

21  
19



# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

| File Number | Title | Status |
|-------------|-------|--------|
|-------------|-------|--------|

2010-0438      Communication      Introduced

Comptroller/Manager of Finance submitting the City of West Allis Comprehensive Annual Financial Report for the year ended December 31, 2009 for review and approval.

Introduced: 7/6/2010

Controlling Body: Administration & Finance Committee

COMMITTEE RECOMMENDATION approval

| ACTION DATE:  | MOVER | SECONDER |            | AYE      | NO       | PRESENT | EXCUSED |
|---------------|-------|----------|------------|----------|----------|---------|---------|
| <u>8/9/10</u> |       |          | Barczak    |          |          |         |         |
|               |       |          | Czaplewski |          |          |         |         |
|               |       |          | Kopplin    | X        |          |         |         |
|               | X     |          | Lajsic     | X        |          |         |         |
|               |       |          | Narlock    | X        |          |         |         |
|               |       | X        | Reinke     | X        |          |         |         |
|               |       |          | Roadt      |          |          |         |         |
|               |       |          | Sengstock  |          |          |         |         |
|               |       |          | Vitale     |          |          |         | X       |
|               |       |          | Weigel     |          |          |         |         |
|               |       |          | TOTAL      | <u>4</u> | <u>0</u> |         |         |

SIGNATURE OF COMMITTEE MEMBER

Kurt Kopplin      \_\_\_\_\_      \_\_\_\_\_  
Chair      Vice-Chair      Member

COMMON COUNCIL ACTION **APPROVAL**

| ACTION DATE:       | MOVER | SECONDER |            | AYE       | NO | PRESENT | EXCUSED |
|--------------------|-------|----------|------------|-----------|----|---------|---------|
| <u>SEP 07 2010</u> |       |          | Barczak    | ✓         |    |         |         |
|                    |       |          | Czaplewski | ✓         |    |         |         |
|                    | ✓     |          | Kopplin    | ✓         |    |         |         |
|                    |       |          | Lajsic     | ✓         |    |         |         |
|                    |       | ✓        | Narlock    | ✓         |    |         |         |
|                    |       |          | Reinke     | ✓         |    |         |         |
|                    |       |          | Roadt      | ✓         |    |         |         |
|                    |       |          | Sengstock  | ✓         |    |         |         |
|                    |       |          | Vitale     | ✓         |    |         |         |
|                    |       |          | Weigel     | ✓         |    |         |         |
|                    |       |          | TOTAL      | <u>10</u> |    |         |         |

**STANDING COMMITTEES OF THE  
CITY OF WEST ALLIS COMMON COUNCIL**

**ADMINISTRATION & FINANCE**

Chair: Kurt E. Kopplin  
Vice-Chair: Vincent Vitale  
Thomas G. Lajsic  
Richard F. Narlock  
Rosalie L. Reinke

**PUBLIC WORKS**

Chair: Gary T. Barczak  
Vice-Chair: Martin J. Weigel  
Michael J. Czaplewski  
Daniel J. Roadt  
James W. Sengstock

**SAFETY & DEVELOPMENT**

Chair: Thomas G. Lajsic  
Vice-Chair: Richard F. Narlock  
Kurt E. Kopplin  
Rosalie L. Reinke  
Vincent Vitale

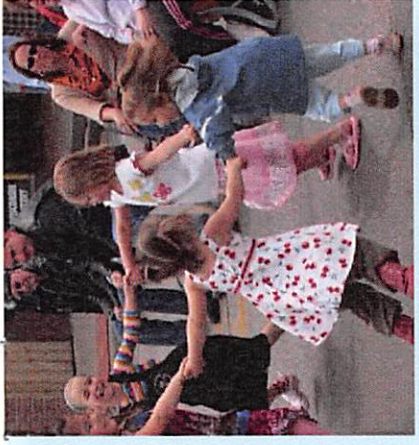
**LICENSE & HEALTH**

Chair: Michael J. Czaplewski  
Vice-Chair: James W. Sengstock  
Gary T. Barczak  
Daniel J. Roadt  
Martin J. Weigel

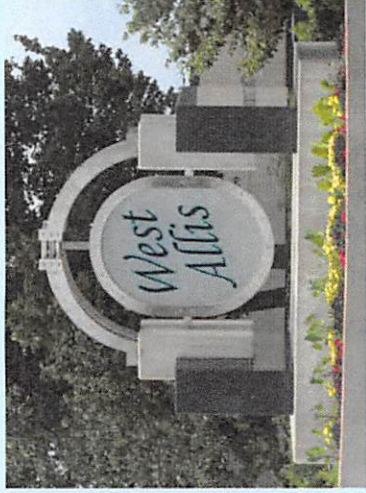
**ADVISORY**

Chair: Rosalie L. Reinke  
Vice-Chair: Daniel J. Roadt  
Kurt E. Kopplin  
Richard F. Narlock  
Vincent Vitale





# COMPREHENSIVE ANNUAL FINANCIAL REPORT



FOR THE YEAR ENDED  
DECEMBER 31, 2009

**WEST ALLIS**  
WISCONSIN





# COMPREHENSIVE ANNUAL FINANCIAL REPORT

CITY OF WEST ALLIS, WISCONSIN  
for the year ended December 31, 2009



PREPARED BY THE FINANCE DIVISION

Gary Schmid, CPA, CGFM  
Comptroller

Kris Moen, CPA  
Finance Supervisor

Kristen Victory  
Accountant

Nicole O'Connor  
Accountant

Patrick Schloss  
Community Development Manager

Christine Phinney  
Grants Accountant



**On the Cover:**

**The design on the cover is a collage of various buildings and events that may be found with in the City of West Allis. This design is also being incorporated into the cover of the City's 2030 comprehensive plan.**



**INTRODUCTORY SECTION**



**CITY OF WEST ALLIS, WISCONSIN**

December 31, 2009

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December 31, 2009

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DEPARTMENT OF ADMINISTRATION & FINANCE  
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June 28, 2010

Honorable Mayor Dan Devine  
Members of the Common Council

We are pleased to submit the Comprehensive Annual Financial Report of the City of West Allis, Wisconsin, for the year ended December 31, 2009. This report has been prepared by the City's Finance Division. Although the Financial Statements were examined by independent auditors, as stated in their report on pages 17, the responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the City. We believe the data, as presented, is accurate in all material respects, that it is presented in a manner designed to fairly set forth the financial position and results of operations of the City as measured by the financial activity of its various funds; and all necessary disclosures to enable the reader to gain maximum understanding of the City's financial affairs have been included. This letter of transmittal is designed to complement the Management's Discussion and Analysis (MD & A) and should be read in conjunction with it. The City of West Allis' MD & A can be found immediately following the report of the independent auditors.

This financial report is divided into four major sections. The Introductory Section begins with this transmittal letter, the Certificate of Achievement for Excellence in Financial Reporting for the year ended December 31, 2008, the City's organizational chart and a listing of the elected officials. This is followed by the financial section which includes the independent auditors' report on the basic financial statements and supplementary schedule of expenditures of federal awards and schedule of state financial assistance. Completing the financial section is the management's discussion and analysis and the basic financial statements, required supplemental information, other supplemental information.

The Statistical Section, which is unaudited, includes general information and major departments and related activities along with further information on selected financial and demographic information, generally presented on a multi-year basis. Due to changes required by implementing GASB 34 in 2003 several of the charts will only reflect six years of information.

Required supplemental information includes the schedule of funding progress and the schedule of employer contributions required by GASB Statement No. 45.

The Supplemental Reports Section includes the auditors' report on internal control, report on federal and state financial assistance (Single Audit), and reports on compliance.

### Profile of the Government

The City of West Allis is located in Milwaukee County immediately west of the City of Milwaukee. Incorporated in 1906, West Allis has grown from an initial population of 2,300 and is the eleventh largest city in the State of Wisconsin, with a population of 61,254 according to the 2000 census. State estimated 2009 population 60,600, which is a increase of 230 as compared to 2008.



Located near, and servicing West Allis, are two airports, one for commercial aviation and one for general aviation, both owned and operated by Milwaukee County. Milwaukee County also runs the Countywide Transit System, which services West Allis. The County also owns and operates an excellent Public Museum, Humphrey IMAX Theater, a well-known zoo, and Miller Park, home of the Milwaukee Brewers. West Allis is the home of the Wisconsin State Fair Grounds, which is the location of several important national, state, regional and local activities. The State Fair Grounds are also the home of The Pettit Olympic Ice Arena, one of only 11 indoor 400-meter ovals in the world and the Milwaukee Mile.

Companies such as Quad Graphics, Aurora Home Medical Services, Alterra, Chris Hansen Laboratory Inc, C & H Distributors and many other large, medium and small businesses of a diversified nature are located in West Allis, as well as many financial institutions and places of worship.

West Allis is served by two railways, the Union Pacific Railroad and the Milwaukee Road. Also serving the Metropolitan area, including West Allis, is The Midwest Express Center, the Bradley Center, home of the Milwaukee Bucks, Milwaukee Admirals, and the Marquette Golden Eagles, and the Summerfest Grounds, home of the largest annual outdoor music festival in the Midwest, as well as several ethnic festivals held throughout the summer.

The City of West Allis operates and maintains ten parks of varying size throughout the City. In addition, the City also has several large and small county owned and operated parks and golf courses within its boundaries. The City also sponsors several parades and celebrations annually, including National Night Out.

The City operates under the Council-Mayor form of government. The Common Council is composed of ten alderpersons elected from five geographic districts, who are elected to four year terms. The Chief Executive Officer of the City is the Mayor, who monitors and supervises departmental operations for the Common Council. The City Administrative Officer assists the Council and Mayor in their overall and day-to-day role of direction and operation of the City.

West Allis is a full service community, providing for: public safety, housing assistance, water distribution and disposal, public works, recreation and general government. The City of West Allis employs on a permanent, full-time basis a total of 517 people. At different times during the year West Allis also employs temporary and part-time help to do seasonal and other work. The City requires that all employees reside within a thirty-minute drive radius of the West Allis city limits within eighteen months of employment. The City operates daily through thirteen departments, headed by ten appointed officials and two elected officials (Attorney & Municipal Judge).

This report includes all of the funds and account groups of the City. It includes all governmental organizations and activities for which the Common Council is financially accountable.

The City of West Allis maintains budgetary controls; the objective being to ensure compliance with legal provisions embodied in the annual budget adopted by the Common Council in November for the following calendar year. Generally, the majority of all-governmental funds and enterprise funds are included in the annual budget. The statutory level of budgetary control for operating budgets, that is, the level at which expenditures cannot exceed the appropriated amount, is established by activity within each fund.

Each department is required to submit their request to the Mayor prior to the first week in August. After the Mayor has completed their review it is forwarded to Common Council for their evaluation. In November of each year, the Common Council adopts the City budget for the ensuing year. Taxes are mailed in the first week of December to all property taxpayers.

Management of the City is responsible for establishing and maintaining an internal control structure to provide reasonable, but not absolute, assurance regarding (1) the safeguarding of assets against loss from unauthorized use or disposition, and (2) the reliability of financial records for preparing financial statements and maintaining accountability of assets. The concept of reasonable assurances recognizes

that: (1) the cost of control should not exceed the benefits likely to be derived, and (2) the valuation of costs and benefits requires estimates and judgments by management.

As a recipient of Federal and State financial assistance, the government is also responsible for ensuring that an adequate internal control structure is in place to ensure compliance with applicable laws and regulations related to those programs. This internal control structure is subject to periodic evaluation by management.

## **FACTORS AFFECTING FINANCIAL CONDITIONS**

Instead of waiting for development to just occur on its own, the City of West Allis aggressively, in cooperation with local business, Milwaukee County and the State of Wisconsin, reaches out to make it happen. The City's steady growth in value and employment combined with current and proposed undertakings, make West Allis' prospects for the future very favorable. The City currently has a AA3 rating from Moody's and a AA rating from S&P. The following is a description of some of the major undertakings in the City and additional information is available at [http://www.ci.west-allis.wi.us/development/links/TIF\\_Report\\_20091102.pdf](http://www.ci.west-allis.wi.us/development/links/TIF_Report_20091102.pdf):

### **TIF 2 (Veterans' Park)**

|                          |                 |
|--------------------------|-----------------|
| Base value:              | \$1,681,600     |
| Current value:           | \$10,411,700    |
| Original property taxes: | \$46,900        |
| Current property taxes:  | \$256,071       |
| Tax Increment:           | \$208,533       |
| Debt & Fund Balance:     | \$678,267       |
| Date TIF is to expire:   | 23 years (2017) |

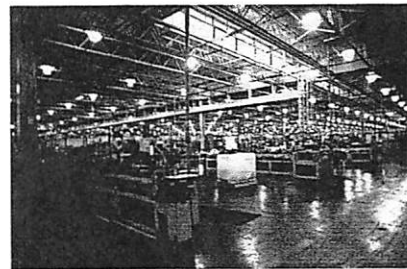


*Tax Incremental District No. Two* saw a decline in both appearance and values of properties within the District. A number of properties within the District were blighted or in need of dire redevelopment. Over seventy four percent of the real property in the District was considered blighted. Many of the structures were non-conforming uses and not consistent with the City's Master Plan.

Since the creation of the TID, the blighted buildings were razed and today the area consists of The Landmark, a 127 unit senior community with both market-rate and Housing Tax credit assisted rental units. Upon termination, the estimated annual property taxes generated will be over \$250,000.

### **TIF 3 (Quad Graphics)**

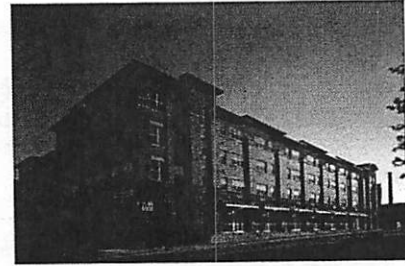
|                          |                 |
|--------------------------|-----------------|
| Base value:              | \$4,307,500     |
| Current value:           | \$19,151,300    |
| Original property taxes: | \$120,100       |
| Current property taxes:  | \$471,017       |
| Tax Increment:           | \$354,586       |
| Debt & Fund Balance:     | \$807,135       |
| Date TIF is to expire:   | 19 years (2013) |



*Tax Incremental District No. Three* consists of approximately 48 acres of land, which is a portion of the former Kearney & Trecker Corporation manufacturing property located in the northwestern part of the City. The property was abandoned for manufacturing purposes in 1992. It was purchased by the City and subsequently sold to Quad/Graphics for a printing operation. Quad/Graphics has expanded the building from 589,000 square feet to 750,000 square feet and invested over \$250,000,000 in state-of-the-art printing equipment. Pay off anticipated in 2013, 8 years before the statutory limit. In 2008, TID funds were used to improve the street that runs along side the facility. Upon termination, the estimated annual property taxes generated will be \$470,000.

**TIF 5 (Six Points/Farmer's Market)**

|                           |                 |
|---------------------------|-----------------|
| Base value:               | \$18,524,000    |
| Current value:            | \$31,733,300    |
| Future value:             | \$93,000,000    |
| Original Property Taxes:  | \$516,600       |
| Current property taxes:   | \$780,465       |
| Projected property taxes: | \$2,300,000     |
| Tax Increment:            | \$320,588       |
| Debt & Fund Balance       | \$18,539,313    |
| Date TIF is to expire:    | 31 years (2031) |

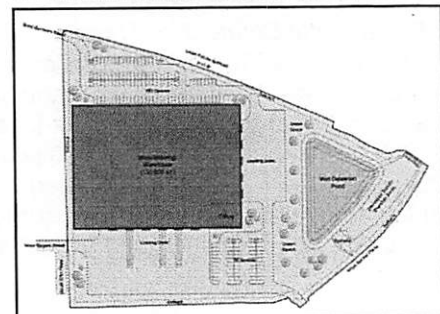
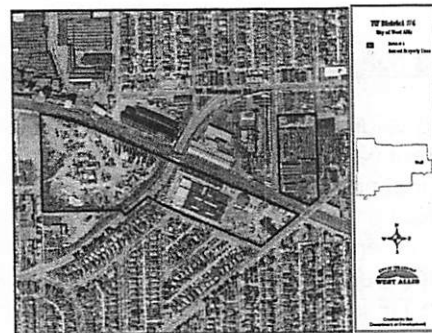


*Tax Incremental District No. Five* consists of approximately 44 acres of land located in a four block long by two block wide corridor in the northeastern portion of West Allis commonly referred to as the "Six Point/Farmer's Market" Neighborhood. The creation of the District was necessary to eliminate and prevent the spread of blight experienced in the years following the closing of the Allis-Chalmers Mfg. Plant. In 2004, the General Capital Group completed the first building in the TID - an 80 unit apartment building. The Common Council selected Brookfield-based Toldt Development to develop 17 acres west of S 65. St. between W Greenfield Ave and W Mitchell St. Toldt plans to develop 16 buildings with 658 apartments, 21 condos and 48,000 square feet of commercial space, with a total value of \$81 million. Ground breaking on the second phase of the development, which is located just west of the Farmers Market, is scheduled for fall of 2010. In 2008 the Pressed Steel Tank operating facility was demolished and cleared making room for Phase three in the next few years.

Six Points-East Condominiums began construction of their mixed use building north of Greenfield Avenue between 62<sup>nd</sup> and 63<sup>rd</sup> Streets in September of 2006 and was scheduled to open in the summer of 2009 but encountered financing problems in 2009 related to the lending crisis in the national economy. It ultimately was taken over by the bank and early in 2010 a new developer took over and completed the building. The 40 unit condo building will contain 20,000 square feet of commercial space on the ground floor, and upon completion will have an overall value of \$12 million, with condo units ranging from \$150,000 to \$250,000 top floor penthouse units with rooftop gardens. In July of 2006 the renovation of the historic West Allis Farmers Market was completed. The facility maintained its original characteristics that feature a Mediterranean-style roof, enhanced landscaping, a rain garden, decorative lighting and benches, and architectural entrances.

**TIF 6 (S. 67<sup>th</sup> and W. Becher Place)**

|                           |             |
|---------------------------|-------------|
| Base value:               | \$1,330,500 |
| Future value:             | \$9,212,700 |
| Current value:            | \$0         |
| Original property taxes:  | \$38,054    |
| Current property taxes:   | \$0         |
| Projected property taxes: | \$245,100   |
| Property Tax Increment:   | \$ -0-      |
| Debt & Fund Balance:      | \$1,598,501 |
| Date TIF is to expire:    | 17 years    |
| (2021)                    |             |



*Tax Incremental District No. Six* consists of 11.61 acres of land located at 1960 S. 67 Place. The site has been used as carbide gas manufacturing plant, a waste storage and transfer facility, an oil/hazardous waste trucking terminal, a salvage/junkyard, and a lime pit, used to store lime slurry. It is important to pursue redevelopment in a proactive approach to



prevent the site from accumulating additional fill materials that cannot be developed upon, as well as discarded vehicles. In recognition of all the above, the area is therefore a blighted area and in need of blight elimination and an urban redevelopment project.

To prepare the District for development, the land was cleared and environmental testing and clean up were conducted. Project costs included relocation of the existing businesses, site grading and geotechnical work to fill the former lime pits. The project has been financed through the sale of bonds, federal and state grants such as a Wisconsin Department of Commerce Brownfield Grants - \$675,000, Wisconsin Department of Natural Resources Site Assessment Grants - \$89,000, EPA Clean-up Grant \$200,000, Wisconsin Department of Commerce Emergency Assistance Program grant - \$150,000 and in 2009 the American Recovery and Reinvestment Act provided a grant of \$350,000 to project.

Currently the property is pad ready and includes a new storm water retention pond. The City is aggressively marketing the property and hopes to land a new tenant by the fall of 2010. The site will support a 200,000 sq. ft. light industrial building and should attract 200 jobs.

**TIF 7 (Summit Place)**

|                           |                 |
|---------------------------|-----------------|
| Base value:               | \$15,914,400    |
| Current value:            | \$74,438,400    |
| Original property taxes:  | \$435,432       |
| Current Property taxes:   | \$1,830,775     |
| Tax Increment:            | \$1,672,971     |
| Debt/Payable Outstanding: | \$7,481,451     |
| Date TIF is to expire:    | 13 years (2017) |



*Tax Incremental District No. Seven* is designed to encourage the revitalization of the last two undeveloped vacant and dilapidated former Allis-Chalmers Mfg. Co. properties; (1) the deteriorating Shop Buildings (about 7.8 acres of vacant warehouses) south of W. Washington St. and, (2) an obsolete Utility Corridor (10.7 acres) on the north side of the street. These two underutilized resources, in their current state, continue to foster blighting influence on the area, provide little if any property tax relief and produce virtually no employment.

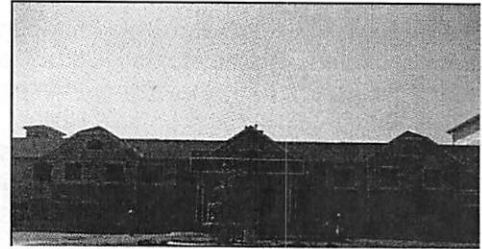
For the City of West Allis and Milwaukee County, the legacy of Allis-Chalmers could be a one-of-a kind office facility that would be the second largest office complex in the Metro Milwaukee area. The project was being financed primarily through the sale of bonds, land sale proceeds, the use of New Market Tax Credits and federal and state grants such as Wisconsin Department of Commerce Brownfield Grants, and Wisconsin Department of Natural Resources Site Assessment Grants.

To date, over \$70 million of private and public dollars have been invested. The current success of the partnership has allowed this project to excel beyond expectations. Of the nearly 650,000 square feet of built-out space nearly 98% has been leased out and is supporting over 2,200 jobs. In 2008 the TID was used to assist in the repaving of National Avenue, which was the City's first offsite improvement expenditure. In 2009, the TID was amended a second time to assist with the cost of a new ingress/egress corridor to the Towne Centre shopping center. This was done in order to connect the Summit Place office complex to W. Greenfield Avenue and serve as an alternate access to the office complex.

In 2005 Summit Place received an award from the International Economic Development Council as an outstanding public/private partnership and in 2006 it was named the Business Journal Business of the year.

**TIF 9 (Pioneer Neighborhood)**

|                                   |                 |
|-----------------------------------|-----------------|
| Base value:                       | \$2,299,600     |
| Current value:                    | \$9,609,600     |
| Original property taxes:          | \$45,950        |
| Current property taxes:           | \$56,558        |
| Tax Increment:                    | \$187,904       |
| Debt/Payable Outstanding:         | \$2,256,085     |
| Date TIF is to expire: (estimate) | 15 years (2023) |



*Tax Incremental District No. Nine* consists of approximately five acres of land located along the south portion of National Avenue between S. 77 St. and S. 80 St. The District is commonly described as the Pioneer Neighborhood District based upon a collection of historic buildings that abut National Avenue. These buildings date back to City's early settlement period of the late 1890's to the 1900's. In the last several years, this historic area has seen a decline in both appearance and values of properties within the District, leading to a declining tax base and falling revenues for the City prompting the establishment of a TID.

An opportunity presented itself to acquire several properties that were seen as catalysts for the revitalization of this neighborhood. The City purchased both the former Neis Hardware building and the Laidlaw Bus Company sites to kick start the redevelopment of the area. The redevelopment of the area includes PraMax bank, \$1.3 million project that opened in March 2008, West Allis Animal Hospital, a \$1 million project, which opened in 2008, a new Pioneer Gas Station, which open in 2009, and a 200 unit elderly housing residential facility, which opened in early 2010. When complete the elderly housing residential facility is expected to add nearly \$20 million in new taxable value and 70 jobs.

**TIF 10 (Yellow Freight)**

|                                   |                 |
|-----------------------------------|-----------------|
| Base value:                       | \$3,463,600     |
| Current value:                    | \$3,168,500     |
| Original property taxes:          | \$82,433        |
| Current property taxes:           | \$77,928        |
| Tax Increment:                    | \$0             |
| Debt/Payable Outstanding:         | \$29,8735       |
| Date TIF is to expire: (estimate) | 15 years (2023) |



*Tax Incremental District No. Ten* consists of approximately 9.6 acres of land located on the City's west side. It was created in 2008. The district, which contains two parcels split by a privately owned railroad spur, is the former site of a Yellow Freight trucking terminal. The City is weighing options for development projects proposed for this area. An estimated \$3.2 million in project expenditures is being anticipated. The city envisions redevelopment to include office or light-industrial uses within the district. Such a development could potentially add up to 120 jobs to the area and improve the aesthetic value of the neighborhood.

**First-Ring Industrial Redevelopment Enterprise (F.I.R.E)**

F.I.R.E is a Community Development Entity formed to provide gap financing to mixed-use developments and business expansions throughout the Southeast Wisconsin industrial corridor. In 2007, F.I.R.E. was awarded \$35 million in New Market Tax Credits and in 2009 F.I.R.E. was awarded an additional \$70 million in New Market Tax Credits. The CDFI Fund, an arm of the Treasury Department, awards the New Market Tax Credits. The target area for F.I.R.E. includes Milwaukee County, Racine County and Kenosha County. Since its inception, F.I.R.E. has completed the following deals: 2008 - \$7.5 million in credits to Duracolor Holding located in Racine, 2009 - \$9 million in credits to Discovery World located in Milwaukee and also in 2009 - \$5 million in credits to Brewery Parking Structure LLC located in Milwaukee.

### **Downtown West Allis Business Improvement District (BID)**

Downtown West Allis, [www.downtownwestallis.com](http://www.downtownwestallis.com) recognized by Milwaukee Magazine as one of the most underrated shopping areas of the Metro-Milwaukee area, has been in the midst of revitalization. In 2000, the Governor recognized the Downtown area as a Wisconsin Main Street community. The geographic boundaries of the BID are West Greenfield Avenue between 70<sup>th</sup> and 76<sup>th</sup> Streets, extending to the North and South alleys & the West side of South 70<sup>th</sup> Street North to West Madison Street and South to West Orchard Street. Most of the properties are in excess of 60 years old, with many over 80 years old. The BID is home to greater than 100 small and diverse retail/service businesses.

The City continues to work with downtown property owners offering commercial façade improvement grants and economic development loans to assist startup businesses. In 2003, a new streetscape was installed with decorative lighting and new pedestrian amenities. In 2009, the BID installed planters along the street in addition to hanging plant baskets from the light poles to enhance the look and feel of the area.

The Downtown West Allis Business Improvement District host a variety of events including:

1. West Allis Ala-Carte – a variety of crafts, food and entertainment held in June.
2. The Annual Downtown West Allis Classic Car Show held in October
3. Halloween Meet-n-Treat held in October
4. A Holiday Stroll which kicks off the holiday season with a santa café, coloring contest for the kids and the West Allis Charities annual Christmas parade.

### **Wisconsin State Fair Grounds**

West Allis is home of the Wisconsin State Fair Grounds, which is the location of several important national, state, regional and local activities. The State Fair Grounds are also home of the Pettit Olympic Ice Arena, which is the only operating ice rink in North America and the site of Olympic Speed Skating training. Also on the State Fair Grounds is the Milwaukee Mile "America's Legendary Oval", a one-mile oval racetrack that hosts several auto races and the oldest continuously operating motor speedways. The state is currently looking for a new promoter with hopes of being able to attract some major races once again in the future.

As part of an effort to more effectively utilize the Wisconsin Fair Grounds year round, a 300,000 sq. ft. exposition center was constructed in 2001. Other improvements included grandstands and upgrades to the track, concession areas and new gateway grand entrances to the Fair Park. The new construction and upgrades represent the use of \$34 million in Industrial Revenue Bonds (IRB's). In 2005 the Milwaukee Mile racetrack was purchased by a group of private investors. The new promoters had plans to transform the Mile into a successful, state-of-the-art, sporting and entertainment facility, however, the promoters have switched hands several times in the past few years and currently there is no promoter for the track. The Mile's future is unsure, and the City is eager to work with the State and any developer that sees a potential reuse of the site. In 2009 the State of Wisconsin bought out the remaining IRB's at a discount of approximately 60%. With the reduced debt load the convention center and other facility should have an easier time being able to secure a solid financial future.

Directly south of the fair grounds is a manufacturing firm now vacant because of the flooding that occurred in 2008. At this time the City is working with several developers to re-use the area for a hotel, restaurant and/or a commercial office and in 2010. TID #11 will be created to assist with the future development of the area.

### **Bike & Pedestrian Trails Expanded**

Biking in West Allis will soon be a better experience as well as an excellent way to commute recreationally, to work or to school. The new Cross-Town Connector Trail will provide the missing link between Milwaukee's Lakefront and Waukesha County and the City of Madison. The trail represents on of



the positive changes in the built environment to provide the public with an efficient, healthy and desired recreational amenity. To help make the bike path a reality the City was awarded approximately \$1.2 million to implement the Cross Town Connector Route bike path. The path was also awarded \$589,700 by Governor Doyle as part of the Statewide Multi-Modal Improvement Program 2006-2007 WDOT funding cycle. In 2008 the City had a Bicycle and Pedestrian Master Plan prepared and debate continue into 2009. The hopes are that in 2010 a final revised plan can be adopted.

### **Cash Management and Investment Policy**

Cash temporarily idle during the year was invested in repurchase agreements, Wisconsin Local Government Investment Pool, MBIA Investment Pool, and demand deposits. All cash transactions for City operations are run through two accounts. The main account is to accommodate all vendor checks while the second account is used exclusively for payroll checks. Interest is accumulated on a daily basis and posted to the general account at the end of the month.

The investment of City funds is done in accordance with Secs. 34.01(5) and 66.04 (2), of the Wisconsin State Statutes. The Statutes permit investments in Certificates of Deposit, Government Bonds and Securities, Government Pool and Repurchase Agreements. In 2009, the highest concentrations of the City's portfolio were maintained in the MBIA Municipal Investors Fund, Tri-City Investment account and the Wisconsin Local Government Investment Pool. These investment vehicles continued to provide one of the highest rates of return available with low risk. The ranges of return for the investments were .45% - 4.43% as compared to 2009, which was .25% to 1.03%. Investment and special assessment revenue in 2009 was \$1,133,927 as compared to \$2,298,618 in 2008. Being that one of the top priorities of the investment policy is to ensure safety – the interest earned continued to decline but none of the city funds were at risk.

### **Local Economy**

The City over the past 10 years has experienced a steady growth in terms of residential and commercial value growth. Although the City is land locked and fully developed the City has continually increased its value through redevelopment as was outlined earlier in this letter. The City's equalized valuation has increased from \$2.8 billion to over \$4.3 billion over the past ten years. Based on the current economy this rate of increase will slow down dramatically but in those areas with TID's we should continue to see a slight increase because of the on going construction within those districts. Unemployment continues to be a slightly above the state wide average but because of its proximity to Waukesha County which has a lower unemployment rate our residents are offered the opportunity to find work close to home. In 2009, the City's unemployment rate has risen consistent with other areas of the state and country as a result of the recent economic downturn. The City maintains an AA3 bond rating from Moody's Investors service and a AA from Standard & Poor's which was based on participation in a diverse Milwaukee metropolitan area economy and by having a strong financial operations with a high level of reserves.

### **Relevant Financial Policies**

In 2009 to deal with the economic downturn in the economy the City approached it's unions to request assistance with the 2010 and ultimately 2011 budgeting gap. The City approved the use of up to \$1.3 million in reserves if the unions agreed to tie 2011 salary increase to non-levy revenues in 2010. All but one union approved this approach. In the event the non-levy revenues fail to meet budgeted expectations in 2010, the City believe it will be able to close the fiscal 2011 budget gap with its allowable increase in the property tax levy. The non-levy revenues included investment earnings, permitting fees and state support. The budgetary philosophy of the City has been one of stability in budget, taxes and user charges.

The City has a formal policy of maintaining an undesignated fund balance of at least 5% of expenditures, but in practice the City has maintained a much more healthy level of reserves (between 35%-50%) to provide a cushion against unforeseen budget events. As outlined above – part of this undesignated fund balance will be used for the 2010. The total amount to be used was budgeted at \$1.8 million. Without a strong fund balance – the cuts to balance the 2010 budget would have had to been very dramatic.

The council continues to support mutual agreements between us and other governmental agencies. Some of the agreements that are in place are as follows: Milwaukee Federated Library System, Milwaukee Paramedic Program, Police and Fire mutual aid agreements, Milwaukee Area Domestic Animal Control Commission, Health Service for the City of West Milwaukee, Milwaukee Metropolitan Tunnel Rescue Program and Information Service has contracts for maintaining police software for several communities. In most cases these arrangements not only save the community money but contribute additional revenues to help offset other parts of the Cities budget.

### **Major initiatives**

1. The City will be completing its 2030 comprehensive plan in 2010.
2. The City will be looking into purchasing a new phone system and updating it's police dispatch system. The City has been setting aside funds for a number of years so no additional debt will be needed to replace these systems.
3. The City will be offering eight wireless hotspots throughout the City for public Internet use.
4. The City Water Utility is heavily monitoring the current rate case request of the Milwaukee Water Utility, if approved as is, will significantly increase the rates to our users.
5. Aggressively trying to recruit new businesses to West Allis by utilizing New Market Tax Credits, Tax Incremental Financing Districts, State incentives and Block Grant Funds.
6. Enhancing E-services of the City for its residents. <http://westallis.prophoenix.com/>
7. Assist the Federal Government in completing an accurate census count.
8. The creation of TID #11 to eliminate blight, remediate flooding problems and redevelop the area southeast of South 84<sup>th</sup> Street and W. Greenfield Avenue.

### **AWARDS**

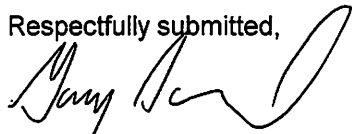
The Government Finance Officers Association of the United States and Canada (GFOA) awarded a **Certificate of Achievement for Excellence in Financial Reporting** to the City of West Allis, Wisconsin, for its Comprehensive Annual Financial Report (CAFR) for the fiscal year ended December 31, 2008. This was the thirteenth consecutive year that the government has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized CAFR. This report must satisfy both generally accepted accounting principles and applicable legal requirements

A Certificate of Achievement is valid for a period of one year only. We believe that our current CAFR continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

### **ACKNOWLEDGMENT**

The preparation of this report was made possible by the dedicated services of the entire staff of the Finance Division, and the advice and services provided by the independent auditors, Schenck and Associates, SC. We would also like to thank the City Council for their interest and support in planning and conducting the financial operations of the City of West Allis in a responsible and progressive manner.

Respectfully submitted,



Gary A. Schmid CPA, CGFM  
Manager of Finance/Comptroller

# Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of West Ellis  
Wisconsin

For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended  
December 31, 2008

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.



President

Executive Director



**CITY OF WEST ALLIS, WISCONSIN**  
General Information

**ELECTED CITY OFFICIALS**

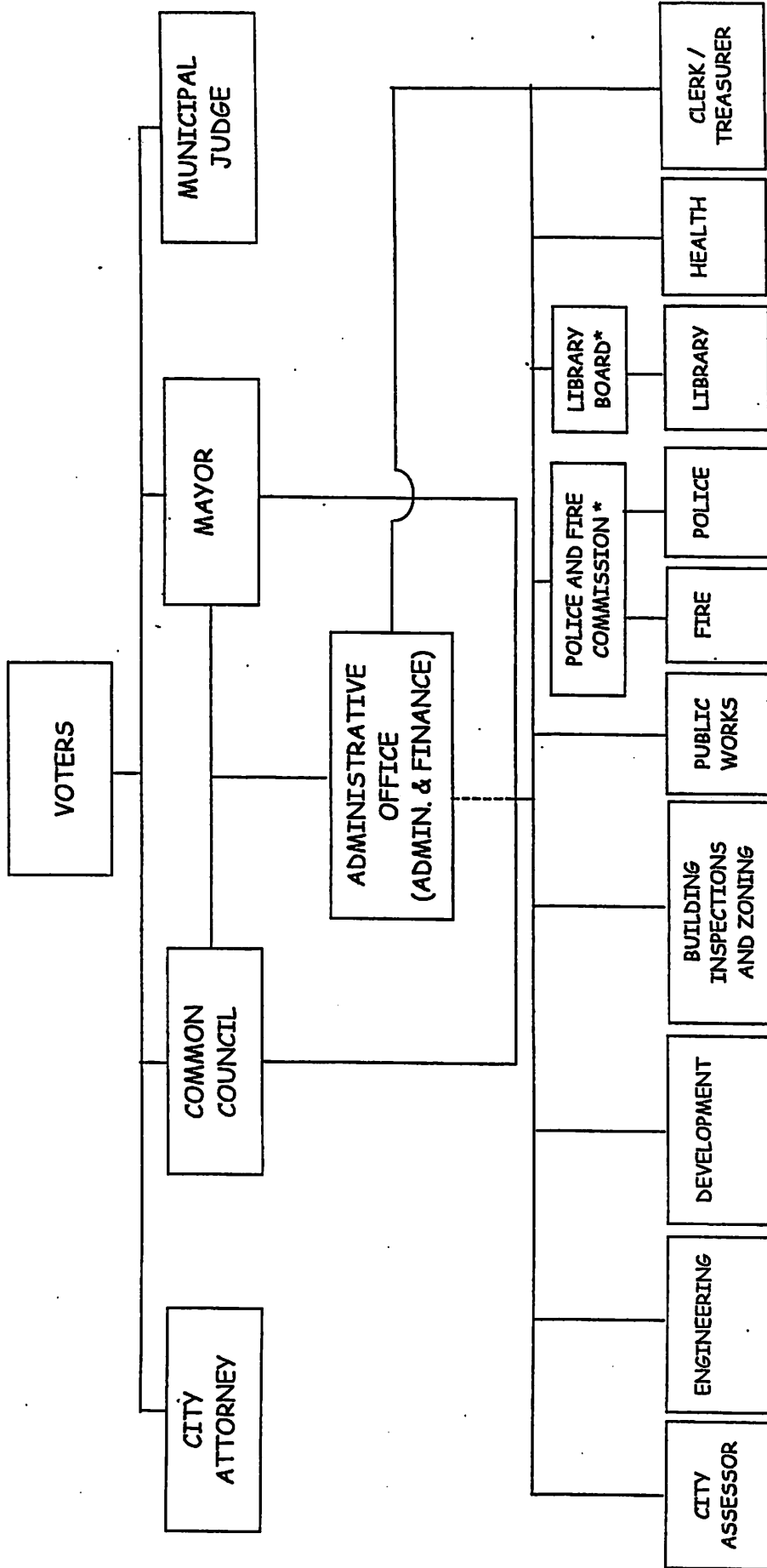
**Mayor and Council**

|  | <u>Initial Term</u><br><u>Commenced</u> | <u>Current Term</u><br><u>Expires</u> |
|--|---|---------------------------------------|
| Dan Devine, Mayor                                      | 4/2008                                  | 4/2012                                |
| Gary T. Barczak, Alderperson                           | 4/1988                                  | 4/2012                                |
| Thomas G. Lajsic, Alderperson                          | 4/1996                                  | 4/2012                                |
| Marty Wiegel, Alderperson                              | 5/2003                                  | 4/2012                                |
| Richard F. Narlock, Alderperson                        | 4/1988                                  | 4/2012                                |
| Michael Czaplewski, Alderperson                        | 4/1995                                  | 4/2012                                |
| Rosalie Reinke, Alderperson                            | 4/1992                                  | 4/2012                                |
| James W. Sengstock, Alderperson &<br>Council President | 4/1972                                  | 4/2012                                |
| Kurt E. Kopplin, Alderperson                           | 4/1997                                  | 4/2012                                |
| Daniel Roadt, Alderperson                              | 4/2008                                  | 4/2012                                |
| Vincent Vitale, Alderperson                            | 4/1988                                  | 4/2012                                |

**Elected Official**

|                           |        |        |
|---------------------------|--------|--------|
| Scott Post, City Attorney | 3/2002 | 4/2012 |
| Paul Murphy, Judge        | 5/2003 | 4/2011 |

**ORGANIZATIONAL CHART  
CITY OF WEST ALLIS**



\*Appointed by the Mayor and confirmed by the Common Council, with policy responsibility.

Note: Solid lines indicate direct lines of authority.

Dashed lines indicate indirect lines of administration.

**FINANCIAL SECTION**





**INDEPENDENT AUDITORS' REPORT ON BASIC FINANCIAL STATEMENTS  
AND SUPPLEMENTARY SCHEDULES OF EXPENDITURES OF  
FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE**

To the Honorable Mayor and Common Council  
City of West Allis  
Milwaukee County, Wisconsin

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discreetly presented component units, 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, 2009, which collectively comprise the City's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the City of West Allis, Wisconsin's management. Our responsibility is to express opinions on these basic financial statements based on our audit. We did not audit the financial statements of the First-Ring Industrial Redevelopment Enterprise, Inc. (FIRE), which represents 36% and 82%, respectively, of the assets and revenues of the component units. Those financial statements were audited by other auditors whose report thereon has been furnished to us, and in our opinion, insofar as it relates to the amounts included for FIRE, is based upon the report of the other auditors.

We conducted our audit in accordance with 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall basic financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

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 discreetly presented component units, each major fund, and the aggregate remaining fund information of the City as of December 31, 2009, and the respective changes in financial position and cash flows, where applicable, thereof and the respective budgetary comparison for the general fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated June 18, 2010, on our consideration of the City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The management's discussion and analysis, the schedule of funding progress and the schedule of employer contributions are not a required part the basic financial statements but are supplemental information required by the Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplemental information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The financial information listed in the table of contents as supplemental information, and the accompanying schedule of expenditures of federal awards and schedule of state financial assistance, as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and the *State Single Audit Guidelines* issued by the Wisconsin Department of Administration, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

The information identified in the table of contents as the Introductory and Statistical Sections is presented for purposes of additional analysis and is not a required part of the basic financial statements of City of West Allis, Wisconsin. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on it.



Certified Public Accountants  
Green Bay, Wisconsin  
June 18, 2010

**MANAGEMENT'S DISCUSSION AND ANALYSIS**



# CITY OF WEST ALLIS, WISCONSIN

## Management's Discussion and Analysis December 31, 2009

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, 2009. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 5-13 of this report.

### Financial Highlights

- The assets of the City exceeded its liabilities at the close of the most recent year by \$244,038,122 (*net assets*). Of this amount, \$34,113,445 is unrestricted net assets and because of the positive position, funds would be available to meet the City's ongoing obligations to citizens and creditors. This is a major change from 2008 when we had a positive \$44,971,020 in unrestricted net assets.
- The City's net assets for the governmental activities decreased by \$16,075,256 (please see page 40 of the financial statements). A large percent of this net decrease was due to the depreciation expense and the accrual for post-retirement benefits. The increase in depreciation expense and the accrual for post-retirement benefits will continue to draw down the unrestricted net assets of the City. Depreciation expense for governmental activities reflected in the statement of activities is \$13,636,531 and the net adjustment between the depreciation expense and the capital outlay was a negative \$8,281,742. The accrual for future health insurance benefit increased by \$6,431,781 which is the same number used in 2008 (a new actuarial calculation will be done in 2010). The \$6,431,781 is calculated under GASB Statement #45 and is the related ARC. The other major adjustment is related to debt – the net between what was issued and what was paid down was \$3,037,879. These expenses do not have a cash outflow so there is no offsetting revenue reflected in the statement of activities. This would have the effect of reducing net assets in the statement of activities.
- As of the close of the current year, the City's governmental funds reported combined 2009 ending fund balances of \$34,750,478 as compared to \$32,795,547 at the end of 2008. Approximately 91% of \$34,750,478 or \$31,583,745 is available for spending at the City's discretion as compared to \$29,554,527 or 90% at the end of 2008. (*unreserved fund balance*).
- At the end of the current year, unreserved fund balance for the general fund was \$27,072,815 or approximately 51% of total general fund expenditures compared to \$26,884,171 or approximately 52% at the end of 2008. Although interest income and building permits were down significantly from our 2009 budget – revenues related to



# CITY OF WEST ALLIS, WISCONSIN

Management's Discussion and Analysis  
December 31, 2009

ambulance billing was up and expenditures came in below budget which allowed for a positive increase in the over all unreserved fund balance area.

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) fund financial statements, and 3) notes to the financial statements. This report also contains other 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 assets and the statement of activities.

The statement of net assets presents information on all of the City's assets and liabilities, with the difference between the two being reported as net assets. Over time, increases or decreases in net assets 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 assets changed during the most recent fiscal year. All changes in net assets 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 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 the legally separate component units known as the First-Ring Industrial Redevelopment Enterprise, Inc. (FIRE) and the Terchak Endowment Fund. Financial information for these components unit are reported separately from the financial information presented for the primary government itself.

## CITY OF WEST ALLIS, WISCONSIN

Management's Discussion and Analysis  
December 31, 2009

The government-wide financial statements can be found on pages 34-36 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 25 individual governmental funds during 2009. 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 and the debt service fund, each of which are considered major funds. Data from the other 23 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, special revenue, other than Stimulus Programs, Library Endowment and Miscellaneous Grants, debt service, and public works improvements capital projects funds. Budgetary comparison statements have been provided for these funds to demonstrate compliance with these budgets.

The basic governmental fund financial statements can be found starting on page 37 of this report.

# CITY OF WEST ALLIS, WISCONSIN

Management's Discussion and Analysis  
December 31, 2009

**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, Parking Utility, and the Senior Citizen's Housing and 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 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 42 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 48-74 of this report.

**Required supplemental information (RSI).** RSI includes the schedule of funding progress and the schedule of employer contributions required by GASB Statement No. 45. These schedules can be found starting on page 75 of this report.

**Supplemental information.** The combining statements referred to in connection with non-major governmental funds and internal service funds are presented immediately following the required supplementary information – which contains the Other Post-Employment Benefit Plan information. Combining and individual fund statements and schedules can be found starting on page 77 of this report.

**Government-wide Financial Analysis** As discussed earlier, net assets may serve as a useful indicator of a government's financial position over time. The assets of the City exceeded liabilities by \$244,038,122 at the close of 2009 this compares to \$258,112,494 at the close of 2008.

Although the City's net assets are 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

## CITY OF WEST ALLIS, WISCONSIN

Management's Discussion and Analysis  
December 31, 2009

assets are not available for future spending. Although the investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

| <b>City of West Allis Net Assets</b><br>(amount expressed in \$1,000's) |                                    |                  |                                     |                 |                       |                       |
|---|------------------------------------|------------------|-------------------------------------|-----------------|-----------------------|-----------------------|
|   | <b>Governmental<br/>Activities</b> |                  | <b>Business-Type<br/>Activities</b> |                 | <b>Total<br/>2009</b> | <b>Total<br/>2008</b> |
|   | <b>2009</b>                        | <b>2008</b>      | <b>2009</b>                         | <b>2008</b>     |                       |                       |
| Current and other assets  | \$140,917                          | \$137,577        | \$7,986                             | \$3,806         | \$148,903             | \$141,383             |
| Capital assets  | 212,999                            | 221,350          | 69,528                              | 65,443          | 282,527               | 286,793               |
| <b>Total assets</b>   | <b>353,916</b>                     | <b>358,927</b>   | <b>77,514</b>                       | <b>69,249</b>   | <b>431,430</b>        | <b>428,176</b>        |
| Long-term liabilities   |                                    |                  |                                     |                 |                       |                       |
| Outstanding   | 77,031                             | 67,703           | 17,441                              | 15,552          | 94,472                | 83,255                |
| Other Liabilities   | 90,806                             | 131,648          | 2,114                               | -1,077          | 92,920                | 130,571               |
| <b>Total liabilities</b>  | <b>167,837</b>                     | <b>199,351</b>   | <b>19,555</b>                       | <b>14,475</b>   | <b>187,392</b>        | <b>213,826</b>        |
| <b>Net assets:</b>  |                                    |                  |                                     |                 |                       |                       |
| Invested in capital assets,<br>net of related debt                      | 156,726                            | 162,230          | 52,695                              | 49,844          | 209,421               | 212,074               |
| Restricted  | 504                                | 764              | 0                                   | 0               | 504                   | 764                   |
| Unrestricted  | 28,849                             | 39,160           | 5,264                               | 6,115           | 34,113                | 45,275                |
| <b>Total net assets</b>   | <b>\$186,079</b>                   | <b>\$202,154</b> | <b>\$57,959</b>                     | <b>\$55,959</b> | <b>\$244,038</b>      | <b>\$258,113</b>      |

An additional portion of the City's net assets (.21%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net assets a positive \$34,113,445 is available to meet the government's ongoing obligations to citizens and creditors. The unrestricted net asset balance will decline over the next several years as we continue to recognize the Other Post-Employment Benefits obligation. At the end of the current fiscal year, the City is able to report a positive balance in the invested in capital assets, net of related debt and the restricted categories of net assets, both for the government as a whole, as well as for its separate governmental and business-type activities.



# CITY OF WEST ALLIS, WISCONSIN

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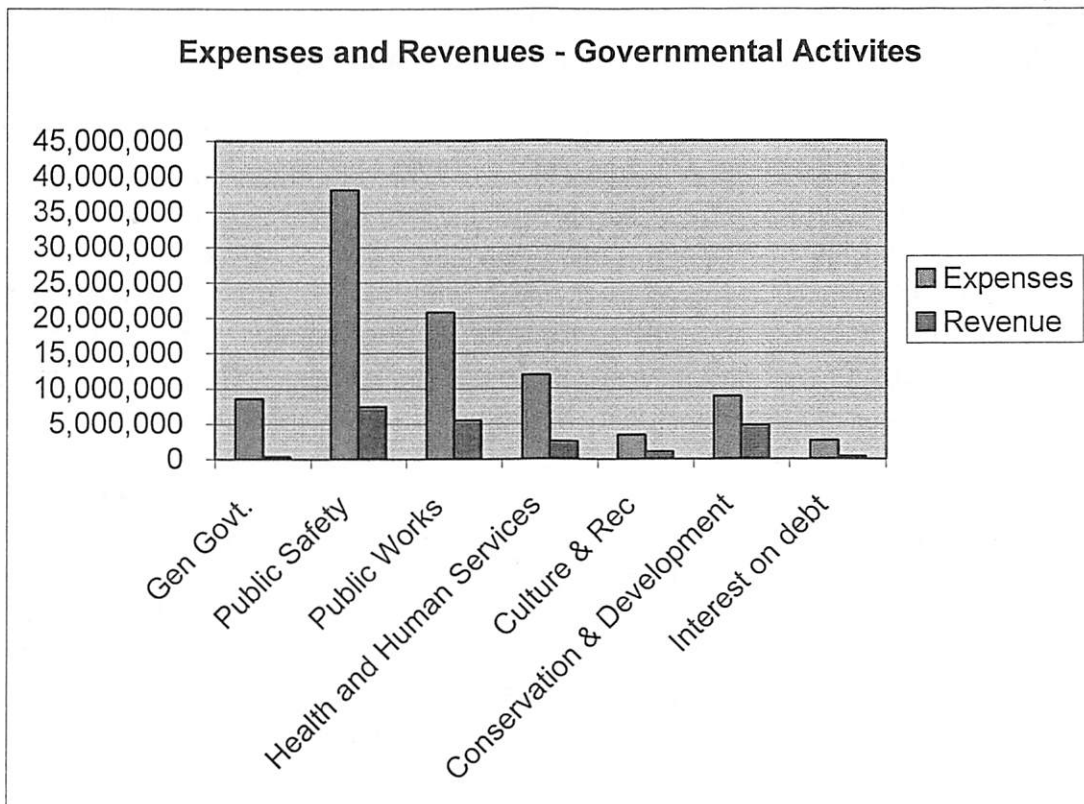
| City of West Allis Changes in Net Assets                     |                         |                     |                          |                     |                      |                     |
|--|-------------------------|---------------------|--------------------------|---------------------|----------------------|---------------------|
|  | Governmental Activities |                     | Business-type Activities |                     | Total                |                     |
|  | 2009                    | 2008                | 2009                     | 2008                | 2009                 | 2008                |
| <b>Revenues:</b>   |                         |                     |                          |                     |                      |                     |
| <b>Program Revenues:</b>                                     |                         |                     |                          |                     |                      |                     |
| Charges for services   | \$7,673,298             | \$8,589,142         | \$17,597,067             | \$15,789,002        | \$25,270,365         | \$24,378,144        |
| Operating grants and contributions                           | 10,853,418              | 10,417,700          | 350,296                  | 389,162             | 11,203,714           | 10,806,862          |
| Capital grants and contributions                             | 3,415,312               | 1,473,666           | 91,039                   | 633,848             | 3,506,351            | 2,107,514           |
| <b>General Revenues:</b>                                     |                         |                     |                          |                     |                      |                     |
| Property taxes   | 38,465,332              | 38,500,753          | 22,000                   | 22,000              | 38,487,332           | 38,522,753          |
| Other taxes  | 852,851                 | 736,287             | 0                        | 0                   | 852,851              | 736,287             |
| Grants and contributions not restricted to specific programs | 11,139,189              | 11,277,255          | 0                        | 0                   | 11,139,189           | 11,277,255          |
| Other  | 4,808,585               | 7,252,328           | 26,840                   | 12,698              | 4,835,425            | 7,265,026           |
| <b>Total Revenues</b>  | <b>\$77,207,985</b>     | <b>\$78,247,131</b> | <b>\$18,087,242</b>      | <b>\$16,846,710</b> | <b>\$95,295,277</b>  | <b>\$95,093,841</b> |
| <b>Expenses</b>  |                         |                     |                          |                     |                      |                     |
| General Government   | 8,584,181               | 7,931,317           | 0                        | 0                   | 8,584,181            | 7,931,317           |
| Public Safety  | 38,122,733              | 35,322,808          | 0                        | 0                   | 38,122,733           | 35,322,808          |
| Public Works   | 20,775,195              | 19,059,398          | 0                        | 0                   | 20,775,195           | 19,059,398          |
| Health and Human Services                                    | 11,851,638              | 11,422,393          | 0                        | 0                   | 11,851,638           | 11,422,393          |
| Culture & Recreation   | 3,415,253               | 2,953,551           | 0                        | 0                   | 3,415,253            | 2,953,551           |
| Development  | 8,867,397               | 5,225,216           | 0                        | 0                   | 8,867,397            | 5,225,216           |
| Interest on long-term debt                                   | 2,634,191               | 2,624,692           | 0                        | 0                   | 2,634,191            | 2,624,692           |
| Water Utility  | 0                       | 0                   | 6,339,034                | 6,497,676           | 6,339,034            | 6,497,676           |
| Sanitary Sewer Utility                                       | 0                       | 0                   | 5,147,842                | 4,866,936           | 5,147,842            | 4,866,936           |
| Storm Sewer Utility  | 0                       | 0                   | 1,744,227                | 1,633,786           | 1,744,227            | 1,633,786           |
| Solid Waste Utility  | 0                       | 0                   | 1,553,697                | 917,135             | 1,553,697            | 917,135             |
| Parking Utility  | 0                       | 0                   | 53,062                   | 86,878              | 53,062               | 86,878              |
| Senior Citizen's Housing                                     | 0                       | 0                   | 281,149                  | 358,993             | 281,149              | 358,993             |
| <b>Total Expenses</b>  | <b>\$94,250,588</b>     | <b>\$84,539,375</b> | <b>\$15,119,011</b>      | <b>\$14,361,404</b> | <b>\$109,369,599</b> | <b>\$98,900,779</b> |
| Increase in net assets before transfer                       | -17,042,603             | -6,292,244          | 2,968,231                | 2,485,306           | -14,074,372          | -3,806,938          |
| Transfers  | 967,347                 | 966,470             | -967,347                 | -966,470            | 0                    | 0                   |
| Change in net assets   | -16,075,256             | -5,325,774          | 2,000,884                | 1,518,836           | -14,074,372          | -3,806,938          |
| Net assets - January 1                                       | 202,153,811             | 159,576,064         | 55,958,683               | 54,773,847          | 258,112,494          | 214,349,911         |
| Prior Period Adjustment                                      | 0                       | 47,903,521          | 0                        | -334,000            | 0                    | 47,569,521          |
| Net assets - January 1 restated                              | 202,153,811             | 207,479,585         | 55,958,683               | 54,439,847          | 258,112,494          | 261,919,432         |
| Net assets - December 31                                     | \$186,078,555           | \$202,153,811       | \$57,959,567             | \$55,958,683        | \$244,038,122        | \$258,112,494       |

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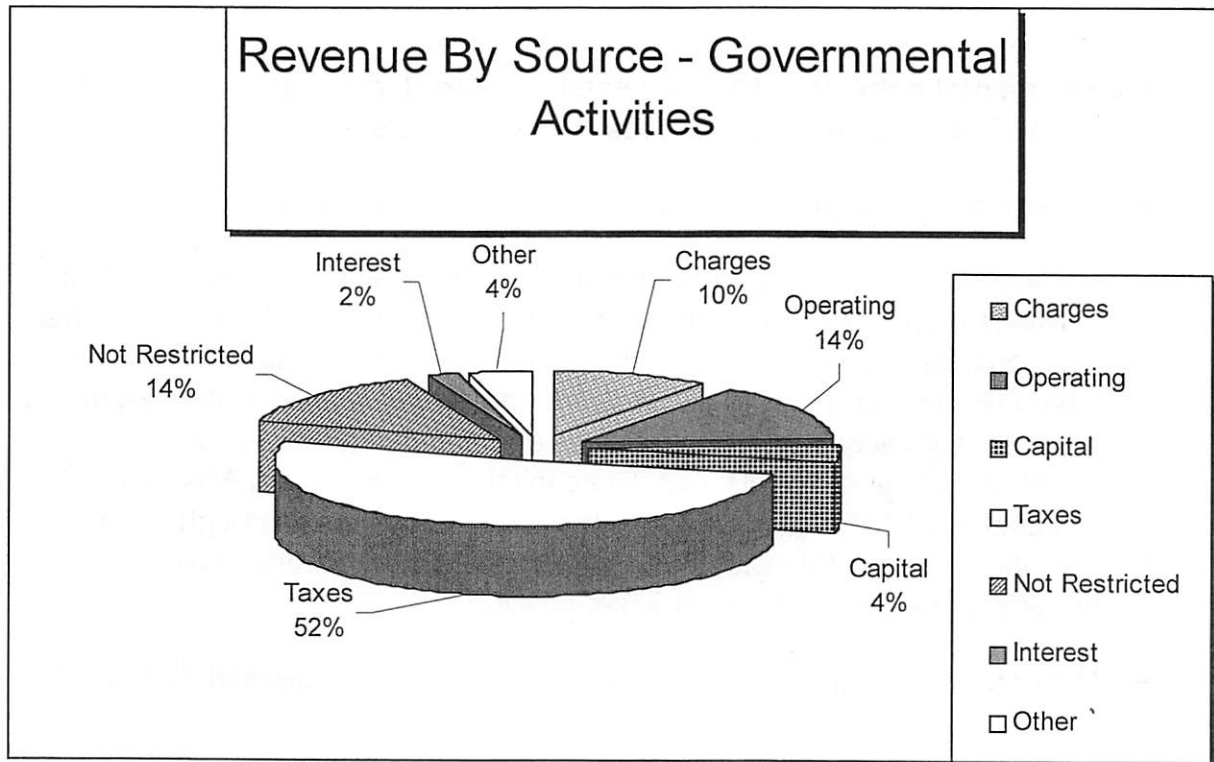
**Governmental activities.** Governmental activities decreased the City's net assets by \$16,075,256. Key elements of this net decrease are as follows:

- Other Post-Employment Benefits increased by \$6,431,781.
- Depreciation expense for governmental activities reflected in the statement of activities is \$13,636,531. This is an expense without a cash outflow so there is no offsetting revenue reflected in the statement of activities. This would have the effect of reducing net assets in the statement of activities. Additional capital assets acquired during the year amounted to \$5,354,789 for a net negative change of \$8,281,742. The capital addition at West Allis Memorial Hospital of \$1,715,967, included in the \$5,354,789, flows through, as a contribution to the City without a corresponding expenditure would also have the effect of increasing the net asset position.
- Net between general obligation debt issued and paid increased \$3,037,879



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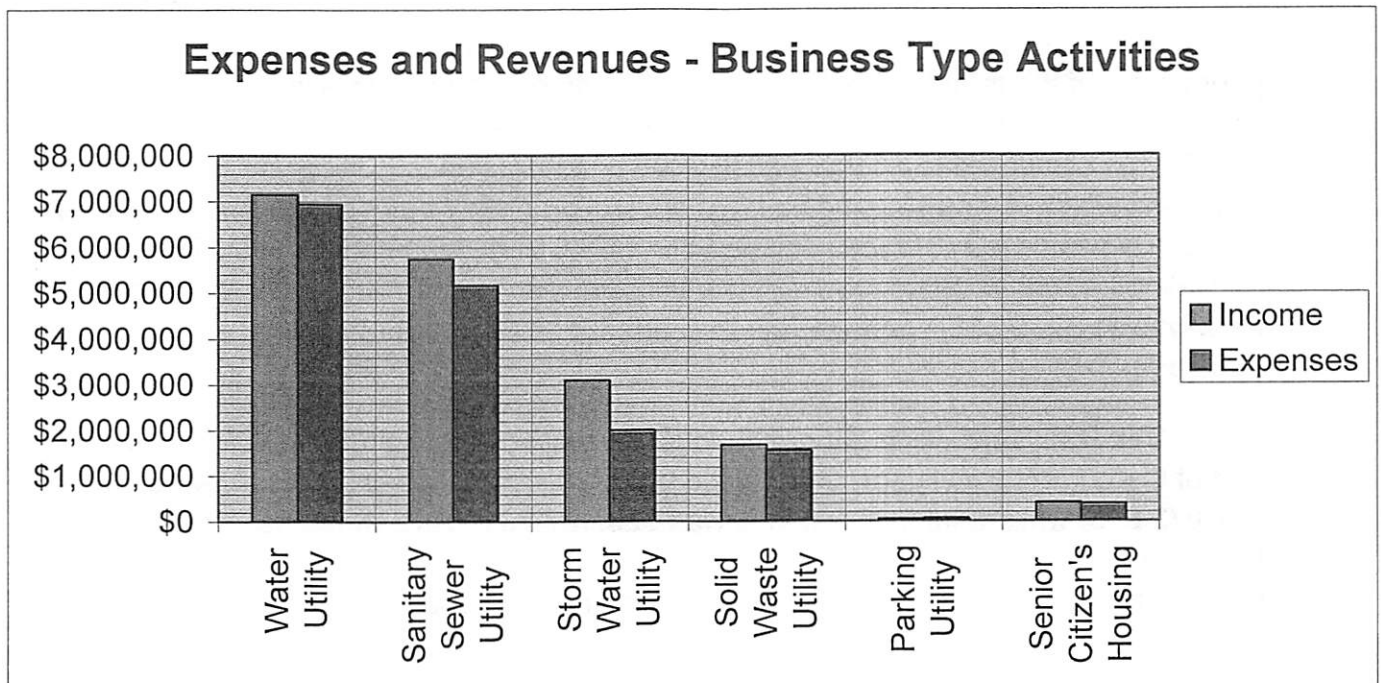
**Business-type activities.** Business-type activities increased the City's net assets by \$2,000,884. Key elements of this net increase in assets are as follows:

- The Water Utility increase net assets by \$207,505 as compared to a decrease of \$734,319 in 2008. A surplus of \$112,602 was originally budgeted and the surplus would have been larger had the rate increase had not been delayed until February of 2009. The utility realized a 5.19% rate of return as compared to (7.97%) in 2008 based on the Public Service Commission calculation. In 2010 the City will be applying for another rate increase with the Public Service Commission that should allow us to cover part of our OPEB charges. Without a new rate increase the Utility may show a negative rate of return in 2011.
- The Sanitary Sewer Utility increased net assets by \$572,740 as compared to a increase of \$997,264 in 2008. The increase in operating income continues to be due from a rate increase of 30% done in 2006. The rate 2009 rate of \$.975 per ccf of water has remained the same since 2006. The reason for maintaining the higher rate is to allow for sufficient cash flow to deal with the bond payment needs. Over the past several years the amount of required repairs has risen significantly because of new DNR regulations.

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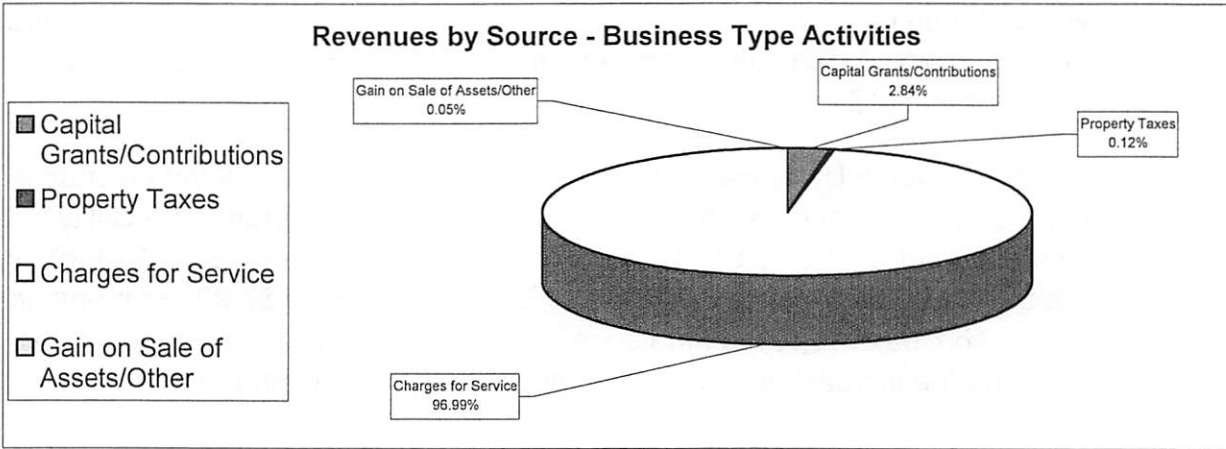
- The Storm Water Utility increased net assets by \$1,098,625 as compared to an increase of \$1,163,752 in 2008. In 2009 the rate was \$5.26 per month versus \$5.05 in 2008 – a 4.0% increase. The Storm Water Utility expenditures on infrastructure continue to increase due to the recently flooding that has occurred in the City.
- 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 increased net assets by \$119,587 as compared to an increase of \$224,297 in 2008. In 2009 the rate was \$5.18 per month compared to \$2.90 per month in 2008. The major increase in rate was to assist in the cash flow needs of the fund and the increasing costs associated with the collection process.
- The Parking Utility decreased net assets by \$12,653 as compared to a decrease of \$49,760 in 2008. The decrease in losses was attributable to the reduction in snow removal costs that were incurred over the past winter. The utility continues to have losses because the collection of parking permit revenue has dropped off significantly over the past several years due to the loss of some retailers in the area.
- The Senior Citizen's Housing increased net assets by \$15,080 as compared to a decrease of \$82,398 in 2008. The change over last year is attributable to a large decrease in costs related to snow removal and repairs. In addition, the Housing Division increased the rents being charged to the tenants.





# CITY OF WEST ALLIS, WISCONSIN

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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. Unreserved 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, 2009 the City's governmental funds reported combined ending fund balances of \$34,750,478 an increase of \$1,954,931 in comparison with the prior year. Of the total fund balance, \$31,583,745 constitutes unreserved fund balance, which is available for spending at the government's discretion. The remainder \$3,166,733 compared to \$3,241,020 in 2008 of fund balance is reserved to indicate that it is not available for new spending because it has already been committed as follows: End of the year encumbrances equaled \$615,498, Inventories and prepaid items equaled \$1,410,283, Subsequent year's budget (carry-overs) \$255,569, Long-term Receivables \$236,385, Capital Projects \$145,305, and Debt Service Reservation \$503,693.

**General Fund:** The general fund is the main operating fund of the City. At the end of the current fiscal year, unreserved fund balance of the general fund was \$27,072,815, while total fund balance was \$29,107,731. As a measure of the general fund's liquidity, it may be useful to compare both reserved fund balance and total fund balance to expenditures. Unreserved fund balance represents 51% of total general

# CITY OF WEST ALLIS, WISCONSIN

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fund expenditures, while total fund balance represents 55% of total general fund expenditures. The fund balance increased by \$348,669 due to an increase in income in the area of: ambulance fees and from the under spending in the fringe benefit area because of changes being negotiated with the unions and a reduction in retirees utilizing the health insurance plan.

**Debt Service Funds.** The debt service fund continues to have a reduction in its net assets because in prior years the fund continued capitalized interest that was set aside for its tax incremental financing districts.

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

Unrestricted net assets for these funds can be seen in the following table.

| <b>Unrestricted Assets:</b> | 2008               | 2008               |
|-----------------------------|--------------------|--------------------|
| Water Utility               | \$1,539,151        | \$1,885,238        |
| Sanitary Sewer Utility      | \$2,280,179        | \$2,739,164        |
| Storm Water Utility         | \$5,653            | \$186,792          |
| Solid Waste Fund            | \$885,946          | \$784,677          |
| Parking Utility             | \$177,146          | \$189,799          |
| Senior Citizen's Housing    | \$376,410          | \$329,024          |
|                             | <u>\$5,264,485</u> | <u>\$6,114,694</u> |

- The change to the Sanitary Sewer Utility and Storm Water Utility is due to the on going work required by the Milwaukee Metropolitan Sewerage District. Over the past several years several major repair projects have been completed to tighten up the system.

## General Fund Budgetary Highlights

Differences between the original budget and the final amended budget amounted to an increase in appropriations of \$1,754,384 with the major items being as follows:

- Carry-over requests from 2008 for budgeted projects and expenditures that were unfinished at the end of the year totaled \$535,518.
- 27<sup>th</sup> Payroll totaled \$487,792.

## CITY OF WEST ALLIS, WISCONSIN

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- Purchases from Contingency Account: (5) police vehicles - \$102,700, Public Works Aerial truck - \$68,000 and Public Works regular vehicle - \$59,902. These items are budgeted for 2010 to reimburse the general fund.
- Purchases for the Capital Accumulation Account: Fire Vehicles - \$357,840. The funds for these items are partially budget annually and accumulated until such time that the funds accumulate to the amount need for purchase.

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

During this year, revenues were higher than budget by \$9,873. Although Interest Income and Licenses and Permits were under budget by \$666,286 other revenues that came in permitted the city to come very close to its budget. Some of the major positive variances included: transportation funding - \$71,000, net Ambulance Fees - \$257,000, public works truck rental - \$72,000, and higher than expected funds from the sale of equipment \$47,227.

### **Expenditures were less than budgetary estimates – explanation:**

Actual operating expenditures were less than final budget by \$2,709,604. The City realized savings of \$596,941 in fringe benefit cost because of a decrease in retirees utilizing the insurance program, \$304,621 in equipment purchases delayed into 2010, open encumbrances of \$314,859 delayed into 2010, carry-overs of \$255,569 delayed into 2010, a reduction in the price of fuel \$215,000. Unfilled vacancies in Police, Fire, Library and Public Works accounted for a large portion of the additional savings in 2009.

### **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, 2009, rounded and net of accumulated depreciation amounts to \$282,308,750. Total investment in capital assets prior to accumulated depreciation was \$533,977,662. This investment in capital assets includes land, buildings, machinery and equipment, vehicles, and infrastructure including roads, sewers, bridges, parking lot improvements, and lighting. The total net decrease in the government wide activities investment in capital assets for the current fiscal year was a negative \$4,437,070 or a 1.55% decrease (a 3.77% decrease for governmental activities and a 5.98% increase for business-type activities).

# CITY OF WEST ALLIS, WISCONSIN

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Major capital asset events during the current fiscal year included the following:

### Governmental Activities:

- Numerous contracts for the improvements of infrastructure added \$8,511,092.
- The hospital added over \$1,715,000 between buildings and equipment.
- The addition within Public Safety was a new parking garage that will be used to store vehicles that are involved in an investigation.
- In the future the city will see a net decline to its net assets because its depreciation is ticking away faster than what we can financially replace. The majority of our capital project account is dedicated to repairs as opposed to replacement or the adding of new streets.

### Business Type Activities:

- The Water Utility increased total assets by \$1,344,649 for water distribution mains, services, hydrants, and meters. The majority was for replacement of assets.
- The Storm Water Utility increased assets by \$1,727,124. The majority was for infrastructure replacement.
- The Sanitary Sewer Utility increased assets by approximately \$2,275,662 for main replacement.

City of West Allis Capital Assets

|                                   | Governmental<br>Activities<br>2009 | Governmental<br>Activities<br>2008 | Business-<br>Type<br>Activities<br>2009 | Business-<br>Type<br>Activities<br>2008 | Total<br>2009        | Total<br>2008        |
|-----------------------------------|------------------------------------|------------------------------------|---|---|----------------------|----------------------|
| Land                              | \$12,519,043                       | \$12,519,043                       | \$1,068,702                             | \$1,068,702                             | \$13,587,745         | \$13,587,745         |
| Construction in Progress          | \$620,056                          | \$2,858,670                        | \$246,241                               | \$27,423                                | \$866,297            | \$2,886,093          |
| Buildings                         | \$148,443,411                      | \$149,104,563                      | \$2,123,632                             | \$2,123,632                             | \$150,567,043        | \$151,228,195        |
| Improvements other than Buildings | \$1,860,462                        | \$1,860,462                        | \$0                                     | \$0                                     | \$1,860,462          | \$1,860,462          |
| Machinery and Equipment           | \$129,711,868                      | \$126,002,581                      | \$4,283,468                             | \$4,384,585                             | \$133,995,336        | \$130,387,166        |
| Infrastructure                    | \$143,540,707                      | \$141,025,753                      | \$89,778,890                            | \$84,491,156                            | \$233,319,597        | \$225,516,909        |
| <b>Total Assets</b>               | <b>\$436,695,547</b>               | <b>\$433,371,072</b>               | <b>\$97,500,933</b>                     | <b>\$92,095,498</b>                     | <b>\$534,196,480</b> | <b>\$525,466,570</b> |
| Less Accumulated Depreciation     | \$223,696,186                      | \$212,020,777                      | -\$27,972,726                           | -\$26,699,973                           | \$251,668,912        | \$238,720,750        |
| <b>Net Fixed Assets</b>           | <b>\$212,999,361</b>               | <b>\$221,350,295</b>               | <b>\$69,528,207</b>                     | <b>\$65,395,525</b>                     | <b>\$282,308,750</b> | <b>\$286,745,820</b> |
| Percentage Change                 | -3.77%                             |                                    | 5.94%                                   |   | -1.55%               |                      |



# CITY OF WEST ALLIS, WISCONSIN

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Additional information on the City's capital assets can be found in the footnote A-6f (page 52) and footnote C-3 (pages 59-60).

**Long-term debt.** At the end of the current fiscal year, the City had total bonded debt outstanding of \$80,092,577 backed by the full faith and credit of the City. Moody's rating on the general obligation debt is Aa3 and Standard & Poor's is AA.

The City's total net general-obligation debt outstanding increased by \$4,623,504 or 6.13% during the current year. The City issued \$17,641,961 in debt while paying down \$13,018,457 in debt. The breakdown of new debt issued in 2009 was for the following purposes: TIF #5 issued \$7,590,000, TIF #7 issued \$3,006,961, the Water Utility issued \$1,000,000, the Sewer Utility issued \$1,800,000 and the General Fund issued \$4,245,000. The continual pay down of the Hospital debt (\$2,225,000) without the issuance of new debt continues to offset some of the increases found in the other funds.

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 (including BAN's) is 36.5% of its limitation of \$218,056,010 compared to 33.4% in 2008. The City's outstanding general obligation debt is \$79,588,884, net of the debt service reserve fund of \$503,693. The City's net total indebtedness for Business type activities increased by \$1,585,625; the net increase is attributable to the needs of the Sanitary Sewer Utility for \$1,026,817 and the Water Utility for \$558,808.

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

|                          | Governmental Activities |                     | Business-Type Activities |                     | Total               |                     |
|--------------------------|-------------------------|---------------------|--------------------------|---------------------|---------------------|---------------------|
|                          | 2009                    | 2008                | 2009                     | 2008                | 2009                | 2008                |
| General Obligation Notes | \$22,267,577            | \$15,909,073        | 0                        | 0                   | \$22,267,577        | \$15,909,073        |
| General Obligation Bonds | 30,631,875              | 28,107,500          | 16,833,125               | 15,247,500          | 47,465,000          | 43,355,000          |
| Anticipation Notes       | 10,360,000              | 16,205,000          | 0                        | 0                   | 10,360,000          | 16,205,000          |
|                          | <u>\$63,259,452</u>     | <u>\$60,221,573</u> | <u>\$16,833,125</u>      | <u>\$15,247,500</u> | <u>\$80,092,577</u> | <u>\$75,469,073</u> |

Additional information on the City's long-term debt can be found in the footnotes on pages 62-65 of this report.

# CITY OF WEST ALLIS, WISCONSIN

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

- The unemployment rate as of December 31, 2009, for the Milwaukee County metropolitan area, which includes the City of West Allis was 9.3%. This is higher in comparison to the unemployment rate of 8.5% for the State of Wisconsin and equal to the national rate unemployment rate of 9.3%.
- The City, like others has experience a decrease in the market value of the property with in the city with TIF Districts being the exception because of new construction. A major concern is still what is happening in the housing sector.
- The general fund finished the year with an undesignated fund balance of \$27,072,815, a increase of \$188,644 from the previous year. A strong fund balance is available to meet unforeseen events and needs. The City will be utilizing up to \$1.8 of its fund balance in 2010. In order limit the use of fund balance to one year – the 2011 contracts for all but one union are based on revenues collected from the state, investment earnings and permit fees. In the event revenue projections are not meet than the union and non-personal except for the one union at this time will not be receiving raises in 2011.
- The pension contribution rates for 2010 went up 3.1%-5.8% for the various classes of covered employees. The city is anticipating an additional increase for 2011 but not to the extent of the current year.
- The General Fund will benefit from the decrease rates on debt issuances but at the same time the reduction in interest rates will continue to have a negative impact on the investment earnings.

All of these factors were considered in preparing the City's budget for the 2010 fiscal year and are being motored 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: Gary Schmid, CPA, CGFM, 7525 West Greenfield Ave, West Allis, WI 53214, or 414-302-8252 or [gschmid@ci.west-allis.wi.us](mailto:gschmid@ci.west-allis.wi.us).

General information relating to the City of West Allis, Wisconsin can be found at the City's website [www.ci.west-allis.wi.us](http://www.ci.west-allis.wi.us).

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**BASIC FINANCIAL STATEMENTS**

**CITY OF WEST ALLIS, WISCONSIN**  
**Statement of Net Assets**  
**December 31, 2009**

|   | Governmental<br>Activities | Business-type<br>Activities | Total                 | Component<br>Units  |
|---|----------------------------|-----------------------------|-----------------------|---------------------|
| <b>ASSETS</b>                                   |                            |                             |                       |                     |
| Cash and investments                            | \$ 104,286,014             | \$ 3,253,081                | \$ 107,539,095        | \$ 1,565,830        |
| Receivables                                     |                            |                             |                       |                     |
| Taxes   | 17,791,642                 | -                           | 17,791,642            | -                   |
| Accounts  | 1,141,890                  | 5,292,463                   | 6,434,353             | 29,182              |
| Notes and loans                                 | 4,928,242                  | -                           | 4,928,242             | -                   |
| Special assessments                             | 1,240,823                  | -                           | 1,240,823             | -                   |
| Interest  | 115,302                    | -                           | 115,302               | -                   |
| Internal balances                               | 2,153,202                  | (2,153,202)                 | -                     | -                   |
| Due from component unit                         | 156,838                    | -                           | 156,838               | -                   |
| Due from other governments                      | 4,446,449                  | -                           | 4,446,449             | -                   |
| Inventories and prepaid items                   | 1,411,868                  | 1,550,118                   | 2,961,986             | -                   |
| Deferred charges                                | -                          | 43,943                      | 43,943                | -                   |
| Deposit with CVMIC                              | 3,244,299                  | -                           | 3,244,299             | -                   |
| Capital assets                                  |                            |                             |                       |                     |
| Land  | 12,519,043                 | 1,068,702                   | 13,587,745            | -                   |
| Construction in progress                        | 620,056                    | 246,241                     | 866,297               | -                   |
| Buildings                                       | 148,443,411                | 2,123,632                   | 150,567,043           | -                   |
| Improvements other than buildings               | 1,860,462                  | -                           | 1,860,462             | -                   |
| Machinery and equipment                         | 129,711,868                | 4,283,468                   | 133,995,336           | -                   |
| Infrastructure                                  | 143,540,707                | 89,778,890                  | 233,319,597           | -                   |
| Less: Accumulated depreciation                  | (223,696,186)              | (27,972,726)                | (251,668,912)         | -                   |
| <b>TOTAL ASSETS</b>                             | <b>353,915,930</b>         | <b>77,514,610</b>           | <b>431,430,540</b>    | <b>1,595,012</b>    |
| <b>LIABILITIES</b>                              |                            |                             |                       |                     |
| Accounts payable                                | 4,621,240                  | 361,306                     | 4,982,546             | 110,790             |
| Accrued liabilities                             | 4,067,772                  | 120,557                     | 4,188,329             | 220                 |
| Due to other governments                        | 37,764,684                 | 1,285,778                   | 39,050,462            | 156,838             |
| Accrued interest payable                        | 935,280                    | 163,065                     | 1,098,345             | -                   |
| Deposits  | 2,770,281                  | 82,456                      | 2,852,737             | 196,336             |
| Unearned revenues                               | 40,647,362                 | 100,684                     | 40,748,046            | -                   |
| Long-term obligations                           |                            |                             |                       |                     |
| Due within one year                             | 14,190,284                 | 1,389,375                   | 15,579,659            | -                   |
| Due in more than one year                       | 62,840,472                 | 16,051,822                  | 78,892,294            | -                   |
| <b>TOTAL LIABILITIES</b>                        | <b>167,837,375</b>         | <b>19,555,043</b>           | <b>187,392,418</b>    | <b>464,184</b>      |
| <b>NET ASSETS</b>                               |                            |                             |                       |                     |
| Invested in capital assets, net of related debt | 156,725,902                | 52,695,082                  | 209,420,984           | -                   |
| Restricted for debt service                     | 503,693                    | -                           | 503,693               | -                   |
| Unrestricted                                    | 28,848,960                 | 5,264,485                   | 34,113,445            | 1,130,828           |
| <b>TOTAL NET ASSETS</b>                         | <b>\$ 186,078,555</b>      | <b>\$ 57,959,567</b>        | <b>\$ 244,038,122</b> | <b>\$ 1,130,828</b> |

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



**CITY OF WEST ALLIS, WISCONSIN**  
**Statement of Activities**  
**Year Ended December 31, 2009**

| Functions/Programs                    | Expenses              | Program Revenues     |                                    |                                  |
|---------------------------------------|-----------------------|----------------------|------------------------------------|----------------------------------|
|                                       |                       | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions |
| <b>Governmental Activities</b>        |                       |                      |                                    |                                  |
| General government                    | \$ 8,584,181          | \$ 316,022           | \$ -                               | \$ 10,886                        |
| Public safety                         | 38,122,733            | 4,953,984            | 2,344,255                          | 107,967                          |
| Public works                          | 20,775,195            | 437,743              | 3,768,162                          | 1,288,403                        |
| Health and human services             | 11,851,638            | 287,905              | 534,025                            | 1,715,967                        |
| Culture and recreation                | 3,415,253             | 717,577              | 362,323                            | -                                |
| Conservation and development          | 8,867,397             | 640,158              | 3,844,653                          | 292,089                          |
| Interest on debt                      | 2,634,191             | 319,909              | -                                  | -                                |
| <b>Total Governmental Activities</b>  | <b>94,250,588</b>     | <b>7,673,298</b>     | <b>10,853,418</b>                  | <b>3,415,312</b>                 |
| <b>Business-type Activities</b>       |                       |                      |                                    |                                  |
| Water utility                         | 6,339,034             | 7,048,919            | -                                  | 91,039                           |
| Sanitary sewer utility                | 5,147,842             | 5,722,691            | -                                  | -                                |
| Storm water utility                   | 1,744,227             | 3,084,228            | -                                  | -                                |
| Solid waste utility                   | 1,553,697             | 1,322,988            | 350,296                            | -                                |
| Parking utility                       | 53,062                | 18,409               | -                                  | -                                |
| Senior citizen housing                | 281,149               | 399,832              | -                                  | -                                |
| <b>Total Business-type Activities</b> | <b>15,119,011</b>     | <b>17,597,067</b>    | <b>350,296</b>                     | <b>91,039</b>                    |
| <b>Total</b>                          | <b>\$ 109,369,599</b> | <b>\$ 25,270,365</b> | <b>\$ 11,203,714</b>               | <b>\$ 3,506,351</b>              |
| <b>Component Units</b>                |                       |                      |                                    |                                  |
| Terchak Endowment Fund                | \$ 49,357             | \$ -                 | \$ -                               | \$ -                             |
| FIRE                                  | 485,787               | 822,433              | -                                  | -                                |
|                                       | <b>\$ 535,144</b>     | <b>\$ 822,433</b>    | <b>\$ -</b>                        | <b>\$ -</b>                      |

General revenues  
Property taxes, levied for general purposes  
Property taxes, levied for debt service  
Other taxes  
State and federal aids not restricted to specific functions  
Interest and investment earnings  
Miscellaneous  
Transfers  
Total general revenues and transfers

Change in net assets

Net assets - January 1

Net assets - December 31

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

| Net (Expense) Revenue<br>and Changes in Net Assets |                             |       |                    |
|--|-----------------------------|-------|--------------------|
| Governmental<br>Activities                         | Business-type<br>Activities | Total | Component<br>Units |

|                     |          |                     |          |
|---------------------|----------|---------------------|----------|
| \$ (8,257,273)      | \$ -     | \$ (8,257,273)      | \$ -     |
| (30,716,527)        | -        | (30,716,527)        | -        |
| (15,280,887)        | -        | (15,280,887)        | -        |
| (9,313,741)         | -        | (9,313,741)         | -        |
| (2,335,353)         | -        | (2,335,353)         | -        |
| (4,090,497)         | -        | (4,090,497)         | -        |
| (2,314,282)         | -        | (2,314,282)         | -        |
| <u>(72,308,560)</u> | <u>-</u> | <u>(72,308,560)</u> | <u>-</u> |

|   |                  |                  |          |
|---|------------------|------------------|----------|
| - | 800,924          | 800,924          | -        |
| - | 574,849          | 574,849          | -        |
| - | 1,340,001        | 1,340,001        | -        |
| - | 119,587          | 119,587          | -        |
| - | (34,653)         | (34,653)         | -        |
| - | 118,683          | 118,683          | -        |
| - | <u>2,919,391</u> | <u>2,919,391</u> | <u>-</u> |

|                     |                  |                     |          |
|---------------------|------------------|---------------------|----------|
| <u>(72,308,560)</u> | <u>2,919,391</u> | <u>(69,389,169)</u> | <u>-</u> |
|---------------------|------------------|---------------------|----------|

|   |   |   |                |
|---|---|---|----------------|
| - | - | - | (49,357)       |
| - | - | - | <u>336,646</u> |
| - | - | - | <u>287,289</u> |

|                       |                      |                       |                     |
|-----------------------|----------------------|-----------------------|---------------------|
| 32,076,823            | 22,000               | 32,098,823            | -                   |
| 6,388,509             | -                    | 6,388,509             | -                   |
| 852,851               | -                    | 852,851               | -                   |
| 11,139,189            | -                    | 11,139,189            | -                   |
| 1,561,576             | -                    | 1,561,576             | 184,198             |
| 3,247,009             | 26,840               | 3,273,849             | -                   |
| 967,347               | (967,347)            | -                     | -                   |
| <u>56,233,304</u>     | <u>(918,507)</u>     | <u>55,314,797</u>     | <u>184,198</u>      |
| (16,075,256)          | 2,000,884            | (14,074,372)          | 471,487             |
| <u>202,153,811</u>    | <u>55,958,683</u>    | <u>258,112,494</u>    | <u>659,341</u>      |
| <u>\$ 186,078,555</u> | <u>\$ 57,959,567</u> | <u>\$ 244,038,122</u> | <u>\$ 1,130,828</u> |

**CITY OF WEST ALLIS, WISCONSIN**

Balance Sheet  
Governmental Funds  
December 31, 2009

|  | General               | Debt<br>Service     | Other<br>Governmental<br>Funds | Total<br>Governmental<br>Funds |
|--|-----------------------|---------------------|--------------------------------|--------------------------------|
| <b>ASSETS</b>                              |                       |                     |                                |                                |
| Cash and investments                       | \$ 87,947,954         | \$ 503,693          | \$ 6,805,891                   | \$ 95,257,538                  |
| Receivables                                |                       |                     |                                |                                |
| Taxes                                      | 8,053,449             | 6,654,276           | -                              | 14,707,725                     |
| Delinquent personal property taxes         | 283,917               | -                   | -                              | 283,917                        |
| Accounts                                   | 320,726               | -                   | 762,109                        | 1,082,835                      |
| Notes and loans                            | 190,750               | -                   | 4,737,492                      | 4,928,242                      |
| Special assessments                        | -                     | -                   | 1,240,823                      | 1,240,823                      |
| Interest                                   | 115,232               | -                   | 70                             | 115,302                        |
| Due from other funds                       | 4,361,232             | -                   | -                              | 4,361,232                      |
| Due from component unit                    | 156,838               | -                   | -                              | 156,838                        |
| Due from other governmental units          | 2,383,683             | -                   | 2,062,766                      | 4,446,449                      |
| Inventories and prepaid items              | 1,228,103             | -                   | 183,765                        | 1,411,868                      |
| <b>TOTAL ASSETS</b>                        | <b>\$ 105,041,884</b> | <b>\$ 7,157,969</b> | <b>\$ 15,792,916</b>           | <b>\$ 127,992,769</b>          |
| <b>LIABILITIES AND FUND BALANCES</b>       |                       |                     |                                |                                |
| <b>Liabilities</b>                         |                       |                     |                                |                                |
| Accounts payable                           | \$ 441,500            | \$ -                | \$ 1,778,888                   | \$ 2,220,388                   |
| Accrued liabilities                        | 4,023,432             | -                   | 43,536                         | 4,066,968                      |
| Due to other funds                         | -                     | -                   | 2,208,030                      | 2,208,030                      |
| Due to other governmental units            | 37,764,684            | -                   | -                              | 37,764,684                     |
| Deposits                                   | 2,442,878             | -                   | 238,999                        | 2,681,877                      |
| Deferred revenue                           | 31,261,659            | 6,654,276           | 6,384,409                      | 44,300,344                     |
| <b>Total Liabilities</b>                   | <b>75,934,153</b>     | <b>6,654,276</b>    | <b>10,653,862</b>              | <b>93,242,291</b>              |
| <b>Fund Balances</b>                       |                       |                     |                                |                                |
| Reserved                                   | 2,034,916             | 503,693             | 628,124                        | 3,166,733                      |
| Unreserved, reported in                    |                       |                     |                                |                                |
| General fund                               | 27,072,815            | -                   | -                              | 27,072,815                     |
| Special revenue funds                      | -                     | -                   | 2,495,048                      | 2,495,048                      |
| Capital projects funds                     | -                     | -                   | 2,015,882                      | 2,015,882                      |
| <b>Total Fund Balances</b>                 | <b>29,107,731</b>     | <b>503,693</b>      | <b>5,139,054</b>               | <b>34,750,478</b>              |
| <b>TOTAL LIABILITIES AND FUND BALANCES</b> | <b>\$ 105,041,884</b> | <b>\$ 7,157,969</b> | <b>\$ 15,792,916</b>           | <b>\$ 127,992,769</b>          |

(Continued)

**CITY OF WEST ALLIS, WISCONSIN**  
**Balance Sheet (Continued)**  
**Governmental Funds**  
**December 31, 2009**

Reconciliation to the Statement of Net Assets

Total Fund Balances from previous page \$ 34,750,478

Capital assets used in governmental activities are not financial resources and, therefore are not reported in the funds. 212,999,361

Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds. The details of this difference are as follows:

|                     |              |           |
|---------------------|--------------|-----------|
| Special assessments | \$ 1,240,823 |           |
| Delinquent taxes    | 283,917      |           |
| Loans receivable    | 4,928,242    |           |
| Net adjustment      | 6,452,982    | 6,452,982 |

Internal service funds are used by management to charge the cost of insurance programs to individual funds. The assets and liabilities of internal service funds are included in governmental activities in the statement of net assets. 9,841,770

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

The details of this difference are as follows:

|   |                 |              |
|---|-----------------|--------------|
| Bonds and notes payable                   | \$ (63,259,452) |              |
| Unfunded pension liability                | (907,742)       |              |
| Employee benefits                         | (12,863,562)    |              |
| Accrued interest on long-term obligations | (935,280)       |              |
| Net adjustment                            | (77,966,036)    | (77,966,036) |

Net Assets of Governmental Activities as Reported on the Statement of Net Assets (see page 34) \$ 186,078,555

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**  
**Year Ended December 31, 2009**

|   | General              | Debt<br>Service   | Other<br>Governmental<br>Funds | Total<br>Governmental<br>Funds |
|---|----------------------|-------------------|--------------------------------|--------------------------------|
| <b>Revenues</b>                                     |                      |                   |                                |                                |
| Taxes   | \$ 30,407,936        | \$ 6,388,509      | \$ -                           | \$ 36,796,445                  |
| Special assessments                                 | -                    | -                 | 966,982                        | 966,982                        |
| Intergovernmental                                   | 13,668,976           | 237,899           | 8,592,486                      | 22,499,361                     |
| Licenses and permits                                | 1,366,852            | -                 | -                              | 1,366,852                      |
| Fines, forfeitures and penalties                    | 2,016,671            | -                 | -                              | 2,016,671                      |
| Public charges for services                         | 2,480,709            | -                 | 629,763                        | 3,110,472                      |
| Interdepartmental charges                           | -                    | 87,231            | -                              | 87,231                         |
| Loan repayments                                     | -                    | -                 | 457,430                        | 457,430                        |
| Payment from hospital                               | -                    | 2,544,909         | -                              | 2,544,909                      |
| Interest  | 1,133,927            | -                 | 16,645                         | 1,150,572                      |
| Miscellaneous                                       | 934,778              | -                 | 466,193                        | 1,400,971                      |
| <b>Total Revenues</b>                               | <b>52,009,849</b>    | <b>9,258,548</b>  | <b>11,129,499</b>              | <b>72,397,896</b>              |
| <b>Expenditures</b>                                 |                      |                   |                                |                                |
| <b>Current</b>                                      |                      |                   |                                |                                |
| General government                                  | 5,645,446            | -                 | 13,266                         | 5,658,712                      |
| Public safety                                       | 30,827,202           | -                 | 2,426,175                      | 33,253,377                     |
| Public works  | 11,496,981           | -                 | 1,158,826                      | 12,655,807                     |
| Health  | 1,988,576            | -                 | 534,021                        | 2,522,597                      |
| Culture and recreation                              | 2,448,296            | -                 | 543,198                        | 2,991,494                      |
| Conservation and development                        | -                    | -                 | 4,506,446                      | 4,506,446                      |
| Fringe benefits                                     | 820,134              | -                 | -                              | 820,134                        |
| <b>Debt service</b>                                 |                      |                   |                                |                                |
| Principal retirement                                | -                    | 6,299,082         | -                              | 6,299,082                      |
| Interest and fiscal charges                         | -                    | 2,698,093         | 5,230                          | 2,703,323                      |
| Capital outlay                                      | -                    | -                 | 9,500,536                      | 9,500,536                      |
| <b>Total Expenditures</b>                           | <b>53,226,635</b>    | <b>8,997,175</b>  | <b>18,687,698</b>              | <b>80,911,508</b>              |
| <b>Excess of Revenues Over (Under) Expenditures</b> | <b>(1,216,786)</b>   | <b>261,373</b>    | <b>(7,558,199)</b>             | <b>(8,513,612)</b>             |
| <b>Other Financing Sources (Uses)</b>               |                      |                   |                                |                                |
| General obligation debt issued                      | -                    | -                 | 9,336,961                      | 9,336,961                      |
| General obligation refunding debt issued            | -                    | 5,505,000         | -                              | 5,505,000                      |
| Premium on debt issued                              | -                    | 95,912            | -                              | 95,912                         |
| Payment to refunding debt escrow agent              | -                    | (5,505,000)       | -                              | (5,505,000)                    |
| Transfers in  | 1,567,581            | 602,262           | 1,994,997                      | 4,164,840                      |
| Transfers out                                       | (2,126)              | (1,219,362)       | (1,907,682)                    | (3,129,170)                    |
| <b>Total Other Financing Sources (Uses)</b>         | <b>1,565,455</b>     | <b>(521,188)</b>  | <b>9,424,276</b>               | <b>10,468,543</b>              |
| <b>Net Change in Fund Balances</b>                  | <b>348,669</b>       | <b>(259,815)</b>  | <b>1,866,077</b>               | <b>1,954,931</b>               |
| <b>Fund Balances - January 1</b>                    | <b>28,759,062</b>    | <b>763,508</b>    | <b>3,272,977</b>               | <b>32,795,547</b>              |
| <b>Fund Balances - December 31</b>                  | <b>\$ 29,107,731</b> | <b>\$ 503,693</b> | <b>\$ 5,139,054</b>            | <b>\$ 34,750,478</b>           |

(Continued)



**CITY OF WEST ALLIS, WISCONSIN**  
**Statement of Revenues, Expenditures and Changes in Fund Balances (Continued)**  
**Governmental Funds**  
**Year Ended December 31, 2009**

Reconciliation to the Statement of Activities

Net Change in Fund Balances from previous page \$ 1,954,931

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 these assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital outlays in the current period, detailed as follows:

|                      |                     |             |
|----------------------|---------------------|-------------|
| Capital outlay       | \$ 5,354,789        |             |
| Depreciation expense | <u>(13,636,531)</u> |             |
| Net adjustment       |                     | (8,281,742) |

|   |  |          |
|---|--|----------|
| The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to decrease net assets |  | (69,192) |
|---|--|----------|

|  |  |         |
|--|--|---------|
| Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. |  | 207,331 |
|--|--|---------|

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to the governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term and related items, detailed as follows:

|                                     |                    |             |
|-------------------------------------|--------------------|-------------|
| Issuance of general obligation debt | \$(14,841,961)     |             |
| Principal paid on long-term debt    | 11,804,082         |             |
| Unfunded pension liability payment  | 142,049            |             |
| Health insurance benefit            | <u>(6,431,781)</u> |             |
| Net adjustment                      |                    | (9,327,611) |

|   |  |          |
|---|--|----------|
| Accrued interest expense reported in the statement of activities does not require the use of current financial resources and, therefore, is not reported as an expenditure in governmental funds. |  | (26,780) |
|---|--|----------|

|  |  |                  |
|--|--|------------------|
| Internal service funds are used by management to charge the costs of insurance programs to individual funds. The net revenue of certain activities of internal service funds is reported with governmental activities. |  | <u>(532,193)</u> |
|--|--|------------------|

|  |  |                               |
|--|--|-------------------------------|
| Change in Net Assets of Governmental Activities as Reported in the Statement of Activities (see pages 35 - 36) |  | <u><u>\$ (16,075,256)</u></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**  
**General Fund**  
**Year Ended December 31, 2009**

|   | Original<br>Budget   | Final<br>Budget      | Actual               | Variance<br>with Final<br>Budget<br>Positive<br>(Negative) |
|---|----------------------|----------------------|----------------------|--|
| <b>Revenues</b>                                     |                      |                      |                      |  |
| Taxes   | \$ 30,178,823        | \$ 30,178,823        | \$ 30,407,936        | \$ 229,113   |
| Intergovernmental                                   | 13,577,985           | 13,577,985           | 13,668,976           | 90,991   |
| Licenses and permits                                | 1,415,065            | 1,415,065            | 1,366,852            | (48,213)   |
| Fines, forfeitures and penalties                    | 2,051,800            | 2,051,800            | 2,016,671            | (35,129)   |
| Public charges for services                         | 2,210,853            | 2,210,853            | 2,480,709            | 269,856  |
| Interest  | 1,752,000            | 1,752,000            | 1,133,927            | (618,073)  |
| Miscellaneous                                       | 813,450              | 813,450              | 934,778              | 121,328  |
| <b>Total Revenues</b>                               | <b>51,999,976</b>    | <b>51,999,976</b>    | <b>52,009,849</b>    | <b>9,873</b>   |
| <b>Expenditures</b>                                 |                      |                      |                      |  |
| <b>Current</b>                                      |                      |                      |                      |  |
| General government                                  | 4,584,096            | 6,314,461            | 5,645,446            | 669,015  |
| Public safety                                       | 20,577,096           | 31,357,581           | 30,827,202           | 530,379  |
| Health  | 1,494,874            | 2,075,519            | 1,988,576            | 86,943   |
| Public works  | 8,912,025            | 12,199,180           | 11,496,981           | 702,199  |
| Culture and recreation                              | 1,947,314            | 2,572,423            | 2,448,296            | 124,127  |
| Fringe benefits                                     | 16,669,450           | 1,417,075            | 820,134              | 596,941  |
| <b>Total Expenditures</b>                           | <b>54,184,855</b>    | <b>55,936,239</b>    | <b>53,226,635</b>    | <b>2,709,604</b>   |
| <b>Excess of Revenues Over (Under) Expenditures</b> | <b>(2,184,879)</b>   | <b>(3,936,263)</b>   | <b>(1,216,786)</b>   | <b>2,719,477</b>   |
| <b>Other Financing Sources (Uses)</b>               |                      |                      |                      |  |
| Transfers in  | 1,431,879            | 1,431,879            | 1,567,581            | 135,702  |
| Transfers out                                       | -                    | -                    | (2,126)              | (2,126)  |
| <b>Total Other Financing Sources (Uses)</b>         | <b>1,431,879</b>     | <b>1,431,879</b>     | <b>1,565,455</b>     | <b>133,576</b>   |
| <b>Net Change in Fund Balance</b>                   | <b>(753,000)</b>     | <b>(2,504,384)</b>   | <b>348,669</b>       | <b>2,853,053</b>   |
| <b>Fund Balance - January 1</b>                     | <b>28,759,062</b>    | <b>28,759,062</b>    | <b>28,759,062</b>    | <b>-</b>   |
| <b>Fund Balance - December 31</b>                   | <b>\$ 28,006,062</b> | <b>\$ 26,254,678</b> | <b>\$ 29,107,731</b> | <b>\$ 2,853,053</b>  |

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

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**CITY OF WEST ALLIS, WISCONSIN**

Statement of Net Assets

Proprietary Funds

December 31, 2009

|   | Business-type Activities - Enterprise Funds |                              |                           |                        |
|---|---|------------------------------|---------------------------|------------------------|
|   | Water<br>Utility                            | Sanitary<br>Sewer<br>Utility | Storm<br>Water<br>Utility | Solid<br>Waste<br>Fund |
| <b>ASSETS</b>                                   |   |                              |                           |                        |
| Current Assets                                  |   |                              |                           |                        |
| Cash and investments                            | \$ -  | \$ 2,164,738                 | \$ -                      | \$ 496,474             |
| Receivables                                     |   |                              |                           |                        |
| Taxes   | -   | -                            | -                         | -                      |
| Accounts  | 2,577,421                                   | 1,560,587                    | 755,900                   | 398,555                |
| Inventories and prepaid items                   | 1,550,118                                   | -                            | -                         | -                      |
| Deferred charges                                | -   | 43,943                       | -                         | -                      |
| <b>Total Current Assets</b>                     | <b>4,127,539</b>                            | <b>3,769,268</b>             | <b>755,900</b>            | <b>895,029</b>         |
| Capital Assets                                  |   |                              |                           |                        |
| Land  | 57,990                                      | -                            | -                         | -                      |
| Construction in progress                        | 36,984                                      | 146,944                      | 4,313                     | 58,000                 |
| Buildings                                       | 496,728                                     | -                            | -                         | -                      |
| Infrastructure                                  | 28,399,546                                  | 24,984,064                   | 36,395,280                | -                      |
| Machinery and equipment                         | 2,253,335                                   | 498,512                      | 929,551                   | 493,010                |
| Accumulated depreciation                        | (12,101,444)                                | (5,526,426)                  | (8,681,483)               | (277,389)              |
| <b>Total Capital Assets</b>                     | <b>19,143,139</b>                           | <b>20,103,094</b>            | <b>28,647,661</b>         | <b>273,621</b>         |
| Noncurrent Assets                               |   |                              |                           |                        |
| Deposit with CVMIC                              | -   | -                            | -                         | -                      |
| <b>Total Noncurrent Assets</b>                  | <b>19,143,139</b>                           | <b>20,103,094</b>            | <b>28,647,661</b>         | <b>273,621</b>         |
| <b>TOTAL ASSETS</b>                             | <b>23,270,678</b>                           | <b>23,872,362</b>            | <b>29,403,561</b>         | <b>1,168,650</b>       |
| <b>LIABILITIES</b>                              |   |                              |                           |                        |
| Current Liabilities                             |   |                              |                           |                        |
| Accounts payable                                | 239,043                                     | 91,956                       | 27,534                    | 851                    |
| Accrued liabilities                             | 150,017                                     | 111,355                      | 9,268                     | 8,232                  |
| Deposits  | 50,815                                      | -                            | -                         | -                      |
| Due to other funds                              | 1,439,757                                   | -                            | 713,445                   | -                      |
| Due to other governmental units                 | -   | 1,285,778                    | -                         | -                      |
| Long-term obligations due within one year       | 508,514                                     | 880,861                      | -                         | -                      |
| Unearned revenue                                | 100,684                                     | -                            | -                         | -                      |
| <b>Total Current Liabilities</b>                | <b>2,488,830</b>                            | <b>2,369,950</b>             | <b>750,247</b>            | <b>9,083</b>           |
| Long-term Obligations                           |   |                              |                           |                        |
| General obligation debt                         | 5,572,601                                   | 9,871,149                    | -                         | -                      |
| Other post employment benefits                  | 608,072                                     | -                            | -                         | -                      |
| <b>Total Long-term Obligations</b>              | <b>6,180,673</b>                            | <b>9,871,149</b>             | <b>-</b>                  | <b>-</b>               |
| <b>Total Liabilities</b>                        | <b>8,669,503</b>                            | <b>12,241,099</b>            | <b>750,247</b>            | <b>9,083</b>           |
| <b>NET ASSETS</b>                               |   |                              |                           |                        |
| Invested in capital assets, net of related debt | 13,062,024                                  | 9,351,084                    | 28,647,661                | 273,621                |
| Unrestricted                                    | 1,539,151                                   | 2,280,179                    | 5,653                     | 885,946                |
| <b>TOTAL NET ASSETS</b>                         | <b>\$ 14,601,175</b>                        | <b>\$ 11,631,263</b>         | <b>\$ 28,653,314</b>      | <b>\$ 1,159,567</b>    |

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

| Business-type Activities - Enterprise Funds |                                |       | Governmental<br>Activities -<br>Internal<br>Service<br>Funds |
|---|--------------------------------|-------|--|
| Parking<br>Utility                          | Senior<br>Citizen's<br>Housing | Total |  |

\$ 178,994    \$ 412,875    \$ 3,253,081    \$ 9,028,476

-                    -                    -                    2,800,000  
-                    -                    5,292,463            59,055  
-                    -                    1,550,118            -  
-                    -                    43,943                -

178,994            412,875            10,139,605            11,887,531

905,726            104,986            1,068,702            -  
-                    -                    246,241                -  
-                    1,626,904            2,123,632                -  
-                    -                    89,778,890                -  
109,060            -                    4,283,468                -  
(109,060)            (1,276,924)            (27,972,726)                -  
905,726            454,966            69,528,207                -

-                    -                    -                    3,244,299

905,726            454,966            69,528,207            3,244,299

1,084,720            867,841            79,667,812            15,131,830

1,056            866            361,306            2,400,852  
792            3,958            283,622            804  
-            31,641            82,456            88,404  
-            -            2,153,202            -  
-            -            1,285,778            -  
-            -            1,389,375            -  
-            -            100,684            2,800,000

1,848            36,465            5,656,423            5,290,060

-                    -                    15,443,750                -

-                    -                    608,072                -

-                    -                    16,051,822                -

1,848            36,465            21,708,245            5,290,060

905,726            454,966            52,695,082                -  
177,146            376,410            5,264,485                9,841,770

\$ 1,082,872    \$ 831,376    \$ 57,959,567    \$ 9,841,770



**CITY OF WEST ALLIS, WISCONSIN**  
**Statement of Revenues, Expenses and Changes in Net Assets**  
**Proprietary Funds**  
**Year Ended December 31, 2009**

|  | Business-type Activities - Enterprise Funds |                              |                           |                        |
|--|---|------------------------------|---------------------------|------------------------|
|  | Water<br>Utility                            | Sanitary<br>Sewer<br>Utility | Storm<br>Water<br>Utility | Solid<br>Waste<br>Fund |
| <b>Operating Revenues</b>                        |   |                              |                           |                        |
| Charges for services                             | \$ 6,882,961                                | \$ 5,722,691                 | \$ 3,084,228              | \$ 1,322,988           |
| Rents  | 143,097                                     | -                            | -                         | -                      |
| Parking fees and permits                         | -   | -                            | -                         | -                      |
| <b>Total Operating Revenues</b>                  | <u>7,026,058</u>                            | <u>5,722,691</u>             | <u>3,084,228</u>          | <u>1,322,988</u>       |
| <b>Operating Expenses</b>                        |   |                              |                           |                        |
| Operation and maintenance                        | 5,487,701                                   | 4,399,585                    | 1,288,967                 | 1,514,015              |
| Insurance claims and estimate changes            | -   | -                            | -                         | -                      |
| Depreciation                                     | 617,869                                     | 318,956                      | 455,260                   | 39,682                 |
| <b>Total Operating Expenses</b>                  | <u>6,105,570</u>                            | <u>4,718,541</u>             | <u>1,744,227</u>          | <u>1,553,697</u>       |
| <b>Operating Income (Loss)</b>                   | <u>920,488</u>                              | <u>1,004,150</u>             | <u>1,340,001</u>          | <u>(230,709)</u>       |
| <b>Nonoperating Revenues (Expenses)</b>          |   |                              |                           |                        |
| Interest income                                  | -   | -                            | -                         | -                      |
| Interest and amortization expense                | (237,617)                                   | (421,260)                    | -                         | -                      |
| State grants                                     | -   | -                            | -                         | 350,296                |
| Property taxes                                   | -   | -                            | -                         | -                      |
| Gain (loss) on sale of capital assets            | -   | (8,041)                      | -                         | -                      |
| Income (expense) from merchandising and jobbing  | 22,861                                      | -                            | -                         | -                      |
| Miscellaneous                                    | 4,153                                       | 18,027                       | 8,624                     | -                      |
| <b>Total Nonoperating Revenues (Expenses)</b>    | <u>(210,603)</u>                            | <u>(411,274)</u>             | <u>8,624</u>              | <u>350,296</u>         |
| <b>Income Before Contributions and Transfers</b> | 709,885                                     | 592,876                      | 1,348,625                 | 119,587                |
| Customer contributions                           | 91,039                                      | -                            | -                         | -                      |
| Transfers out                                    | (593,419)                                   | (20,136)                     | (250,000)                 | -                      |
| <b>Change in Net Assets</b>                      | 207,505                                     | 572,740                      | 1,098,625                 | 119,587                |
| <b>Net Assets - January 1</b>                    | <u>14,393,670</u>                           | <u>11,058,523</u>            | <u>27,554,689</u>         | <u>1,039,980</u>       |
| <b>Net Assets - December 31</b>                  | <u>\$ 14,601,175</u>                        | <u>\$ 11,631,263</u>         | <u>\$ 28,653,314</u>      | <u>\$ 1,159,567</u>    |

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

| Business-type Activities - Enterprise Funds |                                |                      | Governmental<br>Activities -<br>Internal<br>Service<br>Funds |
|---|--------------------------------|----------------------|--|
| Parking<br>Utility                          | Senior<br>Citizen's<br>Housing | Total                |  |
| \$ -  | \$ -                           | \$ 17,012,868        | \$ 13,416,554  |
| -   | 399,832                        | 542,929              | -  |
| 18,409                                      | -                              | 18,409               | -  |
| <u>18,409</u>                               | <u>399,832</u>                 | <u>17,574,206</u>    | <u>13,416,554</u>  |
| 53,062                                      | 248,843                        | 12,992,173           | -  |
| -   | -                              | -                    | 16,767,215   |
| -   | 32,306                         | 1,464,073            | -  |
| <u>53,062</u>                               | <u>281,149</u>                 | <u>14,456,246</u>    | <u>16,767,215</u>  |
| <u>(34,653)</u>                             | <u>118,683</u>                 | <u>3,117,960</u>     | <u>(3,350,661)</u>   |
| -   | -                              | -                    | 86,791   |
| -   | -                              | (658,877)            | -  |
| -   | -                              | 350,296              | -  |
| 22,000                                      | -                              | 22,000               | 2,800,000  |
| -   | -                              | (8,041)              | -  |
| -   | -                              | 22,861               | -  |
| -   | 189                            | 30,993               | -  |
| <u>22,000</u>                               | <u>189</u>                     | <u>(240,768)</u>     | <u>2,886,791</u>   |
| <u>(12,653)</u>                             | <u>118,872</u>                 | <u>2,877,192</u>     | <u>(463,870)</u>   |
| -   | -                              | 91,039               | -  |
| -   | (103,792)                      | (967,347)            | (68,323)   |
| <u>(12,653)</u>                             | <u>15,080</u>                  | <u>2,000,884</u>     | <u>(532,193)</u>   |
| <u>1,095,525</u>                            | <u>816,296</u>                 | <u>55,958,683</u>    | <u>10,373,963</u>  |
| <u>\$ 1,082,872</u>                         | <u>\$ 831,376</u>              | <u>\$ 57,959,567</u> | <u>\$ 9,841,770</u>  |

**CITY OF WEST ALLIS, WISCONSIN**  
**Proprietary Funds**  
**Statement of Cash Flows**  
**Year Ended December 31, 2009**

|  | <b>Business-type Activities - Enterprise Funds</b> |                                       |                                    |
|--|--|---------------------------------------|------------------------------------|
|  | <b>Water<br/>Utility</b>                           | <b>Sanitary<br/>Sewer<br/>Utility</b> | <b>Storm<br/>Water<br/>Utility</b> |
| <b>Cash Flows from Operating Activities</b>  |  |                                       |                                    |
| Cash received from customers   | \$ 6,851,702                                       | \$ 5,676,531                          | \$ 3,070,070                       |
| Cash from interfund services provided  | -  | -                                     | -                                  |
| Cash paid to suppliers   | (3,825,981)  | (3,970,421)                           | (607,384)                          |
| Cash paid to employees   | (1,294,950)  | (312,424)                             | (477,662)                          |
| <b>Net Cash Provided (Used) by Operating Activities</b>  | <b>1,730,771</b>                                   | <b>1,393,686</b>                      | <b>1,985,024</b>                   |
| <b>Cash Flows from Noncapital Financing Activities</b>   |  |                                       |                                    |
| Transfers to other funds   | (593,419)  | (20,136)                              | (250,000)                          |
| State grants   | -  | -                                     | -                                  |
| Property taxes   | -  | -                                     | -                                  |
| <b>Net Cash Provided (Used) by Noncapital Financing Activities</b>                                   | <b>(593,419)</b>                                   | <b>(20,136)</b>                       | <b>(250,000)</b>                   |
| <b>Cash Flows from Capital and Related Financing Activities</b>                                      |  |                                       |                                    |
| Acquisition and construction of capital assets   | (1,560,529)  | (2,400,485)                           | (1,735,024)                        |
| Customer contributions   | 91,039   | -                                     | -                                  |
| Proceeds from debt issued  | 1,000,000  | 1,800,000                             | -                                  |
| Principal paid on long-term debt   | (441,192)  | (773,183)                             | -                                  |
| Interest paid on long-term debt  | (226,670)  | (396,513)                             | -                                  |
| <b>Net Cash Provided (Used) by Capital and Related Financing Activities</b>                          | <b>(1,137,352)</b>                                 | <b>(1,770,181)</b>                    | <b>(1,735,024)</b>                 |
| <b>Cash Flows from Investing Activities</b>  |  |                                       |                                    |
| Interest received  | -  | -                                     | -                                  |
| <b>Change in Cash and Cash Equivalents</b>   | <b>-</b>   | <b>(396,631)</b>                      | <b>-</b>                           |
| <b>Cash and Cash Equivalents - January 1</b>   | <b>-</b>   | <b>2,561,369</b>                      | <b>-</b>                           |
| <b>Cash and Cash Equivalents - December 31</b>   | <b>\$ -</b>  | <b>\$ 2,164,738</b>                   | <b>\$ -</b>                        |
| <b>Cash Flows from Operating Activities</b>  |  |                                       |                                    |
| Operating income (loss)  | \$ 920,488   | \$ 1,004,150                          | \$ 1,340,001                       |
| Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities |  |                                       |                                    |
| Depreciation and amortization  | 617,869  | 318,956                               | 455,260                            |
| Depreciation charged to operating accounts   | 128,654  | -                                     | -                                  |
| Merchandising and jobbing non-operating expense  | 22,861   | -                                     | -                                  |
| Miscellaneous nonoperating income (expense)  | 4,153  | 18,027                                | 8,624                              |
| Changes in assets and liabilities  |  |                                       |                                    |
| Accounts receivable  | (174,356)  | (46,160)                              | (14,158)                           |
| Inventories and prepaid items  | 82,321   | -                                     | -                                  |
| Deferred charges   | 335  | 9,439                                 | -                                  |
| Accounts payable   | (126,641)  | (34,426)                              | (115,040)                          |
| Accrued liabilities  | (55,057)   | (3,362)                               | 5,978                              |
| Deposits   | 7,304  | -                                     | (4,000)                            |
| Deferred revenue   | 1,931  | -                                     | -                                  |
| Due to other funds   | (3,127)  | -                                     | 308,359                            |
| OPEB liability   | 304,036  | -                                     | -                                  |
| Due to other governmental units  | -  | 127,062                               | -                                  |
| <b>Net Cash Provided (Used) by Operating Activities</b>  | <b>\$ 1,730,771</b>                                | <b>\$ 1,393,686</b>                   | <b>\$ 1,985,024</b>                |

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

| Business-type Activities - Enterprise Funds |                    |                                |                     | Governmental<br>Activities -<br>Internal<br>Service Funds |
|---|--------------------|--------------------------------|---------------------|---|
| Solid<br>Waste<br>Fund                      | Parking<br>Utility | Senior<br>Citizen's<br>Housing | Total               |   |
| \$ 1,150,368                                | \$ 19,511          | \$ 399,832                     | \$ 17,168,014       | \$ -  |
| -   | -                  | -                              | -                   | 13,373,576  |
| (1,097,022)                                 | (38,922)           | (152,067)                      | (9,691,797)         | (16,801,933)  |
| (418,647)                                   | (17,033)           | (107,337)                      | (2,628,053)         | -   |
| <u>(365,301)</u>                            | <u>(36,444)</u>    | <u>140,428</u>                 | <u>4,848,164</u>    | <u>(3,428,357)</u>  |
| -   | -                  | (103,792)                      | (967,347)           | (68,323)  |
| 350,296                                     | -                  | -                              | 350,296             | -   |
| -   | 22,000             | -                              | 22,000              | 2,800,000   |
| <u>350,296</u>                              | <u>22,000</u>      | <u>(103,792)</u>               | <u>(595,051)</u>    | <u>2,731,677</u>  |
| (58,000)                                    | -                  | -                              | (5,754,038)         | -   |
| -   | -                  | -                              | 91,039              | -   |
| -   | -                  | -                              | 2,800,000           | -   |
| -   | -                  | -                              | (1,214,375)         | -   |
| -   | -                  | -                              | (623,183)           | -   |
| <u>(58,000)</u>                             | <u>-</u>           | <u>-</u>                       | <u>(4,700,557)</u>  | <u>-</u>  |
| -   | -                  | -                              | -                   | 86,791  |
| (73,005)                                    | (14,444)           | 36,636                         | (447,444)           | (609,889)   |
| <u>569,479</u>                              | <u>193,438</u>     | <u>376,239</u>                 | <u>3,700,525</u>    | <u>9,638,365</u>  |
| <u>\$ 496,474</u>                           | <u>\$ 178,994</u>  | <u>\$ 412,875</u>              | <u>\$ 3,253,081</u> | <u>\$ 9,028,476</u>                                       |
| \$ (230,709)                                | \$ (34,653)        | \$ 118,683                     | \$ 3,117,960        | \$ (3,350,661)  |
| 39,682                                      | -                  | 32,306                         | 1,464,073           | -   |
| -   | -                  | -                              | 128,654             | -   |
| -   | -                  | -                              | 22,861              | -   |
| -   | -                  | 189                            | 30,993              | -   |
| (172,620)                                   | 1,102              | -                              | (406,192)           | (42,978)  |
| -   | -                  | -                              | 82,321              | -   |
| -   | -                  | -                              | 9,774               | -   |
| 851   | 375                | 392                            | (274,489)           | (39,131)  |
| (2,505)                                     | (3,268)            | (10,716)                       | (68,930)            | (765)   |
| -   | -                  | (426)                          | 2,878               | 5,178   |
| -   | -                  | -                              | 1,931               | -   |
| -   | -                  | -                              | 305,232             | -   |
| -   | -                  | -                              | 304,036             | -   |
| -   | -                  | -                              | 127,062             | -   |
| <u>\$ (365,301)</u>                         | <u>\$ (36,444)</u> | <u>\$ 140,428</u>              | <u>\$ 4,848,164</u> | <u>\$ (3,428,357)</u>                                     |

**CITY OF WEST ALLIS, WISCONSIN**  
Notes to Basic Financial Statements  
December 31, 2009

**NOTE A - 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:

1. Reporting Entity

The City of West Allis 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 (the primary government) and any separate component units that have a significant operational or financial relationship with the City.

2. Individual Component Unit Disclosures

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 Council. FIRE provides specific financial benefits to the City. FIRE financial information is provided for the year ended December 31, 2009. Separate financial statements are available for FIRE.

Terchak Endowment Fund

An endowment fund has been established at the Greater Milwaukee Foundation for the sole purpose of providing funding to the West Allis Library for capital improvements. The endowment does not contain multiple funds. The endowment is under the control of the Greater Milwaukee Foundation Board, which is completely independent of the City of West Allis. The endowment fund is included as a discretely presented component unit since its purpose is to provide funding to the West Allis Library. Financial information is presented for the year ended December 31, 2009. Separate financial statements are not available.

3. Related Organization

West Allis Memorial Hospital is a not-for-profit entity and its financial statements are not a part of this report. Because the City has title to the Hospital's assets, the Hospital uses the City's bonding authority as a convenience in obtaining financing, therefore, certain debt of West Allis Memorial Hospital issued and secured by the City and the related institutional structures for which the City retains title (See Note D.6.) has 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.



**CITY OF WEST ALLIS, WISCONSIN**  
Notes to Basic Financial Statements  
December 31, 2009

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

4. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net assets and the statement of activities) report information on all activities of the City and its component unit. 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. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

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.

The City reports the following major governmental funds:

**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 governmental funds.

The City reports the following major enterprise funds:

**WATER UTILITY**

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

**SANITARY SEWER UTILITY**

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

**STORM WATER UTILITY**

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

**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.

**PARKING UTILITY**

This fund accounts for the construction, maintenance and operation of street and off-street parking areas.

**CITY OF WEST ALLIS, WISCONSIN**  
Notes to Basic Financial Statements  
December 31, 2009

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**SENIOR CITIZEN'S HOUSING**

This fund accounts for all activities related to the operation and maintenance of the City-owned housing project.

Additionally, the government reports the following fund type:

*Internal service funds* account for insurance services provided to other departments or agencies of the City on a cost reimbursement basis.

**5. 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 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.

Property taxes are recorded as revenues in the year for which they are levied. Only the portion of special assessments receivable collected during the current year are recorded as revenue. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met and they are collected within 60 days of the end of the current fiscal year. All other revenue items are considered to be measurable and available only when cash is received by the City.

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

Certain private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in both the government-wide and proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. Governments also have the *option* of following certain subsequent private-sector guidance for their business-type activities and enterprise funds, subject to this same limitation. The City has elected not to follow subsequent private-sector guidance.

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 function 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.

**CITY OF WEST ALLIS, WISCONSIN**  
Notes to Basic Financial Statements  
December 31, 2009

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

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 enterprise funds are charges to customers for services. Operating expenses for enterprise funds include the cost 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.

**6. Assets, Liabilities and Net Assets or Equity**

**a. 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 amount at which a financial instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. 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.

**b. Accounts Receivable**

Accounts receivable are recorded at gross amount with uncollectible amounts recognized under the direct write-off method. No allowance for uncollectible accounts has been provided since it is believed that the amount of such allowance would not be material to the basic financial statements.

**c. 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" in the fund financial statements. Noncurrent portions of the interfund receivables for the governmental funds are reported as "advances to other funds" and are offset by a reservation of fund balance since they do not constitute expendable available financial resources and therefore are not available for appropriation.

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

**d. Inventories**

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.

Inventories of governmental funds in the fund financial statements are offset by fund balance reserve amounts to indicate that they do not represent spendable available financial resources.

**e. Prepaid Items**

Payments made to vendors that will benefit periods beyond the end of the current fiscal year are recorded as prepaid items.

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

**CITY OF WEST ALLIS, WISCONSIN**  
**Notes to Basic Financial Statements**  
**December 31, 2009**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

f. Capital Assets

Capital assets, which include property, plant, equipment, 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 one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair 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.

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

| <u>Assets</u>                     | Governmental | Business-type |
|-----------------------------------|--------------|---------------|
|                                   | Activities   | Activities    |
|                                   | Years        |               |
| Buildings                         | 50           | 25 - 50       |
| Improvements other than buildings | 10           | -             |
| Machinery and equipment           | 5 - 20       | 3 - 10        |
| Infrastructure                    | 30 - 50      | 15 - 100      |

Annual depreciation expense for the enterprise fund reported on the statement of cash flows may exceed depreciation expense reported on the statement of revenues, expenses and changes in net assets. The difference results from depreciation 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 expense account. This accounting procedure is required by the Public Service Commission of the State of Wisconsin.

g. Compensated Absences

Under terms of employment, employees are granted sick leave and vacations in varying amounts. Only benefits considered to be vested are disclosed in these statements. Sick leave does not vest to the employee. All vacation is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds in the fund financial statements only if they have matured, for example, as a result of employee resignations and retirements, or if they represent additional amounts the City has funded.

h. Deferred Revenue

Governmental funds report deferred revenue in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period or for resources that have been received, but not yet recognizable.

**CITY OF WEST ALLIS, WISCONSIN**  
Notes to Basic Financial Statements  
December 31, 2009

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

i. 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 assets. Bond premiums and discounts, as well as issuance costs, 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 reported as deferred charges and amortized over the term of the related debt.

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.

j. Fund Equity

**GOVERNMENTAL FUND FINANCIAL STATEMENTS**

Governmental funds report reservations of fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Designations of fund balance represent tentative management plans that are subject to change.

**GOVERNMENT-WIDE AND PROPRIETARY FUND STATEMENTS**

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

- Invested in capital assets, net of related debt - Amount of capital assets, net of accumulated depreciation, less outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- Restricted net assets - Amount of net assets that are 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 assets - Net assets that are neither classified as restricted nor as invested in capital assets, net of related debt.

k. 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.



**CITY OF WEST ALLIS, WISCONSIN**  
Notes to Basic Financial Statements  
December 31, 2009

**NOTE B - STEWARDSHIP AND COMPLIANCE**

1. Budgets and Budgetary Accounting

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

- a. 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.
- b. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for the general, special revenue, debt service and public works improvements capital projects funds with the following exceptions. The Stimulus Programs, Library Endowment and Miscellaneous Grants special revenue funds and Tax Increment District capital project funds are not budgeted. Budget is defined as the originally approved budget plus or minus approved amendments. Budget appropriations not expended during the year are closed to fund balance unless authorized by the governing body to be forwarded into the succeeding year's budget.
- c. During the year, formal budgetary integration is employed as a management control device for the general fund, 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. Management does not have authority to amend the legally adopted budget. 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 were approved by the City Council.
- d. The budget as enacted includes total expenditures at the activity level. An activity can be a department, division or fund. Expenditures cannot legally exceed appropriations at this level. The general fund, special revenue funds, debt service and capital projects fund have legally adopted budgets.
- e. 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 reservations of fund balance and do not constitute expenditures or liabilities because the commitments will be honored during the subsequent year.

The City did not have any material violation of legal or contractual provisions for the fiscal year ended December 31, 2009.

**CITY OF WEST ALLIS, WISCONSIN**  
**Notes to Basic Financial Statements**  
**December 31, 2009**

**NOTE B - STEWARDSHIP AND COMPLIANCE (Continued)**

2. Excess of Expenditures over Budget Appropriations

The following expenditure accounts of the general, special revenue, debt service and capital projects funds had actual expenditures in excess of budget appropriations for the year ended December 31, 2009 as follows:

| Fund                           | Function/Activity/Department | Excess Expenditures |
|--------------------------------|------------------------------|---------------------|
| General Fund                   |                              |                     |
| Municipal court                | General government           | \$ 3,747            |
| Sanitation and street division | Public works                 | 7,007               |
| Forestry division              | Public works                 | 11,780              |
| Special Revenue Funds          |                              |                     |
| Housing programs               | Conservation and development | 105,496             |
| Health grants                  | Health                       | 239,021             |
| Police grants                  | Public safety                | 303,284             |
| Fire grants                    | Public safety                | 55,674              |
| Capital Projects Fund          |                              |                     |
| Public works improvements      | Public works                 | 455,752             |

The above excess expenditure variances were funded using favorable revenue variances, issuance of long-term debt and available fund balance in the various funds.

3. Deficit Fund Equity

The following funds had deficit fund equity as of December 31, 2009:

| Fund                          | Deficit Fund Equity |
|-------------------------------|---------------------|
| Special Revenue Funds         |                     |
| Centennial                    | \$ 22,201           |
| Capital Projects Funds        |                     |
| Tax Increment District No. 5  | 156,057             |
| Tax Increment District No. 10 | 29,872              |
| Tax Increment District No. 11 | 575,020             |

The deficits in the special revenue funds are anticipated to be financed by future grant receipts. 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, 2009**

**NOTE C - DETAILED NOTES ON ALL FUNDS**

**1. 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 \$107,539,095 on December 31, 2009 as summarized below:

|                                      |                       |
|--------------------------------------|-----------------------|
| Petty cash funds                     | \$ 10,594             |
| Deposits with financial institutions | 90,136,333            |
| Investments                          | <u>17,392,168</u>     |
|                                      | <u>\$ 107,539,095</u> |

Additional information on the above deposits and investments follows:

|                            |                       |
|----------------------------|-----------------------|
| Basic financial statements |                       |
| Primary government         | \$ 107,539,095        |
| Component unit             | -                     |
|                            | <u>\$ 107,539,095</u> |

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

**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 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 are insured by the Federal Deposit Insurance Corporation (FDIC) in the amount of \$250,000 per official custodian through December 31, 2013. In addition, the City's non-interest bearing transaction accounts are fully insured under the Temporary Liquidity Guarantee Program through December 31, 2010. On January 1, 2014, the coverage limit for all accounts will return to \$100,000 for interest bearing accounts and \$100,000 for non-interest bearing accounts. In addition, 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.

As of December 31, 2009, none of the City's deposits with financial institutions were in excess of federal depository insurance limits and uncollateralized.

**CITY OF WEST ALLIS, WISCONSIN**  
Notes to Basic Financial Statements  
December 31, 2009

**NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)**

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 investments in securities to the top two ratings assigned by nationally recognized statistical rating organizations. The City has no additional credit risk policy. Presented below is the actual rating as of year end for each investment type.

| Investment Type                            | Amount               | Exempt From Disclosure | AAA                 | Aa and A            | Not Rated           |
|--|----------------------|------------------------|---------------------|---------------------|---------------------|
| MBIA Class Pool                            | \$ 1,224,599         | \$ -                   | \$ -                | \$ -                | \$ 1,224,599        |
| Federal Home Loan Bank                     | 3,194,197            | -                      | 3,194,197           | -                   | -                   |
| Federal Home Loan Mortgage                 | 3,406,858            | -                      | 3,406,858           | -                   | -                   |
| Federal National Mortgage                  | 2,501,632            | -                      | 2,501,632           | -                   | -                   |
| Municipal bonds                            | 3,806,310            | -                      | 339,293             | 3,467,017           | -                   |
| Wisconsin local government investment pool | 3,258,572            | -                      | -                   | -                   | 3,258,572           |
| <b>Totals</b>                              | <b>\$ 17,392,168</b> | <b>\$ -</b>            | <b>\$ 9,441,980</b> | <b>\$ 3,467,017</b> | <b>\$ 4,483,171</b> |

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. Investments in any one issuer (other than U.S. Treasury securities, mutual funds, and external investment pools) that represent 5% or more of total City investments are as follows:

| Issuer                           | Investment Type     | Reported Amount |
|----------------------------------|---------------------|-----------------|
| Federal Home Loan Mortgage Corp. | Mortgage securities | \$ 3,406,858    |
| Federal National Mortgage Corp.  | Mortgage securities | 2,501,632       |
| Federal Home Loan Bank           | Mortgage securities | 3,194,197       |

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 |
| MBIA Class Pool                            | \$ 1,224,599         | \$ 1,224,599                   | \$ -              | \$ -                | \$ -                |
| Federal Home Loan Bank                     | 3,194,197            | -                              | -                 | 1,085,701           | 2,108,496           |
| Federal Home Loan Mortgage                 | 3,406,858            | 500,000                        | -                 | 1,653,216           | 1,253,642           |
| Federal National Mortgage                  | 2,501,632            | -                              | -                 | 500,000             | 2,001,632           |
| Municipal bonds                            | 3,806,310            | 675,157                        | 257,885           | 940,750             | 1,932,518           |
| Wisconsin local government investment pool | 3,258,572            | 3,258,572                      | -                 | -                   | -                   |
| <b>Totals</b>                              | <b>\$ 17,392,168</b> | <b>\$ 5,658,328</b>            | <b>\$ 257,885</b> | <b>\$ 4,179,667</b> | <b>\$ 7,296,288</b> |

**CITY OF WEST ALLIS, WISCONSIN**  
Notes to Basic Financial Statements  
December 31, 2009

**NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)**

Investments with Fair Values Highly Sensitive to Interest Rate Fluctuations

The City's investments include the following investments that are highly sensitive to interest rate fluctuations (to a greater degree than already indicated in the information provided above):

| Highly Sensitive Investments  | Fair Value<br>at Year End |
|---|---------------------------|
| Mortgage backed securities. These securities are subject to early payment in a period of declining interest rates. The resultant reduction in expected total cash flows affects the fair value of these securities and makes the fair values of these securities highly sensitive to changes in interest rates. | \$9,102,687               |

Investment in Wisconsin Local Government Investment Pool

The City has investments in the Wisconsin local government investment pool of \$3,258,572 at year-end. The Wisconsin local government investment pool (LGIP) is part of the State Investment Fund (SIF), and is managed by the State of Wisconsin Investment Board. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2009, the fair value of the City's share of the LGIP's assets was substantially equal to the carrying value.

2. Property Taxes

Property taxes consist of taxes on real estate and personal property. 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 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 May 31. Real estate taxes not paid by May 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 levies and collects taxes for the West Allis Area Public School District, Milwaukee County, Milwaukee Area Technical College and the State of Wisconsin. Collections and remittances of taxes for other entities are accounted for in the general fund.

**CITY OF WEST ALLIS, WISCONSIN**  
Notes to Basic Financial Statements  
December 31, 2009

**NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)**

**3. Capital Assets**

Capital asset activity for the year ended December 31, 2009 was as follows:

|  | Beginning<br>Balance  | Increases             | Decreases           | Ending<br>Balance     |
|--|-----------------------|-----------------------|---------------------|-----------------------|
| <b>Governmental activities:</b>              |                       |                       |                     |                       |
| Capital assets, not being depreciated:       |                       |                       |                     |                       |
| Land   | \$ 12,519,043         | \$ -                  | \$ -                | \$ 12,519,043         |
| Construction in progress                     | 2,858,670             | -                     | 2,238,614           | 620,056               |
| Total capital assets, not being depreciated  | <u>15,377,713</u>     | <u>-</u>              | <u>2,238,614</u>    | <u>13,139,099</u>     |
| Capital assets, being depreciated:           |                       |                       |                     |                       |
| Improvements other than buildings            | 1,860,462             | -                     | -                   | 1,860,462             |
| Buildings                                    | 149,104,563           | -                     | 661,152             | 148,443,411           |
| Machinery and equipment                      | 126,002,581           | 3,943,104             | 233,817             | 129,711,868           |
| Infrastructure                               | 141,025,753           | 3,650,299             | 1,135,345           | 143,540,707           |
| Subtotals                                    | <u>417,993,359</u>    | <u>7,593,403</u>      | <u>2,030,314</u>    | <u>423,556,448</u>    |
| Less accumulated depreciation for:           |                       |                       |                     |                       |
| Land improvements                            | 1,550,439             | 54,324                | -                   | 1,604,763             |
| Buildings                                    | 55,269,644            | 5,453,117             | 661,152             | 60,061,609            |
| Machinery and equipment                      | 95,048,574            | 5,084,947             | 197,364             | 99,936,157            |
| Infrastructure                               | 60,152,120            | 3,044,143             | 1,102,606           | 62,093,657            |
| Subtotals                                    | <u>212,020,777</u>    | <u>13,636,531</u>     | <u>1,961,122</u>    | <u>223,696,186</u>    |
| Total capital assets, being depreciated, net | <u>205,972,582</u>    | <u>(6,043,128)</u>    | <u>69,192</u>       | <u>199,860,262</u>    |
| Governmental activities capital assets, net  | <u>\$ 221,350,295</u> | <u>\$ (6,043,128)</u> | <u>\$ 2,307,806</u> | <u>\$ 212,999,361</u> |
| <b>Business-type activities:</b>             |                       |                       |                     |                       |
| Capital assets, not being depreciated:       |                       |                       |                     |                       |
| Land   | \$ 1,068,702          | \$ -                  | \$ -                | \$ 1,068,702          |
| Construction in progress                     | 27,423                | 246,241               | 27,423              | 246,241               |
| Total capital assets, not being depreciated  | <u>1,096,125</u>      | <u>246,241</u>        | <u>27,423</u>       | <u>1,314,943</u>      |
| Capital assets, being depreciated:           |                       |                       |                     |                       |
| Buildings                                    | 2,123,632             | -                     | -                   | 2,123,632             |
| Machinery and equipment                      | 4,384,585             | 85,749                | 186,866             | 4,283,468             |
| Infrastructure                               | 84,491,156            | 5,432,954             | 145,220             | 89,778,890            |
| Subtotals                                    | <u>90,999,373</u>     | <u>5,518,703</u>      | <u>332,086</u>      | <u>96,185,990</u>     |
| Less accumulated depreciation for:           |                       |                       |                     |                       |
| Buildings                                    | 1,581,086             | 47,857                | -                   | 1,628,943             |
| Machinery and equipment                      | 3,201,475             | 297,693               | 184,235             | 3,314,933             |
| Infrastructure                               | 21,917,412            | 1,247,177             | 135,739             | 23,028,850            |
| Subtotals                                    | <u>26,699,973</u>     | <u>1,592,727</u>      | <u>319,974</u>      | <u>27,972,726</u>     |
| Total capital assets, being depreciated, net | <u>64,299,400</u>     | <u>3,925,976</u>      | <u>12,112</u>       | <u>68,213,264</u>     |
| Business-type activities capital assets, net | <u>\$ 65,395,525</u>  | <u>\$ 4,172,217</u>   | <u>\$ 39,535</u>    | <u>\$ 69,528,207</u>  |



**CITY OF WEST ALLIS, WISCONSIN**  
**Notes to Basic Financial Statements**  
**December 31, 2009**

**NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)**

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

|   |                      |
|---|----------------------|
| <b>Governmental activities</b>                        |                      |
| General government                                    | \$ 195,715           |
| Public safety   | 679,584              |
| Public works  | 3,657,275            |
| Health and human services                             | 8,948,585            |
| Culture and recreation                                | 153,549              |
| Conservation and development                          | 1,823                |
| Total depreciation expense - governmental activities  | <u>\$ 13,636,531</u> |
| <br>  |                      |
| <b>Business-type activities</b>                       |                      |
| Water utility   | \$ 617,869           |
| Sanitary sewer utility                                | 318,956              |
| Storm water utility                                   | 455,260              |
| Solid waste fund                                      | 39,682               |
| Senior citizen's housing                              | 32,306               |
| Total depreciation expense - business-type activities | <u>\$ 1,464,073</u>  |

Depreciation expense of business-type activities differs from the increase in accumulated depreciation due to a portion of depreciation being charged to other operating accounts during the year.

4. **Interfund Receivable, Payables, and Transfers**

Interfund receivables and payables between individual funds of the City, as reported in the fund financial statements, as of December 31, 2009 are detailed below:

|                                    | Interfund<br>Receivables | Interfund<br>Payables |
|------------------------------------|--------------------------|-----------------------|
| <b>Governmental Funds</b>          |                          |                       |
| Operating Accounts Between Funds   |                          |                       |
| General Fund                       | \$ 4,361,232             | \$ -                  |
| <br>                               |                          |                       |
| <b>Nonmajor Governmental Funds</b> |                          |                       |
| Special Revenue Funds              |                          |                       |
| Block grant                        | -                        | 244,171               |
| Stimulus programs                  | -                        | 274,972               |
| Police grants                      | -                        | 281,863               |
| Miscellaneous grants               | -                        | 636,437               |
| Centennial                         | -                        | 22,201                |
| Capital Projects Funds             |                          |                       |
| Tax Increment Districts            |                          |                       |
| No. 5                              | -                        | 155,693               |
| No. 10                             | -                        | 29,831                |
| No. 11                             | -                        | 562,862               |
| Total Nonmajor Governmental Funds  | <u>-</u>                 | <u>2,208,030</u>      |
| <br>                               |                          |                       |
| <b>Enterprise Funds</b>            |                          |                       |
| Water utility                      | -                        | 1,439,757             |
| Storm water utility                | -                        | 713,445               |
| Total Enterprise Funds             | <u>-</u>                 | <u>2,153,202</u>      |
| <br>                               |                          |                       |
| <b>Total</b>                       | <u>\$ 4,361,232</u>      | <u>\$ 4,361,232</u>   |

**CITY OF WEST ALLIS, WISCONSIN**  
Notes to Basic Financial Statements  
December 31, 2009

**NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)**

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

Interfund transfers for the year ended December 31, 2009 were as follows:

|  | Transfers In        |                   |                       |                     |
|--|---------------------|-------------------|-----------------------|---------------------|
|  | General Fund        | Debt Service      | Nonmajor Governmental | Total               |
| <b>Transfers Out</b>                       |                     |                   |                       |                     |
| General Fund                               | \$ -                | \$ -              | \$ 2,126              | \$ 2,126            |
| Debt Service Fund                          | -                   | -                 | 1,219,362             | 1,219,362           |
| Nonmajor Governmental Funds                | 531,911             | 602,262           | 773,509               | 1,907,682           |
| Proprietary Funds                          |                     |                   |                       |                     |
| Water utility                              | 593,419             | -                 | -                     | 593,419             |
| Sanitary sewer utility                     | 20,136              | -                 | -                     | 20,136              |
| Stormwater utility                         | 250,000             | -                 | -                     | 250,000             |
| Senior citizen's housing                   | 103,792             | -                 | -                     | 103,792             |
| Insurance management internal service fund | 68,323              | -                 | -                     | 68,323              |
|  | <u>\$ 1,567,581</u> | <u>\$ 602,262</u> | <u>\$ 1,994,997</u>   | <u>\$ 4,164,840</u> |

Transfers are used to: (1) move unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations; (2) move revenues from the fund that is required to collect them to the fund that is required or allowed to expend them; and (3) move receipts restricted to or allowed for debt service from the funds collecting the receipts to the debt service funds as debt service payments become due.

**5. Deferred Revenues**

Governmental activities and governmental funds defer revenue recognition in connection with resources that have been received, but not yet earned. Governmental funds also report deferred revenue in connection with receivables for resources that are not considered to be available to liquidate liabilities of the current period. At the end of the current fiscal year, the various components of deferred revenue and unearned revenue were as follows:

|  | Unavailable         | Unearned             |
|--|---------------------|----------------------|
| <b>Subsequent year tax levy receivable</b>   |                     |                      |
| General fund                                 | \$ -                | \$ 31,006,347        |
| Debt service fund                            | -                   | 6,304,000            |
| Internal service fund                        |                     |                      |
| Health insurance fund                        | -                   | 2,800,000            |
| <b>Delinquent personal property taxes</b>    |                     |                      |
| General fund                                 | 283,917             | -                    |
| <b>Special assessments</b>                   |                     |                      |
| Nonmajor governmental funds                  | 1,240,823           | -                    |
| <b>Revenues received for subsequent year</b> |                     |                      |
| General fund                                 | -                   | 130,921              |
| Nonmajor governmental funds                  | -                   | 406,094              |
| <b>Notes and loan receivable</b>             |                     |                      |
| General fund                                 | 190,750             | -                    |
| Nonmajor governmental funds                  | 4,737,492           | -                    |
| <b>Totals</b>                                | <u>\$ 6,452,982</u> | <u>\$ 40,647,362</u> |

**CITY OF WEST ALLIS, WISCONSIN**  
**Notes to Basic Financial Statements**  
December 31, 2009

**NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)**

6. Long-term Obligations

The following is a summary of changes in long-term obligations of the City for the year ended December 31, 2009:

|                                   | Outstanding<br>1/1/09 | Issued               | Retired              | Outstanding<br>12/31/09 | Due Within<br>One Year |
|-----------------------------------|-----------------------|----------------------|----------------------|-------------------------|------------------------|
| <b>Governmental activities:</b>   |                       |                      |                      |                         |                        |
| General Obligation Debt           |                       |                      |                      |                         |                        |
| General City                      |                       |                      |                      |                         |                        |
| Bonds                             | \$ 10,920,000         | \$ -                 | \$ 1,570,000         | \$ 9,350,000            | \$ 1,565,000           |
| Notes                             | 10,143,154            | 4,245,000            | 980,391              | 13,407,763              | 1,463,809              |
| Tax Incremental Districts         |                       |                      |                      |                         |                        |
| Bonds                             | 8,717,500             | 7,250,000            | 930,625              | 15,036,875              | 1,095,625              |
| Notes                             | 5,765,919             | 3,346,961            | 253,066              | 8,859,814               | 310,850                |
| West Allis Hospital               |                       |                      |                      |                         |                        |
| Bonds                             | 8,470,000             | -                    | 2,225,000            | 6,245,000               | 2,305,000              |
| Total General Obligation Debt     | <u>44,016,573</u>     | <u>14,841,961</u>    | <u>5,959,082</u>     | <u>52,899,452</u>       | <u>6,740,284</u>       |
| Bond Anticipation Notes           |                       |                      |                      |                         |                        |
| General City                      |                       |                      |                      |                         |                        |
|                                   | 340,000               | -                    | 340,000              | -                       | -                      |
| Tax increment districts           |                       |                      |                      |                         |                        |
|                                   | <u>15,865,000</u>     | <u>-</u>             | <u>5,505,000</u>     | <u>10,360,000</u>       | <u>7,330,000</u>       |
| Total Bond Anticipation Notes     | <u>16,205,000</u>     | <u>-</u>             | <u>5,845,000</u>     | <u>10,360,000</u>       | <u>7,330,000</u>       |
| Prior service pension liability   |                       |                      |                      |                         |                        |
| Municipal police and firefighters |                       |                      |                      |                         |                        |
|                                   | 681,113               | -                    | 124,288              | 556,825                 | 100,000                |
| Post-retirement benefits payable  |                       |                      |                      |                         |                        |
| Health insurance                  |                       |                      |                      |                         |                        |
|                                   | 6,431,781             | 9,706,800            | 3,275,019            | 12,863,562              | -                      |
| Workers compensation              |                       |                      |                      |                         |                        |
|                                   | <u>368,678</u>        | <u>-</u>             | <u>17,761</u>        | <u>350,917</u>          | <u>20,000</u>          |
| <b>Governmental activities</b>    |                       |                      |                      |                         |                        |
| Long-term obligations             | <u>\$ 67,703,145</u>  | <u>\$ 24,548,761</u> | <u>\$ 15,221,150</u> | <u>\$ 77,030,756</u>    | <u>\$ 14,190,284</u>   |
| <b>Business-type activities:</b>  |                       |                      |                      |                         |                        |
| General Obligation Debt           |                       |                      |                      |                         |                        |
| Bonds                             |                       |                      |                      |                         |                        |
|                                   | \$ 15,247,500         | \$ 2,800,000         | \$ 1,214,375         | \$ 16,833,125           | \$ 1,389,375           |
| Post-retirement benefits payable  |                       |                      |                      |                         |                        |
| Health insurance                  |                       |                      |                      |                         |                        |
|                                   | 304,036               | 446,306              | 142,270              | 608,072                 | -                      |
| <b>Business-type activities</b>   |                       |                      |                      |                         |                        |
| Long-term obligations             | <u>\$ 15,551,536</u>  | <u>\$ 3,246,306</u>  | <u>\$ 1,356,645</u>  | <u>\$ 17,441,197</u>    | <u>\$ 1,389,375</u>    |

Total interest paid during the year on long-term debt totaled \$3,290,807.

**CITY OF WEST ALLIS, WISCONSIN**  
Notes to Basic Financial Statements  
December 31, 2009

**NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)**

General Obligation Debt

General obligation debt currently outstanding is detailed as follows:

**Bonds**

|  |                   |
|--|-------------------|
| \$24,165,000 issued 3/1/98; \$555,000 to \$1,985,000 due annually through 2012;<br>interest 4.4% to 4.5%     | \$ 4,420,000      |
| \$1,110,000 issued 2/15/99; \$55,000 to \$60,000 due annually through 2018;<br>interest 4.2% to 4.65%        | 510,000           |
| \$1,500,000 issued 3/1/02; \$60,000 to \$160,000 due annually through 2021;<br>interest 5.70% to 6.75%       | 1,260,000         |
| \$1,470,000 issued 8/1/02; \$135,000 to \$160,000 due annually through 2014;<br>interest 4.75% to 5.0%       | 735,000           |
| \$3,240,000 issued 8/1/02; \$405,000 to \$445,000 due annually through 2012;<br>interest 4.75% to 5.0%       | 1,275,000         |
| \$4,380,000 issued 8/1/02; \$425,000 to \$490,000 due annually through 2013;<br>interest 3.5% to 3.875%      | 1,825,000         |
| \$3,780,000 issued 4/1/04; \$105,000 to \$315,000 due annually through 2020;<br>interest 2.70% to 3.90%      | 2,205,000         |
| \$2,275,000 issued 4/1/04; \$70,000 to \$375,000 due annually through 2014;<br>interest 2.75% to 3.25%       | 720,000           |
| \$4,425,000 issued 4/1/04; \$490,000 to \$565,000 due annually through 2016;<br>interest 3.625% to 4.625%    | 3,715,000         |
| \$5,040,000 issued 5/1/05; \$145,000 to \$410,000 due annually through 2020;<br>interest 3.5% to 4.0%        | 3,420,000         |
| \$4,940,000 issued 5/1/06; \$150,000 to \$395,000 due annually through 2021;<br>interest 3.5% to 5.0%        | 3,755,000         |
| \$3,695,000 issued 10/1/06; \$130,000 to \$340,000 due annually through 2021;<br>interest 4.0%               | 3,405,000         |
| \$4,955,000 issued 5/1/07; \$160,000 to \$415,000 due annually through 2022;<br>interest 4.0%                | 4,115,000         |
| \$6,600,000 issued 6/1/08; \$235,000 to \$545,000 due annually through 2023;<br>interest 3.0% to 4.25%       | 6,055,000         |
| \$2,945,000 issued 3/27/09; \$185,000 to \$205,000 due annually through 2024;<br>interest 3.0% to 4.35%      | 2,945,000         |
| \$7,105,000 issued 3/27/09; \$50,000 to \$1,295,000 due annually 2015 through 2024;<br>interest 5.0% to 6.5% | 7,105,000         |
| <b>Total Bonds</b>   | <u>47,465,000</u> |

(Continued)

**CITY OF WEST ALLIS, WISCONSIN**  
Notes to Basic Financial Statements  
December 31, 2009

**NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)**

Notes

|  |                          |
|--|--------------------------|
| \$400,000 issued 1/1/95; \$3,482 to \$39,302 due 2013 to 2025; interest 1.7756%                    | 400,000                  |
| \$2,140,000 issued 3/1/01; \$230,000 due in 2010; interest 4.1%                                    | 230,000                  |
| \$3,250,000 issued 3/1/02; \$360,000 due annually through 2011; interest 4.0% to 4.10%             | 720,000                  |
| \$5,660,000 issued 4/1/03; \$230,000 to \$250,000 due annually through 2013; interest 3.0% to 3.4% | 960,000                  |
| \$7,193,000 issued 1/27/04; \$235,425 to \$840,382 due annually through 2023; 2023; interest 5.25% | 6,985,993                |
| \$1,000,000 issued 10/26/05; \$39,932 to \$77,264 due annually through 2025; interest 4.50%        | 906,855                  |
| \$1,500,000 issued 11/18/05; \$59,739 to \$115,587 due annually through 2025; interest 4.50%       | 1,356,652                |
| \$1,000,000 issued 7/26/06; \$34,423 to \$75,118 due annually through 2026; interest 5.0%          | 889,024                  |
| \$1,000,000 issued 9/25/06; \$35,544 to \$83,683 due annually through 2026; interest 5.5%          | 958,942                  |
| \$144,426 issued 11/22/06; \$7,221 due annually through 2026; interest 0.5%                        | 122,762                  |
| \$507,716 issued 04/11/07; \$26,722 due annually through 2027; interest 0.5%                       | 454,271                  |
| \$345,902 issued 1/23/08; \$18,205 due annually through 2026; interest 0.5%                        | 309,491                  |
| \$353,377 issued 6/11/08; \$19,632 due annually through 2026; interest 0.5%                        | 333,745                  |
| \$50,697 issued 12/23/08; \$2,816 due annually through 2026; interest 0.5%                         | 47,881                   |
| \$6,885,000 issued 4/1/09; \$475,000 to \$865,000 due annually through 2019; interest 3.0% to 4.0% | 6,885,000                |
| \$177,372 issued 9/24/09; \$13,158 to \$23,829 due annually 2011 through 2019; interest 4.5%       | 177,372                  |
| \$529,589 issued 9/29/09; \$39,569 to \$71,105 due annually 2011 through 2019; interest 4.5%       | 529,589                  |
| <b>Total Notes</b>   | <b><u>22,267,577</u></b> |

Total General Obligation Debt

**\$ 69,732,577**

Annual principal and interest maturities of the outstanding general obligation debt of \$69,732,577 on December 31, 2009 are detailed below:

| Year Ended<br>December 31 | Governmental Activities     |                             | Business-type Activities    |                            | Totals                      |                             |
|---------------------------|-----------------------------|-----------------------------|-----------------------------|----------------------------|-----------------------------|-----------------------------|
|                           | Principal                   | Interest                    | Principal                   | Interest                   | Principal                   | Interest                    |
| 2010                      | \$ 6,740,284                | \$ 2,177,850                | \$ 1,389,375                | \$ 627,576                 | \$ 8,129,659                | \$ 2,805,426                |
| 2011                      | 6,486,609                   | 2,002,247                   | 1,394,375                   | 577,622                    | 7,880,984                   | 2,579,869                   |
| 2012                      | 5,128,267                   | 1,755,523                   | 1,429,375                   | 525,699                    | 6,557,642                   | 2,281,222                   |
| 2013                      | 4,246,658                   | 1,558,797                   | 1,424,375                   | 472,390                    | 5,671,033                   | 2,031,187                   |
| 2014                      | 3,550,073                   | 1,391,029                   | 1,434,375                   | 418,139                    | 4,984,448                   | 1,809,168                   |
| 2015-2019                 | 15,318,191                  | 4,684,130                   | 6,511,875                   | 1,299,431                  | 21,830,066                  | 5,983,561                   |
| 2020-2024                 | 10,738,361                  | 1,663,114                   | 3,249,375                   | 234,115                    | 13,987,736                  | 1,897,229                   |
| 2025-2026                 | 691,009                     | 35,152                      | -                           | -                          | 691,009                     | 35,152                      |
|                           | <b><u>\$ 52,899,452</u></b> | <b><u>\$ 15,267,842</u></b> | <b><u>\$ 16,833,125</u></b> | <b><u>\$ 4,154,972</u></b> | <b><u>\$ 69,732,577</u></b> | <b><u>\$ 19,422,814</u></b> |

For governmental activities, the other long-term liabilities are generally funded by the general fund.

**CITY OF WEST ALLIS, WISCONSIN**  
Notes to Basic Financial Statements  
December 31, 2009

**NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)**

Bond Anticipation Notes

Bond anticipation notes currently outstanding are detailed as follows:

|  | Outstanding<br>12/31/09 |
|--|-------------------------|
| \$3,500,000 issued 05/01/05; \$3,500,000 due in 2010; interest 3.50% | \$ 3,500,000            |
| \$3,830,000 issued 05/01/05; \$3,830,000 due in 2010; interest 4.55% | 3,830,000               |
| \$3,030,000 issued 10/01/06; \$3,830,000 due in 2011; interest 5.40% | 3,030,000               |
| Total  | \$ 10,360,000           |

Annual principal and interest maturities of the outstanding bond anticipation notes of \$10,360,000 on December 31, 2009 are detailed below:

| Year Ended<br>December 31 | Principal     | Interest   |
|---------------------------|---------------|------------|
| 2010                      | \$ 7,330,000  | \$ 312,003 |
| 2011                      | 3,030,000     | 163,620    |
|                           | \$ 10,360,000 | \$ 475,623 |

Legal Margin for New Debt

The City's legal margin for creation of additional general obligation debt on December 31, 2009 as \$148,827,126 as follows:

|   |               |                  |
|---|---------------|------------------|
| Equalized valuation of the City   |               | \$ 4,361,120,200 |
| Statutory limitation percentage   |               | (x) 5%           |
| General obligation debt limitation, per Section 67.03 of the Wisconsin Statutes |               | 218,056,010      |
| Total outstanding general obligation debt applicable to debt limitation         | \$ 69,732,577 |                  |
| Less: Amounts available for financing general obligation debt                   |               |                  |
| Debt service fund   | 503,693       |                  |
| Net outstanding general obligation debt applicable to debt limitation           |               | 69,228,884       |
| Legal Margin for New Debt   |               | \$ 148,827,126   |

Unfunded Pension Liability

The City's unfunded pension liability on December 31, 2009 consists of an unfunded liability of \$556,825 for former employees covered under the Municipal Police and Firefighter's Pension Funds (MPFP). The MPFP liability is the City's best estimate of the unfunded liability. Monthly payments are made to employees covered under the plan until they are deceased.

Additional information on the MPFP is provided in Note D.1.

**CITY OF WEST ALLIS, WISCONSIN**  
**Notes to Basic Financial Statements**  
**December 31, 2009**

**NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)**

**7. 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, 2009 there were four series of Industrial Revenue Bonds outstanding, with an aggregate principal amount payable of \$16,772,106.

**8. Fund Equity**

Government-wide and Proprietary Fund Statements

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

- a. Invested in capital assets, net of related debt - Amount of capital assets, net of accumulated depreciation, less outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. Restricted net assets - Amount of net assets that are 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.
- c. Unrestricted net assets - Net assets that are neither classified as restricted nor as invested in capital assets, net of related debt.

Net assets of the governmental activities reported on the government-wide statement of net assets at December 31, 2009 include the following:

|   |                |
|---|----------------|
| Invested in capital assets, net of related debt       |                |
| Land  | \$ 12,519,043  |
| Construction in progress                              | 620,056        |
| Improvements other than buildings                     | 1,860,462      |
| Buildings   | 148,443,411    |
| Machinery and equipment                               | 129,711,868    |
| Infrastructure  | 143,540,707    |
| Less: Accumulated depreciation                        | (223,696,186)  |
| Less: Related long-term debt outstanding              | (56,273,459)   |
| Total Invested in Capital Assets, Net of Related Debt | 156,725,902    |
|   |                |
| Restricted  |                |
| Debt service  | 503,693        |
|   |                |
| Unrestricted  | 28,848,960     |
|   |                |
| Total Governmental Activities Net Assets              | \$ 186,078,555 |



**CITY OF WEST ALLIS, WISCONSIN**  
**Notes to Basic Financial Statements**  
**December 31, 2009**

**NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)**

Fund Statements

In the fund financial statements, portions of governmental fund balances are reserved and not available for appropriation or are legally restricted for use for a specific purpose. At December 31, 2009, fund balance was reserved as follows:

|  |                     |
|--|---------------------|
| <b>General Fund</b>                        |                     |
| Reserved for encumbrances                  | \$ 314,859          |
| Reserved for inventories and prepaid items | 1,228,103           |
| Reserved for subsequent year's budget      | 255,569             |
| Reserved for long-term receivables         | 236,385             |
|  | <u>\$ 2,034,916</u> |
| <b>Special Revenue Funds</b>               |                     |
| Reserved for encumbrances                  | \$ 93               |
| Reserved for inventories and prepaid items | 182,180             |
| Reserved for capital projects              | 145,305             |
|  | <u>\$ 327,578</u>   |
| <b>Debt Service Fund</b>                   |                     |
| Reserved for debt service                  | <u>\$ 503,693</u>   |
| <b>Capital Projects Funds</b>              |                     |
| Reserved for encumbrances                  | <u>\$ 300,546</u>   |

Also in the fund financial statements, portions of governmental fund balances have been designated to represent tentative management plans that are subject to change. At December 31, 2009, fund balance was designated as follows:

|   |                      |
|---|----------------------|
| <b>General Fund</b>                               |                      |
| Designated for subsequent years expenditures      | \$ 1,461,357         |
| Designated for land/building acquisition          | 1,000,000            |
| Designated for capital accumulation               | 2,112,312            |
| Designated for insurance                          | 1,200,000            |
| Designated for workers compensation               | 1,500,000            |
| Designated for dental insurance                   | 50,000               |
| Designated for unfunded pension liability         | 9,000,000            |
| Designated for productivity/operation improvement | 100,000              |
| Designated for public access                      | 500,000              |
| Designated for tax levy reduction                 | 2,300,000            |
| Designated for strategic planning                 | 97,500               |
| Designated for tax refunds                        | 100,000              |
|   | <u>\$ 19,421,169</u> |
| <b>Special Revenue Funds</b>                      |                      |
| Designated for subsequent year's expenditures     | <u>\$ 666,400</u>    |

**CITY OF WEST ALLIS, WISCONSIN**  
Notes to Basic Financial Statements  
December 31, 2009

**NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)**

9. Component Units

TERCHAK ENDOWMENT FUND

This report also contains the Terchak Endowment Fund, which is included as a discretely presented component unit in the statement of net assets and the statement of activities.

In addition to the basic financial statements and the preceding notes to the basic financial statements, the following additional disclosures are considered necessary for a fair presentation.

a. Basis of Accounting/Measurement Focus

The Terchak Endowment Fund follows the accrual basis of accounting and the flow of economic resources measurement focus.

b. Deposits and Investments

The Terchak Endowment Fund's assets are included as part of the pooled cash and investments of the Greater Milwaukee Foundation. The Fund's share of the pool is reported at fair value.

FIRST-RING INDUSTRIAL REDEVELOPMENT ENTERPRISE (FIRE)

This report also contains financial information for FIRE, which is included as a discretely presented component unit in the statement of net assets and the statement of activities.

In addition to the basic financial statements and the preceding notes to the basic financial statements, the following additional disclosures are considered necessary for a fair presentation.

a. Basis of Accounting/Measurement Focus

FIRE follows the accrual basis of accounting and the flow of economic resources measurement focus.

b. Deposits and Investments

FIRE maintains deposit accounts separate from the City of West Allis. At year end, the bank balance of those deposits was covered by federal depository insurance.

**CITY OF WEST ALLIS, WISCONSIN**  
**Notes to Basic Financial Statements**  
**December 31, 2009**

**NOTE D - OTHER POST-EMPLOYMENT BENEFITS**

*Plan Description* - The City provides health care insurance coverage for employees who retire with a minimum of 10 years of service and at least age 50 for protective services and age 55 for non-protective services. The City pays 95% of the premium during the first year of retirement. Thereafter, the retiree will be responsible for any premium increases until age 65, at which time, the City will pay 50% of the premium until the retiree ceases to pay their portion of the premium or until their death. There are 541 active and 524 retired employees in the plan.

*Annual OPEB Cost and Net OPEB Obligation* - The annual other post-employment benefit (OPEB) cost (expense) is calculated based on the annual required contribution (ARC), and the amount actuarially determined in accordance with the parameters of GASB Statement 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and amortize any unfunded actuarial liabilities over a period not to exceed thirty years. The following table shows the components of the annual OPEB cost for the year, the amount actually contributed to the plan, and changes in the net OPEB obligation.

| Component                                  | Amount                      |
|--|-----------------------------|
| Annual required contribution               | \$ 9,929,952                |
| Interest on net OPEB                       | 223,154                     |
| Adjustment to annual required contribution | -                           |
| Annual OPEB cost (expense)                 | <u>10,153,106</u>           |
| Contributions made                         | <u>3,417,289</u>            |
| Change in net OPEB obligation              | 6,735,817                   |
| OPEB obligation - beginning of year        | <u>6,375,817</u>            |
| OPEB obligation - end of year              | <u><u>\$ 13,111,634</u></u> |

The annual required contribution for the current year was determined as part of an actuarial valuation using the projected unit credit method. The actuarial assumptions included (a) 5% discount rate, and (b) projected salary increases at 3%.

The actuarial methods and assumptions used include techniques that are designed to reduce the effect of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with a long-term perspective of the calculations. The unfunded actuarial accrued liability is being amortized as a level dollar amount of projected payroll. The remaining amortization period at December 31, 2009 is 28 years, and the remaining amount is \$128,614,356.

*Trend Information* - The annual OPEB cost, the percentage of the annual OPEB cost contributed to the plan, and the net OPEB obligation for 2009 for the plan is as follows:

| Fiscal Year Ended | Annual OPEB Cost | Percentage Of Annual OPEB Cost Contributed | Net OPEB Obligation |
|-------------------|------------------|--|---------------------|
| 12/31/2009        | 10,153,106       | 34%  | \$6,735,817         |

**CITY OF WEST ALLIS, WISCONSIN**  
Notes to Basic Financial Statements  
December 31, 2009

**NOTE D - OTHER POST-EMPLOYMENT BENEFITS (Continued)**

*Funded Status and Funding Progress* - As of the most recent actuarial valuations, conducted during 2008, the plan's unfunded actuarial accrued liability (UAAL) was \$128,614,356. The annual payroll for active employees covered by the plan for the 2009 fiscal year was \$36,801,382 for a ratio of the UAAL to covered payroll of 349%.

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future, such as assumptions about future terminations, mortality, and healthcare cost trends. Actuarially determined amounts are subject to continual revision as actuarial results are compared with past experience and new estimates are made about the future.

*Actuarial Methods and Assumptions* - Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effect of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

In the 2008 actuarial valuation, the projected unit credit method was used. The actuarial assumptions included a rate of 5% to discount expected liabilities to the valuation date. The initial healthcare trend rate for the plan was 10%; decreasing by 1% per year down to 5%. The UAAL is being amortized as a level percentage of projected payrolls. The remaining amortization period at December 31, 2009 was 28 years.

**NOTE E - OTHER INFORMATION**

1. Retirement Commitments

a. Wisconsin Retirement System

All eligible City employees participate in the Wisconsin Retirement System (WRS), a cost-sharing multiple-employer, defined benefit, public employee retirement system. All permanent employees expected to work over 600 hours a year (440 hours for teachers) are eligible to participate in the WRS. Covered employees in the General category are required by statute to contribute 5.9% of their salary (3.0% for Executives and Elected Officials, 5.0% for Protective Occupations with Social Security, and 3.2% for Protective Occupations without Social Security) to the plan. Employers may make these contributions to the plan on behalf of employees. Employers are required to contribute an actuarially determined amount necessary to fund the remaining projected cost of future benefits.

The payroll for City employees covered by the WRS for the year ended December 31, 2009 was \$36,119,033; the employer's total payroll was \$36,801,382. The total required contribution for the year ended December 31, 2009 was \$4,307,313, which consisted of \$2,496,841, or 6.9% of covered payroll from the employer and \$1,810,472, or 5.0% of covered payroll from employees. The required contribution for employees for the year ended December 31, 2009 was financed by the City. Total contributions for the years ending December 31, 2008 and 2007 were \$4,103,019 and \$3,948,053, respectively, equal to the required contributions for each year.

**CITY OF WEST ALLIS, WISCONSIN**  
Notes to Basic Financial Statements  
December 31, 2009

**NOTE E - OTHER INFORMATION (Continued)**

Employees who retire at or after age 65 (62 for elected officials and 54 for protective occupation employees with less than 25 years of service, 53 for protective occupations with more than 25 years of service) are entitled to receive a retirement benefit. Employees may retire at age 55 (50 for protective occupation employees) and receive actuarially reduced benefits. The factors influencing the benefit are: (1) final average earnings, (2) years of creditable service, and (3) a formula factor. Final average earnings is the average of the employee's three highest year's earnings. Employees terminating covered employment and submitting an application before becoming eligible for a retirement benefit may withdraw their contributions and, by doing so, forfeit all rights to any subsequent benefit. 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 or after April 24, 1998 are immediately vested.

The WRS also provides death and disability benefits for employees. Eligibility and the amount of all benefits is determined under Chapter 40 of Wisconsin Statutes. The WRS issues an annual financial report which may be obtained by writing to the Department of Employee Trust Funds, P.O. Box 7931, Madison, WI 53707-7931.

b. Police-Fire Pension Fund

Protective employees of the City hired prior to 1948 are covered under the Municipal Police and Firefighter's Pension Funds, a multiple employer defined benefit plan, established under Chapter 62 of the Wisconsin Statutes. These funds were closed to new members effective January 1, 1948. The plan is administered by the Wisconsin Department of Employee Trust Funds, and is funded on a "pay-as-you-go" basis until the covered employees are deceased. The City's best estimate of the unfunded liability for this pension plan is \$556,825 and is included in the Statement of Net Assets. The total City contribution to the Fund during 2009 was \$124,288.

2. 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 pro rata 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 a deposit in the liability self-insurance internal service fund.

**CITY OF WEST ALLIS, WISCONSIN**  
Notes to Basic Financial Statements  
December 31, 2009

**NOTE E - OTHER INFORMATION (Continued)**

**3. 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 the Cities and Villages Mutual Insurance Company (See Note D.2). 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 Humana on behalf of the City. The dental claims are being paid out of the General Fund, and the health claims are being paid out of the Health Insurance Internal Service Fund.

The City has a self-funded workers' compensation program with claims processed by Martin Boyer Company on behalf of the City. The claims are being paid out of the General 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.

All Funds of the City participate in the plans. At December 31, 2009 the City maintained reserves of \$50,000 and \$1,000,000 for the coverage of catastrophe losses related to the dental and the workers' compensation plan, respectively. The claims liabilities of \$25,000 and \$547,153 for the dental and the workers' compensation plan, respectively are reported as accrued liabilities in the General Fund, and the health claims liability of \$1,842,000 is reported as accrued liabilities in the Health Insurance Internal Service Fund at December 31, 2009. These liabilities are based on the requirements of the Governmental Accounting Standards Board 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 loss can be reasonably estimated. Changes in the claims liability amount for the years ended December 31, 2009 and 2008 are as follows:

|      | Beginning<br>of Fiscal<br>Year<br>Liability | Current Year<br>Claims and<br>Changes in<br>Estimates | Claim<br>Payments | End of<br>Fiscal<br>Year<br>Liability |
|------|---|---|-------------------|---------------------------------------|
| 2009 | \$ 1,935,000                                | \$ 16,714,769   | \$ 16,807,769     | \$ 1,842,000                          |
| 2008 | 1,411,000                                   | 14,801,185  | 14,277,185        | 1,935,000                             |

**CITY OF WEST ALLIS, WISCONSIN**  
Notes to Basic Financial Statements  
December 31, 2009

**NOTE E - OTHER INFORMATION (Continued)**

4. Tax Incremental Districts

The City has established separate capital projects funds for seven Tax Incremental Districts (TID) created by the City in accordance with Section 66.1105 of the Wisconsin Statutes. At the time the Districts were created, the property tax base within each 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 66.1105(6)(am)1, the Statutes allow five years from the termination date for a tax incremental district to incur project costs eligible for financing from tax increments. Pertinent information for each of the City's TID's follows:

|                               | TID No. 2  | TID No. 3    | TID No. 5     | TID No. 6    |
|-------------------------------|------------|--------------|---------------|--------------|
| Creation date                 | 11/15/93   | 08/17/94     | 01/01/01      | 01/01/04     |
| Date construction period ends | 11/14/03   | 08/16/04     | 01/01/08      | 01/01/25     |
| Date District terminates      | 12/31/20   | 12/31/20     | 12/31/23      | 12/31/30     |
| Unreimbursed project costs    | \$ 678,266 | \$ 571,452   | \$ 18,539,313 | \$ 1,598,501 |
| Outstanding debt              | \$ 735,000 | \$ 1,275,000 | \$ 18,383,256 | \$ 1,790,000 |

|                               | TID No. 7    | TID No. 9    | TID No. 10 | TID No. 11 |
|-------------------------------|--------------|--------------|------------|------------|
| Creation date                 | 01/01/04     | 01/01/06     | 01/01/08   | 01/01/10   |
| Date construction period ends | 01/01/25     | 01/01/27     | 01/01/30   | 01/01/32   |
| Date District terminates      | 12/31/30     | 12/31/32     | 12/31/34   | 12/31/36   |
| Unreimbursed project costs    | \$ 7,481,451 | \$ 2,256,085 | \$ 29,872  | \$ 575,020 |
| Outstanding debt              | \$ 8,985,468 | \$ 3,087,965 | \$ -       | \$ -       |

It is the intention of the City to recover all project costs and debt service payments due prior to termination of the respective districts.

5. Intermunicipal Agreement

The City is a member of the Milwaukee Area Domestic Animal Control Commission (MADACC) along with eighteen other communities within Milwaukee County. The Commission was created by an agreement signed in 1997 pursuant to the provisions of Section 66.30 of the Wisconsin Statutes. The Commission was established to provide a jointly-operated animal control services facility for dogs and cats. The Commission is governed by a nineteen 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. In 1997, the Commission borrowed \$2.5 million at 4.789% due annually through 2013, for the purchase of land and the construction of a facility. The City's share of that borrowing as of December 31, 2009 is approximately \$58,054.

6. Lease Disclosures

In 1963, West Allis Memorial Hospital entered into a fifty-year lease agreement with the City of West Allis for the right to operate the Hospital. In 1997, the lease was amended to extend the life an additional 25 years. Under the terms of this lease, the City has title to all assets and any subsequent additions, and the Hospital has exclusive right to the use of the assets and the obligation to maintain and replace them. The agreement does not provide for lease payments; however, a determination is made annually as to the amount of Hospital funds which can, consistent with sound financial management, be turned over to the City. The City recognized miscellaneous general fund revenue of \$350,000 from the Hospital in 2009. The Hospital also reimbursed the City \$2,544,909 for its share of the City's 2009 debt service payments related to construction of Hospital capital assets.



**CITY OF WEST ALLIS, WISCONSIN**  
Notes to Basic Financial Statements  
December 31, 2009

**NOTE E - OTHER INFORMATION (Continued)**

7. Property Tax Levy Limit

Wisconsin Act 25 imposed a limit on the property tax levies for all Wisconsin cities, villages, towns and counties for a two-year period effective July 25, 2005. Subsequent legislation extended the levy limit through 2010. The current law limits the increase in the maximum allowable tax levy to the greater of the percentage change in the City's January 1 equalized value as a result of net new construction or 3.00% in both the 2009 and 2010 budget years. The actual limit for the City for the 2010 budget was 3.0%. Debt service for debt authorized after July 1, 2005 is exempt from the levy limit. In addition, the Act allows the limit to be increased for debt service authorized prior to July 1, 2005 and in certain other situations.

8. Subsequent Events

On March 16, 2010, the City issued \$17,605,000 of taxable general obligation refunding bonds due annually through 2029 with an effective interest rate of 4.5072% to pay a portion of the outstanding 2005 bond anticipation notes, the outstanding 2002 general obligation community development bonds, the outstanding 2006 note anticipation notes, the outstanding portion of the 1/27/04 notes and the outstanding portion of the 9/25/06 notes.

On March 16, 2010 the City also issued \$2,445,000 of general obligation refunding bonds due annually through 2028 with an effective interest rate of 3.1546% to pay a portion of the outstanding 1998 general obligation bonds, the outstanding 1999 general obligation bonds, a portion of the outstanding 2003 general obligation notes and a portion of the outstanding 2005 bond anticipation notes.

Also on March 16, 2010, the City issued \$6,975,000 of taxable general obligation bonds (Build America Bonds) due annually through 2030 with an effective interest rate of 2.9836%.

9. Contingencies

- a. 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 Federal OMB Circular A-133 and the 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.
- b. 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 Attorney 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.

**REQUIRED SUPPLEMENTAL INFORMATION**

**CITY OF WEST ALLIS, WISCONSIN**  
**SCHEDULE OF FUNDING PROGRESS**  
**OTHER POST-EMPLOYMENT BENEFIT PLAN**  
 December 31, 2009

| Actuarial<br>Valuation<br>Date<br>December 31 | (1)<br>Actuarial<br>Value of<br>Assets | (2)<br>Actuarial<br>Accrued<br>Liability<br>(AAL) Unit<br>Credit | (3)<br>Funded<br>Ratio<br>(1) / (2) | (4)<br>Unfunded<br>Actuarial<br>Accrued<br>Liability<br>(UAAL)<br>(2) - (1) | (5)<br>Covered<br>Payroll | UAAL<br>as a<br>Percentage<br>of Covered<br>Payroll<br>(4) / (5) |
|---|--|--|-------------------------------------|---|---------------------------|--|
| 2008  | \$ -                                   | \$ 128,614,356   | 0.00%                               | \$ 128,614,356  | \$ 34,036,048             | 378%   |
| 2009  | -                                      | 128,614,356  | 0.00%                               | 128,614,356   | 36,801,382                | 349%   |

The City implemented GASB Statement No. 45 for the fiscal year ended December 31, 2008.  
 Information for prior years is not available.

**CITY OF WEST ALLIS, WISCONSIN**  
**SCHEDULE OF EMPLOYER CONTRIBUTIONS**  
**OTHER POST-EMPLOYMENT BENEFIT PLAN**  
 December 31, 2009

| Year Ended<br>December 31, | Employer<br>Contributions | Annual<br>Required<br>Contribution<br>(ARC) | Percentage<br>Contributed |
|----------------------------|---------------------------|---|---------------------------|
| 2008                       | \$ 3,417,289              | \$ 10,153,106                               | 34%                       |
| 2009                       | 3,417,289                 | 9,929,952                                   | 34%                       |

The City implemented GASB Statement No. 45 for the fiscal year ended December 31, 2008. Information for prior years is not available.



**SUPPLEMENTAL INFORMATION**

**CITY OF WEST ALLIS, WISCONSIN**  
**General Fund**  
**Schedule of Budgeted and Actual Revenues**  
**Year Ended December 31, 2009**

|                                    | Original<br>and Final<br>Budget | Actual            | Variance<br>Positive<br>(Negative) |
|------------------------------------|---------------------------------|-------------------|------------------------------------|
| <b>Taxes</b>                       |                                 |                   |                                    |
| General City property taxes        | \$ 29,276,823                   | \$ 29,276,823     | \$ -                               |
| Delinquent personal property taxes | -                               | (13,634)          | (13,634)                           |
| Mobile home and trailer taxes      | 85,000                          | 79,501            | (5,499)                            |
| Hotel and motel taxes              | 30,000                          | 45,906            | 15,906                             |
| State sales taxes                  | -                               | 144               | 144                                |
| Tax equivalents                    |                                 |                   |                                    |
| Medical office                     | 511,000                         | 565,051           | 54,051                             |
| Holie                              | 86,000                          | 61,023            | (24,977)                           |
| Other                              | -                               | 68,909            | 68,909                             |
| Tax delinquencies and penalties    | 190,000                         | 324,213           | 134,213                            |
| <b>Total Taxes</b>                 | <b>30,178,823</b>               | <b>30,407,936</b> | <b>229,113</b>                     |
| <b>Intergovernmental</b>           |                                 |                   |                                    |
| State shared revenues              | 8,544,242                       | 8,590,825         | 46,583                             |
| Expenditure restraint program      | 1,756,743                       | 1,756,743         | -                                  |
| Transportation aid                 | 2,245,000                       | 2,316,363         | 71,363                             |
| Exempt computer aid                | 265,000                         | 200,994           | (64,006)                           |
| Fire insurance                     | 130,000                         | 130,487           | 487                                |
| Municipal services payment         | 292,000                         | 322,728           | 30,728                             |
| Milwaukee County Library           | 315,000                         | 320,836           | 5,836                              |
| State fair service contract        | 30,000                          | 30,000            | -                                  |
| <b>Total Intergovernmental</b>     | <b>13,577,985</b>               | <b>13,668,976</b> | <b>90,991</b>                      |
| <b>Licenses and Permits</b>        |                                 |                   |                                    |
| Liquor/tavern licenses             | 98,400                          | 97,175            | (1,225)                            |
| Business operators license         | 122,630                         | 147,231           | 24,601                             |
| Permits                            |                                 |                   |                                    |
| Construction                       | 738,250                         | 622,349           | (115,901)                          |
| Parking                            | 370,000                         | 377,876           | 7,876                              |
| Engineering                        | 46,400                          | 72,249            | 25,849                             |
| Health                             | 15,915                          | 18,581            | 2,666                              |
| Other licenses and permits         | 23,470                          | 31,391            | 7,921                              |
| <b>Total Licenses and Permits</b>  | <b>1,415,065</b>                | <b>1,366,852</b>  | <b>(48,213)</b>                    |

(Continued)

**CITY OF WEST ALLIS, WISCONSIN**  
**General Fund**  
**Schedule of Budgeted and Actual Revenues (Continued)**  
**Year Ended December 31, 2009**

|   | Original<br>and Final<br>Budget | Actual               | Variance<br>Positive<br>(Negative) |
|---|---------------------------------|----------------------|------------------------------------|
| <b>Public Charges for Services</b>            |                                 |                      |                                    |
| General government                            | 6,400                           | 10,625               | 4,225                              |
| Building inspection                           | 92,700                          | 46,292               | (46,408)                           |
| Police  | 136,600                         | 142,875              | 6,275                              |
| Ambulance                                     | 835,000                         | 1,416,706            | 581,706                            |
| Fire  | 31,750                          | 21,435               | (10,315)                           |
| Milwaukee County paramedic aid                | 535,000                         | 210,418              | (324,582)                          |
| Health  | 269,678                         | 262,551              | (7,127)                            |
| Senior center                                 | 8,125                           | 6,773                | (1,352)                            |
| Public works                                  | 203,500                         | 275,709              | 72,209                             |
| Library                                       | 92,100                          | 87,325               | (4,775)                            |
| <b>Total Public Charges for Services</b>      | <b>2,210,853</b>                | <b>2,480,709</b>     | <b>269,856</b>                     |
| <b>Fines, Forfeitures and Penalties</b>       |                                 |                      |                                    |
| Court fines, costs and fees                   | 901,800                         | 867,918              | (33,882)                           |
| Parking violations                            | 1,150,000                       | 1,127,073            | (22,927)                           |
| Judgments and damages                         | -                               | 21,680               | 21,680                             |
| <b>Total Fines, Forfeitures and Penalties</b> | <b>2,051,800</b>                | <b>2,016,671</b>     | <b>(35,129)</b>                    |
| <b>Interest</b>                               |                                 |                      |                                    |
| Interest on investments                       | 1,750,000                       | 1,132,539            | (617,461)                          |
| Interest on special assessments               | 2,000                           | 1,388                | (612)                              |
| <b>Total Interest</b>                         | <b>1,752,000</b>                | <b>1,133,927</b>     | <b>(618,073)</b>                   |
| <b>Miscellaneous</b>                          |                                 |                      |                                    |
| Rental of City buildings                      | 174,500                         | 165,906              | (8,594)                            |
| Sale of material and equipment                | 74,900                          | 122,127              | 47,227                             |
| Contributions                                 | 350,000                         | 350,000              | -                                  |
| Miscellaneous                                 | 214,050                         | 296,745              | 82,695                             |
| <b>Total Miscellaneous</b>                    | <b>813,450</b>                  | <b>934,778</b>       | <b>121,328</b>                     |
| <b>TOTAL GENERAL FUND REVENUES</b>            | <b>\$ 51,999,976</b>            | <b>\$ 52,009,849</b> | <b>\$ 9,873</b>                    |



**CITY OF WEST ALLIS, WISCONSIN**  
**General Fund**  
**Schedule of Budgeted and Actual Expenditures**  
**Year Ended December 31, 2009**

|   | Original<br>Budget   | Final<br>Budget      | Actual               | Variance<br>with Final<br>Budget<br>Positive<br>(Negative) |
|---|----------------------|----------------------|----------------------|--|
| <b>General Government</b>                 |                      |                      |                      |  |
| Common council                            | \$ 103,140           | \$ 256,350           | \$ 251,335           | \$ 5,015   |
| Mayor                                     | 78,206               | 121,916              | 119,608              | 2,308  |
| City attorney                             | 469,234              | 658,684              | 649,934              | 8,750  |
| Municipal court                           | 240,896              | 319,549              | 323,296              | (3,747)  |
| City assessor                             | 341,742              | 539,117              | 513,469              | 25,648   |
| Administration                            | 144,395              | 202,852              | 202,530              | 322  |
| Information technology                    | 752,044              | 1,005,397            | 915,393              | 90,004   |
| Purchasing/central services               | 628,552              | 880,855              | 646,515              | 234,340  |
| Human resources                           | 300,648              | 445,717              | 434,675              | 11,042   |
| Finance                                   | 329,818              | 490,793              | 460,927              | 29,866   |
| City clerk/treasurer                      | 432,516              | 591,413              | 543,102              | 48,311   |
| Promotions, celebrations and awards       | 74,175               | 81,885               | 72,480               | 9,405  |
| Other general government                  | 688,730              | 719,933              | 512,182              | 207,751  |
| <b>Total General Government</b>           | <b>4,584,096</b>     | <b>6,314,461</b>     | <b>5,645,446</b>     | <b>669,015</b>   |
| <b>Public Safety</b>                      |                      |                      |                      |  |
| Police department                         | 11,119,461           | 16,922,760           | 16,696,487           | 226,273  |
| Fire department                           | 8,510,576            | 12,876,824           | 12,685,445           | 191,379  |
| Police and fire commission                | 14,900               | 14,900               | 4,853                | 10,047   |
| Building inspections and zoning           | 778,186              | 1,161,655            | 1,152,767            | 8,888  |
| Planning                                  | 153,973              | 381,442              | 287,650              | 93,792   |
| <b>Total Public Safety</b>                | <b>20,577,096</b>    | <b>31,357,581</b>    | <b>30,827,202</b>    | <b>530,379</b>   |
| <b>Health</b>                             | <b>1,494,874</b>     | <b>2,075,519</b>     | <b>1,988,576</b>     | <b>86,943</b>  |
| <b>Public Works</b>                       |                      |                      |                      |  |
| Engineering                               | 950,124              | 1,342,258            | 1,279,083            | 63,175   |
| Public works administration office        | 259,599              | 350,777              | 333,367              | 17,410   |
| Building and electrical division          | 2,417,835            | 3,177,209            | 3,121,875            | 55,334   |
| Sanitation and street division            | 2,397,032            | 3,462,575            | 3,469,582            | (7,007)  |
| Forestry division                         | 936,023              | 1,336,712            | 1,348,492            | (11,780)   |
| Fleet services                            | 1,743,557            | 2,204,077            | 1,634,656            | 569,421  |
| Inventory services                        | 207,855              | 325,572              | 309,926              | 15,646   |
| <b>Total Engineering and Public Works</b> | <b>8,912,025</b>     | <b>12,199,180</b>    | <b>11,496,981</b>    | <b>702,199</b>   |
| <b>Culture and Recreation</b>             |                      |                      |                      |  |
| Senior center                             | 164,297              | 224,360              | 215,670              | 8,690  |
| Library                                   | 1,783,017            | 2,348,063            | 2,232,626            | 115,437  |
| <b>Total Culture and Recreation</b>       | <b>1,947,314</b>     | <b>2,572,423</b>     | <b>2,448,296</b>     | <b>124,127</b>   |
| <b>Undistributed Fringe Benefits</b>      | <b>16,669,450</b>    | <b>1,417,075</b>     | <b>820,134</b>       | <b>596,941</b>   |
| <b>TOTAL GENERAL FUND EXPENDITURES</b>    | <b>\$ 54,184,855</b> | <b>\$ 55,936,239</b> | <b>\$ 53,226,635</b> | <b>\$ 2,709,604</b>  |

**CITY OF WEST ALLIS, WISCONSIN**

Combining Balance Sheet

Nonmajor Governmental Funds

December 31, 2009

|   | Block<br>Grant      | Stimulus<br>Programs | H.O.M.E.<br>Program | Rental<br>Energy<br>Loans | Housing<br>Programs |
|---|---------------------|----------------------|---------------------|---------------------------|---------------------|
| <b>ASSETS</b>                             |                     |                      |                     |                           |                     |
| Cash and investments                      | \$ 14,996           | \$ -                 | \$ 949,285          | \$ 432,709                | \$ 477,188          |
| Receivables                               |                     |                      |                     |                           |                     |
| Accounts                                  | 905                 | -                    | 8,624               | -                         | 19,337              |
| Notes and loans                           | 1,086,547           | -                    | 1,983,249           | -                         | 384,585             |
| Special assessments                       | -                   | -                    | -                   | -                         | -                   |
| Interest                                  | -                   | -                    | -                   | -                         | 70                  |
| Due from other governmental units         | 287,952             | 410,942              | 127,145             | -                         | -                   |
| Prepaid items                             | -                   | -                    | -                   | -                         | 182,180             |
| <b>TOTAL ASSETS</b>                       | <b>\$ 1,390,400</b> | <b>\$ 410,942</b>    | <b>\$ 3,068,303</b> | <b>\$ 432,709</b>         | <b>\$ 1,063,360</b> |
| <b>LIABILITIES AND FUND BALANCE</b>       |                     |                      |                     |                           |                     |
| <b>Liabilities</b>                        |                     |                      |                     |                           |                     |
| Accounts payable                          | \$ 49,813           | \$ 135,146           | \$ 112              | \$ -                      | \$ 216,433          |
| Accrued liabilities                       | 9,869               | 824                  | 546                 | -                         | 13,532              |
| Due to other funds                        | 244,171             | 274,972              | -                   | -                         | -                   |
| Customer deposits                         | -                   | -                    | -                   | -                         | -                   |
| Deferred revenue                          |                     |                      |                     |                           |                     |
| Special assessments                       | -                   | -                    | -                   | -                         | -                   |
| Notes and loans                           | 1,086,547           | -                    | 1,983,249           | -                         | 384,585             |
| Received in advance                       | -                   | -                    | -                   | -                         | -                   |
| <b>Total Liabilities</b>                  | <b>1,390,400</b>    | <b>410,942</b>       | <b>1,983,907</b>    | <b>-</b>                  | <b>614,550</b>      |
| <b>Fund Balance</b>                       |                     |                      |                     |                           |                     |
| <b>Reserved</b>                           |                     |                      |                     |                           |                     |
| Encumbrances                              | -                   | -                    | 93                  | -                         | -                   |
| Inventories and prepaid items             | -                   | -                    | -                   | -                         | 182,180             |
| Library projects                          | -                   | -                    | -                   | -                         | -                   |
| Capital projects                          | -                   | -                    | -                   | -                         | -                   |
| <b>Unreserved</b>                         |                     |                      |                     |                           |                     |
| Undesignated (deficit)                    | -                   | -                    | 1,084,303           | 432,709                   | 266,630             |
| <b>Total Fund Balance (Deficit)</b>       | <b>-</b>            | <b>-</b>             | <b>1,084,396</b>    | <b>432,709</b>            | <b>448,810</b>      |
| <b>TOTAL LIABILITIES AND FUND BALANCE</b> | <b>\$ 1,390,400</b> | <b>\$ 410,942</b>    | <b>\$ 3,068,303</b> | <b>\$ 432,709</b>         | <b>\$ 1,063,360</b> |

| Library Endowment | Cable Communications | Health Grants | Police Grants | Fire Grants | Information Technology Joint Ventures | Miscellaneous Grants | Centennial | Total Special Revenue Funds |
|-------------------|----------------------|---------------|---------------|-------------|---------------------------------------|----------------------|------------|-----------------------------|
| \$ 47,276         | \$ 582,384           | \$ 61,136     | \$ 200        | \$ 72,810   | \$ 50,520                             | \$ 94,095            | \$ -       | \$ 2,782,599                |
| -                 | 160,659              | -             | -             | -           | -                                     | -                    | 375,000    | 564,525                     |
| -                 | -                    | -             | -             | -           | -                                     | -                    | -          | 3,454,381                   |
| -                 | -                    | -             | -             | -           | -                                     | -                    | -          | -                           |
| -                 | -                    | -             | -             | -           | -                                     | -                    | -          | 70                          |
| -                 | -                    | 131,444       | 337,591       | 8,346       | -                                     | 748,158              | -          | 2,051,578                   |
| -                 | -                    | -             | 1,585         | -           | -                                     | -                    | -          | 183,765                     |

\$ 47,276 \$ 743,043 \$ 192,580 \$ 339,376 \$ 81,156 \$ 50,520 \$ 842,253 \$ 375,000 \$ 9,036,918

|       |        |           |           |        |      |            |            |            |
|-------|--------|-----------|-----------|--------|------|------------|------------|------------|
| \$ 93 | \$ -   | \$ 37,388 | \$ 45,183 | \$ 768 | \$ - | \$ 111,307 | \$ 375,000 | \$ 971,243 |
| -     | 4,722  | 6,267     | 4,165     | -      | -    | 778        | -          | 40,703     |
| -     | -      | -         | 281,863   | -      | -    | 636,437    | 22,201     | 1,459,644  |
| -     | 37,500 | -         | -         | -      | -    | -          | -          | 37,500     |
| -     | -      | -         | -         | -      | -    | -          | -          | -          |
| -     | -      | -         | -         | -      | -    | -          | -          | 3,454,381  |
| -     | -      | 148,925   | 8,165     | -      | -    | 93,731     | -          | 250,821    |
| 93    | 42,222 | 192,580   | 339,376   | 768    | -    | 842,253    | 397,201    | 6,214,292  |

|        |         |   |   |        |        |   |          |           |
|--------|---------|---|---|--------|--------|---|----------|-----------|
| -      | -       | - | - | -      | -      | - | -        | 93        |
| -      | -       | - | - | -      | -      | - | -        | 182,180   |
| 47,183 | -       | - | - | -      | -      | - | -        | 47,183    |
| -      | 98,122  | - | - | -      | -      | - | -        | 98,122    |
| -      | 602,699 | - | - | 80,388 | 50,520 | - | (22,201) | 2,495,048 |
| 47,183 | 700,821 | - | - | 80,388 | 50,520 | - | (22,201) | 2,822,626 |

\$ 47,276 \$ 743,043 \$ 192,580 \$ 339,376 \$ 81,156 \$ 50,520 \$ 842,253 \$ 375,000 \$ 9,036,918

(Continued)

**CITY OF WEST ALLIS, WISCONSIN**  
**Combining Balance Sheet**  
**Nonmajor Governmental Funds (Continued)**  
**December 31, 2009**

|   | Public<br>Works<br>Improvements | Tax Increment Districts |                     |                   |                   |
|---|---------------------------------|-------------------------|---------------------|-------------------|-------------------|
|   |                                 | No. 2                   | No. 3               | No 4 Trust        | No. 5             |
| <b>ASSETS</b>                             |                                 |                         |                     |                   |                   |
| Cash and investments                      | \$ 140,258                      | \$ 56,733               | \$ 910,404          | \$ 151,233        | \$ -              |
| Receivables                               |                                 |                         |                     |                   |                   |
| Accounts                                  | 118,433                         | -                       | -                   | -                 | -                 |
| Notes and loans                           | -                               | -                       | 728,111             | -                 | 555,000           |
| Special assessments                       | 1,240,823                       | -                       | -                   | -                 | -                 |
| Interest                                  | -                               | -                       | -                   | -                 | -                 |
| Due from other governmental units         | 11,188                          | -                       | -                   | -                 | -                 |
| Prepaid items                             | -                               | -                       | -                   | -                 | -                 |
| <b>TOTAL ASSETS</b>                       | <b>\$ 1,510,702</b>             | <b>\$ 56,733</b>        | <b>\$ 1,638,515</b> | <b>\$ 151,233</b> | <b>\$ 555,000</b> |
| <b>LIABILITIES AND FUND BALANCE</b>       |                                 |                         |                     |                   |                   |
| <b>Liabilities</b>                        |                                 |                         |                     |                   |                   |
| Accounts payable                          | \$ 37,185                       | \$ -                    | \$ 442,540          | \$ -              | \$ 204            |
| Accrued liabilities                       | 1,591                           | -                       | -                   | -                 | 160               |
| Due to other funds                        | -                               | -                       | -                   | -                 | 155,693           |
| Customer deposits                         | 50,266                          | -                       | -                   | 151,233           | -                 |
| Deferred revenue                          |                                 |                         |                     |                   |                   |
| Special assessments                       | 1,240,823                       | -                       | -                   | -                 | -                 |
| Notes and loans                           | -                               | -                       | 728,111             | -                 | 555,000           |
| Received in advance                       | 155,273                         | -                       | -                   | -                 | -                 |
| <b>Total Liabilities</b>                  | <b>1,485,138</b>                | <b>-</b>                | <b>1,170,651</b>    | <b>151,233</b>    | <b>711,057</b>    |
| <b>Fund Balance (Deficit)</b>             |                                 |                         |                     |                   |                   |
| <b>Reserved</b>                           |                                 |                         |                     |                   |                   |
| Encumbrances                              | -                               | -                       | 146,284             | -                 | -                 |
| Inventories and prepaid items             | -                               | -                       | -                   | -                 | -                 |
| Library projects                          | -                               | -                       | -                   | -                 | -                 |
| Capital projects                          | -                               | -                       | -                   | -                 | -                 |
| <b>Unreserved</b>                         |                                 |                         |                     |                   |                   |
| Undesignated (deficit)                    | 25,564                          | 56,733                  | 321,580             | -                 | (156,057)         |
| <b>Total Fund Balance (Deficit)</b>       | <b>25,564</b>                   | <b>56,733</b>           | <b>467,864</b>      | <b>-</b>          | <b>(156,057)</b>  |
| <b>TOTAL LIABILITIES AND FUND BALANCE</b> | <b>\$ 1,510,702</b>             | <b>\$ 56,733</b>        | <b>\$ 1,638,515</b> | <b>\$ 151,233</b> | <b>\$ 555,000</b> |

| Tax Increment Districts (Continued) |                     |                   |             |             | Total<br>Capital<br>Projects<br>Funds | Total<br>Nonmajor<br>Governmental<br>Funds |
|-------------------------------------|---------------------|-------------------|-------------|-------------|---------------------------------------|--|
| No. 6                               | No. 7               | No. 9             | No. 10      | No. 11      |                                       |  |
| \$ 151,645                          | \$ 1,781,139        | \$ 831,880        | \$ -        | \$ -        | \$ 4,023,292                          | \$ 6,805,891                               |
| 79,131                              | 20                  | -                 | -           | -           | 197,584                               | 762,109                                    |
| -                                   | -                   | -                 | -           | -           | 1,283,111                             | 4,737,492                                  |
| -                                   | -                   | -                 | -           | -           | 1,240,823                             | 1,240,823                                  |
| -                                   | -                   | -                 | -           | -           | -                                     | 70   |
| -                                   | -                   | -                 | -           | -           | 11,188                                | 2,062,766                                  |
| -                                   | -                   | -                 | -           | -           | -                                     | 183,765                                    |
| <u>\$ 230,776</u>                   | <u>\$ 1,781,159</u> | <u>\$ 831,880</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 6,755,998</u>                   | <u>\$ 15,792,916</u>                       |

|               |                |          |               |                |                  |                   |
|---------------|----------------|----------|---------------|----------------|------------------|-------------------|
| \$ 39,250     | \$ 276,517     | \$ -     | \$ -          | \$ 11,949      | \$ 807,645       | \$ 1,778,888      |
| 206           | 626            | -        | 41            | 209            | 2,833            | 43,536            |
| -             | -              | -        | 29,831        | 562,862        | 748,386          | 2,208,030         |
| -             | -              | -        | -             | -              | 201,499          | 238,999           |
| -             | -              | -        | -             | -              | 1,240,823        | 1,240,823         |
| -             | -              | -        | -             | -              | 1,283,111        | 4,737,492         |
| -             | -              | -        | -             | -              | 155,273          | 406,094           |
| <u>39,456</u> | <u>277,143</u> | <u>-</u> | <u>29,872</u> | <u>575,020</u> | <u>4,439,570</u> | <u>10,653,862</u> |

|                   |                     |                   |                 |                  |                     |                      |
|-------------------|---------------------|-------------------|-----------------|------------------|---------------------|----------------------|
| 77,542            | 73,376              | 3,344             | -               | -                | 300,546             | 300,639              |
| -                 | -                   | -                 | -               | -                | -                   | 182,180              |
| -                 | -                   | -                 | -               | -                | -                   | 47,183               |
| -                 | -                   | -                 | -               | -                | -                   | 98,122               |
| 113,778           | 1,430,640           | 828,536           | (29,872)        | (575,020)        | 2,015,882           | 4,510,930            |
| <u>191,320</u>    | <u>1,504,016</u>    | <u>831,880</u>    | <u>(29,872)</u> | <u>(575,020)</u> | <u>2,316,428</u>    | <u>5,139,054</u>     |
| <u>\$ 230,776</u> | <u>\$ 1,781,159</u> | <u>\$ 831,880</u> | <u>\$ -</u>     | <u>\$ -</u>      | <u>\$ 6,755,998</u> | <u>\$ 15,792,916</u> |

**CITY OF WEST ALLIS, WISCONSIN**  
Combining Statement of Revenues, Expenditures and Changes in Fund Balances  
Nonmajor Governmental Funds  
Year Ended December 31, 2009

|   | Block Grant      | Stimulus Programs | H.O.M.E. Program    | Rental Energy Loans | Housing Programs  | Library Endowment |
|---|------------------|-------------------|---------------------|---------------------|-------------------|-------------------|
| <b>Revenues</b>                                     |                  |                   |                     |                     |                   |                   |
| Special assessments                                 | \$ -             | \$ -              | \$ -                | \$ -                | \$ -              | \$ -              |
| Intergovernmental                                   | 1,107,954        | 410,942           | 97,955              | -                   | 2,638,744         | -                 |
| Public charges for services                         | -                | -                 | -                   | -                   | -                 | -                 |
| Loan repayments                                     | 168,303          | -                 | 289,127             | -                   | -                 | -                 |
| Interest  | -                | -                 | 3,475               | -                   | 1,506             | 424               |
| Miscellaneous                                       | -                | -                 | -                   | -                   | 18,975            | 41,487            |
| <b>Total Revenues</b>                               | <b>1,276,257</b> | <b>410,942</b>    | <b>390,557</b>      | <b>-</b>            | <b>2,659,225</b>  | <b>41,911</b>     |
| <b>Expenditures</b>                                 |                  |                   |                     |                     |                   |                   |
| <b>Current</b>                                      |                  |                   |                     |                     |                   |                   |
| General government                                  | -                | 10,886            | -                   | -                   | -                 | -                 |
| Public safety                                       | -                | 107,967           | -                   | -                   | -                 | -                 |
| Public works  | -                | -                 | -                   | -                   | -                 | -                 |
| Health  | -                | -                 | -                   | -                   | -                 | -                 |
| Culture and recreation                              | -                | -                 | -                   | -                   | -                 | 207,971           |
| Conservation and development                        | 1,276,257        | 292,089           | 235,829             | -                   | 2,702,271         | -                 |
| Capital outlay                                      | -                | -                 | -                   | -                   | -                 | -                 |
| Debt Service  | -                | -                 | -                   | -                   | -                 | -                 |
| Interest  | -                | -                 | -                   | -                   | -                 | -                 |
| <b>Total Expenditures</b>                           | <b>1,276,257</b> | <b>410,942</b>    | <b>235,829</b>      | <b>-</b>            | <b>2,702,271</b>  | <b>207,971</b>    |
| <b>Excess of Revenues Over (Under) Expenditures</b> | <b>-</b>         | <b>-</b>          | <b>154,728</b>      | <b>-</b>            | <b>(43,046)</b>   | <b>(166,060)</b>  |
| <b>Other Financing Sources (Uses)</b>               |                  |                   |                     |                     |                   |                   |
| General obligation debt issued                      | -                | -                 | -                   | -                   | -                 | -                 |
| Transfers in  | 12               | -                 | -                   | -                   | -                 | -                 |
| Transfers out                                       | -                | -                 | -                   | -                   | -                 | -                 |
| <b>Total Other Financing Sources (Uses)</b>         | <b>12</b>        | <b>-</b>          | <b>-</b>            | <b>-</b>            | <b>-</b>          | <b>-</b>          |
| <b>Net Change in Fund Balances</b>                  | <b>12</b>        | <b>-</b>          | <b>154,728</b>      | <b>-</b>            | <b>(43,046)</b>   | <b>(166,060)</b>  |
| <b>Fund Balances - January 1</b>                    | <b>(12)</b>      | <b>-</b>          | <b>929,668</b>      | <b>432,709</b>      | <b>491,856</b>    | <b>213,243</b>    |
| <b>Fund Balances - December 31</b>                  | <b>\$ -</b>      | <b>\$ -</b>       | <b>\$ 1,084,396</b> | <b>\$ 432,709</b>   | <b>\$ 448,810</b> | <b>\$ 47,183</b>  |

| Cable<br>Communi-<br>cations | Health<br>Grants | Police<br>Grants | Fire<br>Grants   | Information<br>Technology<br>Joint<br>Ventures | Miscellaneous<br>Grants | Centennial         | Total<br>Special<br>Revenue<br>Funds |
|------------------------------|------------------|------------------|------------------|--|-------------------------|--------------------|--------------------------------------|
| \$ -                         | \$ -             | \$ -             | \$ -             | \$ -   | \$ -                    | \$ -               | \$ -                                 |
| -                            | 534,025          | 2,153,146        | 60,622           | -  | 1,451,799               | -                  | 8,455,187                            |
| 629,763                      | -                | -                | -                | -  | -                       | -                  | 629,763                              |
| -                            | -                | -                | -                | -  | -                       | -                  | 457,430                              |
| -                            | -                | -                | -                | -  | -                       | -                  | 5,405                                |
| -                            | -                | 99,362           | -                | 29,600   | 89,785                  | 489                | 279,698                              |
| <u>629,763</u>               | <u>534,025</u>   | <u>2,252,508</u> | <u>60,622</u>    | <u>29,600</u>                                  | <u>1,541,584</u>        | <u>489</u>         | <u>9,827,483</u>                     |
| -                            | -                | -                | -                | 2,380  | -                       | -                  | 13,266                               |
| -                            | -                | 2,252,534        | 65,674           | -  | -                       | -                  | 2,426,175                            |
| -                            | -                | -                | -                | -  | 1,158,826               | -                  | 1,158,826                            |
| -                            | 534,021          | -                | -                | -  | -                       | -                  | 534,021                              |
| 335,227                      | -                | -                | -                | -  | -                       | -                  | 543,198                              |
| -                            | -                | -                | -                | -  | -                       | -                  | 4,506,446                            |
| -                            | -                | -                | -                | -  | -                       | -                  | -                                    |
| <u>335,227</u>               | <u>534,021</u>   | <u>2,252,534</u> | <u>65,674</u>    | <u>2,380</u>                                   | <u>1,158,826</u>        | <u>-</u>           | <u>9,181,932</u>                     |
| 294,536                      | 4                | (26)             | (5,052)          | 27,220   | 382,758                 | 489                | 645,551                              |
| -                            | -                | -                | -                | -  | -                       | -                  | -                                    |
| -                            | 615              | 1,499            | -                | -  | -                       | -                  | 2,126                                |
| (275,000)                    | -                | -                | -                | -  | (382,758)               | -                  | (657,758)                            |
| <u>(275,000)</u>             | <u>615</u>       | <u>1,499</u>     | <u>-</u>         | <u>-</u>                                       | <u>(382,758)</u>        | <u>-</u>           | <u>(655,632)</u>                     |
| 19,536                       | 619              | 1,473            | (5,052)          | 27,220   | -                       | 489                | (10,081)                             |
| 681,285                      | (619)            | (1,473)          | 85,440           | 23,300   | -                       | (22,690)           | 2,832,707                            |
| <u>\$ 700,821</u>            | <u>\$ -</u>      | <u>\$ -</u>      | <u>\$ 80,388</u> | <u>\$ 50,520</u>                               | <u>\$ -</u>             | <u>\$ (22,201)</u> | <u>\$ 2,822,626</u>                  |

(Continued)



**CITY OF WEST ALLIS, WISCONSIN**  
Combining Statement of Revenues, Expenditures and Changes in Fund Balances  
Nonmajor Governmental Funds (Continued)  
Year Ended December 31, 2009

|   | Public Works<br>Improvements | Tax Increment Districts |                   |                 |                     |
|---|------------------------------|-------------------------|-------------------|-----------------|---------------------|
|   |                              | No. 2                   | No. 3             | No. 4 Trust     | No. 5               |
| <b>Revenues</b>                             |                              |                         |                   |                 |                     |
| Special assessments                         | \$ 966,982                   | \$ -                    | \$ -              | \$ -            | \$ -                |
| Intergovernmental                           | 137,299                      | -                       | -                 | -               | -                   |
| Public charges for services                 | -                            | -                       | -                 | -               | -                   |
| Loan repayments                             | -                            | -                       | -                 | -               | -                   |
| Interest                                    | -                            | 191                     | 1,301             | 462             | -                   |
| Miscellaneous                               | 23,324                       | -                       | -                 | 44,903          | 39,137              |
| <b>Total Revenues</b>                       | <b>1,127,605</b>             | <b>191</b>              | <b>1,301</b>      | <b>45,365</b>   | <b>39,137</b>       |
| <b>Expenditures</b>                         |                              |                         |                   |                 |                     |
| <b>Current</b>                              |                              |                         |                   |                 |                     |
| General government                          | -                            | -                       | -                 | -               | -                   |
| Public safety                               | -                            | -                       | -                 | -               | -                   |
| Public works                                | -                            | -                       | -                 | -               | -                   |
| Health                                      | -                            | -                       | -                 | -               | -                   |
| Culture and recreation                      | -                            | -                       | -                 | -               | -                   |
| Conservation and development                | -                            | -                       | -                 | -               | -                   |
| Capital outlay                              | 5,229,952                    | 2,441                   | 8,465             | -               | 174,001             |
| Debt Service                                |                              |                         |                   |                 |                     |
| Interest                                    | -                            | -                       | -                 | -               | 4,830               |
| <b>Total Expenditures</b>                   | <b>5,229,952</b>             | <b>2,441</b>            | <b>8,465</b>      | <b>-</b>        | <b>178,831</b>      |
| <b>Excess of Revenues Over (Under)</b>      |                              |                         |                   |                 |                     |
| Expenditures                                | (4,102,347)                  | (2,250)                 | (7,164)           | 45,365          | (139,694)           |
| <b>Other Financing Sources (Uses)</b>       |                              |                         |                   |                 |                     |
| General obligation debt issued              | 4,245,000                    | -                       | -                 | -               | 2,085,000           |
| Transfers in                                | 17,009                       | 36,142                  | 585,288           | -               | 171,212             |
| Transfers out                               | (585,288)                    | -                       | (40,021)          | (45,365)        | (579,250)           |
| <b>Total Other Financing Sources (Uses)</b> | <b>3,676,721</b>             | <b>36,142</b>           | <b>545,267</b>    | <b>(45,365)</b> | <b>1,676,962</b>    |
| <b>Net Change in Fund Balances</b>          | <b>(425,626)</b>             | <b>33,892</b>           | <b>538,103</b>    | <b>-</b>        | <b>1,537,268</b>    |
| <b>Fund Balances - January 1</b>            | <b>451,190</b>               | <b>22,841</b>           | <b>(70,239)</b>   | <b>-</b>        | <b>(1,693,325)</b>  |
| <b>Fund Balances - December 31</b>          | <b>\$ 25,564</b>             | <b>\$ 56,733</b>        | <b>\$ 467,864</b> | <b>\$ -</b>     | <b>\$ (156,057)</b> |

| Tax Increment Districts (Continued) |                     |                   |                    |                     | Total<br>Capital<br>Projects<br>Funds | Total<br>Nonmajor<br>Governmental<br>Funds |
|-------------------------------------|---------------------|-------------------|--------------------|---------------------|---------------------------------------|--|
| No. 6                               | No. 7               | No. 9             | No. 10             | No. 11              |                                       |  |
| \$ -                                | \$ -                | \$ -              | \$ -               | \$ -                | \$ 966,982                            | \$ 966,982                                 |
| -                                   | -                   | -                 | -                  | -                   | 137,299                               | 8,592,486                                  |
| -                                   | -                   | -                 | -                  | -                   | -                                     | 629,763                                    |
| -                                   | -                   | -                 | -                  | -                   | -                                     | 457,430                                    |
| 2,062                               | 4,469               | 2,755             | -                  | -                   | 11,240                                | 16,645                                     |
| 79,131                              | -                   | -                 | -                  | -                   | 186,495                               | 466,193                                    |
| <u>81,193</u>                       | <u>4,469</u>        | <u>2,755</u>      | <u>-</u>           | <u>-</u>            | <u>1,302,016</u>                      | <u>11,129,499</u>                          |
| -                                   | -                   | -                 | -                  | -                   | -                                     | 13,266                                     |
| -                                   | -                   | -                 | -                  | -                   | -                                     | 2,426,175                                  |
| -                                   | -                   | -                 | -                  | -                   | -                                     | 1,158,826                                  |
| -                                   | -                   | -                 | -                  | -                   | -                                     | 534,021                                    |
| -                                   | -                   | -                 | -                  | -                   | -                                     | 543,198                                    |
| -                                   | -                   | -                 | -                  | -                   | -                                     | 4,506,446                                  |
| 641,384                             | 2,800,548           | 45,698            | 23,358             | 574,689             | 9,500,536                             | 9,500,536                                  |
| -                                   | -                   | -                 | 69                 | 331                 | 5,230                                 | 5,230                                      |
| <u>641,384</u>                      | <u>2,800,548</u>    | <u>45,698</u>     | <u>23,427</u>      | <u>575,020</u>      | <u>9,505,766</u>                      | <u>18,687,698</u>                          |
| (560,191)                           | (2,796,079)         | (42,943)          | (23,427)           | (575,020)           | (8,203,750)                           | (7,558,199)                                |
| -                                   | 3,006,961           | -                 | -                  | -                   | 9,336,961                             | 9,336,961                                  |
| -                                   | 876,415             | 306,805           | -                  | -                   | 1,992,871                             | 1,994,997                                  |
| -                                   | -                   | -                 | -                  | -                   | (1,249,924)                           | (1,907,682)                                |
| -                                   | <u>3,883,376</u>    | <u>306,805</u>    | <u>-</u>           | <u>-</u>            | <u>10,079,908</u>                     | <u>9,424,276</u>                           |
| (560,191)                           | 1,087,297           | 263,862           | (23,427)           | (575,020)           | 1,876,158                             | 1,866,077                                  |
| 751,511                             | 416,719             | 568,018           | (6,445)            | -                   | 440,270                               | 3,272,977                                  |
| <u>\$ 191,320</u>                   | <u>\$ 1,504,016</u> | <u>\$ 831,880</u> | <u>\$ (29,872)</u> | <u>\$ (575,020)</u> | <u>\$ 2,316,428</u>                   | <u>\$ 5,139,054</u>                        |

**CITY OF WEST ALLIS, WISCONSIN**  
**Block Grant Special Revenue Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance -**  
**Budget and Actual**  
**Year Ended December 31, 2009**

|                                      | Original<br>and Final<br>Budget | Actual           | Variance<br>Positive<br>(Negative) |
|--------------------------------------|---------------------------------|------------------|------------------------------------|
| Revenues                             |                                 |                  |                                    |
| Intergovernmental                    | \$ 1,176,074                    | \$ 1,107,954     | \$ (68,120)                        |
| Loan repayments                      | 375,000                         | 168,303          | (206,697)                          |
| Total Revenues                       | <u>1,551,074</u>                | <u>1,276,257</u> | <u>(274,817)</u>                   |
| Expenditures                         |                                 |                  |                                    |
| Conservation and development         | <u>1,523,906</u>                | <u>1,276,257</u> | <u>247,649</u>                     |
| Excess of Revenues Over Expenditures | 27,168                          | -                | (27,168)                           |
| Other Financing Sources              |                                 |                  |                                    |
| Transfers in                         | -                               | 12               | 12                                 |
| Net Change in Fund Balance           | 27,168                          | 12               | (27,156)                           |
| Fund Balance - January 1             | <u>(12)</u>                     | <u>(12)</u>      | -                                  |
| Fund Balance - December 31           | <u>\$ 27,156</u>                | <u>\$ -</u>      | <u>\$ (27,156)</u>                 |

**CITY OF WEST ALLIS, WISCONSIN**  
**H.O.M.E. Program Special Revenue Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance -**  
**Budget and Actual**  
**Year Ended December 31, 2009**

|                                   | Original<br>and Final<br>Budget | Actual              | Variance<br>Positive<br>(Negative) |
|-----------------------------------|---------------------------------|---------------------|------------------------------------|
| <b>Revenues</b>                   |                                 |                     |                                    |
| Intergovernmental                 | \$ 492,000                      | \$ 97,955           | \$ (394,045)                       |
| Loan repayments                   | 285,000                         | 289,127             | 4,127                              |
| Interest                          | -                               | 3,475               | 3,475                              |
| <b>Total Revenues</b>             | <u>777,000</u>                  | <u>390,557</u>      | <u>(386,443)</u>                   |
| <b>Expenditures</b>               |                                 |                     |                                    |
| Conservation and development      | <u>777,477</u>                  | <u>235,829</u>      | <u>541,648</u>                     |
| <b>Net Change in Fund Balance</b> | (477)                           | 154,728             | 155,205                            |
| <b>Fund Balance - January 1</b>   | <u>929,668</u>                  | <u>929,668</u>      | -                                  |
| <b>Fund Balance - December 31</b> | <u>\$ 929,191</u>               | <u>\$ 1,084,396</u> | <u>\$ 155,205</u>                  |

**CITY OF WEST ALLIS, WISCONSIN**  
**Rental Energy Loans Special Revenue Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance -**  
**Budget and Actual**  
**Year Ended December 31, 2009**

|                            | Original<br>and Final<br>Budget | Actual            | Variance<br>Positive<br>(Negative) |
|----------------------------|---------------------------------|-------------------|------------------------------------|
| Revenues                   |                                 |                   |                                    |
| Loan repayments            | \$ -                            | \$ -              | \$ -                               |
| Expenditures               | -                               | -                 | -                                  |
| Net Change in Fund Balance | -                               | -                 | -                                  |
| Fund Balance - January 1   | 432,709                         | 432,709           | -                                  |
| Fund Balance - December 31 | <u>\$ 432,709</u>               | <u>\$ 432,709</u> | <u>\$ -</u>                        |

**CITY OF WEST ALLIS, WISCONSIN**  
**Housing Programs Special Revenue Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance -**  
**Budget and Actual**  
**Year Ended December 31, 2009**

|                                   | Original<br>and Final<br>Budget | Actual            | Variance<br>Positive<br>(Negative) |
|-----------------------------------|---------------------------------|-------------------|------------------------------------|
| <b>Revenues</b>                   |                                 |                   |                                    |
| Intergovernmental                 | \$ 2,576,775                    | \$ 2,638,744      | \$ 61,969                          |
| Interest                          | 20,000                          | 1,506             | (18,494)                           |
| Miscellaneous                     | -                               | 18,975            | 18,975                             |
| <b>Total Revenues</b>             | <u>2,596,775</u>                | <u>2,659,225</u>  | <u>62,450</u>                      |
| <br>                              |                                 |                   |                                    |
| <b>Expenditures</b>               |                                 |                   |                                    |
| Conservation and development      | <u>2,596,775</u>                | <u>2,702,271</u>  | <u>(105,496)</u>                   |
| <br>                              |                                 |                   |                                    |
| <b>Net Change in Fund Balance</b> | -                               | (43,046)          | (43,046)                           |
| <br>                              |                                 |                   |                                    |
| <b>Fund Balance - January 1</b>   | <u>491,856</u>                  | <u>491,856</u>    | -                                  |
| <br>                              |                                 |                   |                                    |
| <b>Fund Balance - December 31</b> | <u>\$ 491,856</u>               | <u>\$ 448,810</u> | <u>\$ (43,046)</u>                 |

**CITY OF WEST ALLIS, WISCONSIN**  
**Cable Communications Special Revenue Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance -**  
**Budget and Actual**  
**Year Ended December 31, 2009**

|   | Original<br>and Final<br>Budget | Actual            | Variance<br>Positive<br>(Negative) |
|---|---------------------------------|-------------------|------------------------------------|
| <b>Revenues</b>                                     |                                 |                   |                                    |
| Public charges for services                         | \$ 590,000                      | \$ 629,763        | \$ 39,763                          |
| <b>Expenditures</b>                                 |                                 |                   |                                    |
| Culture and recreation                              | 365,104                         | 335,227           | 29,877                             |
| <b>Excess of Revenues Over (Under) Expenditures</b> | 224,896                         | 294,536           | 69,640                             |
| <b>Other Financing Sources (Uses)</b>               |                                 |                   |                                    |
| Transfers out                                       | (275,000)                       | (275,000)         | -                                  |
| <b>Net Change in Fund Balance</b>                   | (50,104)                        | 19,536            | 69,640                             |
| <b>Fund Balance - January 1</b>                     | 681,285                         | 681,285           | -                                  |
| <b>Fund Balance - December 31</b>                   | <u>\$ 631,181</u>               | <u>\$ 700,821</u> | <u>\$ 69,640</u>                   |



**CITY OF WEST ALLIS, WISCONSIN**  
**Health Grants Special Revenue Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance -**  
**Budget and Actual**  
**Years Ended December 31, 2009**

|                                      | Original<br>and Final<br>Budget | Actual     | Variance<br>Positive<br>(Negative) |
|--------------------------------------|---------------------------------|------------|------------------------------------|
| Revenues                             |                                 |            |                                    |
| Intergovernmental                    | \$ 295,000                      | \$ 534,025 | \$ 239,025                         |
| Expenditures                         |                                 |            |                                    |
| Health                               | 295,000                         | 534,021    | (239,021)                          |
| Excess of Revenues Over Expenditures | -                               | 4          | 4                                  |
| Other Financing Sources              |                                 |            |                                    |
| Transfers in                         | -                               | 615        | 615                                |
| Net Change in Fund Balance           | -                               | 619        | 619                                |
| Fund Balance (Deficit) - January 1   | (619)                           | (619)      | -                                  |
| Fund Balance (Deficit) - December 31 | \$ (619)                        | \$ -       | \$ 619                             |

**CITY OF WEST ALLIS, WISCONSIN**  
**Police Grants Special Revenue Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance -**  
**Budget and Actual**  
**Year Ended December 31, 2009**

|                                      | Original<br>and Final<br>Budget | Actual           | Variance<br>Positive<br>(Negative) |
|--------------------------------------|---------------------------------|------------------|------------------------------------|
| Revenues                             |                                 |                  |                                    |
| Intergovernmental                    | \$ 1,949,250                    | \$ 2,153,146     | \$ 203,896                         |
| Miscellaneous                        | -                               | 99,362           | 99,362                             |
| Total Revenues                       | <u>1,949,250</u>                | <u>2,252,508</u> | <u>303,258</u>                     |
| Expenditures                         |                                 |                  |                                    |
| Public safety                        | <u>1,949,250</u>                | <u>2,252,534</u> | <u>(303,284)</u>                   |
| Excess of Revenues Over Expenditures | <u>-</u>                        | <u>(26)</u>      | <u>(26)</u>                        |
| Other Financing Sources (Uses)       |                                 |                  |                                    |
| Transfers in                         | <u>-</u>                        | <u>1,499</u>     | <u>1,499</u>                       |
| Net Change in Fund Balance           | <u>-</u>                        | <u>1,473</u>     | <u>1,473</u>                       |
| Fund Balance (Deficit) - January 1   | <u>(1,473)</u>                  | <u>(1,473)</u>   | <u>-</u>                           |
| Fund Balance (Deficit) - December 31 | <u>\$ (1,473)</u>               | <u>\$ -</u>      | <u>\$ 1,473</u>                    |

**CITY OF WEST ALLIS, WISCONSIN**  
**Fire Grants Special Revenue Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance -**  
**Budget and Actual**  
**Year Ended December 31, 2009**

|                            | Original<br>and Final<br>Budget | Actual           | Variance<br>Positive<br>(Negative) |
|----------------------------|---------------------------------|------------------|------------------------------------|
| Revenues                   |                                 |                  |                                    |
| Intergovernmental          | \$ 14,000                       | \$ 60,622        | \$ 46,622                          |
| Expenditures               |                                 |                  |                                    |
| Public safety              | 10,000                          | 65,674           | (55,674)                           |
| Net Change in Fund Balance | 4,000                           | (5,052)          | (9,052)                            |
| Fund Balance - January 1   | 85,440                          | 85,440           | -                                  |
| Fund Balance - December 31 | <u>\$ 89,440</u>                | <u>\$ 80,388</u> | <u>\$ (9,052)</u>                  |

**CITY OF WEST ALLIS, WISCONSIN**  
**Centennial Special Revenue Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance -**  
**Budget and Actual**  
**Year Ended December 31, 2009**

|                            | Original<br>and Final<br>Budget | Actual             | Variance<br>Positive<br>(Negative) |
|----------------------------|---------------------------------|--------------------|------------------------------------|
| Revenues                   |                                 |                    |                                    |
| Miscellaneous              | \$ -                            | \$ 489             | \$ 489                             |
| Expenditures               |                                 |                    |                                    |
| Culture and recreation     | -                               | -                  | -                                  |
| Net Change in Fund Balance | -                               | 489                | 489                                |
| Fund Balance - January 1   | (22,690)                        | (22,690)           | -                                  |
| Fund Balance - December 31 | <u>\$ (22,690)</u>              | <u>\$ (22,201)</u> | <u>\$ 489</u>                      |

**CITY OF WEST ALLIS, WISCONSIN**  
**Debt Service Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance -**  
**Budget and Actual**  
**Year Ended December 31, 2009**

|   | Original<br>and Final<br>Budget | Actual            | Variance<br>Positive<br>(Negative) |
|---|---------------------------------|-------------------|------------------------------------|
| <b>Revenues</b>                                     |                                 |                   |                                    |
| Property taxes                                      | \$ 6,388,509                    | \$ 6,388,509      | \$ -                               |
| Intergovernmental                                   | 237,899                         | 237,899           | -                                  |
| Interdepartmental charges                           | 87,231                          | 87,231            | -                                  |
| Miscellaneous                                       |                                 |                   |                                    |
| Payment from hospital                               | 2,544,909                       | 2,544,909         | -                                  |
| <b>Total Revenues</b>                               | <b>9,258,548</b>                | <b>9,258,548</b>  | <b>-</b>                           |
| <b>Expenditures</b>                                 |                                 |                   |                                    |
| <b>Debt service</b>                                 |                                 |                   |                                    |
| Principal retirement                                |                                 |                   |                                    |
| City purposes                                       | 4,074,082                       | 4,074,082         | -                                  |
| Hospital  | 2,225,000                       | 2,225,000         | -                                  |
| Interest and fiscal charges                         |                                 |                   |                                    |
| City purposes                                       | 2,347,715                       | 2,347,715         | -                                  |
| Hospital  | 319,909                         | 319,909           | -                                  |
| Debt issuance costs                                 | 30,467                          | 30,469            | (2)                                |
| <b>Total Expenditures</b>                           | <b>8,997,173</b>                | <b>8,997,175</b>  | <b>(2)</b>                         |
| <b>Excess of Revenues Over (Under) Expenditures</b> | <b>261,375</b>                  | <b>261,373</b>    | <b>(2)</b>                         |
| <b>Other Financing Sources (Uses)</b>               |                                 |                   |                                    |
| General obligation refunding debt issued            |                                 |                   |                                    |
| City purposes                                       | 5,505,000                       | 5,505,000         | -                                  |
| Premium on debt issued                              | -                               | 95,912            | 95,912                             |
| Payment to refunding debt escrow agent              |                                 |                   |                                    |
| City purposes                                       | (5,505,000)                     | (5,505,000)       | -                                  |
| Transfers in  | 602,262                         | 602,262           | -                                  |
| Transfers out                                       | (1,219,363)                     | (1,219,362)       | 1                                  |
| <b>Total Other Financing Sources (Uses)</b>         | <b>(617,101)</b>                | <b>(521,188)</b>  | <b>95,913</b>                      |
| <b>Net Change in Fund Balance</b>                   | <b>(355,726)</b>                | <b>(259,815)</b>  | <b>95,911</b>                      |
| <b>Fund Balance - January 1</b>                     | <b>763,508</b>                  | <b>763,508</b>    | <b>-</b>                           |
| <b>Fund Balance - December 31</b>                   | <b>\$ 407,782</b>               | <b>\$ 503,693</b> | <b>\$ 95,911</b>                   |

**CITY OF WEST ALLIS, WISCONSIN**  
**Public Works Improvements Capital Projects Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance -**  
**Budget and Actual**  
**Year Ended December 31, 2009**

|   | Original<br>and Final<br>Budget | Actual             | Variance<br>Positive<br>(Negative) |
|---|---------------------------------|--------------------|------------------------------------|
| <b>Revenues</b>                                     |                                 |                    |                                    |
| Intergovernmental                                   | \$ 54,200                       | \$ 137,299         | \$ 83,099                          |
| Special assessments                                 | 1,469,000                       | 966,982            | (502,018)                          |
| Miscellaneous                                       | -                               | 23,324             | 23,324                             |
| <b>Total Revenues</b>                               | <u>1,523,200</u>                | <u>1,127,605</u>   | <u>(395,595)</u>                   |
| <b>Expenditures</b>                                 |                                 |                    |                                    |
| Capital outlay                                      | <u>4,774,200</u>                | <u>5,229,952</u>   | <u>(455,752)</u>                   |
| <b>Excess of Revenues Over (Under) Expenditures</b> | <u>(3,251,000)</u>              | <u>(4,102,347)</u> | <u>(851,347)</u>                   |
| <b>Other Financing Sources</b>                      |                                 |                    |                                    |
| General obligation debt issued                      | 4,064,000                       | 4,245,000          | 181,000                            |
| Transfers in  | -                               | 17,009             | 17,009                             |
| Transfers out                                       | -                               | (585,288)          | (585,288)                          |
| <b>Total Other Financing Sources</b>                | <u>4,064,000</u>                | <u>3,676,721</u>   | <u>(387,279)</u>                   |
| <b>Net Change in Fund Balance</b>                   | 813,000                         | (425,626)          | (1,238,626)                        |
| <b>Fund Balance - January 1</b>                     | <u>451,190</u>                  | <u>451,190</u>     | <u>-</u>                           |
| <b>Fund Balance - December 31</b>                   | <u>\$ 1,264,190</u>             | <u>\$ 25,564</u>   | <u>\$ (1,238,626)</u>              |

**CITY OF WEST ALLIS, WISCONSIN**  
**Internal Service Funds**  
**Combining Statement of Net Assets**  
**December 31, 2009**

|                          | Insurance<br>Management<br>Fund | Health<br>Insurance<br>Fund | Total               |
|--------------------------|---------------------------------|-----------------------------|---------------------|
| <b>ASSETS</b>            |                                 |                             |                     |
| Cash and investments     | \$ 392                          | \$ 9,028,084                | \$ 9,028,476        |
| Receivables              |                                 |                             |                     |
| Taxes                    | -                               | 2,800,000                   | 2,800,000           |
| Accounts                 | -                               | 59,055                      | 59,055              |
| Deposit with CVMIC       | 3,244,299                       | -                           | 3,244,299           |
| <b>Total Assets</b>      | <b>3,244,691</b>                | <b>11,887,139</b>           | <b>15,131,830</b>   |
| <b>LIABILITIES</b>       |                                 |                             |                     |
| Current Liabilities      |                                 |                             |                     |
| Accounts payable         | -                               | 2,400,852                   | 2,400,852           |
| Accrued liabilities      | -                               | 804                         | 804                 |
| Deposits                 | -                               | 88,404                      | 88,404              |
| Unearned revenue         | -                               | 2,800,000                   | 2,800,000           |
| <b>Total Liabilities</b> | <b>-</b>                        | <b>5,290,060</b>            | <b>5,290,060</b>    |
| <b>NET ASSETS</b>        |                                 |                             |                     |
| Unrestricted             | <b>\$ 3,244,691</b>             | <b>\$ 6,597,079</b>         | <b>\$ 9,841,770</b> |

**CITY OF WEST ALLIS, WISCONSIN**  
**Internal Service Funds**  
**Combining Statement of Revenues, Expenses and Changes in Net Assets**  
**Year Ended December 31, 2009**

|  | Insurance<br>Management<br>Fund | Health<br>Insurance<br>Fund | Totals        |
|--|---------------------------------|-----------------------------|---------------|
| Operating Revenues                                     |                                 |                             |               |
| Charges to City departments, employees<br>and retirees | \$ -                            | \$ 13,416,554               | \$ 13,416,554 |
| Operating Expenses                                     |                                 |                             |               |
| Insurance claims and estimate changes                  | -                               | 16,767,215                  | 16,767,215    |
| Operating Income (Loss)                                | -                               | (3,350,661)                 | (3,350,661)   |
| Nonoperating Revenues (Expenses)                       |                                 |                             |               |
| Property taxes   | -                               | 2,800,000                   | 2,800,000     |
| Interest income  | 68,323                          | 18,468                      | 86,791        |
| Interest expense                                       | -                               | -                           | -             |
| Total Nonoperating Revenues                            | 68,323                          | 2,818,468                   | 2,886,791     |
| Income Before Transfers                                | 68,323                          | (532,193)                   | (463,870)     |
| Transfers out  | (68,323)                        | -                           | (68,323)      |
| Change in Net Assets                                   | -                               | (532,193)                   | (532,193)     |
| Net Assets - January 1                                 | 3,244,691                       | 7,129,272                   | 10,373,963    |
| Net Assets - December 31                               | \$ 3,244,691                    | \$ 6,597,079                | \$ 9,841,770  |



**CITY OF WEST ALLIS, WISCONSIN**  
**Internal Service Funds**  
**Combining Statement of Cash Flows**  
**Year Ended December 31, 2009**

|  | Insurance<br>Management<br>Fund | Health<br>Insurance<br>Fund | Total                 |
|--|---------------------------------|-----------------------------|-----------------------|
| <b>Cash Flows from Operating Activities</b>  |                                 |                             |                       |
| Cash from interfund services provided  | \$ -                            | \$ 13,373,576               | \$ 13,373,576         |
| Cash paid for insurance  | -                               | (16,749,487)                | (16,749,487)          |
| Cash paid to consultants and suppliers   | -                               | (52,446)                    | (52,446)              |
| <b>Net Cash Provided (Used) by Operating Activities</b>                              | <b>-</b>                        | <b>(3,428,357)</b>          | <b>(3,428,357)</b>    |
| <b>Cash Flows from Noncapital Financing Activities</b>                               |                                 |                             |                       |
| Property taxes   | -                               | 2,800,000                   | 2,800,000             |
| Transfers to other funds   | (68,323)                        | -                           | (68,323)              |
| <b>Net Cash Provided (Used) by Noncapital<br/>Financing Activities</b>               | <b>(68,323)</b>                 | <b>2,800,000</b>            | <b>2,731,677</b>      |
| <b>Cash Flows from Investing Activities</b>  |                                 |                             |                       |
| Interest received  | 68,323                          | 18,468                      | 86,791                |
| <b>Increase in Cash and Cash Equivalents</b>   | <b>-</b>                        | <b>(609,889)</b>            | <b>(609,889)</b>      |
| <b>Cash and Cash Equivalents - January 1</b>   | <b>392</b>                      | <b>9,637,973</b>            | <b>9,638,365</b>      |
| <b>Cash and Cash Equivalents - December 31</b>                                       | <b>\$ 392</b>                   | <b>\$ 9,028,084</b>         | <b>\$ 9,028,476</b>   |
| <b>Reconciliation of Operating Loss to Net Cash Used by<br/>Operating Activities</b> |                                 |                             |                       |
| Operating loss   | \$ -                            | \$ (3,350,661)              | \$ (3,350,661)        |
| Adjustments to reconcile operating loss to net cash used<br>by operating activities  |                                 |                             |                       |
| Changes in assets and liabilities  |                                 |                             |                       |
| Accounts receivable  | -                               | (42,978)                    | (42,978)              |
| Accounts payable   | -                               | (39,131)                    | (39,131)              |
| Accrued liabilities  | -                               | (765)                       | (765)                 |
| Deposits   | -                               | 5,178                       | 5,178                 |
| <b>Net Cash Provided (Used) by Operating Activities</b>                              | <b>\$ -</b>                     | <b>\$ (3,428,357)</b>       | <b>\$ (3,428,357)</b> |

**CITY OF WEST ALLIS, WISCONSIN**  
**Schedule of Governmental Capital Assets - By Source**  
**December 31, 2009**

|   |  |                       |
|---|--|-----------------------|
| <b>Governmental Capital Assets</b>                        |  |                       |
| City Government   |  |                       |
| Land  |  | \$ 12,434,105         |
| Buildings   |  | 18,533,459            |
| Machinery and equipment                                   |  | 19,671,704            |
| Infrastructure  |  | 143,540,707           |
|   |  | <u>194,179,975</u>    |
| West Allis Memorial Hospital                              |  |                       |
| Land  |  | 84,938                |
| Construction in progress                                  |  | 620,056               |
| Land improvements   |  | 1,860,462             |
| Buildings   |  | 129,909,952           |
| Machinery and equipment                                   |  | 110,040,164           |
|   |  | <u>242,515,572</u>    |
| Total Governmental Capital Assets                         |  | <u>\$ 436,695,547</u> |
| Investment in Governmental Capital Assets By Source       |  |                       |
| General fund  |  | \$ 163,325,150        |
| Special revenue funds                                     |  |                       |
| Federal and state grants                                  |  | 5,579,232             |
| Capital projects funds                                    |  |                       |
| General obligation debt                                   |  | 23,256,864            |
| Hospital Funds  |  |                       |
| Cash  |  | 185,404,301           |
| Bonds   |  | 59,130,000            |
|   |  | <u>436,695,547</u>    |
| Total Investment in Governmental Capital Assets By Source |  | <u>\$ 436,695,547</u> |

**CITY OF WEST ALLIS, WISCONSIN**  
**Schedule of Governmental Capital Assets - By Function**  
**December 31, 2009**

| Function and Activity        | Land                 | Construction<br>in Progress | Land<br>Improvements | Buildings             | Machinery and<br>Equipment | Infrastructure        | Total                 |
|------------------------------|----------------------|-----------------------------|----------------------|-----------------------|----------------------------|-----------------------|-----------------------|
| <b>City Government</b>       |                      |                             |                      |                       |                            |                       |                       |
| General government           | \$ 562,857           | \$ -                        | \$ -                 | \$ 1,857,610          | \$ 2,009,852               | \$ -                  | \$ 4,430,319          |
| Public safety                | 186,826              | -                           | -                    | 10,935,386            | 7,061,306                  | -                     | 18,183,518            |
| Public works                 | 9,673,688            | -                           | -                    | 1,491,614             | 9,397,790                  | 143,540,707           | 164,103,799           |
| Health                       | 64,000               | -                           | -                    | 796,605               | 65,868                     | -                     | 926,473               |
| Culture and recreation       | 1,093,379            | -                           | -                    | 3,452,244             | 1,065,639                  | -                     | 5,611,262             |
| Development                  | 853,355              | -                           | -                    | -                     | 71,249                     | -                     | 924,604               |
| <b>Total City Government</b> | <b>12,434,105</b>    | <b>-</b>                    | <b>-</b>             | <b>18,533,459</b>     | <b>19,671,704</b>          | <b>143,540,707</b>    | <b>194,179,975</b>    |
| <b>West Allis Memorial</b>   |                      |                             |                      |                       |                            |                       |                       |
| Hospital                     | 84,938               | 620,056                     | 1,860,462            | 129,909,952           | 110,040,164                | -                     | 242,515,572           |
| <b>Total</b>                 | <b>\$ 12,519,043</b> | <b>\$ 620,056</b>           | <b>\$ 1,860,462</b>  | <b>\$ 148,443,411</b> | <b>\$ 129,711,868</b>      | <b>\$ 143,540,707</b> | <b>\$ 436,695,547</b> |

**CITY OF WEST ALLIS, WISCONSIN**  
**Schedule of Changes in Governmental Capital Assets - by Function**  
**Year Ended December 31, 2009**

| Function and Activity               | Balance<br>1/1/2009   | Additions           | Deletions           | Balance<br>12/31/2009 |
|-------------------------------------|-----------------------|---------------------|---------------------|-----------------------|
| <b>City Government</b>              |                       |                     |                     |                       |
| General government                  | \$ 4,430,319          | \$ -                | \$ -                | \$ 4,430,319          |
| Public safety                       | 17,733,853            | 661,330             | 211,665             | 18,183,518            |
| Public works                        | 162,398,033           | 2,863,263           | 1,157,497           | 164,103,799           |
| Health                              | 926,473               |                     |                     | 926,473               |
| Culture and recreation              | 5,497,033             | 114,229             |                     | 5,611,262             |
| Development                         | 924,604               | -                   | -                   | 924,604               |
| <b>Total City Government</b>        | <b>191,910,315</b>    | <b>3,638,822</b>    | <b>1,369,162</b>    | <b>194,179,975</b>    |
| <b>West Allis Memorial Hospital</b> | <b>241,460,757</b>    | <b>1,715,967</b>    | <b>661,152</b>      | <b>242,515,572</b>    |
| <b>Total</b>                        | <b>\$ 433,371,072</b> | <b>\$ 5,354,789</b> | <b>\$ 2,030,314</b> | <b>\$ 436,695,547</b> |

**CITY OF WEST ALLIS, WISCONSIN**  
**Component Units**  
**Combining Statement of Net Assets**  
**December 31, 2009**

|                           | Terchak<br>Endowment<br>Fund | FIRE              | Total               |
|---------------------------|------------------------------|-------------------|---------------------|
| <b>ASSETS</b>             |                              |                   |                     |
| Cash and investments      | \$ 921,735                   | \$ 644,095        | \$ 1,565,830        |
| Accounts receivable       | -                            | 29,182            | 29,182              |
| <b>Total Assets</b>       | <u>921,735</u>               | <u>673,277</u>    | <u>1,595,012</u>    |
| <br>                      |                              |                   |                     |
| <b>LIABILITIES</b>        |                              |                   |                     |
| Current Liabilities       |                              |                   |                     |
| Due to City of West Allis | -                            | 156,838           | 156,838             |
| Accounts payable          | -                            | 110,790           | 110,790             |
| Accrued liabilities       | -                            | 220               | 220                 |
| Unearned revenue          | -                            | 196,336           | 196,336             |
| <b>Total Liabilities</b>  | <u>-</u>                     | <u>464,184</u>    | <u>464,184</u>      |
| <br>                      |                              |                   |                     |
| <b>NET ASSETS</b>         |                              |                   |                     |
| Unrestricted              | <u>\$ 921,735</u>            | <u>\$ 209,093</u> | <u>\$ 1,130,828</u> |

**CITY OF WEST ALLIS, WISCONSIN**  
**Component Units**  
**Combining Statement of Revenues, Expenses and Changes in Net Assets**  
**Year Ended December 31, 2009**

|                                 | Terchak<br>Endowment<br>Fund | FIRE              | Totals              |
|---------------------------------|------------------------------|-------------------|---------------------|
| <b>Revenues</b>                 |                              |                   |                     |
| Service fees                    | \$ -                         | \$ 822,433        | \$ 822,433          |
| Interest                        | 184,198                      | -                 | 184,198             |
| <b>Total Revenues</b>           | <u>184,198</u>               | <u>822,433</u>    | <u>1,006,631</u>    |
| <b>Expenses</b>                 |                              |                   |                     |
| Capital outlay                  | 49,357                       | -                 | 49,357              |
| Development projects            | -                            | 485,787           | 485,787             |
| <b>Total Expenses</b>           | <u>49,357</u>                | <u>485,787</u>    | <u>535,144</u>      |
| <b>Change in Net Assets</b>     | 134,841                      | 336,646           | 471,487             |
| <b>Net Assets - January 1</b>   | <u>786,894</u>               | <u>(127,553)</u>  | <u>659,341</u>      |
| <b>Net Assets - December 31</b> | <u>\$ 921,735</u>            | <u>\$ 209,093</u> | <u>\$ 1,130,828</u> |

## STATISTICAL SECTION

This part of the City of West Allis' comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about West Allis' overall financial health.

| <b>Contents</b>   | <b>Page</b> |
|---|-------------|
| General Information   | 107         |
| Financial Trends  | 111         |
| These schedules contain trend information to help the reader understand how West Allis' financial performance and well-being have changed over time.  |             |
| Revenue Capacity  | 117         |
| These schedules contain information to help the reader assess West Allis' most significant local revenue source, the property tax.  |             |
| Debt Capacity   | 121         |
| These schedules present information to help the reader assess the affordability of West Allis' current levels of outstanding debt and West Allis' ability to issue additional debt in the future.                     |             |
| Demographics and Economic Information   | 125         |
| These schedules offer demographic and economic indicators to help the reader understand the environment within which West Allis' financial activities take place.   |             |
| Operating Information   | 127         |
| These schedules contain service and infrastructure data to help the reader understand how the information in West Allis' financial report relates to the services West Allis provides and the activities it performs. |             |

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial report for the relevant year.

## GENERAL INFORMATION

The City of West Allis is located in Milwaukee County immediately west of the City of Milwaukee. Incorporated in 1906, West Allis has grown from an initial population of 2,300 to become the tenth largest city in the State of Wisconsin, with a population of 61,254 according to the 2000 census. State estimated 2009 population 60,600.

Located near, and servicing West Allis, are two airports, one for commercial aviation and one for general aviation, both owned and operated by Milwaukee County. Milwaukee County also runs the Countywide Transit System, which includes West Allis. The County also owns and operates an excellent Public Museum, Humphrey IMAX Theater, a well-known zoo, and Miller Park, home of the Milwaukee Brewers.

West Allis is the home of the Wisconsin State Fair Grounds, which is the location of several important national, state, regional and local activities. The State Fair Grounds are also the home of The Pettit Olympic Ice Arena, which is the only operating Olympic sized ice rink in North America and the site of Olympic speed skating training. Also on the State Fair Grounds is a one-mile racetrack.

Companies such as Quad Graphics, Aurora Home Medical Services, Alterra, Chris Hansen Laboratory Inc, C & H Distributors and many other large, medium and small businesses of a diversified nature are located in West Allis, as well as many financial institutions and places of worship.

The City of West Allis sponsors several parades and celebrations annually, including National Night Out and the Western Days festivities, the latter of which includes the largest non-motorized parade in the world, which is held during the month of June.

West Allis is served by two railways, the Union Pacific Railroad and the Milwaukee Road. Also serving the Metropolitan area, including West Allis, is The Midwest Express Center, the Bradley Center, home of the Milwaukee Bucks, Milwaukee Admirals, and the Marquette Golden Eagles, and the Summerfest Grounds, home of the largest annual outdoor music festival in the Midwest, as well as several ethnic festivals held throughout the summer.

The City of West Allis operates and maintains ten parks of varying size throughout the City. In addition, the City also has several large and small county owned and operated parks and golf courses within its boundaries.



The City operates under the Council-Mayor form of government. The Common Council is composed of ten alderpersons elected from five geographic districts, who are elected to four year terms. The Chief Executive Officer of the City is the Mayor, who monitors and supervises departmental operations for the Common Council. The City Administrative Officer assists the Council and Mayor in their overall and day-to-day role of direction and operation of the City.

West Allis is a full service community, providing for: public safety, housing assistance, water distribution and disposal, public works, recreation and general government. The City of West Allis employs on a permanent, full-time basis a total of 515 people. At different times during the year West Allis also employs temporary and part-time help to do seasonal and other work. The City requires that all employees reside within a thirty-minute drive radius of the West Allis city limits within eighteen months of employment. The City operates daily through thirteen departments, headed by ten appointed officials and two elected officials (Attorney & Municipal Judge).

The Department of Public Works Operations is responsible for all public works activities. The Yard Operations Division manages the daily operations of public services to all residents by its separate divisions including; Sanitation and Streets, Recycling, Building and Electrical Services, Equipment Repair, Forestry and Grounds, Inventory Services, and Water Utility.

The Sanitation and Street Division provides for street and sewer (storm and sanitary) maintenance and improvements, refuse collection and disposal, ice control and snow removal. The Recycling Office provides for the curbside pick-up of recyclables within the community. The Building and Electrical Services Division provides for maintenance and improvements to all municipal buildings and electrical facilities. The Equipment Repair Division provides for equipment repair and maintenance on all public works vehicles. The Forestry and Grounds Division provides for maintenance of all parks, playgrounds and trees.

The Water Utility provides for the distribution and maintenance of all water supply and storage facilities. The City of West Allis owns and operates its water system. The Water Division is operated as a public utility and is subject to regulation by the Wisconsin Public Service Commission. West Allis purchases its water from the City of Milwaukee Water Utility for storage and distribution through its own system. Clear water storage capacity is 7,000,000 gallons. Average daily water demand was 5,933,825 gallons per day for 2009. Pumping capacity for the system is 15,000,000 gallons per day. The highest gallons pumped on any one day in 2009 were 9,078,000 gallons.

As part of the Metropolitan Milwaukee Sewerage District (MMSD), the City of West Allis must pay for the operation of sewerage collection and treatment. These charges are collected by the City and remitted to MMSD. The City maintains over 300 miles of storm and sanitary sewers.

The Engineering Department develops construction plans, programs and contracts for streets, sewers, curbs, sidewalks, gutters, and traffic control devices.

The Department of Administration and Finance is responsible for all administrative, budgetary, financial, personnel, and support services. The Finance Division provides for all accounting, auditing, water billing, issuance of debt, investment services, F.I.R.E. member and other financial services. The Data Processing/Information Services Division provides all data processing and computer maintenance services. The Personnel Division provides for all recruitment, testing and selection of employees, as well as labor negotiations and benefits program coordination.

The Purchasing/Central Services Division provides for acquisition of supplies, services and equipment, as well as printing, copying, and mail room services. The Office of Cable Communications provides for the administration and regulation of the cable television system in the City, as well as programming and production for the City's governmental channel.

The Assessor makes a valuation of real and personal property for the purpose of establishing the tax base and maintains plat books, which properly describe each piece of real property within the city. The Assessor is required to report regularly to the state. Records of all personal property in the city are maintained also for tax purposes.

The Attorney conducts all the legal business of the City, drafts ordinances, bonds, and other instruments as required, and gives opinions in writing when requested to do so by other City officials.

The Department of Building and Zoning is responsible for enforcing all codes and making inspections in regards to building, electrical, and plumbing permits. It is also responsible for administering and enforcing the zoning ordinance.

The Clerk has charge of all official records and papers that pertain to city business. The Clerk attends all Council meetings and keeps records of the proceedings and an ordinance book that records all ordinances passed by the Council. The Clerk issues licenses and permits, records all bonds, draws and signs all orders on the treasury, prepares all publications pertaining to city business, supervises elections, and administers oaths.

The Department of Development is responsible for planning, community development, and economic development. The Department also staffs the West Allis Community Development Authority, which administers a housing rehabilitation grant and loan program and a housing Section 8 rental assistance program and the F.I.R.E. program.

The Health Department is responsible for maintaining health records, providing immunization, offering health education and counseling. The department is also responsible for environmental monitoring in cooperation with the State Department of Natural Resources. Nursing services and consumer protection (certification of weights and measures) is also a responsibility of this department. The operation of the West Allis Senior Citizen Center and the West Allis Farmers Market are also functions under the Health Department.

The Library is responsible for operations including reference, circulation, cataloging and technical services. The West Allis Public Library is a full service library with a collection of over 200,000 volumes, as part of the Milwaukee Federated Library System residents are also able to borrow from other community libraries in the metro area.

The Municipal Judge acts as the legal justice for municipal court and hears all municipal cases, which are brought to trial.

The Police Department is responsible for all law enforcement activities. The department is divided into several bureaus functioning in the area that each name would suggest. They are Youth Guidance, Detective, Patrol, Traffic, Communications & Records, Training and Crime Prevention/Public Relations.

The Fire Department operates from a headquarters (67th and Becher) and two additional stations (74th and National, and 108th and Lapham). The department is responsible for all fire training, education, prevention and extinguishment of fires. The department also provides rescue and paramedic service.

The Treasurer acts as the depositor for all city funds. All funds are paid to the treasurer who is also responsible for all investments and disbursements of funds.

Net Assets by Component  
Last seven fiscal years  
Schedule 1

|  | Fiscal Year           |                       |                       |                       |                       |                       |                       |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|  | 2003                  | 2004                  | 2005                  | 2006                  | 2007                  | 2008                  | 2009                  |
| <b>Governmental Activities</b>                   |                       |                       |                       |                       |                       |                       |                       |
| Invested in capital assets, net of related debt  | \$ 206,742,069        | \$ 189,521,112        | \$ 180,296,657        | \$ 176,761,317        | \$ 170,149,762        | \$ 162,229,941        | \$ 156,725,902        |
| Restricted for debt service                      | 57,218                | 1,058,313             | 1,193,095             | 1,567,709             | 1,226,225             | 763,508               | 503,693               |
| Unrestricted                                     | (32,645,921)          | (26,422,360)          | (23,147,843)          | (18,171,436)          | (11,799,923)          | 39,160,362            | 28,848,960            |
| <b>Total governmental activities net assets</b>  | <b>\$ 174,153,366</b> | <b>\$ 164,157,065</b> | <b>\$ 158,341,909</b> | <b>\$ 160,157,590</b> | <b>\$ 159,576,064</b> | <b>\$ 202,153,811</b> | <b>\$ 186,078,555</b> |
| <b>Business-type Activities</b>                  |                       |                       |                       |                       |                       |                       |                       |
| Invested in capital assets, net of related debt  | \$ 43,714,471         | \$ 44,981,330         | \$ 45,788,584         | \$ 47,447,540         | \$ 48,933,047         | \$ 50,148,025         | \$ 52,695,082         |
| Restricted                                       | -                     | -                     | -                     | -                     | -                     | -                     | -                     |
| Unrestricted                                     | 5,524,471             | 5,310,092             | 5,121,503             | 4,813,800             | 5,840,800             | 5,810,658             | 5,264,485             |
| <b>Total business-type activities net assets</b> | <b>\$ 49,238,942</b>  | <b>\$ 50,291,422</b>  | <b>\$ 50,910,087</b>  | <b>\$ 52,261,340</b>  | <b>\$ 54,773,847</b>  | <b>\$ 55,958,683</b>  | <b>\$ 57,959,567</b>  |
| <b>Primary government</b>                        |                       |                       |                       |                       |                       |                       |                       |
| Invested in capital assets, net of related debt  | \$ 250,456,540        | \$ 234,502,442        | \$ 226,085,241        | \$ 224,208,857        | \$ 219,082,809        | \$ 212,377,966        | \$ 209,420,984        |
| Restricted for debt service                      | 57,218                | 1,058,313             | 1,193,095             | 1,567,709             | 1,226,225             | 763,508               | 503,693               |
| Unrestricted                                     | (27,121,450)          | (21,112,268)          | (18,026,340)          | (13,357,636)          | (5,959,123)           | 44,971,020            | 34,113,445            |
| <b>Total primary government net assets</b>       | <b>\$ 223,392,308</b> | <b>\$ 214,448,487</b> | <b>\$ 209,251,996</b> | <b>\$ 212,418,930</b> | <b>\$ 214,349,911</b> | <b>\$ 258,112,494</b> | <b>\$ 244,038,122</b> |

Data source: City of West Allis Audited Financial Statements

- (a) According to GASB 44, a ten year trend should be shown. We implemented GASB 34 in the 2003 fiscal year. Until a 10 year trend is compiled, we will show the trend of the most current years reflecting GASB 34 standards.
- (b) In 2008 - the Unrestricted Fund Balance increased significantly because prior to the implementation of GASB Statement 45, the City reported a liability in the government-wide statements for retiree health insurance. With the implementation of the new standard, the City is only required to report the annual required contribution for retiree health insurance. the previously reported liability of \$47,903,521 reported as a restatement of the beginning net asset balance for the Governmental Activities in the Statement of Activities.
- (c) In 2009 one of the major reasons the Unrestricted fund balance continues to decline is because the amount spent on the replacement of Capital Assets is substantially less than the amount being depreciated for the Capital Assets.

City of West Allis

Changes in Net Assets  
Last seven fiscal years  
Schedule 2

|  | Fiscal Year            |                        |                        |                        |                        |                        |                        |
|--|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
|  | 2003                   | 2004                   | 2005                   | 2006                   | 2007                   | 2008                   | 2009                   |
| <b>Expenses</b>  |                        |                        |                        |                        |                        |                        |                        |
| <b>Governmental Activities:</b>                        |                        |                        |                        |                        |                        |                        |                        |
| General Government                                     | \$ 8,474,859           | \$ 6,640,927           | \$ 5,894,021           | \$ 8,650,622           | \$ 9,158,568           | \$ 7,931,317           | \$ 8,584,181           |
| Public Safety  | 29,623,206             | 33,749,668             | 32,016,133             | 31,527,661             | 32,209,833             | 35,322,808             | 38,122,733             |
| Public Works   | 19,165,148             | 16,123,615             | 16,959,467             | 16,043,132             | 15,492,747             | 19,059,398             | 20,775,195             |
| Health & Human Services                                | 18,218,324             | 11,280,551             | 9,381,305              | 12,051,827             | 10,603,940             | 11,422,393             | 11,851,638             |
| Culture, recreation & education                        | 2,943,649              | 2,752,129              | 2,984,956              | 2,716,521              | 4,204,967              | 2,953,551              | 3,415,253              |
| Conservation & development                             | 7,947,593              | 13,729,073             | 11,706,621             | 9,383,343              | 7,639,845              | 5,225,216              | 8,867,397              |
| Interest & Fiscal Charges                              | 2,476,752              | 2,424,149              | 2,506,934              | 2,706,602              | 2,865,726              | 2,624,692              | 2,634,191              |
| <b>Total government activities expense</b>             | <b>88,849,531</b>      | <b>86,700,112</b>      | <b>81,449,437</b>      | <b>83,079,708</b>      | <b>82,175,626</b>      | <b>84,539,375</b>      | <b>94,250,588</b>      |
| <b>Business-type Activities:</b>                       |                        |                        |                        |                        |                        |                        |                        |
| Water Utility  | 5,168,868              | 4,826,042              | 5,178,821              | 5,712,773              | 5,937,617              | 6,497,676              | 6,339,034              |
| Sanitary Sewer Utility                                 | 3,871,234              | 4,304,157              | 4,432,519              | 4,167,597              | 4,305,675              | 4,866,936              | 5,147,842              |
| Storm Water Utility                                    | 1,470,733              | 1,188,528              | 1,671,865              | 1,762,488              | 1,566,017              | 1,633,786              | 1,744,227              |
| Solid Waste Utility                                    | -                      | -                      | -                      | 684,466                | 792,116                | 917,135                | 1,553,697              |
| Parking Utility  | 25,778                 | 28,190                 | 42,955                 | 83,259                 | 58,847                 | 86,878                 | 53,082                 |
| Senior Citizen's Housing                               | 211,847                | 204,207                | 339,568                | 245,991                | 250,681                | 358,993                | 281,149                |
| <b>Total business-type activities expense</b>          | <b>10,748,460</b>      | <b>10,551,124</b>      | <b>11,665,728</b>      | <b>12,656,574</b>      | <b>12,910,953</b>      | <b>14,381,404</b>      | <b>15,119,011</b>      |
| <b>Total Primary Government Expense</b>                | <b>\$ 99,597,991</b>   | <b>\$ 97,251,236</b>   | <b>\$ 93,115,165</b>   | <b>\$ 95,736,282</b>   | <b>\$ 95,086,579</b>   | <b>\$ 98,900,779</b>   | <b>\$ 109,369,599</b>  |
| <b>Program Revenues</b>                                |                        |                        |                        |                        |                        |                        |                        |
| <b>Governmental Activities:</b>                        |                        |                        |                        |                        |                        |                        |                        |
| <b>Charges for Services</b>                            |                        |                        |                        |                        |                        |                        |                        |
| General Government                                     | \$ 1,301,553           | \$ 464,243             | \$ 281,013             | \$ 743,626             | \$ 285,483             | \$ 267,843             | \$ 316,022             |
| Public Safety  | 3,807,899              | 4,465,649              | 5,320,922              | 4,557,511              | 3,666,842              | 5,335,900              | 4,953,984              |
| Public Works   | 379,653                | 476,106                | 455,930                | 613,372                | 1,770,323              | 629,056                | 437,743                |
| Health & Human Services                                | 206,797                | 218,372                | 229,657                | 239,713                | 238,583                | 237,879                | 287,905                |
| Culture, recreation & education                        | 593,763                | 627,705                | 627,549                | 97,710                 | 105,208                | 687,370                | 717,577                |
| Conservation & development                             | 1,439,000              | 2,513,496              | 702,387                | 168,819                | 992,456                | 954,634                | 640,158                |
| Interest & Fiscal Charges                              | 898,989                | 1,245,870              | 720,953                | 580,360                | 492,999                | 476,460                | 319,909                |
| <b>Charges for Services</b>                            | <b>8,627,654</b>       | <b>10,011,441</b>      | <b>8,338,411</b>       | <b>7,001,111</b>       | <b>7,551,894</b>       | <b>8,589,142</b>       | <b>7,673,298</b>       |
| Operating Grants and Contributions                     | 10,935,684             | 11,172,364             | 10,724,072             | 10,089,394             | 10,386,842             | 10,417,700             | 10,853,418             |
| Capital Grants and Contributions                       | 8,533,191              | 4,672,912              | 2,914,568              | 11,270,770             | 5,655,109              | 1,473,666              | 3,415,312              |
| <b>Total governmental activities program revenues</b>  | <b>28,096,529</b>      | <b>25,856,717</b>      | <b>21,977,051</b>      | <b>28,381,275</b>      | <b>23,593,845</b>      | <b>20,480,508</b>      | <b>21,942,028</b>      |
| <b>Business-type activities:</b>                       |                        |                        |                        |                        |                        |                        |                        |
| Charges for Services                                   | 13,347,564             | 12,387,928             | 13,277,530             | 14,206,554             | 15,481,812             | 15,789,002             | 17,597,067             |
| Operating Grants and Contributions                     | 12,000                 | -                      | -                      | 308,070                | 307,758                | 389,162                | 350,296                |
| Capital Grants and Contributions                       | 2,167,980              | 26,364                 | 107,784                | 466,915                | 526,703                | 633,848                | 91,039                 |
| <b>Total business-type activities program revenues</b> | <b>15,527,544</b>      | <b>12,414,292</b>      | <b>13,385,314</b>      | <b>14,981,539</b>      | <b>16,316,273</b>      | <b>16,812,012</b>      | <b>18,038,402</b>      |
| <b>Total Primary Government Program Revenues</b>       | <b>\$ 43,624,073</b>   | <b>\$ 38,271,009</b>   | <b>\$ 35,362,365</b>   | <b>\$ 43,342,814</b>   | <b>\$ 39,910,118</b>   | <b>\$ 37,292,520</b>   | <b>\$ 39,980,430</b>   |
| <b>Net (Expense)/Revenue</b>                           |                        |                        |                        |                        |                        |                        |                        |
| Governmental Activities                                | \$ (60,753,002)        | \$ (60,843,395)        | \$ (59,472,386)        | \$ (54,718,433)        | \$ (58,581,781)        | \$ (64,058,867)        | \$ (72,308,560)        |
| Business-type Activities                               | 4,779,084              | 1,863,168              | 1,719,586              | 2,324,965              | 3,405,320              | 2,450,608              | 2,919,391              |
| <b>Total Primary Government Net Expense</b>            | <b>\$ (55,973,918)</b> | <b>\$ (58,980,227)</b> | <b>\$ (57,752,800)</b> | <b>\$ (52,393,468)</b> | <b>\$ (55,176,461)</b> | <b>\$ (61,608,259)</b> | <b>\$ (69,389,169)</b> |

(continued)

City of West Allis

Changes in Net Assets  
Last seven fiscal years  
Schedule 2

|   | Fiscal Year           |                       |                       |                      |                      |                       |                        |
|---|-----------------------|-----------------------|-----------------------|----------------------|----------------------|-----------------------|------------------------|
|   | 2003                  | 2004                  | 2005                  | 2006                 | 2007                 | 2008                  | 2009                   |
| <b>General Revenues and Other changes in Net Assets</b> |                       |                       |                       |                      |                      |                       |                        |
| <b>Governmental Activities:</b>                         |                       |                       |                       |                      |                      |                       |                        |
| Property Taxes  | \$ 30,094,484         | \$ 33,265,713         | \$ 34,793,918         | \$ 36,461,684        | \$ 37,339,842        | \$ 38,500,753         | \$ 38,465,332          |
| Other Taxes   | 3,528,232             | 1,010,549             | 1,019,110             | 729,680              | 713,241              | 736,287               | 852,851                |
| Intergov't revenues not restr to spec program           | 11,985,990            | 10,942,051            | 11,009,228            | 11,050,357           | 11,112,108           | 11,277,255            | 11,139,189             |
| Investment Income                                       | 1,300,744             | 1,208,740             | 1,954,222             | 3,283,220            | 4,144,656            | 4,495,730             | 1,561,576              |
| Miscellaneous   | -                     | 3,251,805             | 3,769,828             | 3,963,486            | 3,723,817            | 2,756,598             | 3,247,009              |
| Gain on sale/disposal of capital assets                 | -                     | -                     | -                     | -                    | -                    | -                     | -                      |
| Transfers   | 1,010,527             | 1,168,236             | 1,110,924             | 1,045,687            | 966,593              | 966,470               | 967,347                |
| <b>Total Governmental Activities</b>                    | <b>47,919,977</b>     | <b>50,847,094</b>     | <b>53,657,230</b>     | <b>56,534,114</b>    | <b>58,000,255</b>    | <b>58,733,093</b>     | <b>56,233,304</b>      |
| <b>Business-type Activities:</b>                        |                       |                       |                       |                      |                      |                       |                        |
| Investment Income                                       | 74,208                | 528                   | 3                     | 3,782                | -                    | -                     | -                      |
| Property Taxes  | -                     | 10,000                | 10,000                | 10,000               | 20,000               | 22,000                | 22,000                 |
| Miscellaneous   | -                     | -                     | -                     | 58,193               | 43,013               | 12,698                | 26,840                 |
| Gain on sale/disposal of capital assets                 | -                     | -                     | -                     | -                    | 10,767               | -                     | -                      |
| Transfers   | (1,010,527)           | (1,168,236)           | (1,110,924)           | (1,045,687)          | (966,593)            | (966,470)             | (967,347)              |
| <b>Total Business-type Activities</b>                   | <b>(936,319)</b>      | <b>(1,157,708)</b>    | <b>(1,100,921)</b>    | <b>(973,712)</b>     | <b>(892,813)</b>     | <b>(931,772)</b>      | <b>(918,507)</b>       |
| <b>Total Primary Government</b>                         | <b>\$ 46,983,658</b>  | <b>\$ 49,689,386</b>  | <b>\$ 52,556,309</b>  | <b>\$ 55,560,402</b> | <b>\$ 57,107,442</b> | <b>\$ 57,801,321</b>  | <b>\$ 55,314,797</b>   |
| <b>Change in Net Assets</b>                             |                       |                       |                       |                      |                      |                       |                        |
| Governmental Activities                                 | \$ (12,833,025)       | \$ (9,996,301)        | \$ (5,815,156)        | \$ 1,815,681         | \$ (581,526)         | \$ (5,325,774)        | \$ (16,075,256)        |
| Business-type Activities                                | 3,842,765             | 705,460               | 618,665               | 1,351,253            | 2,512,507            | 1,518,836             | 2,000,884              |
| <b>Total Primary Government</b>                         | <b>\$ (8,990,260)</b> | <b>\$ (9,290,841)</b> | <b>\$ (5,196,491)</b> | <b>\$ 3,166,934</b>  | <b>\$ 1,930,981</b>  | <b>\$ (3,806,938)</b> | <b>\$ (14,074,372)</b> |

Data Source: City of West Allis Audited Financial Statements

(a) According to GASB 44, a ten year trend should be shown. We implemented GASB 34 in the 2003 fiscal year. Until a 10 year trend is compiled, we will show the trend of the most current years reflecting GASB 34 standards.

City of West Allis

Fund Balances, Governmental Funds  
 Last ten fiscal years  
 Schedule 3

|                                    | Fiscal Year |            |            |             |            |            |            |            |            |            |
|------------------------------------|-------------|------------|------------|-------------|------------|------------|------------|------------|------------|------------|
|                                    | 2000        | 2001       | 2002       | 2003        | 2004       | 2005       | 2006       | 2007       | 2008       | 2009       |
| General Fund                       |             |            |            |             |            |            |            |            |            |            |
| Reserved                           | 5,776,088   | 2,439,966  | 3,348,454  | 2,309,643   | 2,337,493  | 1,858,235  | 1,730,286  | 1,910,061  | 1,874,891  | 2,034,916  |
| Unreserved                         | 12,962,781  | 16,845,724 | 16,974,153 | 18,344,930  | 14,639,867 | 16,615,079 | 20,590,669 | 24,143,723 | 26,884,171 | 27,072,815 |
| Total General Fund                 | 18,738,869  | 19,285,690 | 20,322,607 | 20,654,573  | 16,977,360 | 18,473,314 | 22,320,955 | 26,053,784 | 28,759,062 | 29,107,731 |
| All Other Governmental Funds       |             |            |            |             |            |            |            |            |            |            |
| Reserved                           | 551,572     | 869,888    | 258,099    | 2,681,005   | 3,511,386  | 4,687,860  | 2,293,023  | 1,744,129  | 1,366,129  | 1,131,817  |
| Unreserved, reported in:           |             |            |            |             |            |            |            |            |            |            |
| Special Revenue Funds              | 3,182,807   | 3,365,228  | 4,170,234  | 1,904,375   | 1,523,317  | 1,543,844  | 2,147,186  | 2,135,942  | 2,230,086  | 2,495,048  |
| Capital Projects Funds             | 470,354     | 400,194    | 7,580,309  | (1,563,961) | 602,512    | 293,067    | 1,739,546  | 3,039,808  | 440,270    | 2,015,882  |
| Debt Service Funds                 | -           | -          | -          | -           | -          | -          | -          | -          | -          | -          |
| Total All Other Governmental Funds | 4,204,733   | 4,635,310  | 12,008,642 | 3,021,419   | 5,637,215  | 6,524,771  | 6,179,755  | 6,919,879  | 4,036,485  | 5,642,747  |
| Total Fund Balances                | 22,943,602  | 23,921,000 | 32,331,249 | 23,675,992  | 22,614,575 | 24,998,085 | 28,500,710 | 32,973,663 | 32,795,547 | 34,750,478 |

Data Source: City of West Allis Audited Financial Statements

City of West Allis

Changes in Fund Balance, Governmental Funds  
Last ten fiscal years  
Schedule 4

|  | Fiscal Year        |                    |                   |                    |                     |                     |                    |                   |                    |                    |
|--|--------------------|--------------------|-------------------|--------------------|---------------------|---------------------|--------------------|-------------------|--------------------|--------------------|
|  | 2000               | 2001               | 2002              | 2003               | 2004                | 2005                | 2006               | 2007              | 2008               | 2009               |
| <b>Revenues:</b>                           |                    |                    |                   |                    |                     |                     |                    |                   |                    |                    |
| Taxes                                      | 28,886,681         | 30,384,702         | 30,392,386        | 30,778,728         | 31,437,849          | 32,995,348          | 34,688,461         | 35,607,427        | 36,961,227         | 36,796,445         |
| Special assessments                        | 815,132            | 820,093            | 749,766           | 886,211            | 821,266             | 716,993             | 1,036,694          | 1,042,923         | 812,257            | 966,982            |
| Intergovernmental revenues                 | 20,164,985         | 20,635,447         | 20,380,830        | 22,921,674         | 22,114,415          | 22,397,093          | 20,778,580         | 21,302,282        | 21,795,547         | 22,499,361         |
| Licenses & permits                         | 1,119,156          | 1,099,860          | 1,101,433         | 1,260,379          | 1,543,094           | 1,789,784           | 1,462,298          | 1,533,882         | 1,517,233          | 1,366,852          |
| Fines, forfeits, & penalties               | 1,668,740          | 1,607,665          | 1,719,444         | 1,562,255          | 1,766,324           | 1,925,439           | 1,839,392          | 2,126,327         | 2,121,677          | 2,016,671          |
| Public charges for services                | 5,047,686          | 4,376,263          | 4,941,005         | 3,032,456          | 2,649,089           | 2,785,375           | 2,929,828          | 2,985,813         | 3,512,731          | 3,110,472          |
| Interdepartmental charges (effective 2004) | -                  | -                  | -                 | -                  | 490,599             | 52,205              | 61,050             | 57,608            | 67,119             | 87,231             |
| Interest and loan repayments               | 3,057,893          | 2,648,401          | 1,887,878         | 959,360            | 618,787             | 585,904             | 493,911            | 770,737           | 280,063            | 457,430            |
| Received from hospital                     | 3,937,399          | 3,919,646          | 3,354,741         | 3,278,989          | 3,310,271           | 3,301,166           | 3,315,360          | 2,542,999         | 2,534,341          | 2,544,909          |
| Interest (effective 2003)                  | -                  | -                  | -                 | 931,668            | 840,571             | 1,586,216           | 2,609,497          | 3,472,435         | 2,401,617          | 1,150,572          |
| Miscellaneous revenues                     | 512,938            | 1,125,220          | 8,109,506         | 1,343,003          | 2,536,074           | 1,558,381           | 2,470,219          | 1,975,751         | 1,686,852          | 1,400,971          |
| <b>Total revenues</b>                      | <b>65,210,610</b>  | <b>66,617,297</b>  | <b>72,636,989</b> | <b>66,954,723</b>  | <b>68,128,339</b>   | <b>69,693,904</b>   | <b>71,685,290</b>  | <b>73,418,184</b> | <b>73,690,664</b>  | <b>72,397,896</b>  |
| <b>Expenditures:</b>                       |                    |                    |                   |                    |                     |                     |                    |                   |                    |                    |
| <b>Current:</b>                            |                    |                    |                   |                    |                     |                     |                    |                   |                    |                    |
| General government                         | 3,497,943          | 4,006,076          | 3,694,833         | 3,664,436          | 4,714,952           | 5,711,014           | 5,489,267          | 5,027,547         | 5,627,880          | 5,658,712          |
| Public safety                              | 17,872,315         | 18,453,654         | 18,919,393        | 20,174,728         | 23,429,045          | 29,587,580          | 29,527,478         | 30,091,482        | 31,369,218         | 33,253,377         |
| Public works and engineering               | 9,525,924          | 8,848,137          | 8,666,138         | 8,919,652          | 9,431,093           | 12,613,752          | 11,809,623         | 12,670,476        | 12,510,021         | 12,655,807         |
| Health & human services                    | 1,549,492          | 1,576,671          | 1,611,506         | 1,615,340          | 1,869,194           | 2,232,919           | 2,338,163          | 2,372,616         | 2,447,441          | 2,522,597          |
| Culture & recreation                       | 1,903,749          | 2,035,087          | 2,052,382         | 2,304,435          | 2,194,548           | 2,765,816           | 2,634,225          | 3,492,521         | 2,900,481          | 2,991,494          |
| Conservation & development                 | 6,079,158          | 6,242,126          | 6,188,413         | 6,231,145          | 7,341,495           | 5,269,768           | 4,499,810          | 4,871,881         | 4,195,633          | 4,506,446          |
| Fringe benefits                            | 13,105,975         | 13,681,381         | 12,736,540        | 13,191,555         | 11,111,343          | 370,532             | 312,267            | 407,448           | 756,071            | 820,134            |
| miscellaneous                              | 189,819            | 155,220            | 225,114           | 88,101             | -                   | -                   | -                  | -                 | -                  | -                  |
| <b>Debt Service:</b>                       |                    |                    |                   |                    |                     |                     |                    |                   |                    |                    |
| Principal                                  | 5,850,858          | 6,274,054          | 5,915,139         | 7,337,682          | 20,014,156          | 6,816,294           | 7,076,916          | 6,145,781         | 6,407,222          | 6,299,082          |
| Interest & fiscal charges                  | 2,771,531          | 2,613,446          | 2,595,668         | 2,145,924          | 1,803,501           | 2,534,472           | 2,637,646          | 2,766,150         | 2,755,037          | 2,703,323          |
| <b>Capital Projects:</b>                   | <b>5,087,056</b>   | <b>4,094,047</b>   | <b>6,552,476</b>  | <b>10,661,448</b>  | <b>11,455,458</b>   | <b>13,338,958</b>   | <b>10,987,383</b>  | <b>5,058,638</b>  | <b>9,616,221</b>   | <b>9,500,536</b>   |
| <b>Total expenditures</b>                  | <b>67,433,820</b>  | <b>67,979,899</b>  | <b>69,157,602</b> | <b>76,334,446</b>  | <b>93,364,785</b>   | <b>81,241,105</b>   | <b>77,312,778</b>  | <b>72,904,540</b> | <b>78,585,225</b>  | <b>80,911,508</b>  |
| <b>Excess of revenues</b>                  |                    |                    |                   |                    |                     |                     |                    |                   |                    |                    |
| <b>Over/(under) expenditures</b>           | <b>(2,223,210)</b> | <b>(1,362,602)</b> | <b>3,479,387</b>  | <b>(9,379,723)</b> | <b>(25,236,446)</b> | <b>(11,547,201)</b> | <b>(5,627,488)</b> | <b>513,644</b>    | <b>(4,894,561)</b> | <b>(8,513,612)</b> |

(continued)



City of West Allis

Changes in Fund Balance, Governmental Funds  
 Last ten fiscal years  
 Schedule 4

|   | Fiscal Year |            |              |             |             |            |             |             |             |             |
|---|-------------|------------|--------------|-------------|-------------|------------|-------------|-------------|-------------|-------------|
|   | 2000        | 2001       | 2002         | 2003        | 2004        | 2005       | 2006        | 2007        | 2008        | 2009        |
| Other financing sources/(uses)                  |             |            |              |             |             |            |             |             |             |             |
| Debt  |             |            |              |             |             |            |             |             |             |             |
| General obligation debt issued                  | 3,080,000   | 2,340,000  | 4,750,000    | 2,100,000   | 12,110,000  | 12,770,000 | 8,084,426   | 2,992,716   | 3,749,975   | 9,336,961   |
| Refunded general obligation debt                | -           | -          | 13,555,947   | 3,337,128   | 12,538,000  | -          | -           | -           | -           | 5,505,000   |
| Premium on debt issued                          | -           | -          | -            | -           | 52,975      | 49,787     | -           | -           | -           | 95,912      |
| Payment to escrow agent                         | -           | -          | (13,375,085) | (3,258,000) | (1,694,182) | -          | -           | -           | -           | (5,505,000) |
| Other sources (uses)                            | -           | -          | -            | -           | -           | -          | -           | -           | -           | -           |
| Transfers in                                    | 1,573,204   | 450,994    | 1,084,770    | 3,278,352   | 5,347,183   | 1,946,719  | 3,116,324   | 4,369,537   | 5,525,469   | 4,164,840   |
| Transfers out                                   | (1,573,204) | (450,994)  | (1,084,770)  | (2,267,825) | (4,178,947) | (835,795)  | (2,070,637) | (3,402,944) | (4,558,899) | (3,129,170) |
| Total other financing sources/(uses)            | 3,080,000   | 2,340,000  | 4,930,862    | 3,189,655   | 24,175,029  | 13,930,711 | 9,130,113   | 3,959,309   | 4,716,445   | 10,468,543  |
| Net change in fund balances                     | 856,790     | 977,398    | 8,410,249    | (6,190,068) | (1,061,417) | 2,383,510  | 3,502,625   | 4,472,953   | (178,116)   | 1,954,931   |
| Fund balances (Deficit)                         |             |            |              |             |             |            |             |             |             |             |
| Beginning of year                               | 21,833,567  | 22,943,602 | 23,921,000   | 32,331,249  | 23,675,992  | 22,614,575 | 24,998,085  | 28,500,710  | 32,973,663  | 32,795,547  |
| Residual equity transfer                        | -           | -          | -            | -           | -           | -          | -           | -           | -           | -           |
| Prior year adjustments                          | 253,245     | -          | -            | (2,465,189) | -           | -          | -           | -           | -           | -           |
| End of year                                     | 22,943,602  | 23,921,000 | 32,331,249   | 23,675,992  | 22,614,575  | 24,998,085 | 28,500,710  | 32,973,663  | 32,795,547  | 34,750,478  |
| Capital Outlay - (a)                            | 5,087,056   | 4,094,047  | 6,552,476    | 11,291,357  | 10,744,736  | 9,083,803  | 15,661,198  | 7,982,293   | 10,089,678  | 5,354,789   |
| Debt Service as a percentage of noncapital expe | 13.83%      | 13.91%     | 13.59%       | 14.58%      | 26.41%      | 12.96%     | 15.76%      | 13.73%      | 13.38%      | 11.91%      |

Data source: City of West Allis Audited Financial Statements

(a) According to GASB 44, a ten year trend should be shown. We implemented GASB 34 in the 2003 fiscal year. For years prior to 2003 the Capital Projects Expenditure number was used for comparative reason.

**City of West Allis**

Assessed Value and Actual Value of all Taxable Property  
 Last ten fiscal years  
 Schedule 5

| Fiscal Year | Residential Property | Commercial Property | Industrial Property | Agricultural Property | Total Taxable Assessed Value * | Assessed Direct Tax Rate | Total Taxable Equalized Value | Equalized Direct Tax Rate | Ratio of Assessed to Equalized Value |
|-------------|----------------------|---------------------|---------------------|-----------------------|--------------------------------|--------------------------|-------------------------------|---------------------------|--------------------------------------|
| 2000        | 1,713,588,700        | 859,636,840         | 79,083,200          | -                     | 2,652,308,740                  | 10.56                    | 2,814,833,200                 | 9.95                      | 94.23%                               |
| 2001        | 1,718,621,300        | 839,461,230         | 93,095,800          | -                     | 2,651,178,330                  | 11.35                    | 2,912,336,900                 | 10.33                     | 91.03%                               |
| 2002        | 1,990,562,900        | 972,192,162         | 86,617,500          | -                     | 3,049,372,562                  | 10.48                    | 3,115,860,000                 | 10.26                     | 97.87%                               |
| 2003        | 1,997,472,300        | 975,494,762         | 83,662,900          | -                     | 3,056,629,962                  | 10.56                    | 3,278,962,400                 | 9.84                      | 93.22%                               |
| 2004        | 2,346,374,800        | 1,060,541,305       | 87,049,700          | -                     | 3,493,965,805                  | 9.69                     | 3,493,894,500                 | 9.69                      | 100.00%                              |
| 2005        | 2,350,470,100        | 1,078,474,900       | 90,130,159          | -                     | 3,519,075,159                  | 9.95                     | 3,846,320,500                 | 9.10                      | 91.49%                               |
| 2006        | 2,800,582,800        | 1,327,751,500       | 84,720,700          | -                     | 4,213,055,000                  | 8.49                     | 4,271,402,600                 | 8.37                      | 98.63%                               |
| 2007        | 2,804,502,500        | 1,347,784,400       | 82,986,500          | -                     | 4,235,273,400                  | 8.65                     | 4,458,719,600                 | 8.22                      | 94.99%                               |
| 2008        | 2,808,624,000        | 1,358,662,700       | 81,392,200          | -                     | 4,248,678,900                  | 8.70                     | 4,477,791,900                 | 8.25                      | 94.88%                               |
| 2009        | 2,809,930,900        | 1,384,746,900       | 81,097,100          | -                     | 4,275,774,900                  | 8.94                     | 4,361,120,200                 | 8.76                      | 98.04%                               |

Data source: Wisconsin Department of Revenue and City of West Allis Tax Files

\*Note: Total Taxable Assessed Value does not include tax exempt properties; Tax exempt properties are not assigned values.

# City of West Allis

Direct & Overlapping Property Tax Rates  
 (per \$1,000 of assessed valuation)  
 Last ten fiscal years  
 Schedule 6

|                 |                        | Direct Rates           |                     |                    |                     |                 | Overlapping Rates            |  |   |                         |                                     |                           |                         |                     |
|-----------------|------------------------|------------------------|---------------------|--------------------|---------------------|-----------------|------------------------------|--|---|-------------------------|-------------------------------------|---------------------------|-------------------------|---------------------|
| <u>Tax Year</u> | <u>Collection Year</u> | <u>City West Allis</u> | <u>Debt Service</u> | <u>Health Fund</u> | <u>Parking Fund</u> | <u>TID Incr</u> | <u>Assessed Total Direct</u> | <u>West Allis/ West Milw School District</u> | <u>Milwaukee Area Technical College</u> | <u>Milwaukee County</u> | <u>Milwaukee Metro Sewage Distr</u> | <u>State of Wisconsin</u> | <u>State Tax Credit</u> | <u>Net Tax Rate</u> |
| 2000            | 2001                   | 9.26                   | 1.12                | -                  | 0.01                | 0.17            | 10.56                        | 10.03  | 2.15                                    | 7.44                    | 1.81                                | 0.21                      | (1.56)                  | 30.64               |
| 2001            | 2002                   | 9.51                   | 1.08                | 0.61               | 0.01                | 0.14            | 11.35                        | 9.76   | 2.23                                    | 7.40                    | 1.87                                | 0.22                      | (1.49)                  | 31.34               |
| 2002            | 2003                   | 8.29                   | 1.08                | 0.92               | 0.01                | 0.18            | 10.48                        | 8.15   | 2.05                                    | 6.52                    | 1.74                                | 0.20                      | (1.32)                  | 27.82               |
| 2003            | 2004                   | 8.64                   | 0.94                | 0.80               | 0.01                | 0.17            | 10.56                        | 8.88   | 2.12                                    | 5.13                    | 1.70                                | 0.21                      | -                       | 28.60               |
| 2004            | 2005                   | 7.98                   | 0.90                | 0.66               | 0.01                | 0.14            | 9.69                         | 8.36   | 1.94                                    | 4.56                    | 1.54                                | 0.20                      | -                       | 26.29               |
| 2005            | 2006                   | 8.12                   | 0.96                | 0.66               | 0.01                | 0.20            | 9.95                         | 7.86   | 2.06                                    | 4.65                    | 1.55                                | 0.21                      | -                       | 26.28               |
| 2006            | 2007                   | 6.65                   | 0.96                | 0.66               | 0.01                | 0.21            | 8.49                         | 6.97   | 1.79                                    | 3.98                    | 1.32                                | 0.18                      | -                       | 22.73               |
| 2007            | 2008                   | 6.75                   | 0.96                | 0.66               | 0.02                | 0.26            | 8.65                         | 7.43   | 1.87                                    | 4.09                    | 1.35                                | 0.18                      | -                       | 23.57               |
| 2008            | 2009                   | 6.87                   | 0.96                | 0.66               | 0.02                | 0.19            | 8.70                         | 7.45   | 1.93                                    | 4.17                    | 1.36                                | 0.18                      | -                       | 23.79               |
| 2009            | 2010                   | 7.16                   | 0.88                | 0.65               | 0.02                | 0.23            | 8.94                         | 7.96   | 1.93                                    | 4.23                    | 1.35                                | 0.18                      | -                       | 24.59               |

Data source: City of West Allis Tax File

Principal Property Tax Payers  
Current Year and Ten Years Ago  
Schedule 7

| Taxpayer                          | Type of Business               | 2009 Assessed Value      |      |  | 2000 Assessed Value      |      |  |
|-----------------------------------|--------------------------------|--------------------------|------|--|--------------------------|------|--|
|                                   |                                | Total Assessed Valuation | Rank | Percentage of Total Assessed Valuation | Total Assessed Valuation | Rank | Percentage of Total Assessed Valuation |
| Whitnall-Summit Co.               | Office - Warehouse             | \$42,110,400             | 1    | 1.0%                                   | N/00                     |      | N/00                                   |
| William Blake                     | Lincoln Crest Apartments       | 21,654,700               | 2    | 0.5%                                   | \$15,106,100             | 4    | 0.6%                                   |
| Ramco-Gershenson Prop             | Towne Center - Office          | 19,936,300               | 3    | 0.5%                                   | \$17,648,080             | 1    | 0.7%                                   |
| Quad Graphics                     | Printing Facility              | 18,341,700               | 4    | 0.4%                                   | \$15,592,900             | 3    | 0.6%                                   |
| JDN West Allis Assoc              | Strip Mall - Pick'n Save/Kohls | 17,956,200               | 5    | 0.4%                                   | \$16,191,800             | 2    | 0.6%                                   |
| Toldt Development Inc.            | Apartments                     | 15,069,600               | 6    | 0.4%                                   | N/00                     |      | N/00                                   |
| Metropolitan Holding Company      | The Hills Apartments           | 14,831,000               | 7    | 0.3%                                   | \$11,459,390             | 5    | 0.4%                                   |
| Sam's Real Estate                 | Sam's Club                     | 13,967,600               | 8    | 0.3%                                   | \$7,709,360              | 13   | 0.3%                                   |
| 1126 West Allis Operating         | Commercial - Office            | 12,502,500               | 9    | 0.3%                                   | \$11,223,800             | 6    | 0.4%                                   |
| James Krahn                       | Various Apartments             | 12,467,300               | 10   | 0.3%                                   | \$8,343,600              | 10   | 0.3%                                   |
| Dayton-Hudson Corp.               | Commercial - Target            | 12,370,600               | 11   | 0.3%                                   | N/00                     |      | N/00                                   |
| Harold Wilde                      | Car Dealership                 | 12,310,000               | 12   | 0.3%                                   | N/00                     |      | N/00                                   |
| Kenneth Hendricks                 | Warehouses - (HOBO)            | 11,864,200               | 13   | 0.3%                                   | \$7,488,500              | 15   | 0.3%                                   |
| Home Depot                        | Home Depot                     | 11,419,100               | 14   | 0.3%                                   | \$9,416,570              | 8    | 0.4%                                   |
| LBS Ltd Partnership               | Apartments                     | 11,362,600               | 15   | 0.3%                                   | \$8,272,950              | 11   | 0.3%                                   |
| Centerpoint Properties -CJF2, LLC | Warehouses                     | N/09                     |      | N/09                                   | \$10,574,700             | 7    | 0.4%                                   |
| Charles Benidt                    | P&S/Storage/Gas Station        | N/09                     |      | N/09                                   | \$7,563,070              | 14   | 0.3%                                   |
| Great Lakes REIT.                 | Commercial - Offices           | N/09                     |      | N/09                                   | \$8,715,800              | 9    | 0.3%                                   |
| Resaissance Faire                 | Commercial - Offices           | N/09                     |      | N/09                                   | \$8,083,280              | 12   | 0.3%                                   |
| <b>Total</b>                      |                                | <b>\$248,163,800</b>     |      | <b>5.8%</b>                            | <b>106,425,110</b>       |      | <b>4.0%</b>                            |

Data Source: City of West Allis - Assessors Office

( a ) Based on total Assessed Value

|      |                 |
|------|-----------------|
| 2000 | \$2,652,308,740 |
| 2009 | \$4,248,678,900 |

( b ) This table represents the current year and ten years ago, 2000.

( c ) N/09 = Not a top 15 Principal Property Tax Payer in 2009

( d ) N/00 = Not a top 15 Principal Property Tax Payer in 2000

# City of West Allis

Property Tax Levies & Collections  
Last ten years  
Schedule 8

| Levy Year | Collection Year | Total Tax Levy (1) | Collected within the Fiscal Year of the Levy |                    | Collections in Subsequent Years | Total Collections to Date |                    |
|-----------|-----------------|--------------------|--|--------------------|---------------------------------|---------------------------|--------------------|
|           |                 |                    | Amount                                       | Percentage of Levy |                                 | Amount                    | Percentage of Levy |
| 2000      | 2001            | 86,904,830         | 86,788,122                                   | 99.87%             | 95,981                          | 86,884,103                | 99.98%             |
| 2001      | 2002            | 88,435,347         | 88,351,774                                   | 99.91%             | 59,761                          | 88,411,535                | 99.97%             |
| 2002      | 2003            | 89,880,473         | 89,777,065                                   | 99.88%             | 82,998                          | 89,860,063                | 99.98%             |
| 2003      | 2004            | 92,096,669         | 92,013,615                                   | 99.91%             | 54,662                          | 92,068,277                | 99.97%             |
| 2004      | 2005            | 92,979,217         | 92,894,180                                   | 99.91%             | 56,587                          | 92,950,767                | 99.97%             |
| 2005      | 2006            | 93,577,601         | 93,520,763                                   | 99.94%             | 32,731                          | 93,553,494                | 99.97%             |
| 2006      | 2007            | 97,020,376         | 96,970,309                                   | 99.95%             | 19,700                          | 96,990,009                | 99.97%             |
| 2007      | 2008            | 101,348,833        | 101,266,466                                  | 99.92%             | 42,685                          | 101,309,151               | 99.96%             |
| 2008      | 2009            | 102,739,447        | 102,685,524                                  | 99.95%             | -                               | 102,685,524               | 99.95%             |
| 2009      | 2010            | 107,265,288        | *  | *                  | *                               | *                         | 0.00%              |

\* Data for the 2010 collection year is not yet available.

(1) Includes all special assessments and charges placed on tax roll for all taxing entities.

Data source: City of West Allis Finance Division Records

Ratios of General Bonded Net Debt Outstanding Chart 1  
 Ratios of General Bonded Net Debt and Bond Anticipation Notes (BAN's) Outstanding Chart 2  
 Last ten years  
 Schedule 9

| Fiscal Year | Total General Bonded Debt | Designated Funds for Debt Service | Net General Bonded Debt | Total Taxable Equalized Value | Ratio of  |            | Net General Bonded Debt Per Capita |
|-------------|---------------------------|-----------------------------------|-------------------------|-------------------------------|---|------------|------------------------------------|
|             |                           |                                   |                         |                               | General Bonded Debt to Equalized Property Value | Population |                                    |
| 2000        | 59,738,836                | 331,464                           | 59,407,372              | 2,814,833,200                 | 2.11%   | 63,322     | 938.18                             |
| 2001        | 57,008,476                | 587,716                           | 56,420,760              | 2,912,336,900                 | 1.94%   | 61,254     | 921.10                             |
| 2002        | 57,247,131                | 88,084                            | 57,159,047              | 3,115,860,000                 | 1.83%   | 61,114     | 935.29                             |
| 2003        | 51,275,560                | 57,218                            | 51,218,342              | 3,278,962,400                 | 1.56%   | 60,923     | 840.71                             |
| 2004        | 59,277,480                | 1,058,313                         | 58,219,167              | 3,493,894,500                 | 1.67%   | 60,607     | 960.60                             |
| 2005        | 59,565,880                | 1,193,095                         | 58,372,785              | 3,846,320,500                 | 1.52%   | 60,515     | 964.60                             |
| 2006        | 59,421,446                | 1,567,709                         | 57,853,737              | 4,271,402,600                 | 1.35%   | 60,300     | 959.43                             |
| 2007        | 58,285,695                | 1,226,225                         | 57,059,470              | 4,458,719,600                 | 1.28%   | 60,410     | 944.54                             |
| 2008        | 59,264,073                | 763,508                           | 58,500,565              | 4,477,791,900                 | 1.31%   | 60,370     | 969.03                             |
| 2009        | 69,732,577                | 503,693                           | 69,228,884              | 4,361,120,200                 | 1.59%   | 60,600     | 1,142.39                           |

| Fiscal Year | Net General Bonded Debt | Bond Anticipation Notes | Bonded Debt and BAN's | Total Taxable Equalized Value | Ratio of   |            | Net General Bonded Debt and BAN Per Capita |
|-------------|-------------------------|-------------------------|-----------------------|-------------------------------|--|------------|--|
|             |                         |                         |                       |                               | General Bonded Debt and BAN Debt to Equalized Property Value | Population |  |
| 2000        | 59,407,372              | -                       | 59,407,372            | 2,814,833,200                 | 2.11%  | 63,322     | 938.18                                     |
| 2001        | 56,420,760              | -                       | 56,420,760            | 2,912,336,900                 | 1.94%  | 61,254     | 921.10                                     |
| 2002        | 57,159,047              | -                       | 57,159,047            | 3,115,860,000                 | 1.83%  | 61,114     | 935.29                                     |
| 2003        | 51,218,342              | -                       | 51,218,342            | 3,278,962,400                 | 1.56%  | 60,923     | 840.71                                     |
| 2004        | 58,219,167              | 8,765,000               | 66,984,167            | 3,493,894,500                 | 1.92%  | 60,607     | 1,105.22                                   |
| 2005        | 58,372,785              | 15,625,000              | 73,997,785            | 3,846,320,500                 | 1.92%  | 60,515     | 1,222.80                                   |
| 2006        | 57,853,737              | 17,965,000              | 75,818,737            | 4,271,402,600                 | 1.78%  | 60,300     | 1,257.36                                   |
| 2007        | 57,059,470              | 17,205,000              | 74,264,470            | 4,458,719,600                 | 1.67%  | 60,410     | 1,229.34                                   |
| 2008        | 58,500,565              | 16,205,000              | 74,705,565            | 4,477,791,900                 | 1.67%  | 60,370     | 1,237.46                                   |
| 2009        | 69,228,884              | 10,360,000              | 79,588,884            | 4,361,120,200                 | 1.82%  | 60,600     | 1,313.35                                   |

Data sources: Equalized Value - Wisconsin Department of Revenue  
 Estimated Population - Wisconsin Department of Administration  
 Debt - City of West Finance Division records

City of West Allis

Ratios of Outstanding Debt by Type  
 Last ten years  
 Schedule 10

| Fiscal Year | Governmental Activities |                         |                     |                                      |                            |                               |                                     | Business Activities            |                          |                               |            |
|-------------|-------------------------|-------------------------|---------------------|--------------------------------------|----------------------------|-------------------------------|-------------------------------------|--------------------------------|--------------------------|-------------------------------|------------|
|             | General City            | Tax Increment Districts | West-Allis Hospital | Total General Obligation Bonds/Notes | BAN's General City Pension | BAN's Tax Increment Districts | Total Bond Anticipation Notes (BAN) | General Obligation Bonds/Notes | Total Primary Government | Percentage of Personal Income | Per Capita |
| 2000        | 15,419,208              | 9,658,215               | 27,850,000          | 52,927,423                           | -                          | -                             | -                                   | 6,811,413                      | 59,738,836               | 0.63%                         | 943.41     |
| 2001        | 14,736,494              | 9,116,876               | 25,140,000          | 48,993,370                           | -                          | -                             | -                                   | 8,015,106                      | 57,008,476               | 0.75%                         | 930.69     |
| 2002        | 14,999,947              | 10,393,111              | 22,915,000          | 48,308,058                           | -                          | -                             | -                                   | 8,939,073                      | 57,247,131               | 0.86%                         | 936.73     |
| 2003        | 15,200,179              | 8,649,885               | 20,565,000          | 44,415,064                           | -                          | -                             | -                                   | 6,860,496                      | 51,275,560               | 0.66%                         | 841.65     |
| 2004        | 21,140,124              | 12,145,026              | 18,010,000          | 51,295,150                           | 3,260,000                  | 5,505,000                     | 8,765,000                           | 7,982,301                      | 68,042,451               | 0.76%                         | 1,122.68   |
| 2005        | 21,026,073              | 13,681,183              | 15,380,000          | 50,087,256                           | 2,790,000                  | 12,835,000                    | 15,625,000                          | 9,478,624                      | 75,190,880               | 0.88%                         | 1,242.52   |
| 2006        | 20,713,243              | 15,067,662              | 12,645,000          | 48,425,905                           | 2,100,000                  | 15,865,000                    | 17,985,000                          | 10,995,541                     | 77,386,446               | 0.98%                         | 1,283.36   |
| 2007        | 20,366,538              | 14,712,282              | 10,595,000          | 45,673,820                           | 1,340,000                  | 15,865,000                    | 17,205,000                          | 12,611,875                     | 75,490,695               | 1.11%                         | 1,249.64   |
| 2008        | 21,063,153              | 14,483,420              | 8,470,000           | 44,016,573                           | 340,000                    | 15,865,000                    | 16,205,000                          | 15,247,500                     | 75,469,073               | 1.37%                         | 1,250.11   |
| 2009        | 22,757,762              | 23,896,690              | 6,245,000           | 52,899,452                           | -                          | 10,360,000                    | 10,360,000                          | 16,833,125                     | 80,092,577               | *                             | 1,321.66   |

Data source: Wisconsin Department of Revenue and Wisconsin Department of Administration  
 \*Note: Data for 2009 Personal Income is not yet available.

**Legal Debt Margin Information - Required Debt**  
Last ten years  
Schedule 11

|   | 2000          | 2001          | 2002          | 2003          | 2004          | 2005          | 2006          | 2007          | 2008          | 2009          |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Equalized Value of Real and Personal Property   | 2,814,833,200 | 2,912,338,900 | 3,115,860,000 | 3,278,962,400 | 3,493,894,500 | 3,846,320,500 | 4,271,402,600 | 4,458,719,600 | 4,477,791,900 | 4,361,120,200 |
| General Obligation Debt Limit<br>Five (5) Percent of Equalized Valuation<br>per Section 67.03 of the Wisconsin Statutes | 140,741,660   | 145,616,845   | 155,793,000   | 163,948,120   | 174,694,725   | 192,316,025   | 213,570,130   | 222,935,980   | 223,889,595   | 218,056,010   |
| Amount of Debt Applicable to Debt Limitation:   |               |               |               |               |               |               |               |               |               |               |
| General Obligation Bonds/Notes  | 59,738,836    | 57,008,476    | 57,247,131    | 51,275,560    | 59,277,480    | 59,565,880    | 59,421,446    | 58,285,695    | 59,264,073    | 69,732,577    |
| Less: Amount Available for Financing GO Debt  | (331,464)     | (587,716)     | (88,084)      | (57,218)      | (1,058,313)   | (1,193,095)   | (1,567,709)   | (1,226,225)   | (763,508)     | (503,693)     |
| Net O/S GO Debt Applicable to Debt Limitation   | 59,407,372    | 56,420,760    | 57,159,047    | 51,218,342    | 58,219,167    | 58,372,785    | 57,853,737    | 57,059,470    | 58,500,565    | 69,228,884    |
| Legal Margin for New Debt   | 81,334,288    | 89,196,085    | 98,633,953    | 112,729,778   | 116,475,558   | 133,943,240   | 155,716,393   | 165,876,510   | 165,389,030   | 148,827,126   |
| Total net debt applicable to the limit as a percentage<br>of debt limit   | 42.21%        | 38.75%        | 36.69%        | 31.24%        | 33.33%        | 30.35%        | 27.09%        | 25.59%        | 26.13%        | 31.75%        |

Only includes debt required under state law.

Source: City of West Allis Finance Division Records

**Debt Margin Information - All Debt**  
Last ten years  
Schedule 11a

|   | 2000          | 2001          | 2002          | 2003          | 2004          | 2005          | 2006          | 2007          | 2008          | 2009          |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Equalized Value of Real and Personal Property   | 2,814,833,200 | 2,912,338,900 | 3,115,860,000 | 3,278,962,400 | 3,493,894,500 | 3,846,320,500 | 4,271,402,600 | 4,458,719,600 | 4,477,791,900 | 4,361,120,200 |
| General Obligation Debt Limit<br>Five (5) Percent of Equalized Valuation<br>per Section 67.03 of the Wisconsin Statutes | 140,741,660   | 145,616,845   | 155,793,000   | 163,948,120   | 174,694,725   | 192,316,025   | 213,570,130   | 222,935,980   | 223,889,595   | 218,056,010   |
| Amount of Debt Applicable to Debt Limitation:   |               |               |               |               |               |               |               |               |               |               |
| General Obligation Bonds/Notes  | 59,738,836    | 57,008,476    | 57,247,131    | 51,275,560    | 59,277,480    | 59,565,880    | 59,421,446    | 58,285,695    | 59,264,073    | 69,732,577    |
| Bond Anticipation Notes/Bonds   | -             | -             | -             | -             | 8,765,000     | 15,625,000    | 17,965,000    | 17,205,000    | 16,205,000    | 10,360,000    |
| Less: Amount Available for Financing GO Debt  | (331,464)     | (587,716)     | (88,084)      | (57,218)      | (1,058,313)   | (1,193,095)   | (1,567,709)   | (1,226,225)   | (763,508)     | (503,693)     |
| Net O/S GO Debt Applicable to Debt Limitation   | 59,407,372    | 56,420,760    | 57,159,047    | 51,218,342    | 66,984,167    | 73,997,785    | 75,818,737    | 74,264,470    | 74,705,565    | 79,588,884    |
| Legal margin for New Debt   | 81,334,288    | 89,196,085    | 98,633,953    | 112,729,778   | 107,710,558   | 118,318,240   | 137,751,393   | 148,671,510   | 149,184,030   | 138,467,126   |
| Total net debt applicable to the limit as a percentage<br>of debt limit   | 42.21%        | 38.75%        | 36.69%        | 31.24%        | 38.34%        | 38.48%        | 35.50%        | 33.31%        | 33.37%        | 38.50%        |

Includes Anticipation Notes although not required under state law.

Data source: City of West Allis Finance Division Records



City of West Allis

Computation of Direct, Overlapping, and Underlying Debt  
Current Year and Ten Years Prior  
Schedule 12

| Governmental Unit                          | 12/31/2009<br>General Obligation<br>Bonded Debt<br>Outstanding | Percentage<br>Applicable<br>to City | Amount<br>Applicable<br>to City |
|--|--|-------------------------------------|---------------------------------|
| City - all outstanding debt (schedule 11a) | <u>74,705,565</u>  | 100%                                | <u>74,705,565</u>               |
| Milwaukee Area Technical College           | 105,475,000  | 5.37%                               | 5,664,008                       |
| Milwaukee County                           | 730,205,554  | 6.53%                               | 47,682,423                      |
| West Allis/West Milwaukee School District  | 42,300,000   | 85.76%                              | 36,276,480                      |
| Milwaukee Metropolitan Sewage District     | 892,725,569  | 6.67%                               | 59,544,795                      |
| Total Overlapping                          | <u>1,770,706,123</u>   |                                     | <u>149,167,706</u>              |
| Total Direct<br>and Overlapping Debt       | <u>1,845,411,688</u>   |                                     | <u>223,873,271</u>              |

Percentage based on equalized value of the City as it relates to the over all value of each district

Data source: By Ehlers Inc. - financial consultants from information provided by the individual taxing units.

| Governmental Unit                          | 12/31/2000<br>General Obligation<br>Bonded Debt<br>Outstanding | Percentage<br>Applicable<br>to City | Amount<br>Applicable<br>to City |
|--|--|-------------------------------------|---------------------------------|
| City - all outstanding debt (schedule 11a) | <u>59,407,372</u>  | 100%                                | <u>59,407,372</u>               |
| Milwaukee Area Technical College           | 79,900,000   | 6.01%                               | 4,801,990                       |
| Milwaukee County                           | 485,146,029  | 7.36%                               | 35,706,748                      |
| West Allis/West Milwaukee School District  | 6,300,000  | 87.34%                              | 5,502,420                       |
| Milwaukee Metropolitan Sewage District     | 417,507,154  | 7.56%                               | 31,563,541                      |
| Total Overlapping                          | <u>988,853,183</u>   |                                     | <u>77,574,699</u>               |
| Total Direct<br>and Overlapping Debt       | <u>1,048,260,555</u>   |                                     | <u>136,982,071</u>              |

Percentage based on equalized value of the City as it relates to the over all value of each district

Data source: By Ehlers & Associates, Inc. financial consultants form information provided by the individual taxing units.

# City of West Allis

Demographic & Economic Statistics  
 Last ten years  
 Schedule 13

| Year | Population | Personal<br>Income<br>(in thousands) | Per Capita<br>Adjusted Gross Income |                     |                       | Unemployment Rates  |                       |
|------|------------|--------------------------------------|-------------------------------------|---------------------|-----------------------|---------------------|-----------------------|
|      |            |                                      | City<br>of West Allis               | Milwaukee<br>County | State of<br>Wisconsin | Milwaukee<br>County | State of<br>Wisconsin |
| 2000 | 63,322     | 1,078,436,982                        | 17,031                              | 18,067              | 20,503                | 4.20%               | 3.40%                 |
| 2001 | 61,254     | 1,075,068,954                        | 17,551                              | 18,083              | 20,091                | 5.30%               | 4.40%                 |
| 2002 | 61,114     | 1,044,316,032                        | 17,088                              | 17,492              | 19,809                | 6.60%               | 5.30%                 |
| 2003 | 60,923     | 1,041,539,608                        | 17,096                              | 17,900              | 20,606                | 7.00%               | 5.60%                 |
| 2004 | 60,607     | 1,049,470,812                        | 17,316                              | 18,240              | 21,055                | 6.30%               | 5.00%                 |
| 2005 | 60,515     | 1,075,412,065                        | 17,771                              | 19,372              | 22,214                | 5.80%               | 4.80%                 |
| 2006 | 60,300     | 1,122,318,254                        | 18,612                              | 20,782              | 23,845                | 5.60%               | 4.70%                 |
| 2007 | 60,410     | 1,140,721,796                        | 18,883                              | 21,603              | 24,374                | 5.60%               | 4.80%                 |
| 2008 | 60,370     | 1,114,633,491                        | 18,463                              | 21,233              | 24,329                | 5.60%               | 4.80%                 |
| 2009 | 60,600     | *                                    | *                                   | *                   | *                     | 9.30%               | 8.50%                 |

\* : not available at this time

Data source: Per Capita Adjusted Gross Income - Wisconsin Department of Revenue

Data source: Unemployment Rates - Wisconsin Department of Workforce Development

Personal Income = Per Capita Adjusted Gross Income times population

City of West Allis

Principal Employers  
Current year and ten years prior  
Schedule 14

| Employer  | Type of Business                    | 2009         |      |                                       | 2000         |      |                                       |
|---|-------------------------------------|--------------|------|---------------------------------------|--------------|------|---------------------------------------|
|   |                                     | Employees    | Rank | Percentage of Total County Employment | Employees    | Rank | Percentage of Total County Employment |
| West Allis Memorial Hospital                    | Regional Hospital                   | 1,671        | 1    | 0.40%                                 | 1,828        | 1    | 0.43%                                 |
| West Allis School District                      | Elementary/Secondary Education      | 950          | 2    | 0.23%                                 | 960          | 3    | 0.23%                                 |
| Quad Graphics                                   | Commercial Printer                  | 934          | 3    | 0.22%                                 | 1,070        | 2    | 0.25%                                 |
| City of West Allis                              | Municipal Government                | 520          | 4    | 0.12%                                 | 558          | 4    | 0.13%                                 |
| Anthem Blue Cross                               | Health Insurance                    | 475          | 5    | 0.11%                                 | N/00         |      | N/00                                  |
| Broodale Senior Living (previously Alterra)     | Assisted Care Health Provider       | 343          | 6    | 0.08%                                 | N/00         |      | N/00                                  |
| Covenant Health Systems                         | Health Care Services                | 332          | 7    | 0.08%                                 | 106          | 25   | 0.03%                                 |
| Village of Manor Park                           | Nursing Home & Retirement Facility  | 302          | 8    | 0.07%                                 | N/00         |      | N/00                                  |
| Aurora Visit Nurses Assn. Of Milwaukee          | Social Service Agency               | 293          | 9    | 0.07%                                 | 130          | 22   | 0.03%                                 |
| US Bank   | Banking Services                    | 261          | 10   | 0.06%                                 | N/00         |      | N/00                                  |
| Sullivan/Schein Dental Products                 | Dental Equipment Distributor        | 256          | 11   | 0.06%                                 | 164          | 15   | 0.04%                                 |
| Motor Castings Company                          | Foundry                             | 225          | 12   | 0.05%                                 | 200          | 11   | 0.05%                                 |
| Milwaukee Technical Area College                | Technical College                   | 214          | 13   | 0.05%                                 | N/00         |      | N/00                                  |
| Chr. Hansen Lab, Inc.                           | Food Additive Manufacturer          | 207          | 14   | 0.05%                                 | 214          | 9    | 0.05%                                 |
| Grebes Bakery                                   | Commercial Bakery                   | 196          | 15   | 0.05%                                 | 180          | 13   | 0.04%                                 |
| Wilde Toyota                                    | Auto Dealership                     | 195          | 16   | 0.05%                                 | 157          | 16   | 0.04%                                 |
| Metal Technologies (Milwaukee Ductile Iron Inc) | Foundry                             | 187          | 17   | 0.04%                                 | 260          | 5    | 0.06%                                 |
| C & H Distributors                              | Industrial Products Direct Marketer | 179          | 18   | 0.04%                                 | 229          | 8    | 0.05%                                 |
| Rogers Memorial Hospital                        | Psychiatric Hospital                | 173          | 19   | 0.04%                                 | 75           | 28   | not top 25                            |
| Mitchell Manor/Meadowmere Campus                | Assisted Living                     | 160          | 20   | 0.04%                                 | N/00         |      | N/00                                  |
| Poblocki & Sons                                 | Custom Electrical Signs             | 157          | 21   | 0.04%                                 | 138          | 20   | 0.03%                                 |
| ReGENco   | Fabrication/Repair Turbines         | 148          | 22   | 0.04%                                 | N/00         |      | N/00                                  |
| Unit Drop Forge Company                         | Iron, Steel Forgings                | 140          | 23   | 0.03%                                 | 152          | 17   | 0.04%                                 |
| Colders Furniture Showplace                     | Furniture/Appliance Dealership      | 138          | 24   | 0.03%                                 | 252          | 7    | 0.06%                                 |
| International Auto's                            | Auto Dealership                     | 134          | 25   | 0.03%                                 | N/00         |      | N/00                                  |
| HM Graphics                                     | Advertising/Marketing               | 133          |      | not top 25                            | 140          | 19   | 0.03%                                 |
| Graybar Electric, Inc.                          | Electrical Supplier                 | 99           |      | not top 25                            | 125          | 23   | 0.03%                                 |
| Sentry-Creswood Bakery                          | Commerical Bakery                   | N/09         |      | N/09                                  | 270          | 6    | 0.06%                                 |
| Briggs & Stratton                               | Gasoline Engines                    | N/09         |      | N/09                                  | 206          | 10   | 0.05%                                 |
| C.D. Baird Company                              | Point-of-Purchase Displays          | N/09         |      | N/09                                  | 170          | 14   | 0.04%                                 |
| Pressed Steel Tank Company                      | High Pressure Tnaxx                 | N/09         |      | N/09                                  | 142          | 18   | 0.03%                                 |
| Milwaukee Gray Iron                             | Manufacturer                        | N/09         |      | N/09                                  | 130          | 21   | 0.03%                                 |
| Maximus   | Consulting & Program Services       | N/09         |      | N/09                                  | 124          | 24   | 0.03%                                 |
| <b>Total</b>                                    |                                     | <b>9,022</b> |      | <b>2.14%</b>                          | <b>7,980</b> |      | <b>1.72%</b>                          |

Data source: City of West Allis - telephone survey of employers within the City  
Wisconsin Worknet - <http://worknet.wisconsin.gov/worknet> - for Milwaukee County Labor Information

- ( a ) N/09 = Not a top Employer in 2009
- ( b ) N/00 = Not a top Employer in 2000

General Government - City Employees - Full Time Equivalents

|  | Fiscal Year   |               |               |               |               |               |               |               |               |               |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
|  | 2000          | 2001          | 2002          | 2003          | 2004          | 2005          | 2006          | 2007          | 2008          | 2009          |
| Mayor  | 1.25          | 1.25          | 1.25          | 1.25          | 1.25          | 1.25          | 1.25          | 1.25          | 1.25          | 1.25          |
| City Attorney                                  | 6.50          | 6.00          | 6.00          | 6.00          | 6.00          | 5.50          | 5.87          | 5.87          | 6.05          | 6.25          |
| Municipal Court                                | 2.75          | 2.75          | 2.75          | 2.75          | 2.75          | 2.75          | 2.75          | 2.75          | 2.75          | 2.75          |
| City Assessor                                  | 6.00          | 6.00          | 6.00          | 6.00          | 5.75          | 5.75          | 5.75          | 5.75          | 5.75          | 5.75          |
| Administration                                 |               |               |               |               |               |               |               |               |               |               |
| Administrative Office                          | 1.75          | 1.75          | 1.75          | 1.75          | 1.75          | 1.75          | 1.75          | 1.75          | 1.75          | 1.75          |
| Information Services                           | 6.50          | 7.00          | 6.75          | 7.75          | 6.75          | 7.00          | 7.30          | 7.30          | 7.30          | 8.30          |
| Purchasing/Central Services                    | 6.00          | 6.00          | 6.00          | 6.00          | 6.00          | 6.00          | 6.00          | 6.00          | 6.00          | 6.00          |
| Human Resources                                | 4.40          | 4.50          | 4.50          | 4.50          | 4.25          | 4.25          | 4.25          | 4.25          | 4.25          | 4.33          |
| Finance  | 5.90          | 5.90          | 5.90          | 5.90          | 5.90          | 5.90          | 5.85          | 5.85          | 5.85          | 5.85          |
| Clerk/Treasurer                                | 8.00          | 8.00          | 8.00          | 8.00          | 6.00          | 6.00          | 6.00          | 6.00          | 5.75          | 5.75          |
| Police Department                              | 162.00        | 162.00        | 162.00        | 162.00        | 159.00        | 159.00        | 158.00        | 154.00        | 155.00        | 157.25        |
| Fire Department                                | 119.00        | 119.00        | 119.00        | 119.00        | 116.00        | 113.00        | 113.00        | 110.00        | 110.00        | 110.00        |
| Planning (Development)                         | 2.37          | 1.95          | 1.95          | 1.87          | 1.87          | 1.78          | 1.78          | 1.78          | 1.78          | 1.88          |
| Building Inspection & Zoning                   | 11.90         | 12.00         | 12.00         | 12.00         | 12.00         | 12.00         | 11.50         | 11.50         | 11.50         | 12.00         |
| Health Department                              | 26.45         | 26.45         | 26.45         | 26.45         | 25.54         | 24.35         | 24.35         | 24.81         | 24.81         | 25.11         |
| Senior Center                                  | 3.00          | 3.00          | 3.00          | 3.00          | 2.50          | 2.50          | 2.50          | 2.10          | 2.10          | 2.10          |
| Public Library                                 | 23.80         | 23.80         | 23.80         | 24.80         | 23.80         | 22.80         | 22.30         | 22.30         | 22.30         | 22.30         |
| Public Works                                   |               |               |               |               |               |               |               |               |               |               |
| Administrative Office                          | 5.00          | 4.75          | 4.75          | 4.75          | 4.75          |               | 4.50          | 4.50          | 4.50          | 4.50          |
| Building and Electrical                        | 32.00         | 32.00         | 32.00         | 32.00         | 31.00         | 30.00         | 30.00         | 30.00         | 30.00         | 30.00         |
| Street and Sanitation                          | 67.50         | 67.75         | 67.50         | 67.50         | 60.00         | 57.00         | 56.25         | 56.00         | 56.00         | 56.00         |
| Forestry                                       | 16.50         | 16.50         | 16.75         | 16.75         | 16.75         | 16.75         | 16.75         | 15.75         | 15.75         | 15.75         |
| Equipment Repair                               | 14.00         | 14.00         | 14.00         | 14.00         | 14.00         | 13.00         | 13.00         | 13.00         | 13.00         | 13.00         |
| Recycling                                      | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          |
| Inventory Services Recycling                   | 5.00          | 5.00          | 5.00          | 5.00          | 5.00          | 5.00          | 5.00          | 5.00          | 5.00          | 5.00          |
| Engineering                                    | 21.00         | 21.00         | 21.00         | 20.00         | 18.00         | 18.00         | 18.00         | 18.00         | 17.00         | 17.00         |
| <b>Total</b>                                   | <b>558.57</b> | <b>558.35</b> | <b>558.10</b> | <b>559.02</b> | <b>536.11</b> | <b>521.70</b> | <b>524.20</b> | <b>515.69</b> | <b>515.44</b> | <b>519.87</b> |
| Public Safety                                  |               |               |               |               |               |               |               |               |               |               |
| Police Stations                                | 1             | 1             | 1             | 1             | 1             | 1             | 1             | 1             | 1             | 1             |
| Police Sub Station                             | 0             | 0             | 0             | 0             | 0             | 0             | 1             | 1             | 1             | 1             |
| Fire Stations                                  | 3             | 3             | 3             | 3             | 3             | 3             | 3             | 3             | 3             | 3             |
| Public Works/Engineering                       |               |               |               |               |               |               |               |               |               |               |
| Streets (miles)                                | 194           | 194           | 194           | 194           | 194           | 194           | 194           | 194           | 194           | 194           |
| Alleys (miles)                                 | 43            | 43            | 43            | 43            | 43            | 43            | 43            | 43            | 43            | 43            |
| Side Walks (miles)                             | 278           | 278           | 278           | 278           | 278           | 278           | 278           | 278           | 278           | 278           |
| Sanitary Sewer (miles)                         | 177           | 177           | 177           | 177           | 177           | 177           | 177           | 177           | 177           | 175           |
| Storm Sewer (miles) (changed calc method 2009) | 152           | 152           | 152           | 152           | 152           | 152           | 152           | 152           | 152           | 191           |
| Street Lights                                  | 7,086         | 7,086         | 7,086         | 7,086         | 7,086         | 7,086         | 7,086         | 7,086         | 7,086         | 6,986         |
| Alley Lights                                   | 756           | 756           | 756           | 756           | 756           | 756           | 756           | 756           | 756           | 756           |
| City owned parking lots                        | 40            | 40            | 40            | 40            | 40            | 40            | 40            | 40            | 40            | 40            |
| Parking Stalls                                 | 1,339         | 1,339         | 1,339         | 1,339         | 1,339         | 1,339         | 1,339         | 1,339         | 1,339         | 1,339         |
| Water Utility                                  |               |               |               |               |               |               |               |               |               |               |
| Number of feet of Water Main                   | 1,099,582     | 1,099,582     | 1,099,768     | 1,100,995     | 1,100,995     | 1,101,346     | 1,102,207     | 1,102,205     | 1,102,466     | 1,102,557     |
| Number of Hydrants                             | 2,609         | 2,609         | 2,610         | 2,621         | 2,622         | 2,622         | 2,622         | 2,623         | 2,619         | 2,619         |
| Daily Average Sold (gallons)                   | 6,307,093     | 6,151,044     | 6,222,852     | 6,245,732     | 6,074,126     | 5,827,548     | 5,658,540     | 5,523,307     | 6,364,132     | 5,933,825     |
| Water Storage                                  |               |               |               |               |               |               |               |               |               |               |
| Tower - 84th and National - gallons            | 1,500,000     | 1,500,000     | 1,500,000     | 1,500,000     | 1,500,000     | 1,500,000     | 1,500,000     | 1,500,000     | 1,500,000     | 1,500,000     |
| Tower - 116th and Rodgers - gallons            | 1,500,000     | 1,500,000     | 1,500,000     | 1,500,000     | 1,500,000     | 1,500,000     | 1,500,000     | 1,500,000     | 1,500,000     | 1,500,000     |
| Underground - 96th and Mitchell - gallons      | 4,000,000     | 4,000,000     | 4,000,000     | 4,000,000     | 4,000,000     | 4,000,000     | 4,000,000     | 4,000,000     | 4,000,000     | 4,000,000     |

Data Source: City of West Allis - various departmental reports

# City of West Allis

## Operating Indicators by Program/Function Eight Year Trend Schedule 16

|   | Fiscal Year  |              |              |              |              |              |              |              |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
|   | 2002         | 2003         | 2004         | 2005         | 2006         | 2007         | 2008         | 2009         |
| <b>Public Safety</b>                      |              |              |              |              |              |              |              |              |
| <b>Fire</b>                               |              |              |              |              |              |              |              |              |
| <b>Alarm Data</b>                         |              |              |              |              |              |              |              |              |
| Fire                                      | N/A          | 227          | 194          | 234          | 184          | 172          | 160          | 167          |
| Rupture/Explosion                         | N/A          | 7            | 3            | 8            | 5            | 2            | 3            | -            |
| Hazardous Condition                       | N/A          | 182          | 233          | 254          | 245          | 231          | 243          | 283          |
| Service                                   | N/A          | 377          | 316          | 403          | 382          | 392          | 453          | 375          |
| Good Intent                               | N/A          | 246          | 240          | 224          | 267          | 289          | 269          | 286          |
| False Alarms                              | N/A          | 388          | 411          | 418          | 532          | 515          | 496          | 557          |
| Weather                                   | N/A          | 3            | -            | 4            | 2            | 1            | 16           | 1            |
| Other                                     | N/A          | 4            | 6            | 4            | 5            | 1            | 3            | 5            |
| <b>Total Alarm</b>                        | -            | 1,434        | 1,403        | 1,549        | 1,622        | 1,603        | 1,643        | 1,674        |
| <b>Emergency Medical Services</b>         |              |              |              |              |              |              |              |              |
| Paramedic Unit (Advance Life)             | N/A          | 775          | 939          | 1,194        | 1,209        | 1,310        | 1,400        | 1,549        |
| Fire Rescue Unit (Basic Life)             | N/A          | 3,200        | 3,385        | 3,777        | 3,747        | 3,424        | 3,587        | 2,696        |
| Other Units on Scene                      | N/A          | 5            | 81           | 50           | 60           | 92           | 80           | 51           |
| <b>Total Patient Transports</b>           | -            | 3,980        | 4,405        | 5,021        | 5,016        | 4,826        | 5,067        | 4,296        |
| <b>Bureau of Fire Prevention Activity</b> |              |              |              |              |              |              |              |              |
| Compliance Inspections                    | 8,090        | 8,642        | 8,399        | 8,628        | 8,546        | 8,613        | 8,516        | 8,430        |
| Plan Reviews                              | 121          | 218          | 340          | 427          | 433          | 397          | 361          | 322          |
| Site Inspections                          | 54           | 146          | 173          | 211          | 286          | 214          | 273          | 263          |
| <b>General Government</b>                 |              |              |              |              |              |              |              |              |
| Building Permits Issued                   | 1,242        | 1,761        | 1,928        | 1,919        | 1,811        | 1,648        | 1,649        | 1,480        |
| Building Permit Value                     | \$21,107,063 | \$32,734,798 | \$50,029,340 | \$62,729,841 | \$38,452,724 | \$50,101,452 | \$39,108,752 | \$20,636,000 |
| <b>Library</b>                            |              |              |              |              |              |              |              |              |
| Registered Borrowers                      | 42,252       | 39,305       | 41,720       | 33,402       | 35,172       | 37,500       | 34,116       | 36,603       |
| References                                | 57,028       | 56,371       | 58,845       | 55,301       | 51,766       | 47,642       | 68,194       | 89,064       |
| Library Visits                            | 269,328      | 34,436       | 349,544      | 358,956      | 339,612      | 294,528      | 287,970      | 295,308      |
| Circulation Transactions                  | 795,905      | 786,414      | 734,253      | 745,932      | 764,674      | 718,185      | 688,048      | 735,736      |
| Items Loaned                              | 45,290       | 66,616       | 82,264       | 88,446       | 91,099       | 58,875       | 48,001       | 51,564       |
| Items Received                            | 36,790       | 43,213       | 47,649       | 46,166       | 49,513       | 54,709       | 51,005       | 60,832       |
| <b>Library Collection</b>                 |              |              |              |              |              |              |              |              |
| Books Owned                               | 208,101      | 212,063      | 215,767      | 218,251      | 224,868      | 218,567      | 217,983      | 217,747      |
| Audio Materials                           | 12,639       | 12,702       | 12,634       | 13,225       | 13,526       | 14,200       | 14,611       | 15,181       |
| Data Bases                                | -            | -            | 8            | 10           | 8            | 10           | 19           | 21           |
| Video Materials                           | 10,655       | 12,260       | 12,993       | 14,270       | 14,859       | 14,883       | 14,114       | 15,346       |
| Subscriptions                             | 438          | 363          | 372          | 398          | 396          | 439          | 357          | 326          |
| Other - Includes Electronic Format        | 727          | 878          | 616          | 984          | 1,001        | 985          | 1,044        | 799          |
| Electronic Books/Audio/Video(new)         | -            | -            | -            | -            | -            | -            | -            | 16,026       |

(continued)

# City of West Allis

## Operating Indicators by Program/Function Eight Year Trend Schedule 16

|                                    | Fiscal Year      |                  |                  |                  |                  |                  |                  |                  |
|------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
|                                    | 2002             | 2003             | 2004             | 2005             | 2006             | 2007             | 2008             | 2009             |
| <b>Water Utility</b>               |                  |                  |                  |                  |                  |                  |                  |                  |
| <b>Number of Metered Customers</b> |                  |                  |                  |                  |                  |                  |                  |                  |
| Residential                        | 17,382           | 17,377           | 17,367           | 17,343           | 17,365           | 17,387           | 17,385           | 17,369           |
| Commercial                         | 2,032            | 2,027            | 2,032            | 2,040            | 2,043            | 2,039            | 2,038            | 2,036            |
| Industrial                         | 80               | 82               | 81               | 80               | 75               | 73               | 70               | 65               |
| Public Authority (new 2008)        | N/A              | N/A              | N/A              | N/A              | N/A              | N/A              | 79               | 78               |
| <b>Total</b>                       | <b>19,494</b>    | <b>19,486</b>    | <b>19,480</b>    | <b>19,463</b>    | <b>19,483</b>    | <b>19,499</b>    | <b>19,572</b>    | <b>19,548</b>    |
| <b>Gallons Sold (thousands)</b>    |                  |                  |                  |                  |                  |                  |                  |                  |
| Residential                        | 1,156,716        | 1,148,136        | 1,130,735        | 1,149,784        | 962,445          | 1,044,385        | 1,021,885        | 1,011,479        |
| Commercial                         | 642,621          | 638,303          | 622,127          | 611,083          | 640,416          | 623,803          | 653,641          | 588,911          |
| Industrial                         | 323,796          | 320,467          | 330,502          | 254,734          | 266,289          | 222,001          | 177,749          | 143,208          |
| Public Authority (new 2008)        | N/A              | N/A              | N/A              | N/A              | N/A              | N/A              | 128,421          | 131,863          |
| <b>Total</b>                       | <b>2,123,133</b> | <b>2,106,906</b> | <b>2,083,364</b> | <b>2,015,601</b> | <b>1,869,150</b> | <b>1,890,189</b> | <b>1,981,696</b> | <b>1,875,461</b> |
| Gallons Pumped into System (1,000) | 2,471,341        | 2,537,559        | 2,392,526        | 2,503,403        | 2,314,713        | 2,295,387        | 2,322,908        | 2,165,846        |
| Total Gallons Sold (1,000)         | 2,271,341        | 2,279,692        | 2,217,056        | 2,127,055        | 2,065,367        | 2,016,007        | 1,981,696        | 1,875,461        |
| Lost Water Unaccounted For (1,000) | 172,994          | 228,380          | 143,552          | 325,442          | 208,324          | 206,585          | 213,365          | 160,385          |
| Percent of water lost              | 7%               | 9%               | 6%               | 13%              | 9%               | 9%               | 9%               | 7%               |
| Total KWH used for pumping         | 905,305          | 1,070,128        | 972,296          | 1,056,791        | 1,002,582        | 1,115,140        | 1,169,460        | 1,323,425        |

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**ADDITIONAL INDEPENDENT AUDITORS' REPORT  
FOR BASIC FINANCIAL STATEMENTS**





**Schenck**  
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CPAs AND SO MUCH MORE.

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

To the Honorable Mayor and Common Council  
City of West Allis, Wisconsin  
Milwaukee County, Wisconsin

We have audited 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 as of and for the year ended December 31, 2009, which collectively comprise the City of West Allis' basic financial statements and have issued our report thereon dated June 18, 2010. We conducted our audit in accordance with 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.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the City of West Allis, Wisconsin's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion of the effectiveness of the City of West Allis, Wisconsin's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the City of West Allis, Wisconsin's internal control over financial reporting.

A control deficiency 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 misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than remote likelihood that a misstatement of the entity's financial statements that is more than inconsequential will not be prevented or detected by the entity's internal control over financial reporting.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the entity's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of West Allis, Wisconsin's financial statements are free of 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 determination of basic financial statement amounts. 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*.

We noted certain matters that we reported to management of the City of West Allis, Wisconsin in a separate letter dated June 18, 2010.

This report is intended solely for the information and use of the Mayor and City Council and is not intended to be and should not be used by anyone other than these specified parties.

*Schmidt SC*

Certified Public Accountants  
Green Bay, Wisconsin  
June 18, 2010

**SINGLE AUDIT SECTION**





**Schenck**  
SC

CPAs AND SO MUCH MORE.

**REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133 AND STATE SINGLE AUDIT GUIDELINES**

To the Honorable Mayor and Common Council  
City of West Allis  
Milwaukee County, Wisconsin

Compliance

We have audited the compliance of the City of West Allis, Wisconsin, with the types of compliance requirements described in the *U. S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* and the *State Single Audit Guidelines* issued by the State of Wisconsin that are applicable to its major federal and state programs for the year ended December 31, 2009. The City of West Allis, Wisconsin's major federal and state programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal and state programs is the responsibility of the City of West Allis, Wisconsin's management. Our responsibility is to express an opinion on the City of West Allis, Wisconsin's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations* and the *State Single Audit Guidelines* issued by the Wisconsin Department of Administration. Those standards, OMB Circular A-133 and the *State Single Audit Guidelines* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal or state program occurred. An audit includes examining, on a test basis, evidence about the City of West Allis, Wisconsin's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the City of West Allis, Wisconsin's compliance with those requirements.

In our opinion, the City of West Allis, Wisconsin, complied, in all material respects, with the requirements referred to above that are applicable to its major federal and state programs for the year ended December 31, 2009.

Internal Control Over Compliance

The management of the City of West Allis, Wisconsin, is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal and state programs. In planning and performing our audit, we considered the City of West Allis, Wisconsin's internal control over compliance with requirements that could have a direct and material effect on a major federal or state program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City of West Allis, Wisconsin's internal control over compliance.

A *control deficiency* in an entity's internal control over compliance 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 noncompliance with a type of compliance requirement of a federal and state program on a timely basis. A *significant deficiency* is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal and state program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal and state program that is more than inconsequential will not be prevented or detected by the City of West Allis, Wisconsin's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal and state program will not be prevented or detected by the entity's internal control.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the entity's internal control that might be significant deficiencies or material weaknesses as defined above. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of the City Council, management and federal and state awarding agencies, and is not intended to be and should not be used by anyone other than these specified parties.

*Schuck SC*

Certified Public Accountants  
Green Bay, Wisconsin  
June 18, 2010

**CITY OF WISCONSIN**  
**Schedule of Expenditures of Federal Awards**  
**For the Year Ended December 31, 2009**

| Grantor Agency/Pass-through Agency/Program Title                                     | Federal CFDA Number | (Accrued) Deferred 1/1/09 | Cash Receipts | Accrued (Deferred) 12/31/09 | Total Revenues | Total Expenditures |
|--|---------------------|---------------------------|---------------|-----------------------------|----------------|--------------------|
| <b>U.S. DEPARTMENT OF AGRICULTURE</b>  |                     |                           |               |                             |                |                    |
| Passed through Wisconsin Department of Health and Family Services                    |                     |                           |               |                             |                |                    |
| Supplemental Food Program for Women, Infants and Children                            | 10.557              | \$ (25,551)               | \$ 174,308    | \$ 47,622                   | \$ 196,379     | \$ 196,379         |
| WIC Farmers' Market Nutrition Program  | 10.572              | -                         | 153           | -                           | 153            | 153                |
| Total U.S. Department of Agriculture   |                     | (25,551)                  | 174,461       | 47,622                      | 196,532        | 196,532            |
| <b>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</b>                              |                     |                           |               |                             |                |                    |
| <b>Direct Programs</b>   |                     |                           |               |                             |                |                    |
| Community Development Block Grants   | 14.218              | (201,530)                 | 1,021,532     | 287,952                     | 1,107,954      | 1,107,954          |
| Recovery Act - Community Development Block Grant                                     | 14.253              | -                         | -             | 275,697                     | 275,697        | 275,697            |
| Recovery Act - Homelessness Prevention and Rapid Re-Housing Program                  | 14.257              | -                         | -             | 16,391                      | 16,391         | 16,391             |
| Section 8 Housing Choice Vouchers  | 14.871              | -                         | 2,638,744     | -                           | 2,638,744      | 2,638,744          |
| Passed through Wisconsin Department of Commerce                                      |                     |                           |               |                             |                |                    |
| Community Development Block Grant - State's Program                                  | 14.228              | -                         | -             | 577,250                     | 577,250        | 577,250            |
| Passed through Milwaukee County  |                     |                           |               |                             |                |                    |
| HOME Investment Partnerships Program   | 14.239              | (41,203)                  | 12,013        | 127,145                     | 97,955         | 97,955             |
| Total U.S. Department of Housing and Urban Development                               |                     | (42,733)                  | 3,672,289     | 1,284,435                   | 4,713,991      | 4,713,991          |
| <b>U.S. DEPARTMENT OF THE INTERIOR</b>   |                     |                           |               |                             |                |                    |
| Passed through Wisconsin Historical Society  |                     |                           |               |                             |                |                    |
| Historic Preservation Fund Grants-in-Aid   | 15.904              | -                         | 15,000        | -                           | 15,000         | 15,000             |
| <b>U.S. DEPARTMENT OF JUSTICE</b>  |                     |                           |               |                             |                |                    |
| <b>Direct Program</b>  |                     |                           |               |                             |                |                    |
| Public Safety Partnerships and Community Policing Grants                             | 16.710              |                           |               |                             |                |                    |
| Secure Our Schools - Project #2007-CK-WX-0208  |                     | -                         | 93,767        | -                           | 93,767         | 93,767             |
| Secure Our Schools - Project #2008-CK-WX-0768  |                     | -                         | 244,266       | -                           | 244,266        | 244,266            |
| Passed through WI Department of Justice  |                     |                           |               |                             |                |                    |
| Passed through Milwaukee County  |                     |                           |               |                             |                |                    |
| Byrne Memorial Justice Assistance Grant  | 16.738              | (10,780)                  | 18,417        | 8,037                       | 15,674         | 15,674             |
| Passed through the City of Milwaukee   |                     |                           |               |                             |                |                    |
| Byrne Memorial Justice Assistance Grant  | 16.738              | (7,673)                   | 21,090        | -                           | 13,417         | 13,417             |
| Safe Streets Initiative #2007-DD-BX-0626   |                     |                           |               |                             |                |                    |
| Passed through Wisconsin Department of Administration - Office of Justice Assistance |                     |                           |               |                             |                |                    |
| Anti-Gang Initiative   | 16.744              |                           |               |                             |                |                    |
| Safe Neighborhoods Initiative - Project #2006-AE-01-2122                             |                     | (9,087)                   | 17,311        | -                           | 8,224          | 8,224              |
| Passed through Milwaukee County, Wisconsin   |                     |                           |               |                             |                |                    |
| Recovery Act - Edward Byrne Memorial Justice Assistance Grant                        | 16.804              | -                         | -             | 107,967                     | 107,967        | 107,967            |
| Total U.S. Department of Justice   |                     | (27,540)                  | 394,851       | 116,004                     | 483,315        | 483,315            |

(Continued)

**CITY OF WEST ALLIS, WISCONSIN**  
**Schedule of Expenditures of Federal Awards (Continued)**  
**For the Year Ended December 31, 2009**

| Grantor Agency/Pass-through<br>Agency/Program Title           | Federal<br>CFDA<br>Number | (Accrued)<br>Deferred<br>1/1/09 | Cash<br>Receipts | Accrued<br>(Deferred)<br>12/31/09 | Total<br>Revenues | Total<br>Expenditures |
|---|---------------------------|---------------------------------|------------------|-----------------------------------|-------------------|-----------------------|
| <b><u>U.S. DEPARTMENT OF TRANSPORTATION</u></b>               |                           |                                 |                  |                                   |                   |                       |
| Passed through Wisconsin Department of Transportation         |                           |                                 |                  |                                   |                   |                       |
| Highway Safety  | 20.600                    |                                 |                  |                                   |                   |                       |
| Project #0939-04-05   |                           | (525)                           | 23,660           | -                                 | 23,135            | 23,135                |
| Project #0939-41-08   |                           | (1,292)                         | 17,982           | -                                 | 16,690            | 16,690                |
| Project #0939-09-23   |                           | -                               | 2,000            | -                                 | 2,000             | 2,000                 |
| Project #0939-09-21   |                           | -                               | 1,921            | -                                 | 1,921             | 1,921                 |
| Project #0939-41-74   |                           | -                               | 4,834            | -                                 | 4,834             | 4,834                 |
| Total U.S. Department of Transportation                       |                           | (1,817)                         | 50,397           | -                                 | 48,580            | 48,580                |
| <b><u>U.S. ENVIRONMENTAL PROTECTION AGENCY</u></b>            |                           |                                 |                  |                                   |                   |                       |
| Direct Program  |                           |                                 |                  |                                   |                   |                       |
| Brownfield's Assessment and Cleanup Cooperative Agreements    | 66.818                    |                                 |                  |                                   |                   |                       |
| Project #BF-96590801-1  |                           | -                               | 77,379           | -                                 | 77,379            | 77,379                |
| Project #BF-00E44901-0  |                           | (60,033)                        | 94,592           | 21,910                            | 56,469            | 56,469                |
| Project #BF-00E68001-0  |                           | -                               | 171,212          | -                                 | 171,212           | 171,212               |
| Passed through Wisconsin Department of Health Services        |                           |                                 |                  |                                   |                   |                       |
| State Indoor Radon Grants                                     | 66.032                    | -                               | 3,500            | -                                 | 3,500             | 3,500                 |
| Total U.S. Department of Justice                              |                           | (60,033)                        | 346,683          | 21,910                            | 308,560           | 308,560               |
| <b><u>U.S. DEPARTMENT OF ENERGY</u></b>                       |                           |                                 |                  |                                   |                   |                       |
| Direct Program  |                           |                                 |                  |                                   |                   |                       |
| Recovery Act - Energy Efficiency and Conservation Block Grant | 81.128                    | -                               | -                | 10,887                            | 10,887            | 10,887                |
| <b><u>FEDERAL EMERGENCY MANAGEMENT AGENCY</u></b>             |                           |                                 |                  |                                   |                   |                       |
| Passed through Wisconsin Department of Military Affairs       |                           |                                 |                  |                                   |                   |                       |
| Public Assistance Grants                                      | 83.544                    | (68,162)                        | 68,162           | -                                 | -                 | -                     |
| <b><u>U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES</u></b>    |                           |                                 |                  |                                   |                   |                       |
| Passed through Wisconsin Department of Health Services        |                           |                                 |                  |                                   |                   |                       |
| Public Health Emergency Preparedness                          | 93.069                    | (36,789)                        | 112,622          | 28,591                            | 104,424           | 104,424               |
| Cons Contracts IMM  | 93.268                    | -                               | 15,526           | -                                 | 15,526            | 15,526                |
| Medical Assistance Program                                    | 93.778                    | -                               | 1,734            | -                                 | 1,734             | 1,734                 |
| Preventive Health and Health Services Block Grant             | 93.991                    | (2)                             | 8,711            | -                                 | 8,709             | 8,709                 |
| Maternal and Child Health Services Block Grant                | 93.994                    | (2)                             | 26,484           | -                                 | 26,482            | 26,482                |
| Passed through Community Advocates, Inc.                      |                           |                                 |                  |                                   |                   |                       |
| Block Grants for Prevention and Treatment of Substance Abuse  | 93.959                    | (10,909)                        | 10,909           | -                                 | -                 | -                     |
| Total U.S. Department of Health and Human Services            |                           | (47,702)                        | 175,986          | 28,591                            | 156,875           | 156,875               |

(Continued)

**CITY OF WES. LIS, WISCONSIN**  
 Schedule of Expenditures of Federal Awards (Continued)  
 For the Year Ended December 31, 2009

| Grantor Agency/Pass-through<br>Agency/Program Title  | Federal<br>CFDA<br>Number | (Accrued)<br>Deferred<br>1/1/09 | Cash<br>Receipts    | Accrued<br>(Deferred)<br>12/31/09 | Total<br>Revenues   | Total<br>Expenditures |
|--|---------------------------|---------------------------------|---------------------|-----------------------------------|---------------------|-----------------------|
| <u>U.S. DEPARTMENT OF HOMELAND SECURITY</u>  |                           |                                 |                     |                                   |                     |                       |
| Direct Program   |                           |                                 |                     |                                   |                     |                       |
| Assistance to Firefighters Grant<br>Project #EMW-2008-FO-06640                                     | 97.044                    | -                               | 37,189              | 5,198                             | 42,387              | 42,387                |
| Passed through Wisconsin Office of Justice Assistance<br>Homeland Security/Justice Gateway Project | 97.067                    | -                               | 50,700              | 16,900                            | 67,600              | 67,600                |
| Total U.S. Department of Homeland Security   |                           | -                               | <u>87,889</u>       | <u>22,098</u>                     | <u>109,987</u>      | <u>109,987</u>        |
| <u>EXECUTIVE OFFICE OF THE PRESIDENT</u>   |                           |                                 |                     |                                   |                     |                       |
| Direct Program   |                           |                                 |                     |                                   |                     |                       |
| High Intensity Drug Trafficking Area Program   | N/A                       | (341,395)                       | 1,506,375           | 273,512                           | 1,438,492           | 1,438,492             |
| TOTAL FEDERAL FINANCIAL ASSISTANCE   |                           | <u>\$ (814,933)</u>             | <u>\$ 6,492,093</u> | <u>\$ 1,805,059</u>               | <u>\$ 7,482,219</u> | <u>\$ 7,482,219</u>   |

The notes to the schedules of expenses of federal awards and state financial assistance are an integral part of these schedules.



**CITY OF WEST ALLIS, WISCONSIN**  
Schedule of State Financial Assistance  
For the Year Ended December 31, 2009

| Grantor Agency/Pass-through<br>Agency/Program Title              | State<br>I.D.<br>Number | (Accrued)<br>Deferred<br>Revenue<br>1/1/09 | Cash<br>Receipts | Accrued<br>(Deferred)<br>Revenue<br>12/31/09 | Total<br>Revenues | Total<br>Expenditures |
|--|-------------------------|--|------------------|--|-------------------|-----------------------|
| <b><u>WISCONSIN DEPARTMENT OF NATURAL RESOURCES</u></b>          |                         |  |                  |  |                   |                       |
| Dry Cleaner Environmental Response                               | 370.686                 | \$ (37,361)                                | \$ 37,361        | \$ -   | \$ -              | \$ -                  |
| Brownfield Site Assessments                                      | 370.687                 |  |                  |  |                   |                       |
| SAG #534   |                         | -  | 55,602           |  | 55,602            | 55,602                |
| SAG #536   |                         | -  | -                | 4,957  | 4,957             | 4,957                 |
| SAG #537   |                         | -  | -                | 7,503  | 7,503             | 7,503                 |
| SAG #GRN0018   |                         | (62,308)                                   | -                | 72,550                                       | 10,242            | 10,242                |
| SAG #532   |                         | -  | -                | 27,212                                       | 27,212            | 27,212                |
| Total Wisconsin Department of Natural Resources                  |                         | <u>(99,669)</u>                            | <u>92,963</u>    | <u>112,222</u>                               | <u>105,516</u>    | <u>105,516</u>        |
| <b><u>WISCONSIN DEPARTMENT OF HEALTH AND FAMILY SERVICES</u></b> |                         |  |                  |  |                   |                       |
| CYSHCN Nutrition Ntwk GPR  | 435.110130              | -  | 3,191            | -  | 3,191             | 3,191                 |
| WIC Farmers' Market  | 435.154720              | (1,181)                                    | 1,811            | 1,001  | 1,631             | 1,631                 |
| WWWP-GPR   | 435.157000              | -  | 73,213           | -  | 73,213            | 73,213                |
| Cons Contracts CHHD  | 435.157720              | (1)  | 9,545            | -  | 9,544             | 9,544                 |
| WI Wins Enforcement  | 435.158116              | (1)  | 401              | -  | 400               | 400                   |
| Com Interventions - LHD  | 435.158125              | (3,059)                                    | 3,059            | -  | -                 | -                     |
| WI Wins  | 435.158127              | -  | 3,550            | -  | 3,550             | 3,550                 |
| Maternal and Child Health Services                               | 435.159320              | -  | 1,732            | -  | 1,732             | 1,732                 |
| Passed through Community Advocates, Inc                          |                         |  |                  |  |                   |                       |
| Brighter Futures   | 435.540000              | (13,517)                                   | 13,517           | -  | -                 | -                     |
| Total Wisconsin Department of Health and Family Services         |                         | <u>(17,759)</u>                            | <u>110,019</u>   | <u>1,001</u>                                 | <u>93,261</u>     | <u>93,261</u>         |
| <b><u>WISCONSIN DEPARTMENT OF MILITARY AFFAIRS</u></b>           |                         |  |                  |  |                   |                       |
| State Match - Federal Disaster Assistance                        | 465.503                 | (10,103)                                   | 10,103           |  | -                 | -                     |
| <b><u>WISCONSIN DEPARTMENT OF ADMINISTRATION</u></b>             |                         |  |                  |  |                   |                       |
| Beat Patrol Grant #2009-BP-01-1579-3                             | 505.603                 | -  | 143,750          | -  | 143,750           | 143,750               |

(Continued)

**CITY OF WEST ALLIS, WISCONSIN**  
 Schedule of State Financial Assistance (Continued)  
 For the Year Ended December 31, 2009

| Grantor Agency/Pass-through<br>Agency/Program Title | State<br>I.D.<br>Number | (Accrued)<br>Deferred<br>Revenue<br>1/1/09 | Cash<br>Receipts  | Accrued<br>(Deferred)<br>Revenue<br>12/31/09 | Total<br>Revenues | Total<br>Expenditures |
|---|-------------------------|--|-------------------|--|-------------------|-----------------------|
| <b><u>WISCONSIN DEPARTMENT OF COMMERCE</u></b>      |                         |  |                   |  |                   |                       |
| Brownfields Grants<br>Project #BF FY07-17657        | N/A                     | 49,114                                     | -                 | (49,114)                                     | -                 | -                     |
| <b><u>WISCONSIN PUBLIC SERVICE COMMISSION</u></b>   |                         |  |                   |  |                   |                       |
| Passed through Milwaukee County<br>E-911            | N/A                     | (33,031)                                   | 73,263            | -  | \$ 40,232         | 40,232                |
| <b>TOTAL STATE FINANCIAL ASSISTANCE</b>             |                         | <b>\$ (111,448)</b>                        | <b>\$ 430,098</b> | <b>\$ 64,109</b>                             | <b>\$ 382,759</b> | <b>\$ 382,759</b>     |

The notes to the schedules of expenses of federal awards and state financial assistance are an integral part of these schedules.

**CITY OF WEST ALLIS, WISCONSIN**  
Notes to the Schedule of Expenditures of Federal Awards  
and the Schedule of State Financial Assistance  
December 31, 2009

**NOTE A - BASIS OF PRESENTATION**

In accordance with the audit requirements issued by the Office of Management and Budget (OMB) Circular A-133 and the State Single Audit Guidelines issued by the Wisconsin Department of Administration, supplemental information is presented by the City in regard to federal and state financial assistance programs administered by the City.

**NOTE B - SIGNIFICANT ACCOUNTING POLICIES**

Revenues and expenditures in the schedule are presented in accordance with the modified accrual basis of accounting and are generally in agreement with revenues and expenditures reported in the City's 2009 financial statements. Accrued revenue at year-end consists of federal and state program expenditures scheduled for reimbursement to the City in the succeeding year while deferred revenue represents advances for federal and state programs that exceed recorded City expenditures.

Federal Programs: The City of West Allis qualifies as a low risk auditee in accordance with paragraph 530 of OMB Circular A-133. Therefore major programs, as identified in Section I of the Schedule of Findings and Questioned Costs, represent those with combined expenditures exceeding 25% of total federal awards that also were deemed major programs based on the auditor's risk assessment. All other federal programs are considered non-major programs.

State Programs: Major programs represent state assistance programs with expenditures of \$100,000 or more and other state programs classified as major in the State Single Audit Guidelines. All other state assistance programs required to be included in the Schedule of State Financial Assistance in accordance with Appendix H of the State Single Audit Guidelines are non-major programs.

**NOTE C - OVERSIGHT AGENCIES**

The federal and state oversight agencies for the City are as follows:

Federal - U.S. Department of Housing and Urban Development  
State - Wisconsin Department of Revenue

**CITY OF WEST ALLIS, WISCONSIN**  
**Schedule of Findings and Questioned Costs**  
**For the Year Ended December 31, 2009**

**Section I - Summary of Auditors' Results**

**Basic Financial Statements**

|   |                     |
|---|---------------------|
| Type of auditors' report issued:  | Unqualified Opinion |
| Internal control over financial reporting:  |                     |
| • Material weakness(es) identified?   | No                  |
| • Significant deficiencies identified that is not considered to be a material weakness? | None Reported       |
| Noncompliance material to basic financial statements noted?                             | No                  |

**Federal Awards Programs**

|  |               |
|--|---------------|
| Internal control over major program:   |               |
| • Material weakness(es) identified   | No            |
| • Significant deficiencies identified that are not considered to be material weakness(es)?                         | None Reported |
| Type of auditors' report issued on compliance for major programs   | Unqualified   |
| Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of Circular A-133? | No            |

Identification of major federal and state programs:

| CFDA/State ID Number | Name of Federal/State Program                       |
|----------------------|---|
| 14.218               | Community Development Block Grant                   |
| 14.228               | Community Development Block Grant – State's Program |
| N/A                  | High Intensity Drug Traffic Area Program            |
| 16.710               | Community Oriented Policing Services                |
| 66.818               | Brownfield Cleanup Grant Program                    |
| 370.687              | Brownfield Site Assessment Grants                   |
| 505.603              | Beat Patrol Grant                                   |

|   |           |
|---|-----------|
| Audit threshold used to determine between Type A and Type B programs: | \$300,000 |
| Auditee qualified as low-risk auditee                                 | Yes       |

**Section II - Financial Statement Findings**

There are no findings related to the basic financial statements required to be reported under governmental auditing standards generally accepted in the United States of America for the year ended December 31, 2009.

**Section III - Federal Award Findings and Questioned Costs**

There are no audit findings and questioned costs required to be reported under OMB Circular A-133 "Audits of States, Local Governments, and Non-Profit Organizations" and the State Single Audit Guidelines for the year ended December 31, 2009.

**CITY OF WEST ALLIS, WISCONSIN**  
Schedule of Prior Year Audit Findings and Corrective Action Plan  
For the Year Ended December 31, 2009

Prior Year Audit Findings

There were no findings or questioned costs for federal awards for the year ended December 31, 2008.

Corrective Action Plan

No corrective action plan is required.