| U.S. agencies, implicitly guaranteed | AA+              | Aaa                        |
| State & local bonds                  | AA+, AA-         | Aa1                        |

The Village also held investments in the following external pool which is not rated:

Local Government Investment Pool



## Village of Germantown

Notes to Financial Statements  
December 31, 2023

### Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer.

At December 31, 2023, the Village's investment portfolio was concentrated as follows:

| <u>Issuer</u>           | <u>Investment Type</u>               | <u>Percentage of Portfolio</u> |
|-------------------------|--------------------------------------|--------------------------------|
| Federal Home Loan Banks | U.S. agencies, implicitly guaranteed | 10 %                           |

### Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the value of an investment.

As of December 31, 2023, the Village's investments were as follows:

| <u>Investment Type</u>               | <u>Fair Value</u>    | <u>Maturity (in Years)</u> |                     |
|--------------------------------------|----------------------|----------------------------|---------------------|
|                                      |                      | <u>Less Than 1 Year</u>    | <u>1-5 Years</u>    |
| Certificates of deposit (negotiable) | \$ 4,082,621         | \$ 4,082,621               | \$ -                |
| U.S. agencies, implicitly guaranteed | 5,946,482            | 1,362,089                  | 4,584,393           |
| State & local bonds                  | 274,775              | 274,775                    | -                   |
| US Treasuries                        | 16,193,741           | 16,193,741                 | -                   |
| Total                                | <u>\$ 26,497,619</u> | <u>\$ 21,913,226</u>       | <u>\$ 4,584,393</u> |

See Note 1 for further information on deposit and investment policies.

### Receivables

All of the receivables on the balance sheet are expected to be collected within one year, except for special assessments and delinquent taxes.

## Village of Germantown

### Notes to Financial Statements

December 31, 2023

Governmental funds report *unavailable* or *unearned revenue* in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Property taxes levied for the subsequent year are not earned and cannot be used to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of *unavailable revenue* and *unearned revenue* reported in the governmental funds were as follows:

|                                                           | <u>Unearned</u>      | <u>Unavailable</u> |
|-----------------------------------------------------------|----------------------|--------------------|
| Property taxes receivable for subsequent year             | \$ 19,544,764        | \$ -               |
| Payment in lieu of taxes receivable                       | -                    | 232,890            |
| Special assessments not yet due                           | -                    | 4,685              |
| Developer receivable not yet due                          | -                    | 48,856             |
| Accounts receivable due from developer                    | -                    | 40,923             |
| Grant received not yet earned                             | <u>1,340,205</u>     | <u>-</u>           |
| Total unearned/unavailable revenue for governmental funds | <u>\$ 20,884,969</u> | <u>\$ 327,354</u>  |
| Unearned revenue included in liabilities                  | \$ 1,340,205         |                    |
| Unearned revenue included in deferred inflows             | <u>19,544,764</u>    |                    |
| Total unearned revenue for governmental funds             | <u>\$ 20,884,969</u> |                    |

### Restricted Assets

The following represent the balances of the restricted assets:

#### Long-Term Debt Accounts

**Redemption** - Used to segregate resources accumulated for debt service payments over the next twelve months.

**Reserve** - Used to report resources set aside to make up potential future deficiencies in the redemption account.

**Depreciation** - Used to report resources set aside to fund plant renewals and replacement or make up potential future deficiencies in the redemption account.

#### Equipment Replacement Account

The sewer utility established an equipment replacement account to be used for significant mechanical equipment replacement as required by the Wisconsin Department of Natural Resources.

#### Impact Fee Account

The Village has received impact fees which must be spent in accordance with the local ordinance and state statutes. Any unspent funds must be refunded to the current property owner.

# Village of Germantown

## Notes to Financial Statements

December 31, 2023

Following is a list of restricted assets at December 31, 2023:

|                                     | <b>Restricted<br/>Assets</b> |
|-------------------------------------|------------------------------|
| Impact fee accounts                 | \$ 1,207,309                 |
| Accrued interest                    | 3,932                        |
| Sewer equipment replacement account | 345,296                      |
| Water redemption account            | 211,896                      |
| Water reserve account               | 414,000                      |
| Water depreciation account          | 50,590                       |
|                                     | <u>50,590</u>                |
| Total                               | <u><u>\$ 2,233,023</u></u>   |

## Capital Assets

Capital asset activity for the year ended December 31, 2023, was as follows:

|                                                                                                | <b>Beginning<br/>Balance</b> | <b>Additions</b>            | <b>Deletions</b>           | <b>Ending<br/>Balance</b>    |
|------------------------------------------------------------------------------------------------|------------------------------|-----------------------------|----------------------------|------------------------------|
| <b>Governmental Activities</b>                                                                 |                              |                             |                            |                              |
| Capital assets not being depreciated:                                                          |                              |                             |                            |                              |
| Land                                                                                           | \$ 15,629,920                | \$ -                        | \$ -                       | \$ 15,629,920                |
| Construction in progress                                                                       | 8,962,331                    | 25,768,498                  | 305,565                    | 34,425,264                   |
|                                                                                                | <u>24,592,251</u>            | <u>25,768,498</u>           | <u>305,565</u>             | <u>50,055,184</u>            |
| Total capital assets not being depreciated                                                     | 24,592,251                   | 25,768,498                  | 305,565                    | 50,055,184                   |
| Capital assets being depreciated:                                                              |                              |                             |                            |                              |
| Buildings and improvements                                                                     | 19,374,929                   | 153,895                     | -                          | 19,528,824                   |
| Machinery and equipment                                                                        | 13,894,915                   | 1,101,467                   | 264,693                    | 14,731,689                   |
| Roads                                                                                          | 62,280,958                   | 2,022,561                   | 1,123,476                  | 63,180,043                   |
| Storm sewers                                                                                   | 23,332,757                   | 208,347                     | -                          | 23,541,104                   |
| Street lighting                                                                                | 3,780,673                    | 303,532                     | -                          | 4,084,205                    |
| Bridges                                                                                        | 7,412,715                    | -                           | -                          | 7,412,715                    |
|                                                                                                | <u>130,076,947</u>           | <u>3,789,802</u>            | <u>1,388,169</u>           | <u>132,478,580</u>           |
| Total capital assets being depreciated                                                         | 130,076,947                  | 3,789,802                   | 1,388,169                  | 132,478,580                  |
| Total capital assets                                                                           | <u>154,669,198</u>           | <u>29,558,300</u>           | <u>1,693,734</u>           | <u>182,533,764</u>           |
| Less accumulated depreciation for:                                                             |                              |                             |                            |                              |
| Buildings and improvements                                                                     | (10,509,367)                 | (547,220)                   | -                          | (11,056,587)                 |
| Machinery and equipment                                                                        | (8,020,467)                  | (723,854)                   | 226,420                    | (8,517,901)                  |
| Roads                                                                                          | (21,677,842)                 | (1,293,018)                 | 454,660                    | (22,516,200)                 |
| Storm sewers                                                                                   | (13,537,774)                 | (468,739)                   | -                          | (14,006,513)                 |
| Street lighting                                                                                | (2,685,719)                  | (101,493)                   | -                          | (2,787,212)                  |
| Bridges                                                                                        | (3,721,455)                  | (144,956)                   | -                          | (3,866,411)                  |
|                                                                                                | <u>(60,152,624)</u>          | <u>(3,279,280)</u>          | <u>681,080</u>             | <u>(62,750,824)</u>          |
| Total accumulated depreciation                                                                 | (60,152,624)                 | (3,279,280)                 | 681,080                    | (62,750,824)                 |
| Net capital assets being depreciated                                                           | <u>69,924,323</u>            | <u>510,522</u>              | <u>707,089</u>             | <u>69,727,756</u>            |
| Total governmental activities capital assets, net as reported in the statement of net position | <u><u>\$ 94,516,574</u></u>  | <u><u>\$ 26,279,020</u></u> | <u><u>\$ 1,012,654</u></u> | <u><u>\$ 119,782,940</u></u> |

## Village of Germantown

### Notes to Financial Statements

December 31, 2023

Depreciation expense was charged to functions as follows:

#### Governmental Activities

|                                        |               |
|----------------------------------------|---------------|
| General government                     | \$ 78,601     |
| Public safety                          | 508,330       |
| Public works, including infrastructure | 2,286,662     |
| Leisure                                | 390,343       |
| Conservation and development           | <u>15,344</u> |

Total governmental activities depreciation expense \$ 3,279,280

|                                                                                                 | <b>Beginning<br/>Balance</b> | <b>Additions</b>    | <b>Deletions</b>    | <b>Ending<br/>Balance</b> |
|-------------------------------------------------------------------------------------------------|------------------------------|---------------------|---------------------|---------------------------|
| <b>Business-Type Activities</b>                                                                 |                              |                     |                     |                           |
| Capital assets not being depreciated:                                                           |                              |                     |                     |                           |
| Land                                                                                            | \$ 175,599                   | \$ -                | \$ -                | \$ 175,599                |
| Construction in progress                                                                        | <u>3,134,668</u>             | <u>2,006,062</u>    | <u>3,301,893</u>    | <u>1,838,837</u>          |
| Total capital assets not being depreciated                                                      | <u>3,310,267</u>             | <u>2,006,062</u>    | <u>3,301,893</u>    | <u>2,014,436</u>          |
| Capital assets being depreciated:                                                               |                              |                     |                     |                           |
| Buildings and improvements                                                                      | 5,764,862                    | 65,058              | -                   | 5,829,920                 |
| Machinery and equipment                                                                         | 7,624,434                    | 268,230             | 398,651             | 7,494,013                 |
| Water system                                                                                    | 45,790,016                   | 2,192,502           | 470,042             | 47,512,476                |
| Sewer system                                                                                    | <u>65,199,141</u>            | <u>3,278,566</u>    | <u>-</u>            | <u>68,477,707</u>         |
| Total capital assets being depreciated                                                          | <u>124,378,453</u>           | <u>5,804,356</u>    | <u>868,693</u>      | <u>129,314,116</u>        |
| Total capital assets                                                                            | <u>127,688,720</u>           | <u>7,810,418</u>    | <u>4,170,586</u>    | <u>131,328,552</u>        |
| Less accumulated depreciation for:                                                              |                              |                     |                     |                           |
| Buildings and improvements                                                                      | (1,792,953)                  | (163,391)           | -                   | (1,956,344)               |
| Machinery and equipment                                                                         | (4,865,611)                  | (395,361)           | 398,651             | (4,862,321)               |
| Water system                                                                                    | (13,011,509)                 | (843,855)           | 470,042             | (13,385,322)              |
| Sewer system                                                                                    | <u>(15,920,534)</u>          | <u>(769,849)</u>    | <u>-</u>            | <u>(16,690,383)</u>       |
| Total accumulated depreciation                                                                  | <u>(35,590,607)</u>          | <u>(2,172,456)</u>  | <u>868,693</u>      | <u>(36,894,370)</u>       |
| Net capital assets being depreciated                                                            | <u>88,787,846</u>            | <u>3,631,900</u>    | <u>-</u>            | <u>92,419,746</u>         |
| Business-type activities capital assets,<br>net as reported in the statement of net<br>position | <u>\$ 92,098,113</u>         | <u>\$ 5,637,962</u> | <u>\$ 3,301,893</u> | <u>\$ 94,434,182</u>      |

Depreciation expense was charged to functions as follows:

#### Business-Type Activities

|       |                |
|-------|----------------|
| Water | \$ 1,098,058   |
| Sewer | <u>964,499</u> |

Total business-type activities depreciation expense \$ 2,062,557

Additions to accumulated depreciation include depreciation expense as well as salvage on retired assets and joint metering and may not equal depreciation expense. Accumulated depreciation by asset on sewer utility assets is not available.

## Village of Germantown

### Notes to Financial Statements

December 31, 2023

#### Interfund Receivables/Payables, Advances and Transfers

##### Interfund Receivables/Payables

The following is a schedule of interfund receivables and payables including any overdrafts on pooled cash and investment accounts:

| Receivable Fund                                                            | Payable Fund                | Amount                |
|----------------------------------------------------------------------------|-----------------------------|-----------------------|
| General                                                                    | Nonmajor governmental funds | \$ 17,583             |
| Sewer utility                                                              | Water utility               | 10,000                |
| Sewer utility                                                              | General capital projects    | 10,000                |
| Total, fund financial statements                                           |                             | 37,583                |
| Less fund eliminations                                                     |                             | (27,583)              |
| Less interfund receivables created with internal service fund eliminations |                             | (91,785)              |
| Less government-wide eliminations                                          |                             | (20,000)              |
| Less interfund advances                                                    |                             | <u>(1,195,000)</u>    |
| Total internal balances, government-wide statement of net position         |                             | <u>\$ (1,296,785)</u> |

All amounts are due within one year.

Interfund balances resulted from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system and (3) payments between funds are made.

##### Advances

The water utility is advancing funds to TID No. 6 capital projects fund and TID No. 7 capital projects fund. The amount advanced is equal to the TID No. 6 and TID No. 7 related debt issued during 2022. The repayment schedule of the advances is included in the repayment schedule of the 2022 Water Revenue Bonds.

The capital project fund is advancing funds to TID No. 8 capital projects fund and TID No. 9 capital projects fund. The amount advanced is equal to the deficit within the funds. There is no repayment schedule.

The following is a schedule of interfund advances:

| Receivable Fund                                                      | Payable Fund                | Amount              | Amount Not Due Within One Year |
|----------------------------------------------------------------------|-----------------------------|---------------------|--------------------------------|
| Capital projects                                                     | TID No. 8 capital projects  | \$ 2,737,701        | \$ 2,737,701                   |
| Capital projects                                                     | Nonmajor governmental funds | 715,450             | 715,450                        |
| Water utility                                                        | Nonmajor governmental funds | 1,195,000           | 1,165,000                      |
| Total, fund financial statements                                     |                             | 4,648,151           |                                |
| Less fund eliminations                                               |                             | <u>(3,453,151)</u>  |                                |
| Total, interfund advances, government-wide statement of net position |                             | <u>\$ 1,195,000</u> |                                |

## Village of Germantown

Notes to Financial Statements  
December 31, 2023

The principal purpose of this advance is to prepay principal on debt.

| <u>Years</u> | <u>TID No. 6</u>  |                   | <u>TID No. 7</u>  |                   |
|--------------|-------------------|-------------------|-------------------|-------------------|
|              | <u>Principal</u>  | <u>Interest</u>   | <u>Principal</u>  | <u>Interest</u>   |
| 2024         | \$ 30,000         | \$ 18,775         | \$ -              | \$ 24,069         |
| 2025         | 40,000            | 17,375            | 30,000            | 23,469            |
| 2026         | 40,000            | 15,775            | 55,000            | 21,769            |
| 2027         | 40,000            | 14,175            | 60,000            | 19,469            |
| 2028         | 45,000            | 12,475            | 60,000            | 17,069            |
| 2029-2033    | 235,000           | 36,944            | 320,000           | 51,084            |
| 2034-2035    | <u>100,000</u>    | <u>3,469</u>      | <u>140,000</u>    | <u>4,856</u>      |
| Total        | <u>\$ 530,000</u> | <u>\$ 118,988</u> | <u>\$ 665,000</u> | <u>\$ 161,785</u> |

### Transfers

The following is a schedule of interfund transfers:

| <u>Fund Transferred To</u>                               | <u>Fund Transferred From</u> | <u>Amount</u>      | <u>Principal Purpose</u>           |
|----------------------------------------------------------|------------------------------|--------------------|------------------------------------|
| General                                                  | Water utility                | \$ 622,473         | Payment in lieu of taxes           |
| Capital projects                                         | General                      | 1,988,841          | Reserves to cover capital projects |
| Debt service                                             | TID No. 8 capital projects   | 955,763            | Debt service                       |
| Debt service                                             | Nonmajor governmental        | <u>825,872</u>     | Debt service                       |
| Total, fund financial statements                         |                              | 4,392,949          |                                    |
| Less fund eliminations                                   |                              | <u>(3,770,476)</u> |                                    |
| Total transfers, government-wide statement of activities |                              | <u>\$ 622,473</u>  |                                    |

Generally, transfers are used to (1) move revenues from the fund that collects them to the fund that the budget requires to expend them, (2) move receipts restricted to debt service from the funds collecting the receipts to the debt service fund and (3) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

## Village of Germantown

### Notes to Financial Statements

December 31, 2023

#### Long-Term Obligations

Long-term obligations activity for the year ended December 31, 2023, was as follows:

|                                                           | <u>Beginning<br/>Balance</u> | <u>Increases</u> | <u>Decreases</u>    | <u>Ending<br/>Balance</u> | <u>Amounts Due<br/>Within One<br/>Year</u> |
|-----------------------------------------------------------|------------------------------|------------------|---------------------|---------------------------|--------------------------------------------|
| <b>Governmental Activities</b>                            |                              |                  |                     |                           |                                            |
| Bonds and notes payable:                                  |                              |                  |                     |                           |                                            |
| General obligation debt                                   | \$ 76,795,000                | \$ -             | \$ 4,110,000        | \$ 72,685,000             | \$ 4,275,000                               |
| Premiums                                                  | <u>2,801,397</u>             | <u>-</u>         | <u>245,680</u>      | <u>2,555,717</u>          | <u>-</u>                                   |
| Total bonds and notes payable                             | <u>79,596,397</u>            | <u>-</u>         | <u>4,355,680</u>    | <u>75,240,717</u>         | <u>4,275,000</u>                           |
| Other liabilities:                                        |                              |                  |                     |                           |                                            |
| Vested compensated absences                               | <u>1,156,252</u>             | <u>80,705</u>    | <u>165,888</u>      | <u>1,071,069</u>          | <u>175,716</u>                             |
| Total other liabilities                                   | <u>1,156,252</u>             | <u>80,705</u>    | <u>165,888</u>      | <u>1,071,069</u>          | <u>175,716</u>                             |
| Total governmental activities long-term liabilities       | <u>\$ 80,752,649</u>         | <u>\$ 80,705</u> | <u>\$ 4,521,568</u> | <u>\$ 76,311,786</u>      | <u>\$ 4,450,716</u>                        |
| <b>Business-Type Activities</b>                           |                              |                  |                     |                           |                                            |
| Bonds and notes payable:                                  |                              |                  |                     |                           |                                            |
| General obligation debt                                   | \$ 11,915,000                | \$ -             | \$ 775,000          | \$ 11,140,000             | \$ 485,000                                 |
| Revenue debt from direct borrowings and direct placements | <u>331,810</u>               | <u>-</u>         | <u>43,743</u>       | <u>288,067</u>            | <u>44,908</u>                              |
| Revenue bonds                                             | <u>4,140,000</u>             | <u>-</u>         | <u>200,000</u>      | <u>3,940,000</u>          | <u>235,000</u>                             |
| Premiums                                                  | <u>652,252</u>               | <u>-</u>         | <u>37,243</u>       | <u>615,009</u>            | <u>-</u>                                   |
| Total bonds and notes payable                             | <u>17,039,062</u>            | <u>-</u>         | <u>1,055,986</u>    | <u>15,983,076</u>         | <u>764,908</u>                             |
| Other liabilities:                                        |                              |                  |                     |                           |                                            |
| Vested compensated absences                               | <u>129,326</u>               | <u>23,661</u>    | <u>22,136</u>       | <u>130,851</u>            | <u>21,161</u>                              |
| Total other liabilities                                   | <u>129,326</u>               | <u>23,661</u>    | <u>22,136</u>       | <u>130,851</u>            | <u>21,161</u>                              |
| Total business-type activities long-term liabilities      | <u>\$ 17,168,388</u>         | <u>\$ 23,661</u> | <u>\$ 1,078,122</u> | <u>\$ 16,113,927</u>      | <u>\$ 786,069</u>                          |

In accordance with Wisconsin Statutes, total general obligation indebtedness of the Village may not exceed 5% of the equalized value of taxable property within the Village's jurisdiction. The debt limit as of December 31, 2023, was \$196,459,470. Total general obligation debt outstanding at year end was \$83,825,000.

# Village of Germantown

Notes to Financial Statements

December 31, 2023

## General Obligation Debt

All general obligation debt payable is backed by the full faith and credit of the Village. Debt in the governmental funds will be retired by future property tax levies or tax increments accumulated by the debt service fund. Business-type activities debt is payable by revenues from user fees of those funds or if the revenues are not sufficient, by future tax levies.

| <b>Governmental Activities</b>                         |                      |                       |                       |                              |    | <b>Balance</b>              |
|--------------------------------------------------------|----------------------|-----------------------|-----------------------|------------------------------|----|-----------------------------|
| <b>General Obligation Debt</b>                         | <b>Date of Issue</b> | <b>Final Maturity</b> | <b>Interest Rates</b> | <b>Original Indebtedness</b> |    | <b>December 31, 2023</b>    |
| GO Community Development Bonds, TID No. 6              | 10/01/2014           | 2034                  | 3.00-4.00%            | \$ 5,405,000                 | \$ | 4,545,000                   |
| GO Promissory note                                     | 05/14/2014           | 2024                  | 2.00-3.00             | 2,645,000                    |    | 300,000                     |
| GO Promissory Note                                     | 03/24/2015           | 2025                  | 2.00                  | 2,655,000                    |    | 535,000                     |
| GO Promissory Note                                     | 05/11/2016           | 2026                  | 2.00                  | 2,670,000                    |    | 795,000                     |
| GO Promissory Note                                     | 03/29/2017           | 2027                  | 2.00-2.55             | 2,805,000                    |    | 1,120,000                   |
| GO Promissory Note                                     | 04/05/2018           | 2028                  | 2.4855                | 2,795,000                    |    | 1,400,000                   |
| GO Community Development Bonds, TID No. 7              | 06/06/2018           | 2033                  | 3.0764                | 2,480,000                    |    | 2,120,000                   |
| GO Community Development Bonds, TID No. 8              | 02/05/2019           | 2038                  | 3.00-5.00             | 6,725,000                    |    | 6,425,000                   |
| Taxable GO Community Development Bonds, TID No. 8      | 02/05/2019           | 2029                  | 3.00-3.30             | 1,710,000                    |    | 1,400,000                   |
| GO Promissory Note                                     | 05/02/2019           | 2029                  | 3.00-4.00             | 3,040,000                    |    | 2,010,000                   |
| GO Corporate Purpose Bond, TID No. 8                   | 12/11/2019           | 2039                  | 2.25-4.00             | 7,850,000                    |    | 7,425,000                   |
| GO Promissory Note                                     | 04/23/2020           | 2030                  | 2.00-4.00             | 3,875,000                    |    | 2,835,000                   |
| GO Promissory Note                                     | 06/30/2021           | 2031                  | 1.00-3.00             | 3,165,000                    |    | 2,555,000                   |
| GO Promissory Note                                     | 05/18/2022           | 2032                  | 3.00-4.00             | 4,320,000                    |    | 4,070,000                   |
| Taxable GO Promissory Notes                            | 05/18/2022           | 2032                  | 3.25-3.35             | 2,550,000                    |    | 2,550,000                   |
| GO Corporate Purpose Bond                              | 12/01/2022           | 2042                  | 4.00-5.00             | 33,050,000                   |    | <u>32,600,000</u>           |
| Total governmental activities, general obligation debt |                      |                       |                       |                              |    | <u><u>\$ 72,685,000</u></u> |

| <b>Business-Type Activities</b>                         |                      |                       |                       |                              |    | <b>Balance</b>              |
|---------------------------------------------------------|----------------------|-----------------------|-----------------------|------------------------------|----|-----------------------------|
| <b>General Obligation Debt</b>                          | <b>Date of Issue</b> | <b>Final Maturity</b> | <b>Interest Rates</b> | <b>Original Indebtedness</b> |    | <b>December 31, 2023</b>    |
| GO Corporate Purpose Bond                               | 12/11/2019           | 2039                  | 2.25-4.00%            | \$ 3,005,000                 | \$ | 2,470,000                   |
| GO Corporate Purpose Bond                               | 12/01/2022           | 2042                  | 4.00-5.00             | 9,330,000                    |    | <u>8,670,000</u>            |
| Total business-type activities, general obligation debt |                      |                       |                       |                              |    | <u><u>\$ 11,140,000</u></u> |



# Village of Germantown

## Notes to Financial Statements

December 31, 2023

Debt service requirements to maturity are as follows:

| Years     | Governmental Activities<br>General Obligation Debt |                      | Business-Type Activities<br>General Obligation Debt |                     |
|-----------|----------------------------------------------------|----------------------|-----------------------------------------------------|---------------------|
|           | Principal                                          | Interest             | Principal                                           | Interest            |
| 2024      | \$ 4,275,000                                       | \$ 2,585,292         | \$ 485,000                                          | \$ 447,356          |
| 2025      | 4,655,000                                          | 2,420,832            | 425,000                                             | 425,831             |
| 2026      | 4,355,000                                          | 2,258,078            | 445,000                                             | 405,356             |
| 2027      | 4,310,000                                          | 2,109,677            | 465,000                                             | 383,931             |
| 2028      | 4,235,000                                          | 1,966,516            | 485,000                                             | 362,256             |
| 2029-2033 | 22,310,000                                         | 7,498,061            | 2,790,000                                           | 1,467,003           |
| 2034-2038 | 17,095,000                                         | 3,848,488            | 3,420,000                                           | 835,963             |
| 2039-2042 | 11,450,000                                         | 912,518              | 2,625,000                                           | 202,545             |
| Total     | <u>\$ 72,685,000</u>                               | <u>\$ 23,599,462</u> | <u>\$ 11,140,000</u>                                | <u>\$ 4,530,241</u> |

### Revenue Debt

Business-type activities revenue bonds are payable only from revenues derived from the operation of the water utility system.

The Village has pledged future water revenues to repay revenue bonds issued in 2009 and 2022. Proceeds from the bonds provided financing for the construction of water plant. The bonds are payable solely from water revenues and are payable through 2035. Annual principal and interest payments on the bonds are expected to require 9.76% of gross revenues. The total principal and interest remaining to be paid on the bonds is \$5,133,172. Principal and interest paid for the current year and total customer gross revenues were \$468,923 and \$4,383,919, respectively.

Revenue debt payable at December 31, 2023, consists of the following:

### Business-Type Activities Revenue Debt

|                                                             | Date of<br>Issue | Final<br>Maturity | Interest<br>Rates | Original<br>Indebtedness | Balance<br>December 31,<br>2023 |     |
|-------------------------------------------------------------|------------------|-------------------|-------------------|--------------------------|---------------------------------|-----|
| <b>Water Utility</b>                                        |                  |                   |                   |                          |                                 |     |
| Direct borrowing/direct placement, Safe Drinking Water Loan | 11/12/2009       | 05/01/2029        | 2.67%             | \$ 773,293               | \$ 288,067                      | (2) |
| Water system revenue bonds                                  | 05/18/2022       | 05/01/2035        | 3.00-4.00         | 4,140,000                | <u>3,940,000</u>                |     |

(2) - The utility was authorized to issue \$971,470 of water system Safe Drinking Water Loan revenue bonds. The original amount reported above has been issued as of December 31, 2023. The repayment schedule is for the amount issued.

Total business-type activities, revenue debt \$ 4,228,067

## Village of Germantown

Notes to Financial Statements  
December 31, 2023

Debt service requirements to maturity are as follows:

| <u>Years</u> | <b>Business-Type Activities<br/>Revenue Debt</b> |                   |
|--------------|--------------------------------------------------|-------------------|
|              | <u>Principal</u>                                 | <u>Interest</u>   |
| 2024         | \$ 235,000                                       | \$ 139,363        |
| 2025         | 300,000                                          | 128,663           |
| 2026         | 300,000                                          | 116,663           |
| 2027         | 310,000                                          | 104,463           |
| 2028         | 320,000                                          | 91,863            |
| 2029-2033    | 1,720,000                                        | 274,166           |
| 2034-2035    | <u>755,000</u>                                   | <u>26,275</u>     |
| Total        | <u>\$ 3,940,000</u>                              | <u>\$ 881,456</u> |

| <u>Years</u> | <b>Business-Type Activities<br/>Revenue Debt From Direct<br/>Borrowings and Direct<br/>Placements</b> |                  |
|--------------|-------------------------------------------------------------------------------------------------------|------------------|
|              | <u>Principal</u>                                                                                      | <u>Interest</u>  |
| 2024         | \$ 44,908                                                                                             | \$ 7,087         |
| 2025         | 46,106                                                                                                | 5,873            |
| 2026         | 47,336                                                                                                | 4,626            |
| 2027         | 48,599                                                                                                | 3,346            |
| 2028         | 49,895                                                                                                | 2,032            |
| 2029         | <u>51,223</u>                                                                                         | <u>683</u>       |
| Total        | <u>\$ 288,067</u>                                                                                     | <u>\$ 23,647</u> |

## Village of Germantown

Notes to Financial Statements  
December 31, 2023

### Lease Disclosures

#### Lessor - Lease Receivables

| <b>Governmental Activities</b>                |                              |                           |                       | <b>Receivable<br/>Balance<br/>December 31,<br/>2023</b> |
|-----------------------------------------------|------------------------------|---------------------------|-----------------------|---------------------------------------------------------|
| <b>Lease Receivables Description</b>          | <b>Date of<br/>Inception</b> | <b>Final<br/>Maturity</b> | <b>Interest Rates</b> |                                                         |
| General Fund - Ground and<br>Structure Leases | 2002-2012                    | 2027-2037                 | 3.37%                 | \$ 1,214,007                                            |
| Total governmental activities                 |                              |                           |                       | <u>\$ 1,214,007</u>                                     |
| <b>Business-Type Activities</b>               |                              |                           |                       | <b>Receivable<br/>Balance<br/>December 31,<br/>2023</b> |
| <b>Lease Receivables Description</b>          | <b>Date of<br/>Inception</b> | <b>Final<br/>Maturity</b> | <b>Interest Rates</b> |                                                         |
| Water Utility - Tower Lease                   | 2004                         | 2029                      | 3.37%                 | \$ 173,709                                              |
| Total business-type activities                |                              |                           |                       | <u>\$ 173,709</u>                                       |

The General Fund recognized \$105,842 of lease revenue and \$50,119 of interest revenue during the fiscal year.

The Water Utility recognized \$24,489 of lease revenue and \$6,461 of interest revenue during the fiscal year.

### Net Position/Fund Balances

Net position reported on the government-wide statement of net position at December 31, 2023, includes the following:

#### Governmental Activities

Net investment in capital assets:

|                                                       |                    |
|-------------------------------------------------------|--------------------|
| Land                                                  | \$ 15,629,920      |
| Construction in progress                              | 34,425,264         |
| Other capital assets, net of accumulated depreciation | 69,727,756         |
| Less long-term debt outstanding                       | (72,685,000)       |
| Plus unspent capital related debt proceeds            | 5,700,772          |
| Plus noncapital debt proceeds                         | 4,545,000          |
| Less unamortized debt premium                         | <u>(2,555,717)</u> |

Total net investment in capital assets \$ 54,787,995

# Village of Germantown

## Notes to Financial Statements

December 31, 2023

### Governmental Funds

Governmental fund balances reported on the fund financial statements at December 31, 2023, include the following:

|                             | General Fund        | Debt Service      | Capital Projects Fund | TIF No. 8 Capital Projects Fund | Nonmajor Funds    | Total                |
|-----------------------------|---------------------|-------------------|-----------------------|---------------------------------|-------------------|----------------------|
| <b>Fund Balances</b>        |                     |                   |                       |                                 |                   |                      |
| <b>Nonspendable:</b>        |                     |                   |                       |                                 |                   |                      |
| Prepaid items               | \$ 195,044          | \$ -              | \$ -                  | \$ -                            | \$ -              | \$ 195,044           |
| Noncurrent receivables      | 82,190              | -                 | -                     | -                               | -                 | 82,190               |
| Advances                    | -                   | -                 | 3,453,151             | -                               | -                 | 3,453,151            |
| Subtotal                    | <u>277,234</u>      | <u>-</u>          | <u>3,453,151</u>      | <u>-</u>                        | <u>-</u>          | <u>3,730,385</u>     |
| <b>Restricted for:</b>      |                     |                   |                       |                                 |                   |                      |
| Debt service                | -                   | 286,160           | -                     | -                               | -                 | 286,160              |
| Capital projects            | -                   | -                 | 3,020,763             | -                               | -                 | 3,020,763            |
| TID projects                | -                   | -                 | -                     | -                               | 368,720           | 368,720              |
| Police projects             | -                   | -                 | -                     | -                               | 171,271           | 171,271              |
| Fire projects               | -                   | -                 | -                     | -                               | 165,783           | 165,783              |
| Library projects            | -                   | -                 | -                     | -                               | 73,125            | 73,125               |
| Parks                       | -                   | -                 | -                     | -                               | 231,258           | 231,258              |
| Library                     | -                   | -                 | -                     | -                               | 111,760           | 111,760              |
| Subtotal                    | <u>-</u>            | <u>286,160</u>    | <u>3,020,763</u>      | <u>-</u>                        | <u>1,121,917</u>  | <u>4,428,840</u>     |
| <b>Committed to:</b>        |                     |                   |                       |                                 |                   |                      |
| Senior van replacement      | -                   | -                 | -                     | -                               | 39,099            | 39,099               |
| Police                      | -                   | -                 | -                     | -                               | 8,541             | 8,541                |
| Fire explorer program       | -                   | -                 | -                     | -                               | 1,899             | 1,899                |
| Subtotal                    | <u>-</u>            | <u>-</u>          | <u>-</u>              | <u>-</u>                        | <u>49,539</u>     | <u>49,539</u>        |
| <b>Assigned to:</b>         |                     |                   |                       |                                 |                   |                      |
| Capital projects            | -                   | -                 | 3,224,952             | -                               | -                 | 3,224,952            |
| Payment in lieu of tax      | 622,473             | -                 | -                     | -                               | -                 | 622,473              |
| Tourism                     | 148,376             | -                 | -                     | -                               | -                 | 148,376              |
| Subsequent year budget      | <u>255,000</u>      | <u>-</u>          | <u>-</u>              | <u>-</u>                        | <u>-</u>          | <u>255,000</u>       |
| Subtotal                    | <u>1,025,849</u>    | <u>-</u>          | <u>3,224,952</u>      | <u>-</u>                        | <u>-</u>          | <u>4,250,801</u>     |
| <b>Unassigned (Deficit)</b> | <u>5,076,276</u>    | <u>-</u>          | <u>-</u>              | <u>(3,201,885)</u>              | <u>(855,977)</u>  | <u>1,018,414</u>     |
| Total fund balances         | <u>\$ 6,379,359</u> | <u>\$ 286,160</u> | <u>\$ 9,698,866</u>   | <u>\$ (3,201,885)</u>           | <u>\$ 315,479</u> | <u>\$ 13,477,979</u> |

### Business-Type Activities

Net investment in capital assets:

|                                                       |                  |
|-------------------------------------------------------|------------------|
| Land                                                  | \$ 175,599       |
| Construction in progress                              | 1,838,837        |
| Other capital assets, net of accumulated depreciation | 92,419,746       |
| Less long-term debt outstanding                       | (15,368,067)     |
| Plus unspent capital related debt proceeds            | 12,519,896       |
| Less unamortized debt premium                         | <u>(615,009)</u> |

Total net investment in capital assets \$ 90,971,002

#### 4. Other Information

##### Employees' Retirement System

###### Plan Description

The WRS is a cost-sharing multiple-employer defined benefit pension plan. WRS benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. Benefit terms may only be modified by the legislature. The retirement system is administered by the Wisconsin Department of Employee Trust Funds (ETF). The system provides coverage to all eligible State of Wisconsin, local government and other public employees. All employees, initially employed by a participating WRS employer on or after July 1, 2011, expected to work at least 1,200 hours a year (880 hours for teachers and school district educational support employees) and expected to be employed for at least one year from employee's date of hire are eligible to participate in the WRS.

ETF issues a standalone Annual Comprehensive Financial Report (ACFR), which can be found at <https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements>.

Additionally, ETF issued a standalone Wisconsin Retirement System Financial Report, which can also be found using the link above.

###### Vesting

For employees beginning participation on or after January 1, 1990, and no longer actively employed on or after April 24, 1998, creditable service in each of five years is required for eligibility for a retirement annuity. Participants employed prior to 1990 and on or after April 24, 1998, and prior to July 1, 2011, are immediately vested. Participants who initially became WRS eligible on or after July 1, 2011, must have five years of creditable service to be vested.

###### Benefits Provided

Employees who retire at or after age 65 (54 for protective occupation employees, 62 for elected officials and executive service retirement participants, if hired on or before 12/31/2016) are entitled to retirement benefit based on a formula factor, their average earnings and creditable service.

Final average earnings is the average of the participant's three highest annual earnings period. Creditable service includes current service and prior service for which a participant received earnings and made contributions as required. Creditable service also includes creditable military service. The retirement benefit will be calculated as a money purchase benefit based on the employee's contributions plus matching employer's contributions, with interest, if that benefit is higher than the formula benefit.

Vested participants may retire at age 55 (50 for protective occupations) and receive an actuarially reduced benefit. Participants terminating covered employment prior to eligibility for an annuity may either receive employee-required contributions plus interest as a separation benefit or leave contributions on deposit and defer application until eligible to receive a retirement benefit.

The WRS also provides death and disability benefits for employees.

**Postretirement Adjustments**

The Employee Trust Funds Board may periodically adjust annuity payments from the retirement system based on annual investment performance in accordance with s. 40.27, Wis. Stat. An increase (or decrease) in annuity payments may result when investment gains (losses), together with other actuarial experience factors, create a surplus (shortfall) in the reserves, as determined by the system's consulting actuary. Annuity increases are not based on cost of living or other similar factors. For Core annuities, decreases may be applied only to previously granted increases. By law, Core annuities cannot be reduced to an amount below the original, guaranteed amount (the floor) set at retirement. The Core and Variable annuity adjustments granted during recent years are as follows:

| <b>Year</b> | <b>Core Fund<br/>Adjustment %</b> | <b>Variable Fund<br/>Adjustment %</b> |
|-------------|-----------------------------------|---------------------------------------|
| 2013        | (9.6)                             | 9.0                                   |
| 2014        | 4.7                               | 25.0                                  |
| 2015        | 2.9                               | 2.0                                   |
| 2016        | 0.5                               | (5.0)                                 |
| 2017        | 2.0                               | 4.0                                   |
| 2018        | 2.4                               | 17.0                                  |
| 2019        | 0.0                               | (10.0)                                |
| 2020        | 1.7                               | 21.0                                  |
| 2021        | 5.1                               | 13.0                                  |
| 2022        | 7.4                               | 15.0                                  |

**Contributions**

Required contributions are determined by an annual actuarial valuation in accordance with Chapter 40 of the Wisconsin Statutes. The employee required contribution is one-half of the actuarially determined contribution rate for General category employees, including Teachers, Executives and Elected Officials. Starting on January 1, 2016, the Executives and Elected Officials category was merged into the General Employee category. Required contributions for protective employees are the same rate as general employees. Employers are required to contribute the remainder of the actuarially determined contribution rate. The employer may not pay the employee required contribution unless provided for by an existing collective bargaining agreement.

During the reporting period, the WRS recognized \$839,450 in contributions from the Village.

Contribution rates for the plan year reported as of December 31, 2023 are:

| <b>Employee Category</b>                 | <b>Employee</b> | <b>Employer</b> |
|------------------------------------------|-----------------|-----------------|
| General (Executives & Elected Officials) | 6.50 %          | 6.50 %          |
| Protective with Social Security          | 6.50            | 12.00           |
| Protective without Social Security       | 6.50            | 16.40           |

**Pension Liability, Pension Expense (Revenue), Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

At December 31, 2023, the Village reported a liability of \$3,590,960 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2021 rolled forward to December 31, 2022. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Village's proportion of the net pension liability was based on the Village's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2022, the Village's proportion was 0.06778334%, which was an increase of 0.00225509% from its proportion measured as of December 31, 2021.

For the year ended December 31, 2023, the Village recognized pension expense (revenue) of \$1,623,217.

At December 31, 2023, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

|                                                                                                               | <b>Deferred<br/>Outflows of<br/>Resources</b> | <b>Deferred<br/>Inflows of<br/>Resources</b> |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------|
| Differences between projected and actual experience                                                           | \$ 5,719,287                                  | \$ 7,513,859                                 |
| Changes in assumptions                                                                                        | 706,131                                       | -                                            |
| Net differences between projected and actual earnings on pension plan investments                             | 6,100,212                                     | -                                            |
| Changes in proportion and differences between employer contributions and proportionate share of contributions | 13,903                                        | 44,024                                       |
| Employer contributions subsequent to the measurement date                                                     | <u>800,182</u>                                | <u>-</u>                                     |
| Total                                                                                                         | <u>\$ 13,339,715</u>                          | <u>\$ 7,557,883</u>                          |

\$800,182 reported as deferred outflows of resources related to pension resulting from the WRS Employer's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (asset) in the year ended December 31, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

| <b>Years Ending<br/>December 31:</b> | <b>Deferred<br/>Outflows of<br/>Resources and<br/>Deferred Inflows<br/>of Resources<br/>(Net)</b> |
|--------------------------------------|---------------------------------------------------------------------------------------------------|
| 2024                                 | \$ 204,189                                                                                        |
| 2025                                 | 1,027,118                                                                                         |
| 2026                                 | 1,052,306                                                                                         |
| 2027                                 | 2,698,037                                                                                         |

**Actuarial Assumptions**

The total pension liability in the December 31, 2022 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

|                                                    |                                                                    |
|----------------------------------------------------|--------------------------------------------------------------------|
| Actuarial Valuation Date:                          | December 31, 2021                                                  |
| Measurement Date of Net Pension Liability (Asset): | December 31, 2022                                                  |
| Experience Study:                                  | January 1, 2018 - December 31, 2020<br>Published November 19, 2021 |
| Actuarial Cost Method:                             | Entry Age Normal                                                   |
| Asset Valuation Method:                            | Fair Value                                                         |
| Long-Term Expected Rate of Return:                 | 6.8%                                                               |
| Discount Rate:                                     | 6.8%                                                               |
| Salary Increases:                                  |                                                                    |
| Wage Inflation                                     | 3.0%                                                               |
| Seniority/Merit                                    | 0.1% - 5.6%                                                        |
| Mortality:                                         | 2020 WRS Experience Mortality Table                                |
| Postretirement Adjustments*:                       | 1.7%                                                               |

*\* No postretirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience and other factors. 1.7% is the assumed annual adjustment based on the investment return assumption and the postretirement discount rate.*

Actuarial assumptions are based upon an experience study conducted in 2021 that covered a three-year period from January 1, 2018 to December 31, 2020. The Total Pension Liability for December 31, 2022 is based upon a roll-forward of the liability calculated from the December 31, 2021 actuarial valuation.



**Long-Term Expected Return on Plan Assets**

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

| <b>Asset Allocation Targets and Expected Returns* as of December 31, 2022</b> |                           |                                                    |                                                   |
|-------------------------------------------------------------------------------|---------------------------|----------------------------------------------------|---------------------------------------------------|
| <b>Core Fund Asset Class</b>                                                  | <b>Asset Allocation %</b> | <b>Long-Term Expected Nominal Rate of Return %</b> | <b>Long-Term Expected Real Rate of Return %**</b> |
| Public Equity                                                                 | 48                        | 7.6                                                | 5                                                 |
| Public Fixed Income                                                           | 25                        | 5.3                                                | 2.7                                               |
| Inflation Sensitive                                                           | 19                        | 3.6                                                | 1.1                                               |
| Real Estate                                                                   | 8                         | 5.2                                                | 2.6                                               |
| Private Equity/Debt                                                           | 15                        | 9.6                                                | 6.9                                               |
| Total Core Fund***                                                            | 115                       | 7.4                                                | 4.8                                               |
| <b>Variable Fund Asset</b>                                                    |                           |                                                    |                                                   |
| U.S. Equities                                                                 | 70                        | 7.2                                                | 4.6                                               |
| International Equities                                                        | 30                        | 8.1                                                | 5.5                                               |
| Total Variable Fund                                                           | 100                       | 7.7                                                | 5.1                                               |

\* Asset Allocations are managed within established ranges; target percentages may differ from actual monthly allocations

\*\* New England Pension Consultants' Long-Term U.S. CPI (Inflation) Forecast: 2.5%

\*\*\* The investment policy used for the Core Fund involves reducing equity exposure by leveraging lower-volatility assets, such as fixed income securities. This results in an asset allocation beyond 100%. Currently, an asset allocation target of 15% policy leverage is used subject to an allowable range of up to 20%.

### Single Discount Rate

A single discount rate of 6.8% was used to measure the total pension liability for the current and prior year. This discount rate is based on the expected rate of return on pension plan investments of 6.8% and a municipal bond rate of 4.05% (Source: Fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year Municipal GO AA Index" as of December 31, 2022. In describing this index, Fidelity notes that the Municipal Curves are constructed using option-adjusted analytics of a diverse population of over 10,000 tax-exempt securities.). Because of the unique structure of WRS, the 6.8% expected rate of return implies that a dividend of approximately 1.7% will always be paid. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the investment rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

### Sensitivity of the Village's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the Village's proportionate share of the net pension liability (asset) calculated using the discount rate of 6.80%, as well as what the Village's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (5.80%) or 1-percentage-point higher (7.80%) than the current rate:

|                                                                    | 1% Decrease<br>to Discount<br>Rate (5.8%) | Current<br>Discount Rate<br>(6.8%) | 1% Increase to<br>Discount Rate<br>(7.8%) |
|--------------------------------------------------------------------|-------------------------------------------|------------------------------------|-------------------------------------------|
| Village's proportionate share of the net pension liability (asset) | \$ 11,918,281                             | \$ 3,590,960                       | \$ (2,137,521)                            |

### Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in separately issued financial statements available at <https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements>.

At December 31, 2023, the Village reported a payable to the pension plan which represents contractually required contributions outstanding as of the end of the year.

### Risk Management

The Village is exposed to various risks of loss related to torts; theft of, damage to or destruction of assets; errors and omissions; workers compensation; and health care of its employees. The Village purchases commercial insurance to provide coverage for losses from torts; theft of, damage to or destruction of assets; errors and omission; and workers compensation. However, other risks, such as health and dental care of its employees are accounted for and financed by the Village in the health insurance and dental insurance internal service funds.

## Village of Germantown

### Notes to Financial Statements

December 31, 2023

#### Self Insurance

For health claims, the uninsured risk of loss is \$45,000 per incident and \$2,000,000 in the aggregate for a policy year. The Village has purchased commercial insurance for claims in excess of those amounts. Settled claims have not exceeded the commercial coverage in any of the past three years.

All funds of the Village participate in the risk management program. Accounts payable in the internal service funds are based on estimates of the amounts necessary to pay prior and current year claims. That reserve was \$842,119 at year-end and is reported in unrestricted net position of the internal service funds.

A liability for a claim is established if information indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss is reasonably estimable. Liabilities include an amount for claims that have been incurred but not reported. The Village does not allocate overhead costs or other nonincremental costs to the claims liability.

#### Claims Liability

|                                              | <u>Prior Year</u>  | <u>Current Year</u> |
|----------------------------------------------|--------------------|---------------------|
| Unpaid Claims, Beginning                     | \$ 80,609          | \$ 94,327           |
| Current year claims and changes in estimates | 1,183,470          | 1,138,938           |
| Claim payments                               | <u>(1,169,752)</u> | <u>(1,188,850)</u>  |
| Unpaid Claims, Ending                        | <u>\$ 94,327</u>   | <u>\$ 44,415</u>    |

#### Commitments and Contingencies

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments are only reported in governmental funds if it has matured. Claims and judgments are recorded in the government-wide statements and proprietary funds as expenses when the related liabilities are incurred.

The Village has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to requests for reimbursements to the grantor agency for expenditures disallowed under terms of the grants. Management believes such disallowances, if any, would be immaterial.

The Village has active construction projects as of December 31, 2023. Work that has been completed on these projects but not yet paid for (including contract retainages) is reflected as accounts payable and expenditures.

In 2023, the Village issued a municipal revenue obligation as part of a development agreement. The amount of the obligation was \$1,000,000, and is payable to the developer solely from tax increments collected from a specific portion of the development in TIF No. 8.

Payments are scheduled through the year 2033, and carry an interest rate of 3.75%. The obligation does not constitute a charge upon any funds of the Village. In the event that future tax increments are not sufficient to pay off the obligation, the obligation terminates with no further liability to the Village. Since the amount of future payments is contingent on the collection of future TIF increments, the obligation is not reported as a liability in the accompanying financial statements. The balance of the commitment outstanding at year end was \$869,950.

### Subsequent Event

On June 5, 2024, the Village issued general obligation promissory notes in the amount of \$3,175,000 with an interest rate of 4.00 - 5.00%. This amount will be used to fund capital improvement projects.

### Effect of New Accounting Standards on Current-Period Financial Statements

The Governmental Accounting Standards Board (GASB) has approved the following:

- Statement No. 100, *Accounting Changes and Error Corrections—an Amendment of GASB Statement No. 62*
- Statement No. 101, *Compensated Absences*
- Statement No. 102, *Certain Risk Disclosures*
- Statement No. 103, *Financial Reporting Model Improvements*

When they become effective, application of these standards may restate portions of these financial statements.

## **REQUIRED SUPPLEMENTARY INFORMATION**

## **GENERAL FUND**

The general fund is used to account for resources traditionally associated with government which are not required legally or by sound financial management to be accounted for in another fund.

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
General Fund  
Year Ended December 31, 2023

|                                                 | <u>Original and<br/>Final Budget</u> | <u>Actual</u>     | <u>Variance With<br/>Final Budget</u> |
|-------------------------------------------------|--------------------------------------|-------------------|---------------------------------------|
| <b>Revenues</b>                                 |                                      |                   |                                       |
| <b>Taxes</b>                                    |                                      |                   |                                       |
| General property taxes                          | \$ 10,727,130                        | \$ 10,727,130     | \$ -                                  |
| Other taxes                                     | 631,649                              | 770,967           | 139,318                               |
| Special assessments                             | -                                    | 388               | 388                                   |
| Intergovernmental                               | 2,935,023                            | 2,989,647         | 54,624                                |
| Regulation and compliance                       | 1,284,027                            | 1,614,921         | 330,894                               |
| Public charges for services                     | 2,168,903                            | 2,021,938         | (146,965)                             |
| Intergovernmental charges for services          | -                                    | 149,734           | 149,734                               |
| Investment income                               | 168,750                              | 1,937,550         | 1,768,800                             |
| Miscellaneous                                   | 54,078                               | 225,088           | 171,010                               |
|                                                 | <u>17,969,560</u>                    | <u>20,437,363</u> | <u>2,467,803</u>                      |
| Total revenues                                  |                                      |                   |                                       |
| <b>Expenditures</b>                             |                                      |                   |                                       |
| <b>General Government</b>                       |                                      |                   |                                       |
| Village board                                   | 134,550                              | 195,139           | (60,589)                              |
| General administrator                           | 216,858                              | 230,179           | (13,321)                              |
| Village clerk                                   | 33,275                               | 114,989           | (81,714)                              |
| Treasurer/accounting                            | 345,937                              | 321,601           | 24,336                                |
| Assessor                                        | 105,323                              | 102,882           | 2,441                                 |
| Data processing                                 | 176,518                              | 181,752           | (5,234)                               |
| General government                              | 60,684                               | 105,192           | (44,508)                              |
| Buildings and ground maintenance                | 992,413                              | 872,536           | 119,877                               |
|                                                 | <u>2,065,558</u>                     | <u>2,124,270</u>  | <u>(58,712)</u>                       |
| Total general government                        |                                      |                   |                                       |
| <b>Public Safety</b>                            |                                      |                   |                                       |
| Police protection                               | 5,522,571                            | 6,539,865         | (1,017,294)                           |
| Fire protection                                 | 2,848,467                            | 3,284,165         | (435,698)                             |
| Emergency government                            | 17,488                               | 17,886            | (398)                                 |
| Protective inspections                          | 510,557                              | 817,053           | (306,496)                             |
|                                                 | <u>8,899,083</u>                     | <u>10,658,969</u> | <u>(1,759,886)</u>                    |
| Total public safety                             |                                      |                   |                                       |
| <b>Public Works</b>                             |                                      |                   |                                       |
| Engineer/director                               | 246,091                              | 145,613           | 100,478                               |
| Highway and street maintenance and construction | 3,129,549                            | 3,277,233         | (147,684)                             |
| Solid waste recycling                           | 423,065                              | 369,687           | 53,378                                |
|                                                 | <u>3,798,705</u>                     | <u>3,792,533</u>  | <u>6,172</u>                          |
| Total public works                              |                                      |                   |                                       |

See notes to required supplementary information

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -

General Fund

Year Ended December 31, 2023

|                                                              | <b>Budgeted<br/>Amounts<br/>Original and<br/>Final Budget</b> | <b>Actual</b> | <b>Variance With<br/>Final Budget</b> |
|--------------------------------------------------------------|---------------------------------------------------------------|---------------|---------------------------------------|
| <b>Culture and Recreation</b>                                |                                                               |               |                                       |
| Library                                                      | \$ 1,001,263                                                  | \$ 1,040,388  | \$ (39,125)                           |
| Recreation                                                   | 1,322,908                                                     | 1,435,503     | (112,595)                             |
| Senior center                                                | 121,757                                                       | 126,354       | (4,597)                               |
| Parks                                                        | 906,755                                                       | 718,027       | 188,728                               |
| Total culture and recreation                                 | 3,352,683                                                     | 3,320,272     | 32,411                                |
| <b>Conservation and Development</b>                          |                                                               |               |                                       |
| Planning and zoning                                          | 286,631                                                       | 186,980       | 99,651                                |
| Municipal development                                        | 81,900                                                        | 102,042       | (20,142)                              |
| Total conservation and development                           | 368,531                                                       | 289,022       | 79,509                                |
| <b>Capital Outlay</b>                                        | 105,000                                                       | 121,663       | (16,663)                              |
| Total expenditures                                           | 18,589,560                                                    | 20,306,729    | (1,717,169)                           |
| Excess (deficiency) of revenues over (under)<br>expenditures | (620,000)                                                     | 130,634       | 750,634                               |
| <b>Other Financing Sources (Uses)</b>                        |                                                               |               |                                       |
| Transfers in                                                 | 620,000                                                       | 622,473       | 2,473                                 |
| Transfers out                                                | -                                                             | (1,988,841)   | (1,988,841)                           |
| Total other financing sources (uses)                         | 620,000                                                       | (1,366,368)   | (1,986,368)                           |
| Net change in fund balance                                   | -                                                             | (1,235,734)   | (1,235,734)                           |
| <b>Fund Balance, Beginning</b>                               | 7,615,093                                                     | 7,615,093     | -                                     |
| <b>Fund Balance, Ending</b>                                  | \$ 7,615,093                                                  | \$ 6,379,359  | \$ (1,235,734)                        |

See notes to required supplementary information



# Village of Germantown

## Schedule of Proportionate Share of the Net Pension Liability (Asset) -

Wisconsin Retirement System

Year Ended December 31, 2023

| WRS<br>Fiscal Year<br>Ending | Proportion<br>of the Net<br>Pension<br>Liability (Asset) | Proportionate<br>Share of the<br>Net Pension<br>Liability (Asset) | Covered<br>Payroll | Proportionate<br>Share of the Net<br>Pension Liability (Asset)<br>as a Percentage<br>of Covered<br>Payroll | Plan Fiduciary<br>Net Position<br>as a Percentage<br>of the Total<br>Pension Liability |
|------------------------------|----------------------------------------------------------|-------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| 12/31/23                     | 0.06778334 %                                             | \$ 3,590,960                                                      | \$ 9,141,620       | 39.28 %                                                                                                    | 95.72 %                                                                                |
| 12/31/22                     | 0.06355283 %                                             | (5,281,697)                                                       | 8,410,935          | 62.80 %                                                                                                    | 106.02 %                                                                               |
| 12/31/21                     | 0.06375385 %                                             | (3,980,241)                                                       | 8,273,949          | 48.11 %                                                                                                    | 105.26 %                                                                               |
| 12/31/20                     | 0.06104707 %                                             | (1,968,436)                                                       | 8,083,395          | 24.35 %                                                                                                    | 102.96 %                                                                               |
| 12/31/19                     | 0.05861313 %                                             | 2,085,271                                                         | 7,386,989          | 28.23 %                                                                                                    | 96.45 %                                                                                |
| 12/31/18                     | 0.05745337 %                                             | (1,705,858)                                                       | 6,970,047          | 24.47 %                                                                                                    | 102.93 %                                                                               |
| 12/31/17                     | 0.05815135 %                                             | 479,306                                                           | 6,998,756          | 6.85 %                                                                                                     | 99.12 %                                                                                |
| 12/31/16                     | 0.05959839 %                                             | 968,226                                                           | 6,919,994          | 13.99 %                                                                                                    | 98.20 %                                                                                |
| 12/31/15                     | 0.06091924 %                                             | (1,496,343)                                                       | 7,018,809          | 21.32 %                                                                                                    | 102.74 %                                                                               |

## Schedule of Employer Contributions - Wisconsin Retirement System

Year Ended December 31, 2023

| Village<br>Fiscal<br>Year Ending | Contractually<br>Required<br>Contributions | Contributions in<br>Relation to the<br>Contractually<br>Required<br>Contributions | Contribution<br>Deficiency<br>(Excess) | Covered<br>Payroll | Contributions<br>as a Percentage<br>of Covered<br>Payroll |
|----------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------|--------------------|-----------------------------------------------------------|
| 12/31/23                         | \$ 800,182                                 | \$ (800,182)                                                                      | \$ -                                   | \$ 9,485,148       | 8.44 %                                                    |
| 12/31/22                         | 718,838                                    | (718,838)                                                                         | -                                      | 9,157,347          | 7.85 %                                                    |
| 12/31/21                         | 669,795                                    | (669,795)                                                                         | -                                      | 8,411,759          | 7.96 %                                                    |
| 12/31/20                         | 653,360                                    | (653,360)                                                                         | -                                      | 8,277,783          | 7.89 %                                                    |
| 12/31/19                         | 670,516                                    | (670,516)                                                                         | -                                      | 8,083,395          | 8.29 %                                                    |
| 12/31/18                         | 609,915                                    | (609,915)                                                                         | -                                      | 7,386,990          | 8.26 %                                                    |
| 12/31/17                         | 577,241                                    | (577,241)                                                                         | -                                      | 6,970,048          | 8.28 %                                                    |
| 12/31/16                         | 550,442                                    | (550,442)                                                                         | -                                      | 6,992,283          | 7.87 %                                                    |
| 12/31/15                         | 554,307                                    | (554,307)                                                                         | -                                      | 6,919,432          | 8.01 %                                                    |

See notes to required supplementary information

## Village of Germantown

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Notes to Required Supplementary Information  
Year Ended December 31, 2023

### Budgetary Information

Budgetary information is derived from the annual operating budget and is presented using the same basis of accounting for each fund as described in Note 1.

The budgeted amounts presented include any amendments made. The Village may authorize transfers of budgeted amounts within departments. Transfers between departments and changes to the overall budget must be approved by a two-thirds Village Board action.

Appropriations lapse at year-end unless specifically carried over. There were no carryovers to the following year. Budgets are adopted at the department level of expenditure.

### Wisconsin Retirement System

The amounts determined for each fiscal year were determined as of the calendar year-end and occurred within the fiscal year.

The Village is required to present the last ten years of data; however, accounting standards allow the presentation of as many years as are available until ten fiscal years are presented.

*Changes in benefit terms.* There were no changes of benefit terms for any participating employer in the Wisconsin Retirement System (WRS).

#### *Changes of assumptions:*

Based on a three-year experience study conducted in 2021 covering January 1, 2018 through December 31, 2020, the ETF Board adopted assumption changes that were used to measure the total pension liability beginning with the year-end December 31, 2021, including the following:

- Lowering the long-term expected rate of return from 7.0% to 6.8% Lowering the discount rate from 7.0% to 6.8%
- Lowering the price inflation rate from 2.5% to 2.4%
- Lowering the post-retirement adjustments from 1.9% to 1.7%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2018 Mortality Table to the 2020 WRS Experience Mortality Table.

Based on a three-year experience study conducted in 2018 covering January 1, 2015 through December 31, 2017, the ETF Board adopted assumption changes that were used to measure the total pension liability beginning with the year-ended December 31, 2018, including the following:

- Lowering the long-term expected rate of return from 7.2% to 7.0% Lowering the discount rate from 7.2% to 7.0%
- Lowering the wage inflation rate from 3.2% to 3.0% Lowering the price inflation rate from 2.7% to 2.5%
- Lowering the post-retirement adjustments from 2.1% to 1.9%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2012 Mortality Table to the Wisconsin 2018 Mortality Table.

## **SUPPLEMENTARY INFORMATION**

## **DEBT SERVICE FUND**

The Debt Service Fund is used to account for the accumulation of resources and payment of general obligation bond principal and interest from governmental resources.

**Village of Germantown**

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -

Debt Service Fund

Year Ended December 31, 2023

|                                                              | <b><u>Original and<br/>Final Budget</u></b> | <b><u>Actual</u></b>     | <b><u>Variance With<br/>Final Budget</u></b> |
|--------------------------------------------------------------|---------------------------------------------|--------------------------|----------------------------------------------|
| <b>Revenues</b>                                              |                                             |                          |                                              |
| Taxes                                                        | \$ 5,045,716                                | \$ 4,845,716             | \$ (200,000)                                 |
| Investment income                                            | <u>3,800</u>                                | <u>18,979</u>            | <u>15,179</u>                                |
| Total revenues                                               | <u>5,049,516</u>                            | <u>4,864,695</u>         | <u>(184,821)</u>                             |
| <b>Expenditures</b>                                          |                                             |                          |                                              |
| Debt service:                                                |                                             |                          |                                              |
| Principal                                                    | 5,175,000                                   | 4,110,000                | 1,065,000                                    |
| Interest and fiscal charges                                  | 3,210,200                                   | 2,432,945                | 777,255                                      |
| Debt issuance costs                                          | <u>3,800</u>                                | <u>1,200</u>             | <u>2,600</u>                                 |
| Total expenditures                                           | <u>8,389,000</u>                            | <u>6,544,145</u>         | <u>1,844,855</u>                             |
| Excess (deficiency) of revenues over (under)<br>expenditures | <u>(3,339,484)</u>                          | <u>(1,679,450)</u>       | <u>1,660,034</u>                             |
| <b>Other Financing Sources</b>                               |                                             |                          |                                              |
| Transfers in                                                 | <u>3,339,484</u>                            | <u>1,781,635</u>         | <u>(1,557,849)</u>                           |
| Total other financing sources                                | <u>3,339,484</u>                            | <u>1,781,635</u>         | <u>(1,557,849)</u>                           |
| Net change in fund balance                                   | -                                           | 102,185                  | 102,185                                      |
| <b>Fund Balance, Beginning</b>                               | <u>183,975</u>                              | <u>183,975</u>           | <u>-</u>                                     |
| <b>Fund Balance, Ending</b>                                  | <u><u>\$ 183,975</u></u>                    | <u><u>\$ 286,160</u></u> | <u><u>\$ 102,185</u></u>                     |

## MAJOR CAPITAL PROJECTS FUNDS

**General Capital Projects Fund** - This fund accounts for the acquisition and construction of major capital facilities and equipment used in general Village operations. This fund does not include capital facilities and equipment used in the village's enterprise funds.

**Tax Increment District No. 8** - This fund accounts for the costs of land acquisition and infrastructure improvements related to development of a new industrial park. Financing will be provided primarily from general obligation note proceeds. It is anticipated that costs will be recovered by future incremental property taxes.

**Village of Germantown**

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
General Capital Projects  
Year Ended December 31, 2023

|                                                              | <b><u>Original and<br/>Final Budget</u></b> | <b><u>Actual</u></b>       | <b><u>Variance With<br/>Final Budget</u></b> |
|--------------------------------------------------------------|---------------------------------------------|----------------------------|----------------------------------------------|
| <b>Revenues</b>                                              |                                             |                            |                                              |
| Intergovernmental                                            | \$ 80,000                                   | \$ 741,500                 | \$ 661,500                                   |
| Investment income                                            | <u>15,000</u>                               | <u>22,918</u>              | <u>7,918</u>                                 |
| Total revenues                                               | <u>95,000</u>                               | <u>764,418</u>             | <u>669,418</u>                               |
| <b>Expenditures</b>                                          |                                             |                            |                                              |
| Capital outlay                                               | 45,478,087                                  | 24,847,377                 | 20,630,710                                   |
| Debt service:                                                |                                             |                            |                                              |
| Debt issuance costs                                          | <u>80,000</u>                               | <u>-</u>                   | <u>80,000</u>                                |
| Total expenditures                                           | <u>45,558,087</u>                           | <u>24,847,377</u>          | <u>20,710,710</u>                            |
| Excess (deficiency) of revenues over (under)<br>expenditures | <u>(45,463,087)</u>                         | <u>(24,082,959)</u>        | <u>21,380,128</u>                            |
| <b>Other Financing Sources</b>                               |                                             |                            |                                              |
| Issuance of general obligation notes                         | 45,463,087                                  | -                          | (45,463,087)                                 |
| Transfers in                                                 | <u>-</u>                                    | <u>1,988,841</u>           | <u>1,988,841</u>                             |
| Total other financing sources                                | <u>45,463,087</u>                           | <u>1,988,841</u>           | <u>(43,474,246)</u>                          |
| Net change in fund balance                                   | -                                           | (22,094,118)               | (22,094,118)                                 |
| <b>Fund Balance, Beginning</b>                               | <u>31,792,984</u>                           | <u>31,792,984</u>          | <u>-</u>                                     |
| <b>Fund Balance, Ending</b>                                  | <u><u>\$ 31,792,984</u></u>                 | <u><u>\$ 9,698,866</u></u> | <u><u>\$ (22,094,118)</u></u>                |

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -

TID No. 8 Capital Projects Fund

Year Ended December 31, 2023

|                                                           | <b><u>Original and<br/>Final Budget</u></b> | <b><u>Actual</u></b>  | <b><u>Variance With<br/>Final Budget</u></b> |
|-----------------------------------------------------------|---------------------------------------------|-----------------------|----------------------------------------------|
| <b>Revenues</b>                                           |                                             |                       |                                              |
| Taxes                                                     | \$ 1,500,000                                | \$ 1,929,667          | \$ 429,667                                   |
| Investment income                                         | -                                           | 28,780                | 28,780                                       |
| Miscellaneous                                             | -                                           | 1,579                 | 1,579                                        |
| Total revenues                                            | <u>1,500,000</u>                            | <u>1,960,026</u>      | <u>460,026</u>                               |
| <b>Expenditures</b>                                       |                                             |                       |                                              |
| Current:                                                  |                                             |                       |                                              |
| Conservation and development                              | 61,559                                      | 159,045               | (97,486)                                     |
| Capital outlay                                            | <u>4,774,538</u>                            | <u>3,275,402</u>      | <u>1,499,136</u>                             |
| Total expenditures                                        | <u>4,836,097</u>                            | <u>3,434,447</u>      | <u>1,401,650</u>                             |
| Excess (deficiency) of revenues over (under) expenditures | <u>(3,336,097)</u>                          | <u>(1,474,421)</u>    | <u>1,861,676</u>                             |
| <b>Other Financing Sources (Uses)</b>                     |                                             |                       |                                              |
| General obligation debt issued                            | 4,291,860                                   | -                     | (4,291,860)                                  |
| Transfers out                                             | <u>(955,763)</u>                            | <u>(955,763)</u>      | <u>-</u>                                     |
| Total other financing sources (uses)                      | <u>3,336,097</u>                            | <u>(955,763)</u>      | <u>(4,291,860)</u>                           |
| Net change in fund balance                                | -                                           | (2,430,184)           | (2,430,184)                                  |
| <b>Fund Balance, Beginning (Deficit)</b>                  | <u>(771,701)</u>                            | <u>(771,701)</u>      | <u>-</u>                                     |
| <b>Fund Balance, Ending (Deficit)</b>                     | <u>\$ (771,701)</u>                         | <u>\$ (3,201,885)</u> | <u>\$ (2,430,184)</u>                        |



## NONMAJOR GOVERNMENTAL FUNDS

### SPECIAL REVENUE FUNDS

The special revenue fund is used to account for specific revenues that are restricted or committed to expenditures for particular purposes.

**Police Impact Fee Fund** - This fund accounts for assets used for the construction of police facilities in the village. Revenues are primarily raised through an impact fee on new residential and commercial development.

**Fire Impact Fee Fund** - This fund accounts for assets used for the construction of fire facilities in the village. Revenues are primarily raised through an impact fee on new residential and commercial development.

**Library Impact Fee Fund** - This fund accounts for assets used for the construction of library facilities in the village. Revenues are primarily raised through an impact fee on new residential development.

**Park and Recreation Impact Fee Fund** - This fund accounts for assets used for the construction of park and recreation facilities in the village. Revenues are primarily raised through an impact fee on new residential development.

**Senior Van Replacement Fund** - This fund accounts for assets to be used for eventual replacement of a van used by the village's Senior Center to provide transportation to senior citizens. Revenues are primarily raised from user fees collected from those using the service.

**Police Asset Forfeiture Fund** - This fund accounts for receipt and use of funds received from assets seized during drug related arrests.

**Police Canine Fund** - This fund accounts for Canine expense incurred with training and care of police canines.

**Police Honor Guard Fund** - This fund accounts for receipts and uses of funds to support events in which honor guards are present.

**Historic Preservation Fund** - This fund account for receipts and uses of funds in relation to the Historical Preservation program.

**Library Fund** - This fund accounts for receipt and use of funds received from library donations. Funds are used for furniture and equipment.

**Recreation Facilities Fund** - This fund accounts for the receipt and use of funds for the Park and Recreation Department program fees and donations. Funds are used to assist with the maintenance and improvement of any indoor or outdoor facility used by the Park and Recreation Department.

**Fire Explorer Fund** - This fund accounts for receipt and use of funds received from donations. Funds are used for services, equipment and supplies for the Fire Department Explorer Program.

**ARPA Fund** - This fund accounts for receipt and use of funds received from the American Rescue Plan Act passed by the federal government in 2021 to respond to COVID-19 public health emergency and negative economic impacts.

## **NONMAJOR GOVERNMENTAL FUNDS (Cont.)**

### **CAPITAL PROJECTS FUNDS**

**Tax Increment District No. 6** - This fund accounts for the costs of land acquisition and infrastructure improvements related to development of an industrial park. Financing will be provided primarily from general obligation note proceeds. It is anticipated that costs will be recovered by future incremental property taxes.

**Tax Increment District No. 7** - This fund accounts for the costs of land acquisition and infrastructure improvements related to development and expansion of an industrial park. Financing will be provided primarily from general obligation note proceeds and municipal revenue obligations. It is anticipated that costs will be recovered by future incremental property taxes.

**Tax Increment District No. 9** - This fund accounts for the costs of land acquisition and infrastructure improvements related to development and expansion of an industrial park. Financing will be provided primarily from general obligation note proceeds and municipal revenue obligations. It is anticipated that costs will be recovered by future incremental property taxes.

# Village of Germantown

Combining Balance Sheet -  
Nonmajor Governmental Funds  
December 31, 2023

|                                                                             | Special Revenue Funds     |                         |                               |                                              |
|-----------------------------------------------------------------------------|---------------------------|-------------------------|-------------------------------|----------------------------------------------|
|                                                                             | Police Impact<br>Fee Fund | Fire Impact<br>Fee Fund | Library<br>Impact Fee<br>Fund | Park and<br>Recreation<br>Impact Fee<br>Fund |
| <b>Assets</b>                                                               |                           |                         |                               |                                              |
| Cash and investments                                                        | \$ -                      | \$ -                    | \$ -                          | \$ -                                         |
| Receivables:                                                                |                           |                         |                               |                                              |
| Taxes receivable                                                            | -                         | -                       | -                             | -                                            |
| Accrued interest                                                            | -                         | -                       | -                             | -                                            |
| Restricted assets:                                                          |                           |                         |                               |                                              |
| Cash and investments                                                        | 170,673                   | 165,387                 | 72,952                        | 229,559                                      |
| Accrued interest receivable                                                 | 598                       | 396                     | 173                           | 1,699                                        |
|                                                                             | <u>171,271</u>            | <u>165,783</u>          | <u>73,125</u>                 | <u>231,258</u>                               |
| Total assets                                                                | <u>\$ 171,271</u>         | <u>\$ 165,783</u>       | <u>\$ 73,125</u>              | <u>\$ 231,258</u>                            |
| <b>Liabilities, Deferred Inflows<br/>of Resources and Fund<br/>Balances</b> |                           |                         |                               |                                              |
| <b>Liabilities</b>                                                          |                           |                         |                               |                                              |
| Accounts payable                                                            | \$ -                      | \$ -                    | \$ -                          | \$ -                                         |
| Accrued liabilities                                                         | -                         | -                       | -                             | -                                            |
| Unearned revenues                                                           | -                         | -                       | -                             | -                                            |
| Due to other funds                                                          | -                         | -                       | -                             | -                                            |
| Advances from other funds                                                   | -                         | -                       | -                             | -                                            |
|                                                                             | <u>-</u>                  | <u>-</u>                | <u>-</u>                      | <u>-</u>                                     |
| Total liabilities                                                           | <u>-</u>                  | <u>-</u>                | <u>-</u>                      | <u>-</u>                                     |
| <b>Deferred Inflows of<br/>Resources</b>                                    |                           |                         |                               |                                              |
| Unearned revenues                                                           | -                         | -                       | -                             | -                                            |
|                                                                             | <u>-</u>                  | <u>-</u>                | <u>-</u>                      | <u>-</u>                                     |
| Total deferred inflows of resources                                         | <u>-</u>                  | <u>-</u>                | <u>-</u>                      | <u>-</u>                                     |
| <b>Fund Balances (Deficit)</b>                                              |                           |                         |                               |                                              |
| Restricted                                                                  | 171,271                   | 165,783                 | 73,125                        | 231,258                                      |
| Committed                                                                   | -                         | -                       | -                             | -                                            |
| Unassigned (deficit)                                                        | -                         | -                       | -                             | -                                            |
|                                                                             | <u>171,271</u>            | <u>165,783</u>          | <u>73,125</u>                 | <u>231,258</u>                               |
| Total fund balances (deficit)                                               | <u>171,271</u>            | <u>165,783</u>          | <u>73,125</u>                 | <u>231,258</u>                               |
| Total liabilities,<br>deferred inflows<br>of resources and fund<br>balances | <u>\$ 171,271</u>         | <u>\$ 165,783</u>       | <u>\$ 73,125</u>              | <u>\$ 231,258</u>                            |

**Special Revenue Funds**

| <u>Senior Van<br/>Replacement<br/>Fund</u> | <u>Police Asset<br/>Forfeiture<br/>Fund</u> | <u>Police<br/>Canine Fund</u> | <u>Police Honor<br/>Guard</u> | <u>Historic<br/>Preservation<br/>Fund</u> | <u>Library Fund</u> | <u>Recreation<br/>Facilities<br/>Fund</u> |
|--------------------------------------------|---------------------------------------------|-------------------------------|-------------------------------|-------------------------------------------|---------------------|-------------------------------------------|
| \$ 38,960                                  | \$ 1,593                                    | \$ 329                        | \$ 5,936                      | \$ -                                      | \$ 111,760          | \$ -                                      |
| -                                          | -                                           | -                             | -                             | -                                         | -                   | -                                         |
| 139                                        | -                                           | 644                           | 39                            | 9                                         | -                   | 249                                       |
| -                                          | -                                           | -                             | -                             | -                                         | -                   | -                                         |
| -                                          | -                                           | -                             | -                             | -                                         | -                   | -                                         |
| <u>\$ 39,099</u>                           | <u>\$ 1,593</u>                             | <u>\$ 973</u>                 | <u>\$ 5,975</u>               | <u>\$ 9</u>                               | <u>\$ 111,760</u>   | <u>\$ 249</u>                             |
|                                            |                                             |                               |                               |                                           |                     |                                           |
| \$ -                                       | \$ -                                        | \$ -                          | \$ -                          | \$ -                                      | \$ -                | \$ -                                      |
| -                                          | -                                           | -                             | -                             | -                                         | -                   | -                                         |
| -                                          | -                                           | -                             | -                             | -                                         | -                   | -                                         |
| -                                          | -                                           | -                             | -                             | 165                                       | -                   | 17,418                                    |
| -                                          | -                                           | -                             | -                             | -                                         | -                   | -                                         |
| -                                          | -                                           | -                             | -                             | 165                                       | -                   | 17,418                                    |
| -                                          | -                                           | -                             | -                             | -                                         | -                   | -                                         |
| -                                          | -                                           | -                             | -                             | -                                         | -                   | -                                         |
| -                                          | -                                           | -                             | -                             | -                                         | -                   | -                                         |
| -                                          | -                                           | -                             | -                             | -                                         | 111,760             | -                                         |
| 39,099                                     | 1,593                                       | 973                           | 5,975                         | -                                         | -                   | -                                         |
| -                                          | -                                           | -                             | -                             | (156)                                     | -                   | (17,169)                                  |
| <u>39,099</u>                              | <u>1,593</u>                                | <u>973</u>                    | <u>5,975</u>                  | <u>(156)</u>                              | <u>111,760</u>      | <u>(17,169)</u>                           |
|                                            |                                             |                               |                               |                                           |                     |                                           |
| <u>\$ 39,099</u>                           | <u>\$ 1,593</u>                             | <u>\$ 973</u>                 | <u>\$ 5,975</u>               | <u>\$ 9</u>                               | <u>\$ 111,760</u>   | <u>\$ 249</u>                             |

# Village of Germantown

Combining Balance Sheet -  
Nonmajor Governmental Funds  
December 31, 2023

|                                                                     | <u>Special Revenue Funds</u> |                     | <u>Capital Projects Funds</u>          |                                        |
|---------------------------------------------------------------------|------------------------------|---------------------|----------------------------------------|----------------------------------------|
|                                                                     | <u>Fire Explorer Fund</u>    | <u>ARPA Fund</u>    | <u>TID No. 6 Capital Projects Fund</u> | <u>TID No. 7 Capital Projects Fund</u> |
| <b>Assets</b>                                                       |                              |                     |                                        |                                        |
| Cash and investments                                                | \$ 1,899                     | \$ 1,379,168        | \$ 819,737                             | \$ 830,618                             |
| Receivables:                                                        |                              |                     |                                        |                                        |
| Taxes receivable                                                    | -                            | -                   | 621,407                                | 353,597                                |
| Accrued interest                                                    | -                            | -                   | -                                      | -                                      |
| Restricted assets:                                                  |                              |                     |                                        |                                        |
| Cash and investments                                                | -                            | -                   | -                                      | -                                      |
| Accrued interest receivable                                         | -                            | -                   | -                                      | -                                      |
|                                                                     | <u>-</u>                     | <u>-</u>            | <u>-</u>                               | <u>-</u>                               |
| Total assets                                                        | <u>\$ 1,899</u>              | <u>\$ 1,379,168</u> | <u>\$ 1,441,144</u>                    | <u>\$ 1,184,215</u>                    |
| <b>Liabilities, Deferred Inflows of Resources and Fund Balances</b> |                              |                     |                                        |                                        |
| <b>Liabilities</b>                                                  |                              |                     |                                        |                                        |
| Accounts payable                                                    | \$ -                         | \$ 38,963           | \$ 9,336                               | \$ 75,065                              |
| Accrued liabilities                                                 | -                            | -                   | 324                                    | 1,908                                  |
| Unearned revenues                                                   | -                            | 1,340,205           | -                                      | -                                      |
| Due to other funds                                                  | -                            | -                   | -                                      | -                                      |
| Advances from other funds                                           | -                            | -                   | 530,000                                | 665,000                                |
|                                                                     | <u>-</u>                     | <u>-</u>            | <u>530,000</u>                         | <u>665,000</u>                         |
| Total liabilities                                                   | <u>-</u>                     | <u>1,379,168</u>    | <u>539,660</u>                         | <u>741,973</u>                         |
| <b>Deferred Inflows of Resources</b>                                |                              |                     |                                        |                                        |
| Unearned revenues                                                   | -                            | -                   | 621,408                                | 353,598                                |
|                                                                     | <u>-</u>                     | <u>-</u>            | <u>621,408</u>                         | <u>353,598</u>                         |
| Total deferred inflows of resources                                 | <u>-</u>                     | <u>-</u>            | <u>621,408</u>                         | <u>353,598</u>                         |
| <b>Fund Balances (Deficit)</b>                                      |                              |                     |                                        |                                        |
| Restricted                                                          | -                            | -                   | 280,076                                | 88,644                                 |
| Committed                                                           | 1,899                        | -                   | -                                      | -                                      |
| Unassigned (deficit)                                                | -                            | -                   | -                                      | -                                      |
|                                                                     | <u>-</u>                     | <u>-</u>            | <u>-</u>                               | <u>-</u>                               |
| Total fund balances (deficit)                                       | <u>1,899</u>                 | <u>-</u>            | <u>280,076</u>                         | <u>88,644</u>                          |
| Total liabilities, deferred inflows of resources and fund balances  | <u>\$ 1,899</u>              | <u>\$ 1,379,168</u> | <u>\$ 1,441,144</u>                    | <u>\$ 1,184,215</u>                    |

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| Capital<br>Projects<br>Funds             |           |                                            |
|------------------------------------------|-----------|--------------------------------------------|
| TID No. 9<br>Capital<br>Projects<br>Fund |           | Total<br>Nonmajor<br>Governmental<br>Funds |
| \$ -                                     | \$        | 3,190,000                                  |
| -                                        |           | 975,004                                    |
| -                                        |           | 1,080                                      |
| -                                        |           | 638,571                                    |
| -                                        |           | 2,866                                      |
| <u>\$ -</u>                              | <u>\$</u> | <u>4,807,521</u>                           |

|                |         |                  |
|----------------|---------|------------------|
| \$ 119,843     | \$      | 243,207          |
| 3,359          |         | 5,591            |
| -              |         | 1,340,205        |
| -              |         | 17,583           |
| <u>715,450</u> | <u></u> | <u>1,910,450</u> |
| <u>838,652</u> | <u></u> | <u>3,517,036</u> |

|          |         |                |
|----------|---------|----------------|
| <u>-</u> | <u></u> | <u>975,006</u> |
| <u>-</u> | <u></u> | <u>975,006</u> |

|                  |         |                  |
|------------------|---------|------------------|
| -                |         | 1,121,917        |
| -                |         | 49,539           |
| <u>(838,652)</u> | <u></u> | <u>(855,977)</u> |
| <u>(838,652)</u> | <u></u> | <u>315,479</u>   |

|             |           |                  |
|-------------|-----------|------------------|
| <u>\$ -</u> | <u>\$</u> | <u>4,807,521</u> |
|-------------|-----------|------------------|

# Village of Germantown

Combining Statement of Revenues, Expenditures and Changes in Fund Balances -  
Nonmajor Governmental Funds  
Year Ended December 31, 2023

|                                                      | Special Revenue Funds     |                         |                            |                                              |
|------------------------------------------------------|---------------------------|-------------------------|----------------------------|----------------------------------------------|
|                                                      | Police Impact<br>Fee Fund | Fire Impact<br>Fee Fund | Library Impact<br>Fee Fund | Park and<br>Recreation<br>Impact Fee<br>Fund |
| <b>Revenues</b>                                      |                           |                         |                            |                                              |
| Taxes                                                | \$ -                      | \$ -                    | \$ -                       | \$ -                                         |
| Intergovernmental                                    | -                         | -                       | -                          | -                                            |
| Public charges for services                          | 25,493                    | 49,975                  | 13,207                     | 34,592                                       |
| Investment income                                    | 1,927                     | 1,530                   | 792                        | 2,599                                        |
| Miscellaneous                                        | -                         | -                       | -                          | -                                            |
| Total revenues                                       | 27,420                    | 51,505                  | 13,999                     | 37,191                                       |
| <b>Expenditures</b>                                  |                           |                         |                            |                                              |
| Current:                                             |                           |                         |                            |                                              |
| Public safety                                        | -                         | -                       | -                          | -                                            |
| Culture and recreation                               | -                         | -                       | -                          | -                                            |
| Conservation and development                         | -                         | -                       | -                          | -                                            |
| Capital outlay                                       | -                         | -                       | -                          | -                                            |
| Debt service                                         | -                         | -                       | -                          | -                                            |
| Total expenditures                                   | -                         | -                       | -                          | -                                            |
| Excess (deficiency) of revenues over<br>expenditures | 27,420                    | 51,505                  | 13,999                     | 37,191                                       |
| <b>Other Financing Sources (Uses)</b>                |                           |                         |                            |                                              |
| Transfers out                                        | -                         | -                       | -                          | -                                            |
| Total other financing sources (uses)                 | -                         | -                       | -                          | -                                            |
| Net change in fund balances                          | 27,420                    | 51,505                  | 13,999                     | 37,191                                       |
| <b>Fund Balances (Deficit), Beginning</b>            | 143,851                   | 114,278                 | 59,126                     | 194,067                                      |
| <b>Fund Balances (Deficit), Ending</b>               | \$ 171,271                | \$ 165,783              | \$ 73,125                  | \$ 231,258                                   |

**Special Revenue Funds**

| <u>Senior Van<br/>Replacement<br/>Fund</u> | <u>Police Asset<br/>Forfeiture<br/>Fund</u> | <u>Police Canine<br/>Fund</u> | <u>Police Honor<br/>Guard</u> | <u>Historic<br/>Preservation<br/>Fund</u> | <u>Library Fund</u> | <u>Recreation<br/>Facilities Fund</u> |
|--------------------------------------------|---------------------------------------------|-------------------------------|-------------------------------|-------------------------------------------|---------------------|---------------------------------------|
| \$ -                                       | \$ -                                        | \$ -                          | \$ -                          | \$ -                                      | \$ -                | \$ -                                  |
| -                                          | -                                           | -                             | -                             | -                                         | -                   | -                                     |
| 2,092                                      | -                                           | -                             | -                             | -                                         | -                   | 36,950                                |
| -                                          | -                                           | -                             | -                             | -                                         | 2,361               | -                                     |
| -                                          | -                                           | 500                           | 258                           | -                                         | 21,868              | -                                     |
| <u>2,092</u>                               | <u>-</u>                                    | <u>500</u>                    | <u>258</u>                    | <u>-</u>                                  | <u>24,229</u>       | <u>36,950</u>                         |
| -                                          | -                                           | 2,914                         | 4,364                         | -                                         | -                   | -                                     |
| -                                          | -                                           | -                             | -                             | -                                         | 5,110               | 52,976                                |
| -                                          | -                                           | -                             | -                             | -                                         | -                   | -                                     |
| -                                          | -                                           | -                             | -                             | -                                         | -                   | -                                     |
| -                                          | -                                           | 2,914                         | 4,364                         | -                                         | 5,110               | 52,976                                |
| <u>2,092</u>                               | <u>-</u>                                    | <u>(2,414)</u>                | <u>(4,106)</u>                | <u>-</u>                                  | <u>19,119</u>       | <u>(16,026)</u>                       |
| -                                          | -                                           | -                             | -                             | -                                         | -                   | -                                     |
| -                                          | -                                           | -                             | -                             | -                                         | -                   | -                                     |
| 2,092                                      | -                                           | (2,414)                       | (4,106)                       | -                                         | 19,119              | (16,026)                              |
| <u>37,007</u>                              | <u>1,593</u>                                | <u>3,387</u>                  | <u>10,081</u>                 | <u>(156)</u>                              | <u>92,641</u>       | <u>(1,143)</u>                        |
| <u>\$ 39,099</u>                           | <u>\$ 1,593</u>                             | <u>\$ 973</u>                 | <u>\$ 5,975</u>               | <u>\$ (156)</u>                           | <u>\$ 111,760</u>   | <u>\$ (17,169)</u>                    |



## Village of Germantown

Combining Statement of Revenues, Expenditures and Changes in Fund Balances -  
Nonmajor Governmental Funds  
Year Ended December 31, 2023

|                                                   | <u>Special Revenue Funds</u> |                  | <u>Capital Project Funds</u>           |                                        |
|---------------------------------------------------|------------------------------|------------------|----------------------------------------|----------------------------------------|
|                                                   | <u>Fire Explorer Fund</u>    | <u>ARPA Fund</u> | <u>TID No. 6 Capital Projects Fund</u> | <u>TID No. 7 Capital Projects Fund</u> |
| <b>Revenues</b>                                   |                              |                  |                                        |                                        |
| Taxes                                             | \$ -                         | \$ -             | \$ 547,715                             | \$ 106,363                             |
| Intergovernmental                                 | -                            | 249,897          | -                                      | -                                      |
| Public charges for services                       | -                            | -                | -                                      | -                                      |
| Investment income                                 | 5                            | -                | 1,186                                  | 2,671                                  |
| Miscellaneous                                     | 2,036                        | -                | -                                      | -                                      |
| Total revenues                                    | <u>2,041</u>                 | <u>249,897</u>   | <u>548,901</u>                         | <u>109,034</u>                         |
| <b>Expenditures</b>                               |                              |                  |                                        |                                        |
| Current:                                          |                              |                  |                                        |                                        |
| Public safety                                     | 1,769                        | -                | -                                      | -                                      |
| Culture and recreation                            | -                            | -                | -                                      | -                                      |
| Conservation and development                      | -                            | 15,313           | 42,179                                 | 121,059                                |
| Capital outlay                                    | -                            | 234,584          | -                                      | -                                      |
| Debt service                                      | -                            | -                | 29,100                                 | 34,967                                 |
| Total expenditures                                | <u>1,769</u>                 | <u>249,897</u>   | <u>71,279</u>                          | <u>156,026</u>                         |
| Excess (deficiency) of revenues over expenditures | <u>272</u>                   | <u>-</u>         | <u>477,622</u>                         | <u>(46,992)</u>                        |
| <b>Other Financing Sources (Uses)</b>             |                              |                  |                                        |                                        |
| Transfers out                                     | -                            | -                | (441,713)                              | (327,009)                              |
| Total other financing sources (uses)              | <u>-</u>                     | <u>-</u>         | <u>(441,713)</u>                       | <u>(327,009)</u>                       |
| Net change in fund balances                       | 272                          | -                | 35,909                                 | (374,001)                              |
| <b>Fund Balances (Deficit), Beginning</b>         | <u>1,627</u>                 | <u>-</u>         | <u>244,167</u>                         | <u>462,645</u>                         |
| <b>Fund Balances (Deficit), Ending</b>            | <u>\$ 1,899</u>              | <u>\$ -</u>      | <u>\$ 280,076</u>                      | <u>\$ 88,644</u>                       |

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| <b>Capital Project<br/>Funds</b>               |           | <b>Total<br/>Nonmajor<br/>Governmental<br/>Funds</b> |
|------------------------------------------------|-----------|------------------------------------------------------|
| <b>TID No. 9<br/>Capital<br/>Projects Fund</b> |           |                                                      |
| \$ -                                           | \$        | 654,078                                              |
| -                                              |           | 249,897                                              |
| -                                              |           | 162,309                                              |
| -                                              |           | 13,071                                               |
| -                                              |           | 24,662                                               |
| -                                              |           | 1,104,017                                            |
| -                                              |           | 9,047                                                |
| -                                              |           | 58,086                                               |
| 2,265,493                                      |           | 2,444,044                                            |
| -                                              |           | 234,584                                              |
| -                                              |           | 64,067                                               |
| 2,265,493                                      |           | 2,809,828                                            |
| (2,265,493)                                    |           | (1,705,811)                                          |
| (57,150)                                       |           | (825,872)                                            |
| (57,150)                                       |           | (825,872)                                            |
| (2,322,643)                                    |           | (2,531,683)                                          |
| 1,483,991                                      |           | 2,847,162                                            |
| <u>\$ (838,652)</u>                            | <u>\$</u> | <u>315,479</u>                                       |

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Police Impact Fee Fund  
Year Ended December 31, 2023

|                                | <u>Original and<br/>Final Budget</u> | <u>Actual</u>     | <u>Variance With<br/>Final Budget</u> |
|--------------------------------|--------------------------------------|-------------------|---------------------------------------|
| <b>Revenues</b>                |                                      |                   |                                       |
| Public charges for services    | \$ 18,880                            | \$ 25,493         | \$ 6,613                              |
| Investment income              | <u>1,000</u>                         | <u>1,927</u>      | <u>927</u>                            |
| Total revenues                 | <u>19,880</u>                        | <u>27,420</u>     | <u>7,540</u>                          |
| <b>Other Financing Uses</b>    |                                      |                   |                                       |
| Transfers out                  | <u>(12,000)</u>                      | <u>-</u>          | <u>12,000</u>                         |
| Total other financing uses     | <u>(12,000)</u>                      | <u>-</u>          | <u>12,000</u>                         |
| Net change in fund balance     | 7,880                                | 27,420            | 19,540                                |
| <b>Fund Balance, Beginning</b> | <u>143,851</u>                       | <u>143,851</u>    | <u>-</u>                              |
| <b>Fund Balance, Ending</b>    | <u>\$ 151,731</u>                    | <u>\$ 171,271</u> | <u>\$ 19,540</u>                      |

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Fire Impact Fee Fund  
Year Ended December 31, 2023

|                                | <u>Original and<br/>Final Budget</u> | <u>Actual</u>     | <u>Variance With<br/>Final Budget</u> |
|--------------------------------|--------------------------------------|-------------------|---------------------------------------|
| <b>Revenues</b>                |                                      |                   |                                       |
| Fire protection fees           | \$ 25,000                            | \$ 49,975         | \$ 24,975                             |
| Investment income              | <u>800</u>                           | <u>1,530</u>      | <u>730</u>                            |
| Total revenues                 | <u>25,800</u>                        | <u>51,505</u>     | <u>25,705</u>                         |
| <b>Other Financing Uses</b>    |                                      |                   |                                       |
| Transfers out                  | <u>(30,000)</u>                      | <u>-</u>          | <u>30,000</u>                         |
| Total other financing uses     | <u>(30,000)</u>                      | <u>-</u>          | <u>30,000</u>                         |
| Net change in fund balance     | (4,200)                              | 51,505            | 55,705                                |
| <b>Fund Balance, Beginning</b> | <u>114,278</u>                       | <u>114,278</u>    | <u>-</u>                              |
| <b>Fund Balance, Ending</b>    | <u>\$ 110,078</u>                    | <u>\$ 165,783</u> | <u>\$ 55,705</u>                      |

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Library Impact Fee Fund  
Year Ended December 31, 2023

|                                | <u>Original and<br/>Final Budget</u> | <u>Actual</u>           | <u>Variance With<br/>Final Budget</u> |
|--------------------------------|--------------------------------------|-------------------------|---------------------------------------|
| <b>Revenues</b>                |                                      |                         |                                       |
| Public charges for services    | \$ 16,860                            | \$ 13,207               | \$ (3,653)                            |
| Investment income              | <u>500</u>                           | <u>792</u>              | <u>292</u>                            |
| Total revenues                 | <u>17,360</u>                        | <u>13,999</u>           | <u>(3,361)</u>                        |
| Net change in fund balance     | 17,360                               | 13,999                  | (3,361)                               |
| <b>Fund Balance, Beginning</b> | <u>59,126</u>                        | <u>59,126</u>           | <u>-</u>                              |
| <b>Fund Balance, Ending</b>    | <u><u>\$ 76,486</u></u>              | <u><u>\$ 73,125</u></u> | <u><u>\$ (3,361)</u></u>              |

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Park and Recreation Impact Fee Fund  
Year Ended December 31, 2023

|                                | <b><u>Original and<br/>Final Budget</u></b> | <b><u>Actual</u></b>     | <b><u>Variance With<br/>Final Budget</u></b> |
|--------------------------------|---------------------------------------------|--------------------------|----------------------------------------------|
| <b>Revenues</b>                |                                             |                          |                                              |
| Public charges for services    | \$ 35,000                                   | \$ 34,592                | \$ (408)                                     |
| Investment income              | <u>2,500</u>                                | <u>2,599</u>             | <u>99</u>                                    |
| Total revenues                 | <u>37,500</u>                               | <u>37,191</u>            | <u>(309)</u>                                 |
| Net change in fund balance     | 37,500                                      | 37,191                   | (309)                                        |
| <b>Fund Balance, Beginning</b> | <u>194,067</u>                              | <u>194,067</u>           | <u>-</u>                                     |
| <b>Fund Balance, Ending</b>    | <u><u>\$ 231,567</u></u>                    | <u><u>\$ 231,258</u></u> | <u><u>\$ (309)</u></u>                       |

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Senior Van Replacement Fund  
Year Ended December 31, 2023

|                                | <b><u>Original and<br/>Final Budget</u></b> | <b><u>Actual</u></b>    | <b><u>Variance With<br/>Final Budget</u></b> |
|--------------------------------|---------------------------------------------|-------------------------|----------------------------------------------|
| <b>Revenues</b>                |                                             |                         |                                              |
| Public charges for services    | \$ 2,500                                    | \$ 2,092                | \$ (408)                                     |
| Investment income              | <u>200</u>                                  | <u>-</u>                | <u>(200)</u>                                 |
| Total revenues                 | <u>2,700</u>                                | <u>2,092</u>            | <u>(608)</u>                                 |
| Net change in fund balance     | 2,700                                       | 2,092                   | (608)                                        |
| <b>Fund Balance, Beginning</b> | <u>37,007</u>                               | <u>37,007</u>           | <u>-</u>                                     |
| <b>Fund Balance, Ending</b>    | <u><u>\$ 39,707</u></u>                     | <u><u>\$ 39,099</u></u> | <u><u>\$ (608)</u></u>                       |

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Police Asset Forfeiture Fund  
Year Ended December 31, 2023

|                                | <u>Original and<br/>Final Budget</u> | <u>Actual</u>          | <u>Variance With<br/>Final Budget</u> |
|--------------------------------|--------------------------------------|------------------------|---------------------------------------|
| <b>Revenues</b>                |                                      |                        |                                       |
| Investment income              | \$ 10                                | \$ -                   | \$ (10)                               |
| Total revenues                 | <u>10</u>                            | <u>-</u>               | <u>(10)</u>                           |
| Net change in fund balance     | 10                                   | -                      | (10)                                  |
| <b>Fund Balance, Beginning</b> | <u>1,593</u>                         | <u>1,593</u>           | <u>-</u>                              |
| <b>Fund Balance, Ending</b>    | <u><u>\$ 1,603</u></u>               | <u><u>\$ 1,593</u></u> | <u><u>\$ (10)</u></u>                 |



## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -

Police Canine Fund

Year Ended December 31, 2023

|                                | <b>Original and<br/>Final Budget</b> | <b>Actual</b>        | <b>Variance With<br/>Final Budget</b> |
|--------------------------------|--------------------------------------|----------------------|---------------------------------------|
| <b>Revenues</b>                |                                      |                      |                                       |
| Investment income              | \$ 1,500                             | \$ -                 | \$ (1,500)                            |
| Miscellaneous                  | <u>10,000</u>                        | <u>500</u>           | <u>(9,500)</u>                        |
| Total revenues                 | <u>11,500</u>                        | <u>500</u>           | <u>(11,000)</u>                       |
| <b>Expenditures</b>            |                                      |                      |                                       |
| Current:                       |                                      |                      |                                       |
| Public safety                  | <u>10,000</u>                        | <u>2,914</u>         | <u>7,086</u>                          |
| Total expenditures             | <u>10,000</u>                        | <u>2,914</u>         | <u>7,086</u>                          |
| Net change in fund balance     | 1,500                                | (2,414)              | (3,914)                               |
| <b>Fund Balance, Beginning</b> | <u>3,387</u>                         | <u>3,387</u>         | <u>-</u>                              |
| <b>Fund Balance, Ending</b>    | <u><u>\$ 4,887</u></u>               | <u><u>\$ 973</u></u> | <u><u>\$ (3,914)</u></u>              |

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Police Honor Guard Fund  
Year Ended December 31, 2023

|                                | <b><u>Original and<br/>Final Budget</u></b> | <b><u>Actual</u></b>   | <b><u>Variance With<br/>Final Budget</u></b> |
|--------------------------------|---------------------------------------------|------------------------|----------------------------------------------|
| <b>Revenues</b>                |                                             |                        |                                              |
| Investment income              | \$ 100                                      | \$ -                   | \$ (100)                                     |
| Miscellaneous                  | <u>-</u>                                    | <u>258</u>             | <u>258</u>                                   |
| Total revenues                 | <u>100</u>                                  | <u>258</u>             | <u>158</u>                                   |
| <b>Expenditures</b>            |                                             |                        |                                              |
| Current:                       |                                             |                        |                                              |
| Public safety                  | <u>2,000</u>                                | <u>4,364</u>           | <u>(2,364)</u>                               |
| Total expenditures             | <u>2,000</u>                                | <u>4,364</u>           | <u>(2,364)</u>                               |
| Net change in fund balance     | (1,900)                                     | (4,106)                | (2,206)                                      |
| <b>Fund Balance, Beginning</b> | <u>10,081</u>                               | <u>10,081</u>          | <u>-</u>                                     |
| <b>Fund Balance, Ending</b>    | <u><u>\$ 8,181</u></u>                      | <u><u>\$ 5,975</u></u> | <u><u>\$ (2,206)</u></u>                     |

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Historic Preservation Fund  
Year Ended December 31, 2023

|                                          | <u>Original and<br/>Final Budget</u> | <u>Actual</u>          | <u>Variance With<br/>Final Budget</u> |
|------------------------------------------|--------------------------------------|------------------------|---------------------------------------|
| <b>Revenues</b>                          |                                      |                        |                                       |
| Investment income                        | \$ 7                                 | \$ -                   | \$ (7)                                |
| Miscellaneous                            | <u>700</u>                           | <u>-</u>               | <u>(700)</u>                          |
| Total revenues                           | 707                                  | -                      | (707)                                 |
| <b>Expenditures</b>                      |                                      |                        |                                       |
| Culture and recreation                   | <u>696</u>                           | <u>-</u>               | <u>696</u>                            |
| Net change in fund balance               | 11                                   | -                      | (11)                                  |
| <b>Fund Balance, Beginning (Deficit)</b> | <u>(156)</u>                         | <u>(156)</u>           | <u>-</u>                              |
| <b>Fund Balance, Ending (Deficit)</b>    | <u><u>\$ (145)</u></u>               | <u><u>\$ (156)</u></u> | <u><u>\$ (11)</u></u>                 |

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -

Library Fund

Year Ended December 31, 2023

|                                | <b><u>Original and<br/>Final Budget</u></b> | <b><u>Actual</u></b>     | <b><u>Variance With<br/>Final Budget</u></b> |
|--------------------------------|---------------------------------------------|--------------------------|----------------------------------------------|
| <b>Revenues</b>                |                                             |                          |                                              |
| Investment income              | \$ -                                        | \$ 2,361                 | \$ 2,361                                     |
| Miscellaneous                  | -                                           | 21,868                   | 21,868                                       |
| Total revenues                 | -                                           | 24,229                   | 24,229                                       |
| <b>Expenditures</b>            |                                             |                          |                                              |
| Current:                       |                                             |                          |                                              |
| Culture and recreation         | -                                           | 5,110                    | (5,110)                                      |
| Total expenditures             | -                                           | 5,110                    | (5,110)                                      |
| Net change in fund balance     | -                                           | 19,119                   | 19,119                                       |
| <b>Fund Balance, Beginning</b> | <u>92,641</u>                               | <u>92,641</u>            | <u>-</u>                                     |
| <b>Fund Balance, Ending</b>    | <u><u>\$ 92,641</u></u>                     | <u><u>\$ 111,760</u></u> | <u><u>\$ 19,119</u></u>                      |

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Recreation Facilities Fund  
Year Ended December 31, 2023

|                                          | <b><u>Original and<br/>Final Budget</u></b> | <b><u>Actual</u></b>      | <b><u>Variance With<br/>Final Budget</u></b> |
|------------------------------------------|---------------------------------------------|---------------------------|----------------------------------------------|
| <b>Revenues</b>                          |                                             |                           |                                              |
| Public charges for services              | \$ 29,000                                   | \$ 36,950                 | \$ 7,950                                     |
| Investment income                        | <u>2,000</u>                                | <u>-</u>                  | <u>(2,000)</u>                               |
| Total revenues                           | <u>31,000</u>                               | <u>36,950</u>             | <u>5,950</u>                                 |
| <b>Expenditures</b>                      |                                             |                           |                                              |
| Current:                                 |                                             |                           |                                              |
| Culture and recreation                   | <u>24,000</u>                               | <u>52,976</u>             | <u>(28,976)</u>                              |
| Total expenditures                       | <u>24,000</u>                               | <u>52,976</u>             | <u>(28,976)</u>                              |
| Net change in fund balance               | 7,000                                       | (16,026)                  | (23,026)                                     |
| <b>Fund Balance, Beginning (Deficit)</b> | <u>(1,143)</u>                              | <u>(1,143)</u>            | <u>-</u>                                     |
| <b>Fund Balance, Ending (Deficit)</b>    | <u><u>\$ 5,857</u></u>                      | <u><u>\$ (17,169)</u></u> | <u><u>\$ (23,026)</u></u>                    |

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -

Fire Explorer Fund

Year Ended December 31, 2023

|                                | <b><u>Original and<br/>Final Budget</u></b> | <b><u>Actual</u></b>   | <b><u>Variance With<br/>Final Budget</u></b> |
|--------------------------------|---------------------------------------------|------------------------|----------------------------------------------|
| <b>Revenues</b>                |                                             |                        |                                              |
| Miscellaneous                  | \$ -                                        | \$ 2,036               | \$ 2,036                                     |
| Investment income              | -                                           | 5                      | 5                                            |
| Total revenues                 | -                                           | 2,041                  | 2,041                                        |
| <b>Expenditures</b>            |                                             |                        |                                              |
| Current:                       |                                             |                        |                                              |
| Public safety                  | -                                           | 1,769                  | (1,769)                                      |
| Total expenditures             | -                                           | 1,769                  | (1,769)                                      |
| Net change in fund balance     | -                                           | 272                    | 272                                          |
| <b>Fund Balance, Beginning</b> | <u>1,627</u>                                | <u>1,627</u>           | <u>-</u>                                     |
| <b>Fund Balance, Ending</b>    | <u><u>\$ 1,627</u></u>                      | <u><u>\$ 1,899</u></u> | <u><u>\$ 272</u></u>                         |

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -

ARPA Fund

Year Ended December 31, 2023

|                                | <u>Original and<br/>Final Budget</u> | <u>Actual</u>  | <u>Variance With<br/>Final Budget</u> |
|--------------------------------|--------------------------------------|----------------|---------------------------------------|
| <b>Revenues</b>                |                                      |                |                                       |
| Intergovernmental              | \$ 1,663,329                         | \$ 249,897     | \$ (1,413,432)                        |
| Total revenues                 | <u>1,663,329</u>                     | <u>249,897</u> | <u>(1,413,432)</u>                    |
| <b>Expenditures</b>            |                                      |                |                                       |
| Current:                       |                                      |                |                                       |
| Conservation and development   | 238,075                              | 15,313         | 222,762                               |
| Capital outlay                 | <u>1,418,541</u>                     | <u>234,584</u> | <u>1,183,957</u>                      |
| Total expenditures             | <u>1,656,616</u>                     | <u>249,897</u> | <u>1,406,719</u>                      |
| Net change in fund balance     | 6,713                                | -              | (6,713)                               |
| <b>Fund Balance, Beginning</b> | <u>-</u>                             | <u>-</u>       | <u>-</u>                              |
| <b>Fund Balance, Ending</b>    | <u>\$ 6,713</u>                      | <u>\$ -</u>    | <u>\$ (6,713)</u>                     |

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -

TID No. 6 Capital Projects Funds

Year Ended December 31, 2023

|                                      | <b>Original and<br/>Final Budget</b> | <b>Actual</b>     | <b>Variance With<br/>Final Budget</b> |
|--------------------------------------|--------------------------------------|-------------------|---------------------------------------|
| <b>Revenues</b>                      |                                      |                   |                                       |
| Taxes                                | \$ 540,000                           | \$ 547,715        | \$ 7,715                              |
| Intergovernmental                    | 600                                  | -                 | (600)                                 |
| Investment income                    | -                                    | 1,186             | 1,186                                 |
| Total revenues                       | <u>540,600</u>                       | <u>548,901</u>    | <u>8,301</u>                          |
| <b>Expenditures</b>                  |                                      |                   |                                       |
| Current:                             |                                      |                   |                                       |
| Conservation and development         | 8,793                                | 42,179            | (33,386)                              |
| Debt service:                        |                                      |                   |                                       |
| Interest on advances                 | -                                    | 29,100            | (29,100)                              |
| Total expenditures                   | <u>8,793</u>                         | <u>71,279</u>     | <u>(62,486)</u>                       |
| Excess of revenues over expenditures | <u>531,807</u>                       | <u>477,622</u>    | <u>(54,185)</u>                       |
| <b>Other Financing Uses</b>          |                                      |                   |                                       |
| Transfers out                        | <u>(495,813)</u>                     | <u>(441,713)</u>  | <u>54,100</u>                         |
| Total other financing uses           | <u>(495,813)</u>                     | <u>(441,713)</u>  | <u>54,100</u>                         |
| Net change in fund balance           | 35,994                               | 35,909            | (85)                                  |
| <b>Fund Balance, Beginning</b>       | <u>244,167</u>                       | <u>244,167</u>    | <u>-</u>                              |
| <b>Fund Balance, Ending</b>          | <u>\$ 280,161</u>                    | <u>\$ 280,076</u> | <u>\$ (85)</u>                        |



## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -

TID No. 7 Capital Projects Fund

Year Ended December 31, 2023

|                                       | <u>Original and<br/>Final Budget</u> | <u>Actual</u>    | <u>Variance With<br/>Final Budget</u> |
|---------------------------------------|--------------------------------------|------------------|---------------------------------------|
| <b>Revenues</b>                       |                                      |                  |                                       |
| Taxes                                 | \$ 350,000                           | \$ 106,363       | \$ (243,637)                          |
| Investment income                     | <u>-</u>                             | <u>2,671</u>     | <u>2,671</u>                          |
| Total revenues                        | <u>350,000</u>                       | <u>109,034</u>   | <u>(240,966)</u>                      |
| <b>Expenditures</b>                   |                                      |                  |                                       |
| Current:                              |                                      |                  |                                       |
| Conservation and development          | 35,202                               | 121,059          | (85,857)                              |
| Debt service:                         |                                      |                  |                                       |
| Interest on advances                  | <u>-</u>                             | <u>34,967</u>    | <u>(34,967)</u>                       |
| Total expenditures                    | <u>35,202</u>                        | <u>156,026</u>   | <u>(120,824)</u>                      |
| Excess of revenues over expenditures  | <u>314,798</u>                       | <u>(46,992)</u>  | <u>(361,790)</u>                      |
| <b>Other Financing Sources (Uses)</b> |                                      |                  |                                       |
| Transfers out                         | <u>(361,977)</u>                     | <u>(327,009)</u> | <u>34,968</u>                         |
| Total other financing sources (uses)  | <u>(361,977)</u>                     | <u>(327,009)</u> | <u>34,968</u>                         |
| Net change in fund balance            | (47,179)                             | (374,001)        | (326,822)                             |
| <b>Fund Balance, Beginning</b>        | <u>462,645</u>                       | <u>462,645</u>   | <u>-</u>                              |
| <b>Fund Balance, Ending</b>           | <u>\$ 415,466</u>                    | <u>\$ 88,644</u> | <u>\$ (326,822)</u>                   |

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -

TID No. 9 Capital Projects Fund

Year Ended December 31, 2023

|                                        | <u>Original and<br/>Final Budget</u> | <u>Actual</u>       | <u>Variance With<br/>Final Budget</u> |
|----------------------------------------|--------------------------------------|---------------------|---------------------------------------|
| <b>Revenues</b>                        |                                      |                     |                                       |
| Taxes                                  | \$ 82,000                            | \$ -                | \$ (82,000)                           |
| Total revenues                         | <u>82,000</u>                        | <u>-</u>            | <u>(82,000)</u>                       |
| <b>Expenditures</b>                    |                                      |                     |                                       |
| Current:                               |                                      |                     |                                       |
| Conservation and development           | <u>3,819,014</u>                     | <u>2,265,493</u>    | <u>1,553,521</u>                      |
| Total expenditures                     | <u>3,819,014</u>                     | <u>2,265,493</u>    | <u>1,553,521</u>                      |
| Excess of revenues over expenditures   | <u>(3,737,014)</u>                   | <u>(2,265,493)</u>  | <u>1,471,521</u>                      |
| <b>Other Financing Sources (Uses)</b>  |                                      |                     |                                       |
| General obligation debt issued         | 4,083,582                            | -                   | (4,083,582)                           |
| Transfers out                          | <u>(276,629)</u>                     | <u>(57,150)</u>     | <u>219,479</u>                        |
| Total other financing sources (uses)   | <u>3,806,953</u>                     | <u>(57,150)</u>     | <u>(3,864,103)</u>                    |
| Net change in fund balance             | 69,939                               | (2,322,643)         | (2,392,582)                           |
| <b>Fund Balance, Beginning</b>         | <u>1,483,991</u>                     | <u>1,483,991</u>    | <u>-</u>                              |
| <b>Fund Balance (Deficit) - Ending</b> | <u>\$ 1,553,930</u>                  | <u>\$ (838,652)</u> | <u>\$ (2,392,582)</u>                 |

## INTERNAL SERVICE FUNDS

Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the village, on a cost reimbursement basis.

**Health Insurance Fund** - This fund accounts for operations of the village's self-funded health insurance plan.

**Dental Insurance Fund** - This fund accounts for operations of the village's self-funded dental insurance plan.

## Village of Germantown

Combining Statement of Net Position -  
Internal Service Funds  
December 31, 2023

|                           | <b>Health<br/>Insurance<br/>Fund</b> | <b>Dental<br/>Insurance<br/>Fund</b> | <b>Total</b>      |
|---------------------------|--------------------------------------|--------------------------------------|-------------------|
| <b>Assets</b>             |                                      |                                      |                   |
| Current assets:           |                                      |                                      |                   |
| Cash and investments      | \$ 788,489                           | \$ 87,132                            | \$ 875,621        |
| Receivables:              |                                      |                                      |                   |
| Accounts                  | 6,684                                | 317                                  | 7,001             |
| Interest                  | <u>3,912</u>                         | <u>-</u>                             | <u>3,912</u>      |
| Total assets              | <u>799,085</u>                       | <u>87,449</u>                        | <u>886,534</u>    |
| <b>Liabilities</b>        |                                      |                                      |                   |
| Current liabilities:      |                                      |                                      |                   |
| Accounts payable          | <u>40,222</u>                        | <u>4,193</u>                         | <u>44,415</u>     |
| Total current liabilities | <u>40,222</u>                        | <u>4,193</u>                         | <u>44,415</u>     |
| Total liabilities         | <u>40,222</u>                        | <u>4,193</u>                         | <u>44,415</u>     |
| <b>Net Position</b>       |                                      |                                      |                   |
| Unrestricted              | <u>758,863</u>                       | <u>83,256</u>                        | <u>842,119</u>    |
| Total net position        | <u>\$ 758,863</u>                    | <u>\$ 83,256</u>                     | <u>\$ 842,119</u> |

## Village of Germantown

Combining Statement of Revenues, Expenses and Changes in Fund Net Position -  
Internal Service Funds  
Year Ended December 31, 2023

|                                | <b>Health<br/>Insurance<br/>Fund</b> | <b>Dental<br/>Insurance<br/>Fund</b> | <b>Total</b>             |
|--------------------------------|--------------------------------------|--------------------------------------|--------------------------|
| <b>Operating Revenues</b>      |                                      |                                      |                          |
| Premiums                       | <u>\$ 2,203,968</u>                  | <u>\$ 85,767</u>                     | <u>\$ 2,289,735</u>      |
| Total operating revenues       | <u>2,203,968</u>                     | <u>85,767</u>                        | <u>2,289,735</u>         |
| <b>Operating Expenses</b>      |                                      |                                      |                          |
| General government             | <u>1,849,749</u>                     | <u>84,968</u>                        | <u>1,934,717</u>         |
| Total operating expenses       | <u>1,849,749</u>                     | <u>84,968</u>                        | <u>1,934,717</u>         |
| Operating income               | <u>354,219</u>                       | <u>799</u>                           | <u>355,018</u>           |
| <b>Nonoperating Revenues</b>   |                                      |                                      |                          |
| Investment income              | <u>82</u>                            | <u>5</u>                             | <u>87</u>                |
| Total nonoperating revenues    | <u>82</u>                            | <u>5</u>                             | <u>87</u>                |
| Change in net position         | 354,301                              | 804                                  | 355,105                  |
| <b>Net Position, Beginning</b> | <u>404,562</u>                       | <u>82,452</u>                        | <u>487,014</u>           |
| <b>Net Position, Ending</b>    | <u><u>\$ 758,863</u></u>             | <u><u>\$ 83,256</u></u>              | <u><u>\$ 842,119</u></u> |

## Village of Germantown

Combining Statement of Cash Flows

Internal Service Funds

Year Ended December 31, 2023

|                                                                                       | Health<br>Insurance<br>Fund | Dental<br>Insurance<br>Fund | Total                    |
|---------------------------------------------------------------------------------------|-----------------------------|-----------------------------|--------------------------|
| <b>Cash Flows From Operating Activities</b>                                           |                             |                             |                          |
| Received from other funds                                                             | \$ 2,203,968                | \$ 136,640                  | \$ 2,340,608             |
| Paid to suppliers for goods and services                                              | (1,924,147)                 | (83,100)                    | (2,007,247)              |
| Net cash flows from operating activities                                              | <u>279,821</u>              | <u>53,540</u>               | <u>333,361</u>           |
| <b>Cash Flows From Investing Activities</b>                                           |                             |                             |                          |
| Investment income                                                                     | <u>82</u>                   | <u>5</u>                    | <u>87</u>                |
| Net cash flows from investing activities                                              | <u>82</u>                   | <u>5</u>                    | <u>87</u>                |
| Net change in cash and cash equivalents                                               | 279,903                     | 53,545                      | 333,448                  |
| <b>Cash and Cash Equivalents, Beginning</b>                                           | <u>508,586</u>              | <u>33,587</u>               | <u>542,173</u>           |
| <b>Cash and Cash Equivalents, Ending</b>                                              | <u><u>\$ 788,489</u></u>    | <u><u>\$ 87,132</u></u>     | <u><u>\$ 875,621</u></u> |
| <b>Reconciliation of Operating Income to Net Cash Flows From Operating Activities</b> |                             |                             |                          |
| Operating income                                                                      | \$ 354,219                  | \$ 799                      | \$ 355,018               |
| Changes in assets and liabilities:                                                    |                             |                             |                          |
| Accounts receivable                                                                   | -                           | (43)                        | (43)                     |
| Due from other funds                                                                  | -                           | 50,917                      | 50,917                   |
| Accounts payable                                                                      | (51,779)                    | 1,867                       | (49,912)                 |
| Due to other funds                                                                    | <u>(22,619)</u>             | <u>-</u>                    | <u>(22,619)</u>          |
| Net cash flows from operating activities                                              | <u><u>\$ 279,821</u></u>    | <u><u>\$ 53,540</u></u>     | <u><u>\$ 333,361</u></u> |
| <b>Noncash Capital and Related Financing Activities</b>                               |                             |                             |                          |
| None                                                                                  |                             |                             |                          |

## **STATISTICAL SECTION**

# Statistical Section

This part of the Village of Germantown's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Village's overall financial health.

## **FINANCIAL TRENDS – Tables 1-4**

These schedules contain trend information to help the reader understand how the Village's financial performance and well-being have changed over time.

- Schedule 1 – Statement of Net Position by Component
- Schedule 2 – Changes in Net Position
- Schedule 3 – Fund Balances, Governmental Funds
- Schedule 4 – Changes in Fund Balances, Total Governmental Funds

## **REVENUE CAPACITY – Tables 5 - 13**

These schedules contain information to help the reader assess the village's most significant local revenue source, the property tax, as well as other significant revenue sources which include the Water and Wastewater utilities.

- Schedule 5 – Assessed Value and Estimated Actual Value of Taxable Property
- Schedule 6a – Direct and Overlapping Property Tax Rates
- Schedule 6b – Full Value Rates for Property Taxes
- Schedule 7 – Principal Property Tax Payers, Current and Nine Years Ago
- Schedule 8 – Property Tax Levies and Collections
- Schedule 9 – Water and Sewer Utility – Customer Count
- Schedule 10 – Water Utility Customer Summary
- Schedule 11 – Water Utility Customer Rates
- Schedule 12 – Sewer Utility Customer Summary
- Schedule 13 – Sewer Utility Customer Rates

## **DEBT CAPACITY – TABLES 14 - 18**

These schedules present information to help the reader assess the affordability of the Village's current levels of outstanding debt and its ability to issue additional debt in the future

- Schedule 14 – Ratio of Outstanding Debt
- Schedule 15 – Ratio of General Bonded Debt Outstanding
- Schedule 16 – Direct and Overlapping Governmental Activities - Debt
- Schedule 17 – Legal Debt Margin
- Schedule 18 – Pledged, Revenue Coverage, Water Utility

## **DEMOGRAPHIC AND ECONOMIC INFORMATION – TABLES 19 - 20**

These schedules offer demographic and economic indicators to help the reader understand the environment within which the Village's financial activity takes place.

- Schedule 19 – Demographic and Economic Indicators
- Schedule 20 – Principal Employers

## **OPERATING INFORMATION – TABLES 21 - 24**

These schedules contain service and infrastructure data to help the reader understand how the information in the village's financial report relates to the services the Village provides and the activities it performs.

- Schedule 21 – Full-time Equivalent Village Governmental Employees by Function/Program
- Schedule 22 – Operating Indicators by Function/Program
- Schedule 23 – Capital Asset Statistics
- Schedule 24 - Building Permits



**Village of Germantown, Wisconsin**  
**Statement of Net Position by Component**  
**(Accrual Basis of Accounting)**  
**Last Ten Fiscal Years**

Table 1

|                                             | 2014           | 2015           | 2016           | 2017           | 2018           | 2019           | 2020           | 2021           | 2022           | 2023           |
|---------------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Governmental activities                     |                |                |                |                |                |                |                |                |                |                |
| Net Investment in Capital Assets            | \$ 58,828,409  | \$ 59,461,387  | \$ 60,795,354  | \$ 61,320,322  | \$ 63,517,774  | \$ 50,214,659  | \$ 51,110,687  | \$ 48,328,444  | \$ 48,158,074  | \$ 54,787,995  |
| Restricted                                  | 10,384,891     | 10,350,597     | 3,583,936      | 3,769,624      | 7,099,431      | 8,427,395      | 8,078,617      | 6,359,103      | 7,624,322      | 1,121,917      |
| Unrestricted (deficit)                      | (4,827,536)    | (1,627,476)    | 832,027        | 1,140,960      | (3,409,299)    | (956,878)      | (569,318)      | 3,089,333      | 3,269,026      | 3,391,602      |
| Total governmental activities net position  | \$ 64,385,764  | \$ 68,184,508  | \$ 65,211,317  | \$ 66,230,906  | \$ 67,207,906  | \$ 57,685,176  | \$ 58,619,986  | \$ 57,776,880  | \$ 59,051,422  | \$ 59,301,514  |
| Business-type activities                    |                |                |                |                |                |                |                |                |                |                |
| Net Investment in Capital Assets            | \$ 57,657,469  | \$ 57,037,753  | \$ 61,295,788  | \$ 62,989,153  | \$ 65,361,924  | \$ 78,049,973  | \$ 81,489,275  | \$ 83,171,587  | \$ 88,124,204  | \$ 90,971,002  |
| Restricted                                  | 683,237        | 835,537        | 645,764        | 743,773        | 995,012        | 843,130        | 1,039,625      | 1,239,803      | 1,791,396      | 1,566,295      |
| Unrestricted                                | 8,284,532      | 10,311,120     | 9,064,837      | 10,106,271     | 10,476,978     | 6,960,330      | 8,440,543      | 7,541,666      | 5,891,376      | 5,941,688      |
| Total business-type activities net position | \$ 66,625,238  | \$ 68,184,410  | \$ 71,006,389  | \$ 73,839,197  | \$ 76,833,914  | \$ 85,853,433  | \$ 90,969,443  | \$ 91,953,056  | \$ 95,806,976  | \$ 98,478,985  |
| Primary Government                          |                |                |                |                |                |                |                |                |                |                |
| Net Investment in Capital Assets            | \$ 116,205,203 | \$ 116,250,142 | \$ 120,306,059 | \$ 122,530,058 | \$ 127,106,149 | \$ 117,112,540 | \$ 121,288,574 | \$ 119,899,852 | \$ 125,014,112 | \$ 134,886,983 |
| Restricted                                  | 11,068,128     | 11,186,134     | 4,229,700      | 4,513,397      | 8,094,443      | 9,270,525      | 9,108,876      | 7,598,906      | 9,415,718      | 2,688,212      |
| Unrestricted                                | 3,737,671      | 8,932,642      | 11,681,947     | 13,026,648     | 8,841,228      | 17,155,544     | 19,191,979     | 22,231,178     | 20,428,568     | 20,205,304     |
| Total primary government net position       | \$ 131,011,002 | \$ 136,368,918 | \$ 136,217,706 | \$ 140,070,103 | \$ 144,041,820 | \$ 143,538,609 | \$ 149,589,429 | \$ 149,729,936 | \$ 154,858,398 | \$ 157,780,499 |

**Village of Germantown, Wisconsin**  
**Changes in Net Position**  
**(Accrual Basis of Accounting)**  
**Last Ten Fiscal Years**

Table 2

| <b>Expenses</b>                                        | <b>2014</b>    | <b>2015</b>    | <b>2016</b>    | <b>2017</b>    | <b>2018</b>    | <b>2019</b>    | <b>2020</b>    | <b>2021</b>    | <b>2022</b>    | <b>2023</b>    |
|--------------------------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Governmental activities                                |                |                |                |                |                |                |                |                |                |                |
| General government                                     | \$ 1,723,573   | \$ 1,770,668   | \$ 1,918,870   | \$ 1,938,952   | \$ 2,256,248   | \$ 2,346,685   | \$ 2,274,859   | \$ 2,248,710   | \$ 3,112,666   | \$ 2,485,859   |
| Public safety                                          | 7,373,151      | 7,186,673      | 7,481,578      | 7,676,429      | 7,533,662      | 8,726,125      | 9,000,638      | 8,780,094      | 9,309,120      | 11,435,535     |
| Public works                                           | 5,287,992      | 5,421,794      | 7,675,764      | 6,116,561      | 6,666,616      | 6,272,516      | 6,594,467      | 6,764,199      | 6,105,881      | 7,472,877      |
| Culture and recreation                                 | 2,905,723      | 2,822,020      | 2,848,306      | 3,026,746      | 2,771,168      | 3,449,790      | 2,785,669      | 3,196,023      | 3,786,339      | 4,024,338      |
| Conservation and development                           | 2,090,544      | 365,437        | 2,530,367      | 857,765        | 866,765        | 3,512,552      | 397,732        | 846,510        | 3,236,532      | 1,299,870      |
| Interest & Fiscal charges                              | 751,307        | 894,302        | 686,590        | 616,440        | 738,532        | 1,259,148      | 1,174,644      | 1,117,353      | 1,941,603      | 2,467,921      |
| Total governmental activities expense                  | \$ 20,132,290  | \$ 18,460,894  | \$ 23,141,475  | \$ 20,232,893  | \$ 20,832,991  | \$ 25,566,816  | \$ 22,228,009  | \$ 22,952,889  | \$ 27,492,141  | \$ 29,186,400  |
| Business-type activities                               |                |                |                |                |                |                |                |                |                |                |
| Water                                                  | \$ 2,092,364   | \$ 1,939,864   | \$ 1,966,798   | \$ 2,038,214   | \$ 2,458,849   | \$ 2,489,113   | \$ 2,799,258   | \$ 3,015,449   | \$ 2,963,851   | \$ 3,529,576   |
| Sewer                                                  | 5,571,720      | 6,026,848      | 6,306,500      | 6,357,603      | 6,375,078      | 6,662,354      | 6,731,541      | 7,254,399      | 6,950,114      | 8,663,680      |
| Total business-type activities expenses                | \$ 7,664,084   | \$ 7,966,712   | \$ 8,273,298   | \$ 8,395,817   | \$ 8,833,927   | \$ 9,151,467   | \$ 9,530,799   | \$ 10,269,848  | \$ 9,913,965   | \$ 12,193,256  |
| Total primary government expenses                      | \$ 27,796,374  | \$ 26,427,606  | \$ 31,414,773  | \$ 28,628,710  | \$ 29,666,918  | \$ 34,718,283  | \$ 31,758,808  | \$ 33,222,737  | \$ 37,406,106  | \$ 41,379,656  |
| <b>Program Revenues</b>                                |                |                |                |                |                |                |                |                |                |                |
| Governmental activities                                |                |                |                |                |                |                |                |                |                |                |
| Charges for Services                                   |                |                |                |                |                |                |                |                |                |                |
| General government                                     | \$ 305,520     | \$ 320,634     | \$ 311,203     | \$ 311,761     | \$ 315,859     | \$ 325,465     | \$ 346,151     | \$ 368,246     | \$ 460,997     | \$ 489,812     |
| Public safety                                          | 1,158,225      | 1,099,257      | 965,276        | 1,275,353      | 1,397,782      | 1,315,857      | 1,187,869      | 1,658,552      | 1,721,568      | 1,973,432      |
| Public works                                           | 271,855        | 223,462        | 149,461        | 252,721        | 200,438        | 297,828        | 188,832        | 300,450        | 418,564        | 281,047        |
| Culture and recreation                                 | 1,001,646      | 1,086,100      | 1,112,829      | 1,142,084      | 1,192,086      | 1,154,392      | 575,135        | 897,056        | 1,062,539      | 1,282,634      |
| Conservation and development                           | 14,861         | 15,662         | 10,380         | 18,511         | 15,495         | 36,055         | 21,826         | 40,480         | 26,748         | -              |
| Operating grants and contributions                     | 1,466,066      | 1,519,883      | 1,457,476      | 1,576,491      | 1,699,437      | 1,702,665      | 2,161,563      | 1,937,524      | 2,444,297      | 1,888,029      |
| Capital grants and contributions                       | 111,489        | 227,012        | 483,058        | 576,089        | 191,928        | 2,337,668      | 3,587,224      | 234,853        | 3,919,499      | 377,664        |
| Total governmental activities program revenues         | \$ 4,329,662   | \$ 4,492,010   | \$ 4,489,683   | \$ 5,153,010   | \$ 5,013,025   | \$ 7,169,930   | \$ 8,068,600   | \$ 5,437,161   | \$ 10,054,212  | \$ 6,292,618   |
| Business-type activities                               |                |                |                |                |                |                |                |                |                |                |
| Charges for services:                                  |                |                |                |                |                |                |                |                |                |                |
| Water and Sewer                                        | \$ 8,097,648   | \$ 9,368,757   | \$ 9,267,041   | \$ 9,047,483   | \$ 9,022,428   | \$ 9,137,423   | \$ 9,325,282   | \$ 9,448,863   | \$ 10,607,319  | \$ 11,147,218  |
| Operating Grants and contributions                     | -              | -              | -              | -              | -              | -              | -              | -              | -              | 1,045,111      |
| Capital Grants and contributions                       | 928,330        | 349,330        | 2,288,166      | 2,622,069      | 3,176,798      | 334,058        | 4,653,886      | 873,505        | 3,928,456      | 2,679,996      |
| Total business-type activities program revenues        | \$ 9,025,978   | \$ 9,718,087   | \$ 11,555,207  | \$ 11,669,552  | \$ 12,199,226  | \$ 9,471,481   | \$ 13,979,168  | \$ 10,322,368  | \$ 14,535,775  | \$ 13,827,214  |
| Total primary government program revenues              | \$ 13,355,640  | \$ 14,210,097  | \$ 16,044,890  | \$ 16,822,562  | \$ 17,212,251  | \$ 16,641,411  | \$ 22,047,768  | \$ 15,759,529  | \$ 24,589,987  | \$ 20,119,832  |
| <b>Net (Expense) Revenue</b>                           |                |                |                |                |                |                |                |                |                |                |
| Governmental Activities                                | \$(15,802,628) | \$(13,968,884) | \$(18,651,792) | \$(15,079,883) | \$(15,819,966) | \$(18,396,886) | \$(14,159,409) | \$(17,515,728) | \$(17,437,929) | \$(22,893,782) |
| Business-type Activities                               | 1,361,894      | 1,751,375      | 3,281,909      | 3,273,735      | 3,365,299      | 320,014        | 4,448,369      | 52,520         | 4,621,810      | 2,679,069      |
| Total Primary government net expense                   | \$(14,440,734) | \$(12,217,509) | \$(15,369,883) | \$(11,806,148) | \$(12,454,667) | \$(18,076,872) | \$(9,711,040)  | \$(17,463,208) | \$(12,816,119) | \$(20,214,713) |
| <b>General Revenues and Other Changes in Net Assts</b> |                |                |                |                |                |                |                |                |                |                |
| Governmental Activities:                               |                |                |                |                |                |                |                |                |                |                |
| Taxes                                                  |                |                |                |                |                |                |                |                |                |                |
| Property Taxes                                         | \$ 12,906,557  | \$ 12,825,330  | \$ 13,658,505  | \$ 14,068,807  | \$ 14,350,784  | \$ 14,788,438  | \$ 13,594,521  | \$ 16,209,160  | \$ 16,576,441  | \$ 18,950,799  |
| Intergovernmental revenues                             | 946,067        | 993,240        | 1,033,149      | 1,048,796      | 1,038,481      | 1,140,617      | 1,131,771      | 1,237,514      | 1,220,875      | 1,190,076      |
| Investment income (loss)                               | 135,166        | 123,261        | 120,496        | 140,275        | 349,865        | 661,932        | 274,353        | (41,725)       | (26,902)       | 2,021,384      |
| Other                                                  | 1,871,679      | 568,135        | 352,951        | 289,740        | 475,217        | 712,568        | 610,932        | 141,918        | 315,747        | 359,142        |
| Total General Revenues Government Activities           | \$ 15,859,469  | \$ 14,509,966  | \$ 15,165,101  | \$ 15,547,618  | \$ 16,214,347  | \$ 17,303,555  | \$ 15,611,577  | \$ 17,546,867  | \$ 18,086,161  | \$ 22,521,401  |
| Business-type Activities:                              |                |                |                |                |                |                |                |                |                |                |
| Investment Income (Loss)                               | \$ 42,192      | \$ 45,226      | \$ 53,570      | \$ 72,534      | \$ 141,804     | \$ 253,039     | \$ 147,379     | \$ 28,769      | \$ (213,829)   | \$ 584,266     |
| Other                                                  | -              | -              | -              | 38,333         | 70,233         | 17,067         | 2,904          | 28,069         | 72,249         | 31,147         |
| Total General Revenues Business-type Activities        | \$ 42,192      | \$ 45,226      | \$ 53,570      | \$ 110,867     | \$ 212,037     | \$ 270,106     | \$ 150,283     | \$ 56,838      | \$ (141,580)   | \$ 615,413     |
| Total Primary Government                               | \$ 15,901,661  | \$ 14,555,192  | \$ 15,218,671  | \$ 15,658,485  | \$ 16,426,384  | \$ 17,573,661  | \$ 15,761,860  | \$ 17,603,705  | \$ 17,944,581  | \$ 23,136,814  |
| <b>Change in Net Position</b>                          |                |                |                |                |                |                |                |                |                |                |
| Governmental Activities                                | \$ 586,087     | \$ 1,069,235   | \$ (2,973,191) | \$ 1,019,589   | \$ 977,000     | \$ (9,522,730) | \$ 934,810     | \$ (843,106)   | \$ 1,274,542   | \$ 250,092     |
| Business-type Activities                               | 874,840        | 1,268,448      | 2,821,979      | 2,832,808      | 2,994,717      | 9,019,519      | 5,116,010      | 983,613        | 3,853,920      | 2,672,009      |
| Total Primary Government                               | \$ 1,460,927   | \$ 2,337,683   | \$ (151,212)   | \$ 3,852,397   | \$ 3,971,717   | \$ (503,211)   | \$ 6,050,820   | \$ 140,507     | \$ 5,128,462   | \$ 2,922,101   |

**Village of Germantown, Wisconsin**  
**Fund Balances, Governmental Funds**  
**(Modified Accrual Basis of Accounting)**  
**Last Ten Fiscal Years**

Table 3

|                                        | 2014                 | 2015                 | 2016                 | 2017                 | 2018                 | 2019                 | 2020                 | 2021                 | 2022                 | 2023                 |
|----------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| General Fund                           |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Nonspendable                           | \$ 149,592           | \$ 2,248             | \$ 16,035            | \$ 15,094            | \$ 892               | \$ 6,350             | \$ 4,063             | \$ 274,842           | \$ 78,175            | \$ 277,234           |
| Assigned - payment in lieu of taxes    | 529,246              | 528,153              | 513,500              | 551,794              | 582,619              | 615,086              | 675,875              | 640,452              | 626,310              | 622,473              |
| Assigned - subsequent budget           | -                    | -                    | -                    | -                    | -                    | -                    | -                    | 107,000              | -                    | 255,000              |
| Assigned - carryovers                  | 187,608              | 471,661              | 332,882              | 410,381              | 1,006,787            | 1,041,618            | -                    | 217,200              | -                    | -                    |
| Assigned - tourism                     | -                    | -                    | -                    | -                    | -                    | -                    | -                    | 46,798               | 137,769              | 148,376              |
| Unassigned                             | <u>3,403,046</u>     | <u>3,926,381</u>     | <u>4,454,981</u>     | <u>5,175,649</u>     | <u>5,902,819</u>     | <u>6,764,197</u>     | <u>7,985,393</u>     | <u>7,435,017</u>     | <u>6,772,839</u>     | <u>5,076,276</u>     |
| Total general fund                     | <u>\$ 4,269,492</u>  | <u>\$ 4,928,443</u>  | <u>\$ 5,317,398</u>  | <u>\$ 6,152,918</u>  | <u>\$ 7,493,117</u>  | <u>\$ 8,427,251</u>  | <u>\$ 8,665,331</u>  | <u>\$ 8,721,309</u>  | <u>\$ 7,615,093</u>  | <u>\$ 6,379,359</u>  |
| All Other Governmental Funds           |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Nonspendable                           | \$ 770,061           | \$ -                 | \$ -                 | \$ -                 | \$ -                 | \$ -                 | \$ -                 | \$ -                 | \$ -                 | \$ 3,453,151         |
| Restricted                             | 10,809,624           | 9,331,635            | 4,295,658            | 5,099,024            | 7,639,463            | 9,563,937            | 8,417,392            | 4,109,136            | 29,167,182           | 4,428,840            |
| Committed                              | 141,277              | 185,008              | 202,586              | 240,085              | 236,930              | 246,867              | 164,467              | 160,249              | 53,695               | 49,539               |
| Assigned                               | 1,252,639            | 1,863,541            | 1,558,510            | 1,103,233            | 1,204,633            | 2,024,961            | 2,572,186            | 2,184,371            | 5,604,543            | 3,224,952            |
| Unassigned (Deficit)                   | <u>-</u>             | <u>-</u>             | <u>-</u>             | <u>(21,313)</u>      | <u>(2,247,931)</u>   | <u>-</u>             | <u>-</u>             | <u>(89,376)</u>      | <u>(773,000)</u>     | <u>(4,057,862)</u>   |
| Total all other governmental funds     | <u>\$ 12,973,601</u> | <u>\$ 11,380,184</u> | <u>\$ 6,056,754</u>  | <u>\$ 6,421,029</u>  | <u>\$ 6,833,095</u>  | <u>\$ 11,835,765</u> | <u>\$ 11,154,045</u> | <u>\$ 6,364,380</u>  | <u>\$ 34,052,420</u> | <u>\$ 7,098,620</u>  |
| Total fund balance, governmental funds | <u>\$ 17,243,093</u> | <u>\$ 16,308,627</u> | <u>\$ 11,374,152</u> | <u>\$ 12,573,947</u> | <u>\$ 14,326,212</u> | <u>\$ 20,263,016</u> | <u>\$ 19,819,376</u> | <u>\$ 15,085,689</u> | <u>\$ 41,667,513</u> | <u>\$ 13,477,979</u> |

*Note: Fluctuations in all other governmental fund balance, reserved and unreserved amounts, primarily reflect financing, construction in progress and completion of capital projects.*

*Source: Annual Comprehensive Financial Reports*

**Village of Germantown, Wisconsin**  
**Changes in Fund Balances, Total Governmental Funds**  
**(Modified Accrual Basis of Accounting)**  
**Last Ten Fiscal Years**

Table 4

|                                                         | 2014                  | 2015                  | 2016                  | 2017                  | 2018                  | 2019                   | 2020                  | 2021                  | 2022                   | 2023                   |
|---------------------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------------------|-----------------------|-----------------------|------------------------|------------------------|
| <b>Revenues</b>                                         |                       |                       |                       |                       |                       |                        |                       |                       |                        |                        |
| Taxes                                                   | \$ 12,868,874         | \$ 12,814,338         | \$ 13,670,499         | \$ 14,046,681         | \$ 14,355,563         | \$ 14,819,885          | \$ 13,901,632         | \$ 16,209,535         | \$ 16,396,682          | \$ 18,927,558          |
| Special Assessments                                     | 339,950               | 363,716               | 514,964               | 4,685                 | 4,685                 | 4,685                  | 4,685                 | 4,685                 | 75                     | 388                    |
| Intergovernmental                                       | 2,364,696             | 2,462,718             | 2,473,891             | 2,472,247             | 2,619,652             | 2,737,156              | 3,992,540             | 3,160,660             | 3,535,762              | 3,981,044              |
| Regulation and compliance                               | 1,174,161             | 1,095,844             | 838,034               | 1,106,195             | 1,260,905             | 1,213,418              | 994,265               | 1,233,622             | 1,379,642              | 1,614,921              |
| Public charges for services                             | 1,691,512             | 1,721,835             | 1,821,522             | 2,118,968             | 2,048,383             | 2,126,483              | 1,353,349             | 1,944,207             | 2,253,680              | 2,184,247              |
| Intergovernmental charges                               | -                     | -                     | -                     | -                     | -                     | -                      | -                     | 140,960               | 116,065                | 149,734                |
| Investment income (loss)                                | 133,479               | 115,493               | 113,796               | 129,117               | 335,595               | 627,582                | 254,951               | (46,183)              | (26,915)               | 2,021,298              |
| Miscellaneous                                           | 2,059,497             | 706,697               | 157,046               | 306,463               | 391,515               | 560,462                | 399,224               | 137,770               | 196,987                | 251,329                |
| <b>Total Revenues</b>                                   | <b>\$ 20,632,169</b>  | <b>\$ 19,280,641</b>  | <b>\$ 19,589,752</b>  | <b>\$ 20,184,356</b>  | <b>\$ 21,016,298</b>  | <b>\$ 22,089,671</b>   | <b>\$ 20,900,646</b>  | <b>\$ 22,785,256</b>  | <b>\$ 23,851,978</b>   | <b>\$ 29,130,519</b>   |
| <b>Expenditures</b>                                     |                       |                       |                       |                       |                       |                        |                       |                       |                        |                        |
| General Government                                      | \$ 1,411,749          | \$ 1,388,142          | \$ 1,508,556          | \$ 1,569,231          | \$ 1,788,157          | \$ 1,790,207           | \$ 1,794,383          | \$ 1,905,457          | \$ 2,515,252           | \$ 2,124,270           |
| Public Safety                                           | 6,878,681             | 6,640,969             | 6,660,795             | 6,585,299             | 6,783,189             | 7,610,502              | 8,048,380             | 8,596,049             | 9,651,729              | 10,668,016             |
| Public Works                                            | 3,542,386             | 3,484,546             | 3,446,015             | 3,495,816             | 3,337,652             | 3,768,610              | 3,674,213             | 4,046,612             | 3,648,296              | 3,792,533              |
| Culture and recreation                                  | 2,409,242             | 2,505,837             | 2,625,584             | 2,642,790             | 2,798,834             | 2,833,489              | 2,468,120             | 2,764,785             | 3,385,038              | 3,378,358              |
| Conservation and development                            | 452,337               | 422,986               | 476,696               | 431,709               | 889,444               | 3,457,543              | 379,071               | 538,715               | 3,408,138              | 2,892,111              |
| Capital Outlay                                          | 4,328,230             | 3,680,393             | 7,500,467             | 3,166,307             | 5,126,579             | 11,236,855             | 5,737,627             | 8,825,313             | 11,479,297             | 28,479,026             |
| Debt Service                                            |                       |                       |                       |                       |                       |                        |                       |                       |                        |                        |
| Principal                                               | 5,477,985             | 4,545,000             | 6,560,000             | 3,855,000             | 3,910,000             | 5,150,000              | 2,740,000             | 3,525,000             | 3,520,000              | 4,110,000              |
| Interest and fiscal charges                             | 617,882               | 741,975               | 670,932               | 595,302               | 590,517               | 838,707                | 1,176,399             | 1,191,553             | 1,252,977              | 2,432,945              |
| Debt issuance costs                                     | 147,838               | 58,658                | 68,698                | 54,801                | 127,140               | 355,064                | 65,684                | 67,687                | 617,223                | 65,267                 |
| <b>Total Expenditures</b>                               | <b>\$ 25,266,330</b>  | <b>\$ 23,468,506</b>  | <b>\$ 29,517,743</b>  | <b>\$ 22,396,255</b>  | <b>\$ 25,351,512</b>  | <b>\$ 37,040,977</b>   | <b>\$ 26,083,877</b>  | <b>\$ 31,461,171</b>  | <b>\$ 39,477,950</b>   | <b>\$ 57,942,526</b>   |
| <b>Excess (Deficiency) of Revenues</b>                  |                       |                       |                       |                       |                       |                        |                       |                       |                        |                        |
| <b>Over Expenditures</b>                                | <b>\$ (4,634,161)</b> | <b>\$ (4,187,865)</b> | <b>\$ (9,927,991)</b> | <b>\$ (2,211,899)</b> | <b>\$ (4,335,214)</b> | <b>\$ (14,951,306)</b> | <b>\$ (5,183,231)</b> | <b>\$ (8,675,915)</b> | <b>\$ (15,625,972)</b> | <b>\$ (28,812,007)</b> |
| <b>Other Financing Sources (Uses):</b>                  |                       |                       |                       |                       |                       |                        |                       |                       |                        |                        |
| Proceeds of leases                                      | \$ 151,380            | \$ -                  | \$ -                  | \$ -                  | \$ 32,384             | \$ 223,328             | \$ -                  | \$ -                  | \$ -                   | \$ -                   |
| Issuance of general obligation notes                    | 8,050,000             | 2,655,000             | 2,670,000             | 2,805,000             | 5,275,000             | 19,325,000             | 3,875,000             | 3,165,000             | 38,485,000             | -                      |
| Issuance of refunding debt                              | 1,065,000             | -                     | 1,665,000             | -                     | -                     | -                      | -                     | -                     | 1,435,000              | -                      |
| Premium on long-term debt                               | 423,821               | 70,246                | 145,016               | 54,900                | 197,476               | 724,696                | 188,716               | 136,776               | 1,661,486              | -                      |
| Transfers in                                            | 2,634,962             | 2,589,297             | 2,893,674             | 2,640,998             | 2,544,721             | 4,321,735              | 2,100,631             | 2,073,678             | 2,277,411              | 4,392,949              |
| Transfers out                                           | (2,105,716)           | (2,061,144)           | (2,380,174)           | (2,089,204)           | (1,962,102)           | (3,706,649)            | (1,424,756)           | (1,433,226)           | (1,651,101)            | (3,770,476)            |
| <b>Total Other Financing</b>                            |                       |                       |                       |                       |                       |                        |                       |                       |                        |                        |
| <b>Uses</b>                                             | <b>\$ 10,219,447</b>  | <b>\$ 3,253,399</b>   | <b>\$ 4,993,516</b>   | <b>\$ 3,411,694</b>   | <b>\$ 6,087,479</b>   | <b>\$ 20,888,110</b>   | <b>\$ 4,739,591</b>   | <b>\$ 3,942,228</b>   | <b>\$ 42,207,796</b>   | <b>\$ 622,473</b>      |
| <b>Net Change in Fund Balances</b>                      | <b>\$ 5,585,286</b>   | <b>\$ (934,466)</b>   | <b>\$ (4,934,475)</b> | <b>\$ 1,199,795</b>   | <b>\$ 1,752,265</b>   | <b>\$ 5,936,804</b>    | <b>\$ (443,640)</b>   | <b>\$ (4,733,687)</b> | <b>\$ 26,581,824</b>   | <b>\$ (28,189,534)</b> |
| Debt Service as a percentage of noncapital expenditures | 28.82%                | 26.44%                | 32.53%                | 22.89%                | 22.02%                | 23.02%                 | 15.01%                | 14.99%                | 12.09%                 | 22.21% <sup>(1)</sup>  |

Note: The village began to report accrual information when it implemented GASB Statement #34 in fiscal year 2003  
2007 includes Governmental activities capitalized infrastructure assets prior to 2003

Total noncapital expenditures include reconciling items found on page 8 of the ACFR

(1) Capital Outlay (\$28,479,026) less items not capitalized (\$0)  
used to obtain percentage of noncapital expenditures \$28,479,026

# Village of Germantown, Wisconsin

## Assessed Value and Estimated Actual Value of Taxable Property Last Ten Fiscal Years

Table 5

| Fiscal<br>Year<br>Ended<br>December 31, | Real Property    |                    | Personal Property |                    | Total            |                    | Village<br>Total Direct<br>Tax Rate | Ratio of<br>Assessed<br>to Equalized |
|-----------------------------------------|------------------|--------------------|-------------------|--------------------|------------------|--------------------|-------------------------------------|--------------------------------------|
|                                         | Assessed         | Equalized<br>Value | Assessed          | Equalized<br>Value | Assessed         | Equalized<br>Value |                                     |                                      |
| 2014                                    | \$ 2,253,243,300 | \$ 2,219,153,200   | \$ 60,869,700     | \$ 64,198,900      | \$ 2,314,113,000 | \$ 2,283,352,100   | 0.497                               | 101.35%                              |
| 2015                                    | 2,333,948,300    | 2,351,421,300      | 57,268,100        | 54,492,100         | 2,391,216,400    | 2,405,913,400      | 0.510                               | 99.39%                               |
| 2016                                    | 2,426,870,700    | 2,438,914,100      | 63,628,000        | 62,965,700         | 2,490,498,700    | 2,501,879,800      | 0.497                               | 99.55%                               |
| 2017                                    | 2,454,515,300    | 2,516,333,300      | 60,932,600        | 61,146,600         | 2,515,447,900    | 2,577,479,900      | 0.504                               | 97.59%                               |
| 2018                                    | 2,476,606,300    | 2,658,086,800      | 35,710,000        | 40,689,800         | 2,512,316,300    | 2,698,776,600      | 0.515                               | 93.09%                               |
| 2019                                    | 2,759,477,500    | 2,766,490,000      | 44,376,500        | 41,481,400         | 2,803,854,000    | 2,807,971,400      | 0.468                               | 99.85%                               |
| 2020                                    | 2,809,976,700    | 2,851,806,800      | 45,792,500        | 48,985,500         | 2,855,769,200    | 2,900,792,300      | 0.498                               | 98.45%                               |
| 2021                                    | 2,870,840,800    | 3,110,411,200      | 44,080,300        | 47,583,300         | 2,914,921,100    | 3,157,994,500      | 0.457                               | 92.30%                               |
| 2022                                    | 2,914,956,200    | 3,506,395,700      | 41,050,500        | 48,848,200         | 2,956,006,700    | 3,555,243,900      | 0.459                               | 83.14%                               |
| 2023                                    | 2,997,697,800    | 3,877,743,000      | 40,453,300        | 51,446,400         | 3,038,151,100    | 3,929,189,400      | 0.453                               | 77.32%                               |

All equalized valuations of property in the State of Wisconsin are determined by the State of WI, Department of Revenue, Supervisor of Assessment Office. Equalized valuations are the State's estimate of full market value.

The State determines assessed valuation of all manufacturing property in the State. Assessed valuations of residential and commercial property are determined by local assessors. New and improved residential and commercial property located within the Village are assessed annually by the local assessor. At hearings held each year a taxpayer may appeal the assessments of his property to the Board of Review of the local municipality.

The Board of Review consists of local assessors, local officials, and citizen appointees. The assessors do not have a vote on final determinations.

The State's full value law mandates that all assessable property in the State be valued by 100% of market value. Statutes, case law, and administrative rules require that each major class of property (except agricultural property) be kept within 10% of that full value at least once in the past four years.

Village wide revaluations are then undertaken

**Village of Germantown, Wisconsin**

Table 6

*Direct and Overlapping Property Tax Rates (per \$1,000 of assessed value), before State School Credits  
Last Ten Fiscal Years*

| Fiscal<br>Year<br>Ended<br>December 31, | Village Direct Rates |                 |                     |                      | Overlapping Rates                |                      |                                        |                       | Total<br>Tax<br>Levy |
|-----------------------------------------|----------------------|-----------------|---------------------|----------------------|----------------------------------|----------------------|----------------------------------------|-----------------------|----------------------|
|                                         | Basic                | Debt<br>Service | Capital<br>Projects | Total<br>Tax<br>Rate | Germantown<br>School<br>District | Washington<br>County | Milwaukee<br>Area Technical<br>College | State of<br>Wisconsin |                      |
| 2014                                    | 3.99                 | 0.98            | 0.00                | 4.97                 | 9.37                             | 2.66                 | 1.25                                   | 0.17                  | 18.42                |
| 2015                                    | 4.02                 | 1.08            | 0.00                | 5.10                 | 9.20                             | 2.62                 | 1.27                                   | 0.17                  | 18.36                |
| 2016                                    | 3.94                 | 1.03            | 0.00                | 4.97                 | 8.79                             | 2.59                 | 1.27                                   | 0.17                  | 18.35                |
| 2017                                    | 3.92                 | 1.12            | 0.00                | 5.04                 | 9.13                             | 2.55                 | 1.29                                   | 0.00                  | 17.78                |
| 2018                                    | 4.00                 | 1.15            | 0.00                | 5.15                 | 10.00                            | 2.57                 | 1.32                                   | 0.00                  | 19.04                |
| 2019                                    | 3.64                 | 1.04            | 0.00                | 4.68                 | 9.62                             | 2.30                 | 1.18                                   | 0.00                  | 17.78                |
| 2020                                    | 3.70                 | 1.28            | 0.00                | 4.98                 | 10.04                            | 2.27                 | 1.17                                   | 0.00                  | 18.46                |
| 2021                                    | 3.64                 | 1.26            | 0.00                | 4.90                 | 9.86                             | 2.23                 | 1.09                                   | 0.00                  | 18.09                |
| 2022                                    | 3.63                 | 1.64            | 0.00                | 5.27                 | 9.49                             | 2.05                 | 1.03                                   | 0.00                  | 17.85                |
| 2023                                    | 3.88                 | 1.69            | 0.00                | 5.57                 | 10.62                            | 2.04                 | 1.08                                   | 0.00                  | 19.31                |

Source: Village of Germantown Finance Department, Assessors Department and Village records

**Village of Germantown, Wisconsin**

*Full Value Rates for Property Taxes expressed in dollars per \$1,000 of **equalized value** (excluding TIF)  
Last Ten Fiscal Years*

| Year<br>Levied<br>Tax<br>Collected |       |              |        |            | 3<br>Total<br>Full Value<br>Effective Rate |
|------------------------------------|-------|--------------|--------|------------|--------------------------------------------|
|                                    | Local | 1<br>Schools | County | 2<br>Other |                                            |
| 2014/15                            | 5.04  | 10.77        | 2.69   | 0.74       | 17.67                                      |
| 2015/16                            | 5.07  | 10.40        | 2.60   | 0.18       | 17.24                                      |
| 2016/17                            | 4.94  | 10.01        | 2.58   | 0.18       | 16.87                                      |
| 2017/18                            | 4.92  | 10.17        | 2.49   | 0.00       | 17.58                                      |
| 2018/19                            | 4.79  | 10.54        | 2.39   | 0.00       | 17.72                                      |
| 2019/20                            | 4.68  | 10.79        | 2.29   | 0.00       | 17.76                                      |
| 2020/21                            | 4.98  | 11.21        | 2.27   | 0.00       | 18.46                                      |
| 2021/22                            | 4.90  | 10.52        | 2.23   | 0.00       | 18.09                                      |
| 2022/23                            | 5.52  | 9.41         | 2.15   | 0.00       | 17.08                                      |
| 2023/24                            | 5.57  | 9.69         | 2.04   | 0.00       | 17.30                                      |

1 The Schools tax rate reflects the composite rate of all local school districts and the technical college districts

2 Includes the state reforestation tax which is apportioned to each county on the basis of its full value Counties, in turn, apportion the tax to the tax districts within their borders on the basis of full value. It also includes any tax increment and taxes levied for special purpose districts such as metropolitan sewerage districts, sanitary districts, and public inland lake protection districts. State property taxes were eliminated in the State's budget starting 2017

3 Property tax less state property tax credit (not including lottery credit).

**Village of Germantown, Wisconsin**

Table 7

**Principal Property Tax Payers**
**Current Year and Nine Years Ago**

| Taxpayer                     | 2023            |    |                                            | 2014            |                                            |
|------------------------------|-----------------|----|--------------------------------------------|-----------------|--------------------------------------------|
|                              | Equalized Value |    | Percentage Village's Total Equalized Value | Equalized Value | Percentage Village's Total Equalized Value |
| Exeter Holy Hill LP          | \$ 45,647,700   | 1  | 1.16%                                      |                 |                                            |
| TI Investors of GermantownII | \$ 32,216,600   | 2  | 0.82%                                      |                 |                                            |
| Sentinel Germantown LLC      | \$ 31,054,700   | 3  | 0.79%                                      | \$ 14,858,000   | 0.65%                                      |
| Heather Lake LLC             | \$ 26,147,000   | 4  | 0.67%                                      | \$ 10,600,000   | 0.46%                                      |
| Stag Industrial Holdings LLC | \$ 23,955,100   | 5  | 0.61%                                      |                 |                                            |
| Heritage Place Joint Venture | \$ 23,419,300   | 6  | 0.60%                                      |                 |                                            |
| Airgas Safety Inc            | \$ 21,365,200   | 7  | 0.54%                                      |                 |                                            |
| ICHQ LLC                     | \$ 20,235,700   | 8  | 0.52%                                      |                 |                                            |
| AGNL Dairy LLC               | \$ 19,760,500   | 9  | 0.50%                                      |                 |                                            |
| Goldendale Road IV LLC       | \$ 19,517,900   | 10 | 0.50%                                      |                 |                                            |
|                              |                 |    |                                            |                 |                                            |
| The Gables of Germantown LLC |                 |    |                                            | \$ 20,237,700   | 0.89%                                      |
| Meridian Germantown LLC      |                 |    |                                            | \$ 16,346,600   | 0.72%                                      |
| Cambridge Major Laboratories |                 |    |                                            | \$ 15,396,000   | 0.67%                                      |
| Gehls Guernsey Farms Inc     |                 |    |                                            | \$ 13,234,000   | 0.58%                                      |
| Phylmack LLC                 |                 |    |                                            | \$ 12,830,100   | 0.56%                                      |
| Stonehedge Properties        |                 |    |                                            | \$ 11,625,000   | 0.51%                                      |
| Waste Management of WI Inc   |                 |    |                                            | \$ 12,764,500   | 0.56%                                      |
| Moldmakers LSG               |                 |    |                                            | \$ 9,221,600    | 0.40%                                      |
| Total                        | \$ 263,319,700  |    | 6.70%                                      | \$ 137,113,500  | 6.00%                                      |

Source: Village of Germantown Finance Department, Assessors Department and Village records

a) Total Equalized Value January 1, 2023 = 3,929,189,400 \$ 3,929,189,400

b) Total Equalized Value January 1, 2014 = 2,283,352,100 \$ 2,283,352,100

**Village of Germantown, Wisconsin**  
**Property Tax Levies and Collections**  
**Last Ten Fiscal Years**

Table 8

| Fiscal<br>Year<br>Ended<br>December 31, | Taxes Levied<br>for the<br>Fiscal Year | Collected within the<br>Fiscal year of the Levy <sup>1</sup> |                       | Collection<br>in Subsequent<br>Years <sup>2</sup> | Total Collections to Date |                       |
|-----------------------------------------|----------------------------------------|--------------------------------------------------------------|-----------------------|---------------------------------------------------|---------------------------|-----------------------|
|                                         |                                        | Amount                                                       | Percentage<br>of Levy |                                                   | Amount                    | Percentage<br>of Levy |
| 2014                                    | \$ 42,623,918                          | \$ 33,491,084                                                | 78.57%                | \$ 9,132,834                                      | \$ 42,623,918             | 100.00%               |
| 2015                                    | 43,890,361                             | 33,301,519                                                   | 75.87%                | 10,582,780                                        | 43,884,299                | 99.99%                |
| 2016                                    | 44,292,776                             | 33,949,559                                                   | 76.65%                | 10,340,980                                        | 44,290,539                | 99.99%                |
| 2017                                    | 45,309,491                             | 34,975,793                                                   | 77.19%                | 10,333,698                                        | 45,309,491                | 100.00%               |
| 2018                                    | 47,835,308                             | 36,589,120                                                   | 76.49%                | 11,243,534                                        | 47,832,654                | 99.99%                |
| 2019                                    | 49,860,820                             | 43,632,653                                                   | 87.51%                | 6,223,177                                         | 49,855,831                | 99.99%                |
| 2020                                    | 52,720,273                             | 40,255,818                                                   | 76.36%                | 12,353,493                                        | 52,609,311                | 99.79%                |
| 2021                                    | 52,734,005                             | 35,736,400                                                   | 67.77%                | 16,946,419                                        | 52,682,819                | 99.90%                |
| 2022                                    | 55,335,103                             | 36,560,678                                                   | 66.07%                | 18,684,576                                        | 55,245,254                | 99.84%                |
| 2023                                    | 58,687,021                             | 19,515,406 <sup>3</sup>                                      | 33.25%                | 33,734,225                                        | 53,249,630                | 90.73%                |

Source: Village Finance Department

Notes: Amounts collected include Village of Germantown and all other taxing bodies which make up the total levy.

<sup>1</sup> The amount shown is net of the State Tax Credit

<sup>2</sup> Current state law requires counties to pay 100% of the real property taxes levied to cities, villages, towns, school districts and other taxing authorities on or about August 20 of the collection year  
Personal Property is collected by municipality



**Village of Germantown, Wisconsin**  
**Water & Sewer Utility - Customer Count**  
**Last Ten Fiscal Years**

Table 9

| Function/Program                             | 2014      | 2015      | 2016*     | 2017*     | 2018*     | 2019*     | 2020*     | 2021*     | 2022*     | 2023*     |
|----------------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Water and Sewer                              |           |           |           |           |           |           |           |           |           |           |
| Number of Water Customers                    | 5,359     | 5,440     | 5,460     | 5,464     | 5,477     | 5,493     | 5,550     | 6,257     | 5,950     | 5,678     |
| Average Daily Water Consumption<br>(gallons) | 1,798,090 | 1,914,348 | 1,526,655 | 1,479,211 | 1,596,058 | 1,404,405 | 1,794,811 | 1,802,378 | 1,831,030 | 1,757,548 |
| Number of Sewer Customers                    | 5,603     | 5,682     | 5,696     | 5,705     | 5,715     | 5,734     | 6,254     | 5,845     | 6,079     | 5,902     |

\* fluctuation in consumption due to large water user with its own water source, periodically uses Village water, in prior years they had a problem with their pumping system and used Village water source as primary.

**Village of Germantown, Wisconsin**  
**Water Utility Customer Summary**  
**Last Ten Fiscal Years**

Table 10

|                     | 2014    | 2015    | 2016    | 2017    | 2018    | 2019    | 2020    | 2021    | 2022    | 2023       |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|------------|
| Number of customers |         |         |         |         |         |         |         |         |         |            |
| Residential         | 4,774   | 4,840   | 4,857   | 4,865   | 4,868   | 4,878   | 4,898   | 4,957   | 5,294   | 5,034      |
| Res - Multi-Family* | 107     | 108     | 108     | 108     | 109     | 110     | 141     | 141     | 145     | 147        |
| Commercial          | 433     | 451     | 450     | 466     | 455     | 459     | 462     | 465     | 454     | 448        |
| Industrial          | 22      | 22      | 22      | 22      | 22      | 23      | 26      | 26      | 24      | 25         |
| Public              | 23      | 19      | 23      | 23      | 23      | 23      | 23      | 25      | 24      | 24         |
| Total               | 5,359   | 5,440   | 5,460   | 5,484   | 5,477   | 5,493   | 5,550   | 5,614   | 5,941   | 5,678      |
| Gallons (thousands) |         |         |         |         |         |         |         |         |         |            |
| Residential         | 264,880 | 270,293 | 262,740 | 255,115 | 249,242 | 242,644 | 248,957 | 242,287 | 241,058 | 258,972    |
| Res - Multi-Family* | 49,317  | 51,143  | 49,760  | 49,659  | 51,029  | 50,407  | 77,153  | 82,109  | 55,748  | 62,921     |
| Commercial          | 106,747 | 121,561 | 126,118 | 128,166 | 128,235 | 127,015 | 117,846 | 125,878 | 118,982 | 142,259    |
| Industrial          | 227,407 | 247,368 | 134,939 | 96,416  | 144,840 | 82,754  | 203,066 | 281,292 | 185,523 | 179,538 ** |
| Public              | 7,952   | 8,372   | 8,877   | 10,556  | 9,215   | 9,788   | 8,084   | 8,447   | 11,925  | 11,217     |
| Total               | 656,303 | 698,737 | 582,434 | 539,912 | 582,561 | 512,608 | 655,106 | 740,013 | 613,236 | 654,907    |

\* New Public Service Commission Required Class Code - Effective 2013 - derived from Commercial

\*\* variations in Industrial water usage due to large use customer that have their own water source, uses Village water for peak demand

**Village of Germantown, Wisconsin**  
**Water Utility Customer Rates**  
**Last Ten Fiscal Years**

Table 11

|                                                    | 2014**     | 2015       | 2016       | 2017       | 2018       | 2019       | 2020       | 2021       | 2022       | 2023       |
|----------------------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| <b>General Metered Service</b>                     |            |            |            |            |            |            |            |            |            |            |
| Quarterly Service Charge                           |            |            |            |            |            |            |            |            |            |            |
| 5/8 inch meter                                     | \$ 15.27   | \$ 15.27   | \$ 15.27   | \$ 15.27   | \$ 15.27   | \$ 15.27   | \$ 15.27   | \$ 15.27   | \$ 19.35   | \$ 19.35   |
| 3/4 inch meter                                     | 15.27      | 15.27      | 15.27      | 15.27      | 15.27      | 15.27      | 15.27      | 15.27      | 19.35      | 19.35      |
| 1 inch meter                                       | 25.46      | 25.46      | 25.46      | 25.46      | 25.46      | 25.46      | 25.46      | 25.46      | 32.28      | 32.28      |
| 1 1/4 inch meter                                   | 35.01      | 35.01      | 35.01      | 35.01      | 35.01      | 35.01      | 35.01      | 35.01      | 44.04      | 44.04      |
| 1 1/2 inch meter                                   | 44.56      | 44.56      | 44.56      | 44.56      | 44.56      | 44.56      | 44.56      | 44.56      | 56.46      | 56.46      |
| 2 inch meter                                       | 66.84      | 66.84      | 66.84      | 66.84      | 66.84      | 66.84      | 66.84      | 66.84      | 84.69      | 84.69      |
| 3 inch meter                                       | 111.39     | 111.39     | 111.39     | 111.39     | 111.39     | 111.39     | 111.39     | 111.39     | 141.00     | 141.00     |
| 4 inch meter                                       | 171.87     | 171.87     | 171.87     | 171.87     | 171.87     | 171.87     | 171.87     | 171.87     | 219.00     | 219.00     |
| 6 inch meter                                       | 318.24     | 318.24     | 318.24     | 318.24     | 318.24     | 318.24     | 318.24     | 318.24     | 405.00     | 405.00     |
| 8 inch meter                                       | 490.14     | 490.14     | 490.14     | 490.14     | 490.14     | 490.14     | 490.14     | 490.14     | 621.00     | 621.00     |
| 10 inch meter                                      | 716.11     | 716.11     | 716.11     | 716.11     | 716.11     | 716.11     | 716.11     | 716.11     | 909.00     | 909.00     |
| 12 inch meter                                      | 945.26     | 945.26     | 945.26     | 945.26     | 945.26     | 945.26     | 945.26     | 945.26     | 1,200.00   | 1,200.00   |
| Volume rate (per 1,000 gallons)                    |            |            |            |            |            |            |            |            |            |            |
| First 100,000 gallons                              | \$ 2.29    | \$ 2.29    | \$ 2.29    | \$ 2.29    | \$ 2.29    | \$ 2.29    | \$ 2.29    | \$ 2.29    | \$ 4.15    | \$ 4.15    |
| Next 900,000 gallons                               | 1.97       | 1.97       | 1.97       | 1.97       | 1.97       | 1.97       | 1.97       | 1.97       | 3.60       | 3.60       |
| Over 1,000,000 gallons                             | 1.67       | 1.67       | 1.67       | 1.67       | 1.67       | 1.67       | 1.67       | 1.67       | 3.03       | 3.03       |
| <b>Public Fire Protection</b>                      |            |            |            |            |            |            |            |            |            |            |
| Annual service charge to the Village of Germantown | \$ 537,429 | \$ 537,429 | \$ 537,429 | \$ 537,429 | \$ 537,429 | \$ 537,429 | \$ 537,429 | \$ 537,429 | \$ 537,430 | \$ 537,430 |
| <b>Private Fire Protection</b>                     |            |            |            |            |            |            |            |            |            |            |
| Quarterly Service Charge                           |            |            |            |            |            |            |            |            |            |            |
| 2 inch or smaller connection                       | \$ 24.00   | \$ 24.00   | \$ 24.00   | \$ 24.00   | \$ 24.00   | \$ 24.00   | \$ 24.00   | \$ 24.00   | \$ 24.00   | \$ 24.00   |
| 3 inch connection                                  | 40.00      | 40.00      | 40.00      | 40.00      | 40.00      | 40.00      | 40.00      | 40.00      | 40.00      | 40.00      |
| 4 inch connection                                  | 65.00      | 65.00      | 65.00      | 65.00      | 65.00      | 65.00      | 65.00      | 65.00      | 65.00      | 65.00      |
| 6 inch connection                                  | 130.00     | 130.00     | 130.00     | 130.00     | 130.00     | 130.00     | 130.00     | 130.00     | 130.00     | 130.00     |
| 8 inch connection                                  | 220.00     | 220.00     | 220.00     | 220.00     | 220.00     | 220.00     | 220.00     | 220.00     | 220.00     | 220.00     |
| 10 inch connection                                 | 300.00     | 300.00     | 300.00     | 300.00     | 300.00     | 300.00     | 300.00     | 300.00     | 300.00     | 300.00     |
| 12 inch connection                                 | 350.00     | 350.00     | 350.00     | 350.00     | 350.00     | 350.00     | 350.00     | 350.00     | 350.00     | 350.00     |
| 14 inch connection                                 | -          | -          | -          | -          | -          | -          | -          | -          | 486.00     | 486.00     |
| 16 inch connection                                 | -          | -          | -          | -          | -          | -          | -          | -          | 600.00     | 600.00     |

\*\* 3% Simplified Rate Increase effective 12/15/2014

Source: Village of Germantown Utility Records

**Village of Germantown, Wisconsin**  
**Sewer Utility Customer Summary**  
**Last Ten Fiscal Years**

Table 12

|                     | 2014    | 2015    | 2016    | 2017    | 2018    | 2019    | 2020    | 2021    | 2022    | 2023    |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Number of customers |         |         |         |         |         |         |         |         |         |         |
| Residential         | 4,519   | 4,564   | 4,574   | 4,578   | 4,581   | 4,590   | 5,557   | 5,894   | 5,388   | 5,417   |
| Commercial          | 1,031   | 1,066   | 1,070   | 1,075   | 1,082   | 1,090   | 647     | 744     | 417     | 432     |
| Industrial          | 32      | 31      | 31      | 31      | 31      | 33      | 22      | 26      | 25      | 30      |
| Public              | 21      | 21      | 21      | 21      | 21      | 21      | 28      | 25      | 32      | 23      |
| Total               | 5,603   | 5,682   | 5,696   | 5,705   | 5,715   | 5,734   | 6,254   | 6,689   | 5,862   | 5,902   |
| Gallons (thousands) |         |         |         |         |         |         |         |         |         |         |
| Residential         | 251,582 | 255,996 | 249,473 | 241,242 | 235,810 | 228,968 | 347,640 | 242,287 | 295,942 | 411,904 |
| Commercial          | 139,755 | 160,665 | 161,433 | 166,929 | 173,678 | 173,257 | 109,593 | 125,878 | 132,788 | 153,012 |
| Industrial          | 189,970 | 307,978 | 272,429 | 246,822 | 228,266 | 242,273 | 242,319 | 281,992 | 247,928 | 205,103 |
| Public              | 8,035   | 8,304   | 8,022   | 10,669  | 7,230   | 7,178   | 7,239   | 8,447   | 12,322  | 16,554  |
| Total               | 589,342 | 732,943 | 691,357 | 665,662 | 644,984 | 651,676 | 706,791 | 658,604 | 688,980 | 786,573 |

Source: Village of Germantown Utility Records

**Village of Germantown, Wisconsin**  
**Sewer Utility Customer Rates**  
**Last Ten Fiscal Years**

Table 13

|                                  | 2014**    | 2015      | 2016      | 2017      | 2018      | 2019      | 2020      | 2021      | 2022     | 2023     |
|----------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|----------|
| <b>General Metered Service</b>   |           |           |           |           |           |           |           |           |          |          |
| Quarterly Service Charge         |           |           |           |           |           |           |           |           |          |          |
| 5/8 inch meter                   | \$ 40.01  | \$ 40.01  | \$ 40.01  | \$ 40.01  | \$ 40.01  | \$ 40.01  | \$ 40.01  | \$ 40.01  | \$ 40.01 | \$ 40.01 |
| 3/4 inch meter                   | 40.01     | 40.01     | 40.01     | 40.01     | 40.01     | 40.01     | 40.01     | 40.01     | 40.01    | 40.01    |
| 1 inch meter                     | 74.02     | 74.02     | 74.02     | 74.02     | 74.02     | 74.02     | 74.02     | 74.02     | 74.02    | 74.02    |
| 1 1/2 inch meter                 | 102.02    | 102.02    | 102.02    | 102.02    | 102.02    | 102.02    | 102.02    | 102.02    | 102.02   | 102.02   |
| 2 inch meter                     | 132.02    | 132.02    | 132.02    | 132.02    | 132.02    | 132.02    | 132.02    | 132.02    | 132.02   | 132.02   |
| 3 inch meter                     | 202.03    | 202.03    | 202.03    | 202.03    | 202.03    | 202.03    | 202.03    | 202.03    | 202.03   | 202.03   |
| 4 inch meter                     | 362.06    | 362.06    | 362.06    | 362.06    | 362.06    | 362.06    | 362.06    | 362.06    | 362.06   | 362.06   |
| 6 inch meter                     | 592.08    | 592.08    | 592.08    | 592.08    | 592.08    | 592.08    | 592.08    | 592.08    | 592.08   | 592.08   |
| Volume rate (per 1,000 gallons)  |           |           |           |           |           |           |           |           |          |          |
| All Classes                      |           |           |           |           |           |           |           |           |          |          |
| Residential Only                 | \$ 6.913  | \$ 6.913  | \$ 6.913  | \$ 6.913  | \$ 6.913  | \$ 6.913  | \$ 6.913  | \$ 6.913  | \$ 6.913 | \$ 6.913 |
| Commercial, Industrial, Public   | 8.641     | 8.641     | 8.641     | 8.641     | 8.641     | 8.641     | 8.641     | 8.641     | 8.641    | \$ 8.641 |
| <b>General Unmetered Service</b> |           |           |           |           |           |           |           |           |          |          |
| Flat rate                        | \$ 162.75 | \$ 162.75 | \$ 162.75 | \$ 162.75 | \$ 162.75 | \$ 162.75 | \$ 162.75 | \$ 162.75 | \$162.75 | \$162.75 |
| based on avg. usage (gal.)/qtr.  | 17,750    | 17,750    | 17,750    | 17,750    | 17,750    | 17,750    | 17,750    | 17,750    | 17,750   | 17,750   |

\*\* 10% Rate Increase effective 12/15/2014

Source: Village of Germantown Utility Records

**Village of Germantown, Wisconsin**  
**Ratio of Outstanding Debt**  
**Last Ten Fiscal Years**

Table 14

| Fiscal<br>Year<br>Ended<br>December 31, | Governmental Activities        |                                |                    |                      | Business-type Activities          |                                                 |                                                 | Total<br>Primary<br>Government | Debt<br>per Capita | Population |
|-----------------------------------------|--------------------------------|--------------------------------|--------------------|----------------------|-----------------------------------|-------------------------------------------------|-------------------------------------------------|--------------------------------|--------------------|------------|
|                                         | General<br>Obligation<br>Bonds | General<br>Obligation<br>Notes | Refunding<br>Bonds | Lease<br>Liabilities | Water Utility<br>Revenue<br>Bonds | Water Utility<br>General<br>Obligation<br>Bonds | Sewer Utility<br>General<br>Obligation<br>Bonds |                                |                    |            |
| 2014                                    | \$ 5,790,000                   | \$ 11,760,000                  | \$ 12,146,752      | \$ 129,579           | \$ 1,393,201                      | \$ -                                            | \$ -                                            | \$ 31,219,532                  | \$ 1,570           | \$ 19,891  |
| 2015                                    | 5,765,000                      | 11,540,000                     | 10,528,381         | 97,887               | 1,302,768                         | -                                               | -                                               | 29,234,036                     | 1,464              | 19,972     |
| 2016                                    | 5,740,000                      | 14,250,000                     | 5,695,028          | 65,933               | 1,211,390                         | -                                               | -                                               | 26,962,351                     | 1,348              | 20,008     |
| 2017                                    | 5,634,023                      | 15,076,468                     | 3,920,557          | 31,919               | 1,114,042                         | -                                               | -                                               | 25,777,009                     | 1,291              | 19,965     |
| 2018                                    | 8,117,980                      | 15,336,256                     | 2,663,539          | 31,227               | 1,015,697                         | -                                               | -                                               | 27,164,699                     | 1,346              | 20,183     |
| 2019                                    | 24,859,045                     | 16,046,449                     | -                  | 151,004              | 911,329                           | -                                               | 3,108,110                                       | 45,075,937                     | 2,189              | 20,590     |
| 2020                                    | 24,815,852                     | 16,139,667                     | -                  | 113,254              | 800,911                           | -                                               | 2,912,754                                       | 44,782,438                     | 2,141              | 20,917     |
| 2021                                    | 24,162,058                     | 17,557,899                     | -                  | 75,503               | 689,413                           | -                                               | 2,792,398                                       | 45,277,271                     | 2,163              | 20,934     |
| 2022                                    | 57,900,077                     | 21,696,320                     | -                  | -                    | 4,594,300                         | 4,696,014                                       | 7,754,359                                       | 96,641,070                     | 4,599              | 21,015     |
| 2023                                    | 56,464,869                     | 18,775,848                     | -                  | -                    | 4,336,424                         | 4,369,313                                       | 7,277,339                                       | 91,223,793                     | 4,275              | 21,339     |

Note: Balances include debt related refundings, discounts, premiums  
Details regarding the Village's outstanding debt can be found in the notes to the financial statements. Section Note 3 Long Term Obligations  
Population trend per US Census Bureau.

**Village of Germantown, Wisconsin**

Table 15

**Ratio of General Bonded Debt Outstanding Governmental Activities**
**Last Ten Fiscal years**

| Fiscal<br>Year<br>Ended<br>December 31, | <u>General Bonded Debt Outstanding</u> |                    | Less:<br>Fund Balance<br>Restricted for<br>Debt Service | Total         | Percentage of<br>Long -Term<br>Debt to<br>Equalized Value | Equalized<br>Valuation | Net<br>Long-term<br>Debt<br>per Capita | Population |
|-----------------------------------------|----------------------------------------|--------------------|---------------------------------------------------------|---------------|-----------------------------------------------------------|------------------------|----------------------------------------|------------|
|                                         | General<br>Obligation<br>Bonds         | Refunding<br>Bonds |                                                         |               |                                                           |                        |                                        |            |
| 2014                                    | \$ 5,790,000                           | \$ 12,146,752      | \$ (1,785,323)                                          | \$ 16,151,429 | 0.71%                                                     | \$ 2,283,352,100       | \$ 812                                 | \$ 19,891  |
| 2015                                    | 5,765,000                              | 10,528,381         | (769,454)                                               | 15,523,927    | 0.65%                                                     | 2,405,913,400          | 777                                    | 19,972     |
| 2016                                    | 5,740,000                              | 5,695,028          | (93,069)                                                | 11,341,959    | 0.45%                                                     | 2,501,879,800          | 567                                    | 20,008     |
| 2017                                    | 5,634,023                              | 3,920,557          | (138,303)                                               | 9,416,277     | 0.37%                                                     | 2,577,479,900          | 472                                    | 19,965     |
| 2018                                    | 8,117,980                              | 2,663,539          | (247,137)                                               | 10,534,382    | 0.39%                                                     | 2,698,776,600          | 522                                    | 20,183     |
| 2019                                    | 24,859,045                             | -                  | (307,704)                                               | 24,551,341    | 0.87%                                                     | 2,807,971,400          | 1,192                                  | 20,590     |
| 2020                                    | 24,815,852                             | -                  | (375,846)                                               | 24,440,006    | 0.84%                                                     | 2,900,792,300          | 1,167                                  | 20,934     |
| 2021                                    | 24,162,058                             | -                  | (167,466)                                               | 23,994,592    | 0.76%                                                     | 3,157,994,500          | 1,140                                  | 21,040     |
| 2022                                    | 57,900,077                             | -                  | (183,975)                                               | 57,716,102    | 1.62%                                                     | 3,555,243,900          | 2,746                                  | 21,015     |
| 2023                                    | 56,464,869                             | -                  | (286,160)                                               | 56,178,709    | 1.43%                                                     | 3,929,189,400          | 2,633                                  | 21,339     |

*Note:* Details regarding the Village's outstanding debt can be found in the notes to the financial statements.

*Source:* Population 2013-2019: 2010 U.S. Census  
Population 2020-2022: 2020 U.S. Census

**Village of Germantown, Wisconsin**

Table 16

**Direct and Overlapping Governmental Activities Debt  
As of December 31, 2023**

| <b>Governmental Unit</b>                          | <b>2023<br/>Equalized<br/>Value</b> | <b>Total G.O.<br/>Debt<br/>Outstanding</b> | <b>Village EV<br/>Percentage<br/>of District</b> | <b>Village<br/>Proportionate<br/>Share</b> |
|---------------------------------------------------|-------------------------------------|--------------------------------------------|--------------------------------------------------|--------------------------------------------|
| Milwaukee Area Technical College                  | \$ 111,287,755,416                  | \$ 100,320,000                             | 3.53% <sup>1</sup>                               | \$ 3,541,956                               |
| Germantown School District                        | 5,051,468,487                       | 87,608,672                                 | 77.78%                                           | 68,144,752                                 |
| Washington County                                 | <u>23,449,946,400</u>               | <u>26,160,000</u>                          | 16.76%                                           | <u>4,383,276</u>                           |
| Subtotal, overlapping debt                        | \$ 139,789,170,303                  | \$ 214,088,672                             | 1.94% <sup>2</sup>                               | \$ 76,069,983                              |
| Village Direct Debt                               | \$ 3,929,189,400                    | <u>\$ 83,825,000</u>                       | 100.00%                                          | <u>\$ 83,825,000</u>                       |
| Village Debt to Equalized Value                   |                                     | 297,913,672                                | 2.13% <sup>3</sup>                               |                                            |
| Total Direct and overlapping debt                 |                                     |                                            |                                                  | \$ 159,894,983                             |
| Debt Per Capita Village General Obligation Debt   |                                     |                                            |                                                  | \$ 3,984 <sup>4</sup>                      |
| Debt Per Capita Village Share of Overlapping Debt |                                     |                                            |                                                  | <u>3,615</u>                               |
|                                                   |                                     |                                            |                                                  | \$ 7,599                                   |

Source: Financial Officers of the overlapping School Districts and Counties, Official Statement dated April 28, 2022

<sup>1</sup> Percentage of village equalized value to district equalized value.

<sup>2</sup> Percentage of village overlapping debt outstanding to village equalized value

<sup>3</sup> Percentage of village outstanding debt to village equalized

<sup>4</sup> Population 2021 estimate 21,040 debt per capita



**Village of Germantown, Wisconsin**

Table 17

*Legal Debt Margin Information*

*Last Ten Fiscal Years*

| Legal Debt Margin calculations for Current Fiscal Year               |                |                |                |                |                |                |                |                |                |                |                  |
|----------------------------------------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| Equalized Valuation                                                  |                |                |                |                |                |                |                |                |                |                | \$ 3,929,189,400 |
| Debt Limit (5% of current equalized value)                           |                |                |                |                |                |                |                |                |                |                | 196,459,470      |
| Debt applicable to limit - General obligation debt outstanding       |                |                |                |                |                |                |                |                |                |                | 83,825,000       |
| Legal Debt margin                                                    |                |                |                |                |                |                |                |                |                |                | \$ 112,634,470   |
|                                                                      | 2014           | 2015           | 2016           | 2017           | 2018           | 2019           | 2020           | 2021           | 2022           | 2023           |                  |
| Statutory Debt Limit                                                 | \$ 114,167,605 | \$ 120,295,670 | \$ 125,093,990 | \$ 128,873,995 | \$ 134,938,830 | \$ 140,398,570 | \$ 145,039,615 | \$ 157,899,725 | \$ 177,762,195 | \$ 196,459,470 |                  |
| Total Net Debt                                                       |                |                |                |                |                |                |                |                |                |                |                  |
| Applicable to limit                                                  | 29,245,000     | 27,355,000     | 25,130,000     | 24,080,000     | 25,445,000     | 42,625,000     | 43,570,000     | 43,095,000     | 88,710,000     | 83,825,000     |                  |
| Unused Debt Limit                                                    | \$ 84,922,605  | \$ 92,940,670  | \$ 99,963,990  | \$ 104,793,995 | \$ 109,493,830 | \$ 97,773,570  | \$ 101,469,615 | \$ 114,804,725 | \$ 89,052,195  | \$ 112,634,470 |                  |
| Total Net Debt Applicable to the limit as a percentage of debt limit | 25.62%         | 22.74%         | 20.09%         | 18.68%         | 18.86%         | 30.36%         | 30.04%         | 27.29%         | 49.90%         | 42.67%         |                  |

**Village of Germantown, Wisconsin**  
**Pledged - Revenue Coverage - Utility**  
**Last Ten Fiscal Years**

Table 18

| Fiscal<br>Year<br>Ended<br>December 31, | Water Revenue Bonds           |                               |                             |              |           |                   |                      |       | Actual<br>Debt Coverage |
|-----------------------------------------|-------------------------------|-------------------------------|-----------------------------|--------------|-----------|-------------------|----------------------|-------|-------------------------|
|                                         | Utility<br>Service<br>Charges | Less<br>Operating<br>Expenses | Net<br>Available<br>Revenue | Debt Service |           | Accreted<br>Value | Coverage<br>Expected |       |                         |
|                                         |                               |                               |                             | Principal    | Interest  |                   |                      | Total |                         |
| 2014                                    | \$ 2,560,579                  | \$ 1,293,026                  | \$ 1,267,553                | \$ 89,512    | \$ 51,259 | \$ 140,771        | \$ 175,964           | 1.25  | 9.00                    |
| 2015                                    | 2,652,039                     | 1,138,846                     | 1,513,193                   | 90,433       | 48,263    | 138,696           | 173,369              | 1.25  | 10.91                   |
| 2016                                    | 2,421,804                     | 1,162,583                     | 1,259,221                   | 91,378       | 45,187    | 136,565           | 170,706              | 1.25  | 9.22                    |
| 2017                                    | 2,502,002                     | 1,177,808                     | 1,324,194                   | 97,349       | 42,004    | 139,353           | 174,192              | 1.25  | 9.50                    |
| 2018                                    | 2,512,691                     | 1,539,529                     | 973,162                     | 98,345       | 38,535    | 136,880           | 171,100              | 1.25  | 7.11                    |
| 2019                                    | 2,441,225                     | 1,538,464                     | 902,761                     | 104,368      | 35,008    | 139,376           | 174,220              | 1.25  | 6.48                    |
| 2020                                    | 2,594,897                     | 1,768,688                     | 826,209                     | 110,419      | 31,213    | 141,632           | 177,040              | 1.25  | 5.83                    |
| 2021                                    | 2,582,257                     | 1,954,084                     | 628,173                     | 111,497      | 27,145    | 138,642           | 173,303              | 1.25  | 4.53                    |
| 2022                                    | 3,673,495                     | 1,761,927                     | 1,911,568                   | 243,741      | 225,182   | 468,923           | 586,154              | 1.25  | 4.08                    |
| 2023                                    | 4,476,438                     | 2,133,007                     | 2,343,431                   | 279,908      | 146,449   | 426,357           | 532,946              | 1.25  | 5.50                    |

*Note:* Details regarding the village's outstanding debt can be found in the notes to the financial statements, Note 3, Long Term Debt, Revenue Debt.  
Operating expenses do not include interest on long term debt, depreciation or amortization expense

**Village of Germantown, Wisconsin**  
**Demographic and Economic Indicators**  
**Last Ten Fiscal Years**

Table 19

| <b>Fiscal<br/>Year<br/>Ended<br/>December 31,</b> | <b>Estimated<br/>Population</b> | <b>Median<br/>Household<br/>Income</b> | <b>Per<br/>Capita<br/>Personal<br/>Income (thous)</b> | <b>Median<br/>Age</b> | <b>School<br/>Enrollment</b> | <b>Washington<br/>County<br/>Unemployment<br/>Rate</b> |
|---------------------------------------------------|---------------------------------|----------------------------------------|-------------------------------------------------------|-----------------------|------------------------------|--------------------------------------------------------|
| 2014                                              | 19,891                          | \$ 74,865                              | \$ 36                                                 | 41.9                  | 3,909                        | 4.30%                                                  |
| 2015                                              | 19,972                          | 74,865                                 | 36.304                                                | 42.0                  | 3,913                        | 3.40%                                                  |
| 2016                                              | 20,008                          | 75,305                                 | 36.668                                                | 42.2                  | 3,895                        | 3.10%                                                  |
| 2017                                              | 19,965                          | 79,553                                 | 40.404                                                | 42.1                  | 3,915                        | 2.20%                                                  |
| 2018                                              | 20,183                          | 81,846                                 | 42.267                                                | 42.1                  | 3,907                        | 2.90%                                                  |
| 2019                                              | 20,590                          | 81,846                                 | 42.267                                                | 42.1                  | 3,907                        | 2.90%                                                  |
| 2020                                              | 20,934                          | 81,846 est                             | 42.267                                                | 42.1                  | 3,907                        | 2.90%                                                  |
| 2021                                              | 21,040                          | 94,563 est                             | 42.267                                                | 40.1                  | 3,796                        | 2.20%                                                  |
| 2022                                              | 21,015                          | 94,278 est                             | 45.183                                                | 40.1                  | 3,814                        | 1.70%                                                  |
| 2023                                              | 21,339                          | 101,554 est                            | 48.805                                                | 40.1                  | 3,816                        | 2.20%                                                  |

*Note: Population - Wisconsin Department of Administration, Demographic Services Center estimates, 2010 census*

*Source: US Bureau of Economic Analysis  
Wisconsin Department of Workforce Development, Office of Economic Advisors, per capita income  
School Enrollment - WI Dept of Public Instruction, Head Count & Membership  
<https://apps4.dpi.wi.gov/sfsdw/MembershipFTEReport.aspx>  
Unemployment - Wisconsin Department of Workforce Development, Division of Workforce Excellence (Washington County) Rates not compiled for individual communities with populations under 25,000, AVG Washington County  
[www.factfinder2.census.gov](http://www.factfinder2.census.gov)  
2010 Census of Population and Housing, and 2017 American Community Survey (based on a 5 year estimate)  
US Census Bureau*

## Principal Employers

## Current Year and Nine Years Ago

| Employer                   | 2023                      |      |                                              | 2014                      |      |                                              |
|----------------------------|---------------------------|------|----------------------------------------------|---------------------------|------|----------------------------------------------|
|                            | <sup>2</sup><br>Employees | Rank | Percentage<br>of Total Village<br>Population | <sup>1</sup><br>Employees | Rank | Percentage<br>of Total Village<br>Population |
| MGS Mfg                    | 600                       | 1    | 2.81%                                        | 600                       | 1    | 2.81%                                        |
| Germantown School District | 583                       | 2    | 2.73%                                        | 435                       | 4    | 2.04%                                        |
| J.W. Speaker Company       | 500                       | 3    | 2.34%                                        |                           |      | 0.00%                                        |
| Gehl's Foods               | 400                       | 4    | 1.87%                                        | 225                       | 10   | 1.05%                                        |
| Ellsworth Adhesives        | 359                       | 5    | 1.68%                                        | 501                       | 2    | 2.35%                                        |
| GKN Sintered Metals        | 333                       | 6    | 1.56%                                        |                           |      | 0.00%                                        |
| Moldmakers                 | 300                       | 7    | 1.41%                                        | 300                       | 7    | 1.41%                                        |
| David Frank Landscape      | 300                       | 8    | 1.41%                                        | 300                       | 6    | 1.41%                                        |
| Village of Germantown      | 275                       | 9    | 1.29%                                        | 328                       | 5    | 1.54%                                        |
| Wago                       | 270                       | 10   | 1.27%                                        |                           |      | 0.00%                                        |
| Walmart                    |                           |      | 0.00%                                        | 230                       | 9    | 1.08%                                        |
| Tecstar Manufacturing      |                           |      |                                              | 500                       | 3    | 2.34%                                        |
| Statistical Plastics Corp  |                           |      |                                              | 300                       | 8    | 1.41%                                        |
|                            |                           |      |                                              |                           |      | 0.00%                                        |
| Total                      | 3,920                     |      | 18.37%                                       | 3,719                     |      | 17.43%                                       |

4

4

Source:

<sup>1</sup> Taken from Final Official Statement for General Obligation Promissory Notes and Bonds, Dated April 11, 2014<sup>2</sup> Reference USA, written and telephone survey (April 2021), Wisconsin Manufacturers Register and the Wisconsin Department of Workforce Development

*This does not purport to be a comprehensive list, and is based on available data obtained through a survey of individual employers, as well as identified sources. Some employers do not respond to inquiries for employment data*

<sup>3</sup> Includes full-time, part-time and seasonal employment<sup>4</sup> Population - Wisconsin Department of Administration, Demographics Services Center  
2014 estimation (19,803) 2023 Estimation (21,040)

**Village of Germantown, Wisconsin**

Table 21

**Full-time Equivalent Village Government Employees by Function/Program  
Last Ten Fiscal Years**

| Function/Program           | 2014   | 2015   | 2016   | 2017   | 2018   | 2019   | 2020   | 2021   | 2022   | 2023   |
|----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| General Government         | 5.70   | 5.70   | 5.70   | 5.70   | 5.70   | 6.70   | 6.70   | 6.70   | 6.70   | 6.31   |
| Public Safety              | 57.35  | 57.35  | 57.35  | 61.35  | 63.35  | 69.35  | 69.35  | 72.50  | 73.50  | 74.00  |
| Public Works               | 17.16  | 17.16  | 17.16  | 18.16  | 18.16  | 18.16  | 18.16  | 17.00  | 17.00  | 23.23  |
| Culture & Recreation       | 23.50  | 23.50  | 23.75  | 23.75  | 23.75  | 23.75  | 23.75  | 23.75  | 23.75  | 25.00  |
| Conservation & Development | 1.90   | 1.90   | 1.90   | 1.90   | 1.90   | 2.90   | 2.90   | 2.90   | 2.90   | 2.90   |
| Water                      | 8.30   | 8.30   | 8.30   | 8.30   | 9.05   | 9.05   | 9.05   | 9.05   | 9.05   | 9.00   |
| Sewer                      | 7.82   | 7.82   | 7.82   | 7.82   | 8.12   | 8.12   | 8.12   | 8.12   | 8.12   | 7.00   |
| Total*                     | 121.73 | 121.73 | 121.98 | 126.98 | 130.03 | 138.03 | 138.03 | 140.02 | 141.02 | 147.44 |
| Total # of W2's            | 434    | 467    | 467    | 422    | 435    | 424    | 424    | 375    | 526    | 391    |

Source: Village of Germantown \* Total count equals regular full time and part time personnel, does not include seasonal or recreation programs.

Utility FTE counts from 2010-2016 were updated in 2017 to reflect salary budget worksheets.

**Village of Germantown, Wisconsin**
**Operating Indicators by Function/Program**
**Last Ten Fiscal Years**

Table 22

| Function/Program                          | 2014      | 2015      | 2016      | 2017      | 2018      | 2019      | 2020      | 2021      | 2022      | 2023      |
|-------------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Public Safety                             |           |           |           |           |           |           |           |           |           |           |
| Police                                    |           |           |           |           |           |           |           |           |           |           |
| Number of Sworn Officers                  | 31        | 31        | 31        | 32        | 33        | 33        | 33        | 33        | 34        | 34        |
| Number of Citations                       | 2,539     | 2,888     | 2,538     | 2,201     | 2,108     | 2,039     | 2,039     | 2,042     | 2,682     | 2,569     |
| Fire                                      |           |           |           |           |           |           |           |           |           |           |
| Number of Employees - Full Time           | 4         | 4         | 4         | 8         | 10        | 16        | 16        | 16        | 16        | 16        |
| Number of Employees - Part Time           | 4         | 4         | 4         | 1         | 1         | -         | -         | -         |           |           |
| Number of Employees - Paid on Call        | 35        | 38        | 35        | 29        | 23        | 23        | 23        | 23        | 23        | 23        |
| Public Works                              |           |           |           |           |           |           |           |           |           |           |
| Street Surfacing/Sealcoating (miles)      | 1.83      | 1.03      | 6.00      | 9.00      | 0.36      | 4.50      | 4.50      | 4.50      | 1.54      | 20.11     |
| Asphalt Resurface/Repairs (miles)         | 0.75      | 0.42      | 3.86      | 2.49      | 2.00      | 5.02      | 5.02      | 5.02      | 3.46      | 4.37      |
| Culture & Recreation                      |           |           |           |           |           |           |           |           |           |           |
| Parks                                     | 12        | 12        | 12        | 12        | 12        | 12        | 12        | 12        | 12        | 12        |
| Acreage                                   | 514.50    | 514.50    | 514.50    | 514.50    | 514.50    | 514.50    | 514.50    | 514.50    | 514.50    | 514.50    |
| Library                                   |           |           |           |           |           |           |           |           |           |           |
| Volumes in Collection                     | 154,917*  | 155,249   | 149,086   | 145,823   | 147,515   | 148,123   | 148,123   | 148,123   | 145,000   | 146,696   |
| Volumes in Collection - Digital           |           |           |           | 215,158   | 203,411   | 244,739   | 244,739   | 244,739   | 245,344   | 243,581   |
| Water and Sewer                           |           |           |           |           |           |           |           |           |           |           |
| Number of Water Customers                 | 5,359     | 5,440     | 5,460     | 5,464     | 5,477     | 5,493     | 5,493     | 5,493     | 5,677     | 5,678     |
| Average Daily Water Consumption (gallons) | 1,798,090 | 1,914,348 | 1,526,655 | 1,479,211 | 1,596,058 | 1,404,405 | 1,404,405 | 1,404,405 | 1,701,898 | 1,757,548 |
| Number of Sewer Customers                 | 5,603     | 5,682     | 5,696     | 5,705     | 5,715     | 5,734     | 5,734     | 5,734     | 5,862     | 5,902     |

*Note: Starting in 2017, Digital Library material volume was added*

*\* 2014 Library Collections - removed more volumes than usual, back issues of magazine, video's, more than half of books on cassette*

# Village of Germantown, Wisconsin

## Capital Asset Statistics by Function/Program

### Last Ten Fiscal Years

Table 23

| Function/Program       | 2014   | 2015   | 2016   | 2017   | 2018*  | 2019   | 2020   | 2021   | 2022   | 2023   |
|------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Public Safety          |        |        |        |        |        |        |        |        |        |        |
| Police Stations        | 1      | 1      | 1      | 1      | 1      | 1      | 1      | 1      | 1      | 1      |
| Fire Stations          | 2      | 2      | 2      | 2      | 1      | 1      | 1      | 1      | 1      | 1      |
| Public Works           |        |        |        |        |        |        |        |        |        |        |
| Miles of Road (miles)  | 129.58 | 129.69 | 130.07 | 130.70 | 132.65 | 132.65 | 132.65 | 133.42 | 140.16 | 140.66 |
| Sidewalks (miles)      | 20.38  | 20.48  | 21.25  | 22.05  | 22.86  | 23.66  | 24.47  | 24.47  | 24.47  | 24.47  |
| Culture & Recreation   |        |        |        |        |        |        |        |        |        |        |
| Parks                  | 12     | 12     | 12     | 12     | 12     | 12     | 12     | 12     | 12     | 12     |
| Playgrounds            | 7      | 7      | 7      | 7      | 7      | 7      | 7      | 7      | 7      | 7      |
| Tennis Courts          | 13     | 13     | 13     | 13     | 13     | 13     | 13     | 13     | 13     | 13     |
| Spraygrounds           | 1      | 1      | 1      | 1      | 1      | 1      | 1      | 1      | 1      | 1      |
| Senior Center          | 1      | 1      | 1      | 1      | 1      | 1      | 1      | 1      | 1      | 1      |
| Library                | 1      | 1      | 1      | 1      | 1      | 1      | 1      | 1      | 1      | 1      |
| Water                  |        |        |        |        |        |        |        |        |        |        |
| Water Mains (miles)    | 89.60  | 89.60  | 91.77  | 92.45  | 94.60  | 96.89  | 96.89  | 96.89  | 117.07 | 119.80 |
| Fire Hydrants          | 1,308  | 1,308  | 1,327  | 1,335  | 1,357  | 1,383  | 1,383  | 1,383  | 1,425  | 1,450  |
| Sewer                  |        |        |        |        |        |        |        |        |        |        |
| Sanitary Sewer (miles) | 96.00  | 97.62  | 99.16  | 101.83 | 103.21 | 105.23 | 105.23 | 105.23 | 109.93 | 110.11 |

Source: Village of Germantown Department Directors and capital asset inventory records

Note: 2012 Fire Hydrant count increase due to the reconciliation of hydrants reported to the GIS System

\* Starting in 2018, Village consolidated Services into Fire Station II, and "Fire Station I" will be available for other Village Uses

**Village of Germantown, Wisconsin**  
**Building Permits**  
**Last Ten Fiscal Years**

Table 24

| Type                                       | 2014          | 2015          | 2016          | 2017           | 2018          | 2019          | 2020          | 2021          | 2022           | 2023           |
|--------------------------------------------|---------------|---------------|---------------|----------------|---------------|---------------|---------------|---------------|----------------|----------------|
| <u>No. of All Building Permits</u>         |               |               |               |                |               |               |               |               |                |                |
| Including additions & remodeling           | 607           | 554           | 623           | 654            | 745           | 639           | 1,537         | 2,144         | 2,064          | 1,974          |
| Valuation                                  | \$ 55,636,764 | \$ 53,736,810 | \$ 28,781,279 | \$ 101,801,123 | \$ 93,333,788 | \$ 63,063,116 | \$ 40,709,300 | \$ 76,387,591 | \$ 110,084,144 | \$ 151,254,263 |
| <u>New Single Family Homes</u>             |               |               |               |                |               |               |               |               |                |                |
| No. of building permits                    | 60            | 40            | 38            | 53             | 15            | 14            | 47            | 80            | 41             | 38             |
| Valuation                                  | \$ 14,212,683 | \$ 8,660,736  | \$ 8,595,327  | \$ 9,401,508   | \$ 4,628,865  | \$ 5,839,608  | \$ 16,429,820 | \$ 35,980,555 | \$ 20,573,021  | \$ 15,046,248  |
| <u>New Multiple Family Buildings</u>       |               |               |               |                |               |               |               |               |                |                |
| No. of building permits                    | 2             | -             | -             | 2              | 2             | 3             | 1             | -             | -              | -              |
| No. of units                               | 4             | -             | -             | 127            | 43            | 94            | 2             | -             | -              | -              |
| Valuation                                  | \$ 1,080,000  | \$ -          | \$ -          | \$ 34,042,000  | \$ 4,336,000  | \$ 7,990,000  | \$ 300,000    | \$ -          | \$ -           | \$ -           |
| <u>New Commercial/Industrial Buildings</u> |               |               |               |                |               |               |               |               |                |                |
| No. of building permits                    | 4             | 6             | 2             | -              | 6             | 7             | 13            | 2             | 9              | 7              |
| Valuation                                  | \$ 18,548,000 | \$ 9,421,000  | \$ 1,662,700  | \$ -           | \$ 48,286,000 | \$ 30,476,729 | \$ 23,948,368 | \$ 5,061,397  | \$ 48,437,210  | \$ 89,087,628  |



**BUSINESS OF THE VILLAGE BOARD**

MEETING DATE: August 5, 2024

PLACEMENT: Presentation

ITEM TITLE: 2025 Budget Preview

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. 2025 Budget Preview

STAFF RECOMMENDATION:

ACTION BY Committee:



# 2025 Budget Preview

GERMANTOWN, WI

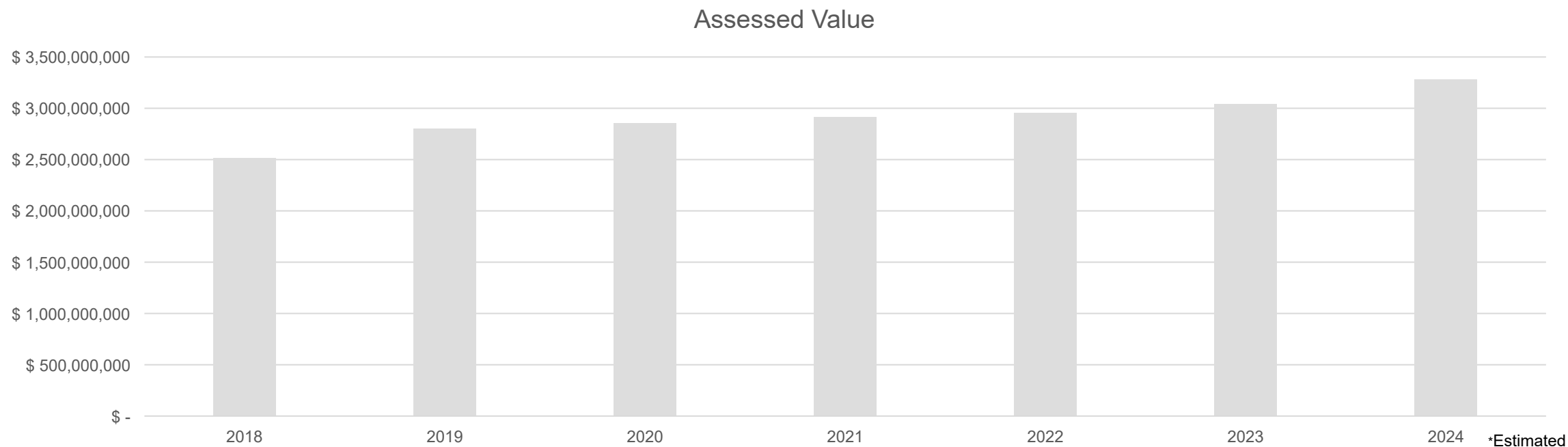
|         |         |         |         |
|---------|---------|---------|---------|
| 125,058 | 154,568 | 95,054  | 124,500 |
| 125,487 | 56,845  | 97,511  | 125,000 |
| 124,000 | 110,000 | 99,011  | 154,000 |
| 1450    | 150,000 | 99,216  | 95,000  |
|         | 35,000  | 101,090 | 154,200 |
|         |         | 101,684 | 110,000 |
|         |         | 101,962 | 89,000  |
|         |         |         | 50,000  |
|         |         |         | 2,700   |



# Budget Challenges

---

- Limited revenue options against increased demand for services
  - Public Safety calls continue to increase
    - Overtime growth
  - Support for Recreation and Library Programs
- Inflationary factors outside of Village control
  - Increased Village WRS contribution
  - Continued increased in cost of commodities
    - Gas, oil, salt, etc.
- Competitive Labor Market
  - Finding, training, retaining quality staff



# Village Fiscal Opportunities

## Continued Village Growth

- Assessed Value
- New Construction

# Tax Levy Assumptions

- General Fund Levy
- New Construction of 2.5%
  - TID OUT: \$138,071 (1.25%)
  - An additional levy of \$138,071 available (TID IN)
  - \$1,449,468 from Referendum
  - Operational Levy: \$12,633,255
- 
- Debt Service Levy
    - Increase \$243,120

| Projected Tax Levy By Fund | 2024         | 2025         | % Levy Change | \$ Levy Change |
|----------------------------|--------------|--------------|---------------|----------------|
| General Fund               | \$11,045,716 | \$12,633,255 | \$1,587,539   | 14.37%         |
| Debt Service               | \$4,823,625  | \$5,066,745  | \$243,120     | 5.04%          |
| TOTAL                      | \$15,869,341 | \$17,700,000 | \$1,830,659   | 11.54%         |

# Expenditure Assumptions

4% Performance Bonus

Public Safety Staffing

No Change in Health insurance premiums

Increase in WRS contribution

| Category           | 2024         | 2025         | (\$)<br>Levy<br>Change | (%)<br>Levy<br>Change |
|--------------------|--------------|--------------|------------------------|-----------------------|
| Salaries & Wages   | \$9,620,728  | \$11,253,400 | \$1,632,672            | 16.97%                |
| Fringe Benefits    | \$3,651,675  | \$4,462,432  | \$810,757              | 22.20%                |
| Operating Expenses | \$6,816,110  | \$6,816,110  | \$102,242              | 1.50%                 |
| Capital            | \$161,000    | \$161,000    | \$ -                   | 0.00%                 |
| TOTAL              | \$20,249,513 | \$22,692,942 | \$2,545,670            | 12.57%                |

# Revenue Assumptions

2% Increase in State revenues

1.5% Net New Construction Levy

| Category                | 2024                   | 2025                   | (\$ ) Change          | (%) Change   |
|-------------------------|------------------------|------------------------|-----------------------|--------------|
| Taxes                   | \$12,326,565.07        | \$13,914,104.00        | \$1,587,538.93        | 12.88%       |
| Special Assessments     | \$ -                   | \$ -                   | \$ -                  | 0.00%        |
| Intergovernmental       | \$3,748,752.00         | \$ 3,823,727.04        | \$74,975.04           | 2.00%        |
| License/permits         | \$1,071,630.00         | \$1,071,630.00         | \$ -                  | 0.00%        |
| Fines/Fees              | \$164,500.00           | \$164,500.00           | \$ -                  | 0.00%        |
| Public Charges          | \$2,494,138.00         | \$2,494,138.00         | \$ -                  | 0.00%        |
| Misc. Revenues          | \$243,927.93           | \$243,927.93           | \$ -                  | 0.00%        |
| Other Financial Sources | \$200,000.00           | \$ -                   | \$ (200,000.00)       | -100.00%     |
|                         | <b>\$20,249,513.00</b> | <b>\$21,712,026.97</b> | <b>\$1,462,513.97</b> | <b>7.22%</b> |

## Category

## Amount

Expenses

\$22,692,942

Revenues

\$21,712,026

Gap

\$980,916

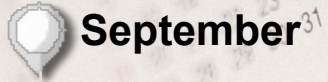
2025 Beginning Gap





## July

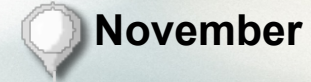
Budget materials compiled  
Budget materials released to departments  
Salary & Benefit projections compiled



## September

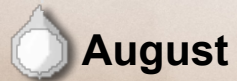
### Recommended Budget Presentation

- Estimated Levy
- Budget Themes
- General Fund Highlights
- Impact on average resident



## November

Budget Adoption  
Levy Adoption



## August

Budget preview to Village Board  
Budget Development

- Departments' Budgets drafted
- Reviewed with DH and Admin
- Budget Balancing



## October

### Committee of the Whole meetings

- Board review of Departmental Budgets
- Board changes to Recommended Budget
- Move 2025 Recommended Budget to publication

# Budget Timeline



Thank you

## **BUSINESS OF THE VILLAGE BOARD**

MEETING DATE: August 5, 2024

PLACEMENT: Resolution

ITEM TITLE: Resolution Authorizing the Opening of an Ambulance Fee Loxbox

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. PBS Information
2. Resolution\_Ambulance Lock Box Account

STAFF RECOMMENDATION:

ACTION BY Committee:

# WINTRUST<sup>®</sup>

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## COMMERCIAL BANKING

**Lockbox** – a service provided by the bank for the receipt of payment. In this case, the payment for the Paramedic Service provided by the entity will be mailed to a PO BOX set up to receive your payment. In this case, the bank retrieves the payment, processes, and deposits into the entities bank account.

To get started, the fire entity will need to provide the bank the following:

- Articles of Incorporation for Fire District or Municipality
- Employee Identification Number
- Signed Meeting Minutes approving 1) opening of the lockbox account 2) signers for the lockbox account
- Signer Information (see attached form)

Once the account is open, the bank will provide the account information to PBS in order for the team to begin working with insurance providers in order to collect electronic and paper payments. PBS will communicate to the entity directly as to their procedures on reporting.

A signer should begin the self-enrollment process in order to gain access to online banking at:

[i-BusinessBanking Self Enrollment | Hinsdale Bank & Trust Company, N.A.](#)

The PBS Banking Team can be contacted at any time:

Rob Siegel

630-366-2743

[Rsiegel@wintrust.com](mailto:Rsiegel@wintrust.com)

Francine Pulliam

630-321-2166

[Fpulliam@wintrust.com](mailto:Fpulliam@wintrust.com)

Rae Kuncewicz

630-325-6452

[Rkuncewicz@wintrust.com](mailto:Rkuncewicz@wintrust.com)

VILLAGE OF GERMANTOWN

RESOLUTION NO. \_\_\_\_-2024

A RESOLUTION AUTHORIZING THE OPENING OF A LOCKBOX ACCOUNT FOR THE  
COLLECTION AND PAYMENT OF AMBULANCE BILLS

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WHEREAS, the Village of Germantown provides essential emergency medical services, including ambulance services, to its residents and visitors; and

WHEREAS, it is necessary to streamline and enhance the efficiency of the collection and payment process for ambulance bills; and

WHEREAS, the establishment of a lockbox account will provide a secure, efficient, and transparent means of managing ambulance service funds; and

WHEREAS, the Village seeks to ensure the timely and accurate collection of fees for ambulance services rendered and the appropriate allocation of these funds for related expenses;

NOW THEREFORE, BE IT RESOLVED by the Village Board of the Village of Germantown as follows:

Section 1: Authorization to Open Lockbox Account

The Village Board hereby authorizes the Finance Director and/or Village Administrator to open and maintain a lockbox account specifically designated for the collection and payment of ambulance bills.

Section 2: Designated Financial Institution

The Village Board designates Wintrust Community Bank as the financial institution for the lockbox account. The Finance Director and/or Village Administrator is authorized to negotiate and enter into any necessary agreements with Wintrust Community Bank to establish and maintain the lockbox account subject to review and approval by the Village Attorney.

Section 3: Account Management

The Finance Director shall be responsible for the management of the lockbox account, including but not limited to:

- a. Ensuring that all ambulance bill payments are deposited directly into the lockbox account.
- b. Monitoring the account regularly to ensure accuracy and security.
- c. Coordinating with the Fire/EMS and Paramedic Billing Services to ensure timely and accurate posting of payments.
- d. Authorizing disbursements from the lockbox account for the payment of ambulance service-related expenses.

BE IT FURTHER RESOLVED that the Village Administrator is authorized and directed execute and deliver the same.

Introduced by: \_\_\_\_\_

Adopted: August \_\_\_\_\_, 2024

Vote: Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_

\_\_\_\_\_  
Dean M. Wolter, Village President

ATTEST:

\_\_\_\_\_  
Donna Ott, Village Clerk



## **BUSINESS OF THE VILLAGE BOARD**

MEETING DATE: August 5, 2024

PLACEMENT: Presentation

ITEM TITLE: Impact of Tax Increment Districts on Residential Property Tax Bills

SUBMITTED BY: Steve Kreklow, Administrator

### SUMMARY EXPLANATION:

I attended the School Board meeting on Monday night to make a brief presentation on the proposed amendment to TID 9 and support the Sterling Pharma expansion. During the meeting, School Board President Ewert presented an analysis he had completed calculating the impact of the Village of Germantown Tax Increment Districts on Village residential property tax bills. According to his calculations (attached), a \$425,000 home in Germantown is paying \$397.36 more in property taxes than they would be if the value of property currently included in Tax Increment Districts, were included in the overall tax base. The calculations appear to be based on an article and corresponding worksheet posted on the MacIver Institute website in April of 2023 at the following link. [Your Property Tax Bill Is Higher Because Of TIF Districts, Legislative Council Confirms \(maciverinstitute.com\)](https://www.maciverinstitute.com/your-property-tax-bill-is-higher-because-of-tif-districts-legislative-council-confirms)

While the numbers used included in the table and the calculations are accurate, the conclusion drawn from the data is incorrect. The MacIver Institute's methodology assumes that all development and the resulting incremental property value would exist without the infrastructure investments funded through the Tax Increment Districts. This assumption is generally very shaky at best and in the case of Germantown is clearly false. Little or none of the commercial/industrial development that has occurred in TIDs 6,7,8, or 9, would have taken place without the investments in sewer, water and transportation infrastructure that was funded by those TIDs. By counting the value of the development without considering the cost of the infrastructure needed for the development, MacIver wants to have their cake and eat it too. (I should note that MacIver does mention that municipalities could issue regular general obligation debt to fund these infrastructure improvements. That does represent a legitimate option, but obviously the debt service would have to be paid from somewhere – likely property taxes and/or utility bills. MacIver's methodology does not take these costs into account.)

I believe that the calculations completed by School Board President Ewert actually project the benefit to Germantown taxpayers when the TIDs close. When TIDs 6,7,8, and 9 close, the owner of a \$425,000 home will pay approximately \$400 less in property taxes than they would have if the TIDs had not been created and the development within them had not occurred.

We can see this effect by looking at the results from TIDs 1 through 5. TIDs 1 through 5 were created in the 1980's and 1990's. The last of these TIDs was closed in 2019. In total, development in these TIDs have added about \$288 million to Germantown's tax

base. If that development had not occurred, the combined tax rate needed to generate the tax levy for the County, Village, School District and Technical College District would be \$20.96/thousand instead of the actual rate of \$19.32/thousand. A home worth \$425,000 would be paying over \$700 more than they are today. While there are certainly a number of other variables that could make this number somewhat higher or lower, it is clear that the development in TIDs 1 through 5 have had a beneficial effect on Germantown tax bills.

ATTACHMENT:

1. 240805 Impact of Tax Increment Districts on Residential Property
2. Ewert TID Levy Impact Example 2024

STAFF RECOMMENDATION:

ACTION BY Committee:



# Impact of Tax Increment Districts on Residential Property Tax Bills

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Village Board Meeting  
August 5, 2024

# Calculations Presented at 7/22 School Board Meeting

| 2023 TID Exculded in Tax Rate Formula |                       |                        |                 |                    |             |
|---------------------------------------|-----------------------|------------------------|-----------------|--------------------|-------------|
| Taxing Jurisdiction                   | Appointed Levy Col. A | Equalized Value Col. D | Mill Rate       | Home Vlaue         | Tax Bill    |
| Wash. County                          | 5824235.05            | 3,683,230,100.00       | 0.001581284604  |                    |             |
| Vill. of GT                           | 15,868,981.12         | 3,683,230,100.00       | 0.004308441419  |                    |             |
| GSD                                   | 30238374.68           | 3,683,230,100.00       | 0.008209743583  |                    |             |
| MATC                                  | 3081741.55            | 3,683,230,100.00       | 0.0008366953642 |                    |             |
| Total                                 |                       |                        | 0.01493616497   | 425000             | 6347.870113 |
|                                       |                       |                        |                 |                    |             |
|                                       |                       |                        |                 |                    |             |
| 2023 TID Inculded in Tax Rate Formula |                       |                        |                 |                    |             |
| Taxing Jurisdiction                   | Appointed Levy Col. A | Equalized Value Col. D | Mill Rate       | Home Value         | Tax Bill    |
| Wash. County                          | 5824235.05            | 3,929,189,400.00       | 0.00148229939   |                    |             |
| Vill. of GT                           | 15,868,981.12         | 3,929,189,400.00       | 0.004038741711  |                    |             |
| GSD                                   | 30238374.68           | 3,929,189,400.00       | 0.00769583026   |                    |             |
| MATC                                  | 3081741.55            | 3,929,189,400.00       | 0.0007843199287 |                    |             |
| Total                                 |                       |                        | 0.01400119129   | 425000             | 5950.506298 |
|                                       |                       |                        |                 |                    |             |
|                                       |                       |                        |                 | TID Diff. Tax Bill | 397.3638149 |

# Calculations Based on MacIver Institute Column

Your Property Tax Bill Is Higher Because Of TIF  
Districts, Legislative Council Confirms

The non-partisan Wisconsin Legislative Council confirmed something about tax increment financing (TIF) that the MacIver Institute has been warning taxpayers about for years: TIF directly results in higher property tax bills, contrary to what government officials and lobbyists claim. Find out what it's doing to your bill.

April 10, 2023



# MacIver Post Includes Two Sections

1. Wisconsin Legislative Council
  - When municipalities include TID net new construction in levy calculations, the tax rate increases slightly.
  - Village of Germantown Board has typically not included TID net new construction in levy calculations.
2. MacIver “Tax Increment Worksheet”
  - Used for School Board Calculations
  - NOT Consistent with Wisconsin Legislative Council Methodology



# MacIver “Tax Increment Worksheet”

- Calculates an Alternative Property Tax rate assuming that all property value within TIDs is included in the General Property Tax Base.
- Increasing the General Property Tax Base lowers the tax rate and reduces residential property tax bills.
- However, this is based on the false assumption that property value in the TIDs would exist without the investments paid for by the TIDs.



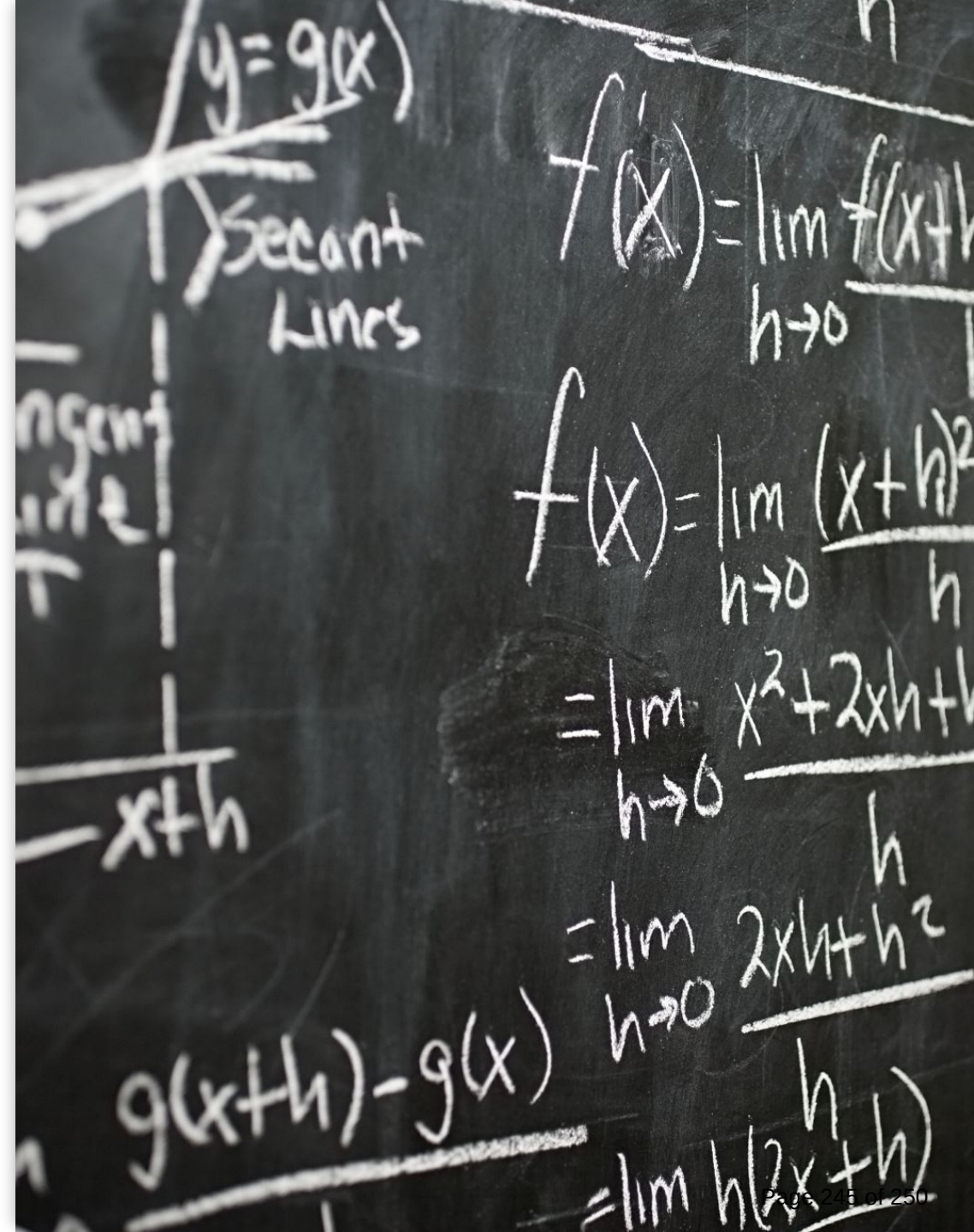
# Importance of the “But For” Test

- Under State Law, TIDs can only be used if development would not take place, “but for” investment paid for by the TIDs.
- For example, development in Germantown TIDs 6, 7, 8 and 9 would not have occurred, “but for” the infrastructure improvements paid for by those TIDs.
- As a result, the School Board calculations are incorrect.



# TIDs Create Deferred Property Tax Benefits

- School Board calculations show the future benefit of TIDs
- When TIDs 6, 7, 8 and 9 close and the development is added to the General Property Tax Base, the property tax bill for a \$425,000 home will be about \$397 less than it would have been without the TIDs.



# Examples from Germantown

- TIDs 1 through 5 were created in the 1980's and 90's. The last of these TIDs closed in 2019.
- Development in these TIDs has added about \$288 million to Germantown's property tax base.
- Without the development in these TIDs, a \$425,000 home would be paying over \$700 more in property taxes than they are today.

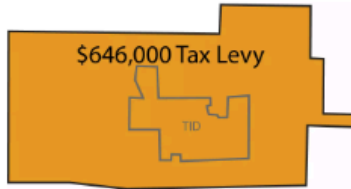




Questions

## TAX LEVY

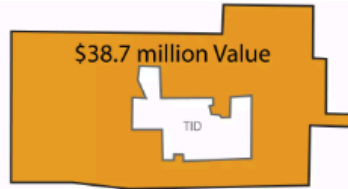
New construction in a TID is included in the formula that sets the village's tax levy.



In 2021, New Auburn had about 0.13% growth (NNC) between its TID and the rest of the village combined. That resulted in a \$646,000 combined tax levy for all its taxing jurisdictions.

## TAX RATE

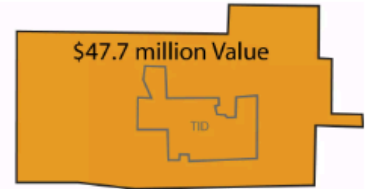
Property in the TID is NOT included in the formula that divides the tax levy among property tax payers. This results in a higher tax rate (mill rate).



Dividing the \$646,000 tax levy only among the \$38.7 mil of property value outside the TID created a gross millrate of 0.01668  
 $\$646,000 / \$38.7 \text{ mil} = 0.01668$

## A FAIRER TAX RATE

Because the TID is used to set the tax levy, property in the TID should be included in the tax rate formula.



If New Auburn's TID was included in the tax rate formula, property tax bills could have been 19% lower.  
 $\$646,000 / \$47.7 \text{ mil} = 0.01355$

| 2023 TID Excluded in Tax Rate Formula |                       |                        |                 |                    |             |
|---------------------------------------|-----------------------|------------------------|-----------------|--------------------|-------------|
| Taxing Jurisdiction                   | Appointed Levy Col. A | Equalized Value Col. D | Mill Rate       | Home Value         | Tax Bill    |
| Wash. County                          | 5824235.05            | 3,683,230,100.00       | 0.001581284604  |                    |             |
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| Taxing Jurisdiction                   | Appointed Levy Col. A | Equalized Value Col. D | Mill Rate       | Home Value         | Tax Bill    |
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| GSD                                   | 30238374.68           | 3,929,189,400.00       | 0.00769583026   |                    |             |
| MATC                                  | 3081741.55            | 3,929,189,400.00       | 0.0007843199287 |                    |             |
| Total                                 |                       |                        | 0.01400119129   | 425000             | 5950.506298 |
|                                       |                       |                        |                 | TID Diff. Tax Bill | 397.3638149 |

## **BUSINESS OF THE VILLAGE BOARD**

MEETING DATE: August 5, 2024

PLACEMENT: Discussion

ITEM TITLE: Discussion on how to shorten Village Board meetings

SUBMITTED BY: Donna Ott, Village Clerk

SUMMARY EXPLANATION:

ATTACHMENT:

STAFF RECOMMENDATION:

ACTION BY Committee:

## **BUSINESS OF THE VILLAGE BOARD**

MEETING DATE: August 5, 2024

PLACEMENT: Action Item

ITEM TITLE: Propose new meeting date for Village Board due to Labor Day falling on Monday, September 2nd.

SUBMITTED BY: Donna Ott, Village Clerk

SUMMARY EXPLANATION:

ATTACHMENT:

STAFF RECOMMENDATION:

ACTION BY Committee: