

VILLAGE OF GERMANTOWN Comprehensive Annual Financial Report



WISCONSIN

Fiscal Year ending December 31, 2019

Prepared by the Village Administrator and Finance Director

**COMPREHENSIVE ANNUAL
FINANCIAL REPORT
OF THE
VILLAGE OF GERMANTOWN, WISCONSIN**
As of and for the Year Ended December 31, 2019

DEPARTMENT ISSUING REPORT

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

VILLAGE OF GERMANTOWN

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Finance Department
PO Box 337
Germantown WI 53022

June 18, 2020

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

The *Comprehensive Annual Financial Report* for the Village of Germantown, Wisconsin for fiscal year ending December 31, 2019, 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 Virchow Krause, LLP to perform its audit. Based upon standard audit procedures, Baker Tilly Virchow Krause, LLP has issued an unmodified opinion on the Village's financial statements for the year ended December 31, 2019. The auditor's opinion is located at the front of the financial section of this report.

Report Format

The *Comprehensive Annual 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 2010 census is 19,749, a 9.3% increase over the prior ten year's period. The 2019 estimated population is 20,590. 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 2019 unassigned fund balance is 39.42% of the subsequent year's expenditure budget, an increase of 3.25% over 2018. \$5.903 million in 2018 compared to \$6.764 million in 2019. 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 \$2.808 billion tax base of equalized value is primarily residential (69.477%) but has a sizeable commercial (20.041%) and manufacturing (8.202%) presence as well. The Village had fourteen new single-family housing starts, three new multi-family buildings and seven commercial/industrial starts. The total number of permits pulled for 2019 was 639 with a valuation of \$63,063,116.

The Village's overall equalized value increased by 4.05%, following an increase of 4.71% the previous year. The average unemployment rate for Washington county in 2019 was 2.5%, which is lower than the Wisconsin state average of 3.2%. 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. 4 (Germantown Business Park) was closed in 2019, two years earlier than expected. The original 1994 equalized base value of the park was \$12,957,000, the valuation in 2018 was \$120,720,400. At close of the district the fund was able to distribute \$1.452 million back to the overlapping jurisdictions, of which the Village's share was \$392,571.

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 equalized value of TID No. 6 was \$2,796,400 in 2014 and is currently \$22,690,500 with 2019 tax revenue generated of \$323,257.

Tax Incremental District No. 7 is designated as an Industrial TID. 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. 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.

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 includes 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 2021.

The Water Utility currently operates six wells; three deep and three shallow; with a capacity of 4,416,000 gallons per day plus three elevated tank water towers, two at 125 feet and one at 190 feet. The 2019 average daily water pumped for customer consumption was 1,404,405 gallons. The village is moving forward with a seventh well and fourth elevated tower, completed construction by the end of 2021. The Water Utility has engaged Baker Tilly to conduct a water rate increase study and submission to the Public Service Commission. Finalization of the process to increase should be in place by early 2021. 12,070 feet of watermain was added in 2019, the majority on the construction was in TID's No 7 and No. 8.

The Sewer Utility maintains 103.21 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 to be complete in 2020. 12,407 additional feet of sewer main was installed, most of it in TID's No. 7 and No. 8. The Village issued \$3,005,000 G.O. Corporate purpose bonds for the utility to help fund the interceptor extension.

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 will be conducted in 2020. The 2050 Comprehensive Plan will include all required elements but will reflect current trends and policy decisions made over the last decade. The overall planning

process is expected to take a total of 18 months to complete and include an extensive “public participation program” that will provide many different opportunities for property owners, residents and other stakeholders to be part of the process.

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

New residential development in the Village continues to move forward. The construction of roads, a new lift station and water and sewer lateral improvements for the single-family component of the Wrenwood residential subdivision (142 total lots on Country Aire Drive north of Mequon Road) began in late 2019. Building permits were issued and construction commenced on ten (10) new single-family homes and another eight multi-family condominium units are expected to start in early 2020. Construction also started on new single-family homes in the Harvest Hills subdivision (37 lots Freistadt Road @ Wasaukee Road) and the Woodland Ponds Estates subdivision (8 lots Wasaukee Road @ Elm Lane) and is expected to continue within both through 2020. Veridian Homes’ Kinderberg Park Estates, the newest residential subdivision, received preliminary approval to construct a new 16-lot single-family subdivision (Preserve Parkway @ Kinderberg Park) that is expected to clear the platting approval process in summer 2020 begin construction in fall.

Commercial development expected to be completed in 2020 includes: the new 4,325 sqft Germantown Dental building located in the Germantown Marketplace (Mequon Road @ western Ave); the new 2,250 sqft North shore Bank building located in the Sendik’s Village Centre; an entirely re-built and expanded 6,100 sqft McDonald’s restaurant (County Line Road @ Rivercrest Drive); a 3,700 sqft expansion to the ALDI’s retail store in the Germantown Plaza (County Line Road @ Appleton Ave); a 9,000 sqft retail building and 2-acre storage yard expansion at the Menards home improvement center (Appleton Ave @ Maple Road).

Industrial/Manufacturing development is expected to continue in various parts of the Village, including: the new 29,000 sqft Waste Management truck maintenance facility (County Line Road @ STH 145); a 22,500 sqft and production line expansion for Gehl Foods (Main Street); and a 68,400 sqft addition to the Glue Dots/Ellsworth Corp manufacturing facility in the Germantown Industrial Park (Maple Road @ Fulton Drive).

Activity continues in the Germantown Business Park, including: a 24,600 sqft expansion to the Krenz & Co production facility (Eisenhower Drive) and a 29,800 sqft expansion to the Enviro-Safe facility (Washington Drive). The Ryan Companies 240,000 sqft multi-tenant industrial building (Willow Creek Way in TID 6) that was approved in 2019 has been delayed until 2020.

Industrial construction is expected to continue in TID 8 throughout 2020, including: another 145,600 sqft multi-tenant industrial building (“Zilber 4”) by the Zilber Property Group; a 210,500 sqft building for the Illing Company and another 130,500 sqft multi-tenant industrial building by the Dickman Company (Rockfield Road @ Goldendale Road).

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 Comprehensive Annual Financial Report (CAFR). In this report, Baker Tilly Virchow Krause, 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.

REPORTING ACHIEVEMENT

GFOA Certificate of Achievement

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Village of Germantown for its Comprehensive Annual Financial Report for the fiscal year ended December 31, 2018. This is 31 consecutive years that the government has achieved this prestigious award. To be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period on one year only.

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, and the advice of the Village’s independent auditors, Baker Tilly Virchow Krause, LLP. Appreciation is expressed to Village employees throughout the organization, especially those employees who were instrumental in the successful completion of this report.

Respectfully submitted,



Kim E. Rath, Finance Director



Steven R. Kreklow, Administrator



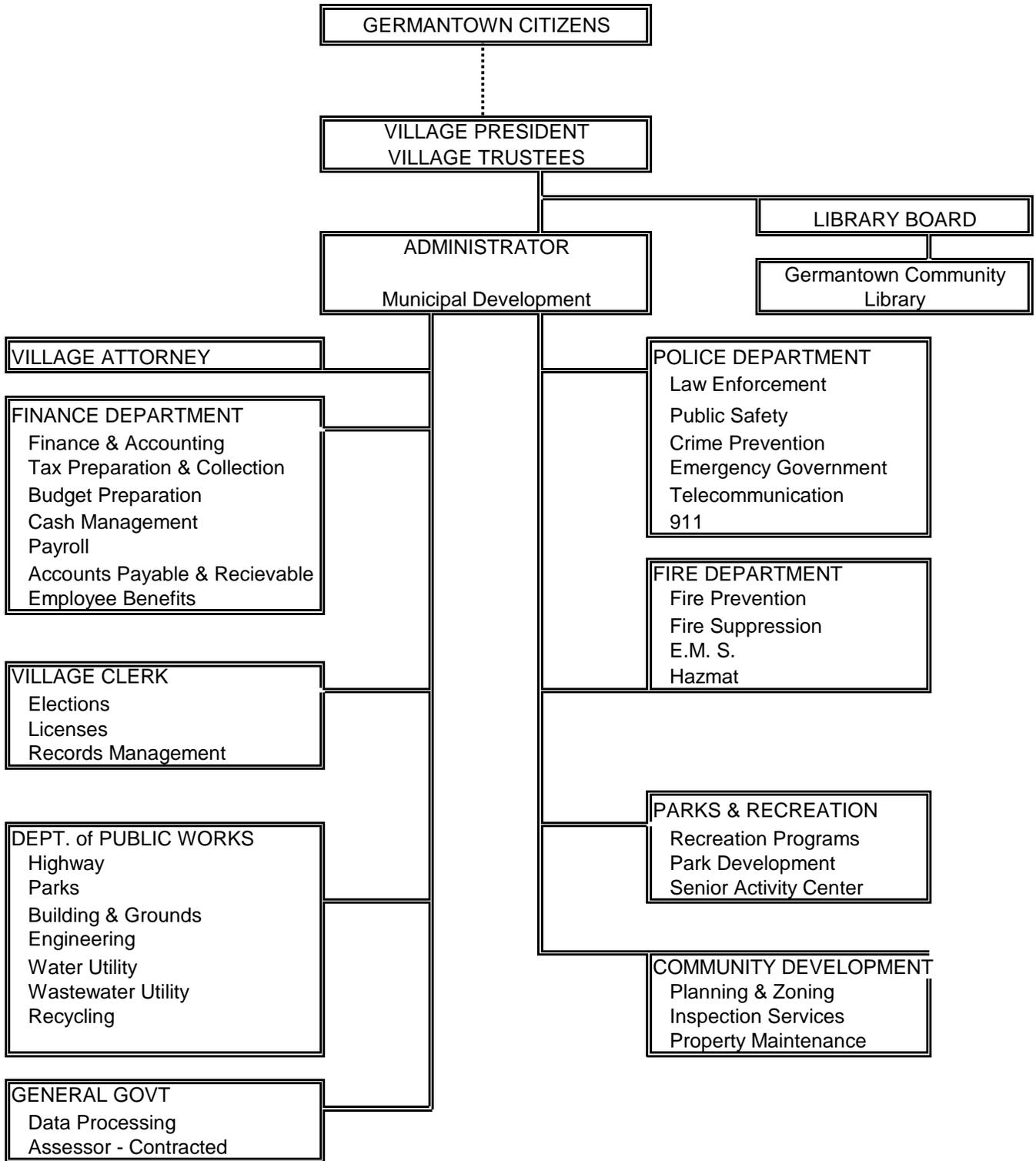
LIST OF PRINCIPAL OFFICIALS as of December 31, 2019
ELECTED OFFICIALS

TITLE	NAME
Village President	Dean Wolter
Village Trustee - District 1	David Baum
Village Trustee - District 1	Terri Kaminski
Village Trustee - District 2	Dan Wing
Village Trustee - District 2	Rick Miller
Village Trustee - District 3	Robert Warren
Village Trustee - District 3	Dennis Myers
Village Trustee - District 4	Arthur Zabel
Village Trustee - District 4	Jeffrey Hughes

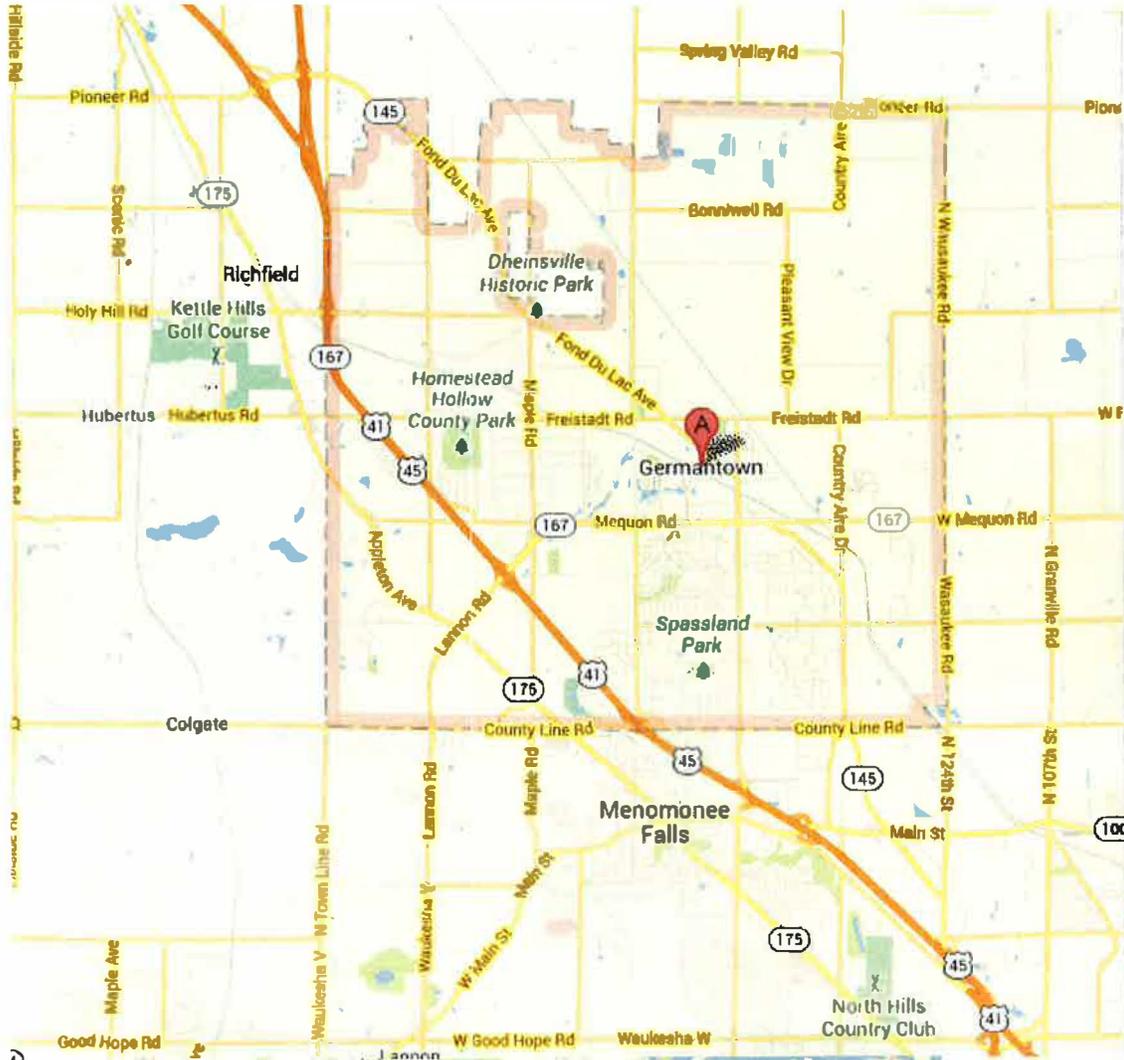
APPOINTED OFFICIALS

Village Administrator	Steven R. Kreklow
Village Attorney	Brian Sajdak; Wesolowski, Reidenbach & Sajdak SC
Village Assessor - Contract Service	Associated Appraisal Consultants, Inc
Village Clerk	Deanna L. Braunschweig
Finance Director/Treasurer	Kim E. Rath
Community Development/Planning & Inspection	Jeffrey W. Retzlaff
Director of Public Works	Lawrence Ratayczak
Village Engineer	Eric Nitschke
Police Chief	Peter Hoell
Fire Chief	John Delain
Library Director	Patricia Smith
Recreation Director	Mark Schroeder
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





Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Village of Germantown
Wisconsin**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2018

Christopher P. Morrill

Executive Director/CEO

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.

INDEPENDENT AUDITORS' REPORT

To the Village Board
Village of Germantown
Germantown, Wisconsin

Report on the Financial Statements

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, as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the Village of Germantown's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Village of Germantown's preparation and fair presentation of the financial statements 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 of Germantown's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the 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 of Germantown, Wisconsin, as of December 31, 2019 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.

Emphasis of Matter

As discussed in Note I, the Village of Germantown adopted the provisions of GASB Statement No. 84, *Fiduciary Activities*, effective January 1, 2019. Our opinions are not modified with respect to this matter.

Other Matters

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, 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 of Germantown's basic financial statements. The accompanying 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 accompanying supplementary information is fairly stated in all material respects, in relation to the basic financial statements as a whole.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village of Germantown's basic financial statements. The introductory and statistical sections are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Baker Tilly Virchow Krause, LLP

Madison, Wisconsin
June 18, 2020

VILLAGE OF GERMANTOWN

MANAGEMENT'S DISCUSSION AND ANALYSIS For the Year Ended December 31, 2019 (unaudited)

Management's Discussion and Analysis provides management's overview and analysis of the Village's basic financial statements for the year ended December 31, 2019. 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 non-financial 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.

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 eighteen 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, TID No. 4 and TID No. 8 Capital Projects, which are considered major funds. Data from the remaining funds are combined into a single aggregated presentation. Individual fund data for each of these non-major 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 4 – 9 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 10 – 14 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 non-major governmental, enterprise and internal service funds. The last section of *The Village of Germantown Comprehensive Annual Financial Report* presents statistical and historical reference data.

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 \$143.53 million as of December 31, 2019. The largest portion of the Village's net position (81.6%) 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, 6.45% 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 decreased \$503,211 from 2018.

VILLAGE OF GERMANTOWN
Condensed Statement of Net Position (in millions of dollars)

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2018	2019	2018	2019	2018	2019
Assets						
Capital Assets	77.32	77.80	66.38	79.06	143.70	156.86
Other Assets	<u>35.54</u>	<u>39.33</u>	<u>12.22</u>	<u>12.84</u>	<u>47.76</u>	<u>52.17</u>
Total Assets	112.86	117.13	78.60	91.90	191.46	209.03
Deferred Outflows of Resources	2.94	5.20	0.31	0.57	3.25	5.77
Liabilities:						
Noncurrent liabilities	26.92	43.75	1.12	4.34	28.04	48.09
Other liabilities	<u>4.25</u>	<u>4.71</u>	<u>0.62</u>	<u>2.00</u>	<u>4.87</u>	<u>6.71</u>
Total Liabilities	31.17	48.46	1.74	6.34	32.91	54.80
Deferred inflows of resources	17.41	16.18	0.33	0.29	17.74	16.47
Net Position:						
Net Investment in capital Assets*	63.52	50.20	65.36	78.05	127.11	117.11
Restricted	7.10	8.43	0.99	0.84	8.09	9.27
Unrestricted (deficit)*	<u>(3.41)</u>	<u>(0.95)</u>	<u>10.48</u>	<u>6.96</u>	<u>8.84</u>	<u>17.15</u>
Total net position	<u><u>67.21</u></u>	<u><u>57.68</u></u>	<u><u>76.83</u></u>	<u><u>85.85</u></u>	<u><u>144.04</u></u>	<u><u>143.53</u></u>

*Net investment in capital assets and unrestricted net position for the primary government includes an adjustment. See Footnote I.D.10 for more information.

Changes in Net Position

During 2019 the net position of governmental activities decreased by \$9.53 million to \$57.68 million. Some of the increase in debt shown as noncurrent liabilities due in more than one year relates to the subsequent TIF purposes in the net position's restricted assets; \$7.69 million for three Tax Incremental Financing Districts or TIDs; #6, #7 and #8, an increase over the prior year of \$2.79 million. Total liabilities in 2018 of \$31.17 million compared to 2019 \$48.46 million. Other liabilities shown for Due to other government funds of \$1.06 million is from the closing of TID #4, the settlement of remaining funds to other taxing authorities was finalized in the following year. Other restricted assets are for Village impact fees collections and library operations which is \$740,000.

The current year changes to the Village's proportionate share of Net pension liability, related deferred outflows and deferred inflows decreased the total primary government net position in the amount of \$743,764.

Net position of business-type activities totaled \$85.85 million as of December 31, 2019, a difference of \$9.02 million higher than 2018. Net investment in capital assets increased by \$12.69 million. Due in part for construction in progress of \$4.8 million for ongoing water and sewer main installation projects and a bond issue in the Wastewater Utility of \$3 million. Also shown are other restricted uses for impact fees, debt service and equipment replacement.

Revenues

The Statement of Activities on page two and three will show that Program Revenues in the Governmental Activities is \$7.17 million and Business-type Activities of \$9.47 million. The increase of \$2.16 million in Governmental Activities over 2018 was mainly due to the contribution of developer added public works infrastructure; Gateway Crossing, Gateway Court, Harvest Hills subdivision and Woodland Ponds. The reduction in program revenue between 2018 and 2019 of \$2.73 million for Business-type activities is the decrease in developer driven utility infrastructure in 2019, although further transfers from Governmental Activities to Business-type activities of \$8.43 million due from our Tax Incremental Districts offsets this reduction. Charges for Services in the water and sewer utility combined increased \$114,995.

All general revenues other than program revenues, investment income and small miscellaneous amounts are reported as Governmental Activities. Tax revenue was generally the same from the prior year, \$14.4 million, with investment income nearly doubling. Transfers shown between Governmental Activities and Business-type Activities includes \$2.4 million in water utility infrastructure and \$6.65 million in wastewater utility infrastructure contributed from our TID's and \$615,086 for a payment in lieu of taxes due to Governmental activities from Business-type Activities.

Expenses

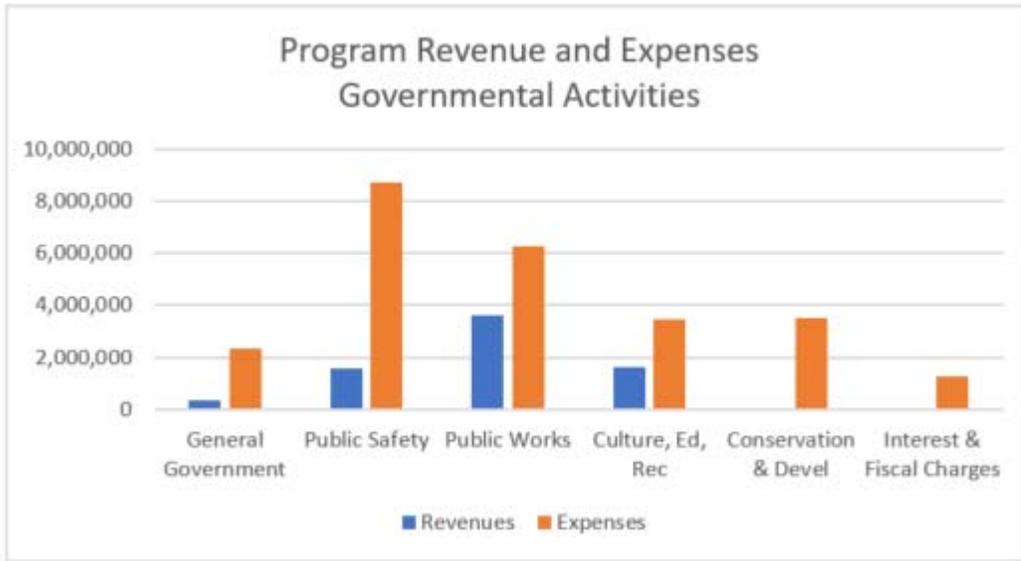
Total Expenses of \$34.7 million is an increase of \$5 million over 2018. Governmental Activities increased \$4.7 million, due to a higher number of road infrastructure projects, a Fire Department restructure to facilitate a full time 24/7 staff and other equipment purchases were the primary causes. Four debt issues related to the tax increment districts, general purposes, and wastewater increased interest and fiscal charges. The increase to expenses in the Business-type Activities was minimal at \$317,540.

VILLAGE OF GERMANTOWN

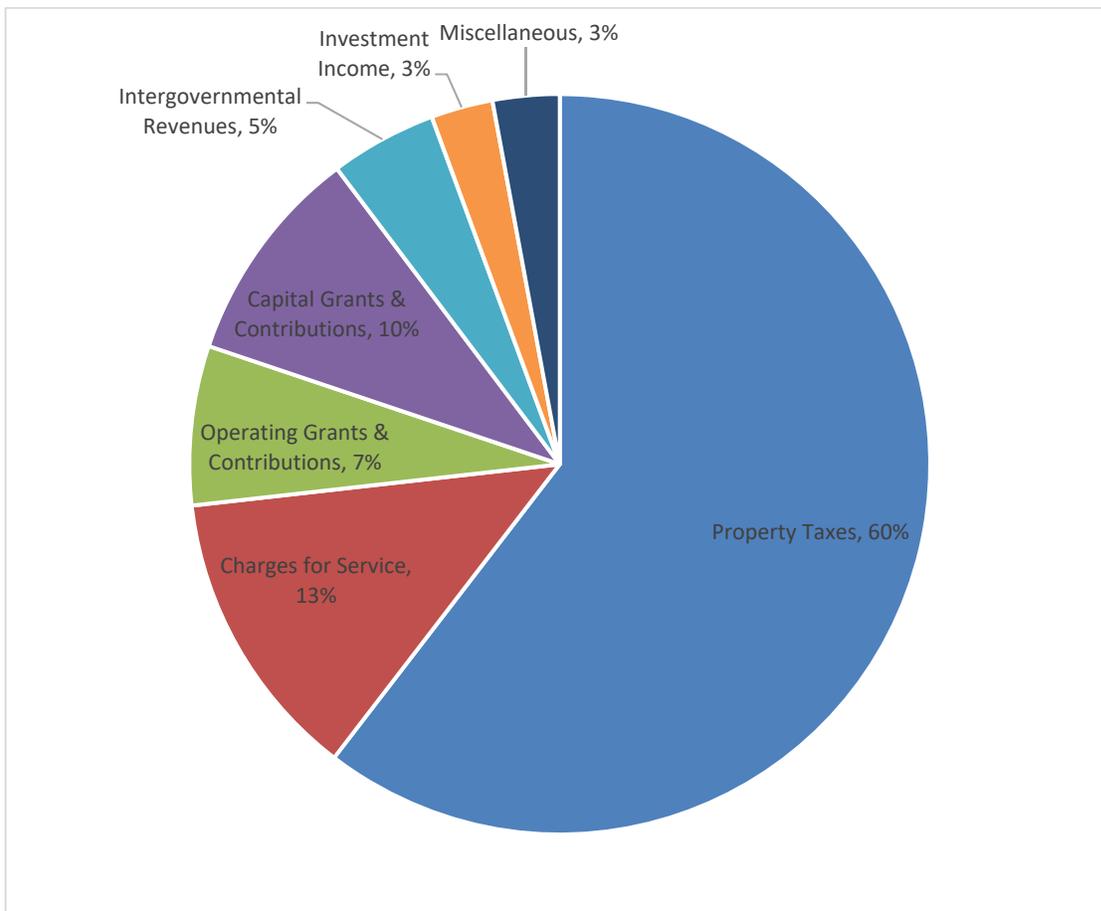
Changes in Net Position (in millions of dollars)

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2018	2019	2018	2019	2018	2019
Revenues						
Program Revenues						
Charges for Services	3.12	3.13	9.02	9.14	12.14	12.27
Operating grants and contributions	1.70	1.70	-	-	1.70	1.70
Capital grants and contributions	0.19	2.34	3.18	0.33	3.37	2.67
General Revenues:						
Property taxes	14.35	14.79	-	-	14.35	14.79
Intergovernmental revenues	1.04	1.14	-	-	1.04	1.14
Investment income	0.35	0.67	0.14	0.25	0.49	0.92
other	0.48	0.71	0.07	0.00	0.55	0.71
Total revenues	21.23	24.48	12.41	9.72	33.64	34.20
Expenses						
General government	2.26	2.35	-	-	2.26	2.35
Public Safety	7.53	8.73	-	-	7.53	8.73
Public Works	6.67	6.27	-	-	6.67	6.27
Culture and recreation	2.77	3.45	-	-	2.77	3.45
Conservation and development	0.87	3.51	-	-	0.87	3.51
Interest and fiscal charges	0.74	1.26	-	-	0.74	1.26
Water Utility	-	-	2.46	2.49	2.46	2.49
Wastewater/Sewer Utility	-	-	6.38	6.66	6.38	6.66
Total expenses	20.83	25.57	8.84	9.15	29.67	34.72
Increase (decrease) in net position	0.39	(1.09)	3.57	0.57	3.97	(0.52)
Transfers	0.58	(8.43)	(0.58)	8.43	-	-
Change in net position	0.97	(9.52)	2.99	9.02	3.97	(0.52)
Net position, beginning of year	66.23	67.21	73.84	76.83	140.07	144.05
Net Position, end of year	67.21	57.69	76.83	85.85	144.05	143.53

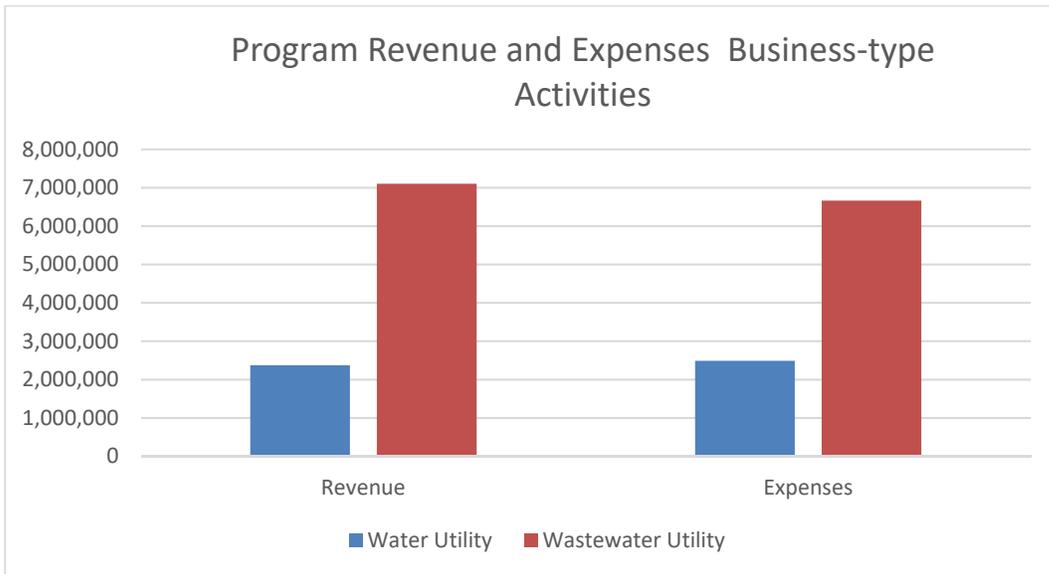
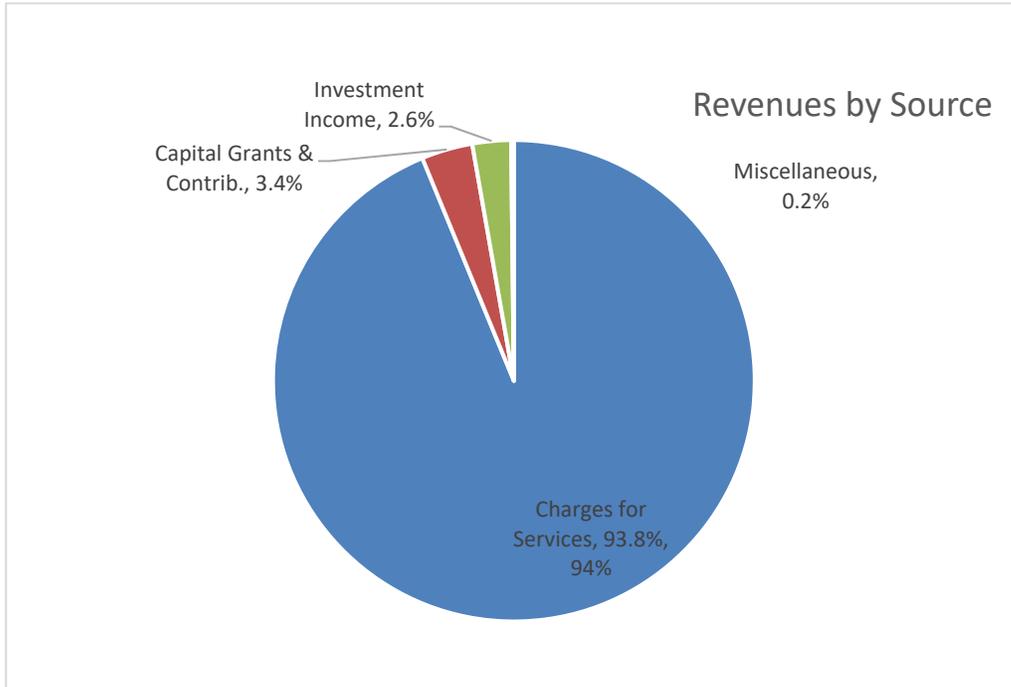
Governmental Funds



Program and General Revenues by source



Business-Type Activities – Enterprise Funds



Fund Financial Analysis

Water Utility

The Water Utility reported a loss (before Contributions and Transfers) of \$137,342. Operating revenues were down from 2018 with less water sold while operating expenses remained relatively the same. Capital contributions vary widely from year-to-year since they are dependent on the completion of developer and Village projects. Village and Tax Increment District projects included watermain expansion on Park Avenue, Fireman’s Park, Goldendale Rd, Gateway Court and Gateway Crossing. Capital equipment purchases included 510 water meters for our ongoing replacement program, vehicle replacement, an auxiliary fire suppression pump for a planned booster station, plus a communications radio link to our new buildings in Gateway Corporate Park. There were no developer contributions in 2019. The ending net position of the Water Utility is \$33.37 million, an increase of \$1.744 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 beginning in 2020. The Village has a Water Impact Fee of \$832 per residential equivalency, charged for new construction. \$102,827 was collected in 2019 from single and multi-family home increases, and new business construction. The impact fees are used to pay for the debt service on the 2009 Safe Drinking Water Loan used for construction of Well #11. A water rate increase study that had been projected to be completed this year has been delayed, the study and submission to the Public Service Commission will be done in 2020. The increased revenue will cover the costs for the new well and tower and other ongoing infrastructure repair and maintenance needs. 12,070 feet of new water main plus 27 new fire hydrants were added in 2019.

Water Utility Activity Summary (in millions of dollars)

	2019	2018	Change
Operating Revenues	2.267	2.376	(0.109)
Operating expenses	2.441	2.409	0.032
Operating Income	(0.174)	(0.033)	(0.141)
Non-operating revenues	0.037	0.037	(0.000)
Capital Contributions	2.496	1.326	1.170
Transfers out - tax equivalent	(0.615)	(0.583)	(0.032)
Increase in net position	1.744	0.747	1.138
Net Position beginning of the year	31.625	30.878	0.747
Net position, end of the year	33.369	31.625	1.744

Wastewater Utility (Sewer)

The Wastewater Utility reported an income (before contributions and transfers) increase of \$415,805 for 2019. Its overall net position increased by \$7.298 million to end the year at \$52.315 million which included capital contributions of \$6.882 million. Total Operating Revenue showed an increase of \$223,777, with operating expenses also increasing by \$230,911. Capital contributions again were quite significant at \$6.882 million of which \$231,231 was for sewer connection fees and \$6,651,219 in Village and Tax Increment District infrastructure additions, the same projects outlined in the Water Utility. The sewer connection fee is a charge for new connections to our system, these fees help cover ongoing maintenance and other improvements to the system. Overall, 12,407 feet of sewer main was added to the system. The Wastewater utility has a large Construction work in progress (CWIP) balance of \$4.7 million. The utility is expanding its Northeast interceptor South of Mequon Road and East of Country Aire. The expansion will service the Wrenwood Development with replacement of Lift Station I. The project should be completed in 2020. A Village General Obligation Corporate Bond was issued on December 11, 2019 in the amount of \$10,855,000. Part of the bond, \$7,850,000 is for Tax Incremental District No. 8 and \$3,005,000 will be paid by the Wastewater utility. The funds will help finance the interceptor expansion.

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 82.83% of the operations and maintenance expense or \$4,906,628. The Capital charge is based on the equalized value of properties within the sewer service area.

Wastewater Utility (in millions of dollars)			
	2019	2018	Change
Operating Revenue	\$ 6.870	\$ 6.646	\$ 0.224
Operating expenses	6.599	6.367	0.232
Operating Income (loss)	<u>0.272</u>	<u>0.279</u>	<u>(0.007)</u>
Non-operating revenue	0.144	0.137	0.007
Capital Contributions	6.882	1.850	5.032
Increase in net position	<u>7.298</u>	<u>2.266</u>	<u>5.032</u>
Net Position beginning of the year	45.017	42.751	2.266
Net position, end of the year	<u>\$ 52.315</u>	<u>\$ 45.017</u>	<u>\$ 7.298</u>

Governmental Funds

As of December 31, 2019, Village governmental funds reported a combined fund balance of \$20.263 million. The nonspendable, restricted, committed or assigned portion is 66.6% or \$13.5 million. A majority of that is restricted to ongoing capital expenditures and debt service, impact fees or other special revenue funds; Senior Van replacement, Police Canine, Honor Guard and Asset Forfeiture accounts, Historic Preservation and Recreation Facility Funds and will be used as its purpose allows.

Assigned funds of \$1,656,704 in the General fund covers 2019 budget carryovers of \$1,041,618 for ongoing and unfinished projects, and a Water Utility Payment in Lieu of Taxes (PILOT) of \$615,086.

Most of the total fund balance in the Governmental Funds is in the General Fund account, \$8.427 million. TID No. 4 was closed 2019, and all liabilities paid. TID No. 8 Capital Projects Fund is shown as a major fund due to the ongoing construction costs for expansion of watermain, sewer main, elevated tank, booster station and well.

General Fund

The General Fund's net change in fund balance is \$934,134, with an ending fund balance of \$8.427 million. After adjusting for non-spendable and assigned portions for the general fund the unassigned fund balance at year end was \$6.764 million, 39.42% 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 years 2021 and 2023. Renovations to the Public Works Campus and Police Station are two projects being contemplated. The balance is also a reserve rainy day fund for unforeseen emergencies, the 2020 COVID-19 is a good example of unexpected circumstances that could have lasting effects.

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 \$16.286 million, \$665,600 over final budget. The largest revenue sources for the General fund are general property and other taxes accounting for \$10,066,570 or 61.81% of total revenues. The Village had higher investment income and building inspection fee collections in 2019 than was expected. When TID No. 4 closed, excess funds in the amount \$392,571 was transferred to the general fund.

General Fund expenditures for 2019 (\$16.349 million) were higher than 2018, an increase of approximately \$1.37 million, due in part to additional staff in the Planning and Zoning Department and Fire Department, higher workers compensation and insurance costs and a carryover of \$867,180 for unfinished 2018 projects. Actual excess of revenues over expenditures at year-end was \$1.5 million more than budgeted. Some of the expenditure variances are part of a planned carryover into 2020 for open projects; Highway and street construction cost for Asphalt Paving (\$588,078); Community Development 2050 Comprehensive Plan \$45,477; Room Tax/Tourism funds of \$206,768; and other smaller projects from Building & Grounds and Parks Department. \$10,000 was transferred to TID No. 6 to offset final paving and connection costs to the district. It's expected that the district will general positive cash flow in 2020.

Debt Service Fund

Debt Service Fund has a total fund balance of \$307,704, all of which is restricted for the payment of debt service. Annual debt service requirements were met primarily by property taxes levied of \$2.77 million and other governmental transfers of \$3.28 million from other funds for debt payments. Expenditures for principal, and interest and fiscal charges totaled \$5.99 million.

General Capital Projects

The General Capital Projects Fund has a 2019 fund balance of \$2.854 million. It includes proceeds of bonds and notes that are legally restricted or assigned for expenditures for specific purposes as well as accumulated Library County Revenues intended for capital improvements. A \$3,040,000 G.O. Promissory Note was issued in May to finance public works equipment, road improvements, and park structures. The sale resulted in the overall size of the issue being decreased by \$35,000 due to issuance costs coming in less than anticipated with a bid premium of \$208,590, and true interest cost of 2.1915%, for a ten-year note. The Village's current Moody's Investor's service rating is Aa2.

TID #4 Capital Projects Fund

Tax Incremental District No. 4 Capital Projects fund is for the Germantown Business Park, created in 1994 and closed in 2019, two years earlier than legally required. Total Project costs amounted to \$34.113 million with project revenues of \$35.565 million. The original project plan was amended twice and \$6.13 million in funding was a subsidy from TID No. 3 from Tax Abatements, which began in 2013, pushed several development projects toward full build out of the park, totaling \$2.3 million. After all liabilities were paid, a refund to the overlying districts calculated based on increments collected in excess of project costs using the ration of tax levies in the 2018 tax roll had \$1,451,655 distributed. \$195,987 to Washington County, \$392,571 to the Village, \$762,724 to the Germantown School District and \$100,373 to the Milwaukee Area Technical College. The original 1994 equalized base value of the park was \$12,957,000, the valuation in 2018 was \$120,720,400. Over \$40 million dollars in debt was issued to fund internal infrastructure such as roads, utilities, stormwater, site grading, signalization and street lighting. \$5.34 million was spent in land options, acquisition and relocation. A Redemption Notification for \$1,730,000 of outstanding debt was called on September 24, 2019.

TID #8 Capital Projects Fund

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.

Three bond sales were held in 2019 to cover TID No. 8 project costs. February 5, 2019, \$6,725,000 General Obligation Community Development Bond Series 2019A, February 5, 2019, \$1,710,000 Taxable General Obligation Community Development Bonds Series 2019B, and \$10,855,000 General Obligation Corporate Purpose Bonds Series 2019D. Series 2019D is for two purposes, \$7,850,000 is designated toward TID No. 8 and \$3,005,000 is for Wastewater Utility infrastructure extension in areas not covered by the district.

There were three buildings constructed in 2019; Briggs & Stratton warehouse facility, plus two multi-tenant buildings constructed by Zilber Property Group/Town Realty. The three buildings have combined square footage of 1,110,000. The base property value of the district in 2018 was \$640,700, the 2019 valuation was \$14,000,000.

Non-major 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 base value of the district in 2014 was \$2,796,400, the 2019 value is \$22,690,500. Another building that had been contemplated by Ryan companies for construction in 2019 has been delayed.

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 Village initiated the sale of G.O. Obligation Community Development Bond Series 2018B for \$2,480,000 on June 6, 2018. All construction was complete by the end of 2019.

The Village has eleven Special Revenue funds in the Non-major Governmental Fund section which are specifically earmarked for a single purpose and are either restricted or committed. Four of these are Impact Fees; 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 significant revenue growth due to the residential and commercial activity in 2019 totaling \$171,140. Fire, Library and Police impact fees are being used to reimburse the Village for prior debt issues used for building construction. The Parks and Recreation fee is earmarked for our Fireman's park expansion and shelter facility.

The other Special Revenue Funds are the Senior Van Replacement Fund, Police Asset Forfeiture Fund, Police Canine Fund, Police Honor Guard Fund, Historic Preservation Fund, Recreation Department Facility Fees Fund and the Library Board Accounts. Details can be found on pages 71 through 81 in the Detailed Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual of Nonmajor Governmental Funds. The combined total fund balance of these funds at year-end is \$335,931.

Excess expenditures and other financing uses over appropriations

Several funds have been identified as having excess expenditures and other financing uses over budget.

Debt Service Fund – Due to the early closing of TID No. 4, a redemption of its debt due in subsequent years was done on September 24, 2019. Funds were moved from the TID No. 4 fund to Debt Service to account and record the transactions.

TID No. 4 Capital Projects - The close of the TID released all of its current funds to pay debt \$1,879,170, incentive obligations due to developers \$2,334,828, and a refund to overlying districts \$1,451,655 and other administrative costs.

TID No. 8 Capital Projects - Infrastructure Projects in the TID went faster than anticipated compared to the plan in the original budget. The December 2019 debt issue was originally scheduled for 2020.

Police Impact Fee Fund – the Police Department had a Evidence Storage Building constructed during 2018 and 2019, unplanned additional enhancements were made to the structure to allow for multiple uses.

Police Asset Forfeiture Fund – additional equipment purchases were made that essentially depleted the fund. It will be closed in 2020.

Police Canine Fund – A second Police Canine animal was purchased in December 2019.

Library Fund – The Library Board approved the purchase of new tables, dividers, bookcases and shelving.

Recreation Facility Fee Fund – The Village Fire Department consolidated its operations to one building. “Fire Station 1” was renovated and updated to be used by the Recreation Department for program use. Some of this cost was paid for with the Facility Fees Fund.

TID No. 7 Capital Projects – Funding for TID No. 7 projects wasn’t in place until June 2018. The completion of the infrastructure projects continued into early of 2019.

Historic Preservation Fund – Salaries for committee members, the amount wasn’t properly accounted for in the original budget.

Proprietary Funds

The Water and Wastewater Utilities were discussed in the Government-wide Analysis on pages xx – xiii.

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 \$1.039 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 15 and Statement of Changes in Fiduciary Net Position on page 16.

CAPITAL ASSETS AND DEBT

Capital Assets

As of December 31, 2019 the Village had \$156.9 million (net of accumulated depreciation) invested in a broad range of capital assets including buildings, police, fire and public works equipment, roads, bridges, and water and sewer lines. (See table below)

Significant Additions to Capital Assets in 2019

- Roads \$ 3,770,145
- Machinery & Equipment \$ 664,833
- Storm Sewer \$ 512,864
- Water & Sewer System \$ 9,275,203

**Capital Assets (Net of accumulated depreciation)
(in millions of dollars)**

	<u>Governmental Activities</u>		<u>Business-Type Activities</u>	
	2019	2018	2019	2018
Construction in progress	\$.34	\$ 1.5	4.86	0.17
Land	13.6	13.6	0.18	0.18
Buildings and improvements	8.3	8.6	2.95	3.08
Machinery and equipment	5.4	5.4	2.91	2.87
Infrastructure	50.2	48.2	68.2	60.1
Total Capital Assets	\$ 77.8	\$ 77.3	79.1	66.4

Additional Information about the Village’s capital assets can be found in Note III.D beginning on page 35.

LONG-TERM DEBT

As of December 31, 2019, the outstanding debt for long-term general obligations, revenue bonds and safe drinking water loans totaled \$43.5 million. Principal paid on outstanding debt totaled \$5.25 million.

Village of Germantown’s Outstanding Debt

	<u>Governmental Activities</u>		<u>Business-Type Activities</u>	
	2019	2018	2019	2018
General obligation debt	\$ 39,620,000	\$ 25,445,000	\$3,005,000	-
Revenue Bonds	-	-	\$ 911,329	\$1,015,697
Totals	\$ 39,620,000	\$ 25,445,000	\$3,916,329	\$1,015,697

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, 2019 was \$140,398,570. Total General Obligation debt outstanding was \$42,625,000. Moody's Investor Service has assigned an Aa2 Rating to the Village, with a Stable Outlook.

Long-term Debt Issued 2019

<u>Date</u>	<u>Type of Debt</u>	<u>Amount</u>
02/05/2019	G.O. Community Devel Bonds TID #8 2019A	\$ 6,725,000
Uses	TID#8 Infrastructure; roads and utilities	
02/05/2019	Taxable G.O. Community Devel BondTID #8 2019B	\$ 1,710,000
Uses	TID#8 Development Incentive Internal roads and utilities	
05/02/2019	G.O. Promissory Note 2019C	\$ 3,040,000
Uses	Roads, highway equipment, park development	
12/11/2019	G.O. Corporate Purpose Bond 2019D	\$ 10,855,000
Uses	TID#8 Infrastructure - roads and utilities	\$ 7,850,000
	Waste Water Utility - sewer main expansion	\$ 3,005,000

Additional information about the Village's long-term obligations can be found in Note III-F, beginning on page 40 of this report.

Economic Factors and Next Year's Budgets and Rates

- > On April 23, 2020, the Village issued a \$3,875,000 General Obligation Promissory Note; Series 2020A for general purposes. Uses include asphalt paving and road design, major highway, parks and fire department vehicles, preliminary design costs for a Public Works Campus and Fireman's Park Shelter Phase II.
- > Moody's Investors Service has maintained its rating of the Village at Aa2.
- > In December 2019, a novel strain of coronavirus was reported in Wuhan, Hubei Province, China. In the first several months of 2020, the virus, SARS-CoV-2, and resulting disease, COVID-19, spread to the United States, including to areas impacting the Village. As of the date above, the Village evaluation of the effects of these events is ongoing. The extent of the impact of COVID-19 on the Village's operational and financial performance will depend on future developments, including the duration and spread of the outbreak and related governmental or other regulatory actions.

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 Comprehensive Annual Financial Report on our web page (www.village.germantown.wi.us) 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 Finance Director, N112 W17001 Mequon Road, P.O. Box 337, Germantown, WI 53022. Finance Department staff can also be reached at 262-250-4700 or email: krath@village.germantown.wi.us.

VILLAGE OF GERMANTOWN

STATEMENT OF NET POSITION As of December 31, 2019

	Governmental Activities	Business-type Activities	Totals
ASSETS			
Cash and investments	\$ 23,584,620	\$ 9,994,867	\$ 33,579,487
Receivables			
Taxes	13,602,273	-	13,602,273
Accounts receivable	898,854	2,469,550	3,368,404
Special assessments	9,371	10,942	20,313
Delinquent personal property taxes	29,891	-	29,891
Accrued interest	40,957	22,253	63,210
Internal balances	506,591	(506,591)	-
Prepaid items	6,350	-	6,350
Restricted Assets			
Cash and investments	648,176	845,244	1,493,420
Accrued interest	2,433	1,547	3,980
Capital Assets			
Land	13,577,807	175,599	13,753,406
Construction in progress	339,072	4,858,328	5,197,400
Capital assets, net of depreciation	<u>63,882,027</u>	<u>74,030,485</u>	<u>137,912,512</u>
Total Assets	<u>117,128,422</u>	<u>91,902,224</u>	<u>209,030,646</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred charge on refunding	46,114	-	46,114
Deferred outflows - pensions	<u>5,152,040</u>	<u>573,328</u>	<u>5,725,368</u>
Total Deferred Outflows of Resources	<u>5,198,154</u>	<u>573,328</u>	<u>5,771,482</u>
LIABILITIES			
Accounts payable and accrued expenses	3,248,866	1,992,304	5,241,170
Accrued interest	405,563	3,661	409,224
Due to other governmental units	1,060,031	-	1,060,031
Noncurrent Liabilities			
Due within one year	2,791,243	302,636	3,093,879
Due in more than one year	39,080,854	3,827,726	42,908,580
Net pension liability	<u>1,878,308</u>	<u>206,963</u>	<u>2,085,271</u>
Total Liabilities	<u>48,464,865</u>	<u>6,333,290</u>	<u>54,798,155</u>
DEFERRED INFLOWS OF RESOURCES			
Property taxes levied for subsequent year	13,594,521	-	13,594,521
Deferred inflows - pensions	<u>2,582,014</u>	<u>288,829</u>	<u>2,870,843</u>
Total Deferred Inflows of Resources	<u>16,176,535</u>	<u>288,829</u>	<u>16,465,364</u>
NET POSITION			
Net investment in capital assets	50,214,659	78,049,973	117,112,540
Restricted for			
Impact fees	650,609	337,635	988,244
Library	89,064	-	89,064
Debt service	-	169,669	169,669
Equipment replacement	-	335,826	335,826
TIF purposes	7,687,722	-	7,687,722
Unrestricted (deficit)	<u>(956,878)</u>	<u>6,960,330</u>	<u>17,155,544</u>
TOTAL NET POSITION	<u>\$ 57,685,176</u>	<u>\$ 85,853,433</u>	<u>\$ 143,538,609</u>

See accompanying notes to financial statements.

VILLAGE OF GERMANTOWN

STATEMENT OF ACTIVITIES For the Year Ended December 31, 2019

<u>Functions/Programs</u>	Program Revenues			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Governmental Activities				
General government	\$ 2,346,685	\$ 325,465	\$ -	\$ -
Public safety	8,726,125	1,315,857	202,532	64,356
Public works	6,272,516	297,828	1,138,515	2,166,527
Culture, education and recreation	3,449,790	1,154,392	361,618	106,785
Conservation and development	3,512,552	36,055	-	-
Interest and fiscal charges	<u>1,259,148</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Governmental Activities	<u>25,566,816</u>	<u>3,129,597</u>	<u>1,702,665</u>	<u>2,337,668</u>
Business-type Activities				
Water Utility	2,489,113	2,267,202	-	102,827
Sewer Utility	<u>6,662,354</u>	<u>6,870,221</u>	<u>-</u>	<u>231,231</u>
Total Business-type Activities	<u>9,151,467</u>	<u>9,137,423</u>	<u>-</u>	<u>334,058</u>
Totals	<u>\$ 34,718,283</u>	<u>\$ 12,267,020</u>	<u>\$ 1,702,665</u>	<u>\$ 2,671,726</u>

General Revenues

 Taxes

 Property taxes, levied for general purposes

 Property taxes, levied for debt service

 Property taxes, levied for TIF districts

 Other taxes

 Intergovernmental revenues not restricted to specific programs

 Investment income

 Miscellaneous

 Total General Revenues

Transfers

Change in net position

NET POSITION - Beginning of Year

NET POSITION - END OF YEAR

See accompanying notes to financial statements.

Net (Expenses) Revenues and Changes in Net Position

<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Totals</u>
\$ (2,021,220)	\$ -	\$ (2,021,220)
(7,143,380)	-	(7,143,380)
(2,669,646)	-	(2,669,646)
(1,826,995)	-	(1,826,995)
(3,476,497)	-	(3,476,497)
<u>(1,259,148)</u>	<u>-</u>	<u>(1,259,148)</u>
<u>(18,396,886)</u>	<u>-</u>	<u>(18,396,886)</u>
-	(119,084)	(119,084)
<u>-</u>	<u>439,098</u>	<u>439,098</u>
<u>-</u>	<u>320,014</u>	<u>320,014</u>
<u>(18,396,886)</u>	<u>320,014</u>	<u>(18,076,872)</u>
9,631,858	-	9,631,858
2,767,135	-	2,767,135
1,986,180	-	1,986,180
403,265	-	403,265
1,140,617	-	1,140,617
661,932	253,039	914,971
<u>712,568</u>	<u>17,067</u>	<u>729,635</u>
<u>17,303,555</u>	<u>270,106</u>	<u>17,573,661</u>
<u>(8,429,399)</u>	<u>8,429,399</u>	<u>-</u>
(9,522,730)	9,019,519	(503,211)
<u>67,207,906</u>	<u>76,833,914</u>	<u>144,041,820</u>
<u>\$ 57,685,176</u>	<u>\$ 85,853,433</u>	<u>\$ 143,538,609</u>

See accompanying notes to financial statements.

VILLAGE OF GERMANTOWN

BALANCE SHEET GOVERNMENTAL FUNDS As of December 31, 2019

	General Fund	Debt Service Fund	General Capital Projects	TID No. 4 Capital Projects Fund
ASSETS				
Cash and investments	\$ 7,670,114	\$ 307,704	\$ 3,041,080	\$ 2,638,458
Receivables				
Taxes	10,082,897	2,886,875	-	-
Special assessments	9,371	-	-	-
Accounts	647,719	-	23,294	-
Delinquent taxes	29,891	-	-	-
Accrued interest	29,612	-	5,212	-
Due from other funds	1,457,116	-	56,492	-
Prepaid items	6,350	-	-	-
Restricted Assets				
Cash and investments	-	-	-	-
Accrued interest	-	-	-	-
	<u>\$ 19,933,070</u>	<u>\$ 3,194,579</u>	<u>\$ 3,126,078</u>	<u>\$ 2,638,458</u>
TOTAL ASSETS				
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities				
Accounts payable	\$ 454,539	\$ -	\$ 272,279	\$ 1,186,803
Accrued liabilities	435,398	-	-	-
Due to other governments	947	-	-	1,059,084
Deposits	419,947	-	-	-
Due to other funds	56,749	-	-	392,571
Total Liabilities	<u>1,367,580</u>	<u>-</u>	<u>272,279</u>	<u>2,638,458</u>
Deferred Inflows of Resources				
Property taxes levied for subsequent year	10,075,145	2,886,875	-	-
Unavailable revenues	63,094	-	-	-
Total Deferred Inflows of Resources	<u>10,138,239</u>	<u>2,886,875</u>	<u>-</u>	<u>-</u>
Fund Balances				
Nonspendable	6,350	-	-	-
Restricted	-	307,704	828,838	-
Committed	-	-	-	-
Assigned	1,656,704	-	2,024,961	-
Unassigned	6,764,197	-	-	-
Total Fund Balances	<u>8,427,251</u>	<u>307,704</u>	<u>2,853,799</u>	<u>-</u>
	<u>\$ 19,933,070</u>	<u>\$ 3,194,579</u>	<u>\$ 3,126,078</u>	<u>\$ 2,638,458</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				

See accompanying notes to financial statements.

TID No. 8 Capital Projects Fund	Nonmajor Governmental Funds	Totals
\$ 8,433,409	\$ 454,530	\$ 22,545,295
237,219	395,282	13,602,273
-	-	9,371
-	-	671,013
-	-	29,891
-	1,111	35,935
-	257	1,513,865
-	-	6,350
-	648,176	648,176
-	<u>2,433</u>	<u>2,433</u>
<u>\$ 8,670,628</u>	<u>\$ 1,501,789</u>	<u>\$ 39,064,602</u>
\$ 471,642	\$ 5,632	\$ 2,390,895
-	-	435,398
-	-	1,060,031
-	-	419,947
<u>362,698</u>	<u>25,682</u>	<u>837,700</u>
<u>834,340</u>	<u>31,314</u>	<u>5,143,971</u>
237,219	395,282	13,594,521
-	-	63,094
<u>237,219</u>	<u>395,282</u>	<u>13,657,615</u>
-	-	6,350
7,599,069	828,326	9,563,937
-	246,867	246,867
-	-	3,681,665
-	-	6,764,197
<u>7,599,069</u>	<u>1,075,193</u>	<u>20,263,016</u>
<u>\$ 8,670,628</u>	<u>\$ 1,501,789</u>	<u>\$ 39,064,602</u>

See accompanying notes to financial statements.

VILLAGE OF GERMANTOWN

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION As of December 31, 2019

Total Fund Balances - Governmental Funds	\$ 20,263,016
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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	13,577,807
Construction in progress	339,072
Other capital assets, net of accumulated depreciation	63,882,027

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.	63,094
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Deferred outflows of resources related to pensions do not relate to current financial resources and are not reported in the governmental funds.	5,152,040
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Deferred inflows of resources related to pensions do not relate to current financial resources and are not reported in the governmental funds.	(2,582,014)
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Internal service funds are reported in the statement of net position as governmental activities.	1,269,562
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Internal service fund internal receivable between governmental and business-type activities.	(169,574)
--	-----------

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	(39,620,000)
Capital leases	(151,004)
Compensated absences	(815,599)
Accrued interest	(405,563)
Unamortized debt premium	(1,285,494)
Net pension liability	(1,878,308)

A deferred charge on refunding represents a consumption of net position that applies to a future period and, therefore, is not reported in the funds.	<u>46,114</u>
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NET POSITION OF GOVERNMENTAL ACTIVITIES	<u><u>\$ 57,685,176</u></u>
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VILLAGE OF GERMANTOWN

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS

For the Year Ended December 31, 2019

	General Fund	Debt Service Fund	General Capital Projects	TID No. 4 Capital Projects Fund
REVENUES				
Taxes	\$ 10,066,570	\$ 2,767,135	\$ -	\$ 1,910,084
Special assessments	4,685	-	-	-
Intergovernmental	2,550,160	-	23,294	163,580
Regulation and compliance	1,213,418	-	-	-
Public charges for services	1,912,622	-	-	-
Investment income	300,374	9,711	108,240	91,290
Miscellaneous	<u>238,228</u>	<u>-</u>	<u>63,067</u>	<u>-</u>
Total Revenues	<u>16,286,057</u>	<u>2,776,846</u>	<u>194,601</u>	<u>2,164,954</u>
EXPENDITURES				
Current				
General government	1,790,207	-	-	-
Public safety	7,572,848	-	-	-
Public works	3,768,610	-	-	-
Culture and recreation	2,734,150	-	-	-
Conservation and development	322,464	-	-	2,462,859
Capital Outlay	160,701	-	3,625,773	-
Debt Service				
Principal	-	5,150,000	-	-
Interest and fiscal charges	-	838,707	-	-
Debt issuance costs	<u>-</u>	<u>3,800</u>	<u>63,619</u>	<u>-</u>
Total Expenditures	<u>16,348,980</u>	<u>5,992,507</u>	<u>3,689,392</u>	<u>2,462,859</u>
Excess (deficiency) of revenues over expenditures	<u>(62,923)</u>	<u>(3,215,661)</u>	<u>(3,494,791)</u>	<u>(297,905)</u>
OTHER FINANCING SOURCES (USES)				
Proceeds of capital leases	-	-	223,328	-
General obligation debt issued	-	-	3,040,000	-
Premium on debt issued	-	-	232,210	-
Transfers in	1,007,657	3,276,228	27,250	-
Transfers out	<u>(10,600)</u>	<u>-</u>	<u>(208,591)</u>	<u>(2,994,983)</u>
Total Other Financing Sources (Uses)	<u>997,057</u>	<u>3,276,228</u>	<u>3,314,197</u>	<u>(2,994,983)</u>
Net Change in Fund Balances	934,134	60,567	(180,594)	(3,292,888)
FUND BALANCES - Beginning of Year	<u>7,493,117</u>	<u>247,137</u>	<u>3,034,393</u>	<u>3,292,888</u>
FUND BALANCES - END OF YEAR	<u>\$ 8,427,251</u>	<u>\$ 307,704</u>	<u>\$ 2,853,799</u>	<u>\$ -</u>

See accompanying notes to financial statements.

TID No. 8 Capital Projects Fund	Nonmajor Governmental Funds	Totals
\$ -	\$ 76,096	\$ 14,819,885
-	-	4,685
-	122	2,737,156
-	-	1,213,418
-	213,861	2,126,483
78,092	39,875	627,582
<u>26,980</u>	<u>232,187</u>	<u>560,462</u>
<u>105,072</u>	<u>562,141</u>	<u>22,089,671</u>
-	-	1,790,207
-	37,654	7,610,502
-	-	3,768,610
-	99,339	2,833,489
565,395	106,825	3,457,543
6,039,756	1,410,625	11,236,855
-	-	5,150,000
-	-	838,707
<u>287,645</u>	<u>-</u>	<u>355,064</u>
<u>6,892,796</u>	<u>1,654,443</u>	<u>37,040,977</u>
<u>(6,787,724)</u>	<u>(1,092,302)</u>	<u>(14,951,306)</u>
-	-	223,328
16,285,000	-	19,325,000
492,486	-	724,696
-	10,600	4,321,735
<u>(142,762)</u>	<u>(349,713)</u>	<u>(3,706,649)</u>
<u>16,634,724</u>	<u>(339,113)</u>	<u>20,888,110</u>
9,847,000	(1,431,415)	5,936,804
<u>(2,247,931)</u>	<u>2,506,608</u>	<u>14,326,212</u>
<u>\$ 7,599,069</u>	<u>\$ 1,075,193</u>	<u>\$ 20,263,016</u>

See accompanying 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 For the Year Ended December 31, 2019

Net change in fund balances - total governmental funds	\$	5,936,804
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		11,236,855
Some items reported as capital outlay were not capitalized		(251,410)
Adjustment for assets transferred to utility funds		(9,044,485)
Contributed capital assets are reported as revenues in the government-wide financial statements		2,166,715
Depreciation is reported in the government-wide financial statements		(2,901,088)
Net book value of assets retired		(723,666)
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.		
Special assessments		(4,873)
Delinquent taxes		(30,697)
Miscellaneous recreation receivables		3,535
Debt and leases issued provide current financial resources to governmental funds, but issuing debt and leases increase long-term liabilities in the statement of net position. Repayment of principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		
Debt issued		(19,325,000)
Principal repaid		5,150,000
Capital lease issued		(223,328)
Capital lease repaid		103,550
Governmental funds report debt premiums and discounts as other financing sources (uses) or expenditures. 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.		
Premium on debt issued		(724,696)
Amortization of debt premium		111,977
Amortization of loss on refunding		(39,916)
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		(40,698)
Accrued interest on debt		(137,438)
Net pension liability		(3,415,173)
Deferred outflows of resources related to pensions		2,300,849
Deferred inflows of resources related to pensions		445,021
Internal service funds are used by management to charge self insurance costs to individual funds. The change in net position of the internal service fund reported with governmental activities		
		(115,568)
CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES	\$	<u>(9,522,730)</u>

See accompanying notes to financial statements.

VILLAGE OF GERMANTOWN

STATEMENT OF NET POSITION PROPRIETARY FUNDS As of December 31, 2019

	<u>Business-type Activities - Enterprise Funds</u>			Governmental Activities - Internal Service Funds
	<u>Water Utility</u>	<u>Sewer Utility</u>	<u>Totals</u>	
ASSETS				
Current Assets				
Cash and investments	\$ 1,335,677	\$ 8,167,696	\$ 9,503,373	\$ 1,039,325
Accounts receivable	505,377	1,964,173	2,469,550	227,841
Accrued interest	4,645	17,608	22,253	5,022
Due from other funds	72,800	-	72,800	-
Restricted Assets				
Redemption account	<u>32,740</u>	<u>-</u>	<u>32,740</u>	<u>-</u>
Total Current Assets	<u>1,951,239</u>	<u>10,149,477</u>	<u>12,100,716</u>	<u>1,272,188</u>
Noncurrent Assets				
Restricted Assets				
Reserve account	90,000	-	90,000	-
Depreciation account	50,590	-	50,590	-
Replacement account	-	335,826	335,826	-
Impact fee account	336,088	-	336,088	-
Accrued interest receivable	1,547	-	1,547	-
Capital Assets				
Plant in service	46,041,977	57,811,936	103,853,913	-
Land	140,450	35,149	175,599	-
Construction in progress	107,945	4,750,383	4,858,328	-
Less: Accumulated depreciation	(13,690,843)	(16,132,585)	(29,823,428)	-
Other Assets				
Vehicle replacement account	-	491,494	491,494	-
Special assessments receivable	<u>10,942</u>	<u>-</u>	<u>10,942</u>	<u>-</u>
Total Noncurrent Assets	<u>33,088,696</u>	<u>47,292,203</u>	<u>80,380,899</u>	<u>-</u>
Total Assets	<u>35,039,935</u>	<u>57,441,680</u>	<u>92,481,615</u>	<u>1,272,188</u>
DEFERRED OUTFLOWS OF RESOURCES				
Pension related amounts	<u>301,859</u>	<u>271,469</u>	<u>573,328</u>	<u>-</u>
Total Deferred Outflows of Resources	<u>301,859</u>	<u>271,469</u>	<u>573,328</u>	<u>-</u>

See accompanying notes to financial statements.

	<u>Business-type Activities - Enterprise Funds</u>			Governmental Activities - Internal Service Funds
	<u>Water Utility</u>	<u>Sewer Utility</u>	<u>Totals</u>	
LIABILITIES				
Current Liabilities				
Accounts payable	\$ 81,077	\$ 1,874,673	\$ 1,955,750	\$ 2,626
Due to other funds	654,447	94,518	748,965	-
Accrued wages	18,894	17,660	36,554	-
Current portion of compensated absences	878	1,340	2,218	-
Current portion of general obligation debt	-	190,000	190,000	-
Current liabilities payable from restricted assets				
Current portion of revenue bonds	110,418	-	110,418	-
Accrued interest payable	3,661	-	3,661	-
Total Current Liabilities	<u>869,375</u>	<u>2,178,191</u>	<u>3,047,566</u>	<u>2,626</u>
Noncurrent Liabilities				
Long-Term Debt				
Revenue bonds	800,911	-	800,911	-
General obligation debt payable	-	2,918,110	2,918,110	-
Other Liabilities				
Compensated absences	43,031	65,674	108,705	-
Net pension liability	108,825	98,138	206,963	-
Total Noncurrent Liabilities	<u>952,767</u>	<u>3,081,922</u>	<u>4,034,689</u>	<u>-</u>
Total Liabilities	<u>1,822,142</u>	<u>5,260,113</u>	<u>7,082,255</u>	<u>2,626</u>
DEFERRED INFLOWS OF RESOURCES				
Pension related amounts	<u>150,809</u>	<u>138,020</u>	<u>288,829</u>	<u>-</u>
Total Deferred Inflows of Resources	<u>150,809</u>	<u>138,020</u>	<u>288,829</u>	<u>-</u>
NET POSITION				
Net investment in capital assets	31,688,200	46,361,773	78,049,973	-
Restricted for				
Impact fees	337,635	-	337,635	-
Debt service	169,669	-	169,669	-
Equipment replacement	-	335,826	335,826	-
Unrestricted	<u>1,173,339</u>	<u>5,617,417</u>	<u>6,790,756</u>	<u>1,269,562</u>
TOTAL NET POSITION	<u>\$ 33,368,843</u>	<u>\$ 52,315,016</u>	85,683,859	<u>\$ 1,269,562</u>
Adjustments to reflect the consolidation of internal service funds activities related to enterprise funds.			<u>169,574</u>	
NET POSITION BUSINESS-TYPE ACTIVITIES			<u>\$ 85,853,433</u>	

See accompanying notes to financial statements.

VILLAGE OF GERMANTOWN

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION PROPRIETARY FUNDS

For the Year Ended December 31, 2019

	Business-type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
	Water Utility	Sewer Utility	Totals	
OPERATING REVENUES				
Charges for services	\$ -	\$ 6,828,216	\$ 6,828,216	\$ -
Sale of water	2,197,232	-	2,197,232	-
Other	69,970	42,005	111,975	1,683,771
Total Operating Revenues	2,267,202	6,870,221	9,137,423	1,683,771
OPERATING EXPENSES				
Operation and maintenance	1,538,464	5,923,429	7,461,893	1,855,340
Depreciation	902,670	675,280	1,577,950	-
Total Operating Expenses	2,441,134	6,598,709	9,039,843	1,855,340
Operating Income (Loss)	(173,932)	271,512	97,580	(171,569)
NONOPERATING REVENUES (EXPENSES)				
Investment income	60,529	192,510	253,039	33,600
Miscellaneous	10,667	6,400	17,067	-
Interest expense	(34,606)	(54,617)	(89,223)	-
Total Nonoperating Revenues (Expenses)	36,590	144,293	180,883	33,600
Income (Loss) Before Contributions and Transfers	(137,342)	415,805	278,463	(137,969)
CONTRIBUTIONS AND TRANSFERS				
Capital contributions	2,496,093	6,882,450	9,378,543	-
Transfers out - tax equivalent	(615,086)	-	(615,086)	-
Total Contributions and Transfers	1,881,007	6,882,450	8,763,457	-
Change in Net Position	1,743,665	7,298,255	9,041,920	(137,969)
NET POSITION - Beginning of Year	31,625,178	45,016,761	76,641,939	1,407,531
NET POSITION- END OF YEAR	\$ 33,368,843	\$ 52,315,016	85,683,859	\$ 1,269,562
Change in Net Position of Proprietary Funds			9,041,920	
Adjustment to reflect the consolidation of internal service funds activities related to enterprise funds			(22,401)	
CHANGE IN NET POSITION OF BUSINESS- TYPE ACTIVITIES			\$ 9,019,519	

See accompanying notes to financial statements.

VILLAGE OF GERMANTOWN

STATEMENT OF CASH FLOWS PROPRIETARY FUNDS For the Year Ended December 31, 2019

	<u>Business-type Activities - Enterprise Funds</u>			<u>Governmental Activities - Internal Service Funds</u>
	<u>Water Utility</u>	<u>Sewer Utility</u>	<u>Totals</u>	
CASH FLOWS FROM OPERATING ACTIVITIES				
Received from customers	\$ 1,963,065	\$ 7,084,439	\$ 9,047,504	\$ -
Received from other funds for services	537,429	-	537,429	1,455,930
Paid to suppliers for goods and services	(901,111)	(5,381,829)	(6,282,940)	(1,943,285)
Paid to employees for services	(546,359)	(471,826)	(1,018,185)	-
Net Cash Flows From Operating Activities	<u>1,053,024</u>	<u>1,230,784</u>	<u>2,283,808</u>	<u>(487,355)</u>
CASH FLOWS FROM INVESTING ACTIVITIES				
Investments sold and matured	535,782	1,475,074	2,010,856	-
Investment income	58,124	187,642	245,766	31,825
Investments purchased	(761,802)	(1,456,162)	(2,217,964)	-
Net Cash Flows From Investing Activities	<u>(167,896)</u>	<u>206,554</u>	<u>38,658</u>	<u>31,825</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Paid to municipality for tax equivalent	(582,619)	-	(582,619)	-
Net Cash Flows From Noncapital Financing Activities	<u>(582,619)</u>	<u>-</u>	<u>(582,619)</u>	<u>-</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Acquisition and construction of capital assets	(320,472)	(3,529,009)	(3,849,481)	-
Capital contributions received	-	231,231	231,231	-
Debt retired	(104,368)	-	(104,368)	-
Interest paid	(35,008)	(54,617)	(89,625)	-
Proceeds from debt issue	-	3,108,110	3,108,110	-
Net Cash Flows From Capital and Related Financing Activities	<u>(459,848)</u>	<u>(244,285)</u>	<u>(704,133)</u>	<u>-</u>
Net Change in Cash and Cash Equivalents	(157,339)	1,193,053	1,035,714	(455,530)
CASH AND CASH EQUIVALENTS - Beginning of Year	<u>591,572</u>	<u>4,769,318</u>	<u>5,360,890</u>	<u>1,494,855</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 434,233</u>	<u>\$ 5,962,371</u>	<u>\$ 6,396,604</u>	<u>\$ 1,039,325</u>

See accompanying notes to financial statements.

VILLAGE OF GERMANTOWN

STATEMENT OF CASH FLOWS PROPRIETARY FUNDS For the Year Ended December 31, 2019

	<u>Business-type Activities - Enterprise Funds</u>			<u>Governmental Activities - Internal Service Funds</u>
	<u>Water Utility</u>	<u>Sewer Utility</u>	<u>Totals</u>	
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH FLOWS FROM OPERATING ACTIVITIES				
Operating income (loss)	\$ (173,932)	\$ 271,512	\$ 97,580	\$ (171,569)
Nonoperating revenue	10,667	6,400	17,067	-
Adjustments to Reconcile Operating Income (Loss) to Net Cash Flows From Operating Activities				
Depreciation	902,670	675,280	1,577,950	-
Depreciation charged to other funds	48,027	-	48,027	-
Changes in assets, deferred inflows/outflows of resources, and liabilities				
Accounts receivable	10,368	36,584	46,952	(227,841)
Due from other funds	173,311	-	173,311	-
Accounts payable	44,184	(1,029)	43,155	(87,945)
Due to other funds	-	23,056	23,056	-
Other current liabilities	4,396	6,966	11,362	-
Accrued sick leave	5,148	3,586	8,734	-
Pension related deferrals and liabilities	37,266	37,195	74,461	-
Due from other funds	(9,081)	171,234	162,153	-
	<u>\$ 1,053,024</u>	<u>\$ 1,230,784</u>	<u>\$ 2,283,808</u>	<u>\$ (487,355)</u>
NET CASH FLOWS FROM OPERATING ACTIVITIES				
RECONCILIATION OF CASH AND CASH EQUIVALENTS TO THE STATEMENT OF NET POSITION - PROPRIETARY FUNDS				
Cash and investments	\$ 1,335,677	\$ 8,167,696	\$ 9,503,373	\$ 1,039,325
Restricted cash and investments	509,418	827,320	1,336,738	-
Total Cash and Investments	1,845,095	8,995,016	10,840,111	1,039,325
Less: Noncash equivalents	(1,410,862)	(3,032,645)	(4,443,507)	-
	<u>\$ 434,233</u>	<u>\$ 5,962,371</u>	<u>\$ 6,396,604</u>	<u>\$ 1,039,325</u>
CASH AND CASH EQUIVALENTS				
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES				
Plant contributed from the TIF	<u>\$ 2,496,093</u>	<u>\$ 6,651,219</u>		
Change in capital accrual	<u>\$ (42,579)</u>	<u>\$ 1,358,554</u>		

See accompanying notes to financial statements.

VILLAGE OF GERMANTOWN

STATEMENT OF FIDUCIARY NET POSITION As of December 31, 2019

	<u>Custodial Fund</u> <u>Tax Collection</u> <u>Fund</u>
ASSETS	
Cash and investments	\$ 26,330,120
Tax roll receivable	<u>10,054,286</u>
Total Assets	<u>36,384,406</u>
LIABILITIES	
Accounts payable	118,107
Due to other governments	<u>36,266,299</u>
Total Liabilities	<u>36,384,406</u>
NET POSITION	
TOTAL NET POSITION	<u><u>\$ -</u></u>

See accompanying notes to financial statements.

VILLAGE OF GERMANTOWN

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION For the Year Ended December 31, 2019

	<u>Custodial Fund</u> <u>Tax Collection</u> <u>Fund</u>
ADDITIONS	
Tax collections	\$ 25,392,543
Total Additions	<u>25,392,543</u>
DEDUCTIONS	
Tax distributions	<u>25,392,543</u>
Total Deductions	<u>25,392,543</u>
 Change in Fiduciary Net Position	 -
 NET POSITION - Beginning of Year	 <u>-</u>
 NET POSITION - END OF YEAR	 <u><u>\$ -</u></u>

See accompanying notes to financial statements.

VILLAGE OF GERMANTOWN

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VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2019

NOTE I - 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).

A. 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.

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

In January 2017, the GASB issued statement No. 84 - *Fiduciary Activities*. This statement establishes criteria for identifying fiduciary activities of all state and local governments for accounting and financial reporting purposes and how those activities should be reported. This standard was implemented January 1, 2019.

In March 2018, the GASB issued statement No. 88 - *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*. This Statement defines debt for purposes of disclosure in notes to financial statements and establishes additional financial statement note disclosure requirements related to debt obligations of governments, including direct borrowings and direct placements. This standard was implemented January 1, 2019.

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.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2019

NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (cont.)

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 - 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 - 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.
- General Capital Projects Fund - 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. 4 Capital Projects Fund - used to account for and report financial resources that are restricted, committed, or assigned to expenditures outlined in the TID project plan.
- Tax Incremental District (TID) No. 8 Capital Projects Fund - used to account for and report financial resources that are restricted, committed, or assigned to expenditures outlined in the TID project plan.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2019

NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (cont.)

Fund Financial Statements (cont.)

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 - 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	Fire Impact Fee Fund
Library Impact Fee Fund	Park and Recreation Impact Fee Fund
Senior Van Replacement Fund	Police Asset Forfeiture Fund
Police Canine Fund	Historic Preservation Fund
Library Fund	Facility Fees Fund
Police Honor Guard Fund	

Capital Projects Funds - 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

In addition, the village reports the following fund types:

Internal Service Funds - 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 Fund - 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

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2019

NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

C. 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 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.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2019

NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION (cont.)

Fund Financial Statements (cont.)

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.

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY

1. 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.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2019

NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (cont.)

1. Deposits and Investments (cont.)

- 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 anyone 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.

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 III. A. 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, 2019, 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 III. A. for further information.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2019

NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (cont.)

2. 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 - 2019 tax roll:

Lien date and levy date	December 2019
Tax bills mailed	December 2019
Payment in full, or	January 31, 2020
First installment due	January 31, 2020
Second installment due	July 31, 2020
Personal property taxes in full	January 31, 2020
Tax sale - 2019 delinquent real estate taxes	October 2022

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.

3. Prepaid Items

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.

4. 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.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2019

NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (cont.)

5. Capital Assets

Government-Wide 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 for 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, overhead, and an allowance for the cost of funds used during construction when significant. For tax-exempt debt, the amount of interest capitalized equals the interest expense incurred during construction netted against any interest revenue from temporary investment of borrowed fund proceeds. No interest was capitalized during the current year. 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 - 40	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.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2019

NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (cont.)

6. Deferred Outflows of Resources

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

A deferred charge on refunding arises from the advance refunding of debt. The difference between the cost of the securities placed in trust for future payments of the refunded debt and the net carrying value of that debt is deferred and amortized as a component of interest expense over the shorter of the term of the refunding issue or the original term of the refunded debt. The unamortized amount is reported as a deferred outflow of resources in the government-wide and proprietary fund financial statements.

7. 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 \$45,982.

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, 2019, are determined on the basis of current salary rates and include salary related payments.

8. 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.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2019

NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (cont.)

8. Long-Term Obligations/Conduit Debt (cont.)

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 \$36,953,269, made up of 10 issues.

9. Deferred Inflows of Resources

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

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2019

NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (cont.)

10. 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:

	Governmental Activities	Business-type Activities	Adjustment	Total
Net investment in capital assets	\$ 50,214,659	\$ 78,049,973	\$ (11,152,092)	\$ 117,112,540
Unrestricted (deficit)	(956,878)	6,960,330	11,152,092	17,155,544

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.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2019

NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (cont.)

10. Equity Classifications (cont.)

Fund Statements (cont.)

- 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 \$6,764,197, or 39%, and is included in unassigned general fund balance.

See Note III. H. for further information.

11. Pension

For purposes of measuring the net pension liability (asset), deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Wisconsin Retirement System (WRS) and additions to/deductions from WRS' fiduciary net position have been determined on the same basis as they are reported by 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.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2019

NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (cont.)

12. Basis for Existing Rates

Water Utility

Current water rates were approved by the Public Service Commission of Wisconsin effective December 15, 2014.

Sewer Utility

Current sewer rates were approved by the Village Board with an effective date of December 15, 2014.

NOTE II - STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. EXCESS EXPENDITURES AND OTHER FINANCING USES OVER APPROPRIATIONS

Funds	Budgeted Expenditures and Other Financing Uses	Actual Expenditures and Other Financing Uses	Excess Expenditures and Other Financing Uses Over Budget
Debt Service Fund	\$ 4,113,337	\$ 5,992,507	\$ 1,879,170
TID No. 4 Capital Projects	1,077,460	5,457,842	4,380,382
TID No. 8 Capital Projects	1,083,256	7,035,558	5,952,302
Police Impact Fee Fund	12,000	39,250	27,250
Police Asset Forfeiture Fund	4,000	16,551	12,551
Police Canine Fund	4,000	20,043	16,043
Library Fund	1,000	31,136	30,136
Facility Fees Fund	43,000	67,524	24,524
TID No. 7 Capital Projects	69,352	1,523,596	1,454,244
Historic Preservation Fund	100	679	579

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.

B. DEFICIT BALANCES

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

As of December 31, 2019, no individual funds held a deficit balance.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2019

NOTE II - STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY (cont.)

C. 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 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.

NOTE III - DETAILED NOTES ON ALL FUNDS

A. DEPOSITS AND INVESTMENTS

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

	Carrying Value	Statement Balances	Associated Risks
Deposits	\$ 14,749,045	\$ 15,159,262	Custodial Credit
U.S. agencies - implicitly guaranteed	8,027,530	8,027,530	Custodial Credit, Interest Rate, Credit, Concentration of Credit
U.S. treasuries	209,927	209,927	Custodial Credit, Interest Rate
Municipal bonds	738,846	738,846	Credit, Custodial Credit, Concentration of Credit, Interest Rate
LGIP	32,022,645	32,022,645	Credit
Certificates of deposit (non-negotiable)	437,960	438,255	Custodial Credit Risk
Certificates of deposit (negotiable)	5,214,886	5,214,886	Custodial Credit Risk, Credit, Concentration of Credit, Interest Rate
Petty cash	2,188	-	N/A
Total Deposits and Investments	\$ 61,403,027	\$ 61,811,351	
Reconciliation to financial statements			
Per statement of net position			
Unrestricted cash and investments	\$ 33,579,487		
Restricted cash and investments	1,493,420		
Per fiduciary statement of net position - custodial fund			
Cash and investments	26,330,120		
Total Deposits and Investments	\$ 61,403,027		

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2019

NOTE III - DETAILED NOTES ON ALL FUNDS (cont.)

A. DEPOSITS AND INVESTMENTS (cont.)

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, 2019, the banks had pledged various government securities in the amount of \$25,000,000 to secure the village's deposits.

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:

Investment Type	December 31, 2019			
	Level 1	Level 2	Level 3	Total
U.S. agencies - implicitly guaranteed	\$ -	\$ 8,027,530	\$ -	\$ 8,027,530
Municipal bonds	-	738,846	-	738,846
Certificates of deposit (negotiable)	-	5,214,886	-	5,214,886
U.S. treasuries	-	209,927	-	209,927
Total	\$ -	\$ 14,191,189	\$ -	\$ 14,191,189

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.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2019

NOTE III - DETAILED NOTES ON ALL FUNDS (cont.)

A. DEPOSITS AND INVESTMENTS (cont.)

Custodial Credit Risk (cont.)

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.

All investments reported as U.S. agencies - implicitly guaranteed have been rated at the AA+ level by one of the three main credit rating agencies. All municipal bonds have been rated AA/A+. All negotiable certificates of deposit have been rated A-/A+/AA/AAA/BB+/BBB+/BBB/BBB-.

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

Local Government Investment Pool

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, 2019, the investment portfolio was concentrated as follows:

<u>Issuer</u>	<u>Investment Type</u>	<u>Percentage of Portfolio</u>
Federal Home Loans Bank	U.S. agencies - implicitly guaranteed	9.61%

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2019

NOTE III - DETAILED NOTES ON ALL FUNDS (cont.)

A. DEPOSITS AND INVESTMENTS (cont.)

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, 2019, the village's investments were as follows:

Investment Type	Fair Value	Maturity (In Years)		
		Less than 1 year	1-4 years	More than 4 years
U.S. agencies - implicitly guaranteed	\$ 8,027,530	\$ 2,598,569	\$ 4,799,406	\$ 629,555
U.S. treasuries	209,927	209,927	-	-
Municipal Bonds	738,846	226,476	512,370	-
Certificates of deposit (negotiable)	<u>5,214,886</u>	<u>2,332,636</u>	<u>2,882,250</u>	-
 Totals	 <u>\$ 14,191,189</u>	 <u>\$ 5,367,608</u>	 <u>\$ 8,194,026</u>	 <u>\$ 629,555</u>

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

B. RECEIVABLES

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

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:

	Unearned	Unavailable
Property taxes receivable for subsequent year	\$ 13,594,521	\$ -
Delinquent property taxes receivable	-	29,890
Special assessments not yet due	-	14,618
Developer receivable not yet due	<u>-</u>	<u>18,586</u>
 Total Unearned/Unavailable Revenue for Governmental Funds	 <u>\$ 13,594,521</u>	 <u>\$ 63,094</u>

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2019

NOTE III - DETAILED NOTES ON ALL FUNDS (cont.)

C. 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.

Following is a list of restricted assets at December 31, 2019:

	<u>Restricted Assets</u>
Governmental Activities	
Impact fee accounts	\$ 648,176
Accrued interest	2,433
Business-type Activities	
Water impact fees	336,088
Accrued interest	1,547
Sewer equipment replacement account	335,826
Water redemption account	32,740
Water reserve account	90,000
Water depreciation account	<u>50,590</u>
 Total	 <u><u>\$ 1,497,400</u></u>

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2019

NOTE III - DETAILED NOTES ON ALL FUNDS (cont.)

D. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2019, was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental Activities				
Capital assets not being depreciated				
Land	\$ 13,577,807	\$ -	\$ -	\$ 13,577,807
Construction in progress	1,474,967	339,072	1,474,967	339,072
Total Capital Assets Not Being Depreciated	15,052,774	339,072	1,474,967	13,916,879
Capital assets being depreciated				
Buildings and improvements	17,027,793	177,045	-	17,204,838
Machinery and equipment	11,995,064	664,833	710,739	11,949,158
Roads	52,382,382	3,770,145	1,119,136	55,033,391
Storm sewers	21,389,876	512,864	224,338	21,678,402
Street lighting	3,124,995	74,100	-	3,199,095
Bridges	7,245,769	44,583	30,263	7,260,089
Total Capital Assets Being Depreciated	113,165,879	5,243,570	2,084,476	116,324,973
Total Capital Assets	128,218,653	5,582,642	3,559,443	130,241,852
Less: Accumulated depreciation for				
Buildings and improvements	\$ (8,406,337)	\$ (502,090)	\$ -	\$ (8,908,427)
Machinery and equipment	(6,614,541)	(651,316)	708,169	(6,557,688)
Roads	(18,472,618)	(1,089,826)	506,852	(19,055,592)
Storm sewers	(11,896,118)	(431,646)	127,735	(12,200,029)
Street lighting	(2,339,041)	(82,702)	-	(2,421,743)
Bridges	(3,174,013)	(143,508)	18,054	(3,299,467)
Total Accumulated Depreciation	(50,902,668)	(2,901,088)	1,360,810	(52,442,946)
Net Capital Assets Being Depreciated	62,263,211	2,342,482	723,666	63,882,027
Total Governmental Activities Capital Assets, Net of Accumulated Depreciation	\$ 77,315,985	\$ 2,681,554	\$ 2,198,633	\$ 77,798,906

Depreciation expense was charged to functions as follows:

Governmental Activities	
General government	\$ 84,624
Public safety	580,795
Public works, which includes the depreciation of infrastructure	1,995,218
Leisure activities	240,451
Total Governmental Activities Depreciation Expense	\$ 2,901,088

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2019

NOTE III - DETAILED NOTES ON ALL FUNDS (cont.)

D. CAPITAL ASSETS (cont.)

	Beginning Balance	Additions	Deletions	Ending Balance
Business-type Activities				
Capital assets not being depreciated				
Land	\$ 175,599	\$ -	\$ -	\$ 175,599
Construction in progress	<u>165,875</u>	<u>4,692,453</u>	<u>-</u>	<u>4,858,328</u>
Total Capital Assets Not Being Depreciated	<u>341,474</u>	<u>4,692,453</u>	<u>-</u>	<u>5,033,927</u>
Capital assets being depreciated				
Buildings and improvements	4,327,396	-	-	4,327,396
Machinery and equipment	6,377,372	345,112	41,812	6,680,672
Sewer system	45,554,795	6,811,411	7,468	52,358,738
Water system	<u>38,067,470</u>	<u>2,463,792</u>	<u>44,155</u>	<u>40,487,107</u>
Total Capital Assets Being Depreciated	<u>94,327,033</u>	<u>9,620,315</u>	<u>93,435</u>	<u>103,853,913</u>
Total Capital Assets	<u>94,668,507</u>	<u>14,312,768</u>	<u>93,435</u>	<u>108,887,840</u>
Less: Accumulated depreciation for				
Buildings and improvements	\$ (1,249,442)	\$ (126,110)	\$ -	\$ (1,375,552)
Machinery and equipment	(3,511,616)	(294,130)	41,812	(3,763,934)
Sewer system	(13,502,724)	(512,226)	7,468	(14,007,482)
Water system	<u>(10,027,104)</u>	<u>(693,511)</u>	<u>44,155</u>	<u>(10,676,460)</u>
Total Accumulated Depreciation	<u>(28,290,886)</u>	<u>(1,625,977)</u>	<u>93,435</u>	<u>(29,823,428)</u>
Net Capital Assets Being Depreciated	<u>66,036,147</u>	<u>7,994,338</u>	<u>-</u>	<u>74,030,485</u>
Business-type Capital Assets, Net of Accumulated Depreciation	<u>\$ 66,377,621</u>	<u>\$12,686,791</u>	<u>\$ -</u>	<u>\$ 79,064,412</u>

Depreciation expense was charged to functions as follows:

Business-type Activities

Water	\$ 902,670
Sewer	<u>675,280</u>
 Total Business-type Activities Depreciation Expense	 <u>\$ 1,577,950</u>

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
As of and for the Year Ended December 31, 2019

NOTE III - DETAILED NOTES ON ALL FUNDS (cont.)

E. INTERFUND RECEIVABLES/PAYABLES 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 fund	TID No. 8 capital projects	\$ 362,698
General fund	TID No. 4 capital projects	392,571
General fund	Water utility	654,447
General fund	Sewer utility	21,718
Water utility	Sewer utility	72,800
Capital projects fund	General fund	56,492
Nonmajor governmental funds	General fund	257
General fund	Nonmajor governmental funds	<u>25,682</u>
Total - Fund Financial Statements		1,586,665
Less: Fund eliminations		(910,500)
Less: Interfund receivables created with internal service fund eliminations		<u>(169,574)</u>
Total Internal Balances - Government-Wide Statement of Net Position		<u><u>\$ 506,591</u></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.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2019

NOTE III - DETAILED NOTES ON ALL FUNDS (cont.)

E. INTERFUND RECEIVABLES/PAYABLES AND TRANSFERS (cont.)

Transfers

The following is a schedule of interfund transfers:

Fund Transferred To	Fund Transferred From	Amount	Principal Purpose
General fund	Water utility	\$ 615,086	Payment in lieu of taxes
General fund	TID No. 4 capital projects	392,571	Closure of TID
Debt service fund	fund	208,591	Debt service
Debt service fund	General capital projects	2,602,412	Debt service
Debt service fund	TID No. 4 capital projects	142,762	Debt service
Debt service fund	fund	322,463	Debt service
Debt service fund	TID No. 8 capital projects	27,250	Debt service
Debt service fund	fund	10,600	Debt service
Debt service fund	Nonmajor governmental	27,250	Impact fees
Debt service fund	funds	10,600	TIF support payment
General capital projects	Nonmajor governmental	27,250	Impact fees
Nonmajor governmental	funds	10,600	TIF support payment
funds	General fund	<u>10,600</u>	TIF support payment
Total - Fund Financial Statements		4,321,735	
Less: Fund eliminations		(3,706,649)	
Less: Transfer of capital asset to utility funds		<u>(9,044,485)</u>	
Total Transfers - Government-Wide Statement of Activities		<u>\$ (8,429,399)</u>	
Fund Transferred To	Fund Transferred From	Amount	
Governmental Activities	Business-type Activities	\$ 615,086	
Business-type Activities	Governmental Activities	<u>(9,044,485)</u>	
Total Government-wide Financial Statements		<u>\$ (8,429,399)</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 As of and for the Year Ended December 31, 2019

NOTE III - DETAILED NOTES ON ALL FUNDS (cont.)

F. LONG-TERM OBLIGATIONS

Long-term obligations activity for the year ended December 31, 2019, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Governmental Activities					
Bonds and Notes Payable					
General obligation debt	\$ 25,445,000	\$ 19,325,000	\$ 5,150,000	\$ 39,620,000	\$ 2,740,000
(Discounts)/Premiums	<u>672,775</u>	<u>724,696</u>	<u>111,977</u>	<u>1,285,494</u>	<u>-</u>
Sub-totals	<u>26,117,775</u>	<u>20,049,696</u>	<u>5,261,977</u>	<u>40,905,494</u>	<u>2,740,000</u>
Other Liabilities					
Vested compensated absences	774,901	56,021	15,323	815,599	13,492
Capital leases	<u>31,226</u>	<u>223,328</u>	<u>103,550</u>	<u>151,004</u>	<u>37,751</u>
Total Other Liabilities	<u>806,127</u>	<u>279,349</u>	<u>118,873</u>	<u>966,603</u>	<u>51,243</u>
Total Governmental Activities Long-Term Liabilities	<u>\$ 26,923,902</u>	<u>\$ 20,329,045</u>	<u>\$ 5,380,850</u>	<u>\$ 41,872,097</u>	<u>\$ 2,791,243</u>
Business-type Activities					
Bonds and Notes Payable					
General obligation debt	\$ -	\$ 3,005,000	\$ -	\$ 3,005,000	\$ 190,000
Revenue debt from direct borrowings and direct placements	495,697	-	39,368	456,329	40,418
Revenue bonds	520,000	-	65,000	455,000	70,000
(Discounts)/Premiums	<u>-</u>	<u>103,110</u>	<u>-</u>	<u>103,110</u>	<u>-</u>
Sub-totals	<u>1,015,697</u>	<u>3,108,110</u>	<u>104,368</u>	<u>4,019,439</u>	<u>300,418</u>
Other Liabilities					
Vested compensated absences	<u>102,189</u>	<u>121,666</u>	<u>112,932</u>	<u>110,923</u>	<u>2,218</u>
Total Other Liabilities	<u>102,189</u>	<u>121,666</u>	<u>112,932</u>	<u>110,923</u>	<u>2,218</u>
Total Business-type Activities Long-Term Liabilities	<u>\$ 1,117,886</u>	<u>\$ 3,229,776</u>	<u>\$ 217,300</u>	<u>\$ 4,130,362</u>	<u>\$ 302,636</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, 2019, was \$140,398,570. Total general obligation debt outstanding at year-end was \$42,625,000.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2019

NOTE III - DETAILED NOTES ON ALL FUNDS (cont.)

F. LONG-TERM OBLIGATIONS (cont.)

General Obligation Debt

All general obligation notes and bonds payable are backed by the full faith and credit of the village. Notes and bonds 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.

Governmental Activities

General Obligation Debt	Date of Issue	Final Maturity	Interest Rates	Original Indebtedness	Balance December 31, 2019
GO Promissory Note	5/18/2011	2021	2.00 - 3.00%	\$ 2,200,000	\$ 500,000
GO Promissory Note	3/27/2012	2022	0.35 - 1.75%	2,370,000	850,000
GO Promissory Note	5/8/2013	2023	0.30 - 1.60%	1,905,000	765,000
GO Community Development Bonds - TID No. 6	10/1/2014	2034	3.00 - 4.00%	5,405,000	5,405,000
GO Promissory note	5/14/2014	2024	2.00 - 3.00%	2,645,000	1,425,000
GO Promissory Note	5/14/2014	2024	2.00 - 3.00%	1,065,000	180,000
GO Promissory Note	3/24/2015	2025	2.00%	2,655,000	1,595,000
GO Promissory Note	5/11/2016	2026	2.00%	2,670,000	1,860,000
GO Promissory Note	5/11/2016	2021	2.00%	1,150,000	475,000
GO Promissory Note	3/29/2017	2027	2.00 - 2.55%	2,805,000	2,240,000
GO Promissory Note	4/5/2018	2028	2.4855%	2,795,000	2,520,000
GO Community Development Bonds - TID No. 7	6/6/2018	2033	3.0764%	2,480,000	2,480,000
GO Community Development Bonds - TID No. 8	2/5/2019	2038	3.00 - 5.00%	6,725,000	6,725,000
Taxable GO Community Development Bonds - TID No. 8	2/5/2019	2029	3.00 - 3.30%	1,710,000	1,710,000
GO Promissory Note	5/2/2019	2029	3.00 - 4.00%	3,040,000	3,040,000
GO Corporate Purpose Bond - TID No. 8	12/11/2019	2039	2.25 - 4.00%	7,850,000	<u>7,850,000</u>
Total Governmental Activities - General Obligation Debt					<u>\$ 39,620,000</u>

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2019

NOTE III - DETAILED NOTES ON ALL FUNDS (cont.)

F. LONG-TERM OBLIGATIONS (cont.)

General Obligation Debt (cont.)

Business-type Activities

General Obligation Debt	Date of Issue	Final Maturity	Interest Rates	Original Indebtedness	Balance December 31, 2019
GO Corporate Purpose Bond	12/11/2019	2039	2.25 - 4.00%	\$ 3,005,000	<u>\$ 3,005,000</u>
Total Business-type Activities - General Obligation Debt					<u>\$ 3,005,000</u>

Debt service requirements to maturity are as follows:

Years	Governmental Activities General Obligation Debt		Business-type Activities General Obligation Debt	
	Principal	Interest	Principal	Interest
2020	\$ 2,740,000	\$ 1,134,744	\$ 190,000	\$ 62,631
2021	3,185,000	1,081,202	115,000	82,081
2022	2,875,000	996,016	115,000	77,481
2023	2,745,000	913,145	115,000	72,881
2024	2,660,000	830,060	120,000	68,181
2025-2029	11,365,000	2,973,794	675,000	266,231
2030-2034	8,935,000	1,409,197	785,000	163,797
2035-2039	<u>5,115,000</u>	<u>343,044</u>	<u>890,000</u>	<u>59,932</u>
Totals	<u>\$ 39,620,000</u>	<u>\$ 9,681,202</u>	<u>\$ 3,005,000</u>	<u>\$ 853,215</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 2005 and 2009. Proceeds from the bonds provided financing for the construction of water plant. The bonds are payable solely from water revenues and are payable through 2029. Annual principal and interest payments on the bonds are expected to require 5.71% of gross revenues. The total principal and interest remaining to be paid on the bonds is \$1,045,967. Principal and interest paid for the current year and total customer gross revenues were \$139,376 and \$2,441,222, respectively.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2019

NOTE III - DETAILED NOTES ON ALL FUNDS (cont.)

F. LONG-TERM OBLIGATIONS (cont.)

Revenue Debt (cont.)

Revenue debt payable at December 31, 2019 consists of the following:

Business-type Activities Revenue Debt

	<u>Date of Issue</u>	<u>Final Maturity</u>	<u>Interest Rates</u>	<u>Original Indebtedness</u>	<u>Balance December 31, 2019</u>	
<u>Water Utility</u>						
Water system revenue bonds	6/15/2005	12/1/2025	3.1 - 4.35%	\$ 1,130,000	\$ 455,000	
Direct borrowing/direct placement - Safe drinking water loan	11/12/2009	5/1/2029	2.668%	773,293	<u>456,329</u>	(1)

(1) - During 2019, 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, 2019. The repayment schedule is for the amount issued.

Total Business-type Activities - Revenue Debt \$ 911,329

Debt service requirements to maturity are as follows:

<u>Years</u>	<u>Business-type Activities Revenue Debt</u>	
	<u>Principal</u>	<u>Interest</u>
2020	\$ 70,000	\$ 19,578
2021	70,000	16,603
2022	75,000	13,628
2023	75,000	10,440
2024	80,000	7,178
2025	<u>85,000</u>	<u>3,698</u>
Totals	<u><u>\$ 455,000</u></u>	<u><u>\$ 71,125</u></u>

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2019

NOTE III - DETAILED NOTES ON ALL FUNDS (cont.)

F. LONG-TERM OBLIGATIONS (cont.)

<u>Years</u>	Business-type Activities Revenue Debt from Direct Borrowings and Direct Placements	
	Principal	Interest
2020	\$ 40,418	\$ 11,636
2021	41,497	10,543
2022	42,604	9,421
2023	43,741	8,269
2024	44,908	7,087
2025-2029	243,161	16,560
Totals	\$ 456,329	\$ 63,516

Bond Covenant Disclosures

Insurance

The utility 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. These risks are covered through the purchase of commercial insurance, with minimal deductibles. Settled claims have not exceeded coverage in any of the last three years. There were no significant reductions in coverage compared to the prior year.

The utility is covered under the following insurance policies at December 31, 2019:

<u>Type</u>	<u>Coverage</u>	<u>Expiration</u>
General Liability	\$ 4,000,000	1/1/2020
Automobile	2,000,000	1/1/2020
Workers Compensation	500,000	1/1/2020
Property	100,000,000	1/1/2020

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2019

NOTE III - DETAILED NOTES ON ALL FUNDS (cont.)

F. LONG-TERM OBLIGATIONS (cont.)

Debt Coverage

Under terms of the resolutions providing for the issue of revenue bonds, revenues less operating expenses excluding depreciation (defined net earnings) must exceed 1.25 times the annual debt service of the bonds. The coverage only includes revenue debt and does not include general obligation or other debt. The coverage requirement was met in 2019 as follows:

Operating revenues	\$	2,267,202
Investment income		60,529
Miscellaneous nonoperating income		10,667
Impact fees		102,824
Less: Operation and maintenance expenses		<u>(1,538,464)</u>
Net Defined Earnings	\$	<u>902,758</u>
Minimum Required Earnings per Resolution:		
Annual debt service - 2005 revenue bonds	\$	87,308
Annual debt service - 2009 revenue bonds		<u>52,068</u>
Subtotal		139,376
Coverage factor		<u>1.25</u>
Minimum Required Earnings	\$	<u>174,220</u>
Actual Debt Coverage		<u>6.48</u>

G. LEASE DISCLOSURES

Capital Leases

In 2019, the village acquired capital assets through a lease/purchase agreement. The gross amount of these assets under capital leases is \$233,328, which are included in capital assets in the governmental activities. Total outstanding leases at year-end is \$151,004. Annual payments total \$37,751 through 2023.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2019

NOTE III - DETAILED NOTES ON ALL FUNDS (cont.)

H. NET POSITION/FUND BALANCES

Net position reported on the government wide statement of net position at December 31, 2019, includes the following:

Governmental Activities

Net Investment in Capital Assets	
Land	\$ 13,577,807
Construction in progress	339,072
Other capital assets, net of accumulated depreciation	63,882,027
Less: Long-term debt outstanding	(39,620,000)
Plus: Unspent capital related debt proceeds	8,021,138
Plus: Noncapital debt proceeds	5,405,000
Plus: Loss on refunding	46,114
Less: Unamortized debt premium	(1,285,495)
Less: Capital leases outstanding	<u>(151,004)</u>
Total Net Investment in Capital Assets	<u>\$ 50,214,659</u>

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2019

NOTE III - DETAILED NOTES ON ALL FUNDS (cont.)

H. NET POSITION/FUND BALANCES (cont.)

Governmental Funds

Governmental fund balances reported on the fund financial statements at December 31, 2019, include the following:

	General Fund	Debt Service Fund	General Capital Projects	TIF No. 8 Capital Projects Fund	Nonmajor Funds	Totals
Fund Balances						
Nonspendable:						
Prepays	\$ 6,350	\$ -	\$ -	\$ -	\$ -	\$ 6,350
Sub-total	6,350	-	-	-	-	6,350
Restricted for:						
Debt service	-	307,704	-	-	-	307,704
Unspent proceeds	-	-	828,838	-	-	828,838
TID projects	-	-	-	7,599,069	88,653	7,687,722
Police improvements	-	-	-	-	123,955	123,955
Fire improvements	-	-	-	-	107,013	107,013
Library improvements	-	-	-	-	49,897	49,897
Parks	-	-	-	-	369,744	369,744
Library	-	-	-	-	89,064	89,064
Sub-total	-	307,704	828,838	7,599,069	828,326	9,563,937
Committed to:						
Senior van replacement	-	-	-	-	29,669	29,669
Police	-	-	-	-	149,737	149,737
Historic preservation	-	-	-	-	353	353
Recreation	-	-	-	-	67,108	67,108
Sub-total	-	-	-	-	246,867	246,867
Assigned to:						
Payment in lieu of tax	615,086	-	-	-	-	615,086
Subsequent budget	1,041,618	-	1,665,323	-	-	2,706,941
Capital projects	-	-	359,638	-	-	359,638
Sub-total	1,656,704	-	2,024,961	-	-	3,681,665
Unassigned (deficit):	6,764,197	-	-	-	-	6,764,197
Total Fund Balances (Deficit)	\$ 8,427,251	\$ 307,704	\$ 2,853,799	\$ 7,599,069	\$ 1,075,193	\$20,263,016

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2019

NOTE III - DETAILED NOTES ON ALL FUNDS (cont.)

H. NET POSITION/FUND BALANCES (cont.)

Business-type Activities

Net Investment in Capital Assets	
Land	\$ 175,599
Construction in progress	4,858,328
Other capital assets, net of accumulated depreciation	74,030,485
Less: Long-term debt outstanding	(3,916,329)
Plus: Unspent capital related debt proceeds	3,005,000
Less: Unamortized debt premium	<u>(103,110)</u>
Total Net Investment in Capital Assets	<u>\$ 78,049,973</u>

NOTE IV - OTHER INFORMATION

A. 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, and expected to work at least 1,200 hours a year (880 hours 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 Comprehensive Annual Financial Report (CAFR), which can be found at <http://etf.wi.gov/publications/cafr.htm>.

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.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2019

NOTE IV - OTHER INFORMATION (cont.)

A. EMPLOYEES' RETIREMENT SYSTEM (cont.)

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.

Post-retirement 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:

<u>Year</u>	<u>Core Fund Adjustment</u>	<u>Variable Fund Adjustment</u>
2009	(2.1)%	(42.0)%
2010	(1.3)	22.0
2011	(1.2)	11.0
2012	(7.0)	(7.0)
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

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2019

NOTE IV - OTHER INFORMATION (cont.)

A. EMPLOYEES' RETIREMENT SYSTEM (cont.)

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 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 \$623,028 in contributions from the village.

Contribution rates for the plan year reported as of December 31, 2019 are:

<u>Employee Category</u>	<u>Employee</u>	<u>Employer</u>
General (Executives & Elected Officials)	6.7%	6.7%
Protective with Social Security	6.7%	10.7%
Protective without Social Security	6.7%	14.9%

Pension Liability, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2019, the village reported an liability of \$2,085,271 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2018, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2017 rolled forward to December 31, 2018. 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, 2018, the village's proportion was 0.05861313%, which was an increase of 0.00115976% from its proportion measured as of December 31, 2017.

For the year ended December 31, 2019, the village recognized pension expense of \$1,353,680.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2019

NOTE IV - OTHER INFORMATION (cont.)

A. EMPLOYEES' RETIREMENT SYSTEM (cont.)

At December 31, 2019, the village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 1,624,110	\$ 2,870,843
Changes in assumptions	351,500	-
Net differences between projected and actual earnings on pension plan investments	3,045,396	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	33,847	-
Employer contributions subsequent to the measurement date	670,515	-
Totals	\$ 5,725,368	\$ 2,870,843

\$670,515 reported as deferred outflows 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, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

Year Ended December 31:	Deferred Outflows of Resources and Deferred Inflows of Resources (net)
2020	\$ 795,585
2021	207,620
2022	345,735
2023	835,070

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2019

NOTE IV - OTHER INFORMATION (cont.)

A. EMPLOYEES' RETIREMENT SYSTEM (cont.)

Actuarial assumptions. The total pension liability in the December 31, 2018 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	December 31, 2017
Measurement Date of Net Pension Liability (Asset):	December 31, 2018
Actuarial Cost Method:	Entry Age Normal
Asset Valuation Method:	Fair Value
Long-Term Expected Rate of Return:	7.0%
Discount Rate:	7.0%
Salary Increases:	
Inflation	3.0%
Seniority/Merit	0.1% - 5.6%
Mortality:	Wisconsin 2018 Mortality Table
Post-retirement Adjustments*:	1.9%

** No post-retirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience and other factors. 1.9% is the assumed annual adjustment based on the investment return assumption and the post-retirement discount rate.*

Actuarial assumptions are based upon an experience study conducted in 2018 that covered a three-year period from January 1, 2015 to December 31, 2017. Based on this experience study, actuarial assumptions used to measure the Total Pension Liability changed from prior year, including the discount rate, long-term expected rate of return, post-retirement adjustment, wage inflation rate, mortality and separation rates. The Total Pension Liability for December 31, 2018 is based upon a roll-forward of the liability calculated from the December 31, 2017 actuarial valuation.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2019

NOTE IV - OTHER INFORMATION (cont.)

A. EMPLOYEES' RETIREMENT SYSTEM (cont.)

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 arithmetic real rates of return for each major asset class are summarized in the following table:

<u>Core Fund Asset Class</u>	<u>Current Asset Allocation %</u>	<u>Long-Term Expected Nominal Rate of Return %</u>	<u>Long-Term Expected Real Rate of Return %</u>
Global Equities	49%	8.1%	5.5%
Fixed Income	24.5	4.0	1.5
Inflation Sensitive Assets	15.5	3.8	1.3
Real Estate	9	6.5	3.9
Private Equity/Debt	8	9.4	6.7
Multi-Asset	4	6.7	4.1
Total Core Fund	110	7.3	4.7
<u>Variable Fund Asset Class</u>			
U.S Equities	70	7.6	5.0
International Equities	30	8.5	5.9
Total Variable Fund	100	8.0	5.4

New England Pension Consultants Long Term US CPI (Inflation) Forecast: 2.5%

Asset Allocations are managed within established ranges, target percentages may differ from actual monthly allocations

Single discount rate. A single discount rate of 7.00% was used to measure the total pension liability. This single discount rate was based on the expected rate of return on pension plan investments of 7.00% and a long term bond rate of 3.71%. Because of the unique structure of WRS, the 7.00% expected rate of return implies that a dividend of approximately 1.9% 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 long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2019

NOTE IV - OTHER INFORMATION (cont.)

A. EMPLOYEES' RETIREMENT SYSTEM (cont.)

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 7.00 percent, 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 (6.00 percent) or 1-percentage-point higher (8.00 percent) than the current rate:

	1% Decrease to Discount Rate (6.00%)	Current Discount Rate (7.00%)	1% Increase to Discount Rate (8.00%)
Village's proportionate share of the net pension liability	\$8,287,087	\$2,085,271	\$(2,526,259)

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in separately issued financial statements available at <http://etf.wi.gov/publications/cafr.htm>.

At December 31, 2019, the village reported a payable to the pension plan which represents contractually required contributions outstanding as of the end of the year.

B. 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.

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 \$1,269,562 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.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2019

NOTE IV - OTHER INFORMATION (cont.)

B. RISK MANAGEMENT (cont.)

Self Insurance (cont.)

Claims Liability

	Prior Year	Current Year
Unpaid claims - Beginning of Year	\$ 150,834	\$ 90,571
Current year claims and changes in estimates	1,284,095	1,230,793
Claim payments	(1,344,358)	(1,318,738)
 Unpaid Claims - End of Year	 \$ 90,571	 \$ 2,626

C. 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, 2019. Work that has been completed on these projects but not yet paid for (including contract retainages) is reflected as accounts payable and expenditures.

D. SUBSEQUENT EVENTS

On March 4, 2019, the village board passed a resolution to terminate TID No. 4. As of January 1, 2020, TID No. 4 paid all outstanding payables, and distributed excess increment to overlying taxing jurisdictions.

On April 23, 2020 the village issued general obligation promissory notes in the amount of \$3,875,000 with an average interest rate of 3.1%. This amount will be used to fund capital improvements.

E. TAX ABATEMENT

Tax abatements are a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

VILLAGE OF GERMANTOWN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2019

NOTE IV - OTHER INFORMATION (cont.)

The village through TID No. 4 has entered into a tax abatement agreement with a developer in the form of a tax incremental financing incentive payment to stimulate economic development. The abatement is authorized through the TID project plan. The developer pays property taxes as they become due, and after meeting the criteria established in the development agreement, is entitled to a future incentive payment that directly correlates to the taxes paid. The incentive is calculated based on an agreed percentage of increment collected and the developer commitment includes making timely payment of property taxes. Incentive payments for the year ended December 31, 2019 were \$1,181,627.

F. EFFECT OF NEW ACCOUNTING STANDARDS ON CURRENT-PERIOD FINANCIAL STATEMENTS

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

- > Statement No. 83, *Certain Asset Retirement Obligations*
- > Statement No. 87, *Leases*
- > Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*
- > Statement No. 90, *Majority Equity Interests*
- > Statement No. 91, *Conduit Debt Obligations*
- > Statement No. 92, *Omnibus*
- > Statement No. 93, *Replacement of Interbank Offered Rates*
- > Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*

The statements listed above through Statement No. 93 had their required effective dates postponed by one year with the issuance of Statement No. 95, Postponement of Effective Dates of Certain Authoritative Guidance, with the exception of Statement No. 87 which was postponed by one and a half years.

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 For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Taxes				
General property taxes	\$ 9,631,858	\$ 9,631,858	\$ 9,631,858	\$ -
Other taxes	330,680	330,680	434,712	104,032
Special assessments	4,685	4,685	4,685	-
Intergovernmental	2,516,960	2,528,960	2,550,160	21,200
Regulation and compliance	1,036,125	1,036,125	1,213,418	177,293
Public charges for services	1,952,499	1,952,499	1,912,622	(39,877)
Investment income	105,500	105,500	300,374	194,874
Miscellaneous	<u>30,150</u>	<u>30,150</u>	<u>238,228</u>	<u>208,078</u>
Total Revenues	<u>15,608,457</u>	<u>15,620,457</u>	<u>16,286,057</u>	<u>665,600</u>
EXPENDITURES				
General Government				
Village board	133,404	133,404	119,974	13,430
General administrator	175,132	178,140	174,566	3,574
Village clerk	213,462	215,377	193,208	22,169
Treasurer/accounting	189,471	191,909	187,758	4,151
Assessor	250,353	250,353	259,084	(8,731)
Data processing	84,803	84,942	89,249	(4,307)
General government	175,041	160,909	160,617	292
Buildings and ground maintenance	<u>544,103</u>	<u>594,357</u>	<u>605,751</u>	<u>(11,394)</u>
Total General Government	<u>1,765,769</u>	<u>1,809,391</u>	<u>1,790,207</u>	<u>19,184</u>
Public Safety				
Police protection	4,746,100	4,768,718	4,831,294	(62,576)
Fire protection	2,205,924	2,205,924	2,441,674	(235,750)
Emergency government	17,016	17,108	28,290	(11,182)
Protective inspections	<u>302,800</u>	<u>306,563</u>	<u>271,590</u>	<u>34,973</u>
Total Public Safety	<u>7,271,840</u>	<u>7,298,313</u>	<u>7,572,848</u>	<u>(274,535)</u>
Public Works				
Engineer/director	231,976	237,436	226,382	11,054
Highway and street maintenance and construction	3,293,891	3,747,783	3,112,205	635,578
Solid waste recycling	<u>428,695</u>	<u>428,821</u>	<u>430,023</u>	<u>(1,202)</u>
Total Public Works	<u>3,954,562</u>	<u>4,414,040</u>	<u>3,768,610</u>	<u>645,430</u>

See independent auditors' report and accompanying notes to required supplementary information.

VILLAGE OF GERMANTOWN

DETAILED SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND For the Year Ended December 31, 2019

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
EXPENDITURES (cont.)				
Culture and Recreation				
Library	\$ 863,908	\$ 915,117	\$ 902,065	\$ 13,052
Recreation	1,278,457	1,282,650	1,280,852	1,798
Senior center	125,489	126,189	131,062	(4,873)
Parks	<u>525,908</u>	<u>532,763</u>	<u>420,171</u>	<u>112,592</u>
Total Culture and Recreation	<u>2,793,762</u>	<u>2,856,719</u>	<u>2,734,150</u>	<u>122,569</u>
Conservation and Development				
Planning and zoning	256,232	333,752	259,161	74,591
Municipal development	<u>34,200</u>	<u>189,951</u>	<u>63,303</u>	<u>126,648</u>
Total Conservation and Development	<u>290,432</u>	<u>523,703</u>	<u>322,464</u>	<u>201,239</u>
Capital Outlay	<u>241,699</u>	<u>295,079</u>	<u>160,701</u>	<u>134,378</u>
Total Expenditures	<u>16,318,064</u>	<u>17,197,245</u>	<u>16,348,980</u>	<u>848,265</u>
 Excess (deficiency) of revenues over expenditures	 <u>(709,607)</u>	 <u>(1,576,788)</u>	 <u>(62,923)</u>	 <u>1,513,865</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	570,000	570,000	1,007,657	437,657
Transfers out	<u>-</u>	<u>-</u>	<u>(10,600)</u>	<u>(10,600)</u>
Total Other Financing Sources (Uses)	<u>570,000</u>	<u>570,000</u>	<u>997,057</u>	<u>427,057</u>
 Net Change in Fund Balance	 (139,607)	 (1,006,788)	 934,134	 1,940,922
 FUND BALANCE - Beginning of Year	 <u>7,493,117</u>	 <u>7,493,117</u>	 <u>7,493,117</u>	 <u>-</u>
 FUND BALANCE - END OF YEAR	 <u>\$ 7,353,510</u>	 <u>\$ 6,486,329</u>	 <u>\$ 8,427,251</u>	 <u>\$ 1,940,922</u>

See independent auditors' report and accompanying notes to required supplementary information.

VILLAGE OF GERMANTOWN

SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (ASSET) -
WISCONSIN RETIREMENT SYSTEM
For the Year Ended December 31, 2019

Fiscal Year Ending	Proportion of the Net Pension Liability (Asset)	Proportionate Share of the Net Pension Liability (Asset)	Covered Payroll	Proportionate Share of the Net Pension Asset as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
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
For the Year Ended December 31, 2019

Fiscal Year Ending	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
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%

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.

VILLAGE OF GERMANTOWN

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION For the Year Ended December 31, 2019

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 I. C.

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. Carryovers to the following year were \$2,706,941. 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.

Changes in assumptions. Actuarial assumptions are based upon an experience study conducted in 2018 using experience from 2015 – 2017. Based on the experience study conducted in 2018, actuarial assumptions used to develop Total Pension Liability changed, including the discount rate, long-term expected rate of return, post-retirement adjustment, wage inflation rate, mortality and separation rates.

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 For the Year Ended December 31, 2019

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Taxes	\$ 2,769,135	\$ 2,769,135	\$ 2,767,135	\$ (2,000)
Investment income	5,400	5,400	9,711	4,311
Total Revenues	<u>2,774,535</u>	<u>2,774,535</u>	<u>2,776,846</u>	<u>2,311</u>
EXPENDITURES				
Debt Service				
Principal	3,420,000	3,420,000	5,150,000	(1,730,000)
Interest and fiscal charges	693,337	693,337	838,707	(145,370)
Debt issuance costs	-	-	3,800	(3,800)
Total Expenditures	<u>4,113,337</u>	<u>4,113,337</u>	<u>5,992,507</u>	<u>(1,879,170)</u>
Excess (deficiency) of revenues over expenditures	<u>(1,338,802)</u>	<u>(1,338,802)</u>	<u>(3,215,661)</u>	<u>(1,876,859)</u>
OTHER FINANCING SOURCES				
Transfers in	<u>1,192,267</u>	<u>1,192,267</u>	<u>3,276,228</u>	<u>2,083,961</u>
Total Other Financing Sources	<u>1,192,267</u>	<u>1,192,267</u>	<u>3,276,228</u>	<u>2,083,961</u>
Net Change in Fund Balance	(146,535)	(146,535)	60,567	207,102
FUND BALANCE - Beginning of Year	<u>247,137</u>	<u>247,137</u>	<u>247,137</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 100,602</u>	<u>\$ 100,602</u>	<u>\$ 307,704</u>	<u>\$ 207,102</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. 4 – 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. 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 For the Year Ended December 31, 2019

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Intergovernmental	\$ 26,587	\$ 26,587	\$ 23,294	\$ (3,293)
Investment income	45,000	45,000	108,240	63,240
Miscellaneous	-	-	63,067	63,067
Total Revenues	<u>71,587</u>	<u>71,587</u>	<u>194,601</u>	<u>123,014</u>
EXPENDITURES				
Capital outlay	3,149,400	5,126,108	3,625,773	1,500,335
Debt Service				
Debt issuance costs	<u>55,000</u>	<u>55,000</u>	<u>63,619</u>	<u>(8,619)</u>
Total Expenditures	<u>3,204,400</u>	<u>5,181,108</u>	<u>3,689,392</u>	<u>1,491,716</u>
Excess (deficiency) of revenues over expenditures	<u>(3,132,813)</u>	<u>(5,109,521)</u>	<u>(3,494,791)</u>	<u>1,614,730</u>
OTHER FINANCING SOURCES (USES)				
Premium on long-term debt	-	-	232,210	232,210
Issuance of general obligation notes	3,115,000	3,115,000	3,040,000	(75,000)
Proceeds of capital leases	-	-	223,328	223,328
Transfers in	-	-	27,250	27,250
Transfers out	-	-	(208,591)	(208,591)
Total Other Financing Sources (Uses)	<u>3,115,000</u>	<u>3,115,000</u>	<u>3,314,197</u>	<u>199,197</u>
Net Change in Fund Balance	(17,813)	(1,994,521)	(180,594)	1,813,927
FUND BALANCE - Beginning of Year	<u>3,034,393</u>	<u>3,034,393</u>	<u>3,034,393</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 3,016,580</u>	<u>\$ 1,039,872</u>	<u>\$ 2,853,799</u>	<u>\$ 1,813,927</u>

VILLAGE OF GERMANTOWN

DETAILED SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - TID NO. 4 CAPITAL PROJECTS FUND
For the Year Ended December 31, 2019

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Taxes	\$ 1,910,084	\$ 1,910,084	\$ 1,910,084	\$ -
Intergovernmental	163,580	163,580	163,580	-
Investment income	25,000	25,000	91,290	66,290
Total Revenues	<u>2,098,664</u>	<u>2,098,664</u>	<u>2,164,954</u>	<u>66,290</u>
EXPENDITURES				
Conservation and development	<u>207,656</u>	<u>207,656</u>	<u>2,462,859</u>	<u>(2,255,203)</u>
Total Expenditures	<u>207,656</u>	<u>207,656</u>	<u>2,462,859</u>	<u>(2,255,203)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1,891,008</u>	<u>1,891,008</u>	<u>(297,905)</u>	<u>(2,188,913)</u>
OTHER FINANCING USES				
Transfers out	<u>(869,804)</u>	<u>(869,804)</u>	<u>(2,994,983)</u>	<u>(2,125,179)</u>
Total Other Financing Uses	<u>(869,804)</u>	<u>(869,804)</u>	<u>(2,994,983)</u>	<u>(2,125,179)</u>
Net Change in Fund Balance	1,021,204	1,021,204	(3,292,888)	(4,314,092)
FUND BALANCE - Beginning of Year	<u>3,292,888</u>	<u>3,292,888</u>	<u>3,292,888</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 4,314,092</u>	<u>\$ 4,314,092</u>	<u>\$ -</u>	<u>\$ (4,314,092)</u>

VILLAGE OF GERMANTOWN

DETAILED SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - TID NO. 8 CAPITAL PROJECTS FUND
For the Year Ended December 31, 2019

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Investment income	\$ 4,530	\$ 4,530	\$ 78,092	\$ 73,562
Miscellaneous	-	-	26,980	26,980
Total Revenues	<u>4,530</u>	<u>4,530</u>	<u>105,072</u>	<u>100,542</u>
EXPENDITURES				
Conservation and development	42,213	42,213	565,395	(523,182)
Capital Outlay	788,000	788,000	6,039,756	(5,251,756)
Debt Service				
Debt issuance costs	-	-	287,645	(287,645)
Total Expenditures	<u>830,213</u>	<u>830,213</u>	<u>6,892,796</u>	<u>(6,062,583)</u>
Excess (deficiency) of revenues over expenditures	<u>(825,683)</u>	<u>(825,683)</u>	<u>(6,787,724)</u>	<u>(5,962,041)</u>
OTHER FINANCING SOURCES (USES)				
General obligation debt issued	-	-	16,285,000	16,285,000
Premium on debt issued	-	-	492,486	492,486
Transfers out	(253,043)	(253,043)	(142,762)	110,281
Total Other Financing Sources (Uses)	<u>(253,043)</u>	<u>(253,043)</u>	<u>16,634,724</u>	<u>16,887,767</u>
Net Change in Fund Balance	(1,078,726)	(1,078,726)	9,847,000	10,925,726
FUND BALANCE (DEFICIT) - Beginning of Year	<u>(2,247,931)</u>	<u>(2,247,931)</u>	<u>(2,247,931)</u>	<u>-</u>
FUND BALANCE (DEFICIT) - END OF YEAR	<u>\$ (3,326,657)</u>	<u>\$ (3,326,657)</u>	<u>\$ 7,599,069</u>	<u>\$ 10,925,726</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.

Facility Fees 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.

NONMAJOR GOVERNMENTAL FUNDS (Cont'd)

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.

VILLAGE OF GERMANTOWN

COMBINING BALANCE SHEET NONMAJOR GOVERNMENTAL FUNDS As of December 31, 2019

	Special Revenue Funds		
	Police Impact Fee Fund	Fire Impact Fee Fund	Library Impact Fee Fund
ASSETS			
Cash and investments	\$ -	\$ -	\$ -
Due from other funds	-	-	-
Receivables			
Taxes receivable	-	-	-
Accrued interest	-	-	-
Restricted Assets			
Cash and investments	123,392	106,647	49,696
Interest	<u>563</u>	<u>366</u>	<u>201</u>
TOTAL ASSETS	<u>\$ 123,955</u>	<u>\$ 107,013</u>	<u>\$ 49,897</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
Liabilities			
Accounts payable	\$ -	\$ -	\$ -
Due to other funds	<u>-</u>	<u>-</u>	<u>-</u>
Total Liabilities	<u>-</u>	<u>-</u>	<u>-</u>
Deferred Inflows of Resources			
Unearned revenues	<u>-</u>	<u>-</u>	<u>-</u>
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances			
Restricted	123,955	107,013	49,897
Committed	<u>-</u>	<u>-</u>	<u>-</u>
Total Fund Balances	<u>123,955</u>	<u>107,013</u>	<u>49,897</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	<u>\$ 123,955</u>	<u>\$ 107,013</u>	<u>\$ 49,897</u>

Special Revenue Funds

Park and Recreation Impact Fee Fund	Senior Van Replacement Fund	Police Asset Forfeiture Fund	Police Canine Fund	Police Honor Guard	Historic Preservation Fund	Library Fund	Facility Fees Fund
\$ -	\$ 29,334	\$ 1,495	\$ 140,835	\$ 8,357	\$ 344	\$ 89,064	\$ 66,955
-	188	-	-	-	-	-	69
-	-	-	-	-	-	-	-
-	147	-	472	39	9	-	444
368,441	-	-	-	-	-	-	-
1,303	-	-	-	-	-	-	-
<u>\$ 369,744</u>	<u>\$ 29,669</u>	<u>\$ 1,495</u>	<u>\$ 141,307</u>	<u>\$ 8,396</u>	<u>\$ 353</u>	<u>\$ 89,064</u>	<u>\$ 67,468</u>
\$ -	\$ -	\$ 1,461	\$ -	\$ -	\$ -	\$ -	\$ 360
-	-	-	-	-	-	-	-
-	-	1,461	-	-	-	-	360
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
369,744	-	-	-	-	-	89,064	-
-	29,669	34	141,307	8,396	353	-	67,108
<u>369,744</u>	<u>29,669</u>	<u>34</u>	<u>141,307</u>	<u>8,396</u>	<u>353</u>	<u>89,064</u>	<u>67,108</u>
<u>\$ 369,744</u>	<u>\$ 29,669</u>	<u>\$ 1,495</u>	<u>\$ 141,307</u>	<u>\$ 8,396</u>	<u>\$ 353</u>	<u>\$ 89,064</u>	<u>\$ 67,468</u>

VILLAGE OF GERMANTOWN

COMBINING BALANCE SHEET NONMAJOR GOVERNMENTAL FUNDS As of December 31, 2019

	Capital Projects Funds		
	TID No. 6 Capital Projects Fund	TID No. 7 Capital Projects Fund	Total Nonmajor Governmental Funds
ASSETS			
Cash and investments	\$ 3,945	\$ 114,201	\$ 454,530
Due from other funds	-	-	257
Receivables			
Taxes receivable	353,257	42,025	395,282
Accrued interest	-	-	1,111
Restricted Assets	-	-	
Cash and investments	-	-	648,176
Interest	-	-	2,433
	-	-	2,433
TOTAL ASSETS	\$ 357,202	\$ 156,226	\$ 1,501,789
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
Liabilities			
Accounts payable	\$ 3,811	\$ -	\$ 5,632
Due to other funds	-	25,682	25,682
Total Liabilities	3,811	25,682	31,314
Deferred Inflows of Resources			
Unearned revenues	353,257	42,025	395,282
Total Deferred Inflows of Resources	353,257	42,025	395,282
Fund Balances			
Restricted	134	88,519	828,326
Committed	-	-	246,867
Total Fund Balances	134	88,519	1,075,193
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	\$ 357,202	\$ 156,226	\$ 1,501,789

VILLAGE OF GERMANTOWN

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended December 31, 2019

	Special Revenue Funds		
	Police Impact Fee Fund	Fire Impact Fee Fund	Library Impact Fee Fund
REVENUES			
Taxes	\$ -	\$ -	\$ -
Intergovernmental	-	-	-
Public charges for services	25,000	39,356	29,505
Investment income	4,365	2,826	1,347
Miscellaneous	-	-	-
Total Revenues	29,365	42,182	30,852
EXPENDITURES			
Current			
Public safety	-	-	-
Culture and recreation	-	-	-
Conservation and development	-	-	-
Capital Outlay	-	-	-
Total Expenditures	-	-	-
Excess (deficiency) of revenues over expenditures	29,365	42,182	30,852
OTHER FINANCING SOURCES (USES)			
Transfers in	-	-	-
Transfers out	(39,250)	(30,000)	(20,000)
Total Other Financing Sources (Uses)	(39,250)	(30,000)	(20,000)
Net Change in Fund Balances	(9,885)	12,182	10,852
FUND BALANCES - Beginning of Year	133,840	94,831	39,045
FUND BALANCES - END OF YEAR	\$ 123,955	\$ 107,013	\$ 49,897

Special Revenue Funds

Park and Recreation Impact Fee Fund	Senior Van Replace- ment Fund	Police Asset Forfeiture Fund	Police Canine Fund	Police Honor Guard	Historic Preser- vation Fund	Library Fund	Facility Fees Fund
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-	-
77,280	3,035	-	-	-	-	-	39,685
10,699	862	454	3,964	261	18	1,547	2,674
-	-	990	62,373	878	-	1,564	-
<u>87,979</u>	<u>3,897</u>	<u>1,444</u>	<u>66,337</u>	<u>1,139</u>	<u>18</u>	<u>3,111</u>	<u>42,359</u>
-	-	16,551	20,043	1,060	-	-	-
-	-	-	-	-	679	31,136	67,524
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
<u>-</u>	<u>-</u>	<u>16,551</u>	<u>20,043</u>	<u>1,060</u>	<u>679</u>	<u>31,136</u>	<u>67,524</u>
<u>87,979</u>	<u>3,897</u>	<u>(15,107)</u>	<u>46,294</u>	<u>79</u>	<u>(661)</u>	<u>(28,025)</u>	<u>(25,165)</u>
-	-	-	-	-	600	-	-
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>600</u>	<u>-</u>	<u>-</u>
87,979	3,897	(15,107)	46,294	79	(61)	(28,025)	(25,165)
<u>281,765</u>	<u>25,772</u>	<u>15,141</u>	<u>95,013</u>	<u>8,317</u>	<u>414</u>	<u>117,089</u>	<u>92,273</u>
<u>\$ 369,744</u>	<u>\$ 29,669</u>	<u>\$ 34</u>	<u>\$ 141,307</u>	<u>\$ 8,396</u>	<u>\$ 353</u>	<u>\$ 89,064</u>	<u>\$ 67,108</u>

VILLAGE OF GERMANTOWN

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended December 31, 2019

	Capital Projects Funds			Total
	TID No. 6 Capital Projects Fund	TID No. 7 Capital Projects Fund	-	Nonmajor Governmental Funds
REVENUES				
Taxes	\$ 76,096	\$ -	-	\$ 76,096
Intergovernmental	122	-	-	122
Public charges for services	-	-	-	213,861
Investment income	474	10,384	-	39,875
Miscellaneous	166,382	-	-	232,187
Total Revenues	243,074	10,384		562,141
EXPENDITURES				
Current				
Public safety	-	-	-	37,654
Culture and recreation	-	-	-	99,339
Conservation and development	69,604	37,221	-	106,825
Capital Outlay	-	1,410,625	-	1,410,625
Total Expenditures	69,604	1,447,846		1,654,443
Excess (deficiency) of revenues over expenditures	173,470	(1,437,462)		(1,092,302)
OTHER FINANCING SOURCES (USES)				
Transfers in	10,000	-	-	10,600
Transfers out	(184,713)	(75,750)	-	(349,713)
Total Other Financing Sources (Uses)	(174,713)	(75,750)		(339,113)
Net Change in Fund Balances	(1,243)	(1,513,212)		(1,431,415)
FUND BALANCES - Beginning of Year	1,377	1,601,731		2,506,608
FUND BALANCES - END OF YEAR	\$ 134	\$ 88,519		\$ 1,075,193

VILLAGE OF GERMANTOWN

DETAILED SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - POLICE IMPACT FEE FUND For the Year Ended December 31, 2019

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Public charges for services	\$ 10,000	\$ 10,000	\$ 25,000	\$ 15,000
Investment income	500	500	4,365	3,865
Total Revenues	<u>10,500</u>	<u>10,500</u>	<u>29,365</u>	<u>18,865</u>
OTHER FINANCING USES				
Transfers out	<u>(12,000)</u>	<u>(12,000)</u>	<u>(39,250)</u>	<u>(27,250)</u>
Total Other Financing Uses	<u>(12,000)</u>	<u>(12,000)</u>	<u>(39,250)</u>	<u>(27,250)</u>
Net Change in Fund Balance	(1,500)	(1,500)	(9,885)	(8,385)
FUND BALANCE - Beginning of Year	<u>133,840</u>	<u>133,840</u>	<u>133,840</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 132,340</u>	<u>\$ 132,340</u>	<u>\$ 123,955</u>	<u>\$ (8,385)</u>

VILLAGE OF GERMANTOWN

DETAILED SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - FIRE IMPACT FEE FUND For the Year Ended December 31, 2019

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Public charges for services	\$ 15,000	\$ 15,000	\$ 39,356	\$ 24,356
Investment income	350	350	2,826	2,476
Total Revenues	<u>15,350</u>	<u>15,350</u>	<u>42,182</u>	<u>26,832</u>
OTHER FINANCING USES				
Transfers out	<u>(30,000)</u>	<u>(30,000)</u>	<u>(30,000)</u>	<u>-</u>
Net Change in Fund Balance	(14,650)	(14,650)	12,182	26,832
FUND BALANCE - Beginning of Year	<u>94,831</u>	<u>94,831</u>	<u>94,831</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 80,181</u>	<u>\$ 80,181</u>	<u>\$ 107,013</u>	<u>\$ 26,832</u>

VILLAGE OF GERMANTOWN

DETAILED SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - LIBRARY IMPACT FEE FUND
For the Year Ended December 31, 2019

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Public charges for services	\$ 10,000	\$ 10,000	\$ 29,505	\$ 19,505
Investment income	200	200	1,347	1,147
Total Revenues	<u>10,200</u>	<u>10,200</u>	<u>30,852</u>	<u>20,652</u>
OTHER FINANCING USES				
Transfers out	<u>(20,000)</u>	<u>(20,000)</u>	<u>(20,000)</u>	<u>-</u>
Net Change in Fund Balance	(9,800)	(9,800)	10,852	20,652
FUND BALANCE - Beginning of Year	<u>39,045</u>	<u>39,045</u>	<u>39,045</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 29,245</u>	<u>\$ 29,245</u>	<u>\$ 49,897</u>	<u>\$ 20,652</u>

VILLAGE OF GERMANTOWN

DETAILED SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - PARK AND RECREATION IMPACT FEE FUND
For the Year Ended December 31, 2019

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Public charges for services	\$ 20,000	\$ 20,000	\$ 77,280	\$ 57,280
Investment income	2,000	2,000	10,699	8,699
Total Revenues	<u>22,000</u>	<u>22,000</u>	<u>87,979</u>	<u>65,979</u>
Net Change in Fund Balance	22,000	22,000	87,979	65,979
FUND BALANCE - Beginning of Year	<u>281,765</u>	<u>281,765</u>	<u>281,765</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 303,765</u>	<u>\$ 303,765</u>	<u>\$ 369,744</u>	<u>\$ 65,979</u>

VILLAGE OF GERMANTOWN

DETAILED SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - SENIOR VAN REPLACEMENT FUND
For the Year Ended December 31, 2019

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Public charges for services	\$ 3,500	\$ 3,500	\$ 3,035	\$ (465)
Investment income	150	150	862	712
Total Revenues	<u>3,650</u>	<u>3,650</u>	<u>3,897</u>	<u>247</u>
Net Change in Fund Balance	3,650	3,650	3,897	247
FUND BALANCE - Beginning of Year	<u>25,772</u>	<u>25,772</u>	<u>25,772</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 29,422</u>	<u>\$ 29,422</u>	<u>\$ 29,669</u>	<u>\$ 247</u>

VILLAGE OF GERMANTOWN

DETAILED SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - POLICE ASSET FORFEITURE FUND
For the Year Ended December 31, 2019

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Investment income	\$ 38	\$ 38	\$ 454	\$ 416
Miscellaneous	1,000	1,000	990	(10)
Total Revenues	<u>1,038</u>	<u>1,038</u>	<u>1,444</u>	<u>406</u>
EXPENDITURES				
Public safety	<u>4,000</u>	<u>4,000</u>	<u>16,551</u>	<u>(12,551)</u>
Total Expenditures	<u>4,000</u>	<u>4,000</u>	<u>16,551</u>	<u>(12,551)</u>
Net Change in Fund Balance	(2,962)	(2,962)	(15,107)	(12,145)
FUND BALANCE - Beginning of Year	<u>15,141</u>	<u>15,141</u>	<u>15,141</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 12,179</u>	<u>\$ 12,179</u>	<u>\$ 34</u>	<u>\$ (12,145)</u>

VILLAGE OF GERMANTOWN

DETAILED SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - POLICE CANINE FUND For the Year Ended December 31, 2019

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Investment income	\$ 200	\$ 200	\$ 3,964	\$ 3,764
Miscellaneous	10,000	10,000	62,373	52,373
Total Revenues	<u>10,200</u>	<u>10,200</u>	<u>66,337</u>	<u>56,137</u>
EXPENDITURES				
Public safety	4,000	4,000	20,043	(16,043)
Total Expenditures	<u>4,000</u>	<u>4,000</u>	<u>20,043</u>	<u>(16,043)</u>
Net Change in Fund Balance	6,200	6,200	46,294	40,094
FUND BALANCE - Beginning of Year	<u>95,013</u>	<u>95,013</u>	<u>95,013</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 101,213</u>	<u>\$ 101,213</u>	<u>\$ 141,307</u>	<u>\$ 40,094</u>

VILLAGE OF GERMANTOWN

DETAILED SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - POLICE HONOR GUARD FUND
For the Year Ended December 31, 2019

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Investment income	\$ 20	\$ 20	\$ 261	\$ 241
Miscellaneous	1,000	1,000	878	(122)
Total Revenues	<u>1,020</u>	<u>1,020</u>	<u>1,139</u>	<u>119</u>
EXPENDITURES				
Public safety	<u>3,000</u>	<u>3,000</u>	<u>1,060</u>	<u>1,940</u>
Total Expenditures	<u>3,000</u>	<u>3,000</u>	<u>1,060</u>	<u>1,940</u>
Net Change in Fund Balance	(1,980)	(1,980)	79	2,059
FUND BALANCE - Beginning of Year	<u>8,317</u>	<u>8,317</u>	<u>8,317</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 6,337</u>	<u>\$ 6,337</u>	<u>\$ 8,396</u>	<u>\$ 2,059</u>

VILLAGE OF GERMANTOWN

DETAILED SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - HISTORIC PRESERVATION FUND
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Investment income	\$ 8	\$ 8	\$ 18	\$ 10
Total Revenues	8	8	18	10
EXPENDITURES				
Culture and recreation	100	100	679	(579)
Total Expenditures	100	100	679	(579)
Net Change in Fund Balance	(92)	(92)	(61)	31
FUND BALANCE - Beginning of Year	414	414	414	-
FUND BALANCE - END OF YEAR	\$ 322	\$ 322	\$ 353	\$ 31

VILLAGE OF GERMANTOWN

DETAILED SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - LIBRARY FUND For the Year Ended December 31, 2019

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Investment income	\$ 1,000	\$ 1,000	\$ 1,547	\$ 547
Miscellaneous	-	-	1,564	1,564
Total Revenues	<u>1,000</u>	<u>1,000</u>	<u>3,111</u>	<u>2,111</u>
EXPENDITURES				
Culture and recreation	<u>1,000</u>	<u>1,000</u>	<u>31,136</u>	<u>(30,136)</u>
Total Expenditures	<u>1,000</u>	<u>1,000</u>	<u>31,136</u>	<u>(30,136)</u>
Net Change in Fund Balance	-	-	(28,025)	(28,025)
FUND BALANCE - Beginning of Year	<u>117,089</u>	<u>117,089</u>	<u>117,089</u>	-
FUND BALANCE - END OF YEAR	<u>\$ 117,089</u>	<u>\$ 117,089</u>	<u>\$ 89,064</u>	<u>\$ (28,025)</u>

VILLAGE OF GERMANTOWN

DETAILED SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - FACILITY FEES FUND For the Year Ended December 31, 2019

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Public charges for services	\$ 44,500	\$ 44,500	\$ 39,685	\$ (4,815)
Investment income	700	700	2,674	1,974
Total Revenues	<u>45,200</u>	<u>45,200</u>	<u>42,359</u>	<u>(2,841)</u>
EXPENDITURES				
Culture and recreation	<u>43,000</u>	<u>43,000</u>	<u>67,524</u>	<u>(24,524)</u>
Total Expenditures	<u>43,000</u>	<u>43,000</u>	<u>67,524</u>	<u>(24,524)</u>
Net Change in Fund Balance	2,200	2,200	(25,165)	(27,365)
FUND BALANCE - Beginning of Year	<u>92,273</u>	<u>92,273</u>	<u>92,273</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 94,473</u>	<u>\$ 94,473</u>	<u>\$ 67,108</u>	<u>\$ (27,365)</u>

VILLAGE OF GERMANTOWN

DETAILED SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - TID NO. 6 CAPITAL PROJECTS FUND
For the Year Ended December 31, 2019

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Taxes	\$ 76,096	\$ 76,096	\$ 76,096	\$ -
Intergovernmental	122	122	122	-
Investment income	1,000	1,000	474	(526)
Miscellaneous	<u>30,000</u>	<u>30,000</u>	<u>166,382</u>	<u>136,382</u>
Total Revenues	<u>107,218</u>	<u>107,218</u>	<u>243,074</u>	<u>135,856</u>
EXPENDITURES				
Current				
Conservation and development	16,470	16,470	69,604	(53,134)
Capital Outlay	<u>77,000</u>	<u>77,000</u>	-	<u>77,000</u>
Total Expenditures	<u>93,470</u>	<u>93,470</u>	<u>69,604</u>	<u>23,866</u>
Excess of revenues over expenditures	<u>13,748</u>	<u>13,748</u>	<u>173,470</u>	<u>159,722</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	100,000	100,000	10,000	(90,000)
Transfers out	<u>(184,713)</u>	<u>(184,713)</u>	<u>(184,713)</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(84,713)</u>	<u>(84,713)</u>	<u>(174,713)</u>	<u>(90,000)</u>
Net Change in Fund Balance	(70,965)	(70,965)	(1,243)	69,722
FUND BALANCE - Beginning of Year	<u>1,377</u>	<u>1,377</u>	<u>1,377</u>	<u>-</u>
FUND BALANCE (DEFICIT) - END OF YEAR	<u>\$ (69,588)</u>	<u>\$ (69,588)</u>	<u>\$ 134</u>	<u>\$ 69,722</u>

VILLAGE OF GERMANTOWN

DETAILED SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - TID NO. 7 CAPITAL PROJECTS FUND
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Investment income	\$ 1,200	\$ 1,200	\$ 10,384	\$ 9,184
Total Revenues	<u>1,200</u>	<u>1,200</u>	<u>10,384</u>	<u>9,184</u>
EXPENDITURES				
Current				
Conservation and development	28,477	28,477	37,221	(8,744)
Capital Outlay	<u>3,000</u>	<u>3,000</u>	<u>1,410,625</u>	<u>(1,407,625)</u>
Total Expenditures	<u>31,477</u>	<u>31,477</u>	<u>1,447,846</u>	<u>(1,416,369)</u>
Excess (deficiency) of revenues over expenditures	<u>(30,277)</u>	<u>(30,277)</u>	<u>(1,437,462)</u>	<u>(1,407,185)</u>
OTHER FINANCING USES				
Transfers out	<u>(37,875)</u>	<u>(37,875)</u>	<u>(75,750)</u>	<u>(37,875)</u>
Total Other Financing Uses	<u>(37,875)</u>	<u>(37,875)</u>	<u>(75,750)</u>	<u>(37,875)</u>
Net Change in Fund Balance	(68,152)	(68,152)	(1,513,212)	(1,445,060)
FUND BALANCE - Beginning of Year	<u>1,601,731</u>	<u>1,601,731</u>	<u>1,601,731</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 1,533,579</u>	<u>\$ 1,533,579</u>	<u>\$ 88,519</u>	<u>\$ (1,445,060)</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
As of December 31, 2019

	Health Insurance Fund	Dental Insurance Fund	Totals
ASSETS			
Current Assets			
Cash and investments	\$ 967,959	\$ 71,366	\$ 1,039,325
Receivables			
Accounts	227,841	-	227,841
Interest	4,845	177	5,022
Total Assets	1,200,645	71,543	1,272,188
LIABILITIES			
Current Liabilities			
Accounts payable	-	2,626	2,626
Total Current Liabilities	-	2,626	2,626
Total Liabilities	-	2,626	2,626
NET POSITION			
Unrestricted	1,200,645	68,917	1,269,562
TOTAL NET POSITION	\$ 1,200,645	\$ 68,917	\$ 1,269,562

VILLAGE OF GERMANTOWN

COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION INTERNAL SERVICE FUNDS For the Year Ended December 31, 2019

	<u>Health Insurance Fund</u>	<u>Dental Insurance Fund</u>	<u>Totals</u>
OPERATING REVENUES			
Premiums	\$ 1,583,206	\$ 100,565	\$ 1,683,771
Total Operating Revenues	<u>1,583,206</u>	<u>100,565</u>	<u>1,683,771</u>
OPERATING EXPENSES			
General government	<u>1,759,688</u>	<u>95,652</u>	<u>1,855,340</u>
Total Operating Expenses	<u>1,759,688</u>	<u>95,652</u>	<u>1,855,340</u>
Operating Income (Loss)	<u>(176,482)</u>	<u>4,913</u>	<u>(171,569)</u>
NONOPERATING REVENUES			
Investment income	<u>32,862</u>	<u>738</u>	<u>33,600</u>
Total Nonoperating Revenues	<u>32,862</u>	<u>738</u>	<u>33,600</u>
Change in net position	(143,620)	5,651	(137,969)
NET POSITION - Beginning of Year	<u>1,344,265</u>	<u>63,266</u>	<u>1,407,531</u>
NET POSITION - END OF YEAR	<u><u>\$ 1,200,645</u></u>	<u><u>\$ 68,917</u></u>	<u><u>\$ 1,269,562</u></u>

VILLAGE OF GERMANTOWN

COMBINING STATEMENT OF CASH FLOWS INTERNAL SERVICE FUNDS For the Year Ended December 31, 2019

	Health Insurance Fund	Dental Insurance Fund	Totals
CASH FLOWS FROM OPERATING ACTIVITIES			
Received from other funds	\$ 1,355,365	\$ 100,565	\$ 1,455,930
Paid to suppliers for goods and services	<u>(1,846,248)</u>	<u>(97,037)</u>	<u>(1,943,285)</u>
Net Cash Flows From Operating Activities	<u>(490,883)</u>	<u>3,528</u>	<u>(487,355)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Investment income	<u>31,128</u>	<u>697</u>	<u>31,825</u>
Net Cash Flows From Investing Activities	<u>31,128</u>	<u>697</u>	<u>31,825</u>
Net Change in Cash and Cash Equivalents	(459,755)	4,225	(455,530)
CASH AND CASH EQUIVALENTS - Beginning of Year	<u>1,427,714</u>	<u>67,141</u>	<u>1,494,855</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 967,959</u>	<u>\$ 71,366</u>	<u>\$ 1,039,325</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH FLOWS FROM OPERATING ACTIVITIES			
Operating income (loss)	\$ (176,482)	\$ 4,913	\$ (171,569)
Changes in assets and liabilities			
Accounts receivable	(227,841)	-	(227,841)
Accounts payable	<u>(86,560)</u>	<u>(1,385)</u>	<u>(87,945)</u>
NET CASH FLOWS FROM OPERATING ACTIVITIES	<u>\$ (490,883)</u>	<u>\$ 3,528</u>	<u>\$ (487,355)</u>
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES			
None			

Statistical Section

This part of the Village of Germantown's Comprehensive Annual 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 Wastewater Utility – Customer Count
- Schedule 10 – Water Utility Customer Summary
- Schedule 11 – Water Utility Customer Rates
- Schedule 12 – Wastewater Utility Customer Summary
- Schedule 13 – Wastewater 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

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Governmental activities										
Net Investment in Capital Assets	\$ 60,262,007	\$ 59,220,933	\$ 60,028,464	\$ 59,389,835	\$ 58,828,409	\$ 59,461,387	\$ 60,795,354	\$ 61,320,322	\$ 63,517,774	\$ 50,214,659
Restricted	206,743	4,503,846	5,969,086	6,064,600	10,384,891	10,350,597	3,583,936	3,769,624	7,099,431	8,427,395
Unrestricted (deficit)	(2,677,990)	(3,764,048)	(3,104,646)	(1,654,758)	(4,827,536)	(1,627,476)	832,027	1,140,960	(3,409,299)	(956,878)
Total governmental activities net position	\$ 57,790,760	\$ 59,960,731	\$ 62,892,904	\$ 63,799,677	\$ 64,385,764	\$ 68,184,508	\$ 65,211,317	\$ 66,230,906	\$ 67,207,906	\$ 57,685,176
Business-type activities										
Net Investment in Capital Assets	\$ 59,584,183	\$ 59,199,387	\$ 58,229,635	\$ 57,104,949	\$ 57,657,469	\$ 57,037,753	\$ 61,295,788	\$ 62,989,153	\$ 65,361,924	\$ 78,049,973
Restricted	686,986	624,121	625,311	639,877	683,237	835,537	645,764	743,773	995,012	843,130
Unrestricted	5,317,582	5,390,007	6,676,728	8,005,572	8,284,532	10,311,120	9,064,837	10,106,271	10,476,978	6,960,330
Total business-type activities net position	\$ 65,588,751	\$ 65,213,515	\$ 65,531,674	\$ 65,750,398	\$ 66,625,238	\$ 68,184,410	\$ 71,006,389	\$ 73,839,197	\$ 76,833,914	\$ 85,853,433
Primary Government										
Net Investment in Capital Assets	\$ 118,990,035	\$ 117,692,446	\$ 117,942,715	\$ 116,394,112	\$ 116,205,203	\$ 116,250,142	\$ 120,306,059	\$ 122,530,058	\$ 127,106,149	\$ 117,112,540
Restricted	893,729	5,127,967	6,594,397	6,704,480	11,068,128	11,186,134	4,229,700	4,513,397	8,094,443	9,270,525
Unrestricted	3,495,747	2,353,833	3,887,466	6,451,486	3,737,671	8,932,642	11,681,947	13,026,648	8,841,228	17,155,544
Total primary government net position	\$ 123,379,511	\$ 125,174,246	\$ 128,424,578	\$ 129,550,078	\$ 131,011,002	\$ 136,368,918	\$ 136,217,706	\$ 140,070,103	\$ 144,041,820	\$ 143,538,609

Village of Germantown, Wisconsin
Changes in Net Position
(Accrual Basis of Accounting)
Last Ten Fiscal Years

Table 2

Expenses	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Governmental activities										
General government	\$ 1,699,476	\$ 1,716,352	\$ 1,740,499	\$ 1,653,929	\$ 1,723,573	\$ 1,770,668	\$ 1,918,870	\$ 1,938,952	\$ 2,256,248	\$ 2,346,685
Public safety	6,990,716	7,018,081	6,819,595	7,279,873	7,373,151	7,186,673	7,481,578	7,676,429	7,533,662	8,726,125
Public works	4,910,645	5,419,423	5,801,748	5,726,927	5,287,992	5,421,794	7,675,764	6,116,561	6,666,616	6,272,516
Culture and recreation	2,433,334	2,505,974	2,564,589	2,622,495	2,905,723	2,822,020	2,848,306	3,026,746	2,771,168	3,449,790
Conservation and development	308,014	269,046	254,211	757,450	2,090,544	365,437	2,530,367	857,765	866,765	3,512,552
Interest & Fiscal charges	1,235,140	1,113,907	941,011	1,013,868	751,307	894,302	686,590	616,440	738,532	1,259,148
Total governmental activities expense	\$ 17,577,325	\$ 18,042,783	\$ 18,121,653	\$ 19,054,542	\$ 20,132,290	\$ 18,460,894	\$ 23,141,475	\$ 20,232,893	\$ 20,832,991	\$ 25,566,816
Business-type activities										
Water	\$ 1,814,474	\$ 1,846,078	\$ 1,967,345	\$ 1,972,682	\$ 2,092,364	\$ 1,939,864	\$ 1,966,798	\$ 2,038,214	\$ 2,458,849	\$ 2,489,113
Wastewater	5,016,187	5,202,166	5,488,406	5,533,202	5,571,720	6,026,848	6,306,500	6,357,603	6,375,078	6,662,354
Total business-type activities expenses	6,830,661	7,048,244	7,455,751	7,505,884	7,664,084	7,966,712	8,273,298	8,395,817	8,833,927	9,151,467
Total primary government expenses	\$ 24,407,986	\$ 25,091,027	\$ 25,577,404	\$ 26,560,426	\$ 27,796,374	\$ 26,427,606	\$ 31,414,773	\$ 28,628,710	\$ 29,666,918	\$ 34,718,283
Program Revenues										
Governmental activities										
Charges for Services										
General government	\$ 279,204	\$ 266,974	\$ 310,657	\$ 312,260	\$ 305,520	\$ 320,634	\$ 311,203	\$ 311,761	\$ 315,859	\$ 325,465
Public safety	731,949	828,539	960,015	1,052,083	1,158,225	1,099,257	965,276	1,275,353	1,397,782	1,315,857
Public works	166,902	242,763	252,638	271,587	271,855	223,462	149,461	252,721	200,438	297,828
Culture and recreation	926,718	887,803	923,857	939,005	1,001,646	1,086,100	1,112,829	1,142,084	1,192,086	1,154,392
Conservation and development	7,973	8,487	14,578	13,808	14,861	15,662	10,380	18,511	15,495	36,055
Operating grants and contributions	1,466,068	1,590,826	1,427,396	1,458,894	1,466,066	1,519,883	1,457,476	1,576,491	1,699,437	1,702,665
Capital grants and contributions	370,030	65,370	536,093	86,063	111,489	227,012	483,058	576,089	191,928	2,337,668
Total governmental activities program revenues	\$ 3,948,844	\$ 3,890,762	\$ 4,425,234	\$ 4,133,700	\$ 4,329,662	\$ 4,492,010	\$ 4,489,683	\$ 5,153,010	\$ 5,013,025	\$ 7,169,930
Business-type activities										
Charges for services:										
Water and Wastewater	\$ 5,806,478	\$ 6,612,628	\$ 7,958,180	\$ 8,181,716	\$ 8,097,648	\$ 9,368,757	\$ 9,267,041	\$ 9,047,483	\$ 9,022,428	\$ 9,137,423
Capital Grants and contributions	432,757	579,958	381,262	118,335	928,330	349,330	2,288,166	2,622,069	3,176,798	334,058
Total business-type activities program revenues	6,239,235	7,192,586	8,339,442	8,300,051	9,025,978	9,718,087	11,555,207	11,669,552	12,199,226	9,471,481
Total primary government program revenues	\$ 10,188,079	\$ 11,083,348	\$ 12,764,676	\$ 12,433,751	\$ 13,355,640	\$ 14,210,097	\$ 16,044,890	\$ 16,822,562	\$ 17,212,251	\$ 16,641,411
Net (Expense) Revenue										
Governmental Activities	\$ (13,628,481)	\$ (14,152,021)	\$ (13,696,419)	\$ (14,920,842)	\$ (15,802,628)	\$ (13,968,884)	\$ (18,651,792)	\$ (15,079,883)	\$ (15,819,966)	\$ (18,396,886)
Business-type Activities	(591,426)	144,342	883,691	794,167	1,361,894	1,751,375	3,281,909	3,273,735	3,365,299	320,014
Total Primary government net expense	\$ (14,219,907)	\$ (14,007,679)	\$ (12,812,728)	\$ (14,126,675)	\$ (14,440,734)	\$ (12,217,509)	\$ (15,369,883)	\$ (11,806,148)	\$ (12,454,667)	\$ (18,076,872)
General Revenues and Other Changes in Net Assts										
Governmental Activities:										
Taxes										
Property Taxes	\$ 13,488,121	\$ 13,757,302	\$ 13,716,374	\$ 13,844,967	\$ 12,906,557	\$ 12,825,330	\$ 13,658,505	\$ 14,068,807	\$ 14,350,784	\$ 14,788,438
Intergovernmental revenues	987,881	971,494	1,027,432	1,001,520	946,067	993,240	1,033,149	1,048,796	1,038,481	1,140,617
Investment income	111,559	151,222	126,365	65,225	135,166	123,261	120,496	140,275	349,865	661,932
Other	399,508	893,020	1,178,751	341,198	1,871,679	568,135	352,951	289,740	475,217	712,568
Total General Revenues Government Activities	\$ 14,987,069	\$ 15,773,038	\$ 16,048,922	\$ 15,252,910	\$ 15,859,469	\$ 14,509,966	\$ 15,165,101	\$ 15,547,618	\$ 16,214,347	\$ 17,303,555
Business-type Activities:										
Investment Income (Loss)	\$ 58,934	\$ 29,376	\$ 14,138	\$ (738)	\$ 42,192	\$ 45,226	\$ 53,570	\$ 72,534	\$ 141,804	\$ 253,039
Other	-	-	-	-	-	-	-	38,333	70,233	17,067
Total General Revenues Business-type Activities	58,934	29,376	14,138	(738)	42,192	45,226	53,570	110,867	212,037	270,106
Total Primary Government	\$ 15,046,003	\$ 15,802,414	\$ 16,063,060	\$ 15,252,172	\$ 15,901,661	\$ 14,555,192	\$ 15,218,671	\$ 15,658,485	\$ 16,426,384	\$ 17,573,661
Change in Net Position										
Governmental Activities	\$ 1,892,235	\$ 2,169,971	\$ 2,932,173	\$ 906,773	\$ 586,087	\$ 1,069,235	\$ (2,973,191)	\$ 1,019,589	\$ 977,000	\$ (9,522,730)
Business-type Activities	(1,066,139)	(375,236)	318,159	218,724	874,840	1,268,448	2,821,979	2,832,808	2,994,717	9,019,519
Total Primary Government	\$ 826,096	\$ 1,794,735	\$ 3,250,332	\$ 1,125,497	\$ 1,460,927	\$ 2,337,683	\$ (151,212)	\$ 3,852,397	\$ 3,971,717	\$ (503,211)

Village of Germantown, Wisconsin
Fund Balances, Governmental Funds
(Modified Accrual Basis of Accounting)
Last Ten Fiscal Years

Table 3

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General Fund										
Reserved for:										
Non-current receivables	\$ 99,505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Payment in lieu of taxes	533,647	-	-	-	-	-	-	-	-	-
Designated for carryovers	91,263	-	-	-	-	-	-	-	-	-
Undesignated	1,817,020	-	-	-	-	-	-	-	-	-
Nonspendable	-	65,937	54,782	67,183	149,592	2,248	16,035	15,094	892	6,350
Assigned - payment in lieu of taxes	-	548,954	579,670	574,705	529,246	528,153	513,500	551,794	582,619	615,086
Assigned - carryovers	-	254,097	328,036	202,503	187,608	471,661	332,882	410,381	1,006,787	1,041,618
Unassigned	-	2,385,601	2,993,040	3,271,462	3,403,046	3,926,381	4,454,981	5,175,649	5,902,819	6,764,197
Total general fund	\$2,541,435	\$ 3,254,589	\$ 3,955,528	\$ 4,115,853	\$ 4,269,492	\$ 4,928,443	\$ 5,317,398	\$ 6,152,918	\$ 7,493,117	\$ 8,427,251
All Other Governmental Funds										
Reserved for:										
Debt Service Fund	\$ 233,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Impact fees	97,765	-	-	-	-	-	-	-	-	-
Capital projects funds	-	-	-	-	-	-	-	-	-	-
Unreserved, reported in:										
Subsequent year's budget	-	-	-	-	-	-	-	-	-	-
Special revenue funds	144,403	-	-	-	-	-	-	-	-	-
Capital projects funds	5,087,893	-	-	-	-	-	-	-	-	-
Nonspendable	-	613,074	-	-	770,061	-	-	-	-	-
Restricted	-	5,357,194	7,022,469	6,424,392	10,809,624	9,331,635	4,295,658	5,099,024	7,639,463	9,563,937
Committed	-	51,544	61,986	94,394	141,277	185,008	202,586	240,085	236,930	246,867
Assigned	-	1,079,892	795,282	1,023,168	1,252,639	1,863,541	1,558,510	1,103,233	1,204,633	2,024,961
Unassigned	-	-	-	-	-	-	-	(21,313)	(2,247,931)	-
Total all other governmental funds	\$5,564,021	\$ 7,101,704	\$ 7,879,737	\$ 7,541,954	\$ 12,973,601	\$ 11,380,184	\$ 6,056,754	\$ 6,421,029	\$ 6,833,095	\$ 11,835,765
Total fund balance, governmental funds	\$8,105,456	\$ 10,356,293	\$ 11,835,265	\$ 11,657,807	\$ 17,243,093	\$ 16,308,627	\$ 11,374,152	\$ 12,573,947	\$ 14,326,212	\$ 20,263,016

Note: In 2011, the village implemented GASB #54, which resulted in new fund balance categories. Prior years have not been restated. Fluctuations in all other governmental fund balance, reserved and unreserved amounts, primarily reflect financing, construction in progress and completion of capital projects.

Source: Comprehensive Annual Financial Reports

Village of Germantown, Wisconsin
Changes in Fund Balances, Total Governmental Funds
(Modified Accrual Basis of Accounting)
Last Ten Fiscal Years

Table 4

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Revenues										
Taxes	\$ 13,488,121	\$ 13,757,302	\$ 13,716,374	\$ 13,846,626	\$ 12,868,874	\$ 12,814,338	\$ 13,670,499	\$ 14,046,681	\$ 14,355,563	\$ 14,819,885
Special Assessments	263,451	284,381	288,768	309,302	339,950	363,716	514,964	4,685	4,685	4,685
Intergovernmental	2,607,078	2,535,027	2,415,344	2,436,164	2,364,696	2,462,718	2,473,891	2,472,247	2,619,652	2,737,156
Regulation and compliance	813,443	913,636	1,019,889	1,033,161	1,174,161	1,095,844	838,034	1,106,195	1,260,905	1,213,418
Public charges for services	1,285,042	1,334,581	1,484,777	1,627,811	1,691,512	1,721,835	1,821,522	2,118,968	2,048,383	2,126,483
Interdepartmental charges	53,000	95,000	-	-	-	-	-	-	-	-
Investment income	106,457	148,577	125,851	63,566	133,479	115,493	113,796	129,117	335,595	627,582
Miscellaneous	249,299	886,517	2,007,897	200,216	2,059,497	706,697	157,046	306,463	391,515	560,462
Total Revenues	\$ 18,865,891	\$ 19,955,021	\$ 21,058,900	\$ 19,516,846	\$ 20,632,169	\$ 19,280,641	\$ 19,589,752	\$ 20,184,356	\$ 21,016,298	\$ 22,089,671
Expenditures										
General Government	\$ 1,379,302	\$ 1,379,656	\$ 1,400,870	\$ 1,339,722	\$ 1,411,749	\$ 1,388,142	\$ 1,508,556	\$ 1,569,231	\$ 1,788,157	\$ 1,790,207
Public Safety	6,300,325	6,348,425	6,307,225	6,778,485	6,878,681	6,640,969	6,660,795	6,585,299	6,783,189	7,610,502
Public Works	3,019,435	3,449,314	3,357,717	3,506,966	3,542,386	3,484,546	3,446,015	3,495,816	3,337,652	3,768,610
Culture and recreation	2,198,980	2,267,406	2,279,802	2,357,270	2,409,242	2,505,837	2,625,584	2,642,790	2,798,834	2,833,489
Conservation and development	207,684	199,172	187,562	692,834	452,337	422,986	476,696	431,709	889,444	3,457,543
Capital Outlay	2,124,425	1,768,244	3,799,649	2,932,305	4,328,230	3,680,393	7,500,467	3,166,307	5,126,579	11,236,855 ⁽¹⁾
Debt Service										
Principal	4,087,338	4,001,301	4,989,891	3,808,657	5,477,985	4,545,000	6,560,000	3,855,000	3,910,000	5,150,000
Interest and fiscal charges	1,056,393	1,079,467	930,029	722,234	617,882	741,975	670,932	595,302	590,517	838,707
Debt issuance costs	100,434	44,039	80,370	35,536	147,838	58,658	68,698	54,801	127,140	355,064
Total Expenditures	\$ 20,474,316	\$ 20,537,024	\$ 23,333,115	\$ 22,174,009	\$ 25,266,330	\$ 23,468,506	\$ 29,517,743	\$ 22,396,255	\$ 25,351,512	\$ 37,040,977
Excess (Deficiency) of Revenues Over Expenditures	\$ (1,608,425)	\$ (582,003)	\$ (2,274,215)	\$ (2,657,163)	\$ (4,634,161)	\$ (4,187,865)	\$ (9,927,991)	\$ (2,211,899)	\$ (4,335,214)	\$ (14,951,306)
Other Financing Sources (Uses):										
Proceeds of capital leases	\$ -	\$ -	\$ -	\$ -	\$ 151,380	\$ -	\$ -	\$ -	\$ 32,384	\$ 223,328
Issuance of general obligation notes	1,795,000	2,200,000	2,370,000	1,905,000	8,050,000	2,655,000	2,670,000	2,805,000	5,275,000	19,325,000
Issuance of refunding debt	3,905,000	-	3,890,000	-	1,065,000	-	1,665,000	-	-	-
Premium on long-term debt	3,740	83,886	-	-	423,821	70,246	145,016	54,900	197,476	724,696
Payment to escrow agent	(3,918,339)	-	(3,086,483)	-	-	-	-	-	-	-
Transfers in	4,810,633	4,944,003	4,957,030	5,874,391	2,634,962	2,589,297	2,893,674	2,640,998	2,544,721	4,321,735
Transfers out	(4,276,986)	(4,395,049)	(4,377,360)	(5,299,686)	(2,105,716)	(2,061,144)	(2,380,174)	(2,089,204)	(1,962,102)	(3,706,649)
Total Other Financing Uses	\$ 2,319,048	\$ 2,832,840	\$ 3,753,187	\$ 2,479,705	\$ 10,219,447	\$ 3,253,399	\$ 4,993,516	\$ 3,411,694	\$ 6,087,479	\$ 20,888,110
Net Change in Fund Balances	\$ 710,623	\$ 2,250,837	\$ 1,478,972	\$ (177,458)	\$ 5,585,286	\$ (934,466)	\$ (4,934,475)	\$ 1,199,795	\$ 1,752,265	\$ 5,936,804
Debt Service as a percentage of noncapital expenditures ⁽¹⁾	27.71%	26.76%	29.27%	23.02%	26.71%	26.51%	27.28%	22.34%	21.19%	22.98%

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 non-capital expenditures include reconciling items found on page 9 of the CAFR

⁽¹⁾ 2019 Capital Outlay \$11,236,855 less items not capitalized (\$251,410) \$10,985,445 used to obtain percentage of noncapital expenditures

Village of Germantown, Wisconsin
Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Table 5

Fiscal Year Ended December 31,	Real Property		Personal Property		Total		Village Total Direct Tax Rate	Ratio of Assessed to Equalized
	Assessed	Equalized Value	Assessed	Equalized Value	Assessed	Equalized Value		
2010	\$ 2,358,535,000	\$ 2,319,246,300	\$ 58,963,483	\$ 59,121,100	\$ 2,417,498,483	\$ 2,378,367,400	0.461	101.65%
2011	2,355,846,200	2,295,471,300	55,989,303	54,905,600	2,411,835,503	2,350,376,900	0.466	102.61%
2012	2,367,827,500	2,194,612,000	56,286,738	54,047,300	2,424,114,238	2,248,659,300	0.465	107.80%
2013	2,387,341,800	2,140,736,100	66,930,800	61,419,400	2,454,272,600	2,202,155,500	0.466	111.45%
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	101.19%
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	99.64%
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	99.01%
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	97.55%
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	93.57%
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%

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 Year Ended December 31,	Village Direct Rates			Total Tax Rate	Germantown School District	Overlapping Rates			Total Tax Levy
	Basic	Debt Service	Capital Projects			Washington County	Milwaukee Area Technical College	State of Wisconsin	
2010	3.87	0.74	0.00	4.61	10.12	2.81	1.89	0.17	19.60
2011	3.86	0.80	0.00	4.66	9.87	2.78	1.90	0.17	19.38
2012	3.83	0.82	0.00	4.65	9.56	2.67	1.96	0.16	19.01
2013	3.77	0.89	0.00	4.66	8.83	2.57	1.91	0.15	18.12
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	18.35
2016	3.94	1.03	0.00	4.97	8.79	2.59	1.27	0.17	17.78
2017	3.92	1.12	0.00	5.04	9.13	2.55	1.29	0.00	18.01
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

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 Levied Tax Collected	Local	1 Schools	County	2 Other	3 Total Full Value Effective Rate
2010/11	4.69	12.20	2.86	1.50	18.41
2011/12	4.79	12.07	2.86	1.45	18.35
2012/13	5.02	12.43	2.88	1.57	18.88
2013/14	5.19	11.97	2.86	0.84	19.19
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

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 2017 - 2020 budget act

3 Property tax less state property tax credit (not including lottery credit).

Village of Germantown, Wisconsin
Principal Property Tax Payers
Current Year and Nine Years Ago

Table 7

Taxpayer	2019			2010		
	Equalized Value		Percentage Village's Total Equalized Value	Equalized Value		Percentage Village's Total Equalized Value
PHW Germantown	34,682,400	1	1.24%			
The Gables of Germantown LLC				17,819,864	1	0.75%
Airgas Safety	16,546,200	3	0.59%			
Sentinel Germantown	19,828,600	2	0.71%	15,533,170	4	0.65%
Meridian Germantown LLC	13,743,200	7	0.49%	17,566,149	2	0.74%
Cambridge Major Laboratories	14,341,100	5	0.51%	16,423,043	3	0.69%
TI Investors of Germantown	15,383,600	4	0.55%			
Heather Lake	10,782,600	10	0.38%			
Stonehedge Properties	11,666,800	8	0.42%	12,588,690	6	0.53%
Stag Industrial Holdings	14,120,700	6	0.50%			
Menard's				10,728,923	7	0.45%
Waste Management				13,657,811	5	0.57%
Compass Properties				8,712,201	10	0.37%
Phymack LLC	10,782,600	9	0.38%	10,604,840	8	0.45%
Gehl's Guernsey Farms				10,481,535	9	0.44%
Total	\$161,877,800		5.76%	\$134,116,226		5.64%

Source: Village of Germantown Finance Department, Assessors Department and Village records

a) Total Equalized Value January 1, 2019 = \$ 2,807,971,400
 b) Total Equalized Value January 1, 2010 = \$ 2,378,367,400

Village of Germantown, Wisconsin
Property Tax Levies and Collections
Last Ten Fiscal Years

Table 8

Fiscal Year Ended December 31,	Taxes Levied for the Fiscal Year	Collected within the Fiscal year of the Levy ¹		Collection in Subsequent Years ²	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2010	47,372,096	34,787,132	73.43%	12,564,999	47,352,132	99.96%
2011	47,124,290	35,643,828	75.64%	11,466,927	47,110,755	99.97%
2012	46,077,496	34,372,703	74.60%	11,667,411	46,040,113	99.92%
2013	44,480,179	33,599,277	75.54%	10,871,870	44,471,147	99.98%
2014	42,623,918	33,491,084	78.57%	9,076,714	42,567,798	99.87%
2015	43,890,361	33,301,519	75.87%	10,577,270	43,878,789	99.97%
2016	44,292,776	33,949,559	76.65%	10,306,351	44,255,910	99.92%
2017	45,309,491	34,975,793	77.19%	10,333,698	45,288,234	99.95%
2018	47,835,308	36,589,120	76.49%	11,246,188	47,831,749	99.99%
2019	49,860,820	43,632,653	87.51%	6,228,167	49,815,891	99.91%

Source: Village Finance Department

Notes: Amounts collected include Village of Germantown and all other taxing bodies which make up the total levy.

¹ The amount shown is net of the State Tax Credit

² 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 & Wastewater Utility - Customer Count
Last Ten Fiscal Years

Table 9

Function/Program	2010	2011	2012	2013	2014	2015	2016*	2017*	2018*	2019*
Water and Sewer										
Number of Water Customers	5,510	5,238	5,255	5,311	5,359	5,440	5,460	5,464	5,477	5,493
Average Daily Water Consumption (gallons)	1,384,222	1,424,038	1,516,312	1,749,041	1,798,090	1,914,348	1,526,655	1,479,211	1,596,058	1,404,405
Number of Wastewater Customers	5,770	5,497	5,511	5,552	5,603	5,682	5,696	5,705	5,715	5,734

* 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

	2010	2011	2012	2013*	2014	2015	2016	2017	2018	2019
Number of customers										
Residential	4,663	4,670	4,685	4,727	4,774	4,840	4,857	4,865	4,868	4,878
Res - Multi-Family*				107	107	108	108	108	109	110
Commercial	802	523	528	432	433	451	450	466	455	459
Industrial	21	21	22	22	22	22	22	22	22	23
Public	24	24	20	23	23	19	23	23	23	23
Total	5,510	5,238	5,255	5,311	5,359	5,440	5,460	5,484	5,477	5,493
Gallons (thousands)										
Residential	281,134	281,405	314,016	278,289	264,880	270,293	262,740	255,115	249,242	242,644
Res - Multi-Family*				49,595	49,317	51,143	49,760	49,659	51,029	50,407
Commercial	170,811	180,989	176,460	119,599	106,747	121,561	126,118	128,166	128,235	127,015
Industrial	43,368	47,300	53,276	181,544	227,407	247,368	134,939	96,416	144,840	82,754 **
Public	9,928	10,080	9,702	9,373	7,952	8,372	8,877	10,556	9,215	9,788
Total	505,241	519,774	553,454	638,400	656,303	698,737	582,434	539,912	582,561	512,608

* New Public Service Commission Required Class Code - Effective 2013 - derived from Commercial

** variations in Industrial water useage 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

	2010*	2011	2012	2013**	2014***	2015	2016	2017	2018	2019
General Metered Service										
Quarterly Service Charge										
5/8 inch meter	\$ 14.40	\$ 14.40	\$ 14.40	\$ 14.83	\$ 15.27	\$ 15.27	\$ 15.27	\$ 15.27	\$ 15.27	\$ 15.27
3/4 inch meter	14.40	14.40	14.40	14.83	15.27	15.27	15.27	15.27	15.27	15.27
1 inch meter	24.00	24.00	24.00	24.72	25.46	25.46	25.46	25.46	25.46	25.46
1 1/4 inch meter	33.00	33.00	33.00	33.99	35.01	35.01	35.01	35.01	35.01	35.01
1 1/2 inch meter	42.00	42.00	42.00	43.26	44.56	44.56	44.56	44.56	44.56	44.56
2 inch meter	63.00	63.00	63.00	64.89	66.84	66.84	66.84	66.84	66.84	66.84
3 inch meter	105.00	105.00	105.00	108.15	111.39	111.39	111.39	111.39	111.39	111.39
4 inch meter	162.00	162.00	162.00	166.86	171.87	171.87	171.87	171.87	171.87	171.87
6 inch meter	300.00	300.00	300.00	309.00	318.24	318.24	318.24	318.24	318.24	318.24
8 inch meter	462.00	462.00	462.00	475.86	490.14	490.14	490.14	490.14	490.14	490.14
10 inch meter	675.00	675.00	675.00	695.25	716.11	716.11	716.11	716.11	716.11	716.11
12 inch meter	891.00	891.00	891.00	917.73	945.26	945.26	945.26	945.26	945.26	945.26
Volume rate (per 1,000 gallons)										
First 100,000 gallons	\$ 2.16	\$ 2.16	\$ 2.16	\$ 2.22	\$ 2.29	\$ 2.29	\$ 2.29	\$ 2.29	\$ 2.29	\$ 2.29
Next 900,000 gallons	1.75	1.75	1.75	1.91	1.97	1.97	1.97	1.97	1.97	1.97
Over 1,000,000 gallons	1.57	1.57	1.57	1.62	1.67	1.67	1.67	1.67	1.67	1.67
Public Fire Protection										
Annual service charge to the Village of Germantown	\$ 506,579	\$ 506,579	\$ 506,579	\$ 521,776	\$ 537,429	\$ 537,429	\$ 537,429	\$ 537,429	\$ 537,429	\$ 537,429
Private Fire Protection										
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

* 9% Rate Increase effective 9/15/2010

** 3% Simplified Rate Increase effective 12/15/2013

*** 3% Simplified Rate Increase effective 12/15/2014

Source: Village of Germantown Utility Records

Village of Germantown, Wisconsin
Wastewater Utility Customer Summary
Last Ten Fiscal Years

Table 12

	2010	2011*	2012	2013	2014	2015	2016	2017	2018	2019
Number of customers										
Residential	4,412	4,419	4,432	4,473	4,519	4,564	4,574	4,578	4,581	4,590
Commercial	1,308	1,028	1,027	1,026	1,031	1,066	1,070	1,075	1,082	1,090
Industrial	29	29	31	32	32	31	31	31	31	33
Public	21	21	21	21	21	21	21	21	21	21
Total	5,770	5,497	5,511	5,552	5,603	5,682	5,696	5,705	5,715	5,734
Gallons (thousands)										
Residential	266,797	268,106	298,742	263,821	251,582	255,996	249,473	241,242	235,810	228,968
Commercial	165,434	174,766	171,901	159,206	139,755	160,665	161,433	166,929	173,678	173,257
Industrial	142,091	160,703	194,685	216,399	189,970	307,978	272,429	246,822	228,266	242,273
Public	7,953	7,893	7,368	7,264	8,035	8,304	8,022	10,669	7,230	7,178
Total	582,275	611,468	672,696	646,690	589,342	732,943	691,357	665,662	644,984	651,676

Source: Village of Germantown Utility Records

* Decrease in # of customers is due to a change in reporting directed by the Wisconsin Public Service Commission. A Condominium complex in the Village is currently individually billed even though the consumption of water is based off of a single meter. The PSC directed us to change the prior (286) customer count to (1) customer, the Association, to match the meter count.

Village of Germantown, Wisconsin
Wastewater Utility Customer Rates
Last Ten Fiscal Years

Table 13

	2010*	2011**	2012***	2013	2014****	2015	2016	2017	2018	2019
General Metered Service										
Quarterly Service Charge										
5/8 inch meter	\$ 27.50	\$ 31.63	\$ 36.37	\$ 36.37	\$ 40.01	\$ 40.01	\$ 40.01	\$ 40.01	\$ 40.01	\$ 40.01
3/4 inch meter	27.50	31.63	36.37	36.37	40.01	40.01	40.01	40.01	40.01	40.01
1 inch meter	50.88	58.51	67.29	67.29	74.02	74.02	74.02	74.02	74.02	74.02
1 1/2 inch meter	70.13	80.65	92.75	92.75	102.02	102.02	102.02	102.02	102.02	102.02
2 inch meter	90.75	104.36	120.01	120.01	132.02	132.02	132.02	132.02	132.02	132.02
3 inch meter	138.88	159.71	183.67	183.67	202.03	202.03	202.03	202.03	202.03	202.03
4 inch meter	248.88	286.21	329.14	329.14	362.06	362.06	362.06	362.06	362.06	362.06
6 inch meter	407.00	468.05	538.26	538.26	592.08	592.08	592.08	592.08	592.08	592.08
Volume rate (per 1,000 gallons)										
All Classes										
Residential Only	\$ 4.752	\$ 5.465	\$ 6.285	\$ 6.285	\$ 6.913	\$ 6.913	\$ 6.913	\$ 6.913	\$ 6.913	\$ 6.913
Commercial, Industrial, Public	5.940	6.831	7.856	7.856	8.641	8.641	8.641	8.641	8.641	8.641
General Unmetered Service										
Flat rate	\$ 111.85	\$ 128.63	\$ 147.93	\$ 147.93	\$ 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 9/15/2010

**15% Rate Increase effective 6/15/2011

*** 15% Rate Increase effective 12/15/2011

**** 10% Rate Increase effective 12/15/2014

Source: Village of Germantown Utility Records

Village of Germantown, Wisconsin

Table 14

*Ratio of Outstanding Debt
Last Ten Fiscal Years*

Fiscal Year Ended December 31,	Governmental Activities					Business-type Activities		Total Primary Government	Debt per Capita	Population
	General Obligation Bonds	General Obligation Notes	Refunding Bonds	Other Obligations	Capital Leases	Water Utility Revenue Bonds	Sewer Utility General Oblg Notes			
2010	\$ 5,135,000	\$ 8,525,000	\$ 15,917,927	\$ 1,467,834	\$ -	\$ 1,666,067	\$ -	\$ 32,711,828	\$ 1,656	19,749
2011	4,345,000	9,435,000	14,278,605	1,261,533	-	1,649,069	-	30,969,207	1,566	19,772
2012	735,000	10,410,000	16,170,407	251,642	-	1,566,328	-	29,133,377	1,471	19,803
2013	410,000	10,845,000	14,272,770	127,985	-	1,482,713	-	27,138,468	1,370	19,811
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

Note: *Details regarding the Village's outstanding debt can be found in the notes to the financial statements. Section F. Long Term Obligations*

Population trend per US Census Bureau, and estimates per Official Statements

Village of Germantown, Wisconsin

Table 15

*Ratio of General Bonded Debt Outstanding Governmental Activities
Last Ten Fiscal years*

Fiscal Year Ended December 31,	General Bonded Debt Outstanding		Less:	Total	Percentage of Long -Term Debt to Equalized Value	Equalized Valuation	Net Long-term Debt per Capita	Population
	General Obligation Bonds	Refunding Bonds	Fund Balance Restricted for Debt Service					
2010	\$ 5,135,000	\$ 15,917,927	\$ (233,960)	\$ 20,818,967	0.88%	\$ 2,378,367,400	\$ 1,054	19,749
2011	4,345,000	14,278,605	(355,159)	18,268,446	0.78%	2,350,376,900	924	19,772
2012	735,000	16,170,407	(287,051)	16,618,356	0.74%	2,248,659,300	839	19,803
2013	410,000	14,272,770	(2,697,292)	11,985,478	0.54%	2,202,155,500	605	19,811
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

Note: Details regarding the Village's outstanding debt can be found in the notes to the financial statements.

Source: Population 2010-2018: 2010 U.S. Census, 2019 population figure is an estimate using 2016 American Community Survey, (Based on a five-year estimate), www.factfinder2.census.gov

Village of Germantown, Wisconsin
Direct and Overlapping Governmental Activities Debt
As of December 31, 2019

Table 16

<u>Governmental Unit</u>	<u>2019 Equalized Value</u>	<u>Total G.O. Debt Outstanding</u>	<u>Village EV Percentage of District</u>	<u>Village Proportionate Share</u>
Milwaukee Area Technical College	\$ 83,891,800,999	\$ 106,465,000	3.35% ¹	\$ 3,566,578
Germantown School District	3,791,224,214	93,812,445	74.07%	69,486,878
Washington County	<u>16,155,740,400</u>	<u>11,675,000</u>	17.38%	<u>2,029,115</u>
Subtotal, overlapping debt	\$ 103,838,765,613	\$ 211,952,445	2.67% ²	\$ 75,082,571
Village Direct Debt	\$ 2,807,971,400	<u>\$ 41,056,498</u>	100.00%	<u>\$ 41,056,498</u>
Village Debt to Equalized Value		253,008,943	1.46% ³	
Total Direct and overlapping debt				\$ 116,139,069
Debt Per Capita Village General Obligation Debt				\$ 1,994 ⁴
Debt Per Capita Village Share of Overlapping Debt				<u>3,647</u>
				\$ 5,641

Source: *Financial Officers of the overlapping School Districts and Counties, Official Statement dated March 30, 2020*

- ¹ Percentage of village equalized value to district equalized value.
- ² Percentage of village overlapping debt outstanding to village equalized value
- ³ Percentage of village outstanding debt to village equalized
- ⁴ Population 2019 estimate 20,590 debt per capita

Village of Germantown, Wisconsin
 Legal Debt Margin Information
 Last Ten Fiscal Years

Table 17

Legal Debt Margin calculations for Fiscal Year 2019											
2019 Equalized Valuation											\$ 2,807,971,400
Debt Limit (5% of current equalized value)											140,398,570
Debt applicable to limit - General obligation debt outstanding											<u>42,625,000</u>
Legal Debt margin											\$ 97,773,570
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Statutory Debt Limit	\$ 118,918,370	\$ 117,518,845	\$ 112,432,965	\$ 110,107,775	\$ 114,167,605	\$ 120,295,670	\$ 125,093,990	\$ 128,873,995	\$ 134,938,830	\$ 140,398,570	
Total Net Debt Applicable to limit	31,012,834	29,211,533	27,511,642	25,607,985	29,245,000	27,355,000	25,130,000	24,080,000	25,445,000	42,625,000	
Unused Debt Limit	\$ 87,905,536	\$ 88,307,312	\$ 84,921,323	\$ 84,499,790	\$ 84,922,605	\$ 92,940,670	\$ 99,963,990	\$ 104,793,995	\$ 109,493,830	\$ 97,773,570	
Total Net Debt Applicable to the limit as a percentage of debt limit	26.08%	24.86%	24.47%	23.26%	25.62%	22.74%	20.09%	18.68%	18.86%	30.36%	

Village of Germantown, Wisconsin
Pledged - Revenue Coverage - Utility
Last Ten Fiscal Years

Table 18

Fiscal Year Ended December 31,	Utility Service Charges	Less Operating Expenses	Net Available Revenue	Water Revenue Bonds			Accreted Value	Coverage Expected	Actual Debt Coverage
				Debt Service		Total			
				Principal	Interest				
2010	\$ 2,043,893	\$1,080,606	\$ 963,287	\$ 45,000	\$ 49,657	\$ 94,657	\$ 118,321	1.25	10.18
2011	2,144,659	1,057,880	1,086,779	79,224	57,520	136,743	170,929	1.25	7.95
2012	2,260,951	1,172,581	1,088,370	82,741	56,653	139,394	174,243	1.25	7.81
2013	2,428,842	1,170,210	1,258,632	83,615	53,967	137,582	171,978	1.25	9.15
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

Note: Details regarding the village's outstanding debt can be found in the notes to the financial statements, F, 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

Fiscal Year Ended December 31,	Estimated Population	Median Household Income	Per Capita Personal Income (thous)	Median Age	School Enrollment	Washington County Unemployment Rate
2010	19,749	\$ 68,000	\$ 34.695	41.7	3,961	8.20%
2011	19,772	72,000	34.698	41.7	4,052	6.10%
2012	19,803	72,000	35.781	40.2	3,999	6.40%
2013	19,811	73,555	35.690	41.4	3,987	5.10%
2014	19,891	74,865	35.670	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 est	42.267	42.1	3,907	2.90%

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
 2010 Census of Population and Housing, and 2017 American Community Survey (based on a 5 year estimate)
 US Census Bureau*

Village of Germantown, Wisconsin

Table 20

*Principal Employers
Current Year and Nine Years Ago*

Employer	2019			2010		
	² Employees	Rank	Percentage of Total Village Population	¹ Employees	Rank	Percentage of Total Village Population
MGS Mfg	600	1	2.91%			
Germantown School District	555	2	2.70%	560	1	2.84%
J.W. Speaker Company	500	3	2.43%	200	5	1.01%
Ellsworth Adhesives	450	4	2.19%	108	9	0.55%
Village of Germantown	³ 423	5	2.05%	214	4	1.08%
Banner Weld			0.00%	100	10	0.51%
Gehl's Foods	400	6	1.94%			
GKN Sintered Metals	333	7	1.62%	163	7	0.83%
Moldmakers	300	8	1.46%			
David Frank Landscape	300	9	1.46%	245	3	1.24%
Wago	206	10	1.00%			
Great Lakes Packaging				125	8	0.63%
Walmart				485	2	2.46%
Pick & Save				200	6	1.01%
Total	4,067		19.75% ⁴	2,400		12.15% ⁴

Source:

¹ Taken from Final Official Statement for General Obligation Promissory Notes and Bonds, Dated April 22, 2011

² Reference USA, written and telephone survey (March 2019), 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

³ Includes full-time, part-time and seasonal employment

⁴ Population - Wisconsin Department of Administration, Demographics Services Center
2010 estimation (19,749) 2019 Estimation (20,590)

Village of Germantown, Wisconsin
Full-time Equivalent Village Government Employees by Function/Program
Last Ten Fiscal Years

Table 21

Function/Program	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General Government	5.70	5.70	5.70	5.70	5.70	5.70	5.70	5.70	5.70	6.70
Public Safety	57.35	57.35	57.35	57.35	57.35	57.35	57.35	61.35	63.35	69.35
Public Works	17.16	17.16	17.16	17.16	17.16	17.16	17.16	18.16	18.16	18.16
Culture & Recreation	23.12	23.12	23.12	23.50	23.50	23.50	23.75	23.75	23.75	23.75
Conservation & Development	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	2.90
Water	8.30	8.30	8.30	8.30	8.30	8.30	8.30	8.30	9.05	9.05
Sewer	<u>7.42</u>	<u>7.42</u>	<u>7.42</u>	<u>7.82</u>	<u>7.82</u>	<u>7.82</u>	<u>7.82</u>	<u>7.82</u>	<u>8.12</u>	<u>8.12</u>
Total*	120.95	120.95	120.95	121.73	121.73	121.73	121.98	126.98	130.03	138.03
Total # of W2's	397	402	399	426	434	467	467	422	435	424

Source: *Village of Germantown * Total count equals regular full time and part time personnel, does not include seasonal, recreation programs or Paid on Call Fire & Rescue*

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	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Public Safety										
Police										
Number of Sworn Officers	31	31	31	31	31	31	31	32	33	33
Number of Citations	2,823	2,682	3,207	3,150	2,539	2,888	2,538	2,201	2,108	2,039
Fire										
Number of Employees - Full Time	4	4	4	4	4	4	4	8	10	16
Number of Employees - Part Time	4	4	4	4	4	4	4	1	1	-
Number of Employees - Paid on Call	35	35	35	35	35	38	35	29	23	23
Public Works										
Street Surfacing/Sealcoating (miles)	2.34	3.89	5.39	2.77	1.83	1.03	6.00	9.00	0.36	4.50
Asphalt Resurface/Repairs (miles)	0.25	0.45	0.95	0.10	0.75	0.42	3.86	2.49	2.00	5.02
Culture & Recreation										
Parks										
Acerage	12	12	12	12	12	12	12	12	12	12
Library										
Volumes in Collection	159,589	176,121	174,269	175,186	154,917*	155,249	149,086	145,823	147,515	148,123
Volumes in Collection - Digital								215,158	203,411	244,739
Water and Sewer										
Number of Water Customers	5,510	5,238	5,255	5,311	5,359	5,440	5,460	5,464	5,477	5,493
Average Daily Water Consumption (gallons)	1,384,222	1,425,405	1,516,312	1,749,041	1,798,090	1,914,348	1,526,655	1,479,211	1,596,058	1,404,405
Number of Sewer Customers	5,770	5,497	5,511	5,552	5,603	5,682	5,696	5,705	5,715	5,734

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	2010	2011	2012	2013	2014	2015	2016	2017	2018*	2019
Public Safety										
Police Stations	1	1	1	1	1	1	1	1	1	1
Fire Stations	2	2	2	2	2	2	2	2	1	1
Public Works										
Miles of Road (miles)	129.96	129.30	129.58	129.58	129.58	129.69	130.07	130.70	132.65	132.65
Sidewalks (miles)	19.66	19.76	19.76	20.38	20.38	20.48	21.25	22.05	22.86	23.66
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)	88.38	88.99	89.15	89.07	89.60	89.60	91.77	92.45	94.60	96.89
Fire Hydrants	1,133	1,142	1,301	1,301	1,308	1,308	1,327	1,335	1,357	1,383
Sewer										
Sanitary Sewer (miles)	89.34	89.50	90.50	93.00	96.00	97.62	99.16	101.83	103.21	105.23

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	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<u>No. of All Building Permits</u>										
Including additions & remodeling	496	432	490	598	607	554	623	654	745	639
Valuation	\$ 16,523,902	\$ 23,367,537	\$ 36,865,276	\$ 34,817,008	\$ 55,636,764	\$ 53,736,810	\$ 28,781,279	\$ 101,801,123	\$ 93,333,788	\$ 63,063,116
<u>New Single Family Homes</u>										
No. of building permits	18	25	24	54	60	40	38	53	15	14
Valuation	\$ 4,977,791	\$ 7,023,748	\$ 5,888,340	\$ 13,640,425	\$ 14,212,683	\$ 8,660,736	\$ 8,595,327	\$ 9,401,508	\$ 4,628,865	\$ 5,839,608
<u>New Multiple Family Buildings</u>										
No. of building permits	1	-	2	9	2	-	-	2	2	3
No. of units	2	-	4	18	4	-	-	127	43	94
Valuation	\$ 362,000	\$ -	\$ 825,000	\$ 3,022,250	\$ 1,080,000	\$ -	\$ -	\$ 34,042,000	\$ 4,336,000	\$ 7,990,000
<u>New Commercial/Industrial Buildings</u>										
No. of building permits	70	2	7	1	4	6	2	-	6	7
Valuation	\$ 7,355,819	\$ 8,430,000	\$ 15,618,091	\$ 3,100,000	\$ 18,548,000	\$ 9,421,000	\$ 1,662,700	\$ -	\$ 48,286,000	\$ 30,476,729

