

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

December 31, 2021

Department Issuing Report

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

Village of Germantown

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Clerk/Treasurer
Department

PO Box 337

Germantown WI 53022

April 5, 2023

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

The *Annual Comprehensive Financial Report* for the Village of Germantown, Wisconsin for fiscal year ending December 31, 2021, is prepared to provide the Board, our citizens, our bondholders, and other interested persons, detailed information concerning the financial condition of the Village government. Responsibility for both the accuracy of the data, and the completeness and fairness of the presentation, including all disclosures, rests with the village government. The report was prepared by the Village's Administration and Finance departments and contains representations concerning the finances of the Village. We believe the data, as presented is accurate in all material aspects; that it is presented in a manner designed to fairly set forth the financial position and results of operations of the Village as measured by financial activity of its various funds; and that all disclosures necessary to enable the reader to gain reasonable understanding of its financial affairs have been included.

The Village retained the services of Baker Tilly US, LLP to perform its audit. Based upon standard audit procedures, Baker Tilly US, LLP has issued an unmodified opinion on the Village's financial statements for the year ended December 31, 2021. The auditor's opinion is located at the front of the financial section of this report.

Report Format

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

Reporting Entity

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

Village Profile

Located 25 miles northwest of Milwaukee, Germantown encompasses 34 square miles in the southeast corner of Washington County. Germantown is one of the largest villages in geographical area in the State of Wisconsin. The Village's current population, as of the 2011 census is 19,772, a 9.4% increase over the prior ten year's period. The 2021 estimated population is 21,040. 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 2021 unassigned fund balance, of \$7.44 million, is 41% of the subsequent year's expenditure budget, a decrease from \$7.99 million in 2020. 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. The excess unassigned fund balance may be used to offset future borrowing costs for a new public works facility in 2023.

Economic Conditions and Outlook

The Village's 3,157,994,500 property tax base of equalized value is primarily residential (67%) but has a sizeable commercial (23%) and manufacturing (8%) presence as well. The Village had 80 new single-family housing starts, 0 new multi-family housing starts, and 2 commercial/industrial starts or large-scale expansions. The total number of building permits issued in 2021 was 2,144 with an estimated valuation of \$76,387,591.

The Village's overall equalized value increased by 9%, following an increase of 3.3% the previous year. The average unemployment rate for Washington county in 2021 was 2.2%, which is lower than the Wisconsin state average of 2.9%. With the use of a variety of financing tools such as impact fees, tax incremental financing incentives, and close partnerships with local business, the Village will be able to maintain current services to our constituents. We have been able to balance the community with a mixture of agricultural, residential, commercial and industrial/office development. Germantown's fine school system and parks and recreational activities are also helpful in acquiring and keeping our residential base.

Tax Incremental District No. 6 (Willow Creek Business Park) is a Mixed-Use District, that is bounded by Appleton Avenue, Lannon Road, and Maple Road. Current construction includes Discount Ramps, Metro Cigars and Ryan Companies. The base equalized value of TID No. 6 was \$2,796,000 in 2015 and was \$35,190,300 in 2021 with tax revenue generated of \$260,000. The TID is projected to close in 2033.

Tax Incremental District No. 7 is designated as an Industrial TID. The TID was amended in 2021 in order to add territory. This district was created to capture economic growth related to JW Speaker and so far the development has not created sufficient increment to cover the District's expenses. In 2021, the TID was amended to add territory and account for the Planned Capstone Quadrangle industrial park development. The area included in the District encompasses 144.2 acres owned by the J.W. Speaker Corporation, located on Freistadt Road and by North Goldendale Rd and Capstone Quadrangle property along Goldendale Road. The project allowed for extension of 16" public watermain and the 18" public sanitary sewer interceptor from their current terminus approximately 2,400 feet north along Goldendale Road. The extension facilitated growth within the district and allowed for utility connection through to Tax Increment District No. 8. The amendment includes properties on Goldendale Road. The Base value is 9,642,400. The Incremental Value is 6,833,800 and with a negative balance of 90,789 and projected closure of 2031.

In July 2018, the Village created Tax Increment District No. 8. The district is an industrial TID, encompassing 224.8 acres which is broken into two development areas, the property controlled by Zilber Property Group (approximately 151.3 acres) and the remaining 73.5 acres to be developed in later phases. The Village anticipates making total project expenditures of approximately \$14.2 million, with completion in phases as development requires. Construction in 2019 included a 706,800 square foot Briggs & Stratton warehouse facility, with two other multi-tenant industrial buildings constructed by Zilber Property Group, plus a 100,000 square foot manufacturing facility for Dielectric. The Village had three TID No. 8 related bond issues in 2019, \$6,725,000 G.O. Community Development Bonds, \$1,755,000 Taxable G.O. Community Development Bonds, and \$7,850,000 G.O. Corporate Purpose bonds. The taxable issue will reimburse Zilber Property Group to cover their costs for internal infrastructure improvements, the other two issues have funded the expansion of water and sewer main to the development as well as road reconstruction costs. The issues also provide the initial funding to construct Well #12 and Water Tower #4, in conjunction with the Water Utility. We anticipate having the well and tower online and serving the village by 2022. The base value is 640,700. The Incremental Value is \$123,979,600. The TID is projected to close in 2031.

The Water Utility currently operates six wells; three deep and three shallow; with a capacity of 4,416,000 gallons per day plus three elevated tank water towers, two at 125 feet and one at 190 feet. The 2021 average daily water pumped for customer consumption was 1,802,378 gallons. The village is moving forward with a seventh well and fourth elevated tower, completed construction by the end of 2022. The Public Service Commission approved a significant rate increase for the utility during 2021 that will take effect at the beginning of 2022.

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 completed in 2020.

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

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

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

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

For the Future

Residential development in the Village in 2021 continued to be strong. Construction in other residential neighborhoods in the Village also remained strong in 2021 and into 2022. Eighty new single-family homes were under construction or completed in the 2021 with a total value of \$35,980,000.

Commercial development in 2021 includes an 2,500 sqft addition and renovation of the Bliffert Lumber store on Main street; the opening of a new Harbor Freight Tools store on County Line Road (formerly Sear's Outlet); completion of renovations to the old Victory Center school house and opening of the new Kaffeehaus restaurant in the Kuhberg District (Donges Bay Road @ Fond du Lac Avenue); and remodeling of the former Jerry's Old Town and grand opening of the first Big Boy restaurant in SE Wisconsin.

Other light industrial development in the Germantown Industrial Park include: the 68,400 sqft expansion to the Glue Dots/Ellsworth Corp manufacturing facility (Maple Road) in 2020, a 122,500 sqft expansion at MGS Innovation (Maple Road) completed in 2021; a 6,200 sqft expansion to Automation Solutions (Morse Drive) and a 10,000 sqft expansion to the Turnkey Solutions facility (McCormick Drive) completed in 2021; and a 57,000 sqft expansion and headquarters relocation for Enercon Industries (McCormick Drive) expected to begin construction in the fall 2021.

Development within the Germantown Gateway Corporate Park and surrounding land in TID 8 continued strong in 2021, including: completion of the 210,500 sqft Illing Company facility (Goldendale Road) and a 130,500 sqft multi-tenant industrial building by the Dickman Company (Goldendale Road). In 2021, construction is expected to be completed or started on the 145,600 sqft multi-tenant industrial building (Gateway Crossing) by the Zilber Property Group; another 118,000 sqft industrial building by the Dickman Company (Goldendale Road); and a 172,000 sqft industrial building for the Golden Hippo frozen pet food producer (Gateway Court).

Finally, in 2021 the Village approved expansion of the area for TID 7 to accommodate development of the Capstone 41 Corporate Park (Holy Hill Road east of US41) with development of a 203,000 sqft multi-tenant industrial building completed in early 2022.

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

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

INDEPENDENT AUDIT

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

MANAGEMENT'S DISCUSSION AND ANALYSIS

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

Acknowledgments

The preparation of this report was made possible by the dedicated services of the entire staff of the Village of Germantown Clerk/Treasurer Department and Administration Department, and the advice of the Village's independent auditors, Baker Tilly US, LLP. Appreciation is expressed to Village employees throughout the organization, especially those employees who were instrumental in the successful completion of this report.

Respectfully submitted,

Steven R. Kreklow

Steven R. Kreklow, Administrator



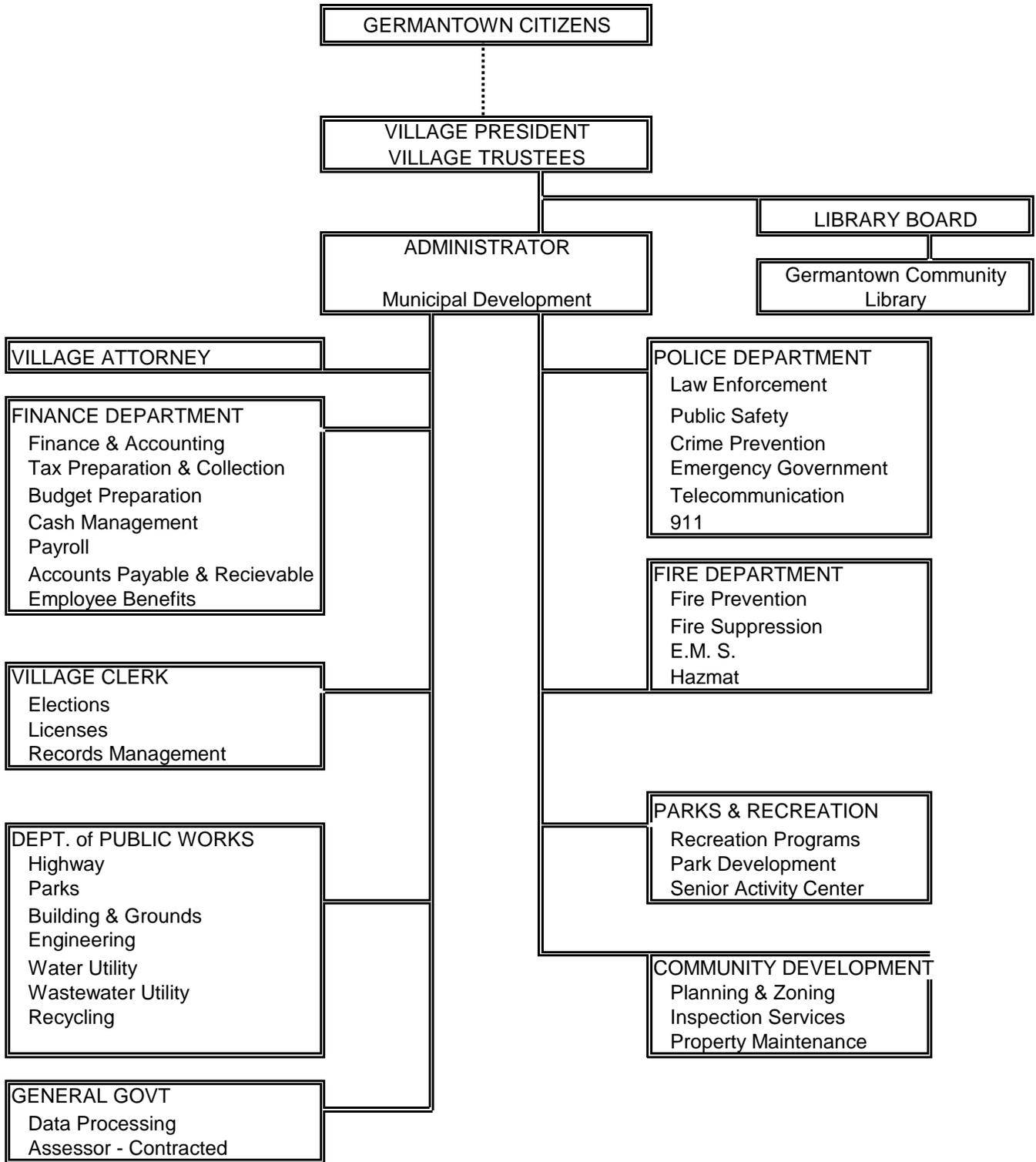
LIST OF PRINCIPAL OFFICIALS as of December 31, 2021
ELECTED OFFICIALS

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

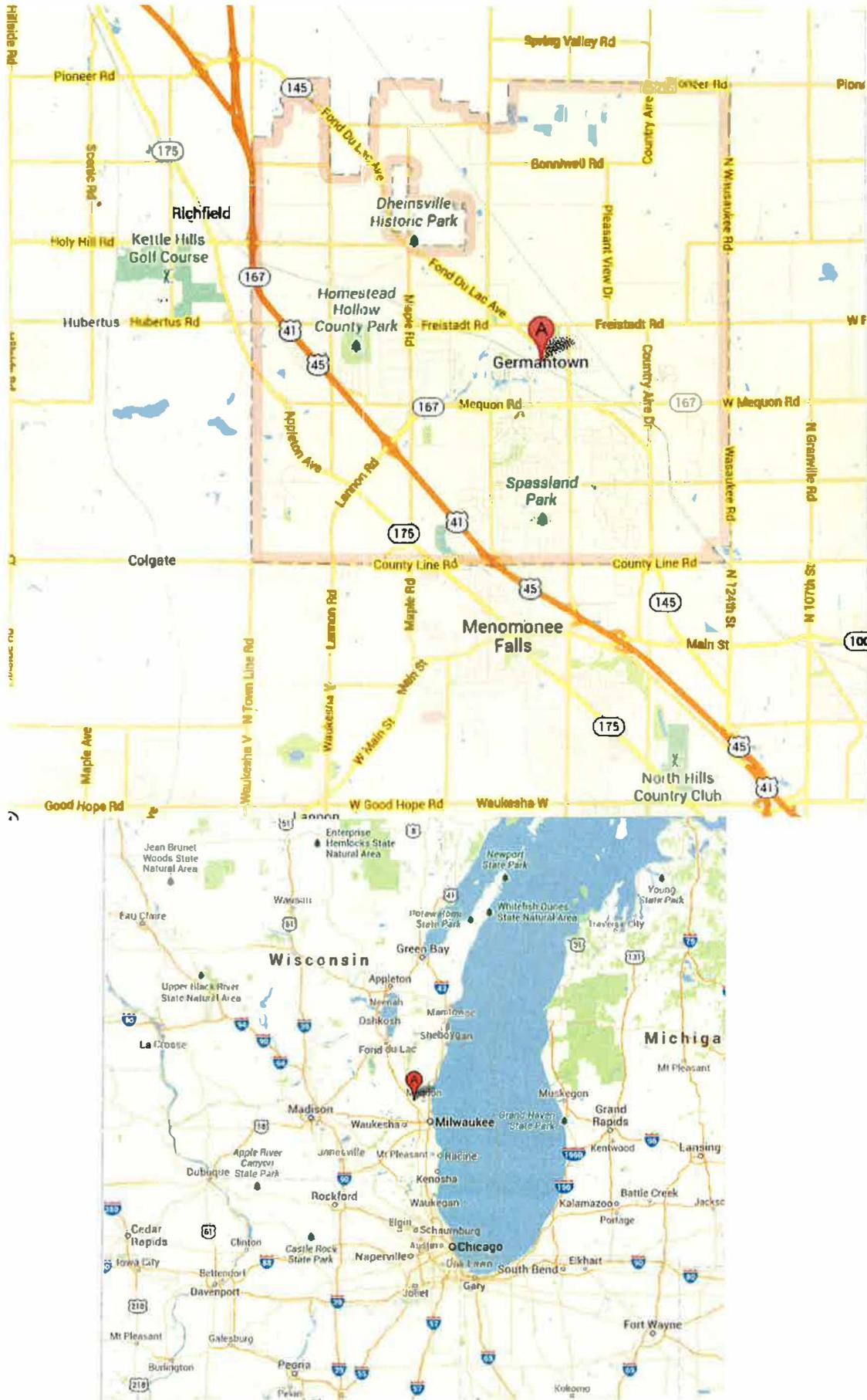
APPOINTED OFFICIALS

Village Administrator	Steven R. Kreklow
Village Attorney	Brian Sajdak; Wesolowski, Reidenbach & Sajdak SC
Village Assessor - Contract Service	Associated Appraisal Consultants, Inc
Village Clerk/Treasurer	Deanna L. Braunschweig
Community Development/Planning & Inspection	Jeffrey W. Retzlaff
Director of Public Works	Lawrence Ratayczak
Village Engineer	Vaccant
Police Chief	Michael Snow
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



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 of
Village of Germantown

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village of Germantown (the Village), as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village of Germantown, Wisconsin, as of December 31, 2021 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Supplementary Information

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

Other Information

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

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

Baker Tilly US, LLP

Madison, Wisconsin
April 5, 2023

Village of Germantown

Management's Discussion and Analysis
December 31, 2021
(Unaudited)

Management's Discussion and Analysis provides management's overview and analysis of the Village of Germantown's (Village) basic financial statements for the year ended December 31, 2021. This discussion is designed to assist the reader in focusing on significant financial issues, provide an overview of the Village's financial activity and identify changes in the Village's financial position.

Using This Report

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

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

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

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

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

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

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

Reporting the Village's Most Significant Funds – Fund Financial Statements

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

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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, 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 nonmajor governmental funds is provided in the form of combining statements later in this report.

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

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

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

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

Notes to the Financial Statements – The notes to the financial statements provide additional detail that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements begin on page 16 of this report.

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

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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 \$149.73 million as of December 31, 2021. The largest portion of the Village's net position (80.5 percent) 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, (5 percent) represents resources that are subject to external restrictions on how they may be used. The remaining unrestricted net position will be discussed in later sections of this analysis. Net position of the Village as a whole increased \$0.1 million from 2020.

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

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2021	2020	2021	2020	2021	2020
Assets						
Capital Assets	\$ 83.88	\$ 80.87	\$ 86.65	\$ 85.20	\$ 170.53	\$ 166.07
Other Assets	39.88	40.92	10.02	9.87	49.90	50.79
Total assets	123.76	121.79	96.68	95.07	220.44	216.86
Deferred Outflows of Resources	5.93	4.14	0.64	0.45	6.57	4.59
Liabilities						
Noncurrent liabilities	42.68	43.09	3.58	3.84	46.26	46.93
Other liabilities	5.40	3.21	0.93	0.14	6.33	3.35
Total liabilities	48.08	46.30	4.51	3.98	52.59	50.28
Deferred inflows of resources	23.83	21.01	0.85	0.57	24.68	21.58
Net Position						
Net investment in capital assets*	48.33	51.11	83.17	81.49	119.90	121.29
Restricted	6.36	8.08	1.24	1.04	7.60	9.12
Unrestricted (deficit)*	3.09	(0.57)	7.54	8.44	22.23	19.19
Total net position	\$ 57.78	\$ 58.62	\$ 91.95	\$ 90.97	\$ 149.73	\$ 149.60

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

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Changes in Net Position

During 2021, the net position of governmental activities decreased by \$0.84 million to \$57.78 million, mainly due to the net investment in capital assets decrease of \$2.78 million, due to increase in capital assets constructed in current year using previous unspent proceeds.

Net position of business-type activities totaled \$91.95 million as of December 31, 2021, a difference of \$0.98 million higher than 2020. Net investment in capital assets increased by \$1.68 million. Due in part for additional assets constructed for ongoing water and sewer main installation projects. Also shown are other restricted uses for pensions, impact fees, debt service and equipment replacement.

Revenues

The Statement of Activities on page two will show that Program Revenues in the Governmental Activities is \$5.44 million and Business-type Activities of \$10.32 million. The decrease of \$2.63 million in Governmental Activities from 2020 was mainly due to the contribution of developer added public works infrastructure in 2020; Wrenwood, Kinderberg Meadows, Woodland Ponds, and a jurisdictional transfer from the County. The decrease in program revenue between 2020 and 2021 of \$3.66 million for Business-type activities is the decrease in developer driven utility infrastructure in 2021.

All general revenues other than program revenues, investment income and small miscellaneous amounts are reported as general revenues. Tax revenue, the largest portion of general revenues, increased by \$2.3 million from the prior year to \$16.21 million. Transfers shown between Governmental Activities and Business-type Activities of \$0.87 million include water and sewer utility infrastructure contributed from the village capital fund and tax increment districts of \$1.5 million, that is offset by \$0.64 million for a payment in lieu of taxes due from the Business-type Activities to the Governmental Activities.

Expenses

Total expenses of \$33.22 million is an increase of \$1.46 million from 2020. Governmental Activities increased \$0.72 million, due to more conservation development expenses incurred within the tax incremental districts. The increase to expenses in the Business-type Activities was \$0.74 million, with both water and sewer expenses increase of \$0.22 million and \$0.52 million, respectively.

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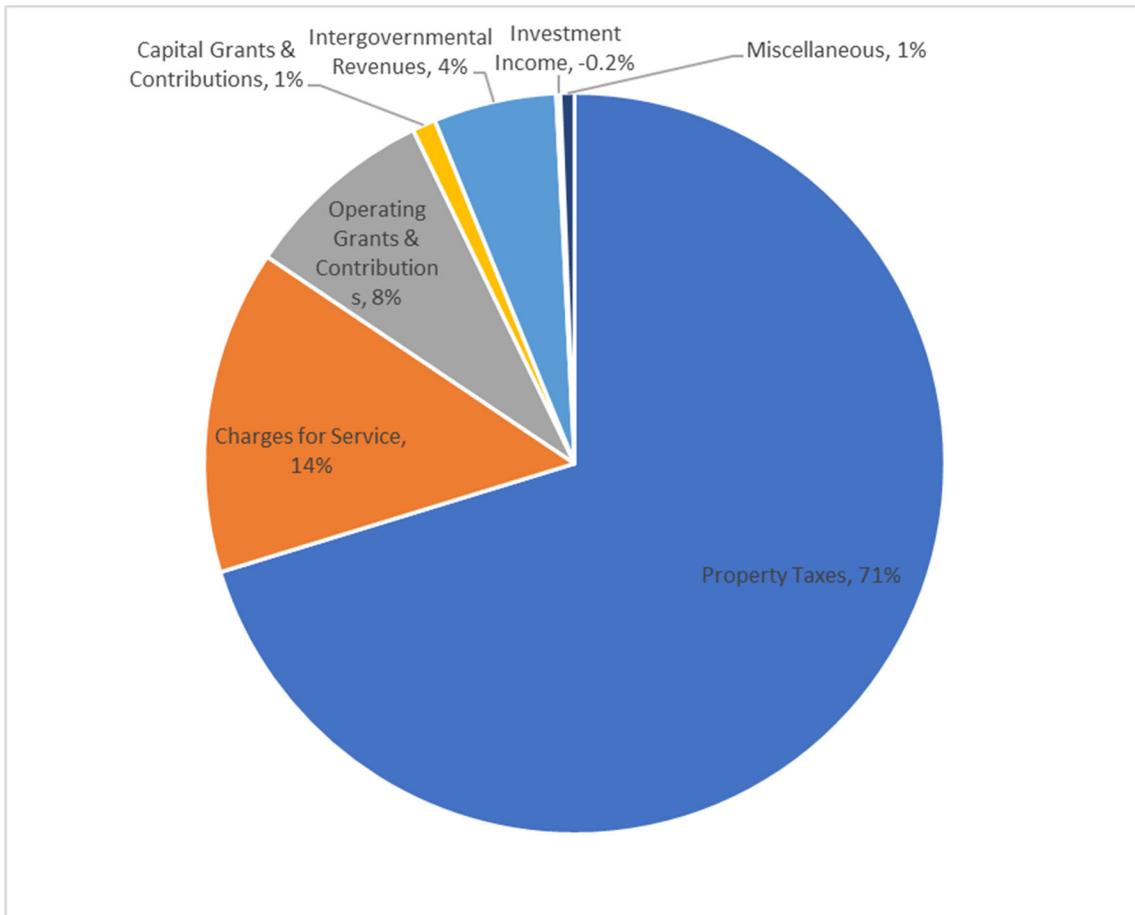
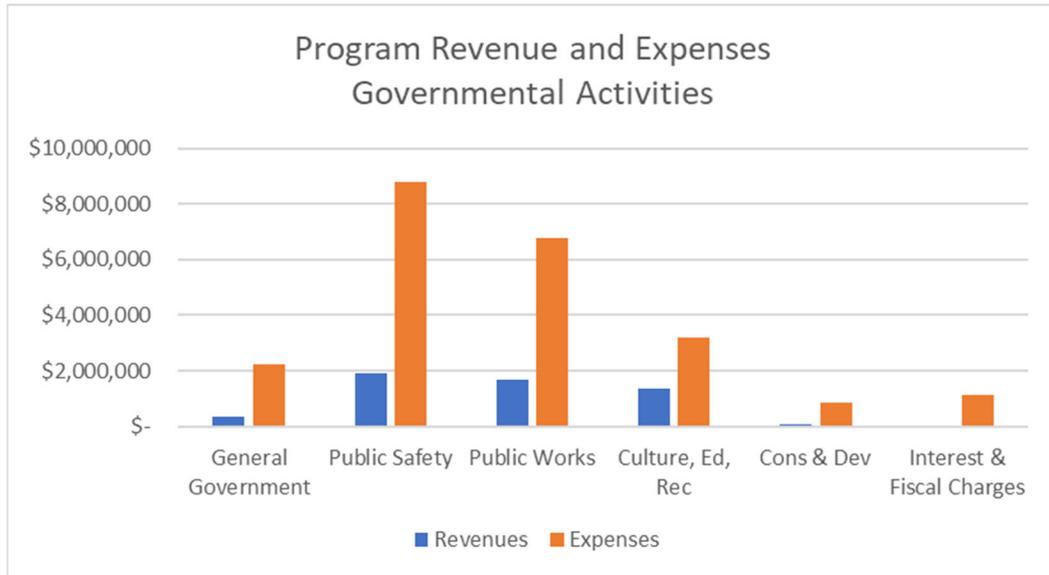
Village of Germantown Changes in Net Position (in millions of dollars)

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2021	2020	2021	2020	2021	2020
Revenues						
Program revenues:						
Charges for Services	\$ 3.26	\$ 2.32	\$ 9.45	\$ 9.33	\$ 12.71	\$ 11.65
Operating grants and contributions	1.94	2.16	-	-	1.94	2.16
Capital grants and contributions	0.23	3.59	0.87	4.65	1.11	8.24
General revenues:						
Property taxes	16.21	13.90	-	-	16.21	13.90
Intergovernmental revenues	1.24	1.13	-	-	1.24	1.13
Investment income (loss)	(0.04)	0.27	0.03	0.15	(0.01)	0.42
Other	0.14	0.31	0.03	-	0.17	0.31
Total revenues	22.98	23.68	10.38	14.13	33.36	37.81
Expenses						
General government	2.25	2.28	-	-	2.25	2.28
Public Safety	8.78	9.00	-	-	8.78	9.00
Public Works	6.76	6.59	-	-	6.76	6.59
Culture and recreation	3.20	2.79	-	-	3.20	2.79
Conservation and development	0.85	0.40	-	-	0.85	0.40
Interest and fiscal charges	1.12	1.17	-	-	1.12	1.17
Water Utility	-	-	3.02	2.80	3.02	2.80
Sewer Utility	-	-	7.25	6.73	7.25	6.73
Total expenses	22.95	22.23	10.27	9.53	33.22	31.76
Increase (decrease) in net position	0.03	1.45	0.11	4.60	0.14	6.05
Transfers	(0.87)	(0.52)	0.87	0.52	-	-
Change in net position	(0.84)	0.93	0.98	5.12	0.14	6.05
Net Position, Beginning	58.62	57.69	90.97	85.85	149.59	143.54
Net Position, Ending	<u>\$ 57.78</u>	<u>\$ 58.62</u>	<u>\$ 91.95</u>	<u>\$ 90.97</u>	<u>\$ 149.73</u>	<u>\$ 149.59</u>
Governmental Funds						

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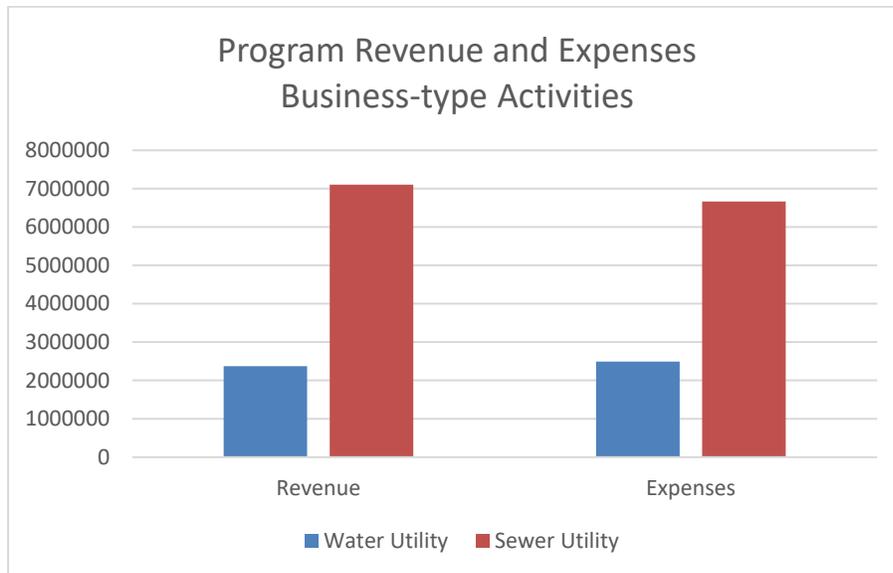
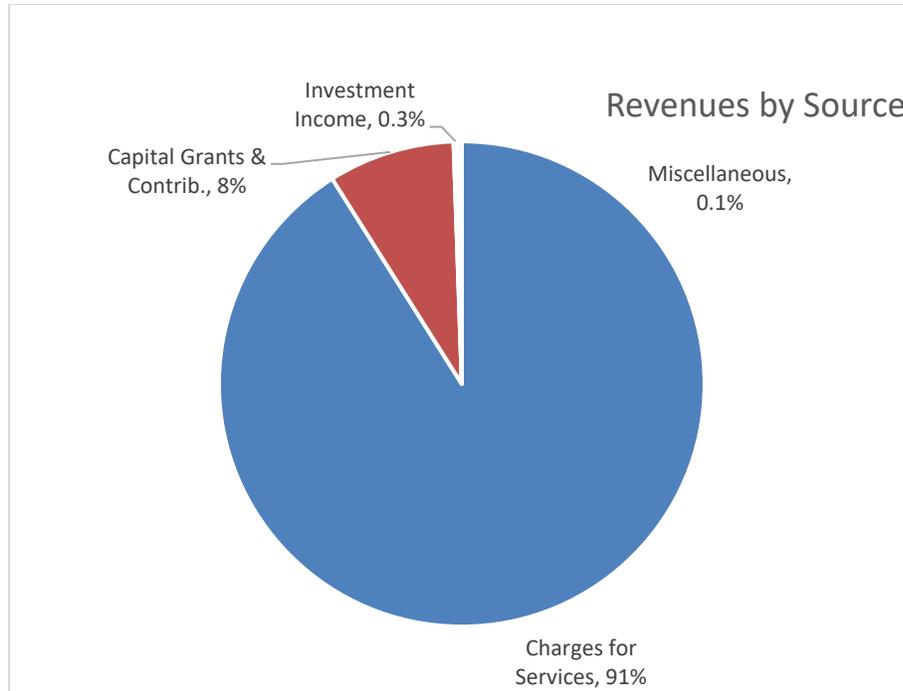
Program and General Revenues by Source



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Business-Type Activities – Enterprise Funds



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Fund Financial Analysis

Water Utility

The Water Utility reported a loss (before Contributions and Transfers) of \$0.42 million. Operating revenues remained consistent from prior year of \$2.51 million. Operating expenses increased \$0.20 million, mainly due to maintenance and supplies purchases for water plant. Capital contributions vary widely from year-to-year since they are dependent on the completion of developer and Village projects. There were developer contributions of \$0.28 million and village contributions of \$0.72 million. The ending net position of the Water Utility is \$34.50 million.

The Village maintains six wells and three water towers within its corporate boundaries. The Village has plans to begin construction of a new well and tower in the northern part of the Village. The Village has a Water Impact Fee of \$832 per residential equivalency, charged for new construction. \$53,248 was collected in 2021 from single and multi-family home increases and new business construction. The impact fees are used to pay for the debt service on the Safe Drinking Water Loan used for construction of Well #11. The water rate case to increase water rates was approved by the Wisconsin Public Service Commission, to be effective January 1, 2022. The increased revenue will cover the costs for the new well and tower and other ongoing infrastructure repair and maintenance needs.

Water Utility Activity Summary (in millions of dollars)

	<u>2021</u>	<u>2020</u>	<u>Change</u>
Operating revenues	\$ 2.51	\$ 2.51	\$ 0.00
Operating expenses	2.93	2.73	0.20
Operating income	(0.42)	(0.22)	(0.20)
Nonoperating revenues	0.00	0.00	0.00
Capital contributions	1.06	2.03	(0.97)
Transfers out, tax equivalent	(0.64)	(0.68)	0.04
Increase in net position	(0.00)	1.13	(0.93)
Net Position, Beginning	<u>34.50</u>	<u>33.37</u>	<u>1.13</u>
Net Position, Ending	<u>\$ 34.50</u>	<u>\$ 34.50</u>	<u>\$ (0.00)</u>

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Sewer Utility

The Sewer Utility reported a loss (before contributions and transfers) of \$.25 million for 2021. Its overall net position increased by \$1.08 million to end the year to \$57.43 million which included capital contributions of \$1.33 million. Total operating income remained stable, with a \$0.07 million increase. Capital contributions of \$1.33 million of which \$0.28 million in sewer connection fees and \$1.05 million in Village, TID, and developer infrastructure additions. The sewer connection fee is a charge for new connections to the system. These fees help cover ongoing maintenance and other improvements to the system.

The Village contracts with Milwaukee Metropolitan Sewerage District for its sewage treatment. Charges from MMSD for treatment and their annual capital charge remain the utility's largest expense accounting for 69.82 percent of the operations and maintenance expense or \$4.8 million. The Capital charge is based on the equalized value of properties within the sewer service area.

Sewer Utility Activity Summary (in millions of dollars)

	2021	2020	Change
Operating revenue	\$ 6.94	\$ 6.81	\$ 0.13
Operating expenses	7.14	6.62	0.52
Operating income (loss)	(0.20)	0.19	(0.39)
Nonoperating revenues (expenses)	(0.05)	0.03	(0.08)
Capital contributions	1.33	3.82	(2.49)
Increase in net position	1.08	4.04	(2.96)
Net Position, Beginning	56.36	52.32	4.04
Net Position, Ending	\$ 57.44	\$ 56.36	\$ 1.08

Governmental Funds

As of December 31, 2021, Village governmental funds reported a combined fund balance of \$15.09 million. The nonspendable, restricted, committed or assigned portion is 51.31 percent or \$7.74 million. A majority of that is restricted to ongoing capital expenditures and debt service, pension asset, impact fees or other special revenue funds, used as fund purposes allow.

Assigned funds of \$640,452 in the General fund is for the Water Utility Payment in Lieu of Taxes (PILOT). Additional assigned funds include for the 2022 budget of \$107,000, tourism expenditures of \$46,798, and budget carryovers approved by the board of \$217,200.

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Most of the total fund balance in the Governmental Funds is in the General Fund, \$8.72 million, General Capital Projects Fund, \$3.32 million, or in TID No. 8 Capital Projects Fund, \$2.00 million. 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 \$0.06 million, with an ending fund balance of \$8.72 million. After adjusting for nonspendable and assigned portions for the general fund, the unassigned fund balance at year end was \$7.44 million, 41 percent 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 percent of the subsequent years expense budget. The excess unassigned amount over the 25 percent policy percentage may be used to offset future borrowing costs of major infrastructure renovations planned in years 2022 and 2023. Renovations to the Public Works Campus and Police Station are two projects in discussion. The balance is also a reserve rainy day fund for unforeseen emergencies, the 2020 COVID-19 pandemic is a good example of unexpected circumstances that is having 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 \$17.26 million, a \$1.19 million increase from 2020. The largest revenue sources for the General fund are general property and other taxes accounting for \$10.98 million or 64 percent of total revenues. The Village had lower investment income and public charges for services in 2021 than budgeted. This was mostly due to declining markets and lack of recreation activities due to the effects of COVID-19. Intergovernmental revenues from other governments ended the year more than budgeted.

General Fund expenditures for 2021 (\$17.81 million), increased approximately \$1.43 million. Actual excess of revenues over expenditures at year-end was \$0.26 million more than budgeted.

Debt Service Fund

Debt Service Fund has a total fund balance of \$167,466, all of which is restricted for the payment of debt service. Annual debt service requirements were met primarily by property taxes levied of \$3.21 million and other governmental transfers of \$1.3 million from other funds for debt payments. Expenditures for principal and interest and fiscal charges totaled \$4.7 million.

General Capital Projects

The General Capital Projects Fund has a total fund balance of \$3.32 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 \$3,165,000 G.O. Promissory Note was issued during the year to finance current and future capital projects.

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.

Expenses for Well 12 and the related water booster and storage tank were incurred in 2021. The assets are expected to be finished in 2022.

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Nonmajor Governmental Funds

Tax Incremental District No. 6, Willow Creek Business Park, was created in 2014 as a mixed-use business park suitable for industrial and commercial purposes. The estimated saleable property consisted of fifty-two acres. The Project Plan included site grading, sanitary sewer and water systems, stormwater management, street improvements, landscaping and other site improvement infrastructure and related costs. All internal infrastructure has been completed other than a final lift of asphalt. The park currently has three buildings, Discount Ramps, Ryan Companies multi-tenant building and Metro Cigars. The total fund balance is \$257,269, an increase of \$245,869 from 2020.

In December 2017, the Village created Tax Incremental District No. 7. An industrial TID that encompasses 144.2 acres of land which is owned by the J.W. Speaker Corporation. One section of the district includes the original J.W. Speaker facility and the other area of vacant land to be developed by J.W. Speaker. The project plan also includes the extension of municipal water and sewer main from Freistadt Road North along Goldendale Road approximately 2,400 feet where it meets the Wisconsin & Southern Rail line. Speaker constructed internal roadway, water and sewer main and landscaping for their future building projects, the District will reimburse a portion of that cost up to \$708,000 with future tax increment. The total fund balance (deficit) is \$89,376, a decrease of \$140,979 from 2020.

The Village has eleven Special Revenue funds in the Nonmajor Governmental Fund section which are specifically earmarked for a single purpose and are either restricted or committed. Four of these are Impact Fee funds; Police, Fire, Parks & Recreation and Library Impact fees are imposed on new construction to fund all or a portion of the costs of providing public services to the new development. The Impact Fee Funds had revenue growth due to the residential and commercial activity in 2021 totaling \$123,099. 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, Police Asset Forfeiture, Police Canine, Police Honor Guard, Historic Preservation, Recreation Department Facility Fees, Library, and the Fire Explorer Fund. Details can be found in the supplemental section of this report within the Combining Balance Sheet – Nonmajor Governmental Funds, and the Combining Statement of Revenues, Expenditures, and Changes in Fund Balances – Nonmajor Governmental Funds. The combined total fund balance of these funds at year-end is \$254,667.

Excess Expenditures and Other Financing Uses Over Appropriations

Several funds have been identified as having excess expenditures and other financing uses over budget. TID No. 8 Capital Projects had the most significant excess of \$1.69 million over budget. This variance was due to a significant portion of costs related to the booster, tank, and well #12 project was incurred in 2021, whereas most of the costs were budgeted for 2020.

All other funds expending in excess of budgeted expenditures were minimal and related to costs incurred came out higher than anticipated. See Note 2 for a list of funds exceeding budgeted expenditures during 2021.

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Proprietary Funds

The Water and Sewer Utilities were discussed in the Government-Wide Analysis on pages xvi-xix.

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 \$628,772. 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 percent of premium cost.

Custodial Fund

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

Capital Assets and Debt

Capital Assets

As of December 31, 2021, the Village had \$170.53 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 2021

• Roads	\$	1,741,225
• Buildings and improvements		1,174,090
• Construction work in progress (TID No. 8 project)		2,388,108

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

	Governmental Activities		Business-Type Activities	
	2021	2020	2021	2020
Construction in progress	\$ 3.2	\$ 0.9	\$ 0.2	\$ 0.2
Land	13.6	13.6	0.1	0.2
Buildings and improvements	9.3	8.7	4.1	4.3
Machinery and equipment	5.5	5.3	2.9	3.2
Infrastructure	52.3	52.4	79.3	77.3
Total	<u>\$ 83.9</u>	<u>\$ 80.9</u>	<u>\$ 86.6</u>	<u>\$ 85.2</u>

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

Long-Term Debt

As of December 31, 2021, the outstanding debt for long-term general obligations, revenue bonds and safe drinking water loans totaled \$43.78 million. Principal paid on outstanding debt totaled \$3.75 million.

Village of Germantown's Outstanding Debt

	Governmental Activities		Business-Type Activities	
	2021	2020	2021	2020
General obligation debt	\$ 40,395,000	\$ 40,755,000	\$ 2,700,000	\$ 2,815,000
Revenue bonds	-	-	689,414	800,910
Total	<u>\$ 40,395,000</u>	<u>\$ 40,755,000</u>	<u>\$ 3,389,414</u>	<u>\$ 3,615,910</u>

In accordance with Wisconsin Statutes, total general obligation indebtedness of the Village may not exceed 5 percent of the equalized value of all taxable property within the Village's jurisdiction. The debt limit as of December 31, 2021 was \$157,899,725. Total General Obligation debt outstanding was \$43,095,000.

On June 30, 2021, \$3,165,000 of General Obligation Promissory Notes, Series 2021A, was issued. The proceeds are intended to be used for current and future capital projects.

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

Economic Factors and Next Year's Budgets and Rates

- On March 11, 2021, the federal government passed the American Rescue Plan Act to respond to the COVID-19 public health emergency and its negative economic impacts. The Village's estimated appropriation is \$2.10 million, of which the Village received \$1.05 million in mid-2021, with the remaining received in mid-2022. The funds are to cover costs obligated by December 31, 2024. Village Administration will work with the Village Board to determine the best use of these dollars. All other currently known facts have been considered in the preparation of the subsequent year's budget.

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- On May 18, 2022, the Village issued general obligation promissory notes in the amount of \$4,320,000 with an interest rate of 4.0 percent. This amount will be used to fund capital improvement projects.
- On May 18, 2022, the Village issued general obligation promissory notes in the amount of \$2,550,000 with an interest rate of 3.25 percent. This amount will be used to fund Tax Incremental District No. 7 projects.
- On May 18, 2022, the Village Water Utility issued revenue bonds in the amount of \$4,140,000 with an interest rate of 4.0 percent. This amount will be used to finance water system improvements and refund the 2005 revenue bonds.
- On May 18, 2022 the Village issued note anticipation notes in the amount of \$4,525,000 with an interest rate of 3.25 percent. This amount will be used to finance department of public works site acquisition and preparation costs.
- On December 1, 2022 the Village issued general obligation corporate purpose bonds in the amount of \$42,380,000 with an interest rate of 5.0 percent. This amount will be used to fund the construction of the department of public works building, fund TIF District No. 9 projects, and to refund the Village's note anticipation notes issued on May 18, 2022.

Requests for Information

This financial report is designed to provide our citizens, taxpayers, customers and creditors with a general overview of the Village's finances and to show the Village's accountability for the money it receives. The Village of Germantown provides its Annual Comprehensive Financial Report on our web page (www.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 Village Administrator, N112 W17001 Mequon Road, P.O. Box 337, Germantown, WI 53022. Finance Department staff can also be reached at 262-250-4700 or email: skreklow@germantownwi.gov.

Village of Germantown

Statement of Net Position

December 31, 2021

	<u>Governmental Activities</u>	<u>Business-Type Activities</u>	<u>Total</u>
Assets and Deferred Outflows of Resources			
Assets			
Cash and investments	\$ 18,367,278	\$ 7,121,356	\$ 25,488,634
Receivables (net):			
Taxes	15,968,313	-	15,968,313
Accounts	384,586	2,514,991	2,899,577
Special assessments	4,685	10,942	15,627
Delinquent taxes	65,961	-	65,961
Accrued interest	12,799	19,760	32,559
Internal balances	887,085	(887,085)	-
Prepaid items	274,842	-	274,842
Restricted assets:			
Cash and investments	321,142	852,171	1,173,313
Accrued interest	2,866	1,066	3,932
Net pension asset	3,590,874	389,367	3,980,241
Capital assets:			
Land	13,577,807	175,599	13,753,406
Construction in progress	3,222,602	107,945	3,330,547
Capital assets, net of depreciation	<u>67,080,127</u>	<u>86,369,854</u>	<u>153,449,981</u>
Total assets	<u>123,760,967</u>	<u>96,675,966</u>	<u>220,436,933</u>
Deferred Outflows of Resources			
Pension related amounts	<u>5,928,187</u>	<u>637,068</u>	<u>6,565,255</u>
Total deferred outflows of resources	<u>5,928,187</u>	<u>637,068</u>	<u>6,565,255</u>
Liabilities, Deferred Inflows of Resources and Net Position			
Liabilities			
Accounts payable and accrued expenses	2,425,935	900,317	3,326,252
Accrued interest	436,152	29,395	465,547
Due to fiduciary funds	1,485,820	-	1,485,820
Unearned revenues	1,052,756	-	1,052,756
Noncurrent liabilities:			
Due within one year	3,595,000	242,440	3,837,440
Due in more than one year	<u>39,085,030</u>	<u>3,337,686</u>	<u>42,422,716</u>
Total liabilities	<u>48,080,693</u>	<u>4,509,838</u>	<u>52,590,531</u>
Deferred Inflows of Resources			
Property taxes levied for subsequent year	15,968,313	-	15,968,313
Pension related amounts	<u>7,863,268</u>	<u>850,140</u>	<u>8,713,408</u>
Total deferred inflows of resources	<u>23,831,581</u>	<u>850,140</u>	<u>24,681,721</u>
Net Position			
Net investment in capital assets	48,328,444	83,171,587	119,899,852
Restricted for:			
Debt service	-	171,595	171,595
Impact fees	453,743	333,675	787,418
Library	94,418	-	94,418
Pensions	3,590,874	389,367	3,980,241
Equipment replacement	-	345,166	345,166
TIF purposes	2,220,068	-	2,220,068
Unrestricted	<u>3,089,333</u>	<u>7,541,666</u>	<u>22,231,178</u>
Total net position	<u>\$ 57,776,880</u>	<u>\$ 91,953,056</u>	<u>\$ 149,729,936</u>

See notes to financial statements

Village of Germantown

Statement of Activities

Year Ended December 31, 2021

Functions/Programs	Program Revenues				Net (Expenses) Revenues and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Governmental activities:							
General government	\$ 2,248,710	\$ 368,246	\$ -	\$ -	\$ (1,880,464)	\$ -	\$ (1,880,464)
Public safety	8,780,084	1,658,552	224,873	43,900	(6,852,759)	-	(6,852,759)
Public works	6,764,199	300,450	1,317,078	59,625	(5,087,046)	-	(5,087,046)
Culture, education and recreation	3,196,023	897,056	395,573	79,155	(1,824,239)	-	(1,824,239)
Conservation and development	846,510	40,480	-	52,173	(753,857)	-	(753,857)
Interest and fiscal charges	1,117,353	-	-	-	(1,117,353)	-	(1,117,353)
Total governmental activities	<u>22,952,879</u>	<u>3,264,784</u>	<u>1,937,524</u>	<u>234,853</u>	<u>(17,515,718)</u>	<u>-</u>	<u>(17,515,718)</u>
Business-type activities:							
Water Utility	3,015,449	2,511,329	-	579,135	-	75,015	75,015
Sewer Utility	7,254,399	6,937,534	-	294,370	-	(22,495)	(22,495)
Total business-type activities	<u>10,269,848</u>	<u>9,448,863</u>	<u>-</u>	<u>873,505</u>	<u>-</u>	<u>52,520</u>	<u>52,520</u>
Total	<u>\$ 33,222,727</u>	<u>\$ 12,713,647</u>	<u>\$ 1,937,524</u>	<u>\$ 1,108,358</u>	<u>(17,515,718)</u>	<u>52,520</u>	<u>(17,463,198)</u>
General Revenues							
Taxes:							
Property taxes, levied for general purposes					10,456,573	-	10,456,573
Property taxes, levied for debt service					3,212,628	-	3,212,628
Property taxes, levied for TIF districts					2,021,124	-	2,021,124
Other taxes					518,835	-	518,835
Intergovernmental revenues not restricted to specific programs					1,237,514	-	1,237,514
Investment income (loss)					(41,725)	28,769	(12,956)
Miscellaneous					141,918	28,069	169,987
Total general revenues					<u>17,546,867</u>	<u>56,838</u>	<u>17,603,705</u>
Transfers					<u>(874,255)</u>	<u>874,255</u>	<u>-</u>
Change in net position					<u>(843,106)</u>	<u>983,613</u>	<u>140,507</u>
Net Position, Beginning					<u>58,619,986</u>	<u>90,969,443</u>	<u>149,589,429</u>
Net Position, Ending					<u>\$ 57,776,880</u>	<u>\$ 91,953,056</u>	<u>\$ 149,729,936</u>

See notes to financial statements

Village of Germantown

Balance Sheet
Governmental Funds
December 31, 2021

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>General Capital Projects</u>	<u>TID No. 8 Capital Projects Fund</u>
Assets				
Cash and investments	\$ 8,266,090	\$ 376,064	\$ 3,455,433	\$ 5,307,542
Receivables (net):				
Taxes	10,535,318	3,136,071	-	1,712,587
Special assessments	4,685	-	-	-
Accounts	275,522	-	50,923	52,173
Delinquent taxes	65,961	-	-	-
Accrued interest	6,791	-	1,016	-
Due from other funds	5,394,814	-	226,703	-
Prepaid items	274,842	-	-	-
Restricted assets:				
Cash and investments	-	-	-	-
Accrued interest	-	-	-	-
Total assets	<u>\$ 24,824,023</u>	<u>\$ 3,512,135</u>	<u>\$ 3,734,075</u>	<u>\$ 7,072,302</u>
Liabilities, Deferred Inflows of Resources and Fund Balances				
Liabilities				
Accounts payable	\$ 786,866	\$ -	\$ 360,413	\$ 238,716
Accrued liabilities	692,509	-	-	3,346
Unearned revenues	1,052,756	-	-	-
Deposits	261,126	-	-	-
Due to other funds	1,224,353	208,598	-	3,119,781
Due to fiduciary funds	<u>1,485,820</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total liabilities	<u>5,503,430</u>	<u>208,598</u>	<u>360,413</u>	<u>3,361,843</u>
Deferred Inflows of Resources				
Property taxes levied for subsequent year	10,535,318	3,136,071	-	1,712,587
Unavailable revenues	<u>63,966</u>	<u>-</u>	<u>50,923</u>	<u>-</u>
Total deferred inflows of resources	<u>10,599,284</u>	<u>3,136,071</u>	<u>50,923</u>	<u>1,712,587</u>
Fund Balances (Deficit)				
Nonspendable	274,842	-	-	-
Restricted	-	167,466	1,138,368	1,997,872
Committed	-	-	-	-
Assigned	1,011,450	-	2,184,371	-
Unassigned (deficit)	<u>7,435,017</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total fund balances (deficit)	<u>8,721,309</u>	<u>167,466</u>	<u>3,322,739</u>	<u>1,997,872</u>
Total liabilities and fund balance	<u>\$ 24,824,023</u>	<u>\$ 3,512,135</u>	<u>\$ 3,734,075</u>	<u>\$ 7,072,302</u>

See notes to financial statements

Nonmajor Governmental Funds	Total
\$ 333,377	\$ 17,738,506
584,337	15,968,313
-	4,685
-	378,618
-	65,961
1,080	8,887
377,036	5,998,553
-	274,842
321,142	321,142
<u>2,866</u>	<u>2,866</u>
<u>\$ 1,619,838</u>	<u>\$ 40,762,373</u>

\$ -	\$ 1,385,995
2,350	698,205
-	1,052,756
-	261,126
156,848	4,709,580
<u>-</u>	<u>1,485,820</u>
<u>159,198</u>	<u>9,593,482</u>

584,337	15,968,313
<u>-</u>	<u>114,889</u>
<u>584,337</u>	<u>16,083,202</u>

-	274,842
805,430	4,109,136
160,249	160,249
-	3,195,821
<u>(89,376)</u>	<u>7,345,641</u>
<u>876,303</u>	<u>15,085,689</u>
<u>\$ 1,619,838</u>	<u>\$ 40,762,373</u>

See notes to financial statements

Village of Germantown

Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position
December 31, 2021

Total Fund Balances, Governmental Funds \$ 15,085,689

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	3,222,602
Other capital assets	124,660,697
Less accumulated depreciation	(57,580,570)

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. 114,889

The net pension asset does not relate to current financial resources and is not reported in the governmental funds. 3,590,874

Deferred outflows of resources related to pensions do not relate to current financial resources and are not reported in the governmental funds. 5,928,187

Deferred inflows of resources related to pensions do not relate to current financial resources and are not reported in the governmental funds. (7,863,268)

Internal service funds are reported in the statement of net position as governmental activities. 177,411

Internal service fund internal payable between governmental and business-type activities. (21,256)

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	(40,395,000)
Compensated absences	(884,570)
Accrued interest	(436,152)
Unamortized debt premium	(1,324,957)
Capital leases	<u>(75,503)</u>

Net Position of Governmental Activities \$ 57,776,880

Village of Germantown

Statement of Revenues, Expenditures and Changes in Fund Balances -
Governmental Funds
Year Ended December 31, 2021

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>General Capital Projects</u>	<u>TID No. 8 Capital Projects Fund</u>
Revenues				
Taxes	\$ 10,975,783	\$ 3,212,628	\$ -	\$ 1,353,394
Special assessments	4,685	-	-	-
Intergovernmental	3,100,061	-	60,000	-
Regulation and compliance	1,233,622	-	-	-
Public charges for services	1,789,619	-	-	-
Intergovernmental charges for services	140,960	-	-	-
Investment income (loss)	(56,444)	219	5,236	3,207
Miscellaneous	73,704	-	-	52,173
	<u>17,261,990</u>	<u>3,212,847</u>	<u>65,236</u>	<u>1,408,774</u>
Total revenues				
	<u>17,261,990</u>	<u>3,212,847</u>	<u>65,236</u>	<u>1,408,774</u>
Expenditures				
Current:				
General government	1,905,457	-	-	-
Public safety	8,579,498	-	-	-
Public works	4,046,612	-	-	-
Culture and recreation	2,736,130	-	-	-
Conservation and development	338,422	-	-	158,724
Capital outlay	202,845	-	4,425,475	4,196,993
Debt service:				
Principal	-	3,525,000	-	-
Interest and fiscal charges	-	1,191,553	-	-
Debt issuance costs	-	400	67,287	-
	<u>17,808,964</u>	<u>4,716,953</u>	<u>4,492,762</u>	<u>4,355,717</u>
Total expenditures				
	<u>17,808,964</u>	<u>4,716,953</u>	<u>4,492,762</u>	<u>4,355,717</u>
Excess (deficiency) of revenues over expenditures	<u>(546,974)</u>	<u>(1,504,106)</u>	<u>(4,427,526)</u>	<u>(2,946,943)</u>
Other Financing Uses				
General obligation debt issued	-	-	3,165,000	-
Premium on debt issued	-	-	136,776	-
Transfers in	640,452	1,295,726	137,500	-
Transfers out	<u>(37,500)</u>	<u>-</u>	<u>-</u>	<u>(713,813)</u>
Total other financing uses	<u>602,952</u>	<u>1,295,726</u>	<u>3,439,276</u>	<u>(713,813)</u>
Net change in fund balances	55,978	(208,380)	(988,250)	(3,660,756)
Fund Balances, Beginning	<u>8,665,331</u>	<u>375,846</u>	<u>4,310,989</u>	<u>5,658,628</u>
Fund Balances, Ending	<u>\$ 8,721,309</u>	<u>\$ 167,466</u>	<u>\$ 3,322,739</u>	<u>\$ 1,997,872</u>

See notes to financial statements

Nonmajor Governmental Funds	Total
\$ 667,730	\$ 16,209,535
-	4,685
599	3,160,660
-	1,233,622
154,588	1,944,207
-	140,960
1,599	(46,183)
<u>11,893</u>	<u>137,770</u>
<u>836,409</u>	<u>22,785,256</u>
-	1,905,457
16,551	8,596,049
-	4,046,612
28,655	2,764,785
41,569	538,715
-	8,825,313
-	3,525,000
-	1,191,553
-	<u>67,687</u>
<u>86,775</u>	<u>31,461,171</u>
<u>749,634</u>	<u>(8,675,915)</u>
-	3,165,000
-	136,776
-	2,073,678
<u>(681,913)</u>	<u>(1,433,226)</u>
<u>(681,913)</u>	<u>3,942,228</u>
67,721	(4,733,687)
<u>808,582</u>	<u>19,819,376</u>
<u>\$ 876,303</u>	<u>\$ 15,085,689</u>

See notes to financial statements

Village of Germantown

Reconciliation of the Statement of Revenues, Expenditures,
and Changes in Fund Balances of Governmental Funds
to the Statement of Activities
Year Ended December 31, 2021

Net Change in Fund Balances, Total Governmental Funds \$ (4,733,687)

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	8,825,313
Some items reported as capital outlay were not capitalized	(849,979)
Adjustment for assets transferred to utility funds	(1,514,707)
Depreciation is reported in the government-wide financial statements	(3,095,143)
Net book value of assets retired	(353,049)

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.	(14,960)
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Debt issued provides current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.

Debt issued	(3,165,000)
Principal repaid	3,525,000
Capital lease repaid	37,751

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

Premium on debt issued	(136,776)
Amortization of debt premium	147,339
Amortization of loss on refunding	(7,447)

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	(3,071)
Accrued interest on debt	1,995
Net pension asset/liability	1,815,000
Deferred outflows of resources related to pensions	1,792,537
Deferred inflows of resources related to pensions	(2,543,534)

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

(570,688)

Change in Net Position of Governmental Activities \$ (843,106)

Village of Germantown

Statement of Net Position

Proprietary Funds

December 31, 2021

	<u>Business-Type Activities - Enterprise Funds</u>			<u>Governmental Activities - Internal Service Funds</u>
	<u>Water Utility</u>	<u>Sewer Utility</u>	<u>Total</u>	
Assets				
Current assets:				
Cash and investments	\$ 673,727	\$ 5,724,940	\$ 6,398,667	\$ 628,772
Accounts receivable	575,931	1,939,060	2,514,991	5,968
Accrued interest	4,951	14,809	19,760	3,912
Due from other funds	379,680	558,443	938,123	62,171
Restricted assets:				
Redemption account	<u>32,740</u>	<u>-</u>	<u>32,740</u>	<u>-</u>
Total current assets	<u>1,667,029</u>	<u>8,237,252</u>	<u>9,904,281</u>	<u>700,823</u>
Noncurrent assets:				
Restricted assets:				
Reserve account	90,000	-	90,000	-
Depreciation account	50,590	-	50,590	-
Replacement account	-	345,166	345,166	-
Impact fees	333,675	-	333,675	-
Accrued interest receivable	1,066	-	1,066	-
Net pension asset	207,857	181,510	389,367	-
Capital assets:				
Land	140,450	35,149	175,599	-
Construction in progress	107,945	-	107,945	-
Plant in service	49,649,322	70,391,151	120,040,473	-
Less accumulated depreciation	(15,773,623)	(17,896,996)	(33,670,619)	-
Other assets:				
Water tower account	680,800	-	680,800	-
Equipment replacement	-	41,889	41,889	-
Special assessments receivable	<u>10,942</u>	<u>-</u>	<u>10,942</u>	<u>-</u>
Total noncurrent assets	<u>35,499,024</u>	<u>53,097,869</u>	<u>88,596,893</u>	<u>-</u>
Total assets	<u>37,166,053</u>	<u>61,335,121</u>	<u>98,501,174</u>	<u>700,823</u>
Deferred Outflows of Resources				
Pension related amounts	<u>337,300</u>	<u>299,768</u>	<u>637,068</u>	<u>-</u>
Total deferred outflows of resources	<u>337,300</u>	<u>299,768</u>	<u>637,068</u>	<u>-</u>

See notes to financial statements

Village of Germantown

Statement of Net Position
 Proprietary Funds
 December 31, 2021

	<u>Business-Type Activities - Enterprise Funds</u>			<u>Governmental</u>
	<u>Water Utility</u>	<u>Sewer Utility</u>	<u>Total</u>	<u>Activities - Internal Service Funds</u>
Liabilities				
Current liabilities:				
Accounts payable	\$ 318,678	\$ 509,385	\$ 828,063	\$ 80,609
Accrued wages	38,586	33,668	72,254	-
Accrued interest	-	26,594	26,594	-
Due to other funds	1,466,784	379,680	1,846,464	442,803
Current portion of general obligation debt	-	115,000	115,000	-
Current portion of compensated absences	5,642	4,194	9,836	-
Liabilities payable from restricted assets:				
Current portion of revenue bonds payable	117,604	-	117,604	-
Accrued interest	2,801	-	2,801	-
Total current liabilities	<u>1,950,095</u>	<u>1,068,521</u>	<u>3,018,616</u>	<u>523,412</u>
Noncurrent liabilities:				
Long-term debt:				
Revenue bonds payable	571,809	-	571,809	-
General obligation debt payable	-	2,585,000	2,585,000	-
Unamortized premium	-	92,398	92,398	-
Other liabilities:				
Compensated absences	32,024	56,455	88,479	-
Total noncurrent liabilities	<u>603,833</u>	<u>2,733,853</u>	<u>3,337,686</u>	<u>-</u>
Total liabilities	<u>2,553,928</u>	<u>3,802,374</u>	<u>6,356,302</u>	<u>523,412</u>
Deferred Inflows of Resources				
Pension related amounts	451,194	398,946	850,140	-
Total deferred inflows of resources	<u>451,194</u>	<u>398,946</u>	<u>850,140</u>	<u>-</u>
Net Position				
Net investment in capital assets	33,434,681	49,736,906	83,171,587	-
Restricted for:				
Debt service	171,595	-	171,595	-
Impact fees	333,675	-	333,675	-
Pensions	207,857	181,510	389,367	-
Equipment replacement	-	345,166	345,166	-
Unrestricted	350,423	7,169,987	7,520,410	177,411
Total net position	<u>\$ 34,498,231</u>	<u>\$ 57,433,569</u>	<u>91,931,800</u>	<u>\$ 177,411</u>
Adjustments to reflect the consolidation of internal service funds activities related to enterprise funds.			<u>21,256</u>	
Net position business-type activities			<u>\$ 91,953,056</u>	

See notes to financial statements

Village of Germantown

Statement of Revenues, Expenses and Changes in Net Position

Proprietary Funds

Year Ended December 31, 2021

	<u>Business-Type Activities - Enterprise Funds</u>			<u>Governmental Activities - Internal Service Funds</u>
	<u>Water Utility</u>	<u>Sewer Utility</u>	<u>Total</u>	
Operating Revenues				
Charges for services	\$ -	\$ 6,931,180	\$ 6,931,180	\$ -
Sale of water	2,465,047	-	2,465,047	-
Other	46,282	6,354	52,636	1,908,580
	<u>2,511,329</u>	<u>6,937,534</u>	<u>9,448,863</u>	<u>1,908,580</u>
Total operating revenues				
Operating Expenses				
Operation and maintenance	1,941,605	6,088,401	8,030,006	2,575,067
Depreciation	992,684	1,053,537	2,046,221	-
	<u>2,934,289</u>	<u>7,141,938</u>	<u>10,076,227</u>	<u>2,575,067</u>
Total operating expenses				
Operating income (loss)	<u>(422,960)</u>	<u>(204,404)</u>	<u>(627,364)</u>	<u>(666,487)</u>
Nonoperating Revenues (Expenses)				
Investment income	1,394	27,375	28,769	4,083
Miscellaneous	28,069	-	28,069	-
Interest expense	(26,713)	(75,192)	(101,905)	-
	<u>2,750</u>	<u>(47,817)</u>	<u>(45,067)</u>	<u>4,083</u>
Total nonoperating revenues (expenses)				
Income (loss) before contributions and transfers	<u>(420,210)</u>	<u>(252,221)</u>	<u>(672,431)</u>	<u>(662,404)</u>
Contributions and Transfers				
Capital contributions	1,057,565	1,330,647	2,388,212	-
Transfers out - tax equivalent	(640,452)	-	(640,452)	-
	<u>417,113</u>	<u>1,330,647</u>	<u>1,747,760</u>	<u>-</u>
Total contributions and transfers				
Change in net position	(3,097)	1,078,426	1,075,329	(662,404)
Net Position, Beginning	<u>34,501,328</u>	<u>56,355,143</u>	<u>90,856,471</u>	<u>839,815</u>
Net Position, Ending	<u>\$ 34,498,231</u>	<u>\$ 57,433,569</u>	<u>\$ 91,931,800</u>	<u>\$ 177,411</u>
Change in net position of proprietary funds			\$ 1,075,329	
Adjustment to reflect the consolidation of internal service funds activities related to enterprise funds			<u>(91,716)</u>	
Change in net position of business- type activities			<u>\$ 983,613</u>	

See notes to financial statements

Village of Germantown

Statement of Cash Flows
Proprietary Funds
Year Ended December 31, 2021

	<u>Business-Type Activities - Enterprise Funds</u>			<u>Governmental Activities - Internal Service Funds</u>
	<u>Water Utility</u>	<u>Sewer Utility</u>	<u>Total</u>	
Cash Flows From Operating Activities				
Received from customers	\$ 1,881,543	\$ 6,362,098	\$ 8,243,641	\$ -
Received from other funds for services	536,612	-	536,612	1,840,441
Paid to suppliers for goods and services	(589,211)	(5,734,195)	(6,323,406)	(2,198,814)
Paid to employees for services	<u>(540,213)</u>	<u>(447,210)</u>	<u>(987,423)</u>	<u>-</u>
Net cash flows from operating activities	<u>1,288,731</u>	<u>180,693</u>	<u>1,469,424</u>	<u>(358,373)</u>
Cash Flows From Investing Activities				
Investments sold and matured	1,058,511	3,337,208	4,395,719	-
Investment income	1,394	27,375	28,769	4,190
Investments purchased	<u>(1,011,324)</u>	<u>(3,219,366)</u>	<u>(4,230,690)</u>	<u>-</u>
Net cash flows from investing activities	<u>48,581</u>	<u>145,217</u>	<u>193,798</u>	<u>4,190</u>
Cash Flows From Noncapital Financing Activities				
Paid to municipality for tax equivalent	<u>(675,875)</u>	<u>-</u>	<u>(675,875)</u>	<u>-</u>
Net cash flows from noncapital financing activities	<u>(675,875)</u>	<u>-</u>	<u>(675,875)</u>	<u>-</u>
Cash Flows From Capital and Related Financing Activities				
Acquisition and construction of capital assets	(1,430,086)	(749,221)	(2,179,307)	-
Capital contributions received	731,253	284,370	1,015,623	-
Debt retired	(111,497)	(115,000)	(226,497)	-
Interest paid	<u>(23,912)</u>	<u>(82,081)</u>	<u>(105,993)</u>	<u>-</u>
Net cash flows from capital and related financing activities	<u>(834,242)</u>	<u>(661,932)</u>	<u>(1,496,174)</u>	<u>-</u>
Net change in cash and cash equivalents	(172,805)	(336,022)	(508,827)	(354,183)
Cash and Cash Equivalents, Beginning	<u>773,686</u>	<u>2,089,798</u>	<u>2,863,484</u>	<u>982,955</u>
Cash and Cash Equivalents, Ending	<u>\$ 600,881</u>	<u>\$ 1,753,776</u>	<u>\$ 2,354,657</u>	<u>\$ 628,772</u>

See notes to financial statements

Village of Germantown

Statement of Cash Flows
Proprietary Funds
Year Ended December 31, 2021

	<u>Business-Type Activities - Enterprise Funds</u>			<u>Governmental</u>
	<u>Water Utility</u>	<u>Sewer Utility</u>	<u>Total</u>	<u>Activities -</u> <u>Internal</u> <u>Service Funds</u>
Reconciliation of Operating Income (Loss) to Net Cash Flows From Operating Activities				
Operating income (loss)	\$ (422,960)	\$ (204,404)	\$ (627,364)	\$ (666,487)
Nonoperating revenue	28,069	-	28,069	-
Adjustments to reconcile operating income (loss) to net cash flows from operating activities:				
Depreciation	992,684	1,053,537	2,046,221	-
Depreciation charged to other funds	55,215	-	55,215	-
Changes in assets and liabilities:				
Accounts receivable	99,017	(231,494)	(132,477)	(5,968)
Due from other funds	(275,475)	(343,942)	(619,417)	(62,171)
Accounts payable	175,983	444,172	620,155	(66,550)
Due to other funds	692,863	(490,592)	202,271	442,803
Other current liabilities	13,136	14,791	27,927	-
Accrued sick leave	(12,377)	(12,499)	(24,876)	-
Pension related deferrals and liabilities	(57,424)	(48,876)	(106,300)	-
Net cash flows from operating activities	<u>\$ 1,288,731</u>	<u>\$ 180,693</u>	<u>\$ 1,469,424</u>	<u>\$ (358,373)</u>
Reconciliation of Cash and Cash Equivalents to the Statement of Net Position, Proprietary Funds				
Unrestricted cash and investments	\$ 1,354,527	\$ 5,724,940	\$ 7,079,467	\$ 628,772
Restricted cash and investments	<u>507,005</u>	<u>387,055</u>	<u>894,060</u>	<u>-</u>
Total cash and investments	1,861,532	6,111,995	7,973,527	628,772
Less noncash equivalents	<u>(1,260,651)</u>	<u>(4,358,219)</u>	<u>(5,618,870)</u>	<u>-</u>
Cash and cash equivalents	<u>\$ 600,881</u>	<u>\$ 1,753,776</u>	<u>\$ 2,354,657</u>	<u>\$ 628,772</u>
Noncash Capital and Related Financing Activities				
Developer & TIF financed additions to utility plant	<u>\$ 1,004,317</u>	<u>\$ 1,046,277</u>		
Amortization of debt premium	<u>\$ -</u>	<u>\$ 5,356</u>		

See notes to financial statements

Village of Germantown

Statement of Fiduciary Net Position

Fiduciary Fund

December 31, 2021

	<u>Custodial Fund</u> <u>Tax Collection Fund</u>
Assets	
Cash and investments	\$ 18,978,731
Tax roll receivable	16,306,791
Due from village funds	<u>1,485,820</u>
Total assets	<u>36,771,342</u>
Liabilities	
Accounts payable	4,261
Due to other governments	<u>36,767,081</u>
Total liabilities	<u>36,771,342</u>
Net Position	
Total net position	<u><u>\$ -</u></u>

See notes to financial statements

Village of Germantown

Statement of Changes in Fiduciary Net Position

Fiduciary Fund

Year Ended December 31, 2021

	<u>Custodial Fund</u> <u>Tax Collection Fund</u>
Additions	
Tax collections	\$ 28,162,833
Total additions	<u>28,162,833</u>
Deductions	
Tax distributions	<u>28,162,833</u>
Total deductions	<u>28,162,833</u>
Change in fiduciary net position	-
Net Position, Beginning	<u>-</u>
Net Position, Ending	<u><u>\$ -</u></u>

See notes to financial statements

Village of Germantown

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December 31, 2021

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1. Summary of Significant Accounting Policies

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

Reporting Entity

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

Government-Wide and Fund Financial Statements

Government-Wide Financial Statements

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

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

Fund Financial Statements

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

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

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

Village of Germantown

Notes to Financial Statements
December 31, 2021

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

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

The Village reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Funds

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

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

Enterprise Funds

The Village reports the following major enterprise funds:

Water Utility accounts for operations of the water system

Sewer Utility accounts for operations of the sewer system

The Village reports the following nonmajor governmental funds:

Special Revenue Funds

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

Police Impact Fee Fund
Library Impact Fee Fund
Senior Van Replacement Fund
Police Canine Fund
Library Fund
Police Honor Guard Fund

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

Village of Germantown

Notes to Financial Statements
December 31, 2021

Capital Projects Funds

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

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

In addition, the Village reports the following fund types:

Internal Service Funds

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

Health Insurance Fund
Dental Insurance Fund

Custodial Fund

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

Tax Collection Fund

Measurement Focus, Basis of Accounting and Financial Statement Presentation

Government-Wide Financial Statements

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

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

Fund Financial Statements

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

Village of Germantown

Notes to Financial Statements
December 31, 2021

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

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

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

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

Proprietary and Fiduciary Funds

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

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

All Financial Statements

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

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

Deposits and Investments

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

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

- a. Time deposits in any credit union, bank, savings bank or trust company.

Village of Germantown

Notes to Financial Statements
December 31, 2021

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

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

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

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

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

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

The Wisconsin Local Government Investment Pool (LGIP) is part of the State Investment Fund (SIF) and is managed by the State of Wisconsin Investment Board. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2021, the fair value of the Village's share of the LGIP's assets was substantially equal to the amount as reported in these statements.

See Note 3. for further information.

Village of Germantown

Notes to Financial Statements
December 31, 2021

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 - 2021 tax roll:

Lien date and levy date	December 2021
Tax bills mailed	December 2021
Payment in full, or	January 31, 2022
First installment due	January 31, 2022
Second installment due	July 31, 2022
Personal property taxes in full	January 31, 2022
Tax sale - 2021 delinquent real estate taxes	October 2024

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

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

Prepaid Items

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.

Restricted Assets

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

Capital Assets

Government-Wide 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.

Village of Germantown

Notes to Financial Statements
December 31, 2021

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.

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.

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 \$108,927.

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, 2021, are determined on the basis of current salary rates and include salary related payments.

Long-Term Obligations/Conduit Debt

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

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

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

The Village has approved the issuance of industrial revenue bonds (IRB) for the benefit of private business enterprises. IRB's are secured by mortgages or revenue agreements on the associated projects and do not constitute indebtedness of the Village. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. The total amount of IRB's outstanding at the end of the year is approximately \$32,247,768, made up of 10 issues.

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.

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.

Village of Germantown

Notes to Financial Statements
December 31, 2021

- 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	\$ 48,328,444	\$ 83,171,587	\$ (11,600,179)	\$ 119,899,852
Unrestricted	3,089,333	7,541,666	11,600,179	22,231,178

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:

- 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.
- 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.
- 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.
- 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.
- 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.

Village of Germantown

Notes to Financial Statements
December 31, 2021

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 \$7,435,017, or 41%, and is included in unassigned general fund balance.

See Note 3. for further information.

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.

Basis for Existing Rates

Water Utility

Current water rates were approved by the Public Service Commission of Wisconsin effective December 15, 2014. On October 5, 2021, the Public Service Commission of Wisconsin approved a water rate increase, effective January 1, 2022.

Sewer Utility

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

2. Stewardship, Compliance and Accountability

Budgetary Information

A budget has been adopted for the all funds except the Fire Explorer Fund. A budget has not been formally adopted for Fire Explorer Fund, as it was created during the fiscal year. Wisconsin Statute 65.90 requires that an annual budget be adopted for all funds.

Excess Expenditures and Other Financing Uses Over Appropriations

<u>Funds</u>	<u>Budgeted Expenditures and Other Financing Uses</u>	<u>Actual Expenditures and Other Financing Uses</u>	<u>Excess Expenditures and Other Financing Uses Over Budget</u>
TID No. 8 Capital Projects	\$ 3,413,018	\$ 5,069,530	\$ 1,656,512
Police Canine Fund	5,000	14,281	9,281
Library Fund	-	1,847	1,847
Facility Fees Fund	25,000	26,808	1,808
TID No. 6 Capital Projects	335,072	335,402	330
TID No. 7 Capital Projects	223,225	228,080	4,855

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.

Village of Germantown

Notes to Financial Statements
December 31, 2021

Deficit Balances

Generally accepted accounting principles require disclosure of individual funds that have deficit balances at year end. As of December 31, 2021, the TID No. 7 Capital Projects Fund held a deficit balance of \$89,376, due to expenditures exceeding revenues.

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

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.

3. Detailed Notes on All Funds

Deposits and Investments

The Village maintains a cash and investment pool that is available for use by all funds. Each fund type's portion of this pool is displayed on the statement of net position and balance sheet as cash and investments.

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

	<u>Carrying Value</u>	<u>Statement Balances</u>	<u>Associated Risks</u>
Deposits	\$ 8,452,351	\$ 8,779,843	Custodial credit
U.S. agencies, implicitly guaranteed	4,577,871	4,577,871	Custodial credit, interest rate, credit, concentration of credit
State and local bonds	3,577,104	3,577,104	Credit, custodial credit, concentration of credit, interest rate
LGIP	22,827,227	22,827,227	Credit
Certificates of deposit (negotiable)	6,203,935	6,203,935	Custodial credit risk, credit, concentration of credit, interest rate
Petty cash	<u>2,190</u>	<u>-</u>	N/A
Total deposits and investments	<u>\$ 45,640,678</u>	<u>\$ 45,965,980</u>	

Village of Germantown

Notes to Financial Statements

December 31, 2021

Reconciliation to financial statements

Per statement of net position:

Unrestricted cash and investments	\$ 25,488,634
Restricted cash and investments	1,173,313

Per statement of net position, fiduciary fund:

Cash and investments	<u>18,978,731</u>
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Total deposits and investments \$ 45,640,678

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, 2021, 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, 2021			
	Level 1	Level 2	Level 3	Total
Certificates of deposit (negotiable)	\$ -	\$ 6,203,935	\$ -	\$ 6,203,935
U.S. agencies, implicitly guaranteed	-	4,577,871	-	4,577,871
State & local bonds	-	3,577,104	-	3,577,104
Total	<u>\$ -</u>	<u>\$ 14,358,910</u>	<u>\$ -</u>	<u>\$ 14,358,910</u>

Custodial Credit Risk

Deposits

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

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

Village of Germantown

Notes to Financial Statements

December 31, 2021

Investments

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

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

Credit Risk

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

As of December 31, 2021, the Village's investments were rated as follows:

<u>Investment Type</u>	<u>Standard & Poors</u>	<u>Moody's Investors Services</u>
Certificates of deposit (negotiable) U.S. agencies, implicitly guaranteed	A+, A, A-, A-2, A-3, BBB+, BBB, BBB- AA+	A1, Aa1, Aa3, A2, A3, P-1a, P- 2, Baa1 Aaa
State & local bonds	AAA, AA+, AA, AA-	Aaa, A1, Aa1, A2, Aa2, Aa3

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, 2021, the investment portfolio was concentrated as follows:

<u>Issuer</u>	<u>Investment Type</u>	<u>Percentage of Portfolio</u>
Federal Home Loan Banks	U.S. agencies, implicitly guaranteed	6.32 %

Interest Rate Risk

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

Village of Germantown

Notes to Financial Statements
December 31, 2021

As of December 31, 2021, the Village's investments were as follows:

Investment Type	Fair Value	Maturity (In Years)	
		Less than 1 year	1-5 years
Certificates of deposit (negotiable)	\$ 6,203,935	\$ 3,010,742	\$ 3,133,193
U.S. agencies, implicitly guaranteed	4,577,871	-	4,577,871
State & local bonds	3,577,104	1,686,457	1,890,647
Total	<u>\$ 14,358,910</u>	<u>\$ 4,697,199</u>	<u>\$ 9,601,711</u>

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

Receivables

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

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	\$ 15,968,313	\$ -
Delinquent property taxes receivable	-	29,890
Special assessments not yet due	-	4,685
Developer receivable not yet due	-	29,391
Accounts receivable due from developer	-	50,923
Grant received not yet earned	1,052,756	-
Total unearned/unavailable revenue for governmental funds	<u>\$ 17,021,069</u>	<u>\$ 114,889</u>
Unearned revenue included in liabilities	\$ 1,052,756	
Unearned revenue included in deferred inflows	15,968,313	
Total unearned revenue for governmental funds	<u>\$ 17,021,069</u>	

Restricted Assets

The following represent the balances of the restricted assets:

Long-Term Debt Accounts

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

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

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

Village of Germantown

Notes to Financial Statements
December 31, 2021

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.

Net Pension Asset

Restricted assets have been reported in connection with the net pension asset balance since this balance must be used to fund employee benefits.

Following is a list of restricted assets at December 31, 2021:

	<u>Restricted Assets</u>
Governmental Activities:	
Impact fee accounts	\$ 321,142
Accrued interest	2,866
Net pension asset	3,590,874
Business-Type Activities:	-
Water impact fees	333,675
Accrued interest	1,066
Sewer equipment replacement account	345,166
Water redemption account	32,740
Water reserve account	90,000
Water depreciation account	50,590
Net pension asset	<u>389,367</u>
 Total	 <u>\$ 5,157,486</u>

Village of Germantown

Notes to Financial Statements
December 31, 2021

Capital Assets

Capital asset activity for the year ended December 31, 2021, was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Governmental Activities				
Capital assets not being depreciated:				
Land	\$ 13,577,807	\$ -	\$ -	\$ 13,577,807
Construction in progress	891,457	3,209,335	878,190	3,222,602
Total capital assets not being depreciated	<u>14,469,264</u>	<u>3,209,335</u>	<u>878,190</u>	<u>16,800,409</u>
Capital assets being depreciated:				
Buildings and improvements	18,096,689	1,174,090	-	19,270,779
Machinery and equipment	12,389,340	855,089	15,503	13,228,926
Roads	57,578,754	1,741,225	715,755	58,604,224
Storm sewers	22,514,079	286,106	1,787	22,798,398
Street lighting	3,365,760	-	-	3,365,760
Bridges	7,327,408	72,972	7,770	7,392,610
Total capital assets being depreciated	<u>121,272,030</u>	<u>4,129,482</u>	<u>740,815</u>	<u>124,660,697</u>
Total capital assets	<u>135,741,294</u>	<u>7,338,817</u>	<u>1,619,005</u>	<u>141,461,106</u>
Less accumulated depreciation for:				
Buildings and improvements	(9,404,614)	(563,647)	-	(9,968,261)
Machinery and equipment	(7,092,607)	(687,681)	15,503	(7,764,785)
Roads	(19,809,038)	(1,160,187)	366,291	(20,602,934)
Storm sewers	(12,624,981)	(453,125)	1,644	(13,076,462)
Street lighting	(2,503,912)	(86,336)	-	(2,590,248)
Bridges	(3,438,041)	(144,167)	4,328	(3,577,880)
Total accumulated depreciation	<u>(54,873,193)</u>	<u>(3,095,143)</u>	<u>387,766</u>	<u>(57,580,570)</u>
Net capital assets being depreciated	<u>66,398,837</u>	<u>1,034,339</u>	<u>353,049</u>	<u>67,080,127</u>
Total governmental activities capital assets, net of accumulated depreciation	<u>\$ 80,868,101</u>	<u>\$ 4,243,674</u>	<u>\$ 1,231,239</u>	<u>\$ 83,880,536</u>

Depreciation expense was charged to functions as follows:

Governmental Activities	
General government	\$ 76,897
Public safety	575,310
Public works, including infrastructure	2,066,464
Leisure	360,821
Conservation and development	<u>15,651</u>
Total governmental activities depreciation expense	<u>\$ 3,095,143</u>

Village of Germantown

Notes to Financial Statements
December 31, 2021

	Beginning Balance	Additions	Deletions	Ending Balance
Business-Type Activities				
Capital assets not being depreciated:				
Land	\$ 175,599	\$ -	\$ -	\$ 175,599
Construction in progress	158,345	-	50,400	107,945
Total capital assets not being depreciated	<u>333,944</u>	<u>-</u>	<u>50,400</u>	<u>283,544</u>
Capital assets being depreciated:				
Buildings and improvements	5,795,697	-	48,000	5,747,697
Machinery and equipment	7,262,711	276,342	31,178	7,507,875
Water system	42,278,484	1,535,655	29,651	43,784,488
Sewer system	61,193,937	1,806,477	-	63,000,414
Total capital assets being depreciated	<u>116,530,829</u>	<u>3,618,474</u>	<u>108,829</u>	<u>120,040,474</u>
Total capital assets	<u>116,864,773</u>	<u>3,618,474</u>	<u>159,229</u>	<u>120,324,018</u>
Less accumulated depreciation for:				
Buildings and improvements	(1,516,478)	(162,400)	48,000	(1,630,878)
Machinery and equipment	(4,089,179)	(525,287)	31,178	(4,583,288)
Water system	(11,455,033)	(780,896)	29,651	(12,206,278)
Sewer system	(14,601,145)	(649,031)	-	(15,250,176)
Total accumulated depreciation	<u>(31,661,835)</u>	<u>(2,117,614)</u>	<u>108,829</u>	<u>(33,670,620)</u>
Net capital assets being depreciated	<u>84,868,994</u>	<u>1,500,860</u>	<u>-</u>	<u>86,369,854</u>
Business-type capital assets, net of accumulated depreciation	<u>\$ 85,202,938</u>	<u>\$ 1,500,860</u>	<u>\$ 50,400</u>	<u>\$ 86,653,398</u>

Depreciation expense was charged to functions as follows:

Business-Type Activities

Water	\$ 992,684
Sewer	<u>1,053,537</u>
Total business-type activities depreciation expense	<u>\$ 2,046,221</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
December 31, 2021

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:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General	TID No. 8 capital projects	\$ 3,119,781
General	Debt service	208,598
General	Water utility	1,466,784
General	Health insurance	442,803
General	Nonmajor governmental funds	156,848
Capital projects	General	226,703
Sewer utility	General	558,443
Water utility	Sewer utility	379,680
Dental insurance	General	62,171
Nonmajor governmental funds	General	<u>377,036</u>
Total, fund financial statements		6,998,847
Less fund eliminations		(4,973,620)
Less interfund receivables created with internal service fund eliminations		(21,256)
Less government-wide eliminations		<u>(1,116,886)</u>
Total internal balances, government-wide statement of net position		<u>\$ 887,085</u>
<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
Governmental activities	Business-type activities	\$ 1,466,784
Business-type activities	Governmental activities	<u>(579,699)</u>
Total government-wide financial statements		<u>\$ 887,085</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
December 31, 2021

Transfers

The following is a schedule of interfund transfers:

<u>Fund Transferred To</u>	<u>Fund Transferred From</u>	<u>Amount</u>	<u>Principal Purpose</u>
General	Water utility	\$ 640,452	Payment in lieu of taxes Room tax contribution to project
Capital projects	General	37,500	Contribution to park project
Capital projects	Park impact fee	100,000	Debt service
Debt service	TID No. 8 capital projects	713,813	
Debt service fund	Nonmajor governmental funds	521,913	Debt service
Debt service fund	Nonmajor governmental funds	<u>60,000</u>	Impact fees
Total, fund financial statements		2,073,678	
Less fund eliminations		(1,433,226)	
Less transfer of capital asset to utility funds		<u>(1,514,707)</u>	
Total transfers, government-wide statement of activities		<u>\$ (874,255)</u>	
<u>Fund Transferred To</u>	<u>Fund Transferred From</u>	<u>Amount</u>	
Governmental activities	Business-type activities	\$ 640,452	
Business-type activities	Governmental activities	<u>(1,514,707)</u>	
Total government-wide financial statements		<u>\$ (874,255)</u>	

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

Village of Germantown

Notes to Financial Statements

December 31, 2021

Long-Term Obligations

Long-term obligations activity for the year ended December 31, 2021, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Governmental Activities					
Bonds and notes payable:					
General obligation debt	\$ 40,755,000	\$ 3,165,000	\$ 3,525,000	\$ 40,395,000	\$ 3,520,000
Premiums/(Discounts):	1,335,520	136,776	147,339	1,324,957	-
Subtotal	<u>42,090,520</u>	<u>3,301,776</u>	<u>3,672,339</u>	<u>41,719,957</u>	<u>3,520,000</u>
Other liabilities:					
Vested compensated absences	881,499	31,559	28,488	884,570	37,249
Capital leases	113,254	-	37,751	75,503	37,751
Total other liabilities	<u>994,753</u>	<u>31,559</u>	<u>66,239</u>	<u>960,073</u>	<u>75,000</u>
Total governmental activities long-term liabilities	<u>\$ 43,085,273</u>	<u>\$ 3,333,335</u>	<u>\$ 3,738,578</u>	<u>\$ 42,680,030</u>	<u>\$ 3,595,000</u>
Business-Type Activities					
Bonds and notes payable:					
General obligation debt	\$ 2,815,000	\$ -	\$ 115,000	\$ 2,700,000	\$ 115,000
Revenue debt from direct borrowings and direct placements	415,910	-	41,497	374,413	42,604
Revenue bonds	385,000	-	70,000	315,000	75,000
Premiums/(Discounts)	97,754	-	5,356	92,398	-
Subtotal	<u>3,713,664</u>	<u>-</u>	<u>231,853</u>	<u>3,481,811</u>	<u>232,604</u>
Other liabilities:					
Vested compensated absences	123,191	-	24,876	98,315	9,836
Total other liabilities	<u>123,191</u>	<u>-</u>	<u>24,876</u>	<u>98,315</u>	<u>9,836</u>
Total business-type activities long-term liabilities	<u>\$ 3,836,855</u>	<u>\$ -</u>	<u>\$ 256,729</u>	<u>\$ 3,580,126</u>	<u>\$ 242,440</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, 2021, was \$157,899,725. Total general obligation debt outstanding at year-end was \$43,095,000.

Village of Germantown

Notes to Financial Statements
December 31, 2021

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.

<u>Governmental Activities</u>						Balance
General Obligation Debt	Date of Issue	Final Maturity	Interest Rates	Original Indebtedness		December 31, 2021
GO Promissory Note	3/27/2012	2022	0.35-1.75%	\$ 2,370,000	\$	275,000
GO Promissory Note	5/8/2013	2023	0.30-1.60	1,905,000		385,000
GO Community Development Bonds, TID No. 6	10/1/2014	2034	3.00-4.00	5,405,000		5,105,000
GO Promissory note	5/14/2014	2024	2.00-3.00	2,645,000		875,000
GO Promissory Note	3/24/2015	2025	2.00	2,655,000		1,065,000
GO Promissory Note	5/11/2016	2026	2.00	2,670,000		1,325,000
GO Promissory Note	3/29/2017	2027	2.00-2.55	2,805,000		1,680,000
GO Promissory Note	4/5/2018	2028	2.4855	2,795,000		1,960,000
GO Community Development Bonds, TID No. 7	6/6/2018	2033	3.0764	2,480,000		2,360,000
GO Community Development Bonds, TID No. 8	2/5/2019	2038	3.00-5.00	6,725,000		6,625,000
Taxable GO Community Development Bonds, TID No. 8	2/5/2019	2029	3.00-3.30	1,710,000		1,645,000
GO Promissory Note	5/2/2019	2029	3.00-4.00	3,040,000		2,580,000
GO Corporate Purpose Bond, TID No. 8	12/11/2019	2039	2.25-4.00	7,850,000		7,815,000
GO Promissory Note	4/23/2020	2030	2.00-4.00	3,875,000		3,535,000
GO Promissory Note	6/30/2021	2031	1.00-3.00	3,165,000		3,165,000
Total governmental activities, general obligation debt						<u>\$ 40,395,000</u>

<u>Business-Type Activities</u>						Balance
General Obligation Debt	Date of Issue	Final Maturity	Interest Rates	Original Indebtedness		December 31, 2021
GO Corporate Purpose Bond	12/11/2019	2039	2.25-4.00%	\$ 3,005,000	\$	2,700,000
Total business-type activities, general obligation debt						<u>\$ 2,700,000</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
2022	\$ 3,520,000	\$ 1,166,372	\$ 115,000	\$ 77,481
2023	3,410,000	1,049,020	115,000	72,881
2024	3,335,000	945,235	120,000	68,181
2025	3,210,000	836,825	125,000	63,282
2026	3,135,000	733,796	130,000	58,181
2027-2031	13,390,000	2,403,806	725,000	203,841
2032-2036	7,550,000	919,202	825,000	117,834
2037-2039	2,845,000	106,742	545,000	22,169
Total	<u>\$ 40,395,000</u>	<u>\$ 8,160,998</u>	<u>\$ 2,700,000</u>	<u>\$ 683,850</u>

Village of Germantown

Notes to Financial Statements
December 31, 2021

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 5.37% of gross revenues. The total principal and interest remaining to be paid on the bonds is \$765,693. Principal and interest paid for the current year and total customer gross revenues were \$138,642 and \$2,582,257, respectively.

Revenue debt payable at December 31, 2021, 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, 2021</u>
Water Utility					
Water system revenue bonds	6/15/2005	12/1/2025	3.1-4.35%	\$ 1,130,000	\$ 315,000
Direct borrowing/direct placement, Safe Drinking Water Loan	11/12/2009	5/1/2029	2.668	773,293	374,414 (2)
Total business-type activities, revenue debt					<u>\$ 689,414</u>

(2) - The utility was authorized to issue \$971,470 of water system Safe Drinking Water Loan revenue bonds. The original amount reported above has been issued as of December 31, 2021. The repayment schedule is for the amount issued.

Debt service requirements to maturity are as follows:

<u>Years</u>	Business-Type Activities Revenue Debt	
	<u>Principal</u>	<u>Interest</u>
2022	\$ 75,000	\$ 13,628
2023	75,000	10,440
2024	80,000	7,178
2025	85,000	3,697
Total	<u>\$ 315,000</u>	<u>\$ 34,943</u>

<u>Years</u>	Business-Type Activities Revenue Debt From Direct Borrowings and Direct Placements	
	<u>Principal</u>	<u>Interest</u>
2022	\$ 42,604	\$ 9,421
2023	43,741	8,269
2024	44,908	7,087
2025	46,106	5,873
2026	47,336	4,626
2027-2029	149,719	6,062
Total	<u>\$ 374,414</u>	<u>\$ 41,338</u>

Village of Germantown

Notes to Financial Statements

December 31, 2021

Capital Lease

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 \$75,503. Annual payments total \$37,751 through 2023.

Net Position/Fund Balances

Net position reported on the government-wide statement of net position at December 31, 2021, includes the following:

Governmental Activities

Net investment in capital assets:	
Land	\$ 13,577,807
Construction in progress	3,222,602
Other capital assets, net of accumulated depreciation	67,080,127
Less long-term debt outstanding	(40,395,000)
Plus unspent capital related debt proceeds	1,138,368
Plus noncapital debt proceeds	5,105,000
Less unamortized debt premium	(1,324,957)
Less capital leases outstanding	<u>(75,503)</u>
Total net investment in capital asset	<u>\$ 48,328,444</u>

Village of Germantown

Notes to Financial Statements
December 31, 2021

Governmental Funds

Governmental fund balances reported on the fund financial statements at December 31, 2021, include the following:

	General Fund	Debt Service	Capital Projects Fund	TIF No. 8 Capital Projects Fund	Nonmajor Funds	Total
Fund Balances						
Nonspendable:						
Prepays	\$ 274,842	\$ -	\$ -	\$ -	\$ -	\$ 274,842
Subtotal	<u>274,842</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>274,842</u>
Restricted for:						
Debt service	-	167,466	-	-	-	167,466
Capital projects	-	-	1,138,368	-	-	1,138,368
TID projects	-	-	-	1,997,872	257,269	2,255,141
Police projects	-	-	-	-	134,557	134,557
Fire projects	-	-	-	-	101,588	101,588
Library projects	-	-	-	-	49,291	49,291
Parks	-	-	-	-	168,307	168,307
Library	-	-	-	-	94,418	94,418
Subtotal	<u>-</u>	<u>167,466</u>	<u>1,138,368</u>	<u>1,997,872</u>	<u>805,430</u>	<u>4,109,136</u>
Committed to:						
Senior van replacement	-	-	-	-	34,696	34,696
Police	-	-	-	-	70,949	70,949
Historic preservation	-	-	-	-	361	361
Recreation	-	-	-	-	53,288	53,288
Fire explorer program	-	-	-	-	955	955
Subtotal	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>160,249</u>	<u>160,249</u>
Assigned to:						
Payment in lieu of tax	640,452	-	-	-	-	640,452
Subsequent budget	107,000	-	-	-	-	107,000
Budget carryovers	217,200	-	-	-	-	217,200
Tourism and development	46,798	-	-	-	-	46,798
Capital projects	-	-	2,184,371	-	-	2,184,371
Subtotal	<u>1,011,450</u>	<u>-</u>	<u>2,184,371</u>	<u>-</u>	<u>-</u>	<u>3,195,821</u>
Unassigned (deficit):	<u>7,435,017</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(89,376)</u>	<u>7,345,641</u>
Total fund balances	<u>\$ 8,721,309</u>	<u>\$ 167,466</u>	<u>\$ 3,322,739</u>	<u>\$ 1,997,872</u>	<u>\$ 876,303</u>	<u>\$ 15,085,689</u>

Business-Type Activities

Net investment in capital assets:

Land	\$ 175,599
Construction in progress	107,945
Other capital assets, net of accumulated depreciation	86,369,854
Less: Long-term debt outstanding	(3,389,413)
Less: Unamortized debt premium	<u>(92,398)</u>

Total net investment in capital assets

\$ 83,171,587

4. Other Information

Employees' Retirement System

Plan Description

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

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

Vesting

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

Benefits Provided

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

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

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

The WRS also provides death and disability benefits for employees.

Village of Germantown

Notes to Financial Statements
December 31, 2021

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>
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
2019	0.0	(10.0)
2020	1.7	21.0

Contributions

Required contributions are determined by an annual actuarial valuation in accordance with Chapter 40 of the Wisconsin Statutes. The employee required contribution is one-half of the actuarially determined contribution rate for General category employees, including teachers, executives and elected officials. Starting on January 1, 2016, the Executives and Elected Officials category 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 \$744,462 in contributions from the Village.

Contribution rates for the plan year reported as of December 31, 2021 are:

<u>Employee Category</u>	<u>Employee</u>	<u>Employer</u>
General (executives & elected officials)	6.75 %	6.75 %
Protective with Social Security	6.75 %	11.65 %
Protective without Social Security	6.75 %	16.25 %

Village of Germantown

Notes to Financial Statements

December 31, 2021

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

At December 31, 2021, the Village reported an liability (asset) of \$(3,980,241) for its proportionate share of the net pension liability (asset). The net pension liability (asset) was measured as of December 31, 2020, and the total pension liability used to calculate the net pension liability (asset) was determined by an actuarial valuation as of December 31, 2019 rolled forward to December 31, 2020. 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 (asset) was based on the Village's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2020, the Village's proportion was 0.06375385 percent, which was an increase of 0.00270678% from its proportion measured as of December 31, 2019.

For the year ended December 31, 2021, the Village recognized pension expense of \$(516,943).

At December 31, 2021, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 5,760,631	\$ 1,240,829
Changes in assumptions	90,279	-
Net differences between projected and actual earnings on pension plan investments	-	7,472,579
Changes in proportion and differences between employer contributions and proportionate share of contributions	44,550	-
Employer contributions subsequent to the measurement date	<u>669,795</u>	<u>-</u>
Total	<u>\$ 6,565,255</u>	<u>\$ 8,713,408</u>

\$669,795 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, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

<u>Years Ending December 31:</u>	<u>Deferred Outflows of Resources and Deferred Inflows of Resources (net)</u>
2022	\$ (718,871)
2023	(186,308)
2024	(1,343,182)
2025	(569,587)

Village of Germantown

Notes to Financial Statements

December 31, 2021

Actuarial Assumptions

The total pension liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	December 31, 2019
Measurement Date of Net Pension Liability (Asset):	December 31, 2020
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. The Total Pension Liability for December 31, 2020 is based upon a roll-forward of the liability calculated from the December 31, 2019 actuarial valuation.

Village of Germantown

Notes to Financial Statements

December 31, 2021

Long-Term Expected Return on Plan Assets

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

Core Fund Asset Class	Asset Allocation %	Long-Term Expected Nominal Rate of Return %	Long-Term Expected Real Rate of Return %
Global Equities	51	7.2	4.7
Fixed Income	25	3.2	0.8
Inflation Sensitive Assets	16	2.0	(0.4)
Real Estate	8	5.6	3.1
Private Equity/Debt	11	10.2	7.6
Multi-Asset	4	5.8	3.3
Total Core Fund	115	6.6	4.1
Variable Fund Asset Class			
U.S Equities	70	6.6	4.1
International Equities	30	7.4	4.9
Total Variable Fund	100	7.1	4.6

New England Pension Consultants Long Term US CPI (Inflation) Forecast: 2.4%

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 for the current and prior year. 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 2.00%. (Source: Fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year Municipal GO AA Index" as of December 31, 2020. In describing this index, Fidelity notes that the Municipal Curves are constructed using option-adjusted analytics of a diverse population of over 10,000 tax-exempt securities.) Because of the unique structure of WRS, the 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 municipal bond 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
December 31, 2021

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%, 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%) or 1-percentage-point higher (8.00%) than the current rate:

	<u>1% Decrease to Discount Rate (6.00%)</u>	<u>Current Discount Rate (7.00%)</u>	<u>1% Increase to Discount Rate (8.00%)</u>
Village's proportionate share of the net pension liability (asset)	<u>\$ 3,788,638</u>	<u>\$ (3,980,241)</u>	<u>\$ (9,686,425)</u>

Pension Plan Fiduciary Net Position

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

At December 31, 2021, the Village reported a payable to the pension plan which represents contractually required contributions outstanding as of the end of the year.

Risk Management

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

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 \$177,411 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
December 31, 2021

Claims Liability

	<u>Prior Year</u>	<u>Current Year</u>
Unpaid Claims, Beginning	\$ 2,626	\$ 147,159
Current year claims and changes in estimates	1,587,627	1,677,697
Claim payments	<u>(1,443,094)</u>	<u>(1,744,247)</u>
Unpaid Claims, Ending	<u>\$ 147,159</u>	<u>\$ 80,609</u>

Commitments and Contingencies

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability band 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, 2021. Work that has been completed on these projects but not yet paid for (including contract retainages) is reflected as accounts payable and expenditures.

Subsequent Events

On June 6, 2022, the Village Board approved the creation of Tax Incremental District No. 9, effective January 1, 2022.

On November 21, 2022, the Village Board approved Amendment No.1 to the project plan and boundaries of Tax Incremental District No. 9.

On May 18, 2022, the Village issued general obligation promissory notes in the amount of \$4,320,000 with an interest rate of 4.0%. This amount will be used to fund capital improvement projects.

On May 18, 2022 the Village issued general obligation promissory notes in the amount of \$2,550,000 with an interest rate of 3.25%. This amount will be used to fund Tax Incremental District No. 7 projects.

On May 18, 2022 the Village Water Utility issued revenue bonds in the amount of \$4,140,000 with an interest rate of 4.0%. This amount will be used to finance water system improvements and refund the 2005 revenue bonds.

On May 18, 2022 the Village issued note anticipation notes in the amount of \$4,525,000 with an interest rate of 3.25%. This amount will be used to finance department of public works site acquisition and preparation costs.

On December 1, 2022 the Village issued general obligation corporate purpose bonds in the amount of \$42,380,000 with an interest rate of 5.0%. This amount will be used to fund the construction of the department of public works building, fund TIF District No. 9 projects, and to refund the Village's note anticipation notes issued on May 18, 2022.

Effect of New Accounting Standards on Current-Period Financial Statements

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

Statement No. 87, *Leases*

Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*

Statement No. 91, *Conduit Debt Obligations*

Statement No. 92, *Omnibus 2020*

Statement No. 93, *Replacement of Interbank Offered Rates*

Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*

Statement No. 96, *Subscription-Based Information Technology Arrangements*

Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans - an amendment of GASB Statements No. 14 and No. 84, and a supersession of GASB Statement No. 32*

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
Year Ended December 31, 2021

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Taxes				
General property taxes	\$ 10,456,573	\$ 10,456,573	\$ 10,456,573	\$ -
Other taxes	516,702	516,702	519,210	2,508
Special assessments	4,685	4,685	4,685	-
Intergovernmental	2,826,574	2,826,574	3,100,061	273,487
Regulation and compliance	1,111,132	1,111,132	1,233,622	122,490
Public charges for services	1,875,075	1,875,075	1,789,619	(85,456)
Intergovernmental charges for services	-	-	140,960	140,960
Investment income (loss)	106,000	106,000	(56,444)	(162,444)
Miscellaneous	31,350	31,350	73,704	42,354
Total revenues	<u>16,928,091</u>	<u>16,928,091</u>	<u>17,261,990</u>	<u>333,899</u>
Expenditures				
General Government				
Village board	134,044	134,044	109,788	24,256
General administrator	169,188	169,188	200,694	(31,506)
Village clerk	285,184	285,184	246,923	38,261
Treasurer/accounting	151,151	151,151	220,162	(69,011)
Assessor	104,373	104,373	89,084	15,289
Data processing	80,862	80,862	104,155	(23,293)
General government	244,737	244,737	302,121	(57,384)
Buildings and ground maintenance	540,737	540,737	632,530	(91,793)
Total general government	<u>1,710,276</u>	<u>1,710,276</u>	<u>1,905,457</u>	<u>(195,181)</u>
Public Safety				
Police protection	5,196,904	5,196,904	5,447,134	(250,230)
Fire protection	2,542,196	2,542,196	2,610,486	(68,290)
Emergency government	17,170	17,170	18,935	(1,765)
Protective inspections	421,618	421,618	502,943	(81,325)
Total public safety	<u>8,177,888</u>	<u>8,177,888</u>	<u>8,579,498</u>	<u>(401,610)</u>
Public Works				
Engineer/director	255,773	255,773	392,826	(137,053)
Highway and street maintenance and construction	3,605,619	3,605,619	3,280,519	325,100
Solid waste recycling	402,101	402,101	373,267	28,834
Total public works	<u>4,263,493</u>	<u>4,263,493</u>	<u>4,046,612</u>	<u>216,881</u>

See notes to required supplementary information

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - General Fund
Year Ended December 31, 2021

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Culture and Recreation				
Library	\$ 941,142	\$ 941,142	\$ 1,013,807	\$ (72,665)
Recreation	1,270,412	1,270,412	1,202,137	68,275
Senior center	119,536	119,536	100,970	18,566
Parks	564,818	564,818	419,216	145,602
Total culture and recreation	<u>2,895,908</u>	<u>2,895,908</u>	<u>2,736,130</u>	<u>159,778</u>
Conservation and Development				
Planning and zoning	287,526	287,526	304,250	(16,724)
Municipal development	31,900	31,900	34,172	(2,272)
Total conservation and development	<u>319,426</u>	<u>319,426</u>	<u>338,422</u>	<u>(18,996)</u>
Capital Outlay	<u>180,400</u>	<u>180,400</u>	<u>202,845</u>	<u>(22,445)</u>
Total expenditures	<u>17,547,391</u>	<u>17,547,391</u>	<u>17,808,964</u>	<u>(261,573)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(619,300)</u>	<u>(619,300)</u>	<u>(546,974)</u>	<u>72,326</u>
Other Financing Sources (Uses)				
Transfers in	620,000	620,000	640,452	20,452
Transfers out	<u>(700)</u>	<u>(700)</u>	<u>(37,500)</u>	<u>(36,800)</u>
Total other financing sources (uses)	<u>619,300</u>	<u>619,300</u>	<u>602,952</u>	<u>(16,348)</u>
Net change in fund balance	-	-	55,978	55,978
Fund Balance, Beginning	<u>8,665,331</u>	<u>8,665,331</u>	<u>8,665,331</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 8,665,331</u>	<u>\$ 8,665,331</u>	<u>\$ 8,721,309</u>	<u>\$ 55,978</u>

See notes to required supplementary information

Village of Germantown

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

Wisconsin Retirement System

Year Ended December 31, 2021

WRS 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 Liability (Asset) as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/15	0.06091924 %	\$ (1,496,343)	\$ 7,018,809	21.32 %	102.74 %
12/31/16	0.05959839 %	968,226	6,919,994	13.99 %	98.20 %
12/31/17	0.05815135 %	479,306	6,998,756	6.85 %	99.12 %
12/31/18	0.05745337 %	(1,705,858)	6,970,047	24.47 %	102.93 %
12/31/19	0.05861313 %	2,085,271	7,386,989	28.23 %	96.45 %
12/31/20	0.06104707 %	(1,968,436)	8,083,395	24.35 %	102.96 %
12/31/21	0.06375385 %	(3,980,241)	8,273,949	48.11 %	105.26 %

Schedule of Employer Contributions - Wisconsin Retirement System

Year Ended December 31, 2021

Village 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
12/31/15	\$ 554,307	\$ (554,307)	\$ -	\$ 6,919,432	8.01 %
12/31/16	550,442	(550,442)	-	6,992,283	7.87 %
12/31/17	577,241	(577,241)	-	6,970,048	8.28 %
12/31/18	609,915	(609,915)	-	7,386,990	8.26 %
12/31/19	670,516	(670,516)	-	8,083,395	8.29 %
12/31/20	653,360	(653,360)	-	8,277,783	7.89 %
12/31/21	669,795	(669,795)	-	8,411,759	7.96 %

See notes to required supplementary information

Village of Germantown

Notes to Required Supplementary Information
Year Ended December 31, 2021

Budgetary Information

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

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

Appropriations lapse at year-end unless specifically carried over. Carryovers to the following year were \$217,200. 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. No significant change in assumptions were noted from the prior year.

S U P P L E M E N T A R Y I N F O R M A T I O N

DEBT SERVICE FUND

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

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Debt Service Fund
Year Ended December 31, 2021

	Budgeted Amounts		Actual	Variance With Final Budget
	Original	Final		
Revenues				
Taxes	\$ 3,212,628	\$ 3,212,628	\$ 3,212,628	\$ -
Investment income	1,500	1,500	219	(1,281)
Total revenues	<u>3,214,128</u>	<u>3,214,128</u>	<u>3,212,847</u>	<u>(1,281)</u>
Expenditures				
Debt service:				
Principal	3,640,000	3,640,000	3,525,000	115,000
Interest and fiscal charges	1,273,635	1,273,635	1,191,553	82,082
Debt issuance costs	<u>3,800</u>	<u>3,800</u>	<u>400</u>	<u>3,400</u>
Total expenditures	<u>4,917,435</u>	<u>4,917,435</u>	<u>4,716,953</u>	<u>200,482</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,703,307)</u>	<u>(1,703,307)</u>	<u>(1,504,106)</u>	<u>199,201</u>
Other Financing Sources				
Transfers in	<u>1,492,807</u>	<u>1,492,807</u>	<u>1,295,726</u>	<u>(197,081)</u>
Total other financing sources	<u>1,492,807</u>	<u>1,492,807</u>	<u>1,295,726</u>	<u>(197,081)</u>
Net change in fund balance	(210,500)	(210,500)	(208,380)	2,120
Fund Balance, Beginning	<u>375,846</u>	<u>375,846</u>	<u>375,846</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 165,346</u>	<u>\$ 165,346</u>	<u>\$ 167,466</u>	<u>\$ 2,120</u>

MAJOR CAPITAL PROJECTS FUNDS

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

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

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - General Capital Projects
Year Ended December 31, 2021

	Budgeted Amounts		Actual	Variance With Final Budget
	Original	Final		
Revenues				
Intergovernmental	\$ 23,294	\$ 23,294	\$ 60,000	\$ 36,706
Investment income	15,000	15,000	5,236	(9,764)
Miscellaneous	5,000	5,000	-	(5,000)
Total revenues	<u>43,294</u>	<u>43,294</u>	<u>65,236</u>	<u>21,942</u>
Expenditures				
Capital outlay	26,526,000	26,526,000	4,425,475	22,100,525
Debt service:				
Debt issuance costs	<u>100,000</u>	<u>100,000</u>	<u>67,287</u>	<u>32,713</u>
Total expenditures	<u>26,626,000</u>	<u>26,626,000</u>	<u>4,492,762</u>	<u>22,133,238</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(26,582,706)</u>	<u>(26,582,706)</u>	<u>(4,427,526)</u>	<u>22,155,180</u>
Other Financing Sources				
Premium on long-term debt	-	-	136,776	136,776
Issuance of general obligation notes	26,581,000	26,581,000	3,165,000	(23,416,000)
Transfers in	<u>100,000</u>	<u>100,000</u>	<u>137,500</u>	<u>37,500</u>
Total other financing sources	<u>26,681,000</u>	<u>26,681,000</u>	<u>3,439,276</u>	<u>(23,241,724)</u>
Net change in fund balance	98,294	98,294	(988,250)	(1,086,544)
Fund Balance, Beginning	<u>4,310,989</u>	<u>4,310,989</u>	<u>4,310,989</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 4,409,283</u>	<u>\$ 4,409,283</u>	<u>\$ 3,322,739</u>	<u>\$ (1,086,544)</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - TID No. 8 Capital Projects Fund
Year Ended December 31, 2021

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Taxes	\$ 1,353,394	\$ 1,353,394	\$ 1,353,394	\$ -
Investment income	7,000	7,000	3,207	(3,793)
Miscellaneous	10,000	10,000	52,173	42,173
Total revenues	<u>1,370,394</u>	<u>1,370,394</u>	<u>1,408,774</u>	<u>38,380</u>
Expenditures				
Current:				
Conservation and development	164,205	164,205	158,724	5,481
Capital outlay	2,470,000	2,470,000	4,196,993	(1,726,993)
Debt service:				
Debt issuance costs	<u>65,000</u>	<u>65,000</u>	<u>-</u>	<u>65,000</u>
Total expenditures	<u>2,699,205</u>	<u>2,699,205</u>	<u>4,355,717</u>	<u>(1,656,512)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,328,811)</u>	<u>(1,328,811)</u>	<u>(2,946,943)</u>	<u>(1,618,132)</u>
Other Financing Sources (Uses)				
General obligation debt issued	1,800,000	1,800,000	-	(1,800,000)
Transfers out	<u>(713,813)</u>	<u>(713,813)</u>	<u>(713,813)</u>	<u>-</u>
Total other financing sources (uses)	<u>1,086,187</u>	<u>1,086,187</u>	<u>(713,813)</u>	<u>(1,800,000)</u>
Net change in fund balance	<u>(242,624)</u>	<u>(242,624)</u>	<u>(3,660,756)</u>	<u>(3,418,132)</u>
Fund Balance, Beginning	<u>5,658,628</u>	<u>5,658,628</u>	<u>5,658,628</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 5,416,004</u>	<u>\$ 5,416,004</u>	<u>\$ 1,997,872</u>	<u>\$ (3,418,132)</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.

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

NONMAJOR GOVERNMENTAL FUNDS (Cont.)

CAPITAL PROJECTS FUNDS

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

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

Village of Germantown

Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2021

	Special Revenue Funds			
	Police Impact Fee Fund	Fire Impact Fee Fund	Library Impact Fee Fund	Park and Recreation Impact Fee Fund
Assets				
Cash and investments	\$ -	\$ -	\$ -	\$ -
Due from other funds	18,061	27,434	23,323	60,917
Receivables:				
Taxes receivable	-	-	-	-
Accrued interest	-	-	-	-
Restricted assets:				
Accrued interest	-	-	-	-
Cash and investments	115,898	73,758	25,795	105,691
Accrued interest receivable	598	396	173	1,699
Total assets	<u>\$ 134,557</u>	<u>\$ 101,588</u>	<u>\$ 49,291</u>	<u>\$ 168,307</u>
Liabilities, Deferred Inflows of Resources and Fund Balances				
Liabilities				
Accrued liabilities	\$ -	\$ -	\$ -	\$ -
Due to other funds	-	-	-	-
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Deferred Inflows of Resources				
Unearned revenues	-	-	-	-
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances (Deficit)				
Restricted	134,557	101,588	49,291	168,307
Committed	-	-	-	-
Unrestricted (deficit)	-	-	-	-
Total fund balances (deficit)	<u>134,557</u>	<u>101,588</u>	<u>49,291</u>	<u>168,307</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 134,557</u>	<u>\$ 101,588</u>	<u>\$ 49,291</u>	<u>\$ 168,307</u>

Special Revenue Funds

<u>Senior Van Replacement Fund</u>	<u>Police Asset Forfeiture Fund</u>	<u>Police Canine Fund</u>	<u>Police Honor Guard</u>	<u>Historic Preservation Fund</u>	<u>Library Fund</u>	<u>Facility Fees Fund</u>
\$ 31,913	\$ 1,060	\$ 76,589	\$ 9,377	\$ 352	\$ 94,418	\$ 43,923
2,644	491	-	490	-	-	9,116
-	-	-	-	-	-	-
-	-	-	-	-	-	-
139	-	644	39	9	-	249
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>\$ 34,696</u>	<u>\$ 1,551</u>	<u>\$ 77,233</u>	<u>\$ 9,906</u>	<u>\$ 361</u>	<u>\$ 94,418</u>	<u>\$ 53,288</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	17,741	-	-	-	-
-	-	17,741	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	94,418	-
34,696	1,551	59,492	9,906	361	-	53,288
-	-	-	-	-	-	-
<u>34,696</u>	<u>1,551</u>	<u>59,492</u>	<u>9,906</u>	<u>361</u>	<u>94,418</u>	<u>53,288</u>
<u>\$ 34,696</u>	<u>\$ 1,551</u>	<u>\$ 77,233</u>	<u>\$ 9,906</u>	<u>\$ 361</u>	<u>\$ 94,418</u>	<u>\$ 53,288</u>

Village of Germantown

Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2021

	<u>Capital Projects Funds</u>		<u>Special Revenue Funds</u>	
	<u>TID No. 6 Capital Projects Fund</u>	<u>TID No. 7 Capital Projects Fund</u>	<u>Fire Explorer Fund</u>	<u>Total Nonmajor Governmental Funds</u>
Assets				
Cash and investments	\$ 23,328	\$ 51,090	\$ 1,327	\$ 333,377
Due from other funds	234,560	-	-	377,036
Receivables:				
Taxes receivable	512,046	72,291	-	584,337
Accrued interest	-	-	-	-
Restricted assets:				
Accrued interest	-	-	-	1,080
Cash and investments	-	-	-	321,142
Accrued interest receivable	-	-	-	2,866
	<u>\$ 769,934</u>	<u>\$ 123,381</u>	<u>\$ 1,327</u>	<u>\$ 1,619,838</u>
Total assets				
Liabilities, Deferred Inflows of Resources and Fund Balances				
Liabilities				
Accrued liabilities	\$ 619	\$ 1,731	\$ -	\$ 2,350
Due to other funds	-	138,735	372	156,848
	<u>619</u>	<u>140,466</u>	<u>372</u>	<u>159,198</u>
Total liabilities				
Deferred Inflows of Resources				
Unearned revenues	<u>512,046</u>	<u>72,291</u>	<u>-</u>	<u>584,337</u>
	<u>512,046</u>	<u>72,291</u>	<u>-</u>	<u>584,337</u>
Total deferred inflows of resources				
Fund Balances (Deficit)				
Restricted	257,269	-	-	805,430
Committed	-	-	955	160,249
Unrestricted (deficit)	-	(89,376)	-	(89,376)
	<u>257,269</u>	<u>(89,376)</u>	<u>955</u>	<u>876,303</u>
Total fund balances (deficit)				
	<u>\$ 769,934</u>	<u>\$ 123,381</u>	<u>\$ 1,327</u>	<u>\$ 1,619,838</u>
Total liabilities, deferred inflows of resources and fund balances				

Village of Germantown

Combining Statement of Revenues, Expenditures and Changes

in Fund Balances

Nonmajor Governmental Funds

Year Ended December 31, 2021

	Special Revenue Funds			
	Police Impact Fee Fund	Fire Impact Fee Fund	Library Impact Fee Fund	Park and Recreation Impact Fee Fund
Revenues				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-
Public charges for services	17,321	26,579	21,918	57,237
Investment income	-	-	44	-
Miscellaneous	-	-	-	-
Total revenues	<u>17,321</u>	<u>26,579</u>	<u>21,962</u>	<u>57,237</u>
Expenditures				
Current:				
Public safety	-	-	-	-
Culture and recreation	-	-	-	-
Conservation and development	-	-	-	-
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over expenditures	<u>17,321</u>	<u>26,579</u>	<u>21,962</u>	<u>57,237</u>
Other Financing Uses				
Transfers out	<u>(12,000)</u>	<u>(30,000)</u>	<u>(18,000)</u>	<u>(100,000)</u>
Total other financing uses	<u>(12,000)</u>	<u>(30,000)</u>	<u>(18,000)</u>	<u>(100,000)</u>
Net change in fund balances	5,321	(3,421)	3,962	(42,763)
Fund Balances, Beginning	<u>129,236</u>	<u>105,009</u>	<u>45,329</u>	<u>211,070</u>
Fund Balances (Deficit), Ending	<u>\$ 134,557</u>	<u>\$ 101,588</u>	<u>\$ 49,291</u>	<u>\$ 168,307</u>

Special Revenue Funds

<u>Senior Van Replacement Fund</u>	<u>Police Asset Forfeiture Fund</u>	<u>Police Canine Fund</u>	<u>Police Honor Guard</u>	<u>Historic Preservation Fund</u>	<u>Library Fund</u>	<u>Facility Fees Fund</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
2,644	-	-	-	-	-	28,889
176	-	414	52	-	627	243
-	368	2,640	490	-	5,170	-
<u>2,820</u>	<u>368</u>	<u>3,054</u>	<u>542</u>	<u>-</u>	<u>5,797</u>	<u>29,132</u>
-	-	14,281	-	-	-	-
-	-	-	-	-	1,847	26,808
-	-	-	-	-	-	-
-	-	14,281	-	-	1,847	26,808
<u>2,820</u>	<u>368</u>	<u>(11,227)</u>	<u>542</u>	<u>-</u>	<u>3,950</u>	<u>2,324</u>
-	-	-	-	-	-	-
-	-	-	-	-	-	-
2,820	368	(11,227)	542	-	3,950	2,324
<u>31,876</u>	<u>1,183</u>	<u>70,719</u>	<u>9,364</u>	<u>361</u>	<u>90,468</u>	<u>50,964</u>
<u>\$ 34,696</u>	<u>\$ 1,551</u>	<u>\$ 59,492</u>	<u>\$ 9,906</u>	<u>\$ 361</u>	<u>\$ 94,418</u>	<u>\$ 53,288</u>

Village of Germantown

Combining Statement of Revenues, Expenditures and Changes
in Fund Balances
Nonmajor Governmental Funds
Year Ended December 31, 2021

	Capital Projects Funds		Special Revenue Funds	Total Nonmajor Governmental Funds
	TID No. 6 Capital Projects Fund	TID No. 7 Capital Projects Fund	Fire Explorer Fund	
Revenues				
Taxes	\$ 580,660	\$ 87,070	\$ -	\$ 667,730
Intergovernmental	599	-	-	599
Public charges for services	-	-	-	154,588
Investment income	12	31	-	1,599
Miscellaneous	-	-	3,225	11,893
Total revenues	<u>581,271</u>	<u>87,101</u>	<u>3,225</u>	<u>836,409</u>
Expenditures				
Current:				
Public safety	-	-	2,270	16,551
Culture and recreation	-	-	-	28,655
Conservation and development	<u>7,439</u>	<u>34,130</u>	<u>-</u>	<u>41,569</u>
Total expenditures	<u>7,439</u>	<u>34,130</u>	<u>2,270</u>	<u>86,775</u>
Excess (deficiency) of revenues over expenditures	<u>573,832</u>	<u>52,971</u>	<u>955</u>	<u>749,634</u>
Other Financing Uses				
Transfers out	<u>(327,963)</u>	<u>(193,950)</u>	<u>-</u>	<u>(681,913)</u>
Total other financing uses	<u>(327,963)</u>	<u>(193,950)</u>	<u>-</u>	<u>(681,913)</u>
Net change in fund balances	245,869	(140,979)	955	67,721
Fund Balances, Beginning	<u>11,400</u>	<u>51,603</u>	<u>-</u>	<u>808,582</u>
Fund Balances (Deficit), Ending	<u>\$ 257,269</u>	<u>\$ (89,376)</u>	<u>\$ 955</u>	<u>\$ 876,303</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Police Impact Fee Fund
Year Ended December 31, 2021

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Public charges for services	\$ 18,880	\$ 18,880	\$ 17,321	\$ (1,559)
Investment income	800	800	-	(800)
Total revenues	<u>19,680</u>	<u>19,680</u>	<u>17,321</u>	<u>(2,359)</u>
Other Financing Uses				
Transfers out	<u>(12,000)</u>	<u>(12,000)</u>	<u>(12,000)</u>	-
Total other financing uses	<u>(12,000)</u>	<u>(12,000)</u>	<u>(12,000)</u>	-
Net change in fund balance	7,680	7,680	5,321	(2,359)
Fund Balance, Beginning	<u>129,236</u>	<u>129,236</u>	<u>129,236</u>	-
Fund Balance, Ending	<u>\$ 136,916</u>	<u>\$ 136,916</u>	<u>\$ 134,557</u>	<u>\$ (2,359)</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Fire Impact Fee Fund
Year Ended December 31, 2021

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Fire protection fees	\$ 20,260	\$ 20,260	\$ 26,579	\$ 6,319
Investment income	<u>500</u>	<u>500</u>	<u>-</u>	<u>(500)</u>
Total revenues	<u>20,760</u>	<u>20,760</u>	<u>26,579</u>	<u>5,819</u>
Other Financing Uses				
Transfers out	<u>(30,000)</u>	<u>(30,000)</u>	<u>(30,000)</u>	<u>-</u>
Total other financing uses	<u>(30,000)</u>	<u>(30,000)</u>	<u>(30,000)</u>	<u>-</u>
Net change in fund balance	(9,240)	(9,240)	(3,421)	5,819
Fund Balance, Beginning	<u>105,009</u>	<u>105,009</u>	<u>105,009</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 95,769</u>	<u>\$ 95,769</u>	<u>\$ 101,588</u>	<u>\$ 5,819</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Library Impact Fee Fund
Year Ended December 31, 2021

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Public charges for services	\$ 16,860	\$ 16,860	\$ 21,918	\$ 5,058
Investment income	<u>200</u>	<u>200</u>	<u>44</u>	<u>(156)</u>
Total revenues	<u>17,060</u>	<u>17,060</u>	<u>21,962</u>	<u>4,902</u>
Other Financing Uses				
Transfers out	<u>(18,000)</u>	<u>(18,000)</u>	<u>(18,000)</u>	<u>-</u>
Total other financing uses	<u>(18,000)</u>	<u>(18,000)</u>	<u>(18,000)</u>	<u>-</u>
Net change in fund balance	(940)	(940)	3,962	4,902
Fund Balance, Beginning	<u>45,329</u>	<u>45,329</u>	<u>45,329</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 44,389</u>	<u>\$ 44,389</u>	<u>\$ 49,291</u>	<u>\$ 4,902</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Park and Recreation Impact Fee Fund
Year Ended December 31, 2021

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Public charges for services	\$ 44,160	\$ 44,160	\$ 57,237	\$ 13,077
Investment income	<u>1,875</u>	<u>1,875</u>	<u>-</u>	<u>(1,875)</u>
Total revenues	<u>46,035</u>	<u>46,035</u>	<u>57,237</u>	<u>11,202</u>
Other Financing Uses				
Transfers out	<u>(100,000)</u>	<u>(100,000)</u>	<u>(100,000)</u>	<u>-</u>
Total other financing uses	<u>(100,000)</u>	<u>(100,000)</u>	<u>(100,000)</u>	<u>-</u>
Net change in fund balance	(53,965)	(53,965)	(42,763)	11,202
Fund Balance, Beginning	<u>211,070</u>	<u>211,070</u>	<u>211,070</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 157,105</u>	<u>\$ 157,105</u>	<u>\$ 168,307</u>	<u>\$ 11,202</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Senior Van Replacement Fund
Year Ended December 31, 2021

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Public charges for services	\$ 3,000	\$ 3,000	\$ 2,644	\$ (356)
Investment income	<u>150</u>	<u>150</u>	<u>176</u>	<u>26</u>
Total revenues	<u>3,150</u>	<u>3,150</u>	<u>2,820</u>	<u>(330)</u>
Net change in fund balance	3,150	3,150	2,820	(330)
Fund Balance, Beginning	<u>31,876</u>	<u>31,876</u>	<u>31,876</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 35,026</u>	<u>\$ 35,026</u>	<u>\$ 34,696</u>	<u>\$ (330)</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Police Asset Forfeiture Fund
Year Ended December 31, 2021

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Investment income	\$ 10	\$ 10	\$ -	\$ (10)
Miscellaneous	-	-	368	368
Total revenues	<u>10</u>	<u>10</u>	<u>368</u>	<u>358</u>
Expenditures				
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	10	10	368	358
Fund Balance, Beginning	<u>1,183</u>	<u>1,183</u>	<u>1,183</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 1,193</u>	<u>\$ 1,193</u>	<u>\$ 1,551</u>	<u>\$ 358</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Police Canine Fund
Year Ended December 31, 2021

	<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	\$ 414	\$ (586)
Miscellaneous	<u>10,000</u>	<u>10,000</u>	<u>2,640</u>	<u>(7,360)</u>
Total revenues	<u>11,000</u>	<u>11,000</u>	<u>3,054</u>	<u>(7,946)</u>
Expenditures				
Current:				
Public safety	<u>5,000</u>	<u>5,000</u>	<u>14,281</u>	<u>(9,281)</u>
Total expenditures	<u>5,000</u>	<u>5,000</u>	<u>14,281</u>	<u>(9,281)</u>
Net change in fund balance	6,000	6,000	(11,227)	(17,227)
Fund Balance, Beginning	<u>70,719</u>	<u>70,719</u>	<u>70,719</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 76,719</u>	<u>\$ 76,719</u>	<u>\$ 59,492</u>	<u>\$ (17,227)</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Police Honor Guard Fund
Year Ended December 31, 2021

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Investment income	\$ 25	\$ 25	\$ 52	\$ 27
Miscellaneous	<u>-</u>	<u>-</u>	<u>490</u>	<u>490</u>
Total revenues	<u>25</u>	<u>25</u>	<u>542</u>	<u>517</u>
Expenditures				
Current:				
Public safety	<u>2,000</u>	<u>2,000</u>	<u>-</u>	<u>2,000</u>
Total expenditures	<u>2,000</u>	<u>2,000</u>	<u>-</u>	<u>2,000</u>
Net change in fund balance	(1,975)	(1,975)	542	2,517
Fund Balance, Beginning	<u>9,364</u>	<u>9,364</u>	<u>9,364</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 7,389</u>	<u>\$ 7,389</u>	<u>\$ 9,906</u>	<u>\$ 2,517</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Historic Preservation Fund
Year Ended December 31, 2021

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Investment income	\$ 5	\$ 5	\$ -	\$ (5)
Miscellaneous	<u>700</u>	<u>700</u>	<u>-</u>	<u>(700)</u>
Total revenues	<u>705</u>	<u>705</u>	<u>-</u>	<u>(705)</u>
Expenditures				
Current:				
Culture and recreation	<u>696</u>	<u>696</u>	<u>-</u>	<u>696</u>
Net change in fund balance	9	9	-	(9)
Fund Balance, Beginning	<u>361</u>	<u>361</u>	<u>361</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 370</u>	<u>\$ 370</u>	<u>\$ 361</u>	<u>\$ (9)</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Library Fund
Year Ended December 31, 2021

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Investment income	\$ 150	\$ 150	\$ 627	\$ 477
Miscellaneous	-	-	5,170	5,170
Total revenues	<u>150</u>	<u>150</u>	<u>5,797</u>	<u>5,647</u>
Expenditures				
Current:				
Culture and recreation	-	-	1,847	(1,847)
Total expenditures	<u>-</u>	<u>-</u>	<u>1,847</u>	<u>(1,847)</u>
Net change in fund balance	150	150	3,950	3,800
Fund Balance, Beginning	<u>90,468</u>	<u>90,468</u>	<u>90,468</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 90,618</u>	<u>\$ 90,618</u>	<u>\$ 94,418</u>	<u>\$ 3,800</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Facility Fees Fund
Year Ended December 31, 2021

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Public charges for services	\$ 32,000	\$ 32,000	\$ 28,889	\$ (3,111)
Investment income	<u>625</u>	<u>625</u>	<u>243</u>	<u>(382)</u>
Total revenues	<u>32,625</u>	<u>32,625</u>	<u>29,132</u>	<u>(3,493)</u>
Expenditures				
Current:				
Culture and recreation	<u>25,000</u>	<u>25,000</u>	<u>26,808</u>	<u>(1,808)</u>
Total expenditures	<u>25,000</u>	<u>25,000</u>	<u>26,808</u>	<u>(1,808)</u>
Net change in fund balance	7,625	7,625	2,324	(5,301)
Fund Balance, Beginning	<u>50,964</u>	<u>50,964</u>	<u>50,964</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 58,589</u>	<u>\$ 58,589</u>	<u>\$ 53,288</u>	<u>\$ (5,301)</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - TID No. 6 Capital Projects Fund
Year Ended December 31, 2021

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Taxes	\$ 580,659	\$ 580,659	\$ 580,660	\$ 1
Intergovernmental	599	599	599	-
Investment income	250	250	12	(238)
Total revenues	<u>581,508</u>	<u>581,508</u>	<u>581,271</u>	<u>(237)</u>
Expenditures				
Current:				
Conservation and development	<u>7,109</u>	<u>7,109</u>	<u>7,439</u>	<u>(330)</u>
Total expenditures	<u>7,109</u>	<u>7,109</u>	<u>7,439</u>	<u>(330)</u>
Excess of revenues over expenditures	<u>574,399</u>	<u>574,399</u>	<u>573,832</u>	<u>(567)</u>
Other Financing Uses				
Transfers out	<u>(327,963)</u>	<u>(327,963)</u>	<u>(327,963)</u>	<u>-</u>
Total other financing uses	<u>(327,963)</u>	<u>(327,963)</u>	<u>(327,963)</u>	<u>-</u>
Net change in fund balance	246,436	246,436	245,869	(567)
Fund Balance, Beginning	<u>11,400</u>	<u>11,400</u>	<u>11,400</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 257,836</u>	<u>\$ 257,836</u>	<u>\$ 257,269</u>	<u>\$ (567)</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - TID No. 7 Capital Projects Fund
Year Ended December 31, 2021

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Taxes	\$ 87,070	\$ 87,070	\$ 87,070	\$ -
Investment income	<u>120</u>	<u>120</u>	<u>31</u>	<u>(89)</u>
Total revenues	<u>87,190</u>	<u>87,190</u>	<u>87,101</u>	<u>(89)</u>
Expenditures				
Current:				
Conservation and development	<u>29,275</u>	<u>29,275</u>	<u>34,130</u>	<u>(4,855)</u>
Total expenditures	<u>29,275</u>	<u>29,275</u>	<u>34,130</u>	<u>(4,855)</u>
Excess of revenues over expenditures	<u>57,915</u>	<u>57,915</u>	<u>52,971</u>	<u>(4,944)</u>
Other Financing Uses				
Transfers out	<u>(193,950)</u>	<u>(193,950)</u>	<u>(193,950)</u>	<u>-</u>
Total other financing uses	<u>(193,950)</u>	<u>(193,950)</u>	<u>(193,950)</u>	<u>-</u>
Net change in fund balance	(136,035)	(136,035)	(140,979)	(4,944)
Fund Balance, Beginning	<u>51,603</u>	<u>51,603</u>	<u>51,603</u>	<u>-</u>
Fund Balance (Deficit) - Ending	<u><u>\$ (84,432)</u></u>	<u><u>\$ (84,432)</u></u>	<u><u>\$ (89,376)</u></u>	<u><u>\$ (4,944)</u></u>

INTERNAL SERVICE FUNDS

Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the village, on a cost reimbursement basis.

Health Insurance Fund – This fund accounts for operations of the village's self-funded health insurance plan.

Dental Insurance Fund – This fund accounts for operations of the village's self-funded dental insurance plan.

Village of Germantown

Combining Statement of Net Position
Internal Service Funds
December 31, 2021

	<u>Health Insurance Fund</u>	<u>Dental Insurance Fund</u>	<u>Total</u>
Assets			
Current assets:			
Cash and investments	\$ 599,474	\$ 29,298	\$ 628,772
Receivables:			
Accounts	5,766	202	5,968
Interest	3,912	-	3,912
Due from other funds	<u>-</u>	<u>62,171</u>	<u>62,171</u>
Total assets	<u>609,152</u>	<u>91,671</u>	<u>700,823</u>
Liabilities			
Current liabilities:			
Accounts payable	76,078	4,531	80,609
Due to other funds	<u>442,803</u>	<u>-</u>	<u>442,803</u>
Total current liabilities	<u>518,881</u>	<u>4,531</u>	<u>523,412</u>
Total liabilities	<u>518,881</u>	<u>4,531</u>	<u>523,412</u>
Net Position			
Unrestricted	<u>90,271</u>	<u>87,140</u>	<u>177,411</u>
Total net position	<u><u>\$ 90,271</u></u>	<u><u>\$ 87,140</u></u>	<u><u>\$ 177,411</u></u>

Village of Germantown

Combining Statement of Revenues, Expenses and Changes in Fund Net Position

Internal Service Funds

Year Ended December 31, 2021

	<u>Health Insurance Fund</u>	<u>Dental Insurance Fund</u>	<u>Total</u>
Operating Revenues			
Premiums	\$ 1,821,092	\$ 87,488	\$ 1,908,580
Total operating revenues	<u>1,821,092</u>	<u>87,488</u>	<u>1,908,580</u>
Operating Expenses			
General government	<u>2,480,186</u>	<u>94,881</u>	<u>2,575,067</u>
Total operating expenses	<u>2,480,186</u>	<u>94,881</u>	<u>2,575,067</u>
Operating income (loss)	<u>(659,094)</u>	<u>(7,393)</u>	<u>(666,487)</u>
Nonoperating Revenues			
Investment income	<u>3,947</u>	<u>136</u>	<u>4,083</u>
Total nonoperating revenues	<u>3,947</u>	<u>136</u>	<u>4,083</u>
Change in net position	(655,147)	(7,257)	(662,404)
Net Position, Beginning	<u>745,418</u>	<u>94,397</u>	<u>839,815</u>
Net Position, Ending	<u>\$ 90,271</u>	<u>\$ 87,140</u>	<u>\$ 177,411</u>

Village of Germantown

Combining Statement of Cash Flows
Internal Service Funds
Year Ended December 31, 2021

	<u>Health Insurance Fund</u>	<u>Dental Insurance Fund</u>	<u>Total</u>
Cash Flows From Operating Activities			
Received from other funds	\$ 1,815,326	\$ 25,115	\$ 1,840,441
Paid to suppliers for goods and services	<u>(2,105,778)</u>	<u>(93,036)</u>	<u>(2,198,814)</u>
Net cash flows from operating activities	<u>(290,452)</u>	<u>(67,921)</u>	<u>(358,373)</u>
Cash Flows From Investing Activities			
Investment income	<u>3,947</u>	<u>243</u>	<u>4,190</u>
Net cash flows from investing activities	<u>3,947</u>	<u>243</u>	<u>4,190</u>
Net change in cash and cash equivalents	(286,505)	(67,678)	(354,183)
Cash and Cash Equivalents, Beginning	<u>885,979</u>	<u>96,976</u>	<u>982,955</u>
Cash and Cash Equivalents, Ending	<u>\$ 599,474</u>	<u>\$ 29,298</u>	<u>\$ 628,772</u>
Reconciliation of Operating Income (Loss) to Net Cash Flows From Operating Activities			
Operating income (loss)	\$ (659,094)	\$ (7,393)	\$ (666,487)
Changes in assets and liabilities:			
Accounts receivable	(5,766)	(202)	(5,968)
Due from other funds	-	(62,171)	(62,171)
Accounts payable	(68,395)	1,845	(66,550)
Due to other funds	<u>442,803</u>	<u>-</u>	<u>442,803</u>
Net cash flows from operating activities	<u>\$ (290,452)</u>	<u>\$ (67,921)</u>	<u>\$ (358,373)</u>
Noncash Capital and Related Financing Activities			
None			

STATISTICAL SECTON

Statistical Section

This part of the Village of Germantown's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Village's overall financial health.

FINANCIAL TRENDS – Tables 1 - 4

These schedules contain trend information to help the reader understand how the Village's financial performance and well-being have changed over time.

- Schedule 1 – Statement of Net Position by Component
- Schedule 2 – Changes in Net Position
- Schedule 3 – Fund Balances, Governmental Funds
- Schedule 4 – Changes in Fund Balances, Total Governmental Funds

REVENUE CAPACITY – Tables 5 - 13

These schedules contain information to help the reader assess the village's most significant local revenue source, the property tax, as well as other significant revenue sources which include the Water and Wastewater utilities.

- Schedule 5 – Assessed Value and Estimated Actual Value of Taxable Property
- Schedule 6a – Direct and Overlapping Property Tax Rates
- Schedule 6b – Full Value Rates for Property Taxes
- Schedule 7 – Principal Property Tax Payers, Current and Nine Years Ago
- Schedule 8 – Property Tax Levies and Collections
- Schedule 9 – Water and Sewer Utility – Customer Count
- Schedule 10 – Water Utility Customer Summary
- Schedule 11 – Water Utility Customer Rates
- Schedule 12 – Sewer Utility Customer Summary
- Schedule 13 – Sewer Utility Customer Rates

DEBT CAPACITY – TABLES 14 - 18

These schedules present information to help the reader assess the affordability of the Village's current levels of outstanding debt and its ability to issue additional debt in the future.

- Schedule 14 – Ratio of Outstanding Debt
- Schedule 15 – Ratio of General Bonded Debt Outstanding
- Schedule 16 – Direct and Overlapping Governmental Activities - Debt
- Schedule 17 – Legal Debt Margin
- Schedule 18 – Pledged, Revenue Coverage, Water Utility

DEMOGRAPHIC AND ECONOMIC INFORMATION – TABLES 19 - 20

These schedules offer demographic and economic indicators to help the reader understand the environment within which the Village's financial activity takes place.

- Schedule 19 – Demographic and Economic Indicators
- Schedule 20 – Principal Employers

OPERATING INFORMATION – TABLES 21 - 24

These schedules contain service and infrastructure data to help the reader understand how the information in the village's financial report relates to the services the Village provides and the activities it performs.

- Schedule 21 – Full-time Equivalent Village Governmental Employees by Function/Program
- Schedule 22 – Operating Indicators by Function/Program
- Schedule 23 – Capital Asset Statistics
- Schedule 24 – Building Permits

Village of Germantown, Wisconsin
Statement of Net Position by Component
(Accrual Basis of Accounting)
Last Ten Fiscal Years

Table 1

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Governmental activities										
Net Investment in Capital Assets	\$ 60,028,464	\$ 59,389,835	\$ 58,828,409	\$ 59,461,387	\$ 60,795,354	\$ 61,320,322	\$ 63,517,774	\$ 50,214,659	\$ 51,110,687	\$ 48,328,444
Restricted	5,969,086	6,064,600	10,384,891	10,350,597	3,583,936	3,769,624	7,099,431	8,427,395	8,078,617	6,359,103
Unrestricted (deficit)	(3,104,646)	(1,654,758)	(4,827,536)	(1,627,476)	832,027	1,140,960	(3,409,299)	(956,878)	(569,318)	3,089,333
Total governmental activities net position	\$ 62,892,904	\$ 63,799,677	\$ 64,385,764	\$ 68,184,508	\$ 65,211,317	\$ 66,230,906	\$ 67,207,906	\$ 57,685,176	\$ 58,619,986	\$ 57,776,880
Business-type activities										
Net Investment in Capital Assets	\$ 58,229,635	\$ 57,104,949	\$ 57,657,469	\$ 57,037,753	\$ 61,295,788	\$ 62,989,153	\$ 65,361,924	\$ 78,049,973	\$ 81,489,275	\$ 83,171,587
Restricted	625,311	639,877	683,237	835,537	645,764	743,773	995,012	843,130	1,039,625	1,239,803
Unrestricted	6,676,728	8,005,572	8,284,532	10,311,120	9,064,837	10,106,271	10,476,978	6,960,330	8,440,543	7,541,666
Total business-type activities net position	\$ 65,531,674	\$ 65,750,398	\$ 66,625,238	\$ 68,184,410	\$ 71,006,389	\$ 73,839,197	\$ 76,833,914	\$ 85,853,433	\$ 90,969,443	\$ 91,953,056
Primary Government										
Net Investment in Capital Assets	\$ 117,942,715	\$ 116,394,112	\$ 116,205,203	\$ 116,250,142	\$ 120,306,059	\$ 122,530,058	\$ 127,106,149	\$ 117,112,540	\$ 121,288,574	\$ 119,899,852
Restricted	6,594,397	6,704,480	11,068,128	11,186,134	4,229,700	4,513,397	8,094,443	9,270,525	9,108,876	7,598,906
Unrestricted	3,887,466	6,451,486	3,737,671	8,932,642	11,681,947	13,026,648	8,841,228	17,155,544	19,191,979	22,231,178
Total primary government net position	\$ 128,424,578	\$ 129,550,078	\$ 131,011,002	\$ 136,368,918	\$ 136,217,706	\$ 140,070,103	\$ 144,041,820	\$ 143,538,609	\$ 149,589,429	\$ 149,729,936

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

Table 2

Expenses	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Governmental activities										
General government	\$ 1,740,499	\$ 1,653,929	\$ 1,723,573	\$ 1,770,668	\$ 1,918,870	\$ 1,938,952	\$ 2,256,248	\$ 2,346,685	\$ 2,274,859	\$ 2,248,710
Public safety	6,819,595	7,279,873	7,373,151	7,186,673	7,481,578	7,676,429	7,533,662	8,726,125	9,000,638	8,780,094
Public works	5,801,748	5,726,927	5,287,992	5,421,794	7,675,764	6,116,561	6,666,616	6,272,516	6,594,467	6,764,199
Culture and recreation	2,564,589	2,622,495	2,905,723	2,822,020	2,848,306	3,026,746	2,771,168	3,449,790	2,785,669	3,196,023
Conservation and development	254,211	757,450	2,090,544	365,437	2,530,367	857,765	866,765	3,512,552	397,732	846,510
Interest & Fiscal charges	941,011	1,013,868	751,307	894,302	686,590	616,440	738,532	1,259,148	1,174,644	1,117,353
Total governmental activities expense	\$ 18,121,653	\$ 19,054,542	\$ 20,132,290	\$ 18,460,894	\$ 23,141,475	\$ 20,232,893	\$ 20,832,991	\$ 25,566,816	\$ 22,228,009	\$ 22,952,889
Business-type activities										
Water	\$ 1,967,345	\$ 1,972,682	\$ 2,092,364	\$ 1,939,864	\$ 1,966,798	\$ 2,038,214	\$ 2,458,849	\$ 2,489,113	\$ 2,799,258	\$ 3,015,449
Sewer	5,488,406	5,533,202	5,571,720	6,026,848	6,306,500	6,357,603	6,375,078	6,662,354	6,731,541	7,254,399
Total business-type activities expenses	\$ 7,455,751	\$ 7,505,884	\$ 7,664,084	\$ 7,966,712	\$ 8,273,298	\$ 8,395,817	\$ 8,833,927	\$ 9,151,467	\$ 9,530,799	\$ 10,269,848
Total primary government expenses	\$ 25,577,404	\$ 26,560,426	\$ 27,796,374	\$ 26,427,606	\$ 31,414,773	\$ 28,628,710	\$ 29,666,918	\$ 34,718,283	\$ 31,758,808	\$ 33,222,737
Program Revenues										
Governmental activities										
Charges for services:										
General government	\$ 310,657	\$ 312,260	\$ 305,520	\$ 320,634	\$ 311,203	\$ 311,761	\$ 315,859	\$ 325,465	\$ 346,151	\$ 368,246
Public safety	960,015	1,052,083	1,158,225	1,099,257	965,276	1,275,353	1,397,782	1,315,857	1,187,869	1,658,552
Public works	252,638	271,587	271,855	223,462	149,461	252,721	200,438	297,828	188,832	300,450
Culture and recreation	923,857	939,005	1,001,646	1,086,100	1,112,829	1,142,084	1,192,086	1,154,392	575,135	897,056
Conservation and development	14,578	13,808	14,861	15,662	10,380	18,511	15,495	36,055	21,826	40,480
Operating grants and contributions	1,427,396	1,458,894	1,466,066	1,519,883	1,457,476	1,576,491	1,699,437	1,702,665	2,161,563	1,937,524
Capital grants and contributions	536,093	86,063	111,489	227,012	483,058	576,089	191,928	2,337,668	3,587,224	234,853
Total governmental activities program revenues	\$ 4,425,234	\$ 4,133,700	\$ 4,329,662	\$ 4,492,010	\$ 4,489,683	\$ 5,153,010	\$ 5,013,025	\$ 7,169,930	\$ 8,068,600	\$ 5,437,161
Business-type activities										
Charges for services:										
Water and Sewer	\$ 7,958,180	\$ 8,181,716	\$ 8,097,648	\$ 9,368,757	\$ 9,267,041	\$ 9,047,483	\$ 9,022,428	\$ 9,137,423	\$ 9,325,282	\$ 9,448,863
Capital Grants and contributions	381,262	118,335	928,330	349,330	2,288,166	2,622,069	3,176,798	334,058	4,653,886	873,505
Total business-type activities program revenues	\$ 8,339,442	\$ 8,300,051	\$ 9,025,978	\$ 9,718,087	\$ 11,555,207	\$ 11,669,552	\$ 12,199,226	\$ 9,471,481	\$ 13,979,168	\$ 10,322,368
Total primary government program revenues	\$ 12,764,676	\$ 12,433,751	\$ 13,355,640	\$ 14,210,097	\$ 16,044,890	\$ 16,822,562	\$ 17,212,251	\$ 16,641,411	\$ 22,047,768	\$ 15,759,529
Net (Expense) Revenue										
Governmental Activities	\$ (13,696,419)	\$ (14,920,842)	\$ (15,802,628)	\$ (13,968,884)	\$ (18,651,792)	\$ (15,079,883)	\$ (15,819,966)	\$ (18,396,886)	\$ (14,159,409)	\$ (17,515,728)
Business-type Activities	883,691	794,167	1,361,894	1,751,375	3,281,909	3,273,735	3,365,299	320,014	4,448,369	52,520
Total Primary government net expense	\$ (12,812,728)	\$ (14,126,675)	\$ (14,440,734)	\$ (12,217,509)	\$ (15,369,883)	\$ (11,806,148)	\$ (12,454,667)	\$ (18,076,872)	\$ (9,711,040)	\$ (17,463,208)
General Revenues and Other Changes in Net Assts										
Governmental Activities:										
Taxes										
Property Taxes	\$ 13,716,374	\$ 13,844,967	\$ 12,906,557	\$ 12,825,330	\$ 13,658,505	\$ 14,068,807	\$ 14,350,784	\$ 14,788,438	\$ 13,594,521	\$ 16,209,160
Intergovernmental revenues	1,027,432	1,001,520	946,067	993,240	1,033,149	1,048,796	1,038,481	1,140,617	1,131,771	1,237,514
Investment income (loss)	126,365	65,225	135,166	123,261	120,496	140,275	349,865	661,932	274,353	(41,725)
Other	1,178,751	341,198	1,871,679	568,135	352,951	289,740	475,217	712,568	610,932	141,918
Total General Revenues Government Activities	\$ 16,048,922	\$ 15,252,910	\$ 15,859,469	\$ 14,509,966	\$ 15,165,101	\$ 15,547,618	\$ 16,214,347	\$ 17,303,555	\$ 15,611,577	\$ 17,546,867
Business-type Activities:										
Investment Income (Loss)	\$ 14,138	\$ (738)	\$ 42,192	\$ 45,226	\$ 53,570	\$ 72,534	\$ 141,804	\$ 253,039	\$ 147,379	\$ 28,769
Other	-	-	-	-	-	38,333	70,233	17,067	2,904	28,069
Total General Revenues Business-type Activities	\$ 14,138	\$ (738)	\$ 42,192	\$ 45,226	\$ 53,570	\$ 110,867	\$ 212,037	\$ 270,106	\$ 150,283	\$ 56,838
Total Primary Government	\$ 16,063,060	\$ 15,252,172	\$ 15,901,661	\$ 14,555,192	\$ 15,218,671	\$ 15,658,485	\$ 16,426,384	\$ 17,573,661	\$ 15,761,860	\$ 17,603,705
Change in Net Position										
Governmental Activities	\$ 2,932,173	\$ 906,773	\$ 586,087	\$ 1,069,235	\$ (2,973,191)	\$ 1,019,589	\$ 977,000	\$ (9,522,730)	\$ 934,810	\$ (843,106)
Business-type Activities	318,159	218,724	874,840	1,268,448	2,821,979	2,832,808	2,994,717	9,019,519	5,116,010	983,613
Total Primary Government	\$ 3,250,332	\$ 1,125,497	\$ 1,460,927	\$ 2,337,683	\$ (151,212)	\$ 3,852,397	\$ 3,971,717	\$ (503,211)	\$ 6,050,820	\$ 140,507

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

Table 3

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
General Fund										
Nonspendable	\$ 54,782	\$ 67,183	\$ 149,592	\$ 2,248	\$ 16,035	\$ 15,094	\$ 892	\$ 6,350	\$ 4,063	\$ 274,842
Assigned - payment in lieu of taxes	579,670	574,705	529,246	528,153	513,500	551,794	582,619	615,086	675,875	640,452
Assigned - subsequent budget	-	-	-	-	-	-	-	-	-	107,000
Assigned - carryovers	328,036	202,503	187,608	471,661	332,882	410,381	1,006,787	1,041,618	-	217,200
Assigned - tourism	-	-	-	-	-	-	-	-	-	46,798
Unassigned	<u>2,993,040</u>	<u>3,271,462</u>	<u>3,403,046</u>	<u>3,926,381</u>	<u>4,454,981</u>	<u>5,175,649</u>	<u>5,902,819</u>	<u>6,764,197</u>	<u>7,985,393</u>	<u>7,435,017</u>
Total general fund	\$ 3,955,528	\$ 4,115,853	\$ 4,269,492	\$ 4,928,443	\$ 5,317,398	\$ 6,152,918	\$ 7,493,117	\$ 8,427,251	\$ 8,665,331	\$ 8,721,309
All Other Governmental Funds										
Nonspendable	\$ -	\$ -	\$ 770,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted	7,022,469	6,424,392	10,809,624	9,331,635	4,295,658	5,099,024	7,639,463	9,563,937	8,417,392	4,109,136
Committed	61,986	94,394	141,277	185,008	202,586	240,085	236,930	246,867	164,467	160,249
Assigned	795,282	1,023,168	1,252,639	1,863,541	1,558,510	1,103,233	1,204,633	2,024,961	2,572,186	2,184,371
Unassigned (Deficit)	-	-	-	-	-	(21,313)	(2,247,931)	-	-	(89,376)
Total all other governmental funds	\$ 7,879,737	\$ 7,541,954	\$ 12,973,601	\$ 11,380,184	\$ 6,056,754	\$ 6,421,029	\$ 6,833,095	\$ 11,835,765	\$ 11,154,045	\$ 6,364,380
Total fund balance, governmental funds	\$ 11,835,265	\$ 11,657,807	\$ 17,243,093	\$ 16,308,627	\$ 11,374,152	\$ 12,573,947	\$ 14,326,212	\$ 20,263,016	\$ 19,819,376	\$ 15,085,689

Note: 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

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Revenues										
Taxes	\$ 13,716,374	\$ 13,846,626	\$ 12,868,874	\$ 12,814,338	\$ 13,670,499	\$ 14,046,681	\$ 14,355,563	\$ 14,819,885	\$ 13,901,632	\$ 16,209,535
Special Assessments	288,768	309,302	339,950	363,716	514,964	4,685	4,685	4,685	4,685	4,685
Intergovernmental	2,415,344	2,436,164	2,364,696	2,462,718	2,473,891	2,472,247	2,619,652	2,737,156	3,992,540	3,160,660
Regulation and compliance	1,019,889	1,033,161	1,174,161	1,095,844	838,034	1,106,195	1,260,905	1,213,418	994,265	1,233,622
Public charges for services	1,484,777	1,627,811	1,691,512	1,721,835	1,821,522	2,118,968	2,048,383	2,126,483	1,353,349	1,944,207
Intergovernmental charges	-	-	-	-	-	-	-	-	-	140,960
Investment income (loss)	125,851	63,566	133,479	115,493	113,796	129,117	335,595	627,582	254,951	(46,183)
Miscellaneous	2,007,897	200,216	2,059,497	706,697	157,046	306,463	391,515	560,462	399,224	137,770
Total Revenues	\$ 21,058,900	\$ 19,516,846	\$ 20,632,169	\$ 19,280,641	\$ 19,589,752	\$ 20,184,356	\$ 21,016,298	\$ 22,089,671	\$ 20,900,646	\$ 22,785,256
Expenditures										
General Government	\$ 1,400,870	\$ 1,339,722	\$ 1,411,749	\$ 1,388,142	\$ 1,508,556	\$ 1,569,231	\$ 1,788,157	\$ 1,790,207	\$ 1,794,383	\$ 1,905,457
Public Safety	6,307,225	6,778,485	6,878,681	6,640,969	6,660,795	6,585,299	6,783,189	7,610,502	8,048,380	8,596,049
Public Works	3,357,717	3,506,966	3,542,386	3,484,546	3,446,015	3,495,816	3,337,652	3,768,610	3,674,213	4,046,612
Culture and recreation	2,279,802	2,357,270	2,409,242	2,505,837	2,625,584	2,642,790	2,798,834	2,833,489	2,468,120	2,764,785
Conservation and development	187,562	692,834	452,337	422,986	476,696	431,709	889,444	3,457,543	379,071	538,715
Capital Outlay	3,799,649	2,932,305	4,328,230	3,680,393	7,500,467	3,166,307	5,126,579	11,236,855	5,737,627	8,825,313 ⁽¹⁾
Debt Service										
Principal	4,989,891	3,808,657	5,477,985	4,545,000	6,560,000	3,855,000	3,910,000	5,150,000	2,740,000	3,525,000
Interest and fiscal charges	930,029	722,234	617,882	741,975	670,932	595,302	590,517	838,707	1,176,399	1,191,553
Debt issuance costs	80,370	35,536	147,838	58,658	68,698	54,801	127,140	355,064	65,684	67,687
Total Expenditures	\$ 23,333,115	\$ 22,174,009	\$ 25,266,330	\$ 23,468,506	\$ 29,517,743	\$ 22,396,255	\$ 25,351,512	\$ 37,040,977	\$ 26,083,877	\$ 31,461,171
Excess (Deficiency) of Revenues										
Over Expenditures	\$ (2,274,215)	\$ (2,657,163)	\$ (4,634,161)	\$ (4,187,865)	\$ (9,927,991)	\$ (2,211,899)	\$ (4,335,214)	\$ (14,951,306)	\$ (5,183,231)	\$ (8,675,915)
Other Financing Sources (Uses):										
Proceeds of capital leases	\$ -	\$ -	\$ 151,380	\$ -	\$ -	\$ -	\$ 32,384	\$ 223,328	\$ -	\$ -
Issuance of general obligation notes	2,370,000	1,905,000	8,050,000	2,655,000	2,670,000	2,805,000	5,275,000	19,325,000	3,875,000	3,165,000
Issuance of refunding debt	3,890,000	-	1,065,000	-	1,665,000	-	-	-	-	-
Premium on long-term debt	-	-	423,821	70,246	145,016	54,900	197,476	724,696	188,716	136,776
Payment to escrow agent	(3,086,483)	-	-	-	-	-	-	-	-	-
Transfers in	4,957,030	5,874,391	2,634,962	2,589,297	2,893,674	2,640,998	2,544,721	4,321,735	2,100,631	2,073,678
Transfers out	(4,377,360)	(5,299,686)	(2,105,716)	(2,061,144)	(2,380,174)	(2,089,204)	(1,962,102)	(3,706,649)	(1,424,756)	(1,433,226)
Total Other Financing	\$ 3,753,187	\$ 2,479,705	\$ 10,219,447	\$ 3,253,399	\$ 4,993,516	\$ 3,411,694	\$ 6,087,479	\$ 20,888,110	\$ 4,739,591	\$ 3,942,228
Net Change in Fund Balances	\$ 1,478,972	\$ (177,458)	\$ 5,585,286	\$ (934,466)	\$ (4,934,475)	\$ 1,199,795	\$ 1,752,265	\$ 5,936,804	\$ (443,640)	\$ (4,733,687)
Debt Service as a percentage of noncapital expenditures ⁽¹⁾	29.98%	23.29%	28.82%	26.44%	32.53%	22.89%	22.02%	23.02%	15.01%	20.63%

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⁾ 2021 Capital Outlay \$8,825,313 less items not capitalized (\$230,914) used to obtain percentage of noncapital expenditures \$8,594,399

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		
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	101.35%
2015	2,333,948,300	2,351,421,300	57,268,100	54,492,100	2,391,216,400	2,405,913,400	0.510	99.39%
2016	2,426,870,700	2,438,914,100	63,628,000	62,965,700	2,490,498,700	2,501,879,800	0.497	99.55%
2017	2,454,515,300	2,516,333,300	60,932,600	61,146,600	2,515,447,900	2,577,479,900	0.504	97.59%
2018	2,476,606,300	2,658,086,800	35,710,000	40,689,800	2,512,316,300	2,698,776,600	0.515	93.09%
2019	2,759,477,500	2,766,490,000	44,376,500	41,481,400	2,803,854,000	2,807,971,400	0.468	99.85%
2020	2,809,976,700	2,851,806,800	45,792,500	48,985,500	2,855,769,200	2,900,792,300	0.498	98.45%
2021	2,870,840,800	3,110,411,200	44,080,300	47,583,300	2,914,921,100	3,157,994,500	0.457	92.30%

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				Overlapping Rates				Total Tax Levy
	Basic	Debt Service	Capital Projects	Total Tax Rate	Germantown School District	Washington County	Milwaukee Area Technical College	State of Wisconsin	
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	18.36
2016	3.94	1.03	0.00	4.97	8.79	2.59	1.27	0.17	18.35
2017	3.92	1.12	0.00	5.04	9.13	2.55	1.29	0.00	17.78
2018	4.00	1.15	0.00	5.15	10.00	2.57	1.32	0.00	19.04
2019	3.64	1.04	0.00	4.68	9.62	2.30	1.18	0.00	17.78
2020	3.70	1.28	0.00	4.98	10.04	2.27	1.17	0.00	18.46
2021	3.64	1.26	0.00	4.90	9.86	2.23	1.09	0.00	18.09

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
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
2020/21	4.98	11.21	2.27	0.00	18.46
2021/22	4.90	10.95	2.23	0.00	18.09

- 1 The Schools tax rate reflects the composite rate of all local school districts and the technical college districts
- 2 Includes the state reforestation tax which is apportioned to each county on the basis of its full value Counties, in turn, apportion the tax to the tax districts within their borders on the basis of full value. It also includes any tax increment and taxes levied for special purpose districts such as metropolitan sewerage districts, sanitary districts, and public inland lake protection districts. State property taxes were eliminated in the State's budget starting 2017
- 3 Property tax less state property tax credit (not including lottery credit).

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

Table 7

Taxpayer	2021			2012		
	Equalized Value		Percentage Village's Total Equalized Value	Equalized Value		Percentage Village's Total Equalized Value
Exeter Holy Hill LP	\$ 38,246,800	1	1.21%			
TI Investors of Germantown II	26,483,000	2	0.84%			0.00%
Sentinel Germantown LLC	26,019,700	3	0.82%	15,353,800	4	0.65%
Heather Lake LLC	26,069,500	4	0.83%			0.00%
Stag Industrial Holdings LLC	20,071,300	5	0.64%			0.00%
AGNL Dairy LLC / Gehls	19,383,800	6	0.61%			0.00%
Heritage Place Joint Venture	19,001,900	7	0.60%			0.00%
Airgas Safety Inc	17,901,200	8	0.57%			0.00%
ICHQ LLC	16,935,300	9	0.54%			0.00%
Walmart	14,868,700	10	0.47%			0.00%
The Gables of Germantown LLC				19,768,800	1	0.84%
Meridian Germantown LLC				17,278,600	2	0.74%
Cambridge Major Laboratories				15,360,800	3	0.65%
Stonehedge Properties				13,292,800	5	0.57%
Gehls Guernsey Farms Inc				13,256,400	6	0.56%
Phylmack LLC				13,105,200	7	0.56%
Waste Management of WI Inc				12,972,000	8	0.55%
Menard Inc				10,629,000	9	0.45%
Compass Prop				9,900,400	10	0.42%
Total	\$ 224,981,200		7.12%	\$ 140,917,800		6.00%

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

a) Total Equalized Value January 1, 2021 = \$ 3,157,994,500
b) Total Equalized Value January 1, 2011 = \$ 2,350,376,900

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
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%
2020	52,720,273	40,255,818	76.36%	12,464,455	52,672,767	99.91%
2021	55,335,103	42,870,648	77.47%	12,464,455	52,913,122	95.62%

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 & Sewer Utility - Customer Count
Last Ten Fiscal Years

Table 9

Function/Program	2012	2013	2014	2015	2016*	2017*	2018*	2019*	2020*	2021*
Water and Sewer										
Number of Water Customers	5,255	5,311	5,359	5,440	5,460	5,464	5,477	5,493	5,550	6,257
Average Daily Water Consumption (gallons)	1,516,312	1,749,041	1,798,090	1,914,348	1,526,655	1,479,211	1,596,058	1,404,405	1,794,811	1,802,378
Number of Sewer Customers	5,511	5,552	5,603	5,682	5,696	5,705	5,715	5,734	6,254	5,845

* 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

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Number of customers										
Residential	4,685	4,727	4,774	4,840	4,857	4,865	4,868	4,878	4,898	4,957
Res - Multi-Family*	-	107	107	108	108	108	109	110	141	141
Commercial	528	432	433	451	450	466	455	459	462	465
Industrial	22	22	22	22	22	22	22	23	26	26
Public	20	23	23	19	23	23	23	23	23	25
Total	5,255	5,311	5,359	5,440	5,460	5,484	5,477	5,493	5,550	5,614
Gallons (thousands)										
Residential	314,016	278,289	264,880	270,293	262,740	255,115	249,242	242,644	248,957	242,287
Res - Multi-Family*		49,595	49,317	51,143	49,760	49,659	51,029	50,407	77,153	82,109
Commercial	176,460	119,599	106,747	121,561	126,118	128,166	128,235	127,015	117,846	125,878
Industrial	53,276	181,544	227,407	247,368	134,939	96,416	144,840	82,754	203,066	281,292
Public	9,702	9,373	7,952	8,372	8,877	10,556	9,215	9,788	8,084	8,447
Total	553,454	638,400	656,303	698,737	582,434	539,912	582,561	512,608	655,106	740,013

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

** variations in Industrial water usage due to large use customer that have their own water source, uses Village water for peak demand

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

Table 11

	2012	2013*	2014**	2015	2016	2017	2018	2019	2020	2021
General Metered Service										
Quarterly Service Charge										
5/8 inch meter	\$ 14.40	\$ 14.83	\$ 15.27	\$ 15.27	\$ 15.27	\$ 15.27	\$ 15.27	\$ 15.27	\$ 15.27	\$ 15.27
3/4 inch meter	14.40	14.83	15.27	15.27	15.27	15.27	15.27	15.27	15.27	15.27
1 inch meter	24.00	24.72	25.46	25.46	25.46	25.46	25.46	25.46	25.46	25.46
1 1/4 inch meter	33.00	33.99	35.01	35.01	35.01	35.01	35.01	35.01	35.01	35.01
1 1/2 inch meter	42.00	43.26	44.56	44.56	44.56	44.56	44.56	44.56	44.56	44.56
2 inch meter	63.00	64.89	66.84	66.84	66.84	66.84	66.84	66.84	66.84	66.84
3 inch meter	105.00	108.15	111.39	111.39	111.39	111.39	111.39	111.39	111.39	111.39
4 inch meter	162.00	166.86	171.87	171.87	171.87	171.87	171.87	171.87	171.87	171.87
6 inch meter	300.00	309.00	318.24	318.24	318.24	318.24	318.24	318.24	318.24	318.24
8 inch meter	462.00	475.86	490.14	490.14	490.14	490.14	490.14	490.14	490.14	490.14
10 inch meter	675.00	695.25	716.11	716.11	716.11	716.11	716.11	716.11	716.11	716.11
12 inch meter	891.00	917.73	945.26	945.26	945.26	945.26	945.26	945.26	945.26	945.26
Volume rate (per 1,000 gallons)										
First 100,000 gallons	\$ 2.16	\$ 2.22	\$ 2.29	\$ 2.29	\$ 2.29	\$ 2.29	\$ 2.29	\$ 2.29	\$ 2.29	\$ 2.29
Next 900,000 gallons	1.75	1.91	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97
Over 1,000,000 gallons	1.57	1.62	1.67	1.67	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	\$ 521,776	\$ 537,429	\$ 537,429	\$ 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

* 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
Sewer Utility Customer Summary
Last Ten Fiscal Years

Table 12

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Number of customers										
Residential	4,432	4,473	4,519	4,564	4,574	4,578	4,581	4,590	5,557	5,894
Commercial	1,027	1,026	1,031	1,066	1,070	1,075	1,082	1,090	647	744
Industrial	31	32	32	31	31	31	31	33	22	26
Public	21	21	21	21	21	21	21	21	28	25
Total	5,511	5,552	5,603	5,682	5,696	5,705	5,715	5,734	6,254	6,689
Gallons (thousands)										
Residential	298,742	263,821	251,582	255,996	249,473	241,242	235,810	228,968	347,640	242,287
Commercial	171,901	159,206	139,755	160,665	161,433	166,929	173,678	173,257	109,593	125,878
Industrial	194,685	216,399	189,970	307,978	272,429	246,822	228,266	242,273	242,319	281,992
Public	7,368	7,264	8,035	8,304	8,022	10,669	7,230	7,178	7,239	8,447
Total	672,696	646,690	589,342	732,943	691,357	665,662	644,984	651,676	706,791	658,604

Source: Village of Germantown Utility Records

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

Table 13

	2012*	2013	2014**	2015	2016	2017	2018	2019	2020	2021
General Metered Service										
Quarterly Service Charge										
5/8 inch meter	\$ 36.37	\$ 36.37	\$ 40.01	\$ 40.01	\$ 40.01	\$ 40.01	\$ 40.01	\$ 40.01	\$ 40.01	\$ 40.01
3/4 inch meter	36.37	36.37	40.01	40.01	40.01	40.01	40.01	40.01	40.01	40.01
1 inch meter	67.29	67.29	74.02	74.02	74.02	74.02	74.02	74.02	74.02	74.02
1 1/2 inch meter	92.75	92.75	102.02	102.02	102.02	102.02	102.02	102.02	102.02	102.02
2 inch meter	120.01	120.01	132.02	132.02	132.02	132.02	132.02	132.02	132.02	132.02
3 inch meter	183.67	183.67	202.03	202.03	202.03	202.03	202.03	202.03	202.03	202.03
4 inch meter	329.14	329.14	362.06	362.06	362.06	362.06	362.06	362.06	362.06	362.06
6 inch meter	538.26	538.26	592.08	592.08	592.08	592.08	592.08	592.08	592.08	592.08
Volume rate (per 1,000 gallons)										
All Classes										
Residential Only	\$ 6.285	\$ 6.285	\$ 6.913	\$ 6.913	\$ 6.913	\$ 6.913	\$ 6.913	\$ 6.913	\$ 6.913	\$ 6.913
Commercial, Industrial, Public	7.856	7.856	8.641	8.641	8.641	8.641	8.641	8.641	8.641	8.641
General Unmetered Service										
Flat rate	\$ 147.93	\$ 147.93	\$ 162.75	\$ 162.75	\$ 162.75	\$ 162.75	\$ 162.75	\$ 162.75	\$ 162.75	\$ 162.75
based on avg. usage (gal.)/qtr.	17,750	17,750	17,750	17,750	17,750	17,750	17,750	17,750	17,750	17,750

* 15% Rate Increase effective 12/15/2011

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

Source: Village of Germantown Utility Records

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 Obligation Notes				
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	
2020	24,815,852	16,139,667	-	-	113,254	800,911	2,912,754	44,782,438	2,141	20,917	
2021	24,162,058	17,557,899	-	-	75,503	689,413	2,792,398	45,277,271	2,163	20,934	

Note: Balances include debt related refundings, discounts, premiums
 Details regarding the Village's outstanding debt can be found in the notes to the financial statements. Section Note 3 Long Term Obligations
 Population trend per US Census Bureau.

Village of Germantown, Wisconsin

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

Fiscal Year Ended December 31,	General Bonded Debt Outstanding		Less: Fund Balance Restricted for Debt Service	Total	Percentage of Long -Term Debt to Equalized Value	Equalized Valuation	Net Long-term Debt per Capita	Population
	General Obligation Bonds	Refunding Bonds						
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
2020	24,815,852	-	(375,846)	24,440,006	0.84%	2,900,792,300	1,167	20,934
2021	24,162,058	-	(167,466)	23,994,592	0.76%	3,157,994,500	1,140	21,040

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

Source: Population 2012-2019: 2010 U.S. Census
Population 2020-2021: 2020 U.S. Census

Village of Germantown, Wisconsin
Direct and Overlapping Governmental Activities Debt
As of December 31, 2021

Table 16

<u>Governmental Unit</u>	<u>2021 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	\$ 95,747,521,031	\$ 83,810,000	3.03% ¹	\$ 2,539,130
Germantown School District	4,241,898,294	89,930,924	68.38%	61,498,630
Washington County	18,282,260,200	22,500,000	15.87%	3,570,009
Subtotal, overlapping debt	\$ 118,271,679,525	\$ 196,240,924	2.33% ²	\$ 67,607,768
Village Direct Debt	\$ 2,900,792,300	\$ 43,570,000	100.00%	\$ 43,570,000
Village Debt to Equalized Value		239,810,924	1.50% ³	
Total Direct and overlapping debt				\$ 111,177,768
Debt Per Capita Village General Obligation Debt				\$ 2,071
Debt Per Capita Village Share of Overlapping Debt				3,213
				\$ 5,284

Source: Financial Officers of the overlapping School Districts and Counties, Official Statement dated April 28, 2022

- 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 2021 estimate 21,040 debt per capita

Legal Debt Margin Information

Last Ten Fiscal Years

Legal Debt Margin calculations for Current Fiscal Year										
Equalized Valuation										\$ 3,157,994,500
Debt Limit (5% of current equalized value)										157,899,725
Debt applicable to limit - General obligation debt outstanding										43,095,000
Legal Debt margin										\$ 114,804,725
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Statutory Debt Limit	\$ 122,432,965	\$ 110,107,775	\$ 114,167,605	\$ 120,295,670	\$ 125,093,990	\$ 128,873,995	\$ 134,938,830	\$ 140,398,570	\$ 145,039,615	\$ 157,899,725
Total Net Debt Applicable to limit	27,511,642	25,607,985	29,245,000	27,355,000	25,130,000	24,080,000	25,445,000	42,625,000	43,570,000	43,095,000
Unused Debt Limit	\$ 94,921,323	\$ 84,499,790	\$ 84,922,605	\$ 92,940,670	\$ 99,963,990	\$ 104,793,995	\$ 109,493,830	\$ 97,773,570	\$ 101,469,615	\$ 114,804,725
Total Net Debt Applicable to the limit as a percentage of debt limit	22.47%	23.26%	25.62%	22.74%	20.09%	18.68%	18.86%	30.36%	30.04%	27.29%

Fiscal Year Ended December 31,	Water Revenue Bonds								
	Utility Service Charges	Less Operating Expenses	Net Available Revenue	Debt Service			Accreted Value	Coverage Expected	Actual Debt Coverage
				Principal	Interest	Total			
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
2020	2,594,897	1,768,688	826,209	110,419	31,213	141,632	177,040	1.25	5.83
2021	2,582,257	1,954,084	628,173	111,497	27,145	138,642	173,303	1.25	4.53

Note: Details regarding the village's outstanding debt can be found in the notes to the financial statements, Note 3, Long Term Debt, Revenue Debt. Operating expenses do not include interest on long term debt, depreciation or amortization expense

Village of Germantown, Wisconsin
Demographic and Economic Indicators
Last Ten Fiscal Years

Table 19

Fiscal Year Ended December 31,	Estimated Population	Median Household Income	Per Capita Personal Income (thous)	Median Age	School Enrollment	Washington County Unemployment Rate
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	42.267	42.1	3,907	2.90%
2020	20,934	81,846 est	42.267	42.1	3,907	2.90%
2021	21,040	94,563 est	42.267	40.1	3,796	2.20%

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	2021			2012		
	² Employees	Rank	Percentage of Total Village Population	¹ Employees	Rank	Percentage of Total Village Population
MGS Mfg	600	1	2.85%			
Germantown School District	586	2	2.79%	600	1	2.85%
J.W. Speaker Company	500	3	2.38%			0.00%
Ellsworth Adhesives	359	5	1.71%	225	4	1.07%
Village of Germantown	³ 275	9	1.31%	353	3	1.68%
Banner Weld			0.00%	100	9	0.48%
Gehl's Foods	400	4	1.90%	225	5	
GKN Sintered Metals	333	6	1.58%	25	10	0.12%
Moldmakers	300	7	1.43%			
David Frank Landscape	300	8	1.43%	200	7	0.95%
Wago	270	10	1.28%			
Great Lakes Packaging				101	8	0.48%
Walmart				500	2	2.38%
Pick & Save				209	6	0.99%
Total	3,923		18.65%	2,538		12.06%

Source:

¹ Taken from Final Official Statement for General Obligation Promissory Notes and Bonds, Dated February 24, 2012

² Reference USA, written and telephone survey (April 2021), Wisconsin Manufacturers Register and the Wisconsin Department of Workforce Development

This does not purport to be a comprehensive list, and is based on available data obtained through a survey of individual employers, as well as identified sources. Some employers do not respond to inquiries for employment data

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

⁴ Population - Wisconsin Department of Administration, Demographics Services Center
2012 estimation (19,803) 2021 Estimation (21,040)

Village of Germantown, Wisconsin

*Full-time Equivalent Village Government Employees by Function/Program
Last Ten Fiscal Years*

Table 21

Function/Program	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
General Government	5.70	5.70	5.70	5.70	5.70	5.70	5.70	6.70	6.70	6.70
Public Safety	57.35	57.35	57.35	57.35	57.35	61.35	63.35	69.35	69.35	72.50
Public Works	17.16	17.16	17.16	17.16	17.16	18.16	18.16	18.16	18.16	17.00
Culture & Recreation	23.12	23.50	23.50	23.50	23.75	23.75	23.75	23.75	23.75	23.75
Conservation & Development	1.90	1.90	1.90	1.90	1.90	1.90	1.90	2.90	2.90	2.90
Water	8.30	8.30	8.30	8.30	8.30	8.30	9.05	9.05	9.05	9.05
Sewer	<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>	<u>8.12</u>	<u>8.12</u>
Total*	120.95	121.73	121.73	121.73	121.98	126.98	130.03	138.03	138.03	140.02
Total # of W2's	399	426	434	467	467	422	435	424	424	375

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	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Public Safety										
Police										
Number of Sworn Officers	31	31	31	31	31	32	33	33	33	33
Number of Citations	3,207	3,150	2,539	2,888	2,538	2,201	2,108	2,039	2,039	2,042
Fire										
Number of Employees - Full Time	4	4	4	4	4	8	10	16	16	16
Number of Employees - Part Time	4	4	4	4	4	1	1	-	-	-
Number of Employees - Paid on Call	35	35	35	38	35	29	23	23	23	23
Public Works										
Street Surfacing/Sealcoating (miles)	5.39	2.77	1.83	1.03	6.00	9.00	0.36	4.50	4.50	4.50
Asphalt Resurface/Repairs (miles)	0.95	0.10	0.75	0.42	3.86	2.49	2.00	5.02	5.02	5.02
Culture & Recreation										
Parks										
Acreage	514.50	514.50	514.50	514.50	514.50	514.50	514.50	514.50	514.50	514.50
Library										
Volumes in Collection	174,269	175,186	154,917*	155,249	149,086	145,823	147,515	148,123	148,123	148,123
Volumes in Collection - Digital						215,158	203,411	244,739	244,739	244,739
Water and Sewer										
Number of Water Customers	5,255	5,311	5,359	5,440	5,460	5,464	5,477	5,493	5,493	5,493
Average Daily Water Consumption (gallons)	1,516,312	1,749,041	1,798,090	1,914,348	1,526,655	1,479,211	1,596,058	1,404,405	1,404,405	1,404,405
Number of Sewer Customers	5,511	5,552	5,603	5,682	5,696	5,705	5,715	5,734	5,734	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	2012	2013	2014	2015	2016	2017	2018*	2019	2020	2021
Public Safety										
Police Stations	1	1	1	1	1	1	1	1	1	1
Fire Stations	2	2	2	2	2	2	1	1	1	1
Public Works										
Miles of Road (miles)	129.58	129.58	129.58	129.69	130.07	130.70	132.65	132.65	132.65	133.42
Sidewalks (miles)	19.76	20.38	20.38	20.48	21.25	22.05	22.86	23.66	24.47	25.27
Culture & Recreation										
Parks	12	12	12	12	12	12	12	12	12	12
Playgrounds	7	7	7	7	7	7	7	7	7	7
Tennis Courts	13	13	13	13	13	13	13	13	13	13
Spraygrounds	1	1	1	1	1	1	1	1	1	1
Senior Center	1	1	1	1	1	1	1	1	1	1
Library	1	1	1	1	1	1	1	1	1	1
Water										
Water Mains (miles)	89.15	89.07	89.60	89.60	91.77	92.45	94.60	96.89	96.89	96.89
Fire Hydrants	1,301	1,301	1,308	1,308	1,327	1,335	1,357	1,383	1,383	1,383
Sewer										
Sanitary Sewer (miles)	90.50	93.00	96.00	97.62	99.16	101.83	103.21	105.23	105.23	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	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<u>No. of All Building Permits</u>										
Including additions & remodeling	490	598	607	554	623	654	745	639	1,537	2,144
Valuation	\$ 36,865,276	\$ 34,817,008	\$ 55,636,764	\$ 53,736,810	\$ 28,781,279	\$ 101,801,123	\$ 93,333,788	\$ 63,063,116	\$ 40,709,300	\$ 76,387,591
<u>New Single Family Homes</u>										
No. of building permits	24	54	60	40	38	53	15	14	47	80
Valuation	\$ 5,888,340	\$ 13,640,425	\$ 14,212,683	\$ 8,660,736	\$ 8,595,327	\$ 9,401,508	\$ 4,628,865	\$ 5,839,608	\$ 16,429,820	\$ 35,980,555
<u>New Multiple Family Buildings</u>										
No. of building permits	2	9	2	-	-	2	2	3	1	-
No. of units	4	18	4	-	-	127	43	94	2	-
Valuation	\$ 825,000	\$ 3,022,250	\$ 1,080,000	\$ -	\$ -	\$ 34,042,000	\$ 4,336,000	\$ 7,990,000	\$ 300,000	\$ -
<u>New Commercial/Industrial Buildings</u>										
No. of building permits	7	1	4	6	2	-	6	7	13	2
Valuation	\$ 15,618,091	\$ 3,100,000	\$ 18,548,000	\$ 9,421,000	\$ 1,662,700	\$ -	\$ 48,286,000	\$ 30,476,729	\$ 23,948,368	\$ 5,061,397