

**CITY OF WEST ALLIS, WISCONSIN  
WEST ALLIS, WISCONSIN**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2024**



CPAs | CONSULTANTS | WEALTH ADVISORS

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# City of West Allis, Wisconsin

DECEMBER 31, 2024

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# City of West Allis, Wisconsin

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## **INDEPENDENT AUDITORS' REPORT**



## INDEPENDENT AUDITORS' REPORT

City Council  
City of West Allis, Wisconsin  
West Allis, Wisconsin

### Report on the Audit of the Financial Statements

#### **Opinions**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of West Allis, Wisconsin (the City), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City, as of December 31, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof and the respective budgetary comparison statements for the General Fund and the Miscellaneous Grants Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the First-Ring Industrial Redevelopment Enterprise, Inc. (FIRE) which represents 96.67 percent of the assets, 97.99 percent of the net position, and 65.14 percent of the revenues of the discretely presented component unit as of December 31, 2024. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for FIRE, is based solely on the report of the other auditors.

#### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. The financial statements of FIRE, a discretely presented component unit of the City, were not audited in accordance with *Government Auditing Standards*. 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 City 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.

#### **Emphasis-of Matter – Implementation of New Standards**

As discussed in Note 1 to the financial statements, during 2024, the City adopted new accounting guidance, Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*. The implementation's effect on the City's previously reported fund balance or net position has been disclosed in Note 4.H. Our opinion is not modified with respect to this matter.

#### **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 City'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 and *Government Auditing Standards* 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 and *Government Auditing Standards*, 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 City'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 City'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 management's discussion and analysis and other required supplementary information, as identified 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 GAAS, 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 City's basic financial statements. The supplementary information, as identified 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 GAAS. In our opinion, the supplementary information, as identified in the table of contents, is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated July 29, 2025, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "CliftonLarsonAllen LLP". The signature is written in a cursive, flowing style.

**CliftonLarsonAllen LLP**

Milwaukee, Wisconsin  
July 29, 2025

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**



# City of West Allis, Wisconsin

## MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2024

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As management of the City of West Allis, Wisconsin, we offer readers of the City's financial statements this narrative overview and analysis of the financial statements of the City for the fiscal year ended December 31, 2024.

### Financial Highlights

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent year by \$297,141,597 (*net position*). This is an increase of \$39,431,897, mainly due to an increase in capital assets and a decrease in postemployment liabilities.
- The City's net position for the governmental activities increased by \$32,702,564, per pages 19 of the financial statements. The primary reason for the change in net position is related to pension activities and capital assets. The OPEB obligation related to the City's single employer defined benefit plan has decreased from 2023 to 2024 and is calculated in accordance with GASB Statement #75.
- As of the close of the year, the City's governmental funds reported combined 2024 ending fund balances of \$114,089,311 as compared to \$93,150,209 (as restated for GASB Statement 101, *Compensated Absences*) at the end of 2023. The increase of \$20,939,102 is favorable, and is primarily due to an increase in miscellaneous revenues consisting mostly of increased interest earnings. Of the total fund balance, approximately 98.85%, or \$112,774,351, is classified as spendable fund balance (restricted, committed, assigned and unassigned).
- At the end of 2024, the unassigned fund balance for the general fund was \$23,763,526 or approximately 35.67% of total general fund expenditures compared to \$23,569,300 or approximately 34.63% at the end of 2023. A \$10.7 million transfer out from the General Fund to the Buildings and Facilities Capital Projects Fund was made to bring unassigned reserves down to a balance in accordance with the City's fund balance policy while utilizing available reserves to support the cost of a new Public Works facility, currently under construction. General Fund Revenues exceeded budget expectations in all categories, except public charges for services in 2024 resulting in a total favorable variance of \$6,731,724. Expenses in operational expense categories were under budget in 2024, but the debt service and capital outlay expenses related to the City's implementation of GASB 96 for SBITA contracts, resulted in an unfavorable variance for total expenditures. The \$10.7 million transfer out creates an overall unfavorable budget variance of \$10.2 million for 2024 however this one-time transfer has been part of on-going capital planning discussions with the Common Council and was authorized and executed in accordance with the City's fund balance policy, despite not being formally included in the budgetary figures. In summary, if you disregard the one-time transfer related to capital needs, general fund operations were more favorable than budgeted expectations for 2024.

This discussion and analysis is designed to be an introduction to the basic financial statements of the City. These statements are comprised of three components: 1) the government-wide financial statements, 2) the fund financial statements, and 3) the notes to the financial statements. This report also contains other supplementary and required supplementary information in addition to the basic financial statements themselves.

**Government-wide financial statements.** The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business. The government-wide statements are made up of the statement of net position and the statement of activities. The statement of net position presents information on all of the City's assets and deferred outflows of resources

# City of West Allis, Wisconsin

## MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2024

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and liabilities and deferred inflows of resources, with the difference between the two being reported as net position. Over time, increases or decreases in net position will serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. This means, some revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues from those functions that are intended to recover all or a significant portion of their costs through user fees and charges. The governmental activities (those supported by taxes and intergovernmental revenues) of the City include general government; public safety; public works; health and human services; culture and recreation, and conservation and development. The business-type activities (those supported by user fees) are the Water Utility, Sanitary Sewer Utility, Storm Water Utility, Solid Waste Utility, Parking Utility and the Senior Citizen's Housing.

The government-wide financial statements include not only the City itself (known as the primary government), but also two legally separate component units: First-Ring Industrial Redevelopment Enterprise, Inc. (FIRE) and Southwest Suburban Health Department (SWSHD). Financial information for the component units are reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found on pages 18-19 of this report.

**Fund financial statements.** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

**Governmental funds.** Governmental funds are used to account for essentially the same functions as governmental activities in the government-wide financial statements; however, the governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. This comparison may help readers better understand the long-term impact of a government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintained approximately 46 individual governmental funds during 2024. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for the general fund, miscellaneous grants fund, buildings

# City of West Allis, Wisconsin

## MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2024

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and facilities fund, and the debt service fund, which are considered major funds. Data from the other approximately 42 funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major funds is provided in the combining statements found elsewhere in this report.

The City adopts annual appropriation budgets for the general, certain special revenue, debt service, and certain capital projects funds. Budgetary comparison statements have been provided to demonstrate compliance with budgets.

The basic governmental fund financial statements can be found starting on page 21 of this report.

**Proprietary funds.** The City maintains two different types of proprietary funds. Enterprise funds are used to report the functions of the Water Utility, Sanitary Sewer Utility, Storm Water Utility, Solid Waste Fund, and the Beloit Road Housing Management Fund are presented as business-type activities in the government-wide financial statements. Internal service funds are used to accumulate and allocate costs internally among various functions. The City uses internal service funds to account for its self-funded programs for health and dental insurance, workers compensation insurance and general liability insurance. Because these services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements. All internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds are provided in the form of combining statements elsewhere in this report.

The basic proprietary fund financial statements can be found starting on page 29 of this report.

**Notes to the financial statements.** The notes provide additional information 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 can be found on pages 34-78 of this report.

**Required supplementary information (RSI).** RSI includes the schedule of proportionate share of the net pension liability (asset) and schedules of contributions for the pension plan and the schedule of changes in OPEB liability and related ratios, schedule of proportionate share of the net OPEB liability, and schedule of contributions related to the City's other postemployment benefit plans. These schedules can be found starting on page 79 of this report.

**Supplementary information.** The combining statements referred to in connection with nonmajor governmental funds, nonmajor enterprise funds and internal service funds are presented immediately following the required supplementary information. Combining and individual fund statements and schedules can be found starting on page 86 of this report.

**Government-wide Financial Analysis** As discussed earlier, net position may serve as a useful indicator of a government's financial position over time. The assets and deferred outflows of resources of the City exceeded liabilities and deferred inflows of resources by \$297,141,597 at the close of 2024. This compares to \$256,295,544 at the close of 2023. Although the City's net position is positive, a major portion is due to the investment in capital assets (e.g., land, buildings, improvements, equipment, and infrastructure), less any related outstanding indebtedness used to acquire those assets. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the investment in capital assets is reported net of related debt and deferred outflows of resources, it should be noted that the resources

# City of West Allis, Wisconsin

## MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2024

needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

### City of West Allis Net Position (amount expressed in \$1,000's)

	Governmental Activities		Business-type Activities		Totals	
	2024	2023	2024	2023	2024	2023
Current and other assets	\$ 224,951	\$ 215,599	\$ 40,003	\$ 35,126	\$ 264,954	\$ 250,725
Capital assets	231,603	206,856	132,909	128,794	364,512	335,650
<b>Total assets</b>	<b>456,554</b>	<b>422,455</b>	<b>172,912</b>	<b>163,920</b>	<b>629,466</b>	<b>586,375</b>
Deferred outflows						
Loss on debt refunding	588	722	-	-	588	722
Pension	44,940	67,824	1,909	3,048	46,849	70,872
OPEB	20,448	21,555	720	712	21,168	22,267
<b>Total deferred outflows</b>	<b>65,976</b>	<b>90,101</b>	<b>2,629</b>	<b>3,760</b>	<b>68,605</b>	<b>93,861</b>
Long-term liabilities						
Outstanding	188,686	197,820	26,245	25,220	214,931	223,040
Other liabilities	16,196	27,174	5,569	5,108	21,765	32,282
<b>Total liabilities</b>	<b>204,882</b>	<b>224,994</b>	<b>31,814</b>	<b>30,328</b>	<b>236,696</b>	<b>255,322</b>
Deferred inflows						
Property taxes	50,233	52,087	-	-	50,233	52,087
Payment in lieu of taxes	1,279	1,435	-	-	1,279	1,435
Leases	15,752	16,182	2,439	2,552	18,191	18,734
Pension	26,809	38,054	1,150	1,713	27,959	39,767
OPEB	64,438	54,783	2,134	1,812	66,572	56,595
<b>Total deferred inflows</b>	<b>158,511</b>	<b>162,541</b>	<b>5,723</b>	<b>6,077</b>	<b>164,234</b>	<b>168,618</b>
Net position						
Net investment in capital assets	163,262	145,115	111,299	107,867	274,561	252,982
Restricted	15,441	6,316	-	-	15,441	6,316
Restricted for pension assets	-	-	-	-	-	-
Unrestricted	(19,566)	(26,410)	26,705	23,408	7,139	(3,002)
<b>Total net position</b>	<b>\$ 159,137</b>	<b>\$ 125,021</b>	<b>\$ 138,004</b>	<b>\$ 131,275</b>	<b>\$ 297,141</b>	<b>\$ 256,296</b>

A portion of the City's overall net position represents resources that are subject to external restrictions on how they may be used. Unrestricted net position was \$7,139,737 at the end of 2024. This is an improvement from the deficit unrestricted net position of \$3,001,708 at the end of 2023 which was due in part to the implementation of GASB Statement No. 75, which required the City to record the net OPEB liability as determined by an actuarial study.

# City of West Allis, Wisconsin

## MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2024

### City of West Allis Change in Net Position

	Governmental Activities		Business-type Activities		Totals	
	2024	2023	2024	2023	2024	2023
<b>Revenues</b>						
Program revenues						
Charges for service	\$ 10,387,901	\$ 9,860,570	\$ 26,923,446	\$ 28,398,949	\$ 37,311,347	\$ 38,259,519
Operating grants and contributions	30,288,247	21,438,882	981,545	295,769	31,269,792	21,734,651
Capital grants and contributions	15,357,664	6,117,532	208,248	3,246,157	15,565,912	9,363,689
General revenues						
Property taxes	52,238,589	52,278,461	-	-	52,238,589	52,278,461
Other taxes	2,549,742	2,257,826	-	-	2,549,742	2,257,826
Grants and contributions not restricted to specific programs	12,046,525	10,695,603	-	-	12,046,525	10,695,603
Other	10,979,788	12,704,110	1,067,205	2,764,076	12,046,993	15,468,186
<b>Total revenues</b>	<b>133,848,456</b>	<b>115,352,984</b>	<b>29,180,444</b>	<b>34,704,951</b>	<b>163,028,900</b>	<b>150,057,935</b>
<b>Expenses</b>						
General government	12,806,340	16,524,316	-	-	12,806,340	16,524,316
Public safety	44,735,111	42,972,540	-	-	44,735,111	42,972,540
Public works	16,436,135	20,436,639	-	-	16,436,135	20,436,639
Health and human services	15,299,066	10,077,527	-	-	15,299,066	10,077,527
Culture and recreation	2,554,224	2,863,676	-	-	2,554,224	2,863,676
Conservation and development	9,593,306	8,494,739	-	-	9,593,306	8,494,739
Interest and fiscal charges	1,131,486	1,024,007	-	-	1,131,486	1,024,007
Water utility	-	-	6,848,132	6,898,240	6,848,132	6,898,240
Sanitary sewer utility	-	-	8,735,221	7,495,675	8,735,221	7,495,675
Stormwater utility	-	-	2,843,225	3,285,795	2,843,225	3,285,795
Solid waste utility	-	-	2,614,409	2,734,594	2,614,409	2,734,594
Parking utility	-	-	-	-	-	-
Senior citizen housing	-	-	348	5,723	348	5,723
<b>Total expenses</b>	<b>102,555,668</b>	<b>102,393,444</b>	<b>21,041,335</b>	<b>20,420,027</b>	<b>123,597,003</b>	<b>122,813,471</b>
Increase (decrease) in net position before transfers	31,292,788	12,959,540	8,139,109	14,284,924	39,431,897	27,244,464
Transfers	1,409,776	2,528,796	(1,409,776)	(2,528,796)	-	-
Change in net position	32,702,564	15,488,336	6,729,333	11,756,128	39,431,897	27,244,464
Net position - January 1, originally stated	125,020,224	-	131,275,320	101,385,310	256,295,544	101,385,310
Cumulative effect of change in accounting principle	1,414,156	-	-	-	1,414,156	-
Net position - January 1	126,434,380	109,531,888	131,275,320	119,519,192	257,709,700	229,051,080
Net position - December 31	\$ 159,136,944	\$ 125,020,224	\$ 138,004,653	\$ 131,275,320	\$ 297,141,597	\$ 256,295,544

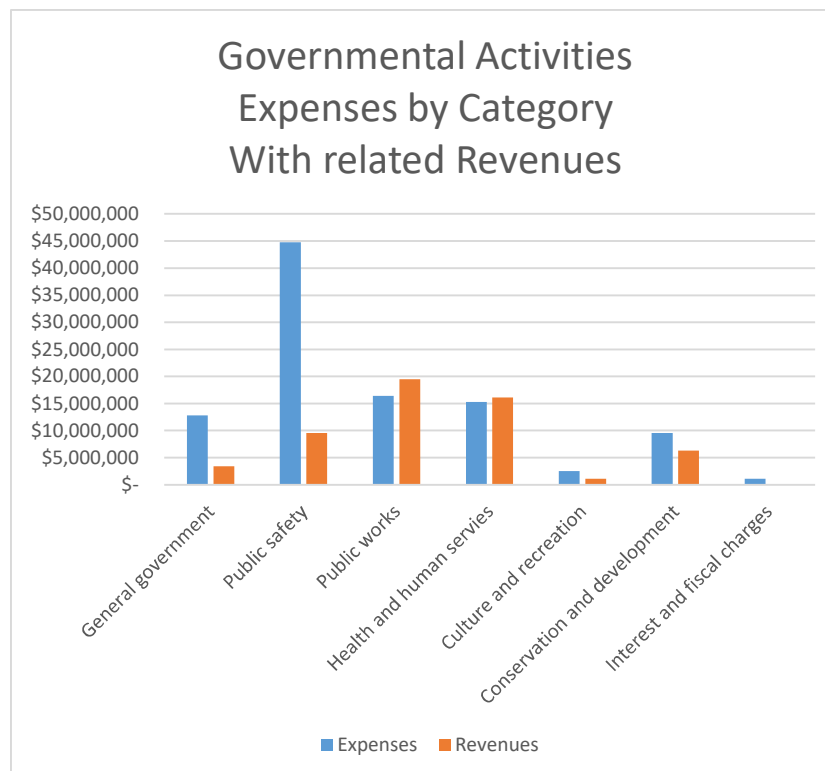
# City of West Allis, Wisconsin

## MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2024

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**Governmental activities:** Governmental activities increased the City's net position by \$32,702,564 during 2024 compared to an increase of \$15,488,336 in 2023. Key elements of this net increase are as follows:

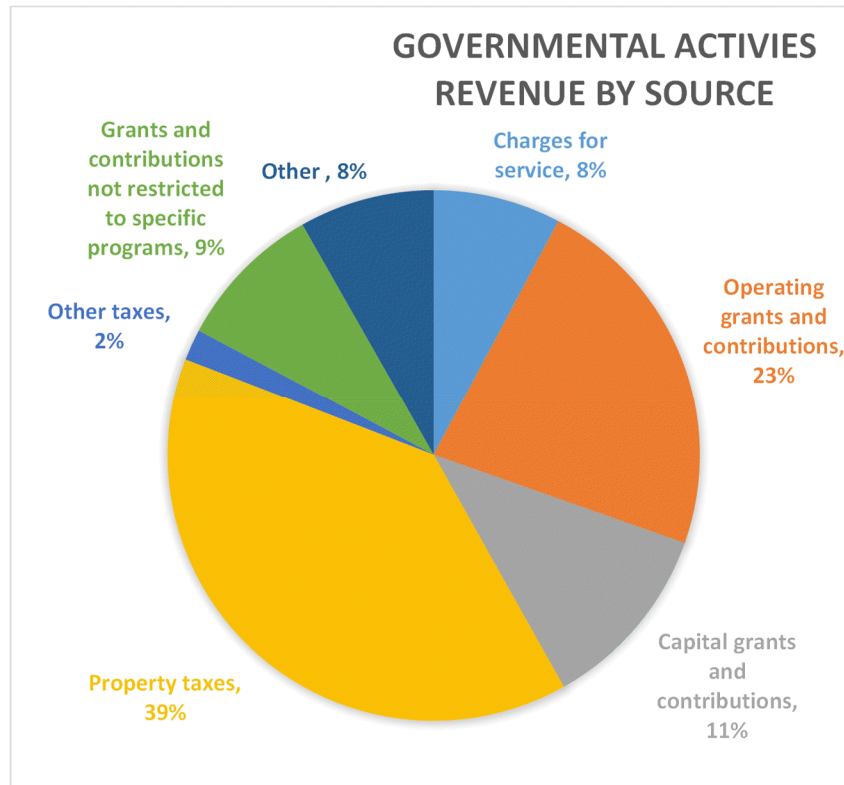
- Governmental activities program revenues increased by \$18,616,218 overall, due to increases in charges for services of \$527,331, operating grants and contributions of \$8,849,365 and capital grants and contributions of \$9,240,132.
- Governmental activities general revenues decreased by a total of \$121,356 most notably due to a decrease in tax revenues of \$39,872, an increase in other taxes of \$291,916, an increase in grants and contributions not restricted to specific purposes of \$1,350,922, and a decrease in other revenues of \$1,724,322.
- Governmental activities expenses increased by \$162,224, with changes by function as noted below:
  - Decrease in general government of \$3,717,976;
  - Increase in public safety of \$1,762,571;
  - Decrease in public works of \$4,000,504;
  - Increase in health and human services of \$5,221,539;
  - Decrease in culture and recreation of \$309,452;
  - Increase in conservation and development of \$1,098,567;
  - Increase in interest and fiscal charges of \$107,479.
- The internal service funds net position decreased by \$678,520 in 2024.



# City of West Allis, Wisconsin

## MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2024

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**Business-type activities.** Business-type activities reported a change in net position of \$6,729,333. Key elements of this net increase in are as follows:

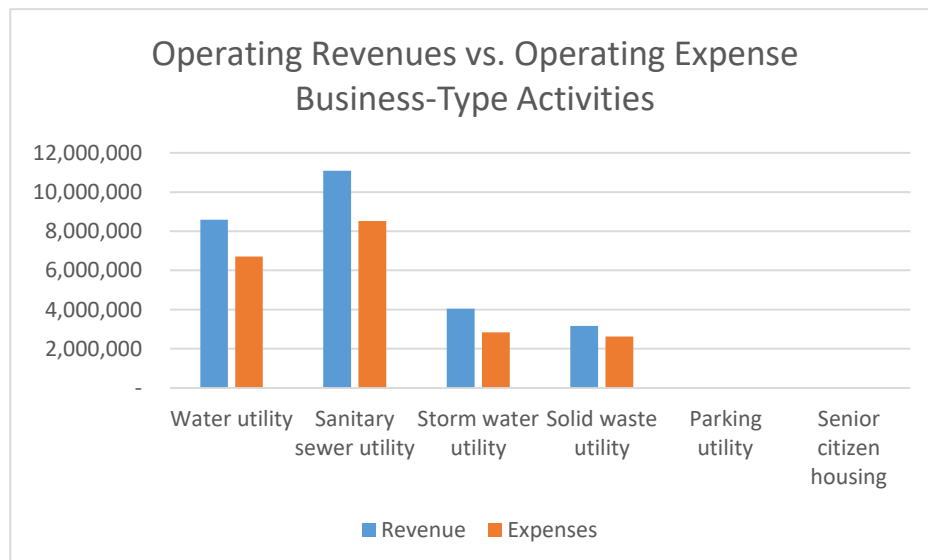
- The Water Utility's net position increased by \$1,216,195 in 2024 as compared to an increase of \$4,375,405 in 2023. The utility realized a 5.71% rate of return in 2024 as compared to 5.51% in 2023 based on the Public Service Commission of Wisconsin (PSC) calculation.
- The Sanitary Sewer Utility's net position increased by \$2,986,718 in 2024 as compared to an increase of \$4,969,802 in 2023. The rate remained at \$2.15 per ccf (750 gallons) in 2024, unchanged from 2023. The rate is designed to allow for sufficient cash flow for bond principal and interest payment needs and to fund additional maintenance needs of the city's aging sewer system on a cash basis. Over the past several years the cost of required repairs has risen significantly because of new DNR regulations related to clear water inflow into the sanitary system. Rates are reviewed annually during the budget process.

# City of West Allis, Wisconsin

## MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2024

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- The Storm Water Utility's net position increased by \$1,491,768 in 2024 compared to an increase of \$2,921,307 in 2023. The rate was held stable in 2024. The Storm Water Utility spending on infrastructure continues to increase due to efforts to address the flooding and clear water inflow into the system. The rate is designed to fund annual infrastructure replacements on a cash basis due to the ongoing nature of this replacement cycle.
- The Solid Waste Utility was established in 2006 to provide a revenue source to fund the costs of the state mandated city-recycling program. The Utility's net position increased by \$1,001,961 in 2024 as compared to the increase of \$581,936 in 2023. Rates were increased in 2023 due to an expected increase in tipping fees.
- The Beloit Road Housing Management Fund's net position increased by \$32,691 in 2024 as compared to an increase of \$30,492 in 2023. The housing development was sold to an LLC investor group in December 2011. The LLC has made significant upgrades to the housing complex with funding from the federal Low Income Housing Tax Credit program and city loans, including improved, ADA-compliant units and an activity center. The City is a minority partner in the LLC and contracts with the LLC to provide maintenance and management services. The City has started initial planning for an eventual investor exit which will likely occur as the end of the property's tax credit period approaches in 2027

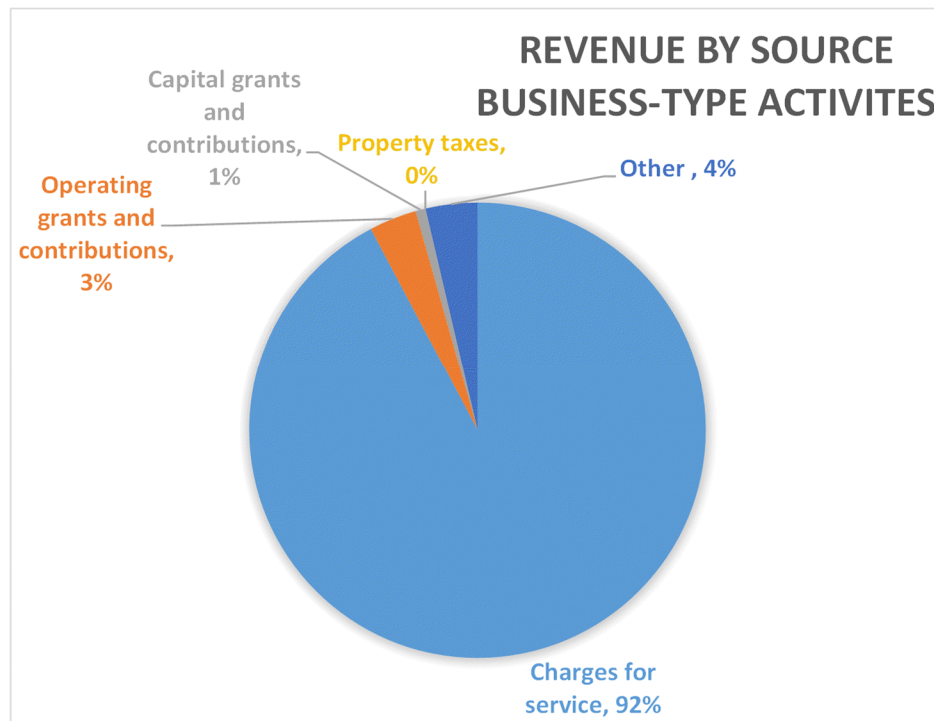




# City of West Allis, Wisconsin

## MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2024

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### Financial Analysis of the Government's Funds

As indicated earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental funds:** The focus on the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financial requirements. Spendable fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of December 31, 2024 the City's governmental funds reported combined ending fund balances of \$114,089,311; an increase of \$22,353,258 or approximately 24.37% compared to the balance at the end of 2023. Of the total fund balance, the Non-Spendable portion is \$1,314,960, while the total Spendable Fund Balance is \$112,774,351. The Spendable portion of the total fund balance includes \$24,565,754 of restricted funds, which are restricted as to their use by granting agencies or for debt service purposes. The remaining \$66,032,722 of Spendable Fund Balance consists of various amounts either committed or assigned for specific purpose by the action of the Common Council or unassigned amounts. Details of these commitments and assignments as they relate to the General Fund may be found on pages 72-75, Note 3.K.

# City of West Allis, Wisconsin

## MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2024

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**General Fund:** The general fund is the main operating fund of the City. At the end of the current fiscal year, the unassigned fund balance of the general fund was \$23,763,526 while total fund balance was \$25,083,051. Overall fund balance increased by \$378,455. The result of general fund operations for 2024 was an increase to fund balance of \$8.2 million. Transfers in of \$1.4 million and a \$1.4 million prior period adjustment related to implementation of GASB 101 (Compensated Absences) also increased fund balance. A \$10.7 million transfer out from the General Fund to the Buildings and Facilities Capital Projects Fund was made to bring unassigned reserves down to a balance in accordance with the City's fund balance policy while utilizing available reserves to support the cost of a new Public Works facility, currently under construction; resulting in the minimal overall change to General Fund fund balance. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to expenditures and net operating transfers. Excluding the one-time capital transfer, unassigned fund balance represents 36.47% of total general fund expenditures and net operating transfers, while total fund balance represents 38.50% of total general fund expenditures and net operating transfers.

**Miscellaneous Grants Fund:** The Miscellaneous Grants Fund is a special revenue fund used to account for the expenditure of certain federal or state grant funds. In 2024, expenditures totaled \$13.8 million, the largest portion of which was \$9,358,744 of capital outlay expenditures of American Rescue Plan Act (ARPA) funds on water, sewer, and other infrastructure. Intergovernmental revenues were recognized to offset project expenses, and additional interest revenue and special assessment revenue accumulated during the year resulting in a fund balance of \$2,386,370 at year end. At year end, the fund holds \$3.64 million of cash. These amounts are offset by unearned revenues of \$467,201, which represents grant funds received but not yet spent and \$788,750 of payables. Such funds are expected to be spent in subsequent years in accordance with the federal restrictions on the grant funding.

**Buildings and Facilities Fund:** At the end of the current fiscal year, the fund balance in the Buildings and Facilities fund was \$55,385,716. These funds are assigned for use on capital improvement projects for city buildings and facilities; specifically, \$10.7million was transferred in from General Fund reserves in 2024 to support the cost of a new DPW facility, currently under construction.

**Debt Service Funds:** At the end of the current fiscal year, the fund balance in the debt service fund was \$4,141,103. This was mostly due to the transfer of Tax Increment District (TID) funds to the debt service fund to pay remaining debt obligations for TID #5 that was closed in 2023.

**Proprietary Funds:** The City's proprietary funds provide the same type of information as found in the government-wide financial statements, but in more detail.

Unrestricted net position (deficits) for these funds can be seen in the table below.

	2024	2023
<b>Unrestricted position:</b>		
Water utility	\$ (529,746)	\$ (1,147,306)
Sanitary sewer utility	6,384,556	4,726,224
Storm water utility	7,058,811	6,898,899
Solid waste utility	6,381,620	5,553,179
Senior citizen housing	7,410,060	7,377,369
<b>Total unrestricted net position</b>	<b>\$ 26,705,301</b>	<b>\$ 23,408,365</b>

# City of West Allis, Wisconsin

## MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2024

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### **General Fund Budgetary Highlights**

For 2024, there was no overall change between the original budget and the final amended budget, but minor amendments between expenditure categories of general government, public safety, public works, health and human services, and culture and recreation.

### **Revenues were more than budgetary estimates – explanation:**

During 2024, revenues were higher than budget by \$6,731,724. The largest increase \$5,648,803 was in Miscellaneous Revenues, mostly from interest on investments exceeding budgeted expectations, due to high interest rates. The remaining revenue categories accounted for an additional positive variance of \$1,082,921 over budgeted amounts: Taxes (by \$163,612), Intergovernmental (by \$353,735), and Licenses and Permits (by \$552,469), Fines and Forfeits (by \$41,790). There was a shortfall in Public Charges for Services (by \$28,685).

### **Current operating expenditures were less than budgetary estimates – explanation:**

Actual operating expenditures were less than the final budget by \$2,421,809. Substantially all operating expenditures in the General Fund came in under budget due to the impact of staffing vacancies during 2024.

### **Debt service and Capital Outlay expenditures exceeded budgetary estimates – explanation:**

General Fund debt service and capital outlay expenditures were impacted by the City's implementation of new accounting treatment for Software Based Information Technology Agreements (SBITA's) per GASB Statement #96. Under the new accounting rules, the value of multi-year SBITA contracts is treated as a capital outlay expenditure, financed as debt throughout the term of the contract. No new SBITAs were entered into during 2024, resulting in \$0 capital outlay expenditures and \$0 offsetting other financing sources. Annual payments to vendors for SBITA contracts are treated as debt service, principal of \$562,627 and interest of \$38,829 for 2024. The 2024 budgetary figures included annual payments due under these contracts, but did not include GAAP basis SBITA activity, which results in the budget variance shown on the budgetary statement.

### **Other Financing Sources and Transfers exceeded budgetary estimates – explanation:**

The negative budget variance for transfers out consists mostly of a transfer of \$10,713,047 of accumulated general fund reserves to the Buildings and Facilities Capital Projects Fund to support construction of a new DPW facility. This one-time transfer has been part of on-going capital planning discussions with the Common Council and was authorized and executed in accordance with the City's fund balance policy, despite not being formally included in the 2024 budget.

Overall, if you disregard the one-time transfer related to capital needs, the City's general fund operations were more favorable than budgeted expectations for 2024.

### **Capital Assets and Debt Administration**

**Capital Assets:** The City's investment in capital assets for its governmental and business type activities as of December 31, 2024, net of accumulated depreciation amounts to \$364,512,022. Total investment in capital assets prior to accumulated depreciation was \$787,313,265. This investment in capital assets includes land, buildings, right-to-use (leased) assets, machinery and equipment, vehicles, and infrastructure including roads, sewers, bridges, parking lot improvements, and lighting. The increase in capital assets, net of accumulated depreciation/amortization for the current fiscal year was \$28,862,552, from the prior year (an 11.96% increase for governmental activities and a 3.20% increase for business-type activities).

# City of West Allis, Wisconsin

## MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2024

Major capital asset events during the year included the following:

### Governmental Activities:

- Construction in Progress added \$27,120,845 to capital assets, mostly related to the new DPW Facility
- Infrastructure improvements added \$6,856,225 to capital assets.
- Right-to-use assets added \$1,890,308 to capital assets with the implementation of GASB statement 87 (Leases) and GASB 96 (SBITA's).
- Building improvements added \$1,587,924 to capital assets, net of disposals.
- Land added \$55,000 to capital assets, for the purchase of a site for the new DPW facility
- Machinery and equipment added \$8,633,024 to capital assets, net of disposals.

### Business Type Activities:

- The Water Utility increased capital assets by \$1,596,790 for water distribution mains, services, hydrants, and meters.
- The Sanitary Sewer increased capital assets by \$1,104,123.
- The Storm Water Utility increased capital assets by \$1,241,032.

### City of West Allis Capital Assets

	Governmental Activities		Business-type Activities		Totals	
	2024	2023	2024	2023	2024	2023
Land	\$ 15,633,503	\$ 15,578,503	\$ 57,990	\$ 57,990	\$ 15,691,493	\$ 15,636,493
Construction in progress	31,502,993	4,382,148	535,939	3,403	32,038,932	4,385,551
Buildings and improvements	209,591,252	208,003,328	521,513	521,513	210,112,765	208,524,841
Land improvements	1,355,999	1,153,104	-	-	1,355,999	1,153,104
Machinery and equipment	116,577,724	107,944,700	7,184,196	6,956,433	123,761,920	114,901,133
Right-to-use asset	22,226,676	20,336,368	-	-	22,226,676	20,336,368
Infrastructure	206,569,503	199,713,278	175,555,977	169,766,221	382,125,480	369,479,499
Total capital assets	603,457,650	557,111,429	183,855,615	177,305,560	787,313,265	734,416,989
Less: Accumulated depreciation and amortization	(371,854,799)	(350,255,664)	(50,946,444)	(48,511,855)	(422,801,243)	(398,767,519)
Net capital assets	\$ 231,602,851	\$ 206,855,765	\$ 132,909,171	\$ 128,793,705	\$ 364,512,022	\$ 335,649,470

Additional information on the City's capital assets can be found in the footnote 3.B. on pages 50 - 51.

# City of West Allis, Wisconsin

## MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2024

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**Long-term debt.** At the end of fiscal year 2024, the City had total bonded debt outstanding of \$77,722,662 backed by the city's general obligation unlimited tax pledge. Moody's rating on the general obligation debt is Aa2.

The City's total net general-obligation debt outstanding increased by \$17,038,273 or 28.08% during the current year largely due to finance a portion of the City's new DPW Facility, currently under construction. The city issued \$26,515,000 while paying down \$9,476,727. New debt issued in 2024 was \$17,095,000 for the DPW facility, \$3,565,000 for street improvements, \$2,875,000 for water improvements, \$1,565,000 for sanitary improvements, \$1,415,000 for street lighting improvements,

State Statutes limit the amount of general obligation debt a City may issue to 5% of its total equalized value. The City's current debt level is 22.87% of its limitation of \$321,795,545 compared to 20.26% in 2023.

### City of West Allis Outstanding Debt General Obligation Notes and Bonds

	Governmental Activities		Business-type Activities		Totals	
	2024	2023	2024	2023	2024	2023
General obligation notes	\$ 32,739,188	\$ 12,533,788	\$ 8,030,000	\$ 4,480,000	\$ 40,769,188	\$ 17,013,788
General obligation bonds	23,135,012	27,970,012	13,818,462	15,700,589	36,953,474	43,670,601
Total outstanding debt	\$ 55,874,200	\$ 40,503,800	\$ 21,848,462	\$ 20,180,589	\$ 77,722,662	\$ 60,684,389

Additional information on the City's long-term debt can be found in footnote 3.D. on pages 54-57 of this report.

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

- After several years of decreasing property values, the City has experienced steady growth and rising property values since 2018 and a reassessment was conducted for 2024. Strong housing demand continues, while some declines in commercial office space values have occurred, in line with nationwide trends. TIF District redevelopment efforts have provided new construction growth.
- The general fund finished the year with an unassigned balance of \$23,763,526 and total fund balance of \$25,083,051 after a transfer of \$10.7 million of accumulated reserves to the Buildings and Facilities Capital Projects Fund to partially fund the construction of a new DPW facility. Setting aside the one-time capital transfer, general fund operations were stable and comparable to recent years.
- Interest rates remained high throughout 2024, driving an increase in investment earnings for the year. The City anticipates interest rates will eventually decrease, but timing is uncertain. While high rates have provided a welcome revenue increase in recent years, a conservative approach is used during the annual budget process to avoid over reliance on investment earnings, knowing it is a revenue stream that is due to decline.
- The City continues to be affected by legislation at the state level. In 2011, a significant change to the collective bargaining rights of unions provided the City with greater flexibility to address some budget pressures. However, since Public safety unions remain outside of the legislation and make up more than half of the budget, the City continues to experience budget pressures annually from

# City of West Allis, Wisconsin

## MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2024

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state-imposed levy limits and expenditure restraint limits. New for 2024 are state imposed maintenance of effort requirements for public safety expenditures at the local level, which again limits the city's ability to manage budget pressures.

- Since 2011, strict, state-imposed levy limits have remained in place. The limits use the community's growth (measured via equalized value net new construction) as the basis for tax levy increases. Despite the limits, the State's biennial budget for 2024-2025 provided an increase in state aids to local municipalities like West Allis. The increase provided relief for the 2024 budget; however it was a one-time inflow so the City continues to monitor the state budget process and analyze its local budget impact.
- On March 11, 2021, President Biden signed into law the American Rescue Plan Act (ARPA), a nearly \$1.9 trillion COVID-19 relief package. This is the first time in American history that the US Treasury is funding all municipalities directly. The federal formula provided almost \$31 million to the City of West Allis via payments received in 2021 and 2022 but comes with restrictions as to how the funds can be spent. The City's initial plans focused on spending the funds on water and sewer infrastructure upgrades, and ultimately a significant amount of ARPA funds were committed to fund a portion of the new DPW facility. Federal rules require ARPA funds to be obligated by the end of 2024 and expenditures to be completed by the end of 2026.

All these factors were considered in preparing the City's budget for the fiscal year and are being monitored closely when considering future year budgets as well.

### **Requests for Information**

This financial report is designed to provide a general overview of the finances of the City of West Allis for interested parties. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City of West Allis – Attn: Finance Department, 7525 West Greenfield Ave, West Allis, WI 53214, or (414) 302-8260. You can also request copies or additional information using the "Contact Us" link on the Finance Department page of the City's website at [www.westalliswi.gov](http://www.westalliswi.gov).

## **BASIC FINANCIAL STATEMENTS**

# City of West Allis, Wisconsin

## STATEMENT OF NET POSITION DECEMBER 31, 2024

	Governmental Activities	Business-Type Activities	Total	Component Units
<b>ASSETS</b>				
Cash and investments	\$ 159,397,226	\$ 21,379,581	\$ 180,776,807	\$ 16,808,557
Receivables:				
Taxes and special charges	24,865,852	-	24,865,852	-
Delinquent taxes	862,656	-	862,656	-
Accounts	2,542,184	9,256,868	11,799,052	16,564
Special assessments	2,208,727	-	2,208,727	-
Loans, net	13,579,380	6,309,337	19,888,717	11,686,121
Leases	16,285,688	2,504,234	18,789,922	-
Other	140,800	123,882	264,682	375,271
Due from other governments	1,673,859	262,495	1,936,354	697,433
Inventories and prepaid items	150,356	166,246	316,602	-
Mutual Insurance Deposit	3,244,299	-	3,244,299	-
Other assets	-	-	-	100,953
Capital assets, nondepreciable/nonamortizable	47,136,496	593,929	47,730,425	-
Capital assets, depreciable/amortizable, net	184,466,355	132,315,242	316,781,597	301,799
<b>Total assets</b>	<b>456,553,878</b>	<b>172,911,814</b>	<b>629,465,692</b>	<b>29,986,698</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Loss on advance refunding	588,267	-	588,267	-
Pension related amounts	44,939,901	1,909,035	46,848,936	-
Other postemployment related amounts	20,448,309	720,130	21,168,439	-
<b>Total deferred outflows of resources</b>	<b>65,976,477</b>	<b>2,629,165</b>	<b>68,605,642</b>	<b>-</b>
<b>LIABILITIES</b>				
Accounts payable	9,530,339	1,356,124	10,886,463	419,119
Accrued and other current liabilities	2,950,885	185,841	3,136,726	99,592
Due to other governments	-	2,174,548	2,174,548	-
Accrued interest payable	548,165	176,523	724,688	-
Special deposits	1,734,142	92,035	1,826,177	25,000
Unearned revenues	1,432,388	1,582,558	3,014,946	809
Long-term obligations:				
Due within one year	7,895,529	2,924,218	10,819,747	-
Other postemployment benefits	3,385,000	-	3,385,000	-
Due in more than one year	81,284,120	19,956,865	101,240,985	-
Net pension liability	5,012,482	215,104	5,227,586	-
Other postemployment benefits	91,109,294	3,149,199	94,258,493	-
<b>Total liabilities</b>	<b>204,882,344</b>	<b>31,813,015</b>	<b>236,695,359</b>	<b>544,520</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Property taxes levied for subsequent year	50,233,412	-	50,233,412	-
Payment in lieu of taxes	1,278,734	-	1,278,734	-
Leases receivable	15,752,158	2,438,845	18,191,003	-
Pension related amounts	26,809,003	1,150,473	27,959,476	-
Other postemployment related amounts	64,437,760	2,133,993	66,571,753	-
<b>Total deferred inflows of resources</b>	<b>158,511,067</b>	<b>5,723,311</b>	<b>164,234,378</b>	<b>-</b>
<b>NET POSITION</b>				
Net investment in capital assets	163,261,873	111,299,352	274,561,225	301,799
Restricted:				
Tax incremental districts	2,084,975	-	2,084,975	-
Grant and loan programs	7,252,395	-	7,252,395	-
Library	2,510,327	-	2,510,327	-
Debt service	3,592,938	-	3,592,938	-
Unrestricted	(19,565,564)	26,705,301	7,139,737	29,140,379
<b>Total net position</b>	<b>\$ 159,136,944</b>	<b>\$ 138,004,653</b>	<b>\$ 297,141,597</b>	<b>\$ 29,442,178</b>

The notes to the basic financial statements are an integral part of this statement.



# City of West Allis, Wisconsin

## STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2024

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
GOVERNMENTAL ACTIVITIES				
General government	\$ 12,806,340	\$ 2,474,589	\$ 956,824	\$ -
Public safety	44,735,111	5,709,575	3,893,404	-
Public works	16,436,135	842,795	17,827,844	774,959
Health and human services	15,299,066	919,824	666,912	14,518,172
Culture and recreation	2,554,224	573,984	498,401	64,533
Conservation and development	9,593,306	(132,866)	6,444,862	-
Interest and fiscal charges	1,131,486	-	-	-
Total governmental activities	102,555,668	10,387,901	30,288,247	15,357,664
BUSINESS-TYPE ACTIVITIES				
Water utility	6,848,132	8,601,109	-	206,004
Sanitary sewer utility	8,735,221	11,097,685	466,417	-
Storm water utility	2,843,225	4,057,112	-	2,244
Solid waste utility	2,614,409	3,156,927	253,869	-
Senior citizen housing	348	10,613	-	-
Total business-type activities	21,041,335	26,923,446	981,545	208,248
Total primary government	\$ 123,597,003	\$ 37,311,347	\$ 31,269,792	\$ 15,565,912
COMPONENT UNITS				
General revenues				
Taxes				
Property taxes				
Tax increments				
Other taxes				
Federal and state grants and other contributions not restricted to specific functions				
Lease revenue				
Interest and investment earnings				
Miscellaneous				
Gain on sale of asset				
Transfers				
Total general revenues and transfers				
Change in net position				
Net position - January 1, as originally stated				
Change in accounting principle				
Net position - January 1, as Restated				
Net position - December 31				

The notes to the basic financial statements are an integral part of this statement.

<b>Net (Expense) Revenue and Changes in Net Position</b>			
<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>	<b>Component Units</b>
\$ (9,374,927)	\$ -	\$ (9,374,927)	\$ -
(35,132,132)	-	(35,132,132)	-
3,009,463	-	3,009,463	-
805,842	-	805,842	-
(1,417,306)	-	(1,417,306)	-
(3,281,310)	-	(3,281,310)	-
(1,131,486)	-	(1,131,486)	-
(46,521,856)	-	(46,521,856)	-
-	1,958,981	1,958,981	-
-	2,828,881	2,828,881	-
-	1,216,131	1,216,131	-
-	796,387	796,387	-
-	10,265	10,265	-
-	7,071,904	7,071,904	-
(46,521,856)	7,071,904	(39,449,952)	-
-	-	-	2,612,245
45,472,150	-	45,472,150	-
6,766,439	-	6,766,439	-
2,549,742	-	2,549,742	-
12,046,525	-	12,046,525	-
-	112,858	112,858	-
7,913,286	1,034,135	8,947,421	1,219,146
3,006,240	(117,503)	2,888,737	5,915
60,262	37,715	97,977	-
1,409,776	(1,409,776)	-	-
79,224,420	(342,571)	78,881,849	1,225,061
32,702,564	6,729,333	39,431,897	3,837,306
125,020,224	131,275,320	256,295,544	25,604,872
1,414,156	-	1,414,156	-
126,434,380	131,275,320	257,709,700	25,604,872
<u>\$ 159,136,944</u>	<u>\$ 138,004,653</u>	<u>\$ 297,141,597</u>	<u>\$ 29,442,178</u>

# City of West Allis, Wisconsin

## BALANCE SHEET GOVERNMENTAL FUNDS DECEMBER 31, 2024

	General	Miscellaneous Grants	Buildings and Facilities	Debt Service	Nonmajor Governmental Funds	Total Governmental Funds
<b>ASSETS</b>						
Cash and investments	\$ 48,339,830	\$ 3,642,321	\$ 60,679,284	\$ 6,833,758	\$ 30,686,913	\$ 150,182,106
Receivables						
Taxes and special charges	19,724,646	-	-	2,407,345	2,733,861	24,865,852
Delinquent taxes	862,656	-	-	-	-	862,656
Accounts	1,955,943	-	-	-	579,832	2,535,775
Special assessments	-	-	-	-	2,208,727	2,208,727
Loans, net	1,000,000	-	575,000	-	12,004,380	13,579,380
Leases receivable	16,285,688	-	-	-	-	16,285,688
Other	132,869	-	-	-	7,931	140,800
Due from other funds	89,595	-	-	-	-	89,595
Advance to other funds	1,183,052	-	-	-	663,713	1,846,765
Due from other governments	409,850	-	-	-	1,264,009	1,673,859
Prepaid items	131,908	-	-	-	18,448	150,356
<b>Total assets</b>	<b>\$ 90,116,037</b>	<b>\$ 3,642,321</b>	<b>\$ 61,254,284</b>	<b>\$ 9,241,103</b>	<b>\$ 50,167,814</b>	<b>\$ 214,421,559</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>						
Liabilities						
Accounts payable	\$ 716,523	\$ 788,750	\$ 5,204,855	\$ -	\$ 1,678,564	\$ 8,388,692
Accrued and other current liabilities	2,912,392	-	-	-	37,368	2,949,760
Due to other funds	-	-	-	-	89,595	89,595
Advance from other funds	-	-	663,713	-	1,183,052	1,846,765
Special deposits	1,516,868	-	-	-	185,406	1,702,274
Unearned revenues	42	467,201	-	-	698,765	1,166,008
<b>Total liabilities</b>	<b>5,145,825</b>	<b>1,255,951</b>	<b>5,868,568</b>	<b>-</b>	<b>3,872,750</b>	<b>16,143,094</b>
Deferred inflows of resources						
Property taxes levied for subsequent year	40,271,965	-	-	5,100,000	4,695,519	50,067,484
Delinquent property taxes	862,656	-	-	-	-	862,656
Accounts receivable	301,077	-	-	-	-	301,077
Loans receivable	1,000,000	-	-	-	11,787,098	12,787,098
Leases receivable	15,752,158	-	-	-	-	15,752,158
Special assessments	420,571	-	-	-	2,719,376	3,139,947
Payment in lieu of taxes	1,278,734	-	-	-	-	1,278,734
<b>Total deferred inflows of resources</b>	<b>59,887,161</b>	<b>-</b>	<b>-</b>	<b>5,100,000</b>	<b>19,201,993</b>	<b>84,189,154</b>
Fund balances						
Nonspendable	1,314,960	-	-	-	-	1,314,960
Restricted	-	2,386,370	-	4,141,103	18,038,281	24,565,754
Committed	-	-	-	-	5,835,251	5,835,251
Assigned	4,565	-	55,385,716	-	4,807,190	60,197,471
Unassigned	23,763,526	-	-	-	(1,587,651)	22,175,875
<b>Total fund balances</b>	<b>25,083,051</b>	<b>2,386,370</b>	<b>55,385,716</b>	<b>4,141,103</b>	<b>27,093,071</b>	<b>114,089,311</b>
<b>Total liabilities, deferred inflows of resources, and fund balances</b>	<b>\$ 90,116,037</b>	<b>\$ 3,642,321</b>	<b>\$ 61,254,284</b>	<b>\$ 9,241,103</b>	<b>\$ 50,167,814</b>	<b>\$ 214,421,559</b>

The notes to the basic financial statements are an integral part of this statement.

# City of West Allis, Wisconsin

## BALANCE SHEET GOVERNMENTAL FUNDS (CONTINUED) DECEMBER 31, 2024

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### RECONCILIATION TO THE STATEMENT OF NET POSITION

Total fund balances as shown on previous page \$ 114,089,311

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

Capital assets used in governmental activities are not current financial resources and therefore, are not reported in the funds 231,602,851

Other long-term assets are not available to pay current period expenditures and therefore are deferred in the funds 16,924,850

Net position of internal service fund is reported in the Statement of Net Position as governmental activities 11,024,808

Some deferred outflows and inflows of resources reflect changes in long-term liabilities and are not reported in the funds

Loss on advance refunding	588,267
Deferred outflows related to pensions	44,939,901
Deferred inflows related to pensions	(26,809,003)
Deferred outflows related to other postemployment benefits	20,448,309
Deferred inflows related to other postemployment benefits	(64,437,760)

Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds

Bonds and notes payable	(64,311,607)
Lease liability	(14,645,220)
Premium on debt	(3,108,755)
Compensated absences	(2,482,705)
Termination benefits	(1,311,126)
Net pension liability	(5,012,482)
Other postemployment benefit	(94,494,294)
Subscription-based information technology arrangements	(3,320,236)
Accrued interest on long-term obligations	(548,165)

Net position of governmental activities as reported on the Statement of Net Position (see page 18) \$ 159,136,944

*The notes to the basic financial statements are an integral part of this statement.*

# City of West Allis, Wisconsin

## STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE YEAR ENDED DECEMBER 31, 2024

	General	Miscellaneous Grants	Buildings and Facilities	Debt Service	Nonmajor Governmental Funds	Total Governmental Funds
<b>REVENUES</b>						
Taxes	\$ 42,929,612	\$ -	\$ -	\$ 4,234,412	\$ 7,471,767	\$ 54,635,791
Special assessments	-	-	-	-	1,117,638	1,117,638
Intergovernmental	14,833,735	14,473,360	-	-	12,349,232	41,656,327
Licenses and permits	2,651,469	-	-	-	-	2,651,469
Fines and forfeits	1,922,790	-	-	-	-	1,922,790
Public charges for services	5,225,315	-	-	-	438,006	5,663,321
Intergovernmental charges for services	-	-	-	-	71,915	71,915
Miscellaneous	7,266,803	968,830	315,336	624	1,546,882	10,098,475
Total revenues	74,829,724	15,442,190	315,336	4,235,036	22,995,440	117,817,726
<b>EXPENDITURES</b>						
Current						
General government	7,871,187	8,495	-	-	-	7,879,682
Public safety	41,349,869	-	-	-	3,347,365	44,697,234
Public works	11,748,086	4,213,150	-	-	-	15,961,236
Health and human services	2,239,518	219,689	-	-	715,141	3,174,348
Culture and recreation	2,260,943	-	-	-	572,404	2,833,347
Conservation and development	542,093	2,397	-	-	10,642,652	11,187,142
Debt service						
Principal	562,627	-	-	5,679,597	1,164,547	7,406,771
Interest and fiscal charges	38,829	-	-	874,136	367,461	1,280,426
Capital outlay	-	9,358,744	12,145,965	-	6,126,586	27,631,295
Total expenditures	66,613,152	13,802,475	12,145,965	6,553,733	22,936,156	122,051,481
Excess of revenues over (under) expenditures	8,216,572	1,639,715	(11,830,629)	(2,318,697)	59,284	(4,233,755)
<b>OTHER FINANCING SOURCES (USES)</b>						
Long-term debt issued	-	-	18,510,000	-	3,565,000	22,075,000
Premium on debt issued	-	-	-	1,638,537	-	1,638,537
Transfers in	1,460,774	-	10,713,047	-	7,808	12,181,629
Transfers out	(10,713,047)	-	-	-	(9,262)	(10,722,309)
Total other financing sources (uses)	(9,252,273)	-	29,223,047	1,638,537	3,563,546	25,172,857
<b>Net change in fund balances</b>	(1,035,701)	1,639,715	17,392,418	(680,160)	3,622,830	20,939,102
<b>Fund balances - January 1</b>	24,704,596	746,655	37,993,298	4,821,263	23,470,241	91,736,053
<b>Change in accounting principle</b>	1,414,156	-	-	-	-	1,414,156
<b>Fund balance - January 1, restated</b>	26,118,752	746,655	37,993,298	4,821,263	23,470,241	93,150,209
<b>Fund balances - December 31</b>	<u>\$ 25,083,051</u>	<u>\$ 2,386,370</u>	<u>\$ 55,385,716</u>	<u>\$ 4,141,103</u>	<u>\$ 27,093,071</u>	<u>\$ 114,089,311</u>

The notes to the basic financial statements are an integral part of this statement.

# City of West Allis, Wisconsin

## STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS (CONTINUED) FOR THE YEAR ENDED DECEMBER 31, 2024

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### RECONCILIATION TO THE STATEMENT OF ACTIVITIES

Net change in fund balances as shown on previous page \$ 20,939,102

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 Activities the cost of those assets is allocated over their  
estimated useful lives and reported as depreciation/amortization expense.

Capital assets reported as capital outlay in governmental fund statements	27,631,295
Capital assets reported in functional expenses in governmental fund statements	5,136,157
Capital assets donated to the City	14,480,418
Depreciation/amortization expense reported in the Statement of Activities	(22,494,306)
Net book value of disposals	(6,478)

Governmental funds do not present revenues that are not available to pay  
current obligations. In contrast, such revenues are reported in the Statement  
of Activities when earned.

1,449,827

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

Long-term debt issued	(22,075,000)
Amortization of loss on debt refunding	(133,857)
Premium on debt issued	(1,638,537)
Principal repaid on debt	6,844,147
Principal repaid on lease liability	481,361
Principal repaid on SBITA	562,627

Some expenses reported 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:

Accrued interest on long-term debt	(355,048)
Amortization of premiums, discounts	156,481
Compensated absences	(2,482,705)
Termination benefits	167,298
Net pension liability	13,144,761
Deferred outflows of resources related to pensions	(22,883,933)
Deferred inflows of resources related to pensions	11,245,233
Other postemployment benefits	13,973,533
Deferred outflows of resources related to other postemployment benefits	(1,106,269)
Deferred inflows of resources related to other postemployment benefits	(9,655,023)

Internal service funds are used by management to charge the costs of  
certain activities to individual funds. The net revenue (expense) of the  
internal service funds is reported with governmental activities.

(678,520)

Change in net position of governmental activities as reported in the  
Statement of Activities (see pages 19 - 20)

\$ 32,702,564

*The notes to the basic financial statements are an integral part of this statement.*

# City of West Allis, Wisconsin

## STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL - GENERAL FUND FOR THE YEAR ENDED DECEMBER 31, 2024

	Budget			Variance Final Budget - Positive (Negative)
	Original	Final	Actual	
<b>REVENUES</b>				
Taxes	\$ 42,766,000	\$ 42,766,000	\$ 42,929,612	\$ 163,612
Intergovernmental	14,480,000	14,480,000	14,833,735	353,735
Licenses and permits	2,099,000	2,099,000	2,651,469	552,469
Fines and forfeits	1,881,000	1,881,000	1,922,790	41,790
Public charges for services	5,254,000	5,254,000	5,225,315	(28,685)
Miscellaneous	1,618,000	1,618,000	7,266,803	5,648,803
Total revenues	68,098,000	68,098,000	74,829,724	6,731,724
<b>EXPENDITURES</b>				
Current				
General government	9,398,829	9,255,776	7,871,187	1,384,589
Public safety	41,702,818	41,760,898	41,349,869	411,029
Public works	12,754,063	12,820,733	11,748,086	1,072,647
Health and human services	2,226,461	2,226,461	2,239,518	(13,057)
Culture and recreation	2,359,188	2,360,528	2,260,943	99,585
Conservation and development	593,602	610,565	542,093	68,472
Debt service				
Principal	-	-	562,627	(562,627)
Interest and fiscal charges	-	-	38,829	(38,829)
Total expenditures	69,034,961	69,034,961	66,613,152	2,421,809
Excess of revenues over (under) expenditures	(936,961)	(936,961)	8,216,572	9,153,533
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	1,470,000	1,470,000	1,460,774	(9,226)
Transfers out	(533,039)	(533,039)	(10,713,047)	(10,180,008)
Total other financing sources (uses)	936,961	936,961	(9,252,273)	(10,189,234)
<b>Net change in fund balance</b>	-	-	(1,035,701)	(1,035,701)
<b>Fund balance - January 1</b>	26,118,752	26,118,752	26,118,752	-
<b>Fund balance - December 31</b>	<u>\$ 26,118,752</u>	<u>\$ 26,118,752</u>	<u>\$ 25,083,051</u>	<u>\$ (1,035,701)</u>

The notes to the basic financial statements are an integral part of this statement.

# City of West Allis, Wisconsin

## STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL - MISCELLANEOUS GRANTS FOR THE YEAR ENDED DECEMBER 31, 2024

	Budget			Variance
	Original	Final	Actual	Final Budget - Positive (Negative)
<b>REVENUES</b>				
Intergovernmental	\$ 3,000,000	\$ 3,000,000	\$ 14,473,360	\$ 11,473,360
Miscellaneous	-	-	968,830	968,830
Total revenues	3,000,000	3,000,000	15,442,190	12,442,190
<b>EXPENDITURES</b>				
Current				
General government	-	-	8,495	(8,495)
Public works	-	-	4,213,150	(4,213,150)
Health and human services	-	-	219,689	(219,689)
Conservation and development	-	-	2,397	(2,397)
Capital outlay	3,000,000	3,000,000	9,358,744	(6,358,744)
Total expenditures	3,000,000	3,000,000	13,802,475	(10,802,475)
<b>Net change in fund balance</b>	-	-	1,639,715	1,639,715
<b>Fund balance - January 1</b>	746,655	746,655	746,655	-
<b>Fund balance - December 31</b>	<u>\$ 746,655</u>	<u>\$ 746,655</u>	<u>\$ 2,386,370</u>	<u>\$ 1,639,715</u>

The notes to the basic financial statements are an integral part of this statement.



# City of West Allis, Wisconsin

## STATEMENT OF NET POSITION PROPRIETARY FUNDS DECEMBER 31, 2024

	Enterprise Funds				Governmental Activities	
	Water Utility	Sanitary Sewer Utility	Storm Water Utility	Nonmajor Funds	Total Enterprise Funds	Internal Service Funds
<b>ASSETS</b>						
Current assets						
Cash and investments	\$ 557,912	\$ 6,213,542	\$ 6,504,458	\$ 8,103,669	\$ 21,379,581	\$ 9,215,120
Receivables						
Customer accounts	4,341,882	3,001,007	1,003,212	910,767	9,256,868	6,409
Leases receivable	79,564	-	-	-	79,564	-
Other	-	-	-	123,882	123,882	-
Due from other governments	194,522	-	67,973	-	262,495	-
Inventories and prepaid items	166,246	-	-	-	166,246	-
Total current assets	5,340,126	9,214,549	7,575,643	9,138,318	31,268,636	9,221,529
Noncurrent assets						
Loans receivable	-	-	-	6,309,337	6,309,337	-
Leases receivable	2,424,670	-	-	-	2,424,670	-
Deposit with CVMIC	-	-	-	-	-	3,244,299
Capital assets						
Nondepreciable	358,299	-	29,600	206,030	593,929	-
Depreciable, net	37,456,252	49,822,831	44,508,747	527,412	132,315,242	-
Total noncurrent assets	40,239,221	49,822,831	44,538,347	7,042,779	141,643,178	3,244,299
Total assets	45,579,347	59,037,380	52,113,990	16,181,097	172,911,814	12,465,828
<b>DEFERRED OUTFLOWS OF RESOURCES</b>						
Pension related amounts	867,130	301,224	382,523	358,158	1,909,035	-
Other postemployment related amounts	658,947	17,476	24,884	18,823	720,130	-
Total deferred outflows of resources	1,526,077	318,700	407,407	376,981	2,629,165	-

The notes to the basic financial statements are an integral part of this statement.

# City of West Allis, Wisconsin

## STATEMENT OF NET POSITION PROPRIETARY FUNDS (CONTINUED) DECEMBER 31, 2024

	Enterprise Funds					Governmental Activities
	Water Utility	Sanitary Sewer Utility	Storm Water Utility	Nonmajor Funds	Total Enterprise Funds	Internal Service Funds
LIABILITIES						
Current liabilities						
Accounts payable	\$ 423,135	\$ 276,286	\$ 522,327	\$ 134,376	\$ 1,356,124	\$ 1,141,647
Accrued and other current liabilities	124,117	17,574	21,978	22,172	185,841	1,125
Due to other governments	-	2,174,548	-	-	2,174,548	-
Special deposits	92,035	-	-	-	92,035	31,868
Unearned revenue	39,910	-	-	1,542,648	1,582,558	266,380
Current portion of long-term debt	1,265,000	1,569,218	90,000	-	2,924,218	-
Accrued interest payable	86,953	85,870	3,700	-	176,523	-
Total current liabilities	2,031,150	4,123,496	638,005	1,699,196	8,491,847	1,441,020
Long-term obligations, less current portion						
General obligation debt	8,957,775	10,459,150	539,940	-	19,956,865	-
Net pension liability	97,517	33,469	43,481	40,637	215,104	-
Other postemployment benefits	2,996,245	43,584	62,273	47,097	3,149,199	-
Total long-term liabilities	12,051,537	10,536,203	645,694	87,734	23,321,168	-
Total liabilities	14,082,687	14,659,699	1,283,699	1,786,930	31,813,015	1,441,020
DEFERRED INFLOWS OF RESOURCES						
Leases receivable	2,438,845	-	-	-	2,438,845	-
Pension related amounts	521,565	179,007	232,557	217,344	1,150,473	-
Other postemployment related amounts	2,040,846	26,542	37,923	28,682	2,133,993	-
Total deferred inflows of resources	5,001,256	205,549	270,480	246,026	5,723,311	-
NET POSITION						
Net investment in capital assets	28,551,227	38,106,276	43,908,407	733,442	111,299,352	-
Unrestricted	(529,746)	6,384,556	7,058,811	13,791,680	26,705,301	11,024,808
Total net position	\$ 28,021,481	\$ 44,490,832	\$ 50,967,218	\$ 14,525,122	\$ 138,004,653	\$ 11,024,808

The notes to the basic financial statements are an integral part of this statement.

# City of West Allis, Wisconsin

## STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION PROPRIETARY FUNDS FOR THE YEAR ENDED DECEMBER 31, 2024

	Enterprise Funds					Governmental Activities
	Water Utility	Sanitary Sewer Utility	Storm Water Utility	Nonmajor Funds	Total Enterprise Funds	Internal Service Funds
OPERATING REVENUES						
Charges for services	\$ 8,594,429	\$ 11,097,685	\$ 4,057,112	\$ 3,167,540	\$ 26,916,766	\$ 17,170,351
Other	6,680	-	-	-	6,680	-
Total operating revenues	8,601,109	11,097,685	4,057,112	3,167,540	26,923,446	17,170,351
OPERATING EXPENSES						
Operation and maintenance	5,947,259	7,855,641	1,978,546	2,552,338	18,333,784	-
Insurance claims and estimate changes	-	-	-	-	-	17,848,871
Depreciation and amortization	761,534	669,178	855,246	62,419	2,348,377	-
Total operating expenses	6,708,793	8,524,819	2,833,792	2,614,757	20,682,161	17,848,871
Operating income (loss)	1,892,316	2,572,866	1,223,320	552,783	6,241,285	(678,520)
NONOPERATING REVENUES (EXPENSES)						
Interest income	58,241	246,223	322,874	406,797	1,034,135	49,544
Lease revenue	112,858	-	-	-	112,858	-
Nonoperating grants	261,259	466,417	-	253,869	981,545	-
Gain (loss) on disposal of capital assets	38,882	(1,639)	-	472	37,715	-
Interest and fiscal charges	(139,339)	(210,402)	(9,433)	-	(359,174)	-
Other	(410,997)	-	252,763	40,731	(117,503)	-
Total nonoperating revenues (expenses)	(79,096)	500,599	566,204	701,869	1,689,576	49,544
Income before contributions and transfers	1,813,220	3,073,465	1,789,524	1,254,652	7,930,861	(628,976)
Capital contributions	206,004	-	2,244	-	208,248	-
Transfers out	(803,029)	(86,747)	(300,000)	(220,000)	(1,409,776)	(49,544)
Change in net position	1,216,195	2,986,718	1,491,768	1,034,652	6,729,333	(678,520)
Net position - January 1	26,805,286	41,504,114	49,475,450	13,490,470	131,275,320	11,703,328
Net position - December 31	\$ 28,021,481	\$ 44,490,832	\$ 50,967,218	\$ 14,525,122	\$ 138,004,653	\$ 11,024,808

The notes to the basic financial statements are an integral part of this statement.

# City of West Allis, Wisconsin

## STATEMENT OF CASH FLOWS PROPRIETARY FUNDS FOR THE YEAR ENDED DECEMBER 31, 2024

	Enterprise Funds				Governmental Activities
	Water Utility	Sanitary Sewer Utility	Storm Water Utility	Nonmajor Funds	Total Enterprise Funds
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>					
Cash received from customers	\$ 8,598,240	\$ 10,909,694	\$ 4,487,170	\$ 3,151,003	\$ 27,146,107
Cash from interfund services provided	-	-	-	-	17,382,744
Cash paid for employee wages and benefits	(1,716,350)	(715,230)	(723,626)	(727,801)	(70,975)
Cash paid to suppliers	(4,113,026)	(7,122,296)	(1,433,387)	(1,821,640)	(18,117,634)
Net cash provided by operating activities	2,768,864	3,072,168	2,330,157	601,562	(805,865)
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>					
Private lead service replacements	66,737	-	-	-	66,737
Lease receipts	77,705	-	-	-	77,705
Nonoperating grants	-	466,417	-	253,869	720,286
Collection (Disbursement) of long-term receivable	-	-	-	(118,051)	(118,051)
Advance to/from other funds	(942,896)	-	-	942,896	-
Miscellaneous revenues	(410,997)	-	252,763	40,731	(117,503)
Transfer in (out)	(803,029)	(86,747)	(300,000)	(220,000)	(1,409,776)
Net cash provided (used) by noncapital financing activities	(2,012,480)	379,670	(47,237)	899,445	(49,544)
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>					
Acquisition of capital assets	(2,152,322)	(1,774,939)	(2,094,034)	(235,939)	(6,257,234)
Sale of capital assets	38,882	-	-	472	39,354
Principal paid on long-term debt	(1,120,000)	(1,567,127)	(85,000)	-	(2,772,127)
Interest paid on long-term debt	(180,853)	(259,938)	(15,682)	-	(456,473)
Net cash provided (used) by capital and related financing activities	(256,713)	(1,882,713)	(2,194,716)	(235,467)	(4,569,609)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>					
Interest received	58,241	246,223	322,874	406,797	1,034,135
Change in cash and cash equivalents	557,912	1,815,348	411,078	1,672,337	4,456,675
Cash and cash equivalents - January 1	-	4,398,194	6,093,380	6,431,332	10,020,985
Cash and cash equivalents - December 31	\$ 557,912	\$ 6,213,542	\$ 6,504,458	\$ 8,103,669	\$ 9,215,120

The notes to the basic financial statements are an integral part of this statement.

# City of West Allis, Wisconsin

## STATEMENT OF CASH FLOWS PROPRIETARY FUNDS (CONTINUED) FOR THE YEAR ENDED DECEMBER 31, 2024

	Enterprise Funds					Governmental Activities
	Water Utility	Sanitary Sewer Utility	Storm Water Utility	Nonmajor Funds	Enterprise Funds	Internal Service Funds
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>						
Operating income (loss)	\$ 1,892,316	\$ 2,572,866	\$ 1,223,320	\$ 552,783	\$ 6,241,285	\$ (678,520)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:						
Depreciation and amortization	761,534	669,178	855,246	62,419	2,348,377	-
Depreciation and amortization charged to operating accounts	-	-	-	-	-	-
Change in asset, liability and deferred outflows and inflows of resources:						
Pension	(5,315)	(13,694)	(3,589)	(3,054)	(25,652)	-
Other postemployment benefits	(11,982)	4,255	(3,574)	(928)	(12,229)	-
Change in operating assets and liabilities:						
Accounts receivables	(33,845)	(376,952)	(17,115)	(189,467)	(617,379)	144,429
Inventories and prepaid items	(15,828)	-	-	-	(15,828)	-
Accounts payable	150,691	21,128	(185,263)	(8,565)	(22,009)	(445,428)
Accrued and other current liabilities	44,377	6,426	13,959	15,444	80,206	102,087
Special deposits	(44,060)	-	-	-	(44,060)	3,603
Unearned revenue	30,976	-	-	172,930	203,906	67,964
Due to other governments	-	188,961	447,173	-	636,134	-
Net cash provided (used) by operating activities	<u>\$ 2,768,864</u>	<u>\$ 3,072,168</u>	<u>\$ 2,330,157</u>	<u>\$ 601,562</u>	<u>\$ 8,772,751</u>	<u>\$ (805,865)</u>
Reconciliation of cash and cash equivalents to the statement of net position						
Cash and cash equivalents in current assets	<u>\$ 557,912</u>	<u>\$ 6,213,542</u>	<u>\$ 6,504,458</u>	<u>\$ 8,103,669</u>	<u>\$ 21,379,581</u>	<u>\$ 9,215,120</u>
Total cash and cash equivalents	<u>\$ 557,912</u>	<u>\$ 6,213,542</u>	<u>\$ 6,504,458</u>	<u>\$ 8,103,669</u>	<u>\$ 21,379,581</u>	<u>\$ 9,215,120</u>
Noncash capital and related financing activities:						
Capital contributions	<u>\$ 206,004</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 206,004</u>	<u>\$ -</u>

The notes to the basic financial statements are an integral part of this statement.

# City of West Allis, Wisconsin

STATEMENT OF NET POSITION  
FIDUCIARY FUNDS  
DECEMBER 31, 2024

	<u>Tax Collection Custodial Fund</u>
<b>ASSETS</b>	
Current assets	
Cash and investments	\$ 39,036,750
Receivables	
Taxes	<u>33,940,733</u>
Total assets	72,977,483
<b>LIABILITIES</b>	
Current liabilities	
Due to other governments	<u>39,036,750</u>
Total liabilities	39,036,750
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property taxes levied for subsequent year	<u>33,940,733</u>
<b>NET POSITION</b>	
Restricted for Tax Collections	<u><u>\$ -</u></u>

*The notes to the basic financial statements are an integral part of this statement.*

# City of West Allis, Wisconsin

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION  
FIDUCIARY FUNDS  
FOR THE YEAR ENDED DECEMBER 31, 2024

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	<u>Tax Collection Custodial Fund</u>
<b>Additions</b>	
Taxes and special charges collected	<u>\$ 68,316,469</u>
<b>Deductions</b>	
Payments to other taxing districts	<u>68,316,469</u>
<b>Change in net position</b>	-
<b>Net position - January 1</b>	<u>-</u>
<b>Net position - December 31</b>	<u><u>\$ -</u></u>

*The notes to the basic financial statements are an integral part of this statement.*

# City of West Allis, Wisconsin

## STATEMENT OF NET POSITION DISCRETELY PRESENTED COMPONENT UNITS DECEMBER 31, 2024

	First-Ring Industrial Redevelopment Enterprises (FIRE)	Southwest Suburban Health Department (SWSHD)	Total
<b>ASSETS</b>			
Cash and investments	\$ 16,808,557	\$ -	\$ 16,808,557
Receivables:			
Accounts	16,564	-	16,564
Loans, net	11,686,121	-	11,686,121
Other	375,271	-	375,271
Due from other governments	-	697,433	697,433
Other assets	100,953	-	100,953
Capital assets, depreciable/amortizable, net	-	301,799	301,799
Total assets	28,987,466	999,232	29,986,698
<b>LIABILITIES</b>			
Accounts payable	113,404	305,715	419,119
Accrued and other current liabilities	-	99,592	99,592
Special deposits	25,000	-	25,000
Unearned revenues	-	809	809
Total liabilities	138,404	406,116	544,520
<b>NET POSITION</b>			
Net investment in capital assets	-	301,799	301,799
Unrestricted	28,849,062	291,317	29,140,379
Total net position	\$ 28,849,062	\$ 593,116	\$ 29,442,178

The notes to the basic financial statements are an integral part of this statement.



# City of West Allis, Wisconsin

## STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2024

Functions/Programs	Expenses	Program Revenues			First-Ring Industrial Redevelopment Enterprises (FIRE)	Southwest Suburban Health Department (SWSHD)	Total
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions			
<b>DISCRETELY PRESENTED COMPONENT UNITS</b>							
First-Ring Industrial Redevelopment Enterprise (FIRE)	\$ 1,151,831	\$ 3,176,875	\$ -	\$ -	\$ 2,025,044	\$ -	\$ 2,025,044
Southwest Suburban Health Department (SWSHD)	3,047,486	2,346,771	1,287,916	-	-	587,201	587,201
Total discretely presented component units	4,199,317	5,523,646	1,287,916	-	2,025,044	587,201	2,612,245
General revenues							
Interest and investment earnings					1,219,146	-	1,219,146
Miscellaneous					-	5,915	5,915
Total general revenues and transfers					1,219,146	5,915	1,225,061
<b>Change in net position</b>					3,244,190	593,116	3,837,306
<b>Net position - January 1, as originally stated</b>					25,604,872	-	25,604,872
<b>Net position - December 31</b>					<u>\$ 28,849,062</u>	<u>\$ 593,116</u>	<u>\$ 29,442,178</u>

The notes to the basic financial statements are an integral part of this statement.

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

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### NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the City of West Allis, Wisconsin (the City), have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The significant accounting principles and policies utilized by the City are described below:

#### A. REPORTING ENTITY

The City is a municipal corporation governed by an elected mayor and ten-member Council. In accordance with GAAP, the basic financial statements are required to include the City and any separate component units that have a significant operational or financial relationship with the City. The City has identified the following component unit that is required to be included in the basic financial statements in accordance with standards established by GASB.

#### B. COMPONENT UNITS

Component units are legally separate organizations for which the elected officials of the primary government are financially accountable. The primary government is financially accountable if it appoints a voting majority of the organization's governing body and (a) it is able to impose its will on that organization, or (b) there is potential for the organization to provide specific financial benefits to or burdens on the primary government. The primary government may be financially accountable if an organization is fiscally dependent on the primary government.

Included within the reporting entity:

##### **First-Ring Industrial Redevelopment Enterprise (FIRE)**

FIRE is a community development entity created by the City of West Allis to spur development within a three-county area in southeastern Wisconsin, partially through the distribution of new market tax credits to qualifying business enterprises. FIRE is managed by an independent board appointed by the City's Community Development Authority. FIRE provides specific financial benefits to the City, such as to provide the Tax Increment Districts with the availability to use new market tax credits and contributions to enhance community infrastructure. FIRE financial information is provided for the year ended December 31, 2024 utilizing the accrual basis of accounting. Separate financial statements are available for FIRE.

##### **Southwest Suburban Health Department (SWSHD)**

SWSHD is a jointly governed health department created by the City of West Allis, Wisconsin and the City of Greenfield, Wisconsin to provide health services to residents of the member municipalities. The initial term of the agreement is five (5) years with an automatic renewal annually unless a party withdraws in accordance with this Agreement. SWSHD is governed by an eight (8) member board of which City of West Allis may appoint up to five (5) members and the City of Greenfield may appoint up to three (3) members.

#### C. RELATED ORGANIZATIONS

West Allis Memorial Hospital is a nonprofit entity and its financial statements are not a part of this report. The City has title to certain of the Hospital's capital assets and those capital assets have been included in the basic financial statements of the City. The City has no appointee authority on the Hospital's board nor is the Hospital fiscally dependent on the City.

#### D. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the City. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which are primarily supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for services.

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

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The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *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. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds and proprietary funds. Governmental funds include general, special revenue, debt service and capital projects funds. Proprietary funds include enterprise and internal service funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

### **General Fund**

This is the City's main operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.

### **Debt Service Fund**

This fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

### **Miscellaneous Grants Fund**

This fund accounts for the resources of external grant funding, not otherwise accounted for in another fund of the City, including the funding received from the American Rescue Plan Act (ARPA).

### **Buildings and Facilities**

This fund accounts for the resources of capital project funds for the construction and maintenance of City building projects.

### **Nonmajor Governmental Funds**

Special revenue funds – used to account for the proceeds of specific revenue sources (other than major capital projects) that are legally restricted to expenditures for specified purposes.

Block Grant	Stimulus Programs
H.O.M.E. Program	Rental Energy Loans
Housing Programs	Tax Incremental District No. 7 Rehab Loans
Tax Incremental District No. 11 Rehab Loans	Tax Incremental District No. 14 Rehab Loans
Library Endowment	Sponsorships
Health Grants	Police Grants
Fire Grants	Information Technology Joint Ventures
Centennial	EPA Revolving Loan
Art Scape	Tourism
Christmas Parade	Fire Miscellaneous
Police Miscellaneous	Library Miscellaneous
Senior Center Miscellaneous	Economic Development

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

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Capital projects funds – used to account for financial resources to be used for acquisition or construction of equipment and/or major capital facilities.

Public Works Improvements	Zombie Property Abatement
Tax Incremental District No. 5	Tax Incremental District No. 6
Tax Incremental District No. 7	Tax Incremental District No. 9
Tax Incremental District No. 10	Tax Incremental District No. 11
Tax Incremental District No. 12	Tax Incremental District No. 13
Tax Incremental District No. 14	Tax Incremental District No. 15
Tax Incremental District No. 16	Tax Incremental District No. 17
Tax Incremental District No. 18	Tax Incremental District No. 19
Capital Accumulation	Parks and Open Spaces
Miscellaneous Nonoperating Projects	

The City reports the following major enterprise funds:

**Water Utility Fund**

This fund accounts for all activities necessary to provide water service to residents and businesses of the City.

**Sanitary Sewer Utility Fund**

This fund accounts for all activities necessary to provide sewer service to residents and businesses of the City.

**Storm Water Utility Fund**

This fund accounts for all activities necessary to provide storm water service to residents and businesses of the City.

The City reports the following nonmajor enterprise funds:

**Solid Waste Fund**

This fund accounts for all activities necessary to provide for the disposal of solid waste and recycled items for residents of the City.

**Beloit Road Housing Management Fund**

This fund accounts for all activities related to the operation and maintenance of the City-owned housing project. The property was sold in December of 2011. This fund now holds the note receivable on the property sale.

Additionally, the City reports the following fund types:

**Internal Service Funds**

These funds account for insurance services provided to other departments or agencies of the City on a cost reimbursement basis. The services include insurance management through CVMIC and the City's health insurance provided to employees.

The City reports the following fiduciary fund:

**Tax Collection Custodial Fund**

This fiduciary fund accounts for the taxes held by the City that were collected for other local municipalities, school districts, and other special districts.

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

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### **E. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Revenues susceptible to accrual include intergovernmental grants, intergovernmental charges for services, public charges for services and interest. Other revenues such as licenses and permits, fines and forfeits and miscellaneous revenues are recognized when received in cash or when measurable and available.

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

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, and fees and fines, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

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 City's proprietary funds are charges to customers for services. Operating expenses for proprietary funds include the costs of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

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

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

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### **F. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES, AND NET POSITION OR FUND BALANCE**

#### **1. Cash and Investments**

Cash and investments are combined in the financial statements. Cash deposits consist of demand and time deposits with financial institutions and are carried at cost. Investments are stated at fair value. Fair value is the price that would be received to sell an asset in an orderly transaction between market participants at the measurement date. For purposes of the statement of cash flows, all cash deposits and highly liquid investments (including restricted assets) with a maturity of three months or less from date of acquisition are considered to be cash equivalents.

#### **2. Property Taxes and Special Charges/Receivable**

Property taxes and special charges consist of taxes on real estate and personal property and user charges assessed against City properties. They are levied during December of the prior year and become an enforceable lien on property the following January 1. Property taxes are payable in various options depending on the type and amount. Personal property taxes and special charges are payable on or before January 31 in full. Real estate taxes are payable in full by January 31 or in three equal installments on or before January 31, March 31, and July 31. Real estate taxes not paid by July 31 are purchased by the County as part of the August tax settlement. Delinquent personal property taxes remain the collection responsibility of the City.

The City bills and collects its own property taxes and also collects taxes levied by the West Allis School District, Milwaukee County, Milwaukee Area Technical College, Milwaukee Metropolitan Sewerage District, and the State of Wisconsin.

#### **3. Accounts Receivable**

Accounts receivables are presented net of allowances. The amount of the General Fund allowance as of December 31, 2024 was \$307,571. Accounts receivables are expected to be collected within one year.

#### **4. Special Assessments**

Assessments against property owners for public improvements are generally not subject to full settlement in the year levied. Special assessments are placed on tax rolls on an installment basis. Revenue from special assessments recorded in governmental funds is recognized as collections are made or as current installments are placed on tax rolls. Installments placed on the 2024 tax roll are recognized as revenue in 2025. Special assessments are subject to collection procedures.

#### **5. Loans Receivable**

The City has received federal and state grant funds for economic development and housing rehabilitation loan programs and has passed the funds to various businesses and individuals in the form of loans. The City records a loan receivable and expenditure when the loan has been made and the funds disbursed. Loans receivable has been shown net of allowance for uncollectible accounts of \$176,998. In the governmental funds, the City records a deferred inflow of resources for the net amount of the receivable. As the loans are repaid, revenue is recognized. Any unspent loan proceeds are presented as restricted fund balance in the fund financial statements.

#### **6. Leases Receivable**

With the exception of short-term leases and certain regulated leases, when the City is a lessor in noncancellable lease arrangements the City recognizes a lease receivable and a deferred inflow of resources in the government-wide and fund financial statements. For short-term leases and excluded regulated leases, lease revenues are recognized as inflows of resources based on the payment provisions of the contract. See note 3.G. for details of the City's leasing arrangements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

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receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgements include how the City determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The City monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

### **7. Interfund Receivables and Payables**

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as “due from other funds” and “due to other funds” for borrowings expected to be settled in less than one year; and “advances to” and “advances from” for borrowing expected to be settled in more than one year.

The amount reported on the statement of net position for internal balances represents the residual balance outstanding between the governmental and business-type activities.

### **8. Inventories**

Governmental activities and governmental funds recognize expenditures/expenses when purchased rather than when consumed.

Business-type activities and proprietary funds report inventories are recorded at cost, which approximates market, using the first-in, first-out method. Inventories consist of expendable supplies held for consumption. The cost is recorded as an expenditure at the time individual inventory items are consumed rather than when purchased.

### **9. Prepaid Items**

Payments made to vendors that will benefit periods beyond the end of the current fiscal year are recorded as prepaid items and are accounted for on the consumption method.

Prepaid items of governmental funds in the fund financial statements are offset by nonspendable fund balance to indicate that they do not represent spendable available financial resources.

### **10. Capital Assets**

Capital assets, which include property, plant, equipment, right-to-use assets, and infrastructure assets, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of \$5,000 or higher and an estimated useful life in excess of a year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

Capital assets of the City are depreciated\amortized using the straight-line method over the following estimated useful lives:

<b>Assets</b>	<b>Governmental Activities</b>	<b>Business-type Activities</b>
	<b>Years</b>	
Land improvements	15 - 25	-
Buildings and improvements	30 - 50	25 - 50
Machinery and equipment	5 - 25	3 - 10
Infrastructure	25 - 100	15 - 100
Right-to-use assets	2 - 50	2 - 5

Annual depreciation\amortization expense for the enterprise funds reported on the statement of cash flows may exceed depreciation\amortization expense reported on the statement of revenues, expenses and change in net position. The difference results from depreciation\amortization expense applicable to transportation and certain other operating equipment of the water utility enterprise fund being charged to operating expense accounts other than the depreciation\amortization expense account. This accounting procedure is required by the Public Service Commission of the State of Wisconsin.

### 11. Compensated Absences

Under terms of employment, employees are granted sick leave and vacations in varying amounts.

The liability for compensated absences reported in the government-wide statement consists of leave that has not been used that is attributable to services already rendered, accumulates and is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. The liability also includes amounts for leave that has been used for time off but has not yet been paid in cash or settled through noncash means and certain other types of leave. 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.

Payments for vacation and sick leave will be made at rates in effect when the benefits are used. Accumulated vacation and sick leave liability at December 31, 2024 are determined on the basis of currently salary rates and include salary related payments.

### 12. Deferred Outflows/Inflows of Resources

Deferred outflows of resources are a consumption of net position by the government that is applicable to a future reporting period. Deferred inflows of resources are an acquisition of net position by the government that is applicable to a future reporting period. The recognition of those outflows and inflows as expenses or expenditures and revenues are deferred until the future periods to which the outflows and inflows are applicable.

Government-wide activities report deferred outflows for pension and OPEB activities, and the loss on refunding. Government-wide activities report deferred inflows for pension and OPEB activities, property taxes levied for the subsequent year, and leases.

Governmental funds may report deferred inflows of resources for unavailable revenues. The City reports unavailable revenues for special assessments, loans receivable and delinquent property taxes. These inflows are recognized as revenues in the government-wide financial statements.



# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

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### 13. Long-Term Obligations

In the government-wide financial statements, and proprietary funds in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed as incurred.

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

### 14. Lease Liabilities

The City's policy as a lessee in noncancellable lease arrangements is to recognize a lease liability and a right-to-use lease asset (lease asset) in the government-wide financial statements. The City recognizes lease liabilities based on materiality of the aggregate type of leased asset (i.e., vehicles, building) with the exception for short-term leases (12 months or less). Leases not meeting that criteria recognize lease payments as outflows of resources based on the payment provisions of the contract.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgements related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option prove that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure any lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported as right-to-use along with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

### 15. Subscription-Based Information Technology Arrangements (SBITA)

SBITA assets are initially measured as the sum of the present value of payments expected to be made during the subscription term, payments associated with the SBITA contract made to the SBITA vendor at the commencement of the subscription term, when applicable, and capitalizable implementation costs, less any SBITA vendor incentives received from the SBITA vendor at the commencement of the SBITA term. SBITA assets are amortized in a systematic and rational manner over the shorter of the subscription term or the useful life of the underlying IT assets.

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

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### 16. Pensions

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

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

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

### 17. Other Postemployment Benefits Other Than Pensions (OPEB)

#### *Single-employer Defined Postemployment Benefit Plan*

For purposes of measuring the total OPEB liability, deferred outflows of resources and inflows of resources related to OPEB, and OPEB expense, information about the net position of the City of West Allis OPEB Plan (the Plan) and additions to/deductions from the Plan's net position have been determined on the same basis as they are reported by the Plan. For this purpose, the Plan recognizes benefit payments when due and payable in accordance with the benefit terms.

#### *Local Retiree Life Insurance Fund*

The fiduciary net position of the Local Retiree Life Insurance Fund (LRLIF) has been determined using the flow of economic resources measurement focus and the accrual basis of accounting. This includes for purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to other postemployment benefits, OPEB expense (revenue). Information about the fiduciary net position of the LRLIF and additions to/deductions from LRLIF's fiduciary net position have been determined on the same basis as they are reported by LRLIF. For this purpose, benefit payments (including refunds of member contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

### 18. Fund Equity

#### *Governmental Fund Financial Statements*

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The following classifications describe the relative strength of the spending constraints placed on the purposes for which resources can be used:

- ▶ **Nonspendable fund balance.** Amounts that are not in spendable form (such as inventory, prepaid items, or long-term receivables) or are legally or contractually required to remain intact.
- ▶ **Restricted fund balance.** Amounts that are constrained for specific purposes by external parties (such as grantor or bondholders), through constitutional provisions, or by enabling legislation.
- ▶ **Committed fund balance.** Amounts that are constrained for specific purposes by action of the City Council. These constraints can only be removed or changed by the City Council using the same action that was used to create them.
- ▶ **Assigned fund balance.** Amounts that are constrained for specific purposes by action of City management. The City Council has authorized the City Administrative Officer and the Finance Director to assign fund balance. Residual amounts in any governmental fund, other than the General Fund, are also reported as assigned.

**Unassigned fund balance.** Amounts that are available for any purpose. Positive unassigned amounts are only reported in the General Fund.

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

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The City has adopted a fund balance spend-down policy regarding the order in which fund balance will be utilized. Where applicable, the policy requires restricted funds to be spent first, followed by committed funds, and then assigned funds. Unassigned funds would be spent last.

### *Government-Wide and Proprietary Fund Statements*

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

- ▶ **Net investment in capital assets.** Amount of capital assets, net of accumulated depreciation and amortization, and capital related deferred outflows of resources less outstanding balances of any bonds, mortgages, notes, lease liabilities, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets and any capital related deferred inflows of resources.
- ▶ **Restricted net position.** Amount of net position that is subject to restrictions that are imposed 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.
- ▶ **Unrestricted net position.** Net position that is neither classified as restricted nor as net investment in capital assets.

The City has adopted a net position spend-down policy regarding the order in which net position will be utilized. Where applicable, the policy requires restricted net position to be spent first. Unrestricted net position would be spent last.

### **G. USE OF ESTIMATES**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

### **H. IMPLEMENTATION OF NEW ACCOUNTING STANDARD**

The City adopted GASB Statement No. 101, Compensated Absences, in 2024. This Statement updated the recognition and measurement guidance for compensated absences, as well as amended the existing requirement to disclose the gross increases and decreases in a liability for compensated absences to allow governments to disclose only the net change in the liability. The City adopted the requirements of this Statement effective January 1, 2024, and has applied the provisions of this Statement to the beginning of the earliest period presented. The adoption of this Statement required restatement of previously reported balances as included in Note 4.F.

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

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### **NOTE 2: STEWARDSHIP AND COMPLIANCE**

#### **A. BUDGETS AND BUDGETARY ACCOUNTING**

The City follows these procedures in establishing the budgetary data reflected in the basic financial statements:

1. Prior to November, the Mayor submits to the City Council a proposed operating budget for the calendar year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them. After submission to the governing body, public hearings are held to obtain taxpayer comments. Following the public hearings, the proposed budget, including authorized additions and deletions, is legally enacted at the function level by City Council action. This action is completed prior to December each year.
2. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for the general, special revenue, capital project and debt service funds, with the following exceptions: The Stimulus Programs, Rental Energy Loans, Library Endowment, EPA Revolving Loan, Christmas Parade, Fire Miscellaneous, Police Miscellaneous, Library Miscellaneous, Senior Center Miscellaneous special revenue funds and Public Works Improvements, Zombie Property Abatement, Capital Accumulation, Parks and Open Spaces, Buildings and Facilities, and Miscellaneous Nonoperating Projects capital project funds.
3. During the year, formal budgetary integration is employed as a management control device for the general funds, certain special revenue funds, debt service and public works improvements capital projects funds. Amendments to the budget during the year are initially reviewed by the Administration and Finance Committee and are subsequently authorized by the City Council. Supplemental amendments were necessary during the year but were not material in relation to the original appropriation. Over-expenditure of budget accounts at year-end was approved by the City Council.
4. Expenditures may not exceed appropriations provided in detailed budget accounts maintained for each activity or department of the City. Amendments to the budget during the year require initial approval by management and are subsequently authorized by the City Council.
5. Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of resources are recorded in order to reserve that portion of the applicable appropriation, is utilized in the general and special revenue funds. Encumbrances outstanding at year-end are reported as assigned fund balance and do not constitute expenditures or liabilities because the commitments will be honored during the subsequent year. General Fund encumbrances at year end totaled \$0.

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

### B. EXCESS OF EXPENDITURES OVER BUDGET APPROPRIATIONS

The following expenditure accounts of the governmental funds had actual expenditures in excess of budget appropriations for the year ended December 31, 2024, as follows:

<b>Fund/Department</b>	<b>Function</b>	<b>Excess Expenditures</b>
General Fund:		
Mayor	General Government	\$ 105
Human Resources	General Government	94,518
Police and Fire Commission	Public Safety	91,687
Health	Health and Human Services	13,057
Principal	Debt Service	562,627
Interest and Fiscal Charges	Debt Service	38,829
Miscellaneous Grants Fund:		
Not Identified*	General Government	8495
Not Identified*	Public Works	4,213,150
Not Identified*	Health and Human Services	219,689
Not Identified*	Conservation and Development	2,397
Not Identified*	Capital Outlay	6,358,744

\*The Miscellaneous Grants Fund is not budgeted at the Departmental level.

### C. DEFICIT FUND EQUITY

The following funds had deficit fund balance as of December 31, 2024:

<b>Funds</b>	<b>Deficit Fund Balance</b>
Nonmajor Capital Projects Funds	
Tax Incremental District No. 6	\$ 746,026
Tax Incremental District No. 13	243,445
Tax Incremental District No. 16	508,629
Tax Incremental District No. 19	52,051
Tax Incremental District No. 20	37,499
Total deficit fund balance	<u>\$ 1,587,650</u>

The deficit in the special revenue fund is expected to be financed through future grant proceeds. The deficits in the capital projects funds are anticipated to be financed through future tax increment revenues and proceeds from long-term debt.

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

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### D. PROPERTY TAX LEVY LIMIT

Wisconsin state statutes provide for a limit on the property tax levies for all Wisconsin cities, villages, towns, and counties. For the 2023 and 2024 budget years, Wisconsin Statutes limit the increase in the maximum allowable tax levy to the change in the City's January 1 equalized value as a result of net new construction. The actual limit for the City for the 2024 budget was 0.053%. The actual limit for the City for the 2025 budget was 0%. Debt service for debt authorized after July 1, 2005 is exempt from the levy limit. In addition, Wisconsin statutes allow the limit to be adjusted for the increase in debt service authorized prior to July 1, 2005 and in certain other situations.

### NOTE 3: DETAILED NOTES ON ALL FUNDS

#### A. CASH AND INVESTMENTS

The City maintains various cash and investment accounts, including pooled funds that are available for use by all funds. Each fund's portion of these accounts is displayed on the financial statements as "Cash and investments".

Invested cash consists of deposits and investments that are restricted by Wisconsin Statutes to the following:

Time deposits; repurchase agreements; securities issued by federal, state, and local governmental entities; statutorily authorized commercial paper and corporate securities; and the Wisconsin local government investment pool.

The carrying amount of the City's cash and investments totaled \$219,813,557 on December 31, 2024, as summarized below:

Component units:

Deposits with financial institutions	\$ 16,808,557
Primary government:	
Petty cash and cash on hand	\$ 14,354
Deposits with financial institutions	116,305,287
Investments	103,493,916
Total	<u>\$ 219,813,557</u>

Reconciliation to the basic financial statements:

Government-wide Statement of Net Position	
Primary government - cash and investments	\$ 180,776,807
Fiduciary Fund Statement of Net Position	
Tax Collection Custodial Fund	39,036,750
Total	<u>\$ 219,813,557</u>

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

### Fair Value Measurements

The City 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 observable inputs; Level 3 inputs are significant unobservable inputs. The City has the following fair value measurements as of December 31, 2024:

	Fair Value Measurements Using:		
	Level 1	Level 2	Level 3
Investments			
Corporate bonds and notes	\$ -	\$ 9,675,824	\$ -
State and municipal bonds	-	5,465,176	-
Negotiable certificates of deposit	-	1,191,513	-
Beneficial interest in investments held by Greater Milwaukee Community Foundation	-	-	2,510,327
Farmer Mac	-	294,648	-
Federal Home Loan Bank	-	1,126,275	-
Federal Farm Credit Bank	-	298,941	-
Totals	<u>\$ -</u>	<u>\$ 18,052,377</u>	<u>\$ 2,510,327</u>

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

Investment Type	Valuation Method
Corporate bonds and notes	Institutional bond quotes - evaluations based on various market and industry inputs
State and municipal bonds	Institutional bond quotes - evaluations based on various market and industry inputs
Negotiable certificates of deposit (CD)	Institutional CD quotes - evaluations based on various market and industry inputs
Local Government Investment Pool	Amortized cost
Beneficial interest in investments held by Greater Milwaukee Community Foundation	Net asset value
Farmer Mac	Institutional bond quotes - evaluations based on various market and industry inputs
Federal Home Loan Bank	Mortgage backed securities pricing - evaluations based on various market and industry inputs
Federal Farm Credit Bank	Institutional bond quotes - evaluations based on various market and industry inputs

Deposits and investments of the City are subject to various risks. Presented below is a discussion of the City's deposits and investments and the related risks.

### Custodial Credit Risk

Custodial credit risk for *deposits* is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for *investments* is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. Wisconsin statutes require repurchase agreements to be fully collateralized

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

by bonds or securities issued or guaranteed by the federal government or its instrumentalities. The City requires all deposits to be either insured or collateralized.

Deposits with financial institutions within the State of Wisconsin are insured by the Federal Deposit Insurance Corporation (FDIC) in the amount of \$250,000 for the combined amount of all time and savings deposits and \$250,000 for interest-bearing and noninterest-bearing demand deposits per official custodian per insured depository institution. Deposits with financial institutions located outside the State of Wisconsin are insured by the FDIC in the amount of \$250,000 for the combined amount of all deposit accounts per official custodian per depository institution. Deposits with credit unions are insured by the National Credit Union Share Insurance Fund (NCUSIF) in the amount of \$250,000 per credit union member. Also, the State of Wisconsin has a State Guarantee Fund which provides a maximum of \$400,000 per public depository above the amount provided by an agency of the U.S. Government. However, due to the relatively small size of the State Guarantee Fund in relation to the Fund's total coverage, total recovery of insured losses may not be available. This coverage has been considered in determining custodial credit risk.

As of December 31, 2024, \$113,874,670 of the City's deposits with financial institutions were in excess of federal and state depository insurance limits. All uninsured deposits were collateralized with securities held by the pledging financial institution or its trust department or agent in the City's name.

As of December 31, 2024, the carrying amount of the component unit's cash and investments was \$16,808,557 and exceeded the federal depository insurance limits by \$5,367,436. No amounts were collateralized.

### Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Wisconsin statutes limit investment in securities to the top two ratings assigned by nationally recognized statistical rating organizations. Presented below is the actual rating as of the year-end for each investment type.

Investment Type	Amount	AAA	AA	A	Not Rated
Corporate bonds and notes	\$ 9,675,824	\$ 290,862	\$ 1,903,590	\$ 6,685,148	\$ 796,224
State and municipal bonds	5,465,176	300,024	2,900,711	-	2,264,441
Negotiable certificates of deposit	1,191,513	-	-	-	1,191,513
Beneficial interest in investments held by Greater Milwaukee Community Foundation	2,510,327	-	-	-	2,510,327
Farmer Mac	294,648	-	-	-	294,648
Federal Home Loan Bank	1,126,275	1,126,275	-	-	-
Federal Farm Credit Bank	298,941	298,941	-	-	-
Wisconsin local government investment pool	82,931,212	-	-	-	82,931,212
Totals	<u>\$ 103,493,916</u>	<u>\$ 2,016,102</u>	<u>\$ 4,804,301</u>	<u>\$ 6,685,148</u>	<u>\$ 89,988,365</u>

### Concentration of Credit Risk

The investment policy of the City recommends that no more than 50% of total investments can be invested in any one issuer. As of December 31, 2024, the City had no individual investments that exceeded 5% of the City's total investments.



# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

### Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The City's investment policy limits investment maturities to no longer than seven years as a means of managing its exposure to fair value losses arising from increasing interest rates.

Information about the sensitivity of the fair values of the City's investments to market interest rate fluctuations is provided by the following table that shows the distribution of the City's investments by maturity:

Investment Type	Amount	Remaining Maturity (in Months)			
		12 Months or Less	13 to 24 Months	25 to 60 Months	More Than 60 Months
Corporate bonds & notes	\$ 9,675,824	\$ 248,218	\$ 1,616,038	\$ 5,351,689	\$ 2,459,879
State and municipal bonds	5,465,176	896,361	566,223	3,424,973	577,619
Negotiable certificates of deposit	1,191,513	250,103	691,083	250,327	-
Beneficial interest in investments held by Greater Milwaukee Community Foundation	2,510,327	2,510,327	-	-	-
Farmer Mac	294,648	-	-	294,648	-
Federal Home Loan Bank	1,126,275	-	-	584,550	541,725
Federal Farm Credit Bank	298,941	-	-	298,941	-
Wisconsin local government investment pool	82,931,212	82,931,212	-	-	-
Totals	<u>\$ 103,493,916</u>	<u>\$ 86,836,221</u>	<u>\$ 2,873,344</u>	<u>\$ 10,205,128</u>	<u>\$ 3,579,223</u>

### Wisconsin Local Government Investment Pool

The City has investments in the Wisconsin Local Government Investment Pool of \$82,931,212 at year-end. The (LGIP) is part of the State Investment Fund (SIF), and is managed by the State of Wisconsin Investment Council. The SIF is not registered with the Securities and Exchange Commission but operates under the statutory authority of Wisconsin Chapter 25. As of December 31, 2024, the weighted average maturity of the LGIP was 9 days. 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, 2024, the fair value of the City's share of the LGIP's assets was substantially equal to the carrying value.

### Beneficial Interest in Assets Held by Greater Milwaukee Community Foundation

Beneficial interest in assets held by Greater Milwaukee Community Foundation represents amounts held at Greater Milwaukee Community Foundation, Inc. (the Foundation). These amounts are legal assets of the Foundation with the restriction that the Foundation makes distributions to the City as needed. The agreement governing the assets includes a variance power allowing the Foundation to modify the restrictions on distributions from the funds.

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

### B. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2024, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<b>Governmental activities:</b>				
Capital assets, nondepreciable\nonamortizable:				
Land	\$ 15,578,503	\$ 55,000	\$ -	\$ 15,633,503
Construction in progress	4,382,148	27,120,845	-	31,502,993
Total capital assets, nondepreciable\nonamortizable	19,960,651	27,175,845	-	47,136,496
Capital assets, depreciable\amortizable:				
Land improvements	1,153,104	202,895	-	1,355,999
Buildings and improvements	208,003,328	1,587,924	-	209,591,252
Machinery and equipment	107,944,700	9,534,673	901,649	116,577,724
Infrastructure	199,713,278	6,856,225	-	206,569,503
Right-to-use asset	20,336,368	1,890,308	-	22,226,676
Subtotals	537,150,778	20,072,025	901,649	556,321,154
Less accumulated depreciation\amortization for:				
Land improvements	608,643	74,897	-	683,540
Buildings and improvements	132,661,048	6,252,012	-	138,913,060
Machinery and equipment	81,001,748	6,099,098	895,171	86,205,675
Infrastructure	134,225,782	7,249,480	-	141,475,262
Right-to-use asset	1,758,443	2,818,819	-	4,577,262
Subtotals	350,255,664	22,494,306	895,171	371,854,799
Total capital assets, depreciable\amortizable, net	186,895,114	(2,422,281)	6,478	184,466,355
Governmental activities capital assets, net	<u>\$ 206,855,765</u>	<u>\$ 24,753,564</u>	<u>\$ 6,478</u>	231,602,851
Less: Capital related debt, leases, and SBITAs				73,839,656
Less: Debt premium				3,108,755
Less: Capital included in accounts payable				1,141,234
Add: Unspent bond proceeds				8,858,601
Add: Deferred charge on refunding				588,267
Net investment in capital assets				<u>\$ 162,960,074</u>

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

	Beginning Balance	Increases	Decreases	Ending Balance
<b>Business-type activities:</b>				
Capital assets, nondepreciable\amortizable:				
Land	\$ 57,990	\$ -	\$ -	\$ 57,990
Construction in progress	3,403	535,939	3,403	535,939
Total capital assets, nondepreciable\amortizable	<u>61,393</u>	<u>535,939</u>	<u>3,403</u>	<u>593,929</u>
Capital assets, depreciable\amortizable:				
Buildings and improvements	521,513	-	-	521,513
Machinery and equipment	6,956,433	358,237	130,474	7,184,196
Infrastructure	169,766,221	5,978,564	188,808	175,555,977
Subtotals	<u>177,244,167</u>	<u>6,336,801</u>	<u>319,282</u>	<u>183,261,686</u>
Less accumulated depreciation\amortization for:				
Buildings and improvements	486,555	4,050	-	490,605
Machinery and equipment	4,851,737	310,016	130,472	5,031,281
Infrastructure	43,173,563	2,438,165	187,170	45,424,558
Subtotals	<u>48,511,855</u>	<u>2,752,231</u>	<u>317,642</u>	<u>50,946,444</u>
Total capital assets, depreciable\amortizable, net	<u>128,732,312</u>	<u>3,584,570</u>	<u>1,640</u>	<u>132,315,242</u>
Business-type activities capital assets, net	<u>\$ 128,793,705</u>	<u>\$ 4,120,509</u>	<u>\$ 5,043</u>	132,909,171
Less: Capital related debt				21,848,462
Less: Debt premium				1,032,621
Add: Unspent bond proceeds				<u>1,271,264</u>
Net investment in capital assets				<u>\$ 111,299,352</u>

Depreciation\amortization expense was charged to functions of the City as follows:

<b>Governmental activities:</b>	
General government	\$ 89,099
Public safety	2,323,941
Public works	7,798,371
Health and human services	12,104,685
Culture and recreation	178,210
Total depreciation\amortization expense - governmental activities	<u>\$ 22,494,306</u>
<b>Business-type activities:</b>	
Water utility	\$ 761,534
Sanitary sewer utility	669,178
Storm water management	855,246
Solid waste	62,419
Depreciation\amortization charged to operating accounts	403,854
Total depreciation\amortization expense - business-type activities	<u>\$ 2,752,231</u>

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

The component units capital asset activity for the year ended December 31, 2024, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<b>Component units:</b>				
Capital assets, depreciable:				
Machinery and equipment	\$ -	\$ 301,799	\$ -	\$ 301,799
Less accumulated depreciation for:				
Machinery and equipment	-	10,326	-	10,326
Total capital assets, depreciable, net	\$ -	\$ 291,473	\$ -	\$ 291,473

### C. INTERFUND RECEIVABLE, PAYABLES, ADVANCES AND TRANSFERS

Interfund receivables and payables between individual funds of the City, as reported in the fund financial statements, as of December 31, 2024, are detailed below:

	Interfund Receivables	Interfund Payables
Temporary cash advances to finance operating cash deficits		
Governmental funds:		
General	\$ 89,595	\$ -
Nonmajor governmental funds:		
Special revenue funds:		
Economic Development	-	49,806
Block Grant	-	39,789
Totals	\$ 89,595	\$ 89,595

Interfund advances between individual funds of the City, as reported in the fund financial statements, as of December 31, 2024, are detailed below:

	Advance Receivable	Advance Payable
Long-term cash advances to finance operating cash deficits		
Governmental funds:		
General	\$ 1,183,052	\$ -
Buildings and Facilities		663,713
Nonmajor governmental funds:		
Capital projects funds:		
Tax Incremental District No. 6	-	650,126
Tax Incremental District No. 13	-	235,850
Tax Incremental District No. 16	-	207,526
Tax Incremental District No. 19	-	52,051
Tax Incremental District No. 20		37,499
Special revenue funds:		
EPA Revolving Loan	663,713	-
Totals	\$ 1,846,765	\$ 1,846,765

As of December 31, 2024, the City has not established interest rates or repayment schedules for the long-term cash advances to finance operating activities.

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

Interfund transfers for the year ended December 31, 2024, were as follows:

<b>Fund</b>	<b>Transfer In</b>	<b>Transfer Out</b>
Governmental funds:		
General	\$ 1,460,774	\$ 10,713,047
Buildings and Facilities	10,713,047	-
Nonmajor governmental funds	7,808	9,262
Enterprise funds:		
Water utility	-	803,029
Sanitary sewer utility	-	86,747
Storm water utility	-	300,000
Nonmajor enterprise funds	-	220,000
Internal service funds:		
Insurance Management	-	49,544
Totals	<u>\$ 12,181,629</u>	<u>\$ 12,181,629</u>

Interfund transfers were made for the following purposes:

Tax equivalent payment made by water and sanitary sewer utilities to general fund	\$ 803,029
Administrative services payment by proprietary funds to the general fund	50,000
Transfer to move revenues collected to the correct funds	570,998
Tax increment transfers between TIDs per donor TID agreements	7,808
Shared meter reading costs	36,747
General Fund surplus to the Capital Projects fund	10,713,047
Total	<u>\$ 12,181,629</u>

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

### D. LONG-TERM OBLIGATIONS

The following is a summary of changes in long-term obligations of the City for the year ended December 31, 2024:

	<b>Beginning Balance</b>	<b>Issued</b>	<b>Retired</b>	<b>Ending Balance</b>	<b>Due Within One Year</b>
<b>Governmental activities:</b>					
General obligation debt:					
Bonds	\$ 27,970,012	\$ -	\$ 4,835,000	\$ 23,135,012	\$ 3,570,000
Notes	12,533,788	22,075,000	1,869,600	32,739,188	2,784,597
Total general obligation debt	<u>40,503,800</u>	<u>22,075,000</u>	<u>6,704,600</u>	<u>55,874,200</u>	<u>6,354,597</u>
Revenue Notes Direct borrowings:					
TIF notes	8,576,954	-	139,547	8,437,407	-
Debt premium	1,626,699	1,638,537	156,481	3,108,755	262,812
Compensated absences	-	2,482,705	-	2,482,705	-
Termination benefits	1,478,424	-	167,298	1,311,126	205,000
Lease liabilities	15,126,581	-	481,361	14,645,220	521,986
SBITA	3,882,863	-	562,627	3,320,236	449,150
Governmental activities Long-term obligations	<u>\$ 71,195,321</u>	<u>\$ 23,713,537</u>	<u>\$ 8,211,914</u>	<u>\$ 86,696,944</u>	<u>\$ 7,793,545</u>
<b>Business-type activities:</b>					
General obligation debt:					
Bonds	\$ 15,700,589	\$ -	\$ 1,882,127	\$ 13,818,462	\$ 1,734,218
Notes	4,480,000	4,440,000	890,000	8,030,000	1,190,000
Total general obligation debt	<u>20,180,589</u>	<u>4,440,000</u>	<u>2,772,127</u>	<u>21,848,462</u>	<u>2,924,218</u>
Debt premium	746,161	436,871	150,411	1,032,621	96,252
Business-type activities Long-term obligations	<u>\$ 20,926,750</u>	<u>\$ 4,876,871</u>	<u>\$ 2,922,538</u>	<u>\$ 22,881,083</u>	<u>\$ 3,020,470</u>

Total interest paid during the year on long-term debt totaled \$1,525,213.

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

### General Obligation Debt

General obligation debt currently outstanding is detailed as follows:

	<b>Date of Issue</b>	<b>Final Maturity</b>	<b>Interest Rates</b>	<b>Original Indebtedness</b>	<b>Balance 12/31/24</b>
2006 Land Remediation Note	11/22/06	12/23/26	0.50%	\$ 1,402,118	\$ 149,194
2010 G.O. Bonds	10/27/10	10/27/30	2.40%	1,554,765	568,468
2015A G.O. Corporate Bonds	5/1/15	5/1/30	2.50% - 3.00%	8,355,000	1,685,000
2016B G.O. Refunding Bonds	5/25/16	5/25/29	0.75% - 3.00%	16,445,000	2,670,000
2016A G.O. Corporate Bonds	5/25/16	5/25/31	2.00% - 2.50%	6,250,000	2,165,000
2017A G.O. Corporate Bonds	10/12/17	4/1/32	2.00% - 3.00%	8,825,000	3,870,000
2018A G.O. Corporate Bonds	10/12/17	4/1/33	3.00% - 4.00%	6,830,000	3,730,000
2019A G.O. Corporate Bonds	12/31/19	4/1/34	2.00% - 4.00%	8,570,000	3,870,000
2020A G.O. Corporate Bonds	12/10/20	4/1/35	1.00% - 1.45%	9,665,000	6,340,000
2021A G.O. Refunding Bonds	8/18/21	3/1/38	1.70% - 3.00%	6,005,000	5,140,000
2021B G.O. Promissory Notes	12/30/21	4/1/31	2.00% - 3.00%	9,900,000	6,285,000
2021C G.O. Corporate Bonds	12/30/21	4/1/38	1.20% - 2.50%	8,080,000	6,915,000
2022A G.O. Promissory Notes	7/14/23	4/1/32	3.05% - 5.0%	4,270,000	3,430,000
2023A G.O. Promissory Notes	8/24/23	4/1/33	4.00% - 5.00%	5,170,000	4,390,000
2024A G.O. Promissory Notes	8/14/24	4/1/44	4.00% - 5.00%	26,515,000	26,515,000
Total outstanding general obligation debt					<u>\$ 77,722,662</u>

Annual principal and interest maturities of the outstanding general obligation debt of \$77,722,668 on December 31, 2024, are detailed below:

<b>General Obligation Debt - Bonded</b>						
<b>Year Ended</b>	<b>Governmental Activities</b>		<b>Business-Type Activities</b>		<b>Totals</b>	
<b>December 31,</b>	<b>Principal</b>	<b>Interest</b>	<b>Principal</b>	<b>Interest</b>	<b>Principal</b>	<b>Interest</b>
2025	\$ 6,354,597	\$ 2,021,764	\$ 2,924,218	\$ 639,312	\$ 9,278,815	\$ 2,661,076
2026	5,619,603	1,693,654	2,961,348	518,993	8,580,951	2,212,647
2027	5,070,000	1,529,374	2,718,552	438,762	7,788,552	1,968,136
2028	4,890,000	1,369,301	2,420,797	368,590	7,310,797	1,737,891
2029	4,320,000	1,187,251	2,178,096	303,269	6,498,096	1,490,520
2030-2034	16,050,000	4,076,057	6,845,451	814,843	22,895,451	4,890,900
2035-2039	7,735,000	1,947,499	1,800,000	189,675	9,535,000	2,137,174
2040-2044	5,835,000	608,250	-	-	5,835,000	608,250
Totals	<u>\$ 55,874,200</u>	<u>\$14,433,150</u>	<u>\$ 21,848,462</u>	<u>\$ 3,273,444</u>	<u>\$ 77,722,662</u>	<u>\$ 17,706,594</u>

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

### Legal Margin for New Debt

The City's legal margin for creation of additional general obligation debt on December 31, 2024, was \$321,795,545 as follows:

Equalized valuation of the City		\$6,435,910,900
Statutory limitation percentage		(x) 5%
General obligation debt limitation, per Section 67.03 of the Wisconsin Statutes		321,795,545
Total outstanding general obligation debt applicable to debt limitation	\$ 77,722,662	
Less: Amounts available for financing general obligation debt		
Debt service fund	4,141,103	
Net outstanding general obligation debt applicable to debt limitation		73,581,559
Legal margin for new debt		<u>\$ 248,213,986</u>

### Revenue Loan Agreements

On May 1, 2018, the City entered into a loan agreement with the First-Ring Industrial Redevelopment Enterprise, Inc. for the purpose of financing redevelopment activities in the City's Tax Increment Districts in the amount of \$6,700,000. The note bears interest at 2.50% and matures on May 1, 2044. The note was amended on February 15, 2022. A payment of principal and interest totaling \$2,040,000 was made to FIRE in 2022. The loan agreement call for repayment of principal and interest as specified in the table below:

Revenue Loan Agreements - Direct Borrowings						
Year Ended December 31,	Governmental Activities		Business-Type Activities		Totals	
	Principal	Interest	Principal	Interest	Principal	Interest
2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
2028	653,387	846,613	-	-	653,387	846,613
2029	-	-	-	-	-	-
2030-2034	-	-	-	-	-	-
2035-2039	-	1,000,000	-	-	-	1,000,000
2040-2044	3,803,086	700,098	-	-	3,803,086	700,098
Totals	<u>\$ 4,456,473</u>	<u>\$ 2,546,711</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,456,473</u>	<u>\$ 2,546,711</u>

Remaining outstanding principal and interest on the revenue loan agreement will be based on Tax Increment District No. 15 ability to service the loan and provides for the City to determine the capacity at their sole discretion.



# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

On April 1, 2019, the City entered into a loan agreement with the First-Ring Industrial Redevelopment Enterprise, Inc. (FIRE) for the purpose of financing redevelopment activities in the City's Tax Increment District #16 in the amount of \$700,000. On June 1, 2020, additional proceeds of \$2,650,000 were provided by FIRE and a new note was executed for the combined total of \$3,350,000. The note bears interest at 2.50% and matures on May 1, 2040. Total principal outstanding of \$3,278,578 as of December 31, 2024. No repayment is required unless the City's Tax Incremental District No. 16 is financially capable of making payment, however as the related development has occurred, a repayment schedule with annual principal and interest payments of \$225,000 has been established and the first payment was made to FIRE on June 7, 2024. The loan agreement call for repayment of principal and interest as specified in the table below:

Year Ended December 31,	Governmental Activities		Business-Type Activities		Totals	
	Principal	Interest	Principal	Interest	Principal	Interest
2025	\$ 143,036	\$ 81,964	\$ -	\$ -	\$ 143,036	\$ 81,964
2026	146,611	78,389	-	-	146,611	78,389
2027	150,277	74,723	-	-	150,277	74,723
2028	154,034	70,966	-	-	154,034	70,966
2029	157,884	67,116	-	-	157,884	67,116
2030-2034	850,640	274,360	-	-	850,640	274,360
2035-2039	962,421	162,579	-	-	962,421	162,579
2040-2044	713,675	37,859	-	-	713,675	37,859
Totals	<u>\$ 3,278,578</u>	<u>\$ 847,956</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,278,578</u>	<u>\$ 847,956</u>

### General Obligation Promissory Notes Series 2024A

On August 14, 2024, the City issued general obligation promissory notes, series 2024A in the amount of \$26,515,000. The bonds pay principal annually on April 1st and interest semiannually on April 1st and October 1st at interest rates ranging from 4.00% to 5.00% and will mature on April 1, 2044. The proceeds will be used for street projects and DPW facility.

### E. CONDUIT DEBT OBLIGATIONS

From time to time, the City has issued Industrial Revenue Bonds to provide financial assistance to private sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. Neither the City, the State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

As of December 31, 2024, there were five series of Industrial Revenue Bonds outstanding, with the aggregate principal amount payable undetermined.

### F. TERMINATION BENEFITS

In 2020, the City established a voluntary termination program which allows eligible employees holding certain positions to terminate their employment with the City. The Program provides for eligible participants to receive an amount up to \$25,000 per year for a maximum of five years (maximum potential benefit of \$125,000) to pay for medical and/or dental insurance premiums on insurance plan's that are not provided by the City. As such, the liability has no impact on the City's Medical OPEB liability. The funds will be placed in a Retiree Health Reimbursement Account by the City for the benefit of the eligible participants. After eligibility expires, the City will be able to recover any remaining funds. As of December 31, 2024, the City had seventeen eligible employees accept the voluntary termination benefits and terminate employment resulting in an outstanding long-term liability for termination benefits of \$1,311,126.

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

### G. LEASE DISCLOSURES

#### Leases Receivable

The City, acting as lessor, leases tower space and building facilities, non-cancelable lease agreements. The leases expire at various dates through 2063 and provide for renewal options ranging from 5 to 25 years. The City will receive annual installments ranging from \$10,000 to \$599,031 for such leases. The City used the incremental borrowing rate as the interest rate for lease receivables which is 1.00%.

During the year ended December 31, 2024, the City recognized \$542,211 and \$179,501 in lease revenue and interest revenue, respectively, pursuant to these contracts. As of December 31, 2024, the City's receivable for lease payments was \$18,789,922. Also, the City has a deferred inflow of resources associated with these leases that will be recognized as revenue over the lease term. As of December 31, 2024, the balance of the deferred inflows of resources was \$18,191,003. The future minimum lease receivables for these arrangements are as follows:

Leases Receivable						
Year Ended	Governmental Activities		Business-Type Activities		Totals	
December 31,	Principal	Interest	Principal	Interest	Principal	Interest
2025	\$ 269,671	\$ 151,345	\$ 79,562	\$ 24,695	\$ 349,233	\$ 176,040
2026	279,551	148,570	85,194	23,883	364,745	172,453
2027	288,943	145,700	87,192	23,021	376,135	168,721
2028	298,429	142,736	89,245	22,139	387,674	164,875
2029	308,010	139,677	91,353	21,236	399,363	160,913
2030-2034	1,592,689	651,321	507,098	91,590	2,099,787	742,911
2035-2039	1,762,214	566,741	468,678	66,876	2,230,892	633,617
2040-2044	1,989,719	472,486	528,589	42,725	2,518,308	515,211
2045-2049	2,236,224	366,231	507,954	14,917	2,744,178	381,148
2050-2054	2,495,363	247,342	59,368	497	2,554,731	247,839
2055-2059	2,767,782	115,173	-	-	2,767,782	115,173
2060-2064	1,186,494	5,958	-	-	1,186,494	5,958
2065-2068	810,600	1,500	-	-	810,600	1,500
Totals	<u>\$ 16,285,689</u>	<u>\$ 3,154,780</u>	<u>\$ 2,504,233</u>	<u>\$ 331,579</u>	<u>\$ 18,789,922</u>	<u>\$ 3,486,359</u>

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

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### Leases Liability – Right-to-Use Asset Arrangements

The City leases office space under a non-cancelable lease arrangement. Payments are required to be made monthly through May 1, 2036, with options to renew through May 1, 2051. The City used the incremental borrowing rate as the interest rate was not included in the lease agreement which range from 1.00% to 5.00%. Total principal and interest costs for such leases for governmental funds were \$538,867 for the year ended December 31, 2024. The future minimum lease payments for this arrangement are as follows:

Year Ended December 31,	Governmental Activities	
	Principal	Interest
2025	\$ 501,296	\$ 184,637
2026	521,986	172,445
2027	543,460	159,680
2028	565,752	146,315
2029	588,895	132,324
2030-2034	2,260,102	538,468
2035-2039	2,474,388	421,628
2040-2044	2,909,332	287,210
2045-2049	3,407,058	129,501
2050-2054	872,951	4,747
Totals	<u>\$ 14,645,220</u>	<u>\$ 2,176,955</u>

This lease agreement qualifies as a right-to-use asset for accounting purposes and, therefore, has been recorded at the present value of its future minimum lease payments as of the date of its inception. The asset acquired through a right-to-use asset lease agreement is as follows:

	Governmental Activities
Asset	
Leased asset	\$ 15,898,721
Less accumulated amortization	(1,836,165)
Total	<u>\$ 14,062,556</u>

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

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### H. SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS

The City has entered into subscription based-information technology arrangements (SBITAs) for various software solutions with annual payments ranging from \$44,637 to \$396,734. The City used the incremental borrowing rate as the interest rates were not included in the agreements which is 1.00%. The SBITA arrangements expire at various dates through 2032 and provide for renewal options. Total principal and interest costs for such SBITAs for governmental funds were \$601,456.

As of December 31, 2024, SBITA assets and the related accumulated amortization totaled \$4,557,647 and \$1,215,790, respectively.

The future subscription payments under SBITA agreements are as follows:

<b>Year Ended</b>	<b>Governmental Activities</b>	
<b>December 31,</b>	<b>Principal</b>	<b>Interest</b>
2025	\$ 571,824	\$ 33,202
2026	449,150	27,484
2027	373,741	22,993
2028	377,479	19,255
2029	381,254	15,480
2030-2032	1,166,788	23,413
Totals	<u>\$ 3,320,236</u>	<u>\$ 141,827</u>

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

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### I. PENSION PLANS

#### Plan Description

##### 1. Wisconsin Retirement System (WRS)

The WRS is a cost-sharing multiple-employer defined benefit pension plan. WRS benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. Benefit terms may only be modified by the legislature. The retirement system is administered by the Wisconsin Department of Employee Trust Funds (ETF). The system provides coverage to all eligible State of Wisconsin, local government and other public employees. All employees, initially employed by a participating WRS employer on or after July 1, 2011 and expected to work at least 1200 hours a year (880 hours for teachers and school district educational support employees) and expected to be employed for at least one year from employee's date of hire are eligible to participate in the WRS.

ETF issues a standalone Annual Comprehensive Financial Report (ACFR), which can be found at <http://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements>. Additionally, ETF issued a standalone Wisconsin Retirement System Financial Report, which can also be found using the link above.

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.

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

Final average earnings is the average of the participant's three highest annual earnings periods. 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 or after 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.

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

### *Postretirement Adjustments*

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

<b>Year</b>	<b>Core Fund Adjustment</b>	<b>Variable Fund Adjustment</b>
2014	4.7	25.0
2015	2.9	2.0
2016	0.5	(5.0)
2017	2.0	4.0
2018	2.4	17.0
2019	0.0	(10.0)
2020	1.7	21.0
2021	5.1	13.0
2022	7.4	15.0
2023	1.6	(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, and executives and elected officials. Starting on January 1, 2016, the executives and elected officials' category was merged into the general employee category. Required contributions for protective employees are the same rate as general employees. Employers are required to contribute the remainder of the actuarially determined contribution rate. The employer may not pay the employee required contribution unless provided for by an existing collective bargaining agreement.

During the year ended December 31, 2024, the WRS recognized \$5,171,927 in contributions from the City.

Contribution rates for the reporting period are:

<b>Employee Category</b>	<b>Employee</b>	<b>Employer</b>
General (including teachers, executives, and elected officials)	6.80%	6.80%
Protective with Social Security	6.80%	13.20%
Protective without Social Security	6.80%	18.10%

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

### *Pension Liabilities (Assets), Pension Expense (Benefit), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions*

At December 31, 2024, the City reported a liability of \$5,227,586 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2022 rolled forward to December 31, 2023. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2023, the City's proportion was 0.35159843%, which was a decrease of 0.00656879% from its proportion measured as of December 31, 2022.

For the year ended December 31, 2024, the City recognized pension expense of \$3,637,158.

At December 31, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 21,077,575	\$ 27,917,381
Net differences between projected and actual earnings on pension plan investments	18,217,290	-
Changes in assumptions	2,278,554	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	103,590	42,095
Employer contributions subsequent to the measurement date	5,171,927	-
Totals	<u>\$ 46,848,936</u>	<u>\$ 27,959,476</u>

\$5,171,927 reported as deferred outflows related to pension resulting from the City's contributions subsequent to the measurement date will be recognized as an increase of the net pension liability in the year ended December 31, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension (benefit) expense as follows:

<b>Year Ended December 31,</b>	<b>(Benefit) Expense</b>
2025	\$ 2,816,699
2026	2,943,699
2027	11,453,687
2028	(3,496,552)
Total	<u>\$ 13,717,533</u>

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

### Actuarial Assumptions

The total pension liability in the December 31, 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial valuation date:	December 31, 2022
Measurement date of net pension liability (asset):	December 31, 2023
Experience study:	January 1, 2018 - December 31, 2020 Published November 19, 2021
Actuarial cost method:	Entry Age Normal
Asset valuation method:	Fair Value
Long-term expected rate of return:	6.8%
Discount rate:	6.8%
Salary increases:	
Inflation	3.0%
Seniority/Merit	0.1% - 5.6%
Mortality	2020 WRS Experience Mortality Table
Post-retirement adjustments*	1.7%

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

Actuarial assumptions are based upon an experience study conducted in 2021 that covered a three-year period from January 1, 2018 to December 31, 2020. The Total Pension Liability for December 31, 2023, is based upon a roll-forward of the liability calculated from the December 31, 2022 actuarial valuation.

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

	Current Asset Allocation %	Long-Term Expected Nominal Rate of Return %	Long-Term Expected Real Rate of Return %
<b>Core Fund Asset Class</b>			
Public Equity	40.0%	7.3%	4.5%
Public Fixed Income	27.0%	5.8%	3.0%
Inflation Sensitive	19.0%	4.4%	1.7%
Real estate	8.0%	5.8%	3.0%
Private equity/debt	18.0%	9.6%	6.7%
Leverage	-12.0%	3.7%	1.0%
Total Core Fund	100.0%	7.4%	4.6%
<b>Variable Fund Asset Class</b>			
U.S. equities	70.0%	6.8%	4.0%
International equities	30.0%	7.6%	4.8%

- (1) New England Pension Consultants Long Term US CPI (Inflation) Forecast: 2.7%
- (2) Asset Allocations are managed within established ranges, target percentages may differ from actual monthly allocations.



# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

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- (3) The investment policy used for the Core Fund involves reducing equity exposure by leveraging lower-volatility assets, such as fixed income securities. This results in an asset allocation beyond 100%. Currently, an asset allocation target of 12% policy leverage is used, subject to an allowable range of up to 20%.

**Single Discount Rate.** A single discount rate of 6.80% was used to measure the Total Pension Liability for the current and prior year. This single discount rate is based on the expected rate of return on pension plan investments of 6.80% and a municipal bond rate of 3.77%. (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, 2023. Because of the unique structure of WRS, the 6.80% expected rate of return implies that a dividend of approximately 1.7% will always be paid. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the municipal bond rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

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

	1% Decrease to Discount Rate (5.8%)	Current Discount Rate (6.8%)	1% Increase to Discount Rate (7.8%)
City's proportionate share of the net pension liability (asset)	\$ 50,527,149	\$ 5,227,586	\$ (26,470,433)

***Payables to the Pension Plan***

At December 31, 2024, the City reported a payable of \$1,422,603 for the outstanding amount of contributions to the pension plan for the year ended December 31, 2024.

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

### J. OTHER POSTEMPLOYMENT BENEFITS

The City reports OPEB related balances at December 31, 2024, as summarized below:

	OPEB Liability	Deferred Outflows of Resources	Deferred Inflows of Resources
Local Retiree Life Insurance Fund (LRLIF)	\$ 2,788,907	\$ 1,115,302	\$ 1,698,408
Single employer defined OPEB plan	94,854,586	20,053,137	64,873,345
Totals	<u>\$ 97,643,493</u>	<u>\$ 21,168,439</u>	<u>\$ 66,571,753</u>

#### 1. Single Employer Defined Postemployment Benefit Plan

##### *Plan Description*

The Plan is a single employer defined benefit postemployment health plan that covers retired employees of the City. Eligible retired employees have access to group medical coverage through the City's group plan. City paid medical benefits are paid for as indicated below. All employees of the City are eligible for the Plan if they meet the following age and service requirements below.

##### *Benefits Provided*

The City shall make contributions for retiree premiums.

##### *Employees Covered by Benefit Terms*

At December 31, 2024, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	375
Active employees	502
Total	<u>877</u>

##### *Contributions*

Certain retired plan members and beneficiaries currently receiving benefits are required to contribute specified amounts monthly towards the cost of insurance premiums based on the employee group and their retirement date. City paid medical and dental benefits are paid until the retiree or surviving spouse becomes eligible for Medicare.

##### *Total OPEB Liability*

The City's OPEB liability was measured as of December 31, 2023, and was determined by an actuarial valuation as of December 31, 2023.

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

**Actuarial Assumptions.** The total OPEB liability in the December 31, 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Inflation:	2.50%
Salary increases:	3.00%
Actuarial cost method:	Entry Age Normal
Health care cost trend rates:	6.50% decreasing by 0.10% per year down to 4.50%, and level thereafter

Mortality assumptions are based on the 2020 WRS Experience Tables for Active Employees and Healthy Retirees projected with mortality improvements using the fully generational MP-2021 projection scale from a base year of 2010.

Actuarial assumptions are based on an experience study conducted in 2021 using Wisconsin Retirement System (WRS) experience from 2018-2020.

**Discount Rate.** The discount rate used to measure the total OPEB liability was 4.00%. The projection of cash flows used to determine the discount rate assumed that contributions will be made at rates equal to the actuarially determined contribution rates. The discount rate for calculating the Total OPEB Liability is equal to the discount rate is equal to the municipal bond rate as there are no assets placed in an irrevocable trust to make the future benefit payments to satisfy this liability.

### *Changes in the Total OPEB Liability*

	<b>Total OPEB Liability</b>
Balance at January 1, 2023	\$ 109,726,329
Changes for the year:	
Service cost	3,439,750
Interest	4,663,849
Changes of benefit terms	93,382
Differences between expected and actual results	(26,421,235)
Changes in assumptions	6,769,693
Benefit payments	(3,417,182)
Net changes	(14,871,743)
Balance at December 31, 2023	\$ 94,854,586

**Sensitivity of the total OPEB liability to changes in the discount rate.** The following presents the OPEB liability of the City as well as what the City's OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (3.00%) or 1-percentage-point higher (5.00%) than the current rate:

	<b>1% Decrease to Discount Rate (3.00%)</b>	<b>Current Discount Rate (4.00%)</b>	<b>1% Increase to Discount Rate (5.00%)</b>
Total OPEB liability	\$ 110,314,692	\$ 94,854,586	\$ 82,460,470

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

**Sensitivity of the total OPEB liability to changes in the health care cost trend rates.** The following presents the OPEB liability of the City as well as what the City's OPEB liability would be if it were calculated using health care cost trend rates that are 1-percentage-point lower (5.5% decreasing to 3.5%) or 1-percentage-point higher (7.5% decreasing to 5.5%) than the current healthcare cost trend rates:

	<b>Trend Rates</b>		
	<b>1% Decrease (5.5% decreasing to 3.5%)</b>	<b>(6.5% decreasing to 4.5%)</b>	<b>1% Increase (7.5% decreasing to 5.5%)</b>
Total OPEB liability	\$ 81,526,517	\$ 94,854,586	\$ 111,980,728

***OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB***

For the year ended December 31, 2024, the City recognized OPEB expense of \$548,955. At December 31, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 2,726,862	\$ 25,927,183
Changes in assumptions	14,260,556	38,946,162
City contributions subsequent to the measurement date	3,065,719	-
Total	<u>\$ 20,053,137</u>	<u>\$ 64,873,345</u>

\$3,065,719 reported as deferred outflows of resources related to OPEB resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the year ended December 31, 2024, and reported in the year ended December 31, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in other postemployment benefits expense as follows:

<b>Year Ended December 31,</b>	<b>(Revenue) Expense</b>
2024	\$ (7,388,667)
2025	(8,671,488)
2026	(10,406,484)
2027	(11,675,645)
2028	(4,818,800)
Thereafter	(4,924,843)
Total	<u>\$ (47,885,927)</u>

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

### 2. Local Retiree Life Insurance Fund

#### *Plan Description*

The LRLIF is a multiple-employer defined benefit OPEB plan. LRLIF benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. The Wisconsin Department of Employee Trust Funds (ETF) and the Group Insurance Board have statutory authority for program administration and oversight. The plan provides postemployment life insurance benefits for all eligible employees.

#### *OPEB Plan Fiduciary Net Position*

ETF issues a standalone Annual Comprehensive Financial Report (ACFR), which can be found at <http://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements>. Additionally, ETF issued a standalone Retiree Life Insurance Financial Report, which can also be found using the link above.

#### *Benefits Provided*

The LRLIF plan provides fully paid-up life insurance benefits for post-age 64 retired members and pre-65 retirees who pay for their coverage.

#### *Contributions*

The Group Insurance Board approves contribution rates annually, based on recommendations from the insurance carrier. Recommended rates are based on an annual valuation, taking into consideration an estimate of the present value of future benefits and the present value of future contributions. A portion of employer contributions made during a member's working lifetime funds a postretirement benefit.

Employers are required to pay the following contributions based on employee contributions for active members to provide them with Basic Coverage after age 65. There are no employer contributions required for pre-age 65 annuitant coverage. If a member retires prior to age 65, they must continue paying the employee premiums until age 65 in order to be eligible for the benefit after age 65.

Contribution rates as of December 31, 2024, are:

Coverage Type	Employer Contribution
50% Postretirement coverage	40% of employee contribution
25% Postretirement coverage	20% of employee contribution

Member contributions are based upon nine age bands through age 69 and an additional eight age bands for those age 70 and over. Participating employees must pay monthly contribution rates per \$1,000 of coverage until the age of 65 (age 70 if active). The employee contribution rates in effect for the year ended December 31, 2023, are listed below:

Life Insurance Employee Contribution Rates For the Year Ended December 31, 2023		
Attained Age	Basic	Supplemental
Under 30	\$0.05	\$0.05
30 - 34	0.06	0.06
35 - 39	0.07	0.07
40 - 44	0.08	0.08
45 - 49	0.12	0.12
50 - 54	0.22	0.22
55 - 59	0.39	0.39
60 - 64	0.49	0.49
65 - 69	0.57	0.57

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

During the reporting period, the LRLIF recognized \$12,353 in contributions from the employer.

***OPEB Liabilities, OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB***

At December 31, 2024, the City reported a liability of \$2,788,907 for its proportionate share of the net OPEB liability. The net OPEB liability was measured as of December 31, 2023, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of December 31, 2022 rolled forward to December 31, 2023. No material changes in assumptions or benefits terms occurred between the actuarial valuation date and the measurement date. The City's proportion of the net OPEB liability was based on the City's share of contributions to the OPEB plan relative to the contributions of all participating employers. At December 31, 2023, the City's proportion was 0.60619800%, which was an increase of 0.02427400% from its proportion measured as of December 31, 2022.

For the year ended December 31, 2024, the City recognized OPEB expense of \$147,828.

At December 31, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ -	\$ 246,826
Net differences between projected and actual earnings on OPEB plan investments	37,678	-
Changes in assumptions	872,394	1,098,212
Changes in proportion and differences between employer contributions and proportionate share of contributions	192,208	353,370
Employer contributions subsequent to the measurement date	13,022	-
Totals	<u>\$ 1,115,302</u>	<u>\$ 1,698,408</u>

\$13,022 reported as deferred outflows related to OPEB resulting from the City's contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the year ended December 31, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

<b>Year Ended December 31,</b>	<b>(Benefit) Expense</b>
2025	\$ (84,109)
2026	(36,319)
2027	(140,250)
2028	(236,621)
2029	(146,125)
Thereafter	47,296
Total	<u>\$ (596,128)</u>

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

**Actuarial assumptions.** The total OPEB liability in the January 1, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Actuarial valuation date:	January 1, 2023
Measurement date of net OPEB liability (asset):	December 31, 2023
Experience study:	January 1, 2018 - December 31, 2020 Published November 19, 2021
Actuarial cost method:	Entry Age Normal
20 year tax-exempt municipal bond yield:	3.26%
Long-term expected rate of return:	4.25%
Discount rate:	3.32%
Salary increases:	
Inflation	3.00%
Seniority/Merit	0.1% - 5.6%
Mortality:	2020 WRS Experience Mortality Table

Actuarial assumptions are based upon an experience study conducted in 2021 that covered a three-year period from January 1, 2018 to December 31, 2020. The Total OPEB Liability for December 31, 2023, is based upon a roll-forward of the liability calculated from the December 31, 2023 actuarial valuation.

**Long-term expected return on plan assets.** The long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. Investments for the LRLIF are held with Securian, the insurance carrier. Interest is calculated and credited to the LRLIF based on the rate of return for a segment of the insurance carriers' general fund, specifically 10-year A- Bonds (as a proxy, and not tied to any specific investments). The overall aggregate interest rate is calculated using a tiered approach based on the year the funds were originally invested and the rate of return for that year. Investment interest is credited based on the aggregate rate of return and assets are not adjusted to fair market value. Furthermore, the insurance carrier guarantees the principal amounts of the reserves, including all interest previously credited thereto.

Asset Class	Index	Target Allocation	Long-Term Expected Geometric Real Rate of Return %
U.S. Intermediate Credit Bonds	Bloomberg U.S. Interm Credit	40%	2.32%
U.S. Mortgages	Bloomberg U.S. MBS	60%	2.52%
Inflation			2.30%
Long-term expected rate of return			4.25%

The long-term expected rate of return remained unchanged from the prior year at 4.25%. The long-term expected rate of return is determined by adding the expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The expected inflation rate remained unchanged from the prior year at 2.30%.

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

**Single discount rate.** A single discount rate of 3.32% was used to measure the Total OPEB Liability for the current year, as opposed to a discount rate of 3.76% for the prior year. The significant change in the discount rate was primarily caused by the decrease in the municipal bond rate from 3.72% as of December 31, 2022 to 3.26% as of December 31, 2023. The Plan's fiduciary net position was projected to be insufficient to make all projected future benefit payments of current active and inactive members. Therefore, the discount rate for calculating the Total OPEB Liability is equal to the single equivalent rate that results in the same actuarial present value as the long-term expected rate of return applied to benefit payments, to the extent that the plan's fiduciary net position is projected to be sufficient to make projected benefit payments, and the long-term expected rate applied to benefit payment to the extent that the plan's fiduciary net position is projected to be insufficient. The plan's fiduciary net position was projected to be available to make projected future benefit payments of current plan members through December 31, 2036.

The projection of cash flows used to determine the single discount rate assumed that employer contributions will be made according to the current employer contribution schedule and that contributions are made by plan members retiring prior to age 65.

**Sensitivity of the City's proportionate share of net OPEB liability (asset) to changes in the discount rate.** The following presents the City's proportionate share of the net OPEB liability (asset) calculated using the discount rate of 3.32%, as well as what the City's proportionate share of the net OPEB liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (2.32%) or 1-percentage-point higher (4.32%) than the current rate:

	<b>1% Decrease to Discount Rate (2.32%)</b>	<b>Current Discount Rate (3.32%)</b>	<b>1% Increase to Discount Rate (4.32%)</b>
City's proportionate share of the net OPEB liability (asset)	\$ 3,747,286	\$ 2,788,907	\$ 2,057,354

### K. FUND BALANCE

#### Nonspendable Fund Balance

In the fund financial statements, portions of the governmental fund balances are amounts that cannot be spent because they are either 1) not in spendable form or 2) legally or contractually required to be maintained intact. At December 31, 2024, nonspendable fund balance was as follows:

#### General Fund

Nonspendable:	
Prepaid items	\$ 131,908
Advances to other funds	1,183,052
Total Nonspendable Fund Balance	<u>\$ 1,314,960</u>



# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

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### Restricted Fund Balance

In the fund financial statements, portions of governmental fund balances are not available for appropriation or are legally restricted for use for a specific purpose. At December 31, 2024, restricted fund balance was as follows:

#### Debt Service Fund

##### Restricted For:

Debt Service Payments	\$ 4,141,103
Subtotal	<u>4,141,103</u>

#### Special Revenue Funds

##### Restricted For:

Block Grant	1
Stimulus Programs	148,588
H.O.M.E. Program	791,587
Rental Energy Loans	182,867
Housing Programs	887,205
Library Endowment	2,510,327
Health Grants	480,925
Police Grants	1,454,642
Fire Grants	12,932
EPA Revolving Loans	907,278
Miscellaneous Grants	2,386,370
Subtotal	<u>9,762,722</u>

#### Capital Improvements Fund

##### Restricted For:

Tax Incremental District No. 7	7,257,781
Tax Incremental District No. 10	275,717
Tax Incremental District No. 11	495,900
Tax Incremental District No. 12	10,000
Tax Incremental District No. 14	846,966
Tax Incremental District No. 15	1,066,486
Tax Incremental District No. 17	573,680
Tax Incremental District No. 18	135,399
Subtotal	<u>10,661,929</u>

Total Restricted Fund Balance	<u><u>\$ 24,565,754</u></u>
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# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

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### Committed Fund Balance

In the fund financial statements, portions of government fund balances are committed by City Council action. At December 31, 2024, fund balance was committed as follows:

#### Special Revenue Funds

##### Committed for:

Rehab Loans for:	
Tax Incremental District No. 7	\$ 718,153
Tax Incremental District No. 11	395,156
Library Endowment	431,841
Sponsorships	12,736
Art Scape	146
Tourism	1,860,004
Christmas Parade	26,303
Fire Miscellaneous	13,975
Police Miscellaneous	198,547
Library Miscellaneous	105,016
Senior Center Miscellaneous	169,438
Economic Development	397,829
Subtotal	<u>4,329,144</u>

#### Capital Projects Funds

Public Works Improvements	1,506,107
Subtotal	<u>1,506,107</u>

Total Committed Fund Balance	<u><u>\$ 5,835,251</u></u>
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# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

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### Assigned Fund Balance

Portions of governmental fund balances have been assigned to represent tentative management plans that are subject to change. At December 31, 2024, fund balance was assigned as follows:

#### General Fund

##### Assigned for:

Subsequent Year's Budget	\$ 4,565
Subtotal	<u>4,565</u>

#### Capital Projects Funds

##### Assigned for subsequent year's expenditures:

Zombie Property Abatement	88,725
Capital Accumulation	1,298,938
Parks and Open Spaces	174,484
Buildings and Facilities	55,385,716
Miscellaneous Nonoperating Projects	3,245,043
Subtotal	<u>60,192,906</u>

Total	<u><u>\$ 60,197,471</u></u>
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# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

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### NOTE 4: OTHER INFORMATION

#### A. TAX INCREMENTAL FINANCING DISTRICTS

The City has established separate capital projects funds for thirteen Tax Incremental District (TID) which were created by the City in accordance with Section 66.1105 of the Wisconsin Statutes. At the time the District was created, the property tax base within the District was “frozen” and increment taxes resulting from increases to the property tax base are used to finance District improvements, including principal and interest on long-term debt issued by the City to finance such improvements. Except for certain exceptions under Section 66.11106(6)(am)1, the Statutes allow eligible project costs to be incurred up to five years prior to the maximum termination date.

The intent of the City is to recover any unreimbursed project costs from future TID surplus funds, if any, prior to termination of the respective Districts. Unless terminated by the City prior thereto, each TID has a statutory termination year as follows:

	<b>Termination Year</b>
TID No. 6	2031
TID No. 7	2031
TID No. 10	2035
TID No. 11	2036
TID No. 13	2038
TID No. 14	2041
TID No. 15	2043
TID No. 16	2045
TID No. 17	2046
TID No. 18	2040
TID No. 19	2050
TID No. 20	2051

During 2024, the City filed to create Tax Increment District No. 20 effective July 10, 2024. The District will terminate on July 10, 2051.

During 2024, the City filed to terminate Tax Increment District No. 12 effective March 5, 2024. The remaining restricted fund balance will be distributed to overlying taxing districts.

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

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### **B. MUTUAL INSURANCE COMPANY**

During 1987, the City, together with certain other units of government within the State of Wisconsin, created the Cities and Villages Mutual Insurance Company (CVMIC) to provide liability insurance services to its members. The City is partially self-insured for liability insurance and pays premiums to CVMIC for its excess liability insurance coverage. The actuary for CVMIC determines premium charges to its members required to pay the expected claims and loss adjustment expenses.

CVMIC's ongoing operational expenses, other than loss adjustment expenses, are apportioned prorata to each member. CVMIC provides general liability, police and nurses professional liability, public official's liability, and vehicle liability coverage for the City. The City's self-insured retention limit is \$250,000 for each occurrence with a maximum limit of \$1,000,000 annually. A separate financial report is issued annually by CVMIC. Since the City considers it probable that its initial capitalization contribution in CVMIC will be returned upon either dissolution of CVMIC or the approved withdrawal from CVMIC, the initial capitalization has been recorded as another asset in the insurance management internal service fund. Upon dissolution, the City would be entitled to a lump sum payment from CVMIC that may vary significantly from the amount of its deposit referred to above, based on the then financial condition of CVMIC.

### **C. RISK MANAGEMENT**

The City is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets, errors and omissions, natural disasters, and workers' compensation. The City is self-insured for health and dental coverage and for workers' compensation. The City purchases general and automobile liability insurance from CVMIC (see Note 4. B above). The City purchases commercial insurance for all other risks. There have been no significant reductions in insurance coverage for any risk of loss in the past year and settled claims have not exceeded the commercial coverage in any of the past three fiscal years.

The City has a self-funded health and dental insurance program with claims processed by Anthem on behalf of the City. The dental and health claims are being paid out of the Self Insurance Internal Service Fund.

The City has a self-funded workers' compensation program with claims processed by CVMIC on behalf of the City. The claims are being paid out of the Self Insurance Internal Service Fund. As part of the plan, the City has reinsurance coverage for claims over their self-insured retention level of \$250,000 per occurrence with a \$1 million aggregate stop loss.

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

### Health Insurance Fund

City employees, retirees and employee dependents are eligible for medical benefits from a health self-insurance fund. Funding is provided by charges to City departments, employees and retirees. The program is supplemented by stop loss protection, which limits the City's annual liability. Fund expenses consist of payments to a third-party administrator for medical claims, stop loss insurance premiums and administrative fees. On December 31, 2024, the fund had an unrestricted fund balance of \$7,780,509.

The claims liability of \$882,000 reported in the fund at December 31, 2024, is based on the requirements of GASB Statement No. 10, which requires that a liability for claims be reported if information prior to the issuance of the financial statements indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated. Changes in the fund's claims liability amount are as follows:

Year	Liability January 1	Current Year Claims and Changes in Estimates	Claims Payments	Liability December 31
2024	\$ 1,083,000	\$ 12,216,454	\$ 12,417,454	\$ 882,000
2023	238,932	13,688,682	12,844,614	1,083,000

### D. INTERMUNICIPAL AGREEMENT

The City is a member of the Milwaukee Area Domestic Animal Control Commission (Commission) along with 18 other communities within the Milwaukee Area. The Commission was created by an agreement signed in 1997 pursuant to the provisions of Section 66.30 of the Wisconsin Statutes. The Commission is governed by a 19-member Board consisting of one representative from each municipality, each having one vote. Formulas for the sharing of operating and debt costs, and for the distribution of assets upon termination of participation, are provided within the agreement. The Commission currently has \$1,225,000 of debt of which the City would be responsible for 6.24% or \$76,440 if the Commission would be default on the debt.

### E. COMMITMENTS AND CONTINGENCIES

On October 12, 2021, the City executed a Limited Guaranty on a loan provided by Waukesha State Bank, to the developer of a hotel project in TID 16 (70<sup>th</sup> Street Corridor). The City received a Guaranty Fee of \$160,000 from the developer. The City's liability to Waukesha State Bank is initially limited to \$4.0 million and decreases once the hotel opens, and decreases again once the hotel maintains a 1.35 times debt service coverage ratio for 12 months. Once the hotel maintains a 1.5 times debt service coverage ratio for 12 months, the Guaranty will terminate. At this time, the City does not anticipate making any payments to Waukesha State Bank under this Guaranty.

The City participates in a number of federal and state assisted grant programs. These programs are subject to program compliance audits by the grantors or their representatives. An audit under the Uniform Guidance and the Wisconsin *State Single Audit Guidelines* has been conducted but final acceptance is still pending. Accordingly, the City's compliance with applicable grant requirements will be established at some future date. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

From time to time, the City is party to other various pending claims and legal proceedings. Although the outcome of such matters cannot be forecast with certainty, it is the opinion of management and the City's legal counsel that the likelihood is remote that any such claims or proceedings will have a material adverse effect on the City's financial position or results of operations.

# City of West Allis, Wisconsin

## NOTES TO BASIC FINANCIAL STATEMENTS DECEMBER 31, 2024

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### F. RESTATEMENT

For the year ended December 31, 2024, the City had a restatement to the beginning balances of net position for the governmental activities and general fund. The restatement is related to the implementation of GASB Statement 101 *Compensated Absences*.

	<u>Governmental Activities</u>
Net position, as previously reported at January 1	\$ 125,020,224
Implementation of GASB Statement No. 101	1,414,156
Net position, as restated, at January 1	<u><u>\$ 126,434,380</u></u>

	<u>General Fund</u>
Fund Balance, as previously reported at January 1	\$ 24,704,596
Implementation of GASB Statement No. 101	1,414,156
Fund Balance, as restated, at January 1	<u><u>\$ 26,118,752</u></u>

## **REQUIRED SUPPLEMENTARY INFORMATION**



# City of West Allis, Wisconsin

## SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (ASSET) WISCONSIN RETIREMENT SYSTEM LAST 10 MEASUREMENT PERIODS

Plan Year Ending	Proportion of the Net Pension Liability (Asset)	Proportionate Share of the Net Pension Liability (Asset)	Covered Payroll (Plan Year)	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 (Asset)
12/31/14	0.33958233%	\$ (8,341,072)	\$ 35,558,481	23.46%	102.74%
12/31/15	0.33722461%	5,479,834	36,649,769	14.95%	98.20%
12/31/16	0.34437336%	2,838,459	37,575,344	7.55%	99.12%
12/31/17	0.35124669%	(10,428,931)	37,369,577	27.91%	102.93%
12/31/18	0.35567885%	12,653,939	37,386,730	33.85%	96.45%
12/31/19	0.35504187%	(11,448,169)	38,442,217	-29.78%	102.96%
12/31/20	0.35924733%	(22,428,310)	40,429,413	-55.48%	105.26%
12/31/21	0.35907211%	(28,941,872)	38,994,153	-74.22%	106.02%
12/31/22	0.35816722%	18,974,638	39,187,042	48.42%	95.72%
12/31/23	0.35159843%	5,227,586	40,582,072	12.88%	98.85%

## SCHEDULE OF CONTRIBUTIONS WISCONSIN RETIREMENT SYSTEM LAST 10 FISCAL YEARS

Fiscal Year Ending	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Covered Payroll (Fiscal Year)	Contributions as a Percentage of Covered Payroll
12/31/15	\$ 3,276,911	\$ 3,276,911	\$ -	\$ 36,649,769	8.94%
12/31/16	3,386,637	3,386,637	-	37,575,344	9.01%
12/31/17	3,630,468	3,630,468	-	37,369,577	9.72%
12/31/18	3,634,293	3,634,293	-	37,386,730	9.72%
12/31/19	3,813,516	3,813,516	-	38,442,217	9.92%
12/31/20	4,114,910	4,114,910	-	40,429,413	10.18%
12/31/21	4,112,102	4,112,102	-	38,994,153	10.55%
12/31/22	4,154,260	4,154,260	-	39,187,042	10.60%
12/31/23	4,644,428	4,644,428	-	40,582,075	11.44%
12/31/24	4,645,269	4,645,269	-	42,428,480	10.95%

See notes to required supplementary information.

# City of West Allis, Wisconsin

## SCHEDULE OF CHANGES IN OPEB LIABILITY AND RELATED RATIOS LAST 10 FISCAL YEARS \*

	2017	2018	2019	2020	2021	2022	2023	2024
Total OPEB liability								
Service cost	\$ 4,258,286	\$ 4,149,233	\$ 3,469,459	\$ 3,759,787	\$ 4,228,012	\$ 4,963,224	\$ 5,613,121	\$ 3,439,750
Interest	6,456,327	6,703,395	4,109,577	4,527,018	3,291,127	3,018,945	3,296,472	4,663,849
Changes of benefit terms	-	-	-	(2,959,071)	-	-	-	93,382
Differences between expected and actual experience	521,047	-	-	(14,279,324)	-	4,964,831	(1,350,783)	(26,421,235)
Effect of assumptions changes or inputs	-	(33,241,932)	-	-	-	-	-	-
Changes of assumptions and other inputs	-	-	(10,234,847)	21,976,277	10,409,948	2,650,156	(39,790,292)	6,769,693
Benefit payments	(5,244,522)	(5,831,630)	(5,481,800)	(4,079,870)	(3,913,206)	(3,684,166)	(3,490,988)	(3,417,182)
Net change in total OPEB liability	5,991,138	(28,220,934)	(8,137,611)	8,944,817	14,015,881	11,912,990	(35,722,470)	(14,871,743)
Total OPEB liability - beginning	140,942,518	146,933,656	118,712,722	110,575,111	119,519,928	133,535,809	145,448,799	109,726,329
Total OPEB liability - ending	<u>\$ 146,933,656</u>	<u>\$ 118,712,722</u>	<u>\$ 110,575,111</u>	<u>\$ 119,519,928</u>	<u>\$ 133,535,809</u>	<u>\$ 145,448,799</u>	<u>\$ 109,726,329</u>	<u>\$ 94,854,586</u>
Covered employee payroll	\$ 38,838,198	\$ 37,369,577	\$ 37,386,730	\$ 34,423,877	\$ 34,423,877	\$ 35,869,073	\$ 35,869,073	\$ 37,811,061
City's total OPEB liability as a percentage of covered payroll	378%	318%	296%	347%	388%	405%	306%	251%

\* The amounts presented for each fiscal year were determined as of the current fiscal year end. Amounts for prior years were not available.

See notes to required supplementary information.

# City of West Allis, Wisconsin

## SCHEDULE OF PROPORTIONATE SHARE OF THE NET OPEB LIABILITY (ASSET) LOCAL RETIREE LIFE INSURANCE FUND LAST 10 MEASUREMENT PERIODS\*

Plan Year Ending	Proportion of the Net OPEB Liability (Asset)	Proportionate Share of the Net OPEB Liability (Asset)	Covered-employee Payroll	Proportionate Share of the Net OPEB Liability (Asset) as a Percentage of Covered-employee Payroll	Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability (Asset)
12/31/17	0.71235400%	\$ 2,143,177	\$ 29,956,523	7.15%	44.81%
12/31/18	0.69997180%	1,805,508	35,961,000	5.02%	48.69%
12/31/19	0.68172700%	2,902,926	37,130,000	7.82%	37.58%
12/31/20	0.71653700%	3,941,472	36,426,000	10.82%	31.36%
12/31/21	0.56993600%	3,368,533	38,158,000	8.83%	29.57%
12/31/22	0.58192400%	2,217,030	37,220,000	5.96%	38.81%
12/31/23	0.60619800%	2,788,907	38,301,000	7.28%	33.90%

## SCHEDULE OF CONTRIBUTIONS LOCAL RETIREE LIFE INSURANCE FUND LAST 10 FISCAL YEARS \*

Fiscal Year Ending	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Covered-employee Payroll	Contributions as a Percentage of Covered-employee Payroll
12/31/17	\$ 13,527	\$ 13,527	\$ -	\$ 29,956,523	0.05%
12/31/18	13,481	13,481	-	35,961,000	0.04%
12/31/19	12,324	12,324	-	37,130,000	0.03%
12/31/20	13,475	13,475	-	36,426,000	0.04%
12/31/21	14,288	14,288	-	38,158,000	0.04%
12/31/22	11,728	11,728	-	37,220,000	0.03%
12/31/23	12,559	12,559	-	40,582,075	0.03%
12/31/24	12,353	12,353	-	38,301,000	0.03%

\* The amounts presented for each fiscal year were determined as of the current fiscal year end. Amounts for prior years were not available.

See notes to required supplementary information.

# City of West Allis, Wisconsin

## NOTES TO REQUIRED SUPPLEMENTARY INFORMATION DECEMBER 31, 2024

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### **A. OTHER POSTEMPLOYMENT BENEFIT (OPEB) PLANS**

For the year ended December 31, 2016, the City early implemented GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, for its single employer defined benefit postemployment health plan. For the year ended December 31, 2019, the Local Retiree Life Insurance Fund (LRLIF), a multiple-employer defined benefit OPEB plan, completed an actuarial study under GASB Statement No. 74, *Financial Reporting for Postemployment Benefit Plans*, which identified a net OPEB liability for the Plan. The City maintains the following two OPEB plans:

#### **Single Employer Defined Postemployment Benefit Plan**

Change of Benefits - There were no changes of benefit terms related to this Plan.

Changes of Assumptions – The discount rate was updated based on the S&P Municipal Bond 20 Year High Grade Index as of the week of the measurement date (4.25%) in compliance with GASB 75. All other assumptions and methods remained unchanged from the actuarial valuation performed as of December 31, 2021.

No assets have been accumulated in an irrevocable trust, so the Plan's discount rate applied to all periods is based on a 20-year, tax-exempt general obligation municipal bond index.

#### **Local Retiree Life Insurance Fund (LRLIF)**

Changes of Benefit Terms - There were no changes of benefit terms for any participating employer in the local retiree insurance fund.

Changes of Assumptions – In addition to the rate changes detailed in the tables above, the State of Wisconsin Employee Trust Fund Board adopted economic and demographic assumption changes based on a three year experience study performed for the Wisconsin Retirement System. These assumptions are used in the actuarial valuations of OPEB liabilities (assets) for the retiree life insurance programs and are summarized below.

The assumption changes that were used to measure the December 31, 2021 total OPEB liabilities, including the following:

- Lowering the price inflation rate from 2.5% to 2.4%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2018 Mortality Table to the 2020 WRS Experience Mortality Table.

The assumption changes that were used to measure the December 31, 2018 total OPEB liabilities, including the following:

- Lowering the long-term expected rate of return from 5.00% to 4.25%
- Lowering the wage inflation rate from 3.2% to 3.0%
- Lowering the price inflation rate from 2.7% to 2.5%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2012 Mortality Table to the Wisconsin 2018 Mortality Table.

# City of West Allis, Wisconsin

## NOTES TO REQUIRED SUPPLEMENTARY INFORMATION DECEMBER 31, 2024

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### **B. WISCONSIN RETIREMENT SYSTEM**

Changes of Benefit Terms - There were no changes of benefit terms for any participating employer in WRS.

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

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

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

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

# City of West Allis, Wisconsin

## NOTES TO REQUIRED SUPPLEMENTARY INFORMATION DECEMBER 31, 2024

### **Significant methods and assumptions used in calculating Wisconsin Retirement System Actuarially Determined Contributions:**

	2023	2022	2021	2020	2019
Valuation Date:	December 31, 2021	December 31, 2020	December 31, 2019	December 31, 2018	December 31, 2017
Actuarial Cost Method:	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age
Amortization Method:	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period
Amortization Period:	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS
Asset Valuation Method:	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)
<b>Actuarial Assumptions</b>					
Net Investment Rate of Return:	5.4%	5.4%	5.4%	5.4%	5.5%
Weighted based on assumed rate for:					
Pre-retirement:	6.8%	7.0%	7.0%	7.0%	7.2%
Post-retirement:	5.0%	5.0%	5.0%	5.0%	5.0%
<b>Salary Increases</b>					
Wage Inflation:	3.0%	3.0%	3.0%	3.0%	3.2%
Seniority/Merit:	0.1%-5.6%	0.1%-5.6%	0.1%-5.6%	0.1%-5.6%	0.1%-5.6%
Post-retirement Benefit Adjustments*:	1.7%	1.9%	1.9%	1.9%	2.1%
Retirement Age:	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2021 valuation pursuant to an experience study of the period 2018-2020.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2018 valuation pursuant to an experience study of the period 2015-2017.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2018 valuation pursuant to an experience study of the period 2015-2017.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2018 valuation pursuant to an experience study of the period 2015 - 2017.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2015 valuation pursuant to an experience study of the period 2012 - 2014.
	2020 WRS Experience Tables. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2021 fully generational improvement scale from a base year of 2010.	Wisconsin 2018 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2018 fully generational improvement scale (multiplied by 60%).	Wisconsin 2018 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2018 fully generational improvement scale (multiplied by 60%).	Wisconsin 2018 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2018 fully generational improvement scale (multiplied by 60%).	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2015 fully generational improvement scale (multiplied by 50%).
Mortality:					

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

# City of West Allis, Wisconsin

## NOTES TO REQUIRED SUPPLEMENTARY INFORMATION DECEMBER 31, 2024

### ***Significant methods and assumptions used in calculating Wisconsin Retirement System Actuarially Determined Contributions:***

	2018	2017	2016	2015	2014
Valuation Date:	December 31, 2016	December 31, 2015	December 31, 2014	December 31, 2013	December 31, 2012
Actuarial Cost Method:	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age
Amortization Method:	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period
Amortization Period:	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS
Asset Valuation Method:	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)
<b>Actuarial Assumptions</b>					
Net Investment Rate of Return:	5.5%	5.5%	5.5%	5.5%	5.5%
Weighted based on assumed rate for:					
Pre-retirement:	7.2%	7.2%	7.2%	7.2%	7.2%
Post-retirement:	5.0%	5.0%	5.0%	5.0%	5.0%
<b>Salary Increases</b>					
Wage Inflation:	3.2%	3.2%	3.2%	3.2%	3.2%
Seniority/Merit:	0.1%-5.6%	0.1%-5.6%	0.1%-5.6%	0.1%-5.6%	0.1%-5.6%
Post-retirement Benefit Adjustments*:	2.1%	2.1%	2.1%	2.1%	2.1%
Retirement Age:	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2015 valuation pursuant to an experience study of the period 2012 - 2014.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2015 valuation pursuant to an experience study of the period 2012 - 2014.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2012 valuation pursuant to an experience study of the period 2009 - 2011.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2012 valuation pursuant to an experience study of the period 2009 - 2011.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2012 valuation pursuant to an experience study of the period 2009 - 2011.
Mortality:	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2015 fully generational	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2015 fully generational	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience projected to 2017 with scale BB to all for future improvements (margin) in mortality.	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience projected to 2017 with scale BB to all for future improvements (margin) in mortality.	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience projected to 2017 with scale BB to all for future improvements (margin) in mortality.

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

## **SUPPLEMENTARY INFORMATION**



# City of West Allis, Wisconsin

## GENERAL FUND DETAILED COMPARISON OF BUDGETED AND ACTUAL REVENUES FOR THE YEAR ENDED DECEMBER 31, 2024

	Budget			Variance Final Budget - Positive (Negative)
	Original	Final	Actual	
<b>Taxes</b>				
General City property taxes	\$ 40,987,000	\$ 40,987,000	\$ 40,898,149	\$ (88,851)
Delinquent personal property taxes	35,000	35,000	51,125	16,125
Omitted taxes	-	-	135,924	135,924
Mobile home and trailer taxes	63,000	63,000	49,537	(13,463)
Hotel and motel taxes	240,000	240,000	302,283	62,283
State sales taxes	-	-	317	317
Tax equivalents				
Medical office	736,000	736,000	738,247	2,247
HIOLIE	112,000	112,000	112,660	660
Other	193,000	193,000	192,291	(709)
Tax delinquencies and penalties	400,000	400,000	449,079	49,079
Total taxes	42,766,000	42,766,000	42,929,612	163,612
<b>Intergovernmental</b>				
State				
State shared revenues	9,273,000	9,273,000	9,280,864	7,864
Fire insurance	200,000	200,000	250,704	50,704
Tax exempt computer aid	183,000	183,000	183,378	378
Expenditure restraint program	1,487,000	1,487,000	1,486,621	(379)
Law enforcement	35,000	35,000	54,584	19,584
Transportation	2,605,000	2,605,000	2,702,421	97,421
Municipal services payment	200,000	200,000	273,218	73,218
Milwaukee county library	240,000	240,000	287,144	47,144
State fair service contract	201,000	201,000	213,848	12,848
Other grants	56,000	56,000	100,953	44,953
Total intergovernmental	14,480,000	14,480,000	14,833,735	353,735
<b>Licenses and permits</b>				
Licenses	207,000	207,000	218,259	11,259
Permits				
Construction	1,006,000	1,006,000	1,457,848	451,848
Parking	467,000	467,000	514,644	47,644
Engineering	138,000	138,000	144,194	6,194
Health	261,000	261,000	285,475	24,475
Other licenses and permits	20,000	20,000	31,049	11,049
Total licenses and permits	2,099,000	2,099,000	2,651,469	552,469
<b>Fines and forfeits</b>				
Court fines and penalties	755,000	755,000	717,320	(37,680)
Parking violations	1,100,000	1,100,000	1,157,294	57,294
Judgments and damages	26,000	26,000	48,176	22,176
Total fines and forfeits	1,881,000	1,881,000	1,922,790	41,790

# City of West Allis, Wisconsin

## GENERAL FUND

### DETAILED COMPARISON OF BUDGETED AND ACTUAL REVENUES (CONTINUED) FOR THE YEAR ENDED DECEMBER 31, 2024

	<b>Budget</b>			<b>Variance Final Budget - Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>	<b>Actual</b>	
Public charges for services				
General government	\$ 479,000	\$ 479,000	\$ 484,803	\$ 5,803
Building inspection	84,000	84,000	106,405	22,405
Police	452,000	452,000	462,602	10,602
Ambulance	2,875,000	2,875,000	2,704,105	(170,895)
Fire	57,000	57,000	138,444	81,444
Milwaukee County paramedic aid	180,000	180,000	166,246	(13,754)
Health	319,000	319,000	352,835	33,835
Senior Center	5,000	5,000	570	(4,430)
Public works	760,000	760,000	767,195	7,195
Library	43,000	43,000	42,110	(890)
Total public charges for services	<u>5,254,000</u>	<u>5,254,000</u>	<u>5,225,315</u>	<u>(28,685)</u>
Miscellaneous				
Interest on special assessments	2,000	2,000	2,023	23
Interest on investments	700,000	700,000	6,184,985	5,484,985
Rent of city buildings	197,000	197,000	216,541	19,541
Sales of material and equipment	35,000	35,000	60,262	25,262
Contributions	-	-	17,760	17,760
Lease Revenue	391,000	391,000	429,354	38,354
Miscellaneous	293,000	293,000	355,878	62,878
Total miscellaneous	<u>1,618,000</u>	<u>1,618,000</u>	<u>7,266,803</u>	<u>5,648,803</u>
<b>Total Revenues</b>	<u><u>\$ 68,098,000</u></u>	<u><u>\$ 68,098,000</u></u>	<u><u>\$ 74,829,724</u></u>	<u><u>\$ 6,731,724</u></u>

# City of West Allis, Wisconsin

## GENERAL FUND DETAILED COMPARISON OF BUDGETED AND ACTUAL EXPENDITURES FOR THE YEAR ENDED DECEMBER 31, 2024

	Budget			Variance Final Budget - Positive (Negative)
	Original	Final	Actual	
General Government:				
Common council	\$ 151,828	\$ 151,828	\$ 144,528	\$ 7,300
Mayor	127,936	127,936	128,041	(105)
City attorney	901,038	921,372	820,290	101,082
Municipal court	347,460	347,460	324,252	23,208
City assessor	425,318	437,347	392,021	45,326
Administration	810,339	813,969	669,620	144,349
Information technology	1,512,235	1,525,639	1,483,185	42,454
Purchasing/central services	-	-	24	(24)
Human resources	749,136	761,394	855,912	(94,518)
Finance	1,092,706	1,114,615	1,030,719	83,896
City clerk	649,657	666,598	581,891	84,707
Treasurer	663,990	664,933	546,007	118,926
Marketing and engagement	984,531	1,004,006	920,960	83,046
Other general government	982,655	718,679	(26,263)	744,942
Total general government	9,398,829	9,255,776	7,871,187	1,384,589
Public Safety:				
Police department	24,043,836	24,073,467	23,786,490	286,977
Fire department	16,251,470	16,256,778	16,079,913	176,865
Police and fire commission	38,347	38,347	130,034	(91,687)
Building inspection and zoning	1,369,165	1,392,306	1,353,432	38,874
Total public safety	41,702,818	41,760,898	41,349,869	411,029
Public Works:				
Engineering	1,107,882	1,124,151	995,188	128,963
Public works administration office	1,135,952	1,149,985	1,035,352	114,633
Building and electrical division	3,650,860	3,673,854	3,508,769	165,085
Sanitation and street division	4,200,174	4,203,694	3,712,973	490,721
Forestry division	1,627,151	1,634,015	1,496,965	137,050
Fleet services	832,457	835,447	758,199	77,248
Inventory services	199,587	199,587	240,640	(41,053)
Public works	11,646,181	11,696,582	10,752,898	943,684
Total public works	12,754,063	12,820,733	11,748,086	1,072,647
Health and Human Services:				
Health	2,226,461	2,226,461	2,239,518	(13,057)
Total health and human services	2,226,461	2,226,461	2,239,518	(13,057)

# City of West Allis, Wisconsin

## GENERAL FUND

### DETAILED COMPARISON OF BUDGETED AND ACTUAL EXPENDITURES FOR THE YEAR ENDED DECEMBER 31, 2024

	Budget			Variance Final Budget - Positive (Negative)
	Original	Final	Actual	
Culture and Recreation:				
Library	2,117,463	2,118,402	2,043,287	75,115
Senior Center	241,725	242,126	217,656	24,470
State fair service contract	-	-	-	-
Total culture and recreation	2,359,188	2,360,528	2,260,943	99,585
Conservation and Development:				
Planning and zoning	442,284	452,902	389,355	63,547
Economic development	151,318	157,663	152,738	4,925
Total conservation and development	593,602	610,565	542,093	68,472
Debt Service:				
Principal	-	-	562,627	(562,627)
Interst and Fiscal Charges	-	-	38,829	(38,829)
Total debt service	-	-	601,456	(601,456)
<b>Total Expenditures</b>	<b>\$ 69,034,961</b>	<b>\$ 69,034,961</b>	<b>\$ 66,613,152</b>	<b>\$ 2,421,809</b>

# City of West Allis, Wisconsin

COMBINING BALANCE SHEET  
NONMAJOR GOVERNMENTAL FUNDS  
DECEMBER 31, 2024

	Special Revenue							
	Block Grant	Stimulus Programs	H.O.M.E. Program	Rental Energy Loans	Housing Programs	Tax Incremental District No. 7 Rehab Loans	Tax Incremental District No. 11 Rehab Loans	Tax Incremental District No. 14 Rehab Loans
<b>ASSETS</b>								
Cash and investments	\$ -	\$ 145,688	\$ 791,644	\$ 182,867	\$ 965,166	\$ 404,862	\$ 282,094	\$ -
Receivables								
Taxes and special charges	-	2,900	-	-	-	-	-	-
Accounts	476	-	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-	-	-
Loans	2,563,541	5,622	1,762,010	-	7,584	324,345	113,067	-
Other	-	-	7,931	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-
Advance to other funds	-	-	-	-	-	-	-	-
Due from other governments	497,078	-	-	-	-	-	-	-
Prepaid items	-	-	-	-	-	-	-	-
Total assets	<u>\$ 3,061,095</u>	<u>\$ 154,210</u>	<u>\$ 2,561,585</u>	<u>\$ 182,867</u>	<u>\$ 972,750</u>	<u>\$ 729,207</u>	<u>\$ 395,161</u>	<u>\$ -</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>								
Liabilities								
Accounts payable	\$ 411,350	\$ -	\$ 57	\$ -	\$ 25,538	\$ 11,054	\$ 5	\$ -
Accrued and other current liabilities	11,125	-	-	-	17,179	-	-	-
Due to other funds	39,789	-	-	-	-	-	-	-
Advance from other funds	-	-	-	-	-	-	-	-
Special deposits	-	-	-	-	35,244	-	-	-
Unearned revenues	35,289	-	7,931	-	-	-	-	-
Total liabilities	<u>497,553</u>	<u>-</u>	<u>7,988</u>	<u>-</u>	<u>77,961</u>	<u>11,054</u>	<u>5</u>	<u>-</u>
Deferred inflows of resources								
Property taxes levied for subsequent year	-	-	-	-	-	-	-	-
Loans receivable	2,563,541	5,622	1,762,010	-	7,584	-	-	-
Special assessments	-	-	-	-	-	-	-	-
Total deferred inflows of resources	<u>2,563,541</u>	<u>5,622</u>	<u>1,762,010</u>	<u>-</u>	<u>7,584</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balances								
Restricted	1	148,588	791,587	182,867	887,205	-	-	-
Committed	-	-	-	-	-	718,153	395,156	-
Assigned	-	-	-	-	-	-	-	-
Unassigned	-	-	-	-	-	-	-	-
Total fund balances	<u>1</u>	<u>148,588</u>	<u>791,587</u>	<u>182,867</u>	<u>887,205</u>	<u>718,153</u>	<u>395,156</u>	<u>-</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 3,061,095</u>	<u>\$ 154,210</u>	<u>\$ 2,561,585</u>	<u>\$ 182,867</u>	<u>\$ 972,750</u>	<u>\$ 729,207</u>	<u>\$ 395,161</u>	<u>\$ -</u>

# City of West Allis, Wisconsin

COMBINING BALANCE SHEET (Continued)  
NONMAJOR GOVERNMENTAL FUNDS  
DECEMBER 31, 2024

	Special Revenue								
	Library Endowment	Sponsorship	Health Grants	Police Grants	Fire Grants	Information Technology Joint Ventures	Centennial	EPA Revolving Loan	Art Scape
<b>ASSETS</b>									
Cash and investments	\$ 3,169,634	\$ 13,281	\$ 632,835	\$ 978,766	\$ 12,932	\$ -	\$ -	\$ 374,466	\$ 146
Receivables									
Taxes and special charges	-	-	-	-	-	-	-	-	-
Accounts	-	-	-	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-	-	-	-
Loans	-	-	-	-	-	-	-	1,234,572	-
Other	-	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-	-
Advance to other funds	-	-	-	-	-	-	-	663,713	-
Due from other governments	-	-	9,884	544,385	75,000	-	-	60,836	-
Prepaid items	-	-	-	18,448	-	-	-	-	-
Total assets	<u>\$ 3,169,634</u>	<u>\$ 13,281</u>	<u>\$ 642,719</u>	<u>\$ 1,541,599</u>	<u>\$ 87,932</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,333,587</u>	<u>\$ 146</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>									
Liabilities									
Accounts payable	\$ 227,466	\$ 545	\$ 12,890	\$ 68,509	\$ 24,710	\$ -	\$ -	\$ 25,809	\$ -
Accrued and other current liabilities	-	-	4,024	-	484	-	-	-	-
Due to other funds	-	-	-	-	49,806	-	-	-	-
Advance from other funds	-	-	-	-	-	-	-	-	-
Special deposits	-	-	-	-	-	-	-	-	-
Unearned revenues	-	-	144,880	18,448	-	-	-	-	-
Total liabilities	<u>227,466</u>	<u>545</u>	<u>161,794</u>	<u>86,957</u>	<u>75,000</u>	<u>-</u>	<u>-</u>	<u>25,809</u>	<u>-</u>
Deferred inflows of resources									
Property taxes levied for subsequent year	-	-	-	-	-	-	-	-	-
Loans receivable	-	-	-	-	-	-	-	1,400,500	-
Special assessments	-	-	-	-	-	-	-	-	-
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,400,500</u>	<u>-</u>
Fund balances									
Restricted	2,510,327	-	480,925	1,454,642	12,932	-	-	907,278	-
Committed	431,841	12,736	-	-	-	-	-	-	146
Assigned	-	-	-	-	-	-	-	-	-
Unassigned	-	-	-	-	-	-	-	-	-
Total fund balances	<u>2,942,168</u>	<u>12,736</u>	<u>480,925</u>	<u>1,454,642</u>	<u>12,932</u>	<u>-</u>	<u>-</u>	<u>907,278</u>	<u>146</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 3,169,634</u>	<u>\$ 13,281</u>	<u>\$ 642,719</u>	<u>\$ 1,541,599</u>	<u>\$ 87,932</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,333,587</u>	<u>\$ 146</u>

# City of West Allis, Wisconsin

COMBINING BALANCE SHEET (Continued)  
NONMAJOR GOVERNMENTAL FUNDS  
DECEMBER 31, 2024

	Special Revenue								Capital Projects		
	Tourism	Christmas Parade	Fire Miscellaneous	Police Miscellaneous	Library Miscellaneous	Senior Center Miscellaneous	Economic Development	Capital Catalyst Loan Fund	Public Works Improvements	Zombie Property Abatement	Tax Incremental District No. 5
<b>ASSETS</b>											
Cash and investments	\$ 1,787,306	\$ 28,835	\$ 14,224	\$ 205,100	\$ 109,725	\$ 170,155	\$ 401,520	\$ 54,201	\$ 1,995,964	\$ 88,725	\$ -
Receivables											
Taxes and special charges	-	-	-	-	-	-	-	-	481,283	-	-
Accounts	74,368	-	-	-	-	-	-	-	271	-	-
Special assessments	-	-	-	-	-	-	-	-	2,032,534	-	-
Loans	-	-	-	-	-	-	-	95,799	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-	-	-	-
Advance to other funds	-	-	-	-	-	-	-	-	-	-	-
Due from other governments	-	-	-	-	-	-	-	-	76,826	-	-
Prepaid items	-	-	-	-	-	-	-	-	-	-	-
Total assets	<u>\$ 1,861,674</u>	<u>\$ 28,835</u>	<u>\$ 14,224</u>	<u>\$ 205,100</u>	<u>\$ 109,725</u>	<u>\$ 170,155</u>	<u>\$ 401,520</u>	<u>\$ 150,000</u>	<u>\$ 4,586,878</u>	<u>\$ 88,725</u>	<u>\$ -</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>											
Liabilities											
Accounts payable	\$ 85	\$ 2,532	\$ 149	\$ 2,915	\$ 4,709	\$ 717	\$ 750	\$ -	\$ 486,502	\$ -	\$ -
Accrued and other current liabilities	1,585	-	-	-	-	-	2,941	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-	-	-	-
Advance from other funds	-	-	-	-	-	-	-	-	-	-	-
Special deposits	-	-	100	3,638	-	-	-	-	80,452	-	-
Unearned revenues	-	-	-	-	-	-	-	-	-	-	-
Total liabilities	<u>1,670</u>	<u>2,532</u>	<u>249</u>	<u>6,553</u>	<u>4,709</u>	<u>717</u>	<u>3,691</u>	<u>-</u>	<u>566,954</u>	<u>-</u>	<u>-</u>
Deferred inflows of resources											
Property taxes levied for subsequent year	-	-	-	-	-	-	-	-	-	-	-
Loans receivable	-	-	-	-	-	-	-	150,001	-	-	-
Special assessments	-	-	-	-	-	-	-	-	2,513,817	-	-
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>150,001</u>	<u>2,513,817</u>	<u>-</u>	<u>-</u>
Fund balances											
Restricted	-	-	-	-	-	-	-	-	-	-	-
Committed	1,860,004	26,303	13,975	198,547	105,016	169,438	397,829	-	1,506,107	-	-
Assigned	-	-	-	-	-	-	-	-	-	88,725	-
Unassigned	-	-	-	-	-	-	-	(1)	-	-	-
Total fund balances	<u>1,860,004</u>	<u>26,303</u>	<u>13,975</u>	<u>198,547</u>	<u>105,016</u>	<u>169,438</u>	<u>397,829</u>	<u>(1)</u>	<u>1,506,107</u>	<u>88,725</u>	<u>-</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 1,861,674</u>	<u>\$ 28,835</u>	<u>\$ 14,224</u>	<u>\$ 205,100</u>	<u>\$ 109,725</u>	<u>\$ 170,155</u>	<u>\$ 401,520</u>	<u>\$ 150,000</u>	<u>\$ 4,586,878</u>	<u>\$ 88,725</u>	<u>\$ -</u>

# City of West Allis, Wisconsin

COMBINING BALANCE SHEET (Continued)  
NONMAJOR GOVERNMENTAL FUNDS  
DECEMBER 31, 2024

	Capital Projects								
	Tax Incremental District No. 6	Tax Incremental District No. 7	Tax Incremental District No. 9	Tax Incremental District No. 10	Tax Incremental District No. 11	Tax Incremental District No. 12	Tax Incremental District No. 13	Tax Incremental District No. 14	Tax Incremental District No. 15
<b>ASSETS</b>									
Cash and investments	\$ -	\$ 7,836,631	\$ -	\$ 393,026	\$ 921,041	\$ 10,000	\$ -	\$ 1,087,517	\$ 2,022,560
Receivables									
Taxes and special charges	85,738	517,516	-	104,879	391,270	-	6,790	212,140	555,305
Accounts	-	-	-	-	12,500	-	-	-	-
Special assessments	-	-	-	-	-	-	-	-	-
Loans	-	2,369,715	-	-	2,250,361	-	-	277,764	1,000,000
Other	-	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-	-
Advance to other funds	-	-	-	-	-	-	-	-	-
Due from other governments	-	-	-	-	-	-	-	-	-
Prepaid items	-	-	-	-	-	-	-	-	-
Total assets	<u>\$ 85,738</u>	<u>\$ 10,723,862</u>	<u>\$ -</u>	<u>\$ 497,905</u>	<u>\$ 3,575,172</u>	<u>\$ 10,000</u>	<u>\$ 6,790</u>	<u>\$ 1,577,421</u>	<u>\$ 3,577,865</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>									
Liabilities									
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,240	\$ 334,956
Accrued and other current liabilities	-	-	-	-	-	-	-	30	-
Due to other funds	-	-	-	-	-	-	-	-	-
Advance from other funds	650,126	-	-	-	-	-	235,850	-	-
Special deposits	-	-	-	-	-	-	-	-	-
Unearned revenues	-	-	-	-	-	-	-	-	-
Total liabilities	<u>650,126</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>235,850</u>	<u>3,270</u>	<u>334,956</u>
Deferred inflows of resources									
Property taxes levied for subsequent year	181,638	1,096,366	-	222,188	828,911	-	14,385	449,421	1,176,423
Loans receivable	-	2,369,715	-	-	2,250,361	-	-	277,764	1,000,000
Special assessments	-	-	-	-	-	-	-	-	-
Total deferred inflows of resources	<u>181,638</u>	<u>3,466,081</u>	<u>-</u>	<u>222,188</u>	<u>3,079,272</u>	<u>-</u>	<u>14,385</u>	<u>727,185</u>	<u>2,176,423</u>
Fund balances									
Restricted	-	7,257,781	-	275,717	495,900	10,000	-	846,966	1,066,486
Committed	-	-	-	-	-	-	-	-	-
Assigned	-	-	-	-	-	-	-	-	-
Unassigned	<u>(746,026)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(243,445)</u>	<u>-</u>	<u>-</u>
Total fund balances	<u>(746,026)</u>	<u>7,257,781</u>	<u>-</u>	<u>275,717</u>	<u>495,900</u>	<u>10,000</u>	<u>(243,445)</u>	<u>846,966</u>	<u>1,066,486</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 85,738</u>	<u>\$ 10,723,862</u>	<u>\$ -</u>	<u>\$ 497,905</u>	<u>\$ 3,575,172</u>	<u>\$ 10,000</u>	<u>\$ 6,790</u>	<u>\$ 1,577,421</u>	<u>\$ 3,577,865</u>



# City of West Allis, Wisconsin

COMBINING BALANCE SHEET (Continued)  
NONMAJOR GOVERNMENTAL FUNDS  
DECEMBER 31, 2024

	Capital Projects								
	Tax Incremental District No. 16	Tax Incremental District No. 17	Tax Incremental District No. 18	Tax Incremental District No. 19	Tax Incremental District No. 20	Capital Accumulation	Parks and Open Spaces	Miscellaneous Nonoperating Projects	Nonmajor Governmental Funds
<b>ASSETS</b>									
Cash and investments	\$ -	\$ 693,906	\$ 169,460	\$ -	\$ -	\$ 1,298,938	\$ 174,484	\$ 3,269,214	\$ 30,686,913
Receivables									
Taxes and special charges	246,885	107,487	21,668	-	-	-	-	-	2,733,861
Accounts	492,217	-	-	-	-	-	-	-	579,832
Special assessments	176,193	-	-	-	-	-	-	-	2,208,727
Loans	-	-	-	-	-	-	-	-	12,004,380
Other	-	-	-	-	-	-	-	-	7,931
Due from other funds	-	-	-	-	-	-	-	-	-
Advance to other funds	-	-	-	-	-	-	-	-	663,713
Due from other governments	-	-	-	-	-	-	-	-	1,264,009
Prepaid items	-	-	-	-	-	-	-	-	18,448
<b>Total assets</b>	<b>\$ 915,295</b>	<b>\$ 801,393</b>	<b>\$ 191,128</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,298,938</b>	<b>\$ 174,484</b>	<b>\$ 3,269,214</b>	<b>\$ 50,167,814</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>									
<b>Liabilities</b>									
Accounts payable	\$ 81	\$ -	\$ 9,824	\$ -	\$ -	\$ -	\$ -	\$ 24,171	\$ 1,678,564
Accrued and other current liabilities	-	-	-	-	-	-	-	-	37,368
Due to other funds	-	-	-	-	-	-	-	-	89,595
Advance from other funds	207,526	-	-	52,051	37,499	-	-	-	1,183,052
Special deposits	65,972	-	-	-	-	-	-	-	185,406
Unearned revenues	492,217	-	-	-	-	-	-	-	698,765
<b>Total liabilities</b>	<b>765,796</b>	<b>-</b>	<b>9,824</b>	<b>52,051</b>	<b>37,499</b>	<b>-</b>	<b>-</b>	<b>24,171</b>	<b>3,872,750</b>
<b>Deferred inflows of resources</b>									
Property taxes levied for subsequent year	452,569	227,713	45,905	-	-	-	-	-	4,695,519
Loans receivable	-	-	-	-	-	-	-	-	11,787,098
Special assessments	205,559	-	-	-	-	-	-	-	2,719,376
<b>Total deferred inflows of resources</b>	<b>658,128</b>	<b>227,713</b>	<b>45,905</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>19,201,993</b>
<b>Fund balances</b>									
Restricted	-	573,680	135,399	-	-	-	-	-	18,038,281
Committed	-	-	-	-	-	-	-	-	5,835,251
Assigned	-	-	-	-	-	1,298,938	174,484	3,245,043	4,807,190
Unassigned	(508,629)	-	-	(52,051)	(37,499)	-	-	-	(1,587,651)
<b>Total fund balances</b>	<b>(508,629)</b>	<b>573,680</b>	<b>135,399</b>	<b>(52,051)</b>	<b>(37,499)</b>	<b>1,298,938</b>	<b>174,484</b>	<b>3,245,043</b>	<b>27,093,071</b>
<b>Total liabilities, deferred inflows of resources, and fund balances</b>	<b>\$ 915,295</b>	<b>\$ 801,393</b>	<b>\$ 191,128</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,298,938</b>	<b>\$ 174,484</b>	<b>\$ 3,269,214</b>	<b>\$ 50,167,814</b>

# City of West Allis, Wisconsin

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED DECEMBER 31, 2024

	Special Revenue							
	Block Grant	Stimulus Programs	H.O.M.E. Program	Rental Energy Loans	Housing Programs	Tax Incremental District No. 7 Rehab Loans	Tax Incremental District No. 11 Rehab Loans	Tax Incremental District No. 14 Rehab Loans
REVENUES								
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special assessments	-	-	-	-	-	-	-	-
Intergovernmental	1,751,830	2,900	-	-	4,448,502	-	-	-
Public charges for services	344,530	-	-	-	-	-	-	-
Intergovernmental charges for services	-	-	-	-	-	-	-	-
Miscellaneous	-	-	118,258	-	49,922	6,920	3,825	-
Total revenues	2,096,360	2,900	118,258	-	4,498,424	6,920	3,825	-
EXPENDITURES								
Current								
Public safety	-	-	-	-	-	-	-	-
Health and human services	-	-	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-	-	-
Conservation and development	2,096,360	-	64,315	-	4,478,688	162	10,094	-
Debt service								
Principal	-	-	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-	-
Total expenditures	2,096,360	-	64,315	-	4,478,688	162	10,094	-
Excess of revenues over (under) expenditures	-	2,900	53,943	-	19,736	6,758	(6,269)	-
OTHER FINANCING SOURCES (USES)								
Long-term debt issued	-	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-	-	-	-
Net change in fund balances	-	2,900	53,943	-	19,736	6,758	(6,269)	-
Fund balance - January 1	1	145,688	737,644	182,867	867,469	711,395	401,425	-
Fund balances - December 31	\$ 1	\$ 148,588	\$ 791,587	\$ 182,867	\$ 887,205	\$ 718,153	\$ 395,156	\$ -

# City of West Allis, Wisconsin

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES (Continued)  
 NONMAJOR GOVERNMENTAL FUNDS  
 FOR THE YEAR ENDED DECEMBER 31, 2024

	Special Revenue							
	Library Endowment	Sponsorship	Health Grants	Police Grants	Fire Grants	Information Technology Joint Ventures	EPA Revolving Loan	Art Scape
REVENUES								
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special assessments	-	-	-	-	-	-	-	-
Intergovernmental	-	-	657,986	3,253,639	315,952	-	1,064,105	-
Public charges for services	-	50,025	-	-	-	-	43,451	-
Intergovernmental charges for services	-	-	-	-	-	-	-	-
Miscellaneous	388,467	179	304,027	62,365	-	-	14,522	-
Total revenues	388,467	50,204	962,013	3,316,004	315,952	-	1,122,078	-
EXPENDITURES								
Current								
Public safety	-	-	-	2,828,608	307,043	-	-	-
Health and human services	-	-	715,141	-	-	-	-	-
Culture and recreation	169,940	54,316	-	-	-	-	-	4,864
Conservation and development	-	-	-	-	-	-	688,232	-
Debt service								
Principal	-	-	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-	-
Total expenditures	169,940	54,316	715,141	2,828,608	307,043	-	688,232	4,864
Excess of revenues over (under) expenditures	218,527	(4,112)	246,872	487,396	8,909	-	433,846	(4,864)
OTHER FINANCING SOURCES (USES)								
Long-term debt issued	-	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	(1,454)	-	-	-
Total other financing sources (uses)	-	-	-	-	(1,454)	-	-	-
Net change in fund balances	218,527	(4,112)	246,872	487,396	7,455	-	433,846	(4,864)
Fund balance - January 1	2,723,641	16,848	234,053	967,246	5,477	-	473,432	5,010
Fund balances - December 31	\$ 2,942,168	\$ 12,736	\$ 480,925	\$ 1,454,642	\$ 12,932	\$ -	\$ 907,278	\$ 146

# City of West Allis, Wisconsin

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES (Continued)  
NONMAJOR GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED DECEMBER 31, 2024

	Special Revenue							Capital Projects			
	Tourism	Christmas Parade	Fire Miscellaneous	Police Miscellaneous	Library Miscellaneous	Senior Center Miscellaneous	Economic Development	Capital Catalyst Loan Fund	Public Works Improvements	Zombie Property Abatement	Tax Incremental District No. 5
<b>REVENUES</b>											
Taxes	\$ 705,328	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special assessments	-	-	-	-	-	-	-	-	1,088,272	-	-
Intergovernmental	-	-	-	-	-	-	-	47,899	197,823	-	-
Public charges for services	-	-	-	-	-	-	-	-	-	-	-
Intergovernmental charges for services	-	-	-	71,915	-	-	-	-	-	-	-
Miscellaneous	3,574	40,048	23,864	30,201	23,817	14,295	267,914	47,899	32,690	-	7,808
<b>Total revenues</b>	<b>708,902</b>	<b>40,048</b>	<b>23,864</b>	<b>102,116</b>	<b>23,817</b>	<b>14,295</b>	<b>267,914</b>	<b>95,798</b>	<b>1,318,785</b>	<b>-</b>	<b>7,808</b>
<b>EXPENDITURES</b>											
Current											
Public safety	-	-	54,124	115,298	-	-	-	-	-	-	-
Health and human services	-	-	-	-	-	-	-	-	-	-	-
Culture and recreation	219,958	24,862	-	-	14,094	10,730	-	-	-	-	-
Conservation and development	-	-	-	-	-	-	275,140	95,799	-	-	-
Debt service											
Principal	-	-	-	-	-	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-	-	4,153,288	-	-
<b>Total expenditures</b>	<b>219,958</b>	<b>24,862</b>	<b>54,124</b>	<b>115,298</b>	<b>14,094</b>	<b>10,730</b>	<b>275,140</b>	<b>95,799</b>	<b>4,153,288</b>	<b>-</b>	<b>-</b>
Excess of revenues over (under) expenditures	488,944	15,186	(30,260)	(13,182)	9,723	3,565	(7,226)	(1)	(2,834,503)	-	7,808
<b>OTHER FINANCING SOURCES (USES)</b>											
Long-term debt issued	-	-	-	-	-	-	-	-	3,565,000	-	-
Transfers in	-	-	-	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-	-	(7,808)
<b>Total other financing sources (uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,565,000</b>	<b>-</b>	<b>(7,808)</b>
<b>Net change in fund balances</b>	<b>488,944</b>	<b>15,186</b>	<b>(30,260)</b>	<b>(13,182)</b>	<b>9,723</b>	<b>3,565</b>	<b>(7,226)</b>	<b>(1)</b>	<b>730,497</b>	<b>-</b>	<b>-</b>
<b>Fund balance - January 1</b>	<b>1,371,060</b>	<b>11,117</b>	<b>44,235</b>	<b>211,729</b>	<b>95,293</b>	<b>165,873</b>	<b>405,055</b>	<b>-</b>	<b>775,610</b>	<b>88,725</b>	<b>-</b>
<b>Fund balances - December 31</b>	<b>\$ 1,860,004</b>	<b>\$ 26,303</b>	<b>\$ 13,975</b>	<b>\$ 198,547</b>	<b>\$ 105,016</b>	<b>\$ 169,438</b>	<b>\$ 397,829</b>	<b>\$ (1)</b>	<b>\$ 1,506,107</b>	<b>\$ 88,725</b>	<b>\$ -</b>

# City of West Allis, Wisconsin

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES (Continued)  
 NONMAJOR GOVERNMENTAL FUNDS  
 FOR THE YEAR ENDED DECEMBER 31, 2024

	Capital Projects								
	Tax Incremental District No. 6	Tax Incremental District No. 7	Tax Incremental District No. 9	Tax Incremental District No. 10	Tax Incremental District No. 11	Tax Incremental District No. 12	Tax Incremental District No. 13	Tax Incremental District No. 14	Tax Incremental District No. 15
<b>REVENUES</b>									
Taxes	\$ 189,093	\$ 2,012,605	\$ -	\$ 329,169	\$ 1,105,343	\$ -	\$ 13,716	\$ 625,432	\$ 1,421,359
Special assessments	-	-	-	-	-	-	-	-	-
Intergovernmental	18	595,868	-	8,541	4,169	-	-	-	-
Public charges for services	-	-	-	-	-	-	-	-	-
Intergovernmental charges for services	-	-	-	-	-	-	-	-	-
Miscellaneous	-	16,348	-	-	25,727	-	-	21,316	25,499
Total revenues	189,111	2,624,821	-	337,710	1,135,239	-	13,716	646,748	1,446,858
<b>EXPENDITURES</b>									
Current									
Public safety	-	-	-	-	-	-	-	-	-
Health and human services	-	-	-	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-	-	-	-
Conservation and development	2,926	639,730	-	2,961	63,052	-	2,925	51,720	1,820,186
Debt service									
Principal	135,000	-	-	100,000	360,000	-	-	130,000	-
Interest and fiscal charges	21,694	-	-	8,433	80,808	-	-	40,845	-
Capital outlay	-	-	-	-	-	-	-	-	-
Total expenditures	159,620	639,730	-	111,394	503,860	-	2,925	222,565	1,820,186
Excess of revenues over (under) expenditures	29,491	1,985,091	-	226,316	631,379	-	10,791	424,183	(373,328)
<b>OTHER FINANCING SOURCES (USES)</b>									
Long-term debt issued	-	-	-	-	-	-	-	-	-
Transfers in	-	7,808	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-
Total other financing sources (uses)	-	7,808	-	-	-	-	-	-	-
<b>Net change in fund balances</b>	29,491	1,992,899	-	226,316	631,379	-	10,791	424,183	(373,328)
<b>Fund balance - January 1</b>	(775,517)	5,264,882	-	49,401	(135,479)	10,000	(254,236)	422,783	1,439,814
<b>Fund balances - December 31</b>	<u>\$ (746,026)</u>	<u>\$ 7,257,781</u>	<u>\$ -</u>	<u>\$ 275,717</u>	<u>\$ 495,900</u>	<u>\$ 10,000</u>	<u>\$ (243,445)</u>	<u>\$ 846,966</u>	<u>\$ 1,066,486</u>

# City of West Allis, Wisconsin

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES (Continued)  
 NONMAJOR GOVERNMENTAL FUNDS  
 FOR THE YEAR ENDED DECEMBER 31, 2024

	Capital Projects								
	Tax Incremental District No. 16	Tax Incremental District No. 17	Tax Incremental District No. 18	Tax Incremental District No. 19	Tax Incremental District No. 20	Capital Accumulation	Parks and Open Spaces	Miscellaneous Nonoperating Projects	Nonmajor Governmental Funds
REVENUES									
Taxes	\$ 531,236	\$ 455,672	\$ 82,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,471,767
Special assessments	29,366	-	-	-	-	-	-	-	1,117,638
Intergovernmental	-	-	-	-	-	-	-	-	12,349,232
Public charges for services	-	-	-	-	-	-	-	-	438,006
Intergovernmental charges for services	-	-	-	-	-	-	-	-	71,915
Miscellaneous	17,397	-	-	-	-	-	-	-	1,546,882
Total revenues	577,999	455,672	82,814	-	-	-	-	-	22,995,440
EXPENDITURES									
Current									
Public safety	-	-	-	-	-	-	-	42,292	3,347,365
Health and human services	-	-	-	-	-	-	-	-	715,141
Culture and recreation	-	-	-	-	-	-	-	73,640	572,404
Conservation and development	52,598	237,372	3,413	19,480	37,499	-	-	-	10,642,652
Debt service									
Principal	439,547	-	-	-	-	-	-	-	1,164,547
Interest and fiscal charges	215,681	-	-	-	-	-	-	-	367,461
Capital outlay	-	-	-	-	-	-	-	1,973,298	6,126,586
Total expenditures	707,826	237,372	3,413	19,480	37,499	-	-	2,089,230	22,936,156
Excess of revenues over (under) expenditures	(129,827)	218,300	79,401	(19,480)	(37,499)	-	-	(2,089,230)	59,284
OTHER FINANCING SOURCES (USES)									
Long-term debt issued	-	-	-	-	-	-	-	-	3,565,000
Transfers in	-	-	-	-	-	-	-	-	7,808
Transfers out	-	-	-	-	-	-	-	-	(9,262)
Total other financing sources (uses)	-	-	-	-	-	-	-	-	3,563,546
Net change in fund balances	(129,827)	218,300	79,401	(19,480)	(37,499)	-	-	(2,089,230)	3,622,830
Fund balance - January 1	(378,802)	355,380	55,998	(32,571)	-	1,298,938	174,484	5,334,273	23,470,241
Fund balances - December 31	\$ (508,629)	\$ 573,680	\$ 135,399	\$ (52,051)	\$ (37,499)	\$ 1,298,938	\$ 174,484	\$ 3,245,043	\$ 27,093,071

# City of West Allis, Wisconsin

## COMBINING STATEMENT OF NET POSITION NONMAJOR ENTERPRISE FUNDS DECEMBER 31, 2024

	<b>Solid Waste</b>	<b>Beloit Road Housing Management</b>	<b>Total Enterprise Funds</b>
<b>ASSETS</b>			
Current assets			
Cash and investments	\$ 5,604,599	\$ 2,499,070	\$ 8,103,669
Receivables			
Customer accounts	889,859	20,908	910,767
Other	-	123,882	123,882
Total current assets	6,494,458	2,643,860	9,138,318
Noncurrent assets			
Loans receivable	-	6,309,337	6,309,337
Capital assets			
Nondepreciable	206,030	-	206,030
Depreciable, net	527,412	-	527,412
Total noncurrent assets	733,442	6,309,337	7,042,779
Total assets	7,227,900	8,953,197	16,181,097
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Pension related amounts	358,158	-	358,158
Other postemployment related amounts	18,823	-	18,823
Total deferred outflows of resources	376,981	-	376,981
<b>LIABILITIES</b>			
Current liabilities			
Accounts payable	133,887	489	134,376
Accrued and other current liabilities	22,172	-	22,172
Unearned revenue	-	1,542,648	1,542,648
Total current liabilities	156,059	1,543,137	1,699,196
Long-term obligations			
Net pension liability	40,637	-	40,637
Other postemployment benefits	47,097	-	47,097
Total long-term liabilities	87,734	-	87,734
Total liabilities	243,793	1,543,137	1,786,930
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Pension related amounts	217,344	-	217,344
Other postemployment related amounts	28,682	-	28,682
Total deferred inflows of resources	246,026	-	246,026
<b>NET POSITION</b>			
Net investment in capital assets	733,442	-	733,442
Unrestricted	6,381,620	7,410,060	13,791,680
Total net position	\$ 7,115,062	\$ 7,410,060	\$ 14,525,122

# City of West Allis, Wisconsin

## COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION NONMAJOR ENTERPRISE FUNDS FOR THE YEAR ENDED DECEMBER 31, 2024

	<b>Solid Waste</b>	<b>Beloit Road Housing Management</b>	<b>Total Enterprise Funds</b>
<b>OPERATING REVENUES</b>			
Charges for services	\$ 3,156,927	\$ 10,613	\$ 3,167,540
Total operating revenues	3,156,927	10,613	3,167,540
<b>OPERATING EXPENSES</b>			
Operation and maintenance	2,551,990	348	2,552,338
Depreciation and amortization	62,419	-	62,419
Total operating expenses	2,614,409	348	2,614,757
Operating income (loss)	542,518	10,265	552,783
<b>NONOPERATING REVENUES</b>			
Interest income	264,371	142,426	406,797
Nonoperating grants	253,869	-	253,869
Gain (loss) on disposal of capital assets	472	-	472
Other nonoperating revenues	40,731	-	40,731
Total nonoperating revenues	559,443	142,426	701,869
Income before transfers	1,101,961	152,691	1,254,652
Transfers out	(100,000)	(120,000)	(220,000)
<b>Change in net position</b>	1,001,961	32,691	1,034,652
<b>Net position - January 1</b>	6,113,101	7,377,369	13,490,470
<b>Net position - December 31</b>	<u>\$ 7,115,062</u>	<u>\$ 7,410,060</u>	<u>\$ 14,525,122</u>



# City of West Allis, Wisconsin

## COMBINING STATEMENT OF CASH FLOWS NONMAJOR ENTERPRISE FUNDS FOR THE YEAR ENDED DECEMBER 31, 2024

	<b>Solid Waste</b>	<b>Beloit Road Housing Management</b>	<b>Total Enterprise Funds</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Cash received from customers	\$ 2,982,838	\$ 168,165	\$ 3,151,003
Cash paid for employee wages and benefits	(727,801)	-	(727,801)
Cash paid to suppliers	(1,821,587)	(53)	(1,821,640)
Net cash provided by operating activities	<u>433,450</u>	<u>168,112</u>	<u>601,562</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>			
Nonoperating grants	253,869	-	253,869
Collection (Disbursement) of long-term receivable	-	(118,051)	(118,051)
Advance to/from other funds	942,896	-	942,896
Miscellaneous revenues	40,731	-	40,731
Transfers and advances to other funds	(100,000)	(120,000)	(220,000)
Net cash provided (used) by noncapital financing activities	<u>1,137,496</u>	<u>(238,051)</u>	<u>899,445</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Sale of capital assets	<u>472</u>	<u>-</u>	<u>472</u>
Net cash flows provided by capital and related financing activities	<u>(235,467)</u>	<u>-</u>	<u>(235,467)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Interest received	<u>264,371</u>	<u>142,426</u>	<u>406,797</u>
<b>Change in cash and cash equivalents</b>	<u>1,599,850</u>	<u>72,487</u>	<u>1,672,337</u>
<b>Cash and cash equivalents - January 1</b>	<u>4,004,749</u>	<u>2,426,583</u>	<u>6,431,332</u>
<b>Cash and cash equivalents - December 31</b>	<u><u>\$ 5,604,599</u></u>	<u><u>\$ 2,499,070</u></u>	<u><u>\$ 8,103,669</u></u>

# City of West Allis, Wisconsin

COMBINING STATEMENT OF CASH FLOWS (CONTINUED)  
NONMAJOR ENTERPRISE FUNDS  
FOR THE YEAR ENDED DECEMBER 31, 2024

	<b>Solid Waste</b>	<b>Beloit Road Housing Management</b>	<b>Total Enterprise Funds</b>
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>			
Operating income	\$ 542,518	\$ 10,265	\$ 552,783
Adjustments to reconcile operating income to net cash provided by operating activities			
Depreciation and amortization	62,419	-	62,419
Change in asset, liability and deferred outflows and inflows of resources			
Pension	(3,349)	295	(3,054)
Other postemployment benefits	(928)	-	(928)
Change in operating assets and liabilities			
Accounts receivables	(174,089)	(15,378)	(189,467)
Accounts payable	(8,565)	-	(8,565)
Accrued and other current liabilities	15,444	-	15,444
Unearned revenue	-	172,930	172,930
Net cash provided by operating activities	<u>\$ 433,450</u>	<u>\$ 168,112</u>	<u>\$ 601,562</u>
Reconciliation of cash and cash equivalents to the statement of net position			
Cash and cash equivalents in current assets	<u>\$ 5,604,599</u>	<u>\$ 2,499,070</u>	<u>\$ 8,103,669</u>
Total cash and cash equivalents	<u>\$ 5,604,599</u>	<u>\$ 2,499,070</u>	<u>\$ 8,103,669</u>

# City of West Allis, Wisconsin

## COMBINING STATEMENT OF NET POSITION INTERNAL SERVICE FUNDS DECEMBER 31, 2024

	Insurance Management Fund	Self Insurance Fund	Total
<b>ASSETS</b>			
Current assets			
Cash and investments	\$ -	\$ 9,215,120	\$ 9,215,120
Receivables			
Accounts	-	6,409	6,409
Total current assets	-	9,221,529	9,221,529
Other assets			
Deposit with CVMIC	3,244,299	-	3,244,299
Total other assets	3,244,299	-	3,244,299
Total assets	3,244,299	9,221,529	12,465,828
<b>LIABILITIES</b>			
Current liabilities			
Accounts payable	-	1,141,647	1,141,647
Accrued and other current liabilities	-	1,125	1,125
Special deposits	-	31,868	31,868
Unearned revenue	-	266,380	266,380
Total current liabilities	-	1,441,020	1,441,020
Total liabilities	-	1,441,020	1,441,020
<b>NET POSITION</b>			
Unrestricted	3,244,299	7,780,509	11,024,808
Total net position	\$ 3,244,299	\$ 7,780,509	\$ 11,024,808

# City of West Allis, Wisconsin

## COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION INTERNAL SERVICE FUNDS FOR THE YEAR ENDED DECEMBER 31, 2024

	Insurance Management Fund	Self Insurance Fund	Total
<b>OPERATING REVENUES</b>			
Charges to City departments, employees and retirees	\$ -	\$ 17,170,351	\$ 17,170,351
Total operating revenues	-	17,170,351	17,170,351
<b>OPERATING EXPENSES</b>			
Insurance claims and estimate changes	-	17,848,871	17,848,871
Total operating expenses	-	17,848,871	17,848,871
Operating income	-	(678,520)	(678,520)
<b>NONOPERATING REVENUES</b>			
Interest income	49,544	-	49,544
Total nonoperating revenues	49,544	-	49,544
Income before transfers	49,544	(678,520)	(628,976)
Transfers out	(49,544)	-	(49,544)
<b>Change in net position</b>	-	(678,520)	(678,520)
<b>Net position - January 1</b>	3,244,299	8,459,029	11,703,328
<b>Net position - December 31</b>	<u>\$ 3,244,299</u>	<u>\$ 7,780,509</u>	<u>\$ 11,024,808</u>

# City of West Allis, Wisconsin

## COMBINING STATEMENT OF CASH FLOWS INTERNAL SERVICE FUNDS FOR THE YEAR ENDED DECEMBER 31, 2024

	Insurance Management Fund	Self Insurance Fund	Total
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Cash received from interfund services provided	\$ -	\$ 17,382,744	\$ 17,382,744
Cash paid for employee wages and benefits	-	(70,975)	(70,975)
Cash paid to suppliers	-	(18,117,634)	(18,117,634)
Net cash used by operating activities	-	(805,865)	(805,865)
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>			
Transfer in (out)	(49,544)	-	(49,544)
Net cash used by noncapital financing activities	(49,544)	-	(49,544)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Interest received	49,544	-	49,544
<b>Change in cash and cash equivalents</b>	-	(805,865)	(805,865)
<b>Cash and cash equivalents - January 1</b>	-	10,020,985	10,020,985
<b>Cash and cash equivalents - December 31</b>	<u>\$ -</u>	<u>\$ 9,215,120</u>	<u>\$ 9,215,120</u>
<b>RECONCILIATION OF OPERATING LOSS TO NET CASH USED BY OPERATING ACTIVITIES</b>			
Operating loss	\$ -	\$ (678,520)	\$ (678,520)
Adjustments to reconcile operating loss to net cash used by operating activities			
Change in operating assets and liabilities			
Accounts receivables	-	144,429	144,429
Accounts payable	-	(445,428)	(445,428)
Accrued and other current liabilities	-	102,087	102,087
Special deposits	-	3,603	3,603
Unearned revenue	-	67,964	67,964
Net cash used by operating activities	<u>\$ -</u>	<u>\$ (805,865)</u>	<u>\$ (805,865)</u>
Reconciliation of cash and cash equivalents to the statement of net position			
Cash and cash equivalents	<u>\$ -</u>	<u>\$ 9,215,120</u>	<u>\$ 9,215,120</u>
Noncash capital and related financing activities			
None			

## **OTHER INDEPENDENT AUDITORS' REPORT**



**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING  
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL  
STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

City Council  
City of West Allis, Wisconsin  
West Allis, Wisconsin

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of West Allis, Wisconsin (the City), as and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated July 29, 2025. Our report includes a reference to other auditors who audited the financial statements of the First-Ring Industrial Redevelopment Enterprise, Inc. (FIRE) as described in our report on the City's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters. The financial statements of FIRE, a discretely presented component unit of the City were not audited in accordance with *Government Auditing Standards*.

***Report on Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

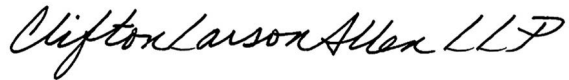
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

***Report on Compliance and Other Matters***

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

***Purpose of This Report***

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "CliftonLarsonAllen LLP". The signature is written in a cursive, flowing style.

**CliftonLarsonAllen LLP**

Milwaukee, Wisconsin  
July 29, 2025



