

PRELIMINARY OFFICIAL STATEMENT DATED JULY 21, 2021

In the opinion of Quarles & Brady LLP, Bond Counsel, under existing law interest on the Bonds is included in gross income for federal income tax purposes. See "TAXABILITY OF INTEREST" herein. The interest on the Bonds is not exempt from present Wisconsin income or franchise taxes.

New Issue

Rating Application Made: Moody's Investors Service, Inc.

CITY OF WEST ALLIS, WISCONSIN (Milwaukee County)

\$6,335,000* TAXABLE GENERAL OBLIGATION REFUNDING BONDS, SERIES 2021A

BID OPENING: July 28, 2021, 10:00 A.M., C.T.

CONSIDERATION: Not later than 11:59 P.M., C.T. on July 28, 2021 (PARAMETERS RESOLUTION)

PURPOSE/AUTHORITY/SECURITY: The \$6,335,000* Taxable General Obligation Refunding Bonds, Series 2021A (the "Bonds") of the City of West Allis, Wisconsin (the "City") are being issued pursuant to Section 67.04, Wisconsin Statutes, for the public purpose of refunding certain obligations of the City. The Bonds are general obligations of the City for which its full faith, credit and taxing powers are pledged. Delivery is subject to receipt of an approving legal opinion of Quarles & Brady LLP, Milwaukee, Wisconsin.

DATE OF BONDS: August 18, 2021

MATURITY: March 1 as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2022	\$325,000	2028	\$355,000	2034	\$400,000
2023	335,000	2029	360,000	2035	405,000
2024	335,000	2030	365,000	2036	415,000
2025	340,000	2031	375,000	2037	425,000
2026	345,000	2032	380,000	2038	440,000
2027	345,000	2033	390,000		

MATURITY ADJUSTMENTS: * The City reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of \$5,000 each, up to \$100,000 per maturity. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per \$1,000.

TERM BONDS: See "Term Bond Option" herein.

INTEREST: March 1, 2022 and semiannually thereafter.

OPTIONAL REDEMPTION: Bonds maturing on March 1, 2032 and thereafter are subject to call for prior optional redemption on March 1, 2031 and any date thereafter, at a price of par plus accrued interest.

MINIMUM BID: \$6,255,813.

MAXIMUM BID: \$6,715,100.

GOOD FAITH DEPOSIT: A good faith deposit in the amount of \$126,700 shall be made by the winning bidder by wire transfer of funds.

PAYING AGENT: Bond Trust Services Corporation.

BOND COUNSEL: Quarles & Brady LLP.

MUNICIPAL ADVISOR: Ehlers and Associates, Inc.

BOOK-ENTRY-ONLY: See "Book-Entry-Only System" herein (unless otherwise specified by the purchaser).

This Preliminary Official Statement and the information contained herein are subject to completion and amendment. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy these securities nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. This Preliminary Official Statement is in a form deemed final as of its date for purposes of SEC Rule 15c2-12(b)(1), but is subject to revision, amendment and completion in a Final Official Statement.



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REPRESENTATIONS

No dealer, broker, salesperson or other person has been authorized by the City to give any information or to make any representation other than those contained in this Official Statement and, if given or made, such other information or representations must not be relied upon as having been authorized by the City. ***This Official Statement does not constitute an offer to sell or a solicitation of an offer to buy any of the Bonds in any jurisdiction to any person to whom it is unlawful to make such an offer or solicitation in such jurisdiction.***

This Official Statement is not to be construed as a contract with the Syndicate Manager or Syndicate Members. Statements contained herein which involve estimates or matters of opinion are intended solely as such and are not to be construed as representations of fact. Ehlers and Associates, Inc. prepared this Official Statement and any addenda thereto relying on information of the City and other sources for which there is reasonable basis for believing the information is accurate and complete. Bond Counsel has not participated in the preparation of this Official Statement and is not expressing any opinion as to the completeness or accuracy of the information contained therein. Compensation of Ehlers and Associates, Inc., payable entirely by the City, is contingent upon the delivery of the Bonds.

COMPLIANCE WITH S.E.C. RULE 15c2-12

Certain municipal obligations (issued in an aggregate amount over \$1,000,000) are subject to Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934, as amended (the "Rule").

Preliminary Official Statement: This Official Statement was prepared for the City for dissemination to potential investors. Its primary purpose is to disclose information regarding the Bonds to prospective underwriters in the interest of receiving competitive proposals in accordance with the sale notice contained herein. Unless an addendum is posted prior to the sale, this Official Statement shall be deemed nearly final for purposes of the Rule subject to completion, revision and amendment in a Final Official Statement as defined below.

Review Period: This Official Statement has been distributed to prospective bidders for review. Comments or requests for the correction of omissions or inaccuracies must be submitted to Ehlers and Associates, Inc. at least two business days prior to the sale. Requests for additional information or corrections in the Official Statement received on or before this date will not be considered a qualification of a proposal received from an underwriter. If there are any changes, corrections or additions to the Official Statement, interested bidders will be informed by an addendum prior to the sale.

Final Official Statement: Copies of the Final Official Statement will be delivered to the underwriter (Syndicate Manager) within seven business days following the proposal acceptance.

Continuing Disclosure: Subject to certain exemptions, issues in an aggregate amount over \$1,000,000 may be required to comply with provisions of the Rule which require that underwriters obtain from the issuers of municipal securities (or other obligated party) an agreement for the benefit of the owners of the securities to provide continuing disclosure with respect to those securities. This Official Statement describes the conditions under which the City is required to comply with the Rule.

CLOSING CERTIFICATES

Upon delivery of the Bonds, the underwriter (Syndicate Manager) will be furnished with the following items: (1) a certificate of the appropriate officials to the effect that at the time of the sale of the Bonds and all times subsequent thereto up to and including the time of the delivery of the Bonds, this Official Statement did not and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; (2) a receipt signed by the appropriate officer evidencing payment for the Bonds; (3) a certificate evidencing the due execution of the Bonds, including statements that (a) no litigation of any nature is pending, or to the knowledge of signers, threatened, restraining or enjoining the issuance and delivery of the Bonds, (b) neither the corporate existence or boundaries of the City nor the title of the signers to their respective offices is being contested, and (c) no authority or proceedings for the issuance of the Bonds have been repealed, revoked or rescinded.

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CITY OF WEST ALLIS COMMON COUNCIL

		<u>Term Expires</u>
Dan Devine	Mayor	April 2024
Suzzette Grisham	Alderman	April 2024
Kevin Haass	Alderman	April 2024
Danna Kuehn	Alderman	April 2024
Thomas Lajsic	Alderman	April 2024
Rosalie Reinke	Alderman	April 2024
Dan Roadt	Alderman	April 2024
Tracy Stefanski	Alderman	April 2024
Angelito Tenorio	Alderman	April 2024
Vincent Vitale	Alderman	April 2024
Martin Weigel	Alderman	April 2024

ADMINISTRATION

Rebecca Grill, City Administrator/Clerk
Jason Kaczmarek, Finance Director/Comptroller
Corrine Zurad, City Treasurer
Kail Decker, City Attorney

PROFESSIONAL SERVICES

Quarles & Brady LLP, Bond Counsel, Milwaukee, Wisconsin

Ehlers and Associates, Inc., Municipal Advisors, Waukesha, Wisconsin
(Other offices located in Roseville, Minnesota and Denver, Colorado)

INTRODUCTORY STATEMENT

This Official Statement contains certain information regarding the City of West Allis, Wisconsin (the "City") and the issuance of its \$6,335,000* Taxable General Obligation Refunding Bonds, Series 2021A (the "Bonds"). **The Common Council adopted a resolution on July 13, 2021 (the "Parameters Resolution"), which authorized the Finance Director/Comptroller or the Administrator/Clerk to accept a bid for the Bonds if the parameters and conditions set forth in the Parameters Resolution are satisfied. If the parameters and conditions set forth in the Parameters Resolution are not met through the competitive bids received on July 28, 2021, neither the Finance Director/Comptroller or the Administrator/Clerk will have the authority to accept a bid for the Bonds, and all bids for the Bonds will be rejected.**

Inquiries may be directed to Ehlers and Associates, Inc. ("Ehlers" or the "Municipal Advisor"), Waukesha, Wisconsin, (262) 785-1520, the City's municipal advisor. A copy of this Official Statement may be downloaded from Ehlers' web site at www.ehlers-inc.com by connecting to the Bond Sales link and following the directions at the top of the site.

THE BONDS

GENERAL

The Bonds will be issued in fully registered form as to both principal and interest in denominations of \$5,000 each or any integral multiple thereof, and will be dated, as originally issued, as of August 18, 2021. The Bonds will mature on March 1 in the years and amounts set forth on the cover of this Official Statement. Interest will be payable on March 1 and September 1 of each year, commencing March 1, 2022, to the registered owners of the Bonds appearing of record in the bond register as of the close of business on the 15th day (whether or not a business day) of the immediately preceding month. Interest will be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board ("MSRB"). All Bonds of the same maturity must bear interest from the date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

Unless otherwise specified by the purchaser, the Bonds will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). (See "Book-Entry-Only System" herein.) As long as the Bonds are held under the book-entry system, beneficial ownership interests in the Bonds may be acquired in book-entry form only, and all payments of principal of, premium, if any, and interest on the Bonds shall be made through the facilities of DTC and its participants. If the book-entry system is terminated, principal of, premium, if any, and interest on the Bonds shall be payable as provided in the Parameters Resolution.

The City has selected Bond Trust Services Corporation, Roseville, Minnesota, to act as paying agent (the "Paying Agent"). Bond Trust Services Corporation and Ehlers are affiliate companies. The City will pay the charges for Paying Agent services. The City reserves the right to remove the Paying Agent and to appoint a successor.

OPTIONAL REDEMPTION

At the option of the City, the Bonds maturing on or after March 1, 2032 shall be subject to optional redemption prior to maturity on March 1, 2031 or any date thereafter, at a price of par plus accrued interest.

*Preliminary, subject to change

Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the selection of the amounts and maturities of the Bonds to be redeemed shall be at the discretion of the City. If only part of the Bonds having a common maturity date are called for redemption, then the City or Paying Agent, if any, will notify DTC of the particular amount of such maturity to be redeemed. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interest in such maturity to be redeemed.

Notice of such call shall be given by sending a notice by registered or certified mail, facsimile or electronic transmission, overnight delivery service or in any other manner required by DTC, not less than 30 days nor more than 60 days prior to the date fixed for redemption to the registered owner of each Bond to be redeemed at the address shown on the registration books.

AUTHORITY; PURPOSE

The Bonds are being issued pursuant to Section 67.04, Wisconsin Statutes, for the public purpose of refunding the \$6,500,000 State Trust Fund Loan dated February 19, 2019 (the "2019 STF Loan") as follows:

Issue Being Refunded	Date of Refunded Issue	Call Date	Call Price	Maturities Being Refunded	Interest Rates	Principal to be Refunded
2019 STF Loan	2/19/19	8/30/21	Par	2022- 2038	4.50%	<u>\$6,060,266</u>
Total 2019 STF Loan Being Refunded						<u>\$6,060,266</u>

Proceeds of the Bonds will be used to call and prepay the maturities described above and to pay all or most of the costs of issuance.

ESTIMATED SOURCES AND USES*

Sources

Par Amount of Bonds	<u>\$6,335,000</u>	
Total Sources		\$6,335,000

Uses

Estimated Underwriter's Discount	\$79,188	
Costs of Issuance	65,750	
Deposit to Current Refunding Fund	6,185,788	
Rounding Amount	<u>4,274</u>	
Total Uses		\$6,335,000

*Preliminary, subject to change

SECURITY

For the prompt payment of the Bonds with interest thereon and for the levy of taxes sufficient for this purpose, the full faith, credit and resources of the City will be irrevocably pledged. The City will levy a direct, annual, irrepealable tax on all taxable property in the City sufficient to pay the interest on the Bonds when it becomes due and also to pay and discharge the principal on the Bonds at maturity, in compliance with Article XI, Section 3 of the Wisconsin Constitution. Such tax may, under current law, be levied without limitation as to rate or amount.

RATING

General obligation debt of the City is currently rated "Aa2" by Moody's Investors Service, Inc. ("Moody's").

The City has requested a rating on the Bonds from Moody's, and bidders will be notified as to the assigned rating prior to the sale. Such rating reflects only the views of such organization and explanations of the significance of such rating may be obtained from Moody's. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that such rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely by such rating agency, if in the judgment of such rating agency circumstances so warrant. Any such downward revision or withdrawal of such rating may have an adverse effect on the market price of the Bonds.

Such rating is not to be construed as a recommendation of the rating agency to buy, sell or hold the Bonds, and the rating assigned by the rating agency should be evaluated independently. Except as may be required by the Disclosure Undertaking described under the heading "CONTINUING DISCLOSURE" neither the City nor the underwriter undertake responsibility to bring to the attention of the owner of the Bonds any proposed changes in or withdrawal of such rating or to oppose any such revision or withdrawal.

CONTINUING DISCLOSURE

In order to assist brokers, dealers, and municipal securities dealers, in connection with their participation in the offering of the Bonds, to comply with Rule 15c2-12 promulgated by the Securities and Exchange Commission, pursuant to the Securities and Exchange Act of 1934, as amended (the "Rule"), the City shall agree to provide certain information to the Municipal Securities Rulemaking Board ("MSRB") through its Electronic Municipal Market Access ("EMMA") system, or any system that may be prescribed in the future. The Rule was last amended, effective February 27, 2019, to include an expanded list of material events.

On the date of issue and delivery, the City shall execute and deliver a Continuing Disclosure Certificate, under which the City will covenant for the benefit of holders including beneficial holders, to provide electronically, or in a manner otherwise prescribed, certain financial information annually and to provide notices of the occurrence of certain events enumerated in the Rule (the "Disclosure Undertaking"). The details and terms of the Disclosure Undertaking for the City are set forth in Appendix D. Such Disclosure Undertaking will be in substantially the form attached hereto.

A failure by the City to comply with any Disclosure Undertaking will not constitute an event of default on the Bonds. However, such a failure may adversely affect the transferability and liquidity of the Bonds and their market price.

In the previous five years, the City believes it has not failed to comply in all material respects with its prior undertakings under the Rule. The City has reviewed its continuing disclosure responsibilities along with any changes to the Rule, to ensure compliance. Ehlers is currently engaged as dissemination agent for the City.

LEGAL OPINION

An opinion as to the validity of the Bonds will be furnished by Quarles & Brady LLP, of Milwaukee, Wisconsin, bond counsel to the City. The legal opinion will be issued on the basis of existing law and will state that the Bonds are valid and binding general obligations of the City; provided that the rights of the owners of the Bonds and the enforceability of the Bonds may be limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors' rights and by equitable principles (which may be applied in either a legal or equitable proceeding).

STATEMENT REGARDING BOND COUNSEL PARTICIPATION

Bond Counsel has not assumed responsibility for this Official Statement or participated in its preparation (except with respect to the sections entitled "Taxability of Interest" in the Official Statement and the "Form of Legal Opinion" found in the Appendix B) and has not performed any investigation as to its accuracy, completeness or sufficiency.

TAXABILITY OF INTEREST

Interest on the Bonds is included in gross income for present Federal income tax purposes. Interest on the Bonds is not exempt from present Wisconsin income or franchise taxes.

NON-QUALIFIED TAX-EXEMPT OBLIGATIONS

The City will NOT designate the Bonds as "qualified tax-exempt obligations" pursuant to Section 265 of the Internal Revenue Code of 1986, as amended, which permits financial institutions to deduct interest expenses allocable to the Bonds to the extent permitted under prior law.

MUNICIPAL ADVISOR

Ehlers has served as municipal advisor to the City in connection with the issuance of the Bonds. The Municipal Advisor cannot participate in the underwriting of the Bonds. The financial information included in this Official Statement has been compiled by the Municipal Advisor. Such information does not purport to be a review, audit or certified forecast of future events and may not conform with accounting principles applicable to compilations of financial information. Ehlers is not a firm of certified public accountants. Ehlers is registered with the Securities and Exchange Commission and the MSRB as a municipal advisor. Ehlers makes no representation, warranty or guarantee regarding the accuracy or completeness of the information in this Official Statement, and its assistance in preparing this Official Statement should not be construed as a representation that it has independently verified such information.

MUNICIPAL ADVISOR AFFILIATED COMPANIES

Bond Trust Services Corporation ("BTSC") and Ehlers Investment Partners, LLC ("EIP") are affiliate companies of Ehlers. BTSC is chartered by the State of Minnesota and authorized in Minnesota, Wisconsin, Colorado, and Illinois to transact the business of a limited purpose trust company. BTSC provides paying agent services to debt issuers. EIP is a Registered Investment Advisor with the Securities and Exchange Commission. EIP assists issuers with the investment of bond proceeds or investing other issuer funds. This includes escrow bidding agent services. Issuers, such as the City, have retained or may retain BTSC and/or EIP to provide these services. If hired, BTSC and/or EIP would be retained by the City under an agreement separate from Ehlers.

INDEPENDENT AUDITORS

The basic financial statements of the City for the fiscal year ended December 31, 2019 have been audited by CliftonLarsonAllen LLP, Wauwatosa, Wisconsin, independent auditors (the "Auditor"). The report of the Auditor, together with the basic financial statements, component units financial statements, and notes to the financial statements are attached hereto as "APPENDIX A – FINANCIAL STATEMENTS". The City expects delivery of the financial statements for the fiscal year ended December 31, 2020 substantially in the form attached hereto, but such financial statements are subject to final review by the City. The Auditor has not been engaged to perform and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. The Auditor also has not performed any procedures relating to this Official Statement.

RISK FACTORS

Following is a description of possible risks to holders of the Bonds without weighting as to probability. This description of risks is not intended to be all-inclusive, and there may be other risks not now perceived or listed here.

Taxes: The Bonds are general obligations of the City, the ultimate payment of which rests in the City's ability to levy and collect sufficient taxes to pay debt service. In the event of delayed billing, collection or distribution of property taxes, sufficient funds may not be available to the City in time to pay debt service when due.

State Actions: Many elements of local government finance, including the issuance of debt and the levy of property taxes, are controlled by state government. Future actions of the state may affect the overall financial condition of the City, the taxable value of property within the City, and the ability of the City to levy and collect property taxes.

Future Changes in Law: Various State and federal laws, regulations and constitutional provisions apply to the City and to the Bonds. The City can give no assurance that there will not be a change in or interpretation of any such applicable laws, regulations and provisions which would have a material effect on the City or the taxing authority of the City.

Ratings; Interest Rates: In the future, the City's credit rating may be reduced or withdrawn, or interest rates for this type of obligation may rise generally, either possibility resulting in a reduction in the value of the Bonds for resale prior to maturity.

Continuing Disclosure: A failure by the City to comply with the Disclosure Undertaking for continuing disclosure (see "CONTINUING DISCLOSURE") will not constitute an event of default on the Bonds. Any such failure must be reported in accordance with the Rule and must be considered by any broker, dealer, or municipal securities dealer before recommending the purchase or sale of the Bonds in the secondary market. Such a failure may adversely affect the transferability and liquidity of the Bonds and their market price.

Book-Entry-Only System: The timely credit of payments for principal and interest on the Bonds to the accounts of the Beneficial Owners of the Bonds may be delayed due to the customary practices, standing instructions or for other unknown reasons by DTC participants or indirect participants. Since the notice of redemption or other notices to holders of these obligations will be delivered by the City to DTC only, there may be a delay or failure by DTC, DTC participants or indirect participants to notify the Beneficial Owners of the Bonds.

Depository Risk: Wisconsin Statutes direct the local treasurer to immediately deposit upon receipt thereof, the funds of the municipality in a public depository designated by the governing body. A public depository means a federal or state credit union, federal or state savings and loan association, state bank, savings and trust company, mutual savings bank or national bank in Wisconsin or the local government pooled investment fund operated by the State Investment Board. It is not uncommon for a municipality to have deposits exceeding limits of federal and state insurance programs. Failure of a depository could result in loss of public funds or a delay in obtaining them. Such a loss or delay could interrupt a timely payment of municipal debt.

Economy: A combination of economic, climatic, political or civil disruptions or terrorist actions outside of the control of the City, including loss of major taxpayers or major employers, could affect the local economy and result in reduced tax collections and/or increased demands upon local government. Real or perceived threats to the financial stability of the City may have an adverse effect on the value of the Bonds in the secondary market.

Secondary Market for the Bonds: No assurance can be given that a secondary market will develop for the purchase and sale of the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. The underwriters are not obligated to engage in secondary market trading or to repurchase any of the Bonds at the request of the owners thereof. Prices of the Bonds as traded in the secondary market are subject to adjustment upward and downward in response to changes in the credit markets and other prevailing circumstances. No guarantee exists as to the future market value of the Bonds. Such market value could be substantially different from the original purchase price.

Bankruptcy: The rights and remedies of the holders may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws, or equitable principles that may affect the enforcement of creditors' rights, to the exercise of judicial discretion in appropriate cases and to limitations on legal remedies against local governments. The opinion of Bond Counsel to be delivered with respect to the Bonds will be similarly qualified. See "MUNICIPAL BANKRUPTCY" herein.

Cybersecurity: The City is dependent on electronic information technology systems to deliver services. These systems may contain sensitive information or support critical operational functions which may have value for unauthorized purposes. As a result, the electronic systems and networks may be targets of cyberattack. There can be no assurance that the City will not experience an information technology breach or attack with financial consequences that could have a material adverse impact.

Impact of the Spread of COVID-19: In late 2019, a novel strain of coronavirus (COVID-19) emerged in Wuhan, Hubei Province, China. COVID-19 has spread throughout the world, including to the United States, resulting in the World Health Organization proclaiming COVID-19 to be a pandemic and President Trump declaring a national emergency. In response to the spread of COVID-19, the United States government, state governments, local governments and private industries have taken measures to limit social interactions in an effort to limit the spread of COVID-19. The effects of the spread of COVID-19 and the government and private responses to the spread continue to rapidly evolve. COVID-19 has caused significant disruptions to the global, national and State economy. The extent to which the coronavirus impacts the City and its financial condition will depend on future developments, which are highly uncertain and cannot be predicted by the City, including the duration of the outbreak and measures taken to address the outbreak.

On March 12, 2020, Wisconsin Governor Tony Evers declared a public health emergency in the State in response to the growing threat of COVID-19. That declaration included direction to the state Department of Health Services to use any and all required resources to respond to and contain the outbreak. Governor Evers followed that up with a "safer at home" order (the "Order") on March 24, 2020, closing nonessential businesses, banning gatherings of any size and imposing strict travel restrictions through April 24, 2020. On April 16, 2020, the Order was extended from April 24, 2020 through May 26, 2020. Schools remained closed for the duration of the 2019-2020 school year, but certain non-essential businesses were allowed to open operations on a limited basis during this time, including curbside pickup, delivery, mailings and minimum basic operations.

Also on April 16, 2020, President Trump outlined "Guidelines for Opening Up America Again," a three-phased approach to restarting the economy based on public health experts' advice. On April 20, 2020, Governor Evers announced Wisconsin's three-phased approach to reopening the State's economy, based on President Trump's guidelines. On April 21, 2020, Republican legislators in the State filed a lawsuit challenging the legality of the Order. On May 13, 2020, the Wisconsin Supreme Court ruled that the State's Order is unlawful, invalid and unenforceable because the emergency rulemaking procedures under Section 227.24 of the Wisconsin Statutes and procedures established by the Wisconsin Legislature for rulemaking if criminal penalties were to follow were not followed in

connection with the Order. The Supreme Court's decision does not invalidate any local health officials' orders or prevent future local health officials' orders related to the COVID-19 pandemic.

The Coronavirus Aid, Relief, and Economic Security Act (the "CARES Act") provides for federal payments from the Coronavirus Relief Fund to the State for the discrete purpose of covering expenses directly incurred as a result of COVID-19 between March 1 and December 30, 2020. On May 27, 2020, Governor Tony Evers announced a program titled, "Routes to Recovery: Local Government Aid Grants," which will distribute \$190 million of the State's Coronavirus Relief Fund monies to all counties, cities, villages and towns across Wisconsin for unbudgeted eligible expenditures incurred due to COVID-19 between March 1 and November 17, 2020. The State allocated funds based on population with a guaranteed minimum allocation of \$5,000. The City's allocation is \$971,876. These funds will be disbursed up to the amount of the allocation after eligible expenditures are reported through the State's cost tracker application. On March 11, 2021, President Biden signed the American Rescue Plan Act of 2021, which provides local governments an additional \$130.2 billion through the Coronavirus Local Fiscal Recovery Fund. These funds can be used to mitigate increased expenditures, lost revenue and economic hardship related to the COVID-19 pandemic. The City was awarded a direct US Treasury allocation of \$30.9 million. One half of this payment was received in May 2021 with the remainder expected in May 2022.

On July 30, 2020, Governor Evers issued Executive Order #82, declaring a public health emergency in Wisconsin to combat the spread of COVID-19. In conjunction with Executive Order #82, Governor Evers issued Emergency Order #1, requiring most people to wear face coverings when indoors, with certain exemptions in accordance with CDC guidelines. The public health emergency and mask orders have been extended multiple times, with the most recent extension on January 19, 2021 through March 20, 2021. On February 4, 2021, the Wisconsin Assembly voted to repeal the Governor's order requiring face coverings. Later the same day, Governor Evers issued a new Emergency Order #1 requiring the use of face coverings through April 5, 2021. On March 31, 2021, the Wisconsin Supreme Court struck down Emergency Order #1, finding that legislative approval was required to continue the order beyond its original 60-day period. The ruling does not impact the validity of local mandates.

The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Official Statement and the Appendices hereto.

VALUATIONS

WISCONSIN PROPERTY VALUATIONS; PROPERTY TAXES

Equalized Value

Section 70.57, Wisconsin Statutes, requires the Department of Revenue to annually determine the equalized value (also referred to as full equalized value or aggregate full value) of all taxable property in each county and taxation district. The equalized value is an independent estimate of value used to equate individual local assessment policies so that property taxes are uniform throughout the various subdivisions in the State. Equalized value is calculated based on the history of comparable sales and information about value changes or taxing status provided by the local assessor. A comparison of the State-determined equalized value and the local assessed value, expressed as a percentage, is known as the assessment ratio or level of assessment. The Department of Revenue notifies each county and taxing jurisdiction of its equalized value on August 15; school districts are notified on October 1. The equalized value of each county is the sum of the valuations of all cities, villages, and towns within its boundaries. Taxing jurisdictions lying in more than one municipality, such as counties, school districts, or special taxing districts, use the equalized value of the underlying units in calculating and levying their respective levies. Equalized values are also used to apportion state aids and calculate municipal general obligation debt limits.

Assessed Value

The "assessed value" of taxable property in a municipality is determined by the local assessor, except for manufacturing properties which are valued by the State. Each city, village or town retains its own local assessor, who must be certified by the State Department of Revenue. Assessed value is used by these municipalities to determine tax levy mill rates and to apportion levies among individual property owners. Each taxing district must assess property at full value at least once in every five-year period. The State requires that the assessed values must be within 10% of State equalized values at least once every four years. The local assessor values property as of January 1 each year and submits those values to each municipality by the second Monday in June. The assessor also reports any value changes taking place since the previous year, to the Department of Revenue, by the second Monday in June.

The economic impact of COVID-19 may impact assessed and equalized valuations of property in the State, including in the City. The City cannot predict the extent of any such changes, but a material decrease in the equalized valuations of property in the City may materially adversely affect the financial condition of the City (see "RISK FACTORS - Impact of the Spread of COVID-19" herein).

CURRENT PROPERTY VALUATIONS

2020 Equalized Value	\$4,324,118,600
2020 Equalized Value Reduced by Tax Increment Valuation	\$4,105,300,600
2020 Assessed Value	\$3,918,312,400

2020 EQUALIZED VALUE BY CLASSIFICATION

	2020 Equalized Value¹	Percent of Total Equalized Value
Residential	\$ 2,774,441,400	64.162%
Commercial	1,404,706,600	32.485%
Manufacturing	61,827,100	1.430%
Personal Property	83,143,500	1.923%
Total	<u>\$ 4,324,118,600</u>	<u>100.000%</u>

TREND OF VALUATIONS

Year	Assessed Value	Equalized Value¹	Percent Increase/Decrease in Equalized Value
2016	\$ 3,748,321,200	\$ 3,735,583,600	-0.16%
2017	3,751,889,600	3,722,361,000	-0.35%
2018	3,710,465,900	3,820,597,600	2.64%
2019	3,882,500,000	4,010,376,800	4.97%
2020	3,918,312,400	4,324,118,600	7.82%

Source: Wisconsin Department of Revenue, Bureau of Equalization and Local Government Services Bureau.

¹ Includes tax increment valuation.

LARGER TAXPAYERS

Taxpayer	Type of Business/Property	2020 Equalized Value ¹	Percent of City's Total Equalized Value
Whitnall Summit Co LLC	Office Building	\$ 64,045,296	1.48%
Six Points/Mandall Group	Apartments	56,766,660	1.31%
Blake Capitol Corp	Apartments	31,382,707	0.73%
Morgan Grove LLC	Apartments	27,429,247	0.63%
Renaissance Faire/RFLP Subsidiary LLC	Office/Warehouse	23,876,227	0.55%
Element 84 LLC	Apartments	23,079,767	0.53%
Ramco Properties Assoc	Shopping Center	22,692,808	0.52%
RVT West Allis Center LLC	Shopping Center	19,472,935	0.45%
West Allis Self Storage LLC & Burnham Street Self Storage	Storage/Warehouse	19,290,616	0.45%
Individual	Apartments	17,243,555	0.40%
Total		\$ 305,279,818	7.06%

City's Total 2020 Equalized Value² \$4,324,118,600

Source: The City.

¹ Calculated by dividing the 2020 Assessed Values by the 2020 Aggregate Ratio of assessment for the City.

² Includes tax increment valuation.

DEBT

DIRECT DEBT¹

General Obligation Debt (see schedules following)

Total General Obligation Debt (includes the Bonds)* \$ 67,059,149

Other Obligations

Issue Date	Original Amount	Name of Issue	Final Maturity	Amount Outstanding
5/1/18	\$ 6,700,000	FIRE CDA Note	5/1/43	\$ 6,700,000
6/1/20	3,350,000	FIRE CDA Note	5/1/40	3,350,000

*Preliminary, subject to change.

¹ Outstanding debt is as of the dated date of the Bonds.

City of West Allis, Wisconsin

Schedule of Bonded Indebtedness

General Obligation Debt Secured by Taxes

(As of 08/18/2021)

Taxable Land Remediation Notes				Sewer System Revenue Bonds (CWFIL) 1)		Taxable Corporate Purpose Bonds		Corporate Purpose Bonds		Corporate Purpose Bonds	
Series 2006				Series 2010		Series 2012A		Series 2012B		Series 2013A	
Dated	11/22/2006	10/27/2010	04/05/2012	04/05/2012	04/05/2012	04/05/2012	06/13/2013				
Amount	\$1,402,118	\$1,554,765	\$6,015,000	\$6,015,000	\$6,015,000	\$6,205,000	\$8,140,000				
Maturity	05/01	05/01	04/01	04/01	04/01	04/01	04/01				
Fiscal Year	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Interest
2021	0	0	0	9,885	0	39,491	0	21,600	0	21,750	21,750
2022	74,597	0	83,091	18,774	380,000	73,093	510,000	37,463	475,000	38,750	38,750
2023	74,597	0	85,085	16,755	385,000	60,850	235,000	28,934	475,000	29,250	29,250
2024	74,597	0	87,127	14,689	405,000	47,511	235,000	23,206	200,000	22,250	22,250
2025	74,597	0	89,218	12,573	415,000	33,055	235,000	17,184	200,000	17,500	17,500
2026	74,597	0	91,359	10,406	250,000	20,960	235,000	10,575	200,000	12,500	12,500
2027			93,552	8,187	190,000	12,725	235,000	3,525	200,000	7,500	7,500
2028			95,797	5,915	110,000	6,915			200,000		
2029			98,096	3,588	115,000	2,358			200,000		
2030			100,451	1,205							
2031											
2032											
2033											
2034											
2035											
2036											
2037											
2038											
	372,985	0	823,777	101,977	2,250,000	296,958	1,685,000	142,488	1,950,000	152,000	152,000

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1) Pursuant to the Wisconsin Capital Finance Office, Project No. 4638-04, this issue was closed out on 11/2/2012.

City of West Allis, Wisconsin
Schedule of Bonded Indebtedness continued
General Obligation Debt Secured by Taxes
(As of 08/18/2021)

Dated Amount	Refunding Bonds Series 2013B		Corporate Purpose Bonds Series 2014A		Corporate Purpose Bonds Series 2015A		Corporate Purpose Bonds Series 2016A		Taxable Refunding Bonds Series 2016B	
	06/25/2013 \$5,560,000	04/01	06/12/2014 \$6,800,000	04/01	06/04/2015 \$8,355,000	04/01	05/25/2016 \$6,250,000	04/01	05/25/2016 \$16,445,000	04/01
Fiscal Year Ending	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2021	0	28,860	0	35,644	0	47,550	0	37,531	0	103,668
2022	250,000	54,720	560,000	65,688	635,000	85,575	500,000	70,063	2,575,000	184,804
2023	265,000	48,076	560,000	53,788	510,000	68,400	500,000	60,063	2,640,000	135,873
2024	265,000	40,458	560,000	40,488	510,000	54,375	500,000	50,063	1,910,000	88,940
2025	285,000	32,208	235,000	30,550	510,000	41,625	500,000	40,063	630,000	61,163
2026	295,000	23,213	235,000	24,381	235,000	31,725	505,000	30,013	635,000	46,139
2027	215,000	14,999	235,000	17,625	235,000	24,675	230,000	22,663	640,000	30,040
2028	110,000	9,690	235,000	10,575	235,000	17,625	230,000	18,063	615,000	13,110
2029	110,000	5,950	235,000	3,525	235,000	10,575	230,000	13,463	150,000	2,250
2030	115,000	2,013			235,000	3,525	235,000	8,519		
2031							235,000	2,938		
2032										
2033										
2034										
2035										
2036										
2037										
2038										
	1,910,000	260,185	2,855,000	282,263	3,340,000	385,650	3,665,000	353,438	9,795,000	665,985

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City of West Allis, Wisconsin
Schedule of Bonded Indebtedness continued
General Obligation Debt Secured by Taxes
(As of 08/18/2021)

Fiscal Year Ending	Corporate Purpose Bonds Series 2017A		State Trust Fund Loan Series 2018		Corporate Purpose Bonds Series 2018A		State Trust Fund Loan Series 2019		Corporate Purpose Bonds Series 2019A	
	Dated Amount	Maturity	Dated Amount	Maturity	Dated Amount	Maturity	Dated Amount	Maturity	Dated Amount	Maturity
2021	0	04/01	0	03/15	0	04/01	0	03/15	0	04/01
2022	670,000		220,000		495,000		22,134		1,070,000	
2023	685,000		230,000		515,000		23,130		1,025,000	
2024	685,000		240,000		535,000		24,109		790,000	
2025	680,000		250,000		565,000		25,256		620,000	
2026	690,000		265,000		585,000		26,393		630,000	
2027	690,000		275,000		595,000		27,580		470,000	
2028	410,000		290,000		615,000		28,772		495,000	
2029	350,000		305,000		255,000		30,116		505,000	
2030	350,000		320,000		265,000		31,471		220,000	
2031	350,000		335,000		275,000		32,888		225,000	
2032	350,000		355,000		285,000		34,334		230,000	
2033			370,000		290,000		35,913		235,000	
2034			390,000				37,529		240,000	
2035			410,000				39,217			
2036			430,000				40,966			
2037			100,000				42,826			
2038							44,753			
	5,910,000		4,785,000		5,275,000		547,387		6,755,000	
			1,732,321		985,413		247,646		1,002,613	

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City of West Allis, Wisconsin

Corporate Purpose Bonds Taxable Refunding Bonds

*Preliminary, subject to change.

DEBT LIMIT

The constitutional and statutory general obligation debt limit for Wisconsin municipalities, including towns, cities, villages, and counties (Article XI, Section 3 of the Wisconsin Constitution and Section 67.03, Wisconsin Statutes) is 5% of the current equalized value.

Equalized Value	\$ 4,324,118,600
Multiply by 5%	<u>0.05</u>
Statutory Debt Limit	\$ 216,205,930
Less: General Obligation Debt (includes the Bonds)*	<u>(67,059,149)</u>
Unused Debt Limit*	<u><u>\$ 149,146,781</u></u>

*Preliminary, subject to change.

OVERLAPPING DEBT¹

Taxing District	2020 Equalized Value ²	% In City	Total G.O. Debt ³	City's Proportionate Share
Milwaukee County	\$ 70,916,861,100	6.0974%	\$526,975,597	\$32,131,810
Milwaukee Area Technical College	88,345,375,521	4.8946%	97,970,000	4,795,240
West Allis School District	5,143,113,622	84.0759%	7,677,192	6,454,668
Milwaukee Metropolitan Sewerage District	69,616,173,600	6.2114%	751,978,446	<u>46,708,389</u>
City's Share of Total Overlapping Debt				<u><u>\$90,090,107</u></u>

¹ Overlapping debt is as of the dated date of the Bonds. Only those taxing jurisdictions with general obligation debt outstanding are included in this section.

² Includes tax increment valuation.

³ Outstanding debt based on information obtained on EMMA and the Municipal Advisor's records.

DEBT RATIOS

	G.O. Debt	Debt/Equalized Value \$4,324,118,600	Debt/ Per Capita 59,517¹
Total General Obligation Debt (includes the Bonds)*	\$ 67,059,149	1.55%	\$ 1,126.72
City's Share of Total Overlapping Debt	<u>90,090,107</u>	<u>2.08%</u>	<u>1,513.69</u>
Total*	\$157,149,256	3.63%	\$ 2,640.41

*Preliminary, subject to change.

DEBT PAYMENT HISTORY

The City has no record of default in the payment of principal and interest on its debt.

FUTURE FINANCING

The City plans to issue \$6.75 million in general obligation debt to finance street improvements, street lights and TID #14 projects within the next 12 months. Aside from the preceding, the City has no current plans for additional financing in the next 12 months.

¹ Estimated 2020 population.

TAX LEVIES AND COLLECTIONS

TAX LEVIES AND COLLECTIONS

Tax Year	Levy for City Purposes Only	% Collected	Levy/Equalized Value Reduced by Tax Increment Valuation in Dollars per \$1,000
2016/17	\$40,359,607	100%	\$11.09
2017/18	41,173,414	100%	11.34
2018/19	41,646,347	100%	11.19
2019/20	43,034,840	100%	11.19
2020/21	44,287,249	In Process	10.79

Property tax statements are distributed to taxpayers by the town, village, and city treasurers in December of the levy year. Current state law requires counties to pay 100% of the real property taxes levied to cities, villages, towns, school districts and other taxing entities on or about August 20 of the collection year.

Personal property taxes, special assessments, special charges and special taxes must be paid to the town, city or village treasurer in full by January 31, unless the municipality, by ordinance, permits special assessments to be paid in installments. Real property taxes must be paid in full by January 31 or in two equal installments by January 31 and July 31. Alternatively, municipalities may adopt a payment plan which permits real property taxes to be paid in three or more equal installments, provided that the first installment is paid by January 31, one-half of the taxes are paid by April 30 and the remainder is paid by July 31. Amounts paid on or before January 31 are paid to the town, city or village treasurer. Amounts paid after January 31, are paid to the county treasurer unless the municipality has authorized payment in three or more installments in which case payment is made to the town, city or village treasurer. On or before January 15 and February 20 the town, city or village treasurer settles with other taxing jurisdictions for all collections through December and January, respectively. In municipalities which have authorized the payment of real property taxes in three or more installments, the town, city or village treasurer settles with the other taxing jurisdictions on January 15, February 20 and on the fifteenth day of each month following the month in which an installment payment is required. On or before August 20, the county treasurer must settle in full with the underlying taxing districts for all real property taxes and special taxes. Any county board may authorize its county treasurer to also settle in full with the underlying taxing districts for all special assessments and special charges. The county may then recover any tax delinquencies by enforcing the lien on the property and retain any penalties or interest on the delinquencies for which it has settled. Uncollected personal property taxes owed by an entity that has ceased operations or filed a petition for bankruptcy, or are due on personal property that has been removed from the next assessment roll are collected from each taxing entity in the year following the levy year.

The spread of COVID-19 and responses taken by the United States government, state governments, local governments and private industries have caused significant disruptions to the national and State economy. See "RISK FACTORS - Impact of the Spread of COVID-19" herein. On April 15, 2020, Governor Tony Evers signed into law 2019 Wisconsin Act 185, which provided that for property taxes payable in 2020, a taxation district could, after making a general or case-by-case finding of hardship, choose to waive interest or penalties on property tax installment payments paid after April 1, 2020 but on or before October 1, 2020. In order to take such action, the county board of supervisors was required to first adopt a resolution authorizing such waiver and determining criteria for determining hardship and then the taxation district was required to subsequently adopt a similar resolution. In the case of a county adopting such a resolution, the county proportionally settled with the taxation districts any taxes, interest and penalties collected on or before July 31, 2020 on August 20, 2020, and settled the remaining unpaid taxes, interest, and penalties on

September 20, 2020. The County and the City did adopt such resolutions. The City cannot predict whether any similar legislation may be adopted in the future or whether and how much payment of property taxes will be impacted by COVID-19 in future years. Any delays or reduction in the receipt of property taxes may materially adversely impact the City's finances and payment of debt obligations, including the Bonds.

PROPERTY TAX RATES

Full value rates for property taxes expressed in dollars per \$1,000 of equalized value (excluding tax increment valuation) that have been collected in recent years have been as follows:

Year Levied/ Year Collected	Schools¹	County	Local	Other²	Total
2016/17	\$11.03	\$5.10	\$11.09	\$0.93	\$28.15
2017/18	12.25	5.05	11.34	1.73	30.37
2018/19	10.76	4.90	11.19	1.69	28.54
2019/20	10.42	4.79	11.19	1.65	28.05
2020/21	9.90	4.61	10.79	1.58	26.88

Source: Property Tax Rates were extracted from Statement of Taxes prepared by the Wisconsin Department of Revenue, Division of State and Local Finance.

LEVY LIMITS

Section 66.0602 of the Wisconsin Statutes, imposes a limit on property tax levies by cities, villages, towns and counties. No city, village, town or county is permitted to increase its tax levy by a percentage that exceeds its valuation factor (which is defined as a percentage equal to the greater of either the percentage change in the political subdivision's January 1 equalized value due to new construction less improvements removed between the previous year and the current or zero percent). The base amount in any year to which the levy limit applies is the actual levy for the immediately preceding year. In 2018, and in each year thereafter, the base amount is the actual levy for the immediately preceding year plus the amount of the payment from the State under Section 79.096 of the Wisconsin Statutes (an amount equal to the property taxes formerly levied on certain items of personal property), and the levy limit is the base amount multiplied by the valuation factor, minus the amount of the payment from the State under Section 79.096 of the Wisconsin Statutes. This levy limitation is an overall limit, applying to levies for operations as well as for other purposes.

A political subdivision that did not levy its full allowable levy in the prior year can carry forward the difference between the allowable levy and the actual levy, up to a maximum of 1.5% of the prior year's actual levy. The use of

¹ The Schools tax rate reflects the composite rate of all local school districts and technical college district.

² Includes the state reforestation tax which is apportioned to each county on the basis of its full value. Counties, in turn, apportion the tax to the tax districts within their borders on the basis of full value. It also includes taxes levied for special purpose districts such as metropolitan sewerage districts, sanitary districts, and public inland lake protection districts. Tax increment values are not included. State property taxes were eliminated in the State's 2017 - 2019 budget act.

the carry forward levy adjustment needs to be approved by a majority vote of the political subdivision's governing body (except in the case of towns) if the amount of carry forward levy adjustment is less than or equal to 0.5% and by a super majority vote of the political subdivision's governing body (three-quarters vote if the governing body is comprised of five or more members, two-thirds vote if the governing body is comprised of fewer than five members) (except in the case of towns) if the amount of the carry forward levy adjustment is greater than 0.5% up to the maximum increase of 1.5%. For towns, the use of the carry forward levy adjustment needs to be approved by a majority vote of the annual town meeting or special town meeting after the town board has adopted a resolution in favor of the adjustment by a majority vote if the amount of carry forward levy adjustment is less than or equal to 0.5% or by two-thirds vote or more if the amount of carry forward levy adjustment is greater than 0.5% up to the maximum of 1.5%.

Beginning with levies imposed in 2015, if a political subdivision does not make an adjustment in its levy as described in the above paragraph in the current year, the political subdivision may increase its levy by the aggregate amount of the differences between the political subdivision's valuation factor in the previous year and the actual percent increase in a political subdivision's levy attributable to the political subdivision's valuation factor in the previous year, for the five years before the current year, less any amount of such aggregate amount already claimed as an adjustment in any of the previous five years. The calculation of the aggregate amount available for such adjustment may not include any year before 2014, and the maximum adjustment allowed may not exceed 5%. The use of the adjustment described in this paragraph requires approval by a two-thirds vote of the political subdivision's governing body, and the adjustment may only be used if the political subdivision's level of outstanding general obligation debt in the current year is less than or equal to the political subdivision's level of outstanding general obligation debt in the previous year.

Special provisions are made with respect to property taxes levied to pay general obligation debt service. Those are described below. In addition, the statute provides for certain other adjustments to and exclusions from the tax levy limit. Among the exclusions, Section 66.0602(3)(e)5. of the Wisconsin Statutes provides that the levy limit does not apply to "the amount that a political subdivision levies in that year to make up any revenue shortfall for the debt service on a revenue bond issued under Section 66.0621 by that political subdivision." Recent positions taken by Wisconsin Department of Revenue ("DOR") staff call into question the availability of this exception, including by limiting its availability depending on the circumstances surrounding the pertinent revenue shortfall. To date, such DOR positions have not been expressed formally in a declaratory ruling under Section 227.41(5)(a) of the Wisconsin Statutes, nor have they been the subject of any court challenge or resulting court ruling.

With respect to general obligation debt service, the following provisions are made:

- (a) If a political subdivision's levy for the payment of general obligation debt service, including debt service on debt issued or reissued to fund or refund outstanding obligations of the political subdivision and interest on outstanding obligations of the political subdivision, on debt originally issued before July 1, 2005, is less in the current year than in the previous year, the political subdivision is required to reduce its levy limit in the current year by the amount of the difference between the previous year's levy and the current year's levy.
- (b) For obligations authorized before July 1, 2005, if the amount of debt service in the preceding year is less than the amount of debt service needed in the current year, the levy limit is increased by the difference between the two amounts. This adjustment is based on scheduled debt service rather than the amount actually levied for debt service (after taking into account offsetting revenues such as sales tax revenues, special assessments, utility revenues, tax increment revenues or surplus funds). Therefore, the levy limit could negatively impact political subdivisions that experience a reduction in offsetting revenues.
- (c) The levy limits do not apply to property taxes levied to pay debt service on general obligation debt authorized on or after July 1, 2005.

The Bonds were authorized after July 1, 2005 and therefore the levy limits do not apply to taxes levied to pay debt service on the Bonds.

THE ISSUER

CITY GOVERNMENT

The City was incorporated in 1906 and is governed by a Mayor and a ten-member Common Council. All Council Members are elected to four-year terms. The appointed City Administrator/Clerk, City Treasurer and Finance Director/Comptroller are responsible for administrative details and financial records.

EMPLOYEES; PENSIONS

The City employs a staff of 560 full-time and part-time and 104 seasonal employees. All eligible employees in the City are covered under the Wisconsin Retirement System ("WRS") established under Chapter 40 of the Wisconsin Statutes ("Chapter 40"). The WRS is a cost-sharing multiple-employer defined benefit pension plan. The Department of Employee Trust Funds ("ETF") administers the WRS. Required contributions to the WRS are determined by the ETF Board pursuant to an annual actuarial valuation in accordance with Chapter 40 and the ETF's funding policies. The ETF Board has stated that its funding policy is to (i) ensure funds are adequate to pay benefits; (ii) maintain stable and predictable contribution rates for employers and employees; and (iii) maintain inter-generational equity to ensure the cost of the benefits is paid for by the generation that receives the benefits.

City employees are generally required to contribute half of the actuarially determined contributions, and the City generally may not pay the employees' required contribution. During the fiscal year ended December 31, 2017 ("Fiscal Year 2017"), the fiscal year ended December 31, 2018 ("Fiscal Year 2018") and the fiscal year ended December 31, 2019 ("Fiscal Year 2019"), the City's portion of contributions to WRS (not including any employee contributions) totaled \$3,630,468, \$3,634,293 and \$3,813,516 respectively.

The City implemented Governmental Accounting Standards Board Statement No. 68 ("GASB 68") for Fiscal Year 2016.

GASB 68 requires calculation of a net pension liability for the pension plan. The net pension liability is calculated as the difference between the pension plan's total pension liability and the pension plan's fiduciary net position. The pension plan's total pension liability is the present value of the amounts needed to pay pension benefits earned by each participant in the pension plan based on the service provided as of the date of the actuarial valuation. In other words, it is a measure of the present value of benefits owed as of a particular date based on what has been earned only up to that date, without taking into account any benefits earned after that date. The pension plan's fiduciary net position is the market value of plan assets formally set aside in a trust and restricted to paying pension plan benefits. If the pension plan's total pension liability exceeds the pension plan's fiduciary net position, then a net pension liability results. If the pension plan's fiduciary net position exceeds the pension plan's total pension liability, then a net pension asset results.

As of December 31, 2018, the total pension liability of the WRS was calculated as \$100.3 billion and the fiduciary net position of the WRS was calculated as \$96.7 billion, resulting in a net pension asset of \$3.6 billion. The spread of COVID-19 has significantly impacted investment markets, which may impact the funded status of the WRS and future contribution requirements as a result (see "RISK FACTORS - Impact of the Spread of COVID-19" herein).

Under GASB 68, each participating employer in a cost-sharing pension plan must report the employer's proportionate share of the net pension liability or net pension asset of the pension plan. Accordingly, for Fiscal Year 2019, the City reported a liability of \$12,653,939 for its proportionate share of the net pension liability of the WRS. The net pension liability was measured as of December 31, 2018 based on the City's share of contributions to the pension plan relative to the contributions of all participating employers. The City's proportion was 0.35567885% of the aggregate WRS net pension liability as of December 31, 2018.

The calculation of the total pension liability and fiduciary net position are subject to a number of actuarial assumptions, which may change in future actuarial valuations. Such changes may have a significant impact on the calculation of net pension liability of the WRS, which may also cause the ETF Board to change the contribution requirements for employers and employees. For more detailed information regarding the WRS and such actuarial assumptions, see "APPENDIX A - FINANCIAL STATEMENTS" attached hereto.

Recognized and Certified Bargaining Units

All eligible City personnel are covered by the Municipal Employment Relations Act ("MERA") of the Wisconsin Statutes. Pursuant to that law, employees have rights to organize and collectively bargain with municipal employers. MERA was amended by 2011 Wisconsin Act 10 (the "Act") and by 2011 Wisconsin Act 32, which altered the collective bargaining rights of public employees in Wisconsin.

As a result of the 2011 amendments to MERA, the City is prohibited from bargaining collectively with municipal employees, other than public safety and transit employees, with respect to any factor or condition of employment except total base wages. Even then, the City is limited to increasing total base wages beyond any increase in the consumer price index since 180 days before the expiration of the previous collective bargaining agreement (unless City were to seek approval for a higher increase through a referendum). Ultimately, the City can unilaterally implement the wages for a collective bargaining unit.

Under the changes to MERA, impasse resolution procedures were removed from the law for municipal employees of the type employed by the City, including binding interest arbitration. Strikes by any municipal employee or labor organization are expressly prohibited. As a practical matter, it is anticipated that strikes will be rare. Furthermore, if strikes do occur, they may be enjoined by the courts. Additionally, because the only legal subject of bargaining is the base wage rates, all bargaining over items such as just cause, benefits, and terms of conditions of employment are prohibited and cannot be included in a collective bargaining agreement. Impasse resolution for public safety employees and transit employees is subject to final and binding arbitration procedures, which do not include a right to strike. Interest arbitration is available for transit employees if certain conditions are met.

The following bargaining units represent employees of the City:

Bargaining Unit	Expiration Date of Current Contract
West Allis Professional Firefighters Association Local 342	December 31, 2021
West Allis Professional Police Association	December 31, 2021

OTHER POST EMPLOYMENT BENEFITS¹

The City has obligations for other post-employment benefits (some mandated by State Statute and others that cover a portion of the cost of health insurance during retirement) for the majority of its employees. Accounting for these obligations is dictated by new Governmental Accounting Standards Board Statement No. 75 (GASB 75). The City is currently funding these obligations on a pay-as-you-go basis. Please see the City's most recent actuarial study and financial statements for more information.

The City does not pay directly for retirees' post-employment benefits. Specifically, the City is required to allow retirees to be covered by the City's health care plan as long as the retiree maintains eligibility. Retiree membership in a health care plan typically increases costs of the premiums. This increased cost is commonly known as implicit price subsidy.

The City also provides OPEB through the Local Retiree Life Insurance Fund ("LRLIF"), which is a cost-sharing multiple-employer defined benefit plan established by Chapter 40. The ETF and the Group Insurance Board have statutory authority for program administration and oversight, including establishing contribution requirements for employers.

For Fiscal Year 2019, the City's portion of contributions to the LRLIF totaled \$13,519. For Fiscal Year 2019, the City reported a liability of \$1,805,509 for its proportionate share of the net OPEB liability/asset of the LRLIF. The net OPEB liability was measured as of December 31, 2018 based on the City's share of contributions to the LRLIF relative to the contributions of all participating employers. The City's proportion was .69971800% of the aggregate LRLIF net OPEB liability as of December 31, 2018.

The calculation of the total OPEB liability and fiduciary net position are subject to a number of actuarial assumptions, which may change in future actuarial valuations. Such changes may have a significant impact on the calculation of the net OPEB liability of the LRLIF, which may also cause ETF to change the contribution requirements for employers and employees. For more detailed information, see Note G.2. in "APPENDIX A - FINANCIAL STATEMENTS" attached hereto.

LITIGATION

There is no litigation threatened or pending questioning the organization or boundaries of the City or the right of any of its officers to their respective offices or in any manner questioning their rights and power to execute and deliver the Bonds or otherwise questioning the validity of the Bonds.

MUNICIPAL BANKRUPTCY

Municipalities are prohibited from filing for bankruptcy under Chapter 11 (reorganization) or Chapter 7 (liquidation) of the U.S. Bankruptcy Code (11 U.S.C. §§ 101-1532) (the "Bankruptcy Code"). Instead, the Bankruptcy Code permits municipalities to file a petition under Chapter 9 of the Bankruptcy Code, but only if certain requirements are

¹ In 2020, the City established a voluntary termination program which allows eligible employees holding certain positions to terminate their employment with the City. The Program provides for eligible participants to receive an amount up to \$25,000 per year for a maximum of five years (maximum potential benefit of \$125,000) to pay for medical and/or dental insurance premiums on insurance plan's that are not provided by the City. As such, the liability has no impact on the City's Medical OPEB liability. The funds will be placed in a Retiree Health Reimbursement Account by the City for the benefit of the eligible participants. At the end of the five year period, the City will be able to recover any remaining funds. As of December 31, 2020, the City had three eligible employees accept the voluntary termination benefits and terminate employment resulting in an outstanding long-term liability for termination benefits of \$375,000.

met. These requirements include that the municipality must be "specifically authorized" under State law to file for relief under Chapter 9. For these purposes, "State law" may include, without limitation, statutes of general applicability enacted by the State legislature, special legislation applicable to a particular municipality, and/or executive orders issued by an appropriate officer of the State's executive branch.

As of the date hereof, Wisconsin law contains no express authority for municipalities to file for bankruptcy relief under Chapter 9 of the Bankruptcy Code.

Nevertheless, there can be no assurance (a) that State law will not change in the future, while the Bonds are outstanding, in a way that would allow the City to file for bankruptcy relief under Chapter 9 of the Bankruptcy Code; or (b) even absent such a change in State law, that an executive order or other executive action could not effectively authorize the City to file for relief under Chapter 9. If, in the future, the City were to file a bankruptcy case under Chapter 9, the relevant bankruptcy court would need to consider whether the City could properly do so, which would involve questions regarding State law authority as well as other questions such as whether the City is a municipality for bankruptcy purposes. If the relevant bankruptcy court concluded that the City could properly file a bankruptcy case, and that determination was not reversed, vacated, or otherwise substantially altered on appeal, then the rights of holders of the Bonds could be modified in bankruptcy proceedings. Such modifications could be adverse to holders of the Bonds, and there could ultimately be no assurance that holders of the Bonds would be paid in full or in part on the Bonds. Further, under such circumstances, there could be no assurance that the Bonds would not be treated as general, unsecured debt by a bankruptcy court, meaning that claims of holders of the Bonds could be viewed as having no priority (a) over claims of other creditors of the City; (b) to any particular assets of the City, or (c) to revenues otherwise designated for payment to holders of the Bonds.

Moreover, if the City were determined not to be a "municipality" for the purposes of the Bankruptcy Code, no representations can be made regarding whether it would still be eligible for voluntary or involuntary relief under Chapters of the Bankruptcy Code other than Chapter 9 or under similar federal or state law or equitable proceeding regarding insolvency or providing for protection from creditors. In any such case, there can be no assurance that the consequences described above for the holders of the Bonds would not occur.

FUNDS ON HAND (as of May 31, 2021)

Fund	Total Cash and Investments
General	\$ 63,938,769
Special Revenue	18,876,690
Debt Service	2,177,715
Capital Projects	8,033,516
Enterprise Funds	9,371,831
Internal Service Funds	6,122,226
 Total Funds on Hand	 <u><u>\$ 108,520,747</u></u>

ENTERPRISE FUNDS

Revenues available for debt service for the City's enterprise funds have been as follows as of December 31 each year:

	2018	2019	2020 Unaudited
Water			
Total Operating Revenues	\$ 8,502,194	\$ 8,468,275	\$ 8,502,280
Less: Operating Expenses	<u>(7,437,289)</u>	<u>(7,081,360)</u>	<u>(7,012,459)</u>
Operating Income	\$ 1,064,905	\$ 1,386,915	\$ 1,489,821
Plus: Depreciation	838,878	869,326	995,193
Interest Income	<u>0</u>	<u>0</u>	<u>0</u>
Revenues Available for Debt Service	<u><u>\$ 1,903,783</u></u>	<u><u>\$ 2,256,241</u></u>	<u><u>\$ 2,485,014</u></u>
Sewer			
Total Operating Revenues	\$ 8,335,094	\$ 8,383,046	\$ 8,792,916
Less: Operating Expenses	<u>(5,926,564)</u>	<u>(6,499,339)</u>	<u>(6,254,355)</u>
Operating Income	\$ 2,408,530	\$ 1,883,707	\$ 2,538,561
Plus: Depreciation	529,563	540,008	548,715
Interest Income	<u>0</u>	<u>0</u>	<u>0</u>
Revenues Available for Debt Service	<u><u>\$ 2,938,093</u></u>	<u><u>\$ 2,423,715</u></u>	<u><u>\$ 3,087,276</u></u>
Storm Water			
Total Operating Revenues	\$ 3,980,821	\$ 4,315,779	\$ 4,612,955
Less: Operating Expenses	<u>(2,160,571)</u>	<u>(3,439,697)</u>	<u>(1,810,887)</u>
Operating Income	\$ 1,820,250	\$ 876,082	\$ 2,802,068
Plus: Depreciation	697,653	682,431	707,943
Interest Income	<u>0</u>	<u>0</u>	<u>0</u>
Revenues Available for Debt Service	<u><u>\$ 2,517,903</u></u>	<u><u>\$ 1,558,513</u></u>	<u><u>\$ 3,510,011</u></u>
Solid Waste			
Total Operating Revenues	\$ 1,904,763	\$ 1,914,060	\$ 1,910,380
Less: Operating Expenses	<u>(1,696,917)</u>	<u>(1,609,181)</u>	<u>(1,854,473)</u>
Operating Income	\$ 207,846	\$ 304,879	\$ 55,907
Plus: Depreciation	50,151	44,654	42,080
Interest Income	<u>0</u>	<u>0</u>	<u>0</u>
Revenues Available for Debt Service	<u><u>\$ 257,997</u></u>	<u><u>\$ 349,533</u></u>	<u><u>\$ 97,987</u></u>

SUMMARY GENERAL FUND INFORMATION

Following are summaries of the revenues and expenditures and fund balances for the City's General Fund. These summaries are not purported to be the complete audited financial statements of the City, and potential purchasers should read the included financial statements in their entirety for more complete information concerning the City. Copies of the complete audited financial statements are available upon request. See Appendix A for the City's 2019 audited financial statements.

COMBINED STATEMENT	FISCAL YEAR ENDING DECEMBER 31				
	2017 Audited	2018 Audited	2019 Audited	2020 Unaudited ¹	2021 Adopted Budget ²
Revenues					
Taxes and special assessments	\$ 35,668,175	\$ 36,622,078	\$ 36,933,901	\$ 38,346,783	\$ 39,576,200
Intergovernmental	11,921,870	12,150,610	12,552,446	12,709,580	12,805,229
Licenses and permits	1,620,511	2,066,502	1,911,428	1,773,687	1,959,635
Penalties and forfeitures	2,185,342	1,651,930	2,210,456	1,825,571	1,670,000
Public charges for services	3,029,001	3,916,265	4,287,878	4,101,307	3,987,350
Interest	0	0	0	0	0
Miscellaneous general revenues	2,109,592	2,400,028	3,111,982	1,514,840	4,052,700
Total Revenues	<u>\$ 56,534,491</u>	<u>\$ 58,807,413</u>	<u>\$ 61,008,091</u>	<u>\$ 60,271,768</u>	<u>\$ 64,051,114</u>
Expenditures					
Current:					
General government	\$ 8,145,700	\$ 8,811,476	\$ 9,104,290	\$ 8,446,092	\$ 11,232,286
Public safety	31,645,955	32,337,802	34,953,063	33,902,655	35,980,398
Public works	9,761,023	10,085,636	11,171,174	10,249,404	12,170,074
Health and social services	2,112,197	2,113,237	2,115,904	1,515,991	2,135,491
Culture and recreation	2,253,850	2,248,498	2,422,643	2,259,998	2,532,865
Conservation and development	3,172	2,326	1,064	0	0
Capital outlay	0	0	0	0	0
Total Expenditures	<u>\$ 53,921,897</u>	<u>\$ 55,598,975</u>	<u>\$ 59,768,138</u>	<u>\$ 56,374,140</u>	<u>\$ 64,051,114</u>
Excess of revenues over (under) expenditures	\$ 2,612,594	\$ 3,208,438	\$ 1,239,953	\$ 3,897,628	\$ 0
Other Financing Sources (Uses)					
Proceeds from capital lease	0	0	0	0	
Proceeds of long-term debt	0	0	0	0	
Transfers in	1,605,155	2,873,933	1,694,203	1,808,210	
Transfers out	(1,198,819)	(5,729,350)	(2,692,718)	(5,620,759)	
Total Other Financing Sources (Uses)	<u>\$ 406,336</u>	<u>(\$2,855,417)</u>	<u>\$ (998,515)</u>	<u>\$ (3,812,549)</u>	<u>\$ 0</u>
Excess of revenues and other financing sources over (under) expenditures and other financing uses	\$ 3,018,930	\$ 353,021	\$ 241,438	\$ 85,079	\$ 0
General Fund Balance January 1	42,191,843	45,210,773	45,563,794	45,805,232	44,804,424
Prior Period Adjustment	0	0	0	(1,085,887) ³	
Residual Equity Transfer in (out)	0	0	0	0	
General Fund Balance December 31	<u>\$ 45,210,773</u>	<u>\$ 45,563,794</u>	<u>\$ 45,805,232</u>	<u>\$ 44,804,424</u>	<u>\$ 44,804,424</u>
DETAILS OF DECEMBER 31 FUND BALANCE					
Nonspendable	14,520,687	12,849,377	11,546,023	3,138,005	
Committed	0	0	0	0	
Assigned	24,882,163	24,554,285	17,890,332	17,257,890	
Unassigned	5,807,923	8,160,132	16,368,877	24,408,497	
Total	<u>\$ 45,210,773</u>	<u>\$ 45,563,794</u>	<u>\$ 45,805,232</u>	<u>\$ 44,804,392</u>	

¹ Unaudited data is as of December 31, 2020.

² The 2021 budget was adopted on November 17, 2020.

³ Change in accounting principal for inventory.

GENERAL INFORMATION

LOCATION

The City, with a 2010 U.S. Census population of 60,411 and a current estimated population of 59,517 comprises an area of 11.402 square miles and is located just to the west of the City of Milwaukee in southeastern Wisconsin.

LARGER EMPLOYERS¹

Larger employers in the City include the following:

Firm	Type of Business/Product	Estimated No. of Employees
Aurora West Allis Memorial Hospital	Regional hospital	1,040
West Allis-West Milwaukee School District	Elementary and secondary education	941
Quad Graphics	Commercial printing	840
City of West Allis	Municipal government and services	665
Brookdale Senior Living	Assisted care health provider	600
Children's Hospital - Summit Place	Administrative suites	575
Jan-Pro of Milwaukee	Commercial cleaning	540
Village at Manor Park	Nursing home/assisted living facility	500
Chr. Hansen Inc.	Food products supplier	390
Aurora At Home (previous VNA)	Home health	300
Johnson Controls	Engineering and IT	300

Source: *Data Axle Reference Solutions, written and telephone survey (June 2021), City of West Allis, Wisconsin Manufacturers Register, and the Wisconsin Department of Workforce Development.*

¹ This does not purport to be a comprehensive list and is based on available data obtained through a survey of individual employers, as well as the sources identified above. Some employers do not respond to inquiries for employment data. Estimates provided are accurate as of the date noted and may not reflect changes in the number of employees resulting from the current COVID-19 pandemic. (See "RISK FACTORS - Impact of the Spread of COVID-19").

BUILDING PERMITS

	2017	2018	2019	2020	2021 ¹
<u>New Single Family Homes</u>					
No. of building permits	4	3	1	2	0
Valuation	\$912,375	\$450,000	\$200,000	\$369,000	\$0
<u>New Multiple Family Buildings</u>					
No. of building permits	0	3	0	2	0
Valuation	\$0	\$71,000,000	\$0	\$550,000	\$0
<u>New Commercial/Industrial</u>					
No. of building permits	2	14	3	1	0
Valuation	\$8,000,000	\$15,450,000	\$11,600,000	\$2,600,000	\$0
<u>All Building Permits</u> <i>(including additions and remodelings)</i>					
No. of building permits	1,258	1,328	1,358	2,990	112
Valuation	\$39,363,893	\$127,749,253	\$43,291,428	\$83,071,514	\$1,614,723

Source: The City.

¹ As of May 31, 2021.

U.S. CENSUS DATA

Population Trend: The City

2000 U.S. Census	61,254
2010 U.S. Census	60,411
2020 Estimated Population	59,517
Percent of Change 2000 - 2010	-1.38%

Income and Age Statistics

	The City	Milwaukee County	State of Wisconsin	United States
2019 per capita income	\$29,213	\$29,270	\$33,375	\$34,103
2019 median household income	\$52,325	\$50,606	\$61,747	\$62,843
2019 median family income	\$68,743	\$65,002	\$78,679	\$77,263
2019 median gross rent	\$845	\$880	\$856	\$1,062
2019 median value owner occupied units	\$146,100	\$158,300	\$180,600	\$217,500
2019 median age	37.9 yrs.	34.9 yrs.	39.5 yrs.	38.1 yrs.

	State of Wisconsin	United States
City % of 2019 per capita income	87.53%	85.66%
City % of 2019 median family income	87.37%	88.97%

Housing Statistics

	<u>The City</u>		
	2010	2019	Percent of Change
All Housing Units	29,129	28,953	-0.60%

Source: 2000 and 2010 Census of Population and Housing, and 2019 American Community Survey (Based on a five-year estimate), U.S. Census Bureau (<https://data.census.gov/cedsci>).

EMPLOYMENT/UNEMPLOYMENT DATA

Year	<u>Average Employment</u>		<u>Average Unemployment</u>		
	The City	Milwaukee County	The City	Milwaukee County	State of Wisconsin
2017	32,158	454,446	3.8%	4.0%	3.3%
2018	31,716	449,692	3.5%	3.7%	3.0%
2019	31,712	445,487	3.7%	3.9%	3.3%
2020	30,288	425,483	8.3%	8.2%	6.3%
2021, May ¹	31,193	438,191	5.1%	5.8%	3.9%

Source: Wisconsin Department of Workforce Development.

¹ Preliminary.

FINANCIAL STATEMENTS

Potential purchasers should read the included financial statements in their entirety for more complete information concerning the City's financial position. Such financial statements have been audited by the Auditor, to the extent and for the periods indicated thereon. The City expects delivery of the financial statements for the fiscal year ended December 31, 2020 substantially in the form attached hereto, but such financial statements are subject to final review by the City. The City has not requested or engaged the Auditor to perform, and the Auditor has not performed, any additional examination, assessments, procedures or evaluation with respect to such financial statements since the date thereof or with respect to this Official Statement, nor has the City requested that the Auditor consent to the use of such financial statements in this Official Statement. Although the inclusion of the financial statements in this Official Statement is not intended to demonstrate the fiscal condition of the City since the date of the financial statements, in connection with the issuance of the Bonds, the City represents that there have been no material adverse change in the financial position or results of operations of the City, nor has the City incurred any material liabilities, which would make such financial statements misleading.

Copies of the complete audited financial statements for the past three years and the current budget are available upon request from Ehlers.

COMPREHENSIVE ANNUAL FINANCIAL REPORT

CITY OF WEST ALLIS, WISCONSIN
for the year ended December 31, 2019



PREPARED BY THE FINANCE DEPARTMENT

Kris Moen, CPA
Interim Finance Director

Corinne Zurad
Senior Accountant/Deputy Treasurer

Justine Jilla
Accountant

Katie Miller
Accountant

City of West Allis, Wisconsin

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August 31, 2020

Honorable Mayor Dan Devine
Members of the Common Council

I am pleased to submit the Comprehensive Annual Financial Report of the City of West Allis, Wisconsin, for the year ended December 31, 2019. This report has been prepared by the City's Finance Department. The Financial Statements contained within the report were examined by the independent auditors CliftonLarsonAllen LLP, and their opinion is that the financial statements present fairly, in all material respects, the City's financial position at December 31, 2019. 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 Discussion and Analysis Section and should be read in conjunction with it.

INTRODUCTORY SECTION

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, 2018, 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, Management's Discussion and Analysis, the basic financial statements, required supplementary information, and other supplementary information.

The Statistical Section, which is unaudited, includes general information and information regarding major departments and related activities, along with further information on select financial and demographic information, generally presented on a multi-year basis.

Required supplementary information includes the schedule of proportionate share of the net pension liability (asset) and schedule of contributions related to the Wisconsin Retirement System as required by GASB Statement No. 68 as well as the schedules of changes in OPEB liability and related ratios, proportionate share of the net OPEB liability and schedule of contributions for the City's single-employer defined postemployment health benefit plan and the multiple-employer defined benefit OPEB plan for the City's participation in the Local Retiree Life Insurance Fund as required by GASB Statement No. 75.

The Supplementary Information section includes combining schedules for the City's nonmajor funds, budget to actual comparisons, and supporting schedules.

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 60,411 according to the 2010 census. State estimated 2019 population is 59,780. Located near, and servicing West Allis, are two airports, one for commercial aviation (Timmerman Field) and one for general aviation (Mitchell International Airport), both owned and operated by Milwaukee County. Milwaukee County also runs the Countywide Transit System, which services the City of 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.

Companies such as Quad Graphics, Johnson Controls, P&H Mining, Avalon Rail, Children's Hospital of Wisconsin, Brookdale Senior Living, Aurora Home Medical Services, Anthem Blue Cross, 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 Wisconsin Center (formerly the Frontier Airlines Center), the Fiserv Forum, home of the Milwaukee Bucks 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 months.

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

The City operates under the Council-Mayor form of government. The Common Council includes 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 on behalf of the Common Council. The City Administrator assists the Council and Mayor in carrying out their overall and day-to-day 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 retains approximately 574 full-time equivalent employees, on a permanent basis. At different times during the year, West Allis also employs temporary and part-time help to perform seasonal and other time-specific work. The City requires that all emergency-workers reside within a thirty-minute drive radius of the West Allis city limits, within eighteen months of employment. The City operates daily through sixteen departments, headed by fourteen appointed officials and two elected officials in the roles of City 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 each 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 purpose within each fund.

Each department is required to submit its budget requests to the Mayor prior to the last week in August. After the Mayor has completed his review, the budget is forwarded to Common Council for their evaluation and consideration. In November of each year, the Common Council adopts a City budget for the ensuing year. Tax Bills are mailed in early December to all property owners.

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 assurance recognizes that: (1) the cost of the 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 regular evaluation by management.

FACTORS AFFECTING FINANCIAL CONDITIONS

Realizing the importance of a vibrant local economy, the City of West Allis employs an aggressive strategy, in cooperation with local business, Milwaukee County and the State of Wisconsin, to encourage development. Tax increment financing is the primary tool utilized, but the City also takes advantage of numerous grant programs and other innovative tools, including New Market Tax credits. The City's philosophy is to assist private-sector developers in taking the lead on any redevelopment initiative. However, when no private-sector developers step forward, the City, through its Community Development Authority (CDA) will lead the redevelopment effort as a "developer of last resort". The CDA becomes a change agent and performs the necessary investigation, clean-up, demolition, research, marketing, and analysis that is sufficient to attract a development or a particular use, and create the conditions that are acceptable to secure private sector investment and bank financing.

The City of West Allis has created 18 Tax Incremental Financing (TIF) Districts that consist of many sizes and solve many different problems. These Districts are in various stages of implementation, from completed to recently adopted. They range from individual parcel (re)developments, such as Quad/Graphics, to larger neighborhood transformations, like the Six Points/Farmers Market District and the S 70th and Washington Street Corporate Office District. Some of them focus on job creation, like Summit Place, while others, such as the Pioneer District and the Six Points/Farmers Market District, provide housing options and neighborhood improvements. More often than not, districts contain multiple aspects.

The City's most successful TIF District is Summit Place (TID #7) which revitalized two vacant, dilapidated, former Allis Chalmers Manufacturing Company properties into 678,000 square feet of built-out office space which is 98% leased and occupied. It is currently valued at approximately \$65 Million; has become the second largest office building complex in the metro Milwaukee area, and has brought over 2,700 jobs to the City since 2004. The initial transformation has continued to serve as a catalyst in the area. More recent improvements have included streetscaping and improvements to the adjacent Towne Center shopping center, the addition of two parking structures necessary due to the additional jobs brought to area, and a Neighborhood Residential Improvement program to address blighting influences, and to strengthen investment to ensure the continued success of the surrounding neighborhood. Without the proactive use of TIF, there was little probability that property values would have increased to current levels. As a direct result of this TID, the Summit Place area is now the City's largest taxpayer and the City's largest employment center. As further measure of the success of this TID, an amendment was approved by the Joint Review Board which authorized more than \$12 million to be shared with TID #5 to assist that district in meeting its obligations.

TID #11 was created in 2010 to undertake the redevelopment of 11.4 acres of land impacted by flooding in 2008. The land is located at 84th & Greenfield Avenue, across the street from the Wisconsin State Fairgrounds & Exposition Center. The project involved several creative financial strategies and solutions with the goal of attracting a hotel development (often identified as a top goal in the City's long-range strategic plan). Specifically, EB-5 Financing was utilized, which is an investor program focused on job creation and capital investment by foreign investors. Following the recent recession, hotel financing underwent stricter underwriting criteria, or was simply hard to obtain. In order to raise \$9.5 Million in equity, a critical requirement of the EB-5 program.

Another financial element in TID #11 was a Tri-City Bank loan of \$2,500,000 secured through a first mortgage loan. The City-affiliated First-Ring Industrial Redevelopment Enterprise, Inc. (FIRE) provided a \$1,500,000 leveraged loan, and the TID provided a \$350,000 loan which was personally guaranteed by the

property owners, in order to facilitate a \$900,000 state-of-the-art 100-year underground storm water facility, designed to retain storm water on site and not spill out into the neighboring properties.

Redevelopment of the 84th and Greenfield area included a combination of TID, grants and creative financing. Together, these programs contributed to the development of a \$13 Million Hampton Inn and Suites Hotel and Conference Center, which opened in October of 2015. The hotel development served as a catalyst to revitalize the area which resulted in the Element 84 multi-family development that began construction in 2016 and was nearing completion at the end of 2019. This project will bring 203 upscale units with amenities that include underground parking, a fitness center, pool, and concierge services and was financed through the Developer's use of HUD insured financing and TIF-funded loans.

TID #15 (The Market), an overlay district in the City's Six Points (TID #5) area provided additional development in 2019 including a \$10 million medical office building and near completion of construction on The West which will bring 177 luxury apartments, with underground parking, fitness center, clubroom/sports pub, and a rooftop deck with outdoor kitchen. Construction of the apartments was estimated at \$35 million.

Other notable highlights in the City's TIF Districts included the 2015 completion of a \$14 Million industrial building in TID #10 (Yellow Freight) on a former trucking terminal site, the cleanup of neighborhood blight into the completion of a \$12 Million office space in TID #13 (Home Juice). In addition, TID #16, which includes the S 70th and Washington Street Corporate Office District, was created in 2018. The purpose of the District includes transforming two existing office buildings into a newly remodeled office building and a hotel. In addition, a second newly constructed office building in phase two has begun.

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's Aa2 rating from Moody's was recently reconfirmed.

First-Ring Industrial Redevelopment Enterprise (FIRE)

FIRE is a Community Development Entity formed to provide gap financing to mixed-use developments and business expansions throughout the Southeast Wisconsin industrial corridor. From 2007 through 2020, FIRE has been awarded \$323 Million, in nine different annual allocation periods, of New Market Tax Credits. The CDFI Fund, an arm of the U.S. Treasury Department, awards the New Market Tax Credits. The target area for FIRE includes Milwaukee County, Racine County and Kenosha County. Investments in these areas have included nine industrial/manufacturing real estate projects, eleven commercial/retail real estate developments, and two community facilities. The projects have helped improve a substantial amount of development, including 2.5 million square feet of improvements, of which 1.5 million square feet were improvements on brownfield sites. These developments attracted nearly 3,500 permanent jobs, and helped foster more than 2,000 construction jobs.

FIRE has also made numerous economic development loans on City development projects, most recently in the TID #15 Market area projects, effectively reinvesting proceeds from fees collected from thirty-three successful NMTC projects.

Downtown West Allis Business Improvement District (BID) & Farmer's Market

Downtown West Allis, 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. Since then, the area has added a new streetscape with decorative lighting and new pedestrian amenities to enhance the look and feel of the area. The geographic boundaries of the BID are West Greenfield Avenue between 70th and 76th Streets, extending to the North and South alleys & the West side of South 70th 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 more than 100 small and diverse retail/service businesses.

The Downtown West Allis Business Improvement District hosts a variety of events including: West Allis Allie Carte -- a variety of crafts, food and entertainment, held in June, the Annual Downtown West Allis Classic Car Show, held in October, Halloween Meet-n-Treat held, in October, and 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.

The West Allis Farmer's Market celebrated its 100 year anniversary in 2019 and is the largest open-air market in the metropolitan Milwaukee area. The Market operates three days per week during its peak season and provides residents access to some of the freshest produce grown in southeastern Wisconsin. In addition, the City has expanded its use of the Farmers Market site for other community events such as Food Truck Fridays and Music at the Market.

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 is also home of the Petit Olympic Ice Arena, which is the only operating Olympic ice rink in North America and the site of Olympic Speed Skating training. Also located on the State Fair Grounds is the Milwaukee Mile, "America's Legendary Oval", a one-mile oval racetrack that historically hosted several auto races and once was the oldest continuously operating motor speedway.

As part of an effort to more effectively utilize the Wisconsin Fair Grounds year round, a 300,000 square foot exposition center was constructed in 2001. Other improvements included a grandstand and upgrades to the track, concession areas, and new gateway grand entrances to the Fair Park. The new construction and 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 2009, the State of Wisconsin Fair Park Board bought out the remaining IRB's at a discount of approximately 60%. With the reduced debt load, the exposition center and related facility should have an easier time being able to secure a solid financial future. The Milwaukee Mile Race Track has seen several promoters over the last few years. Although the Milwaukee Mile racetrack is currently being used, there may be future long range plans for development. The City is willing to work with the State and any developer that sees a potential reuse of the site.

Park Improvements

The City began a \$2.9 Million Neighborhood Park Revitalization Initiative in 2016, which was based on a recently completed Comprehensive Park and Outdoor Recreation Plan. Specific parks that were improved in 2016 include: Reservoir Park, Liberty Heights Park, and Veteran's Park. Improvements included: improved facilities, a substantial amount of new playground equipment, rubber surfacing, new basketball hoops, new tennis courts, pickle ball courts, a skateboard area, and other general improvements. In addition, Klentz Park was substantially improved in 2017, including: a paved path within the park, the first of its kind in the City, extensive improvements on the two baseball diamonds in the park, park shelter and restroom improvements; the addition of recreational games on site, and the addition of other typical park amenities including benches, swings, bike racks, and a water fountain. And, in 2018, Roosevelt Park was renovated and equipped with new playground equipment and substantial landscaping. In 2019, the City completed construction of a community dog park through a collaborative process that helped raise private donations to assist the City in funding this long-desired amenity in the community.

Cash Management and Investment Policy

Cash temporarily idle during the year was invested in repurchase agreements, Wisconsin Local Government Investment Pool, American Deposit Management, and demand deposits. All cash transactions for City operations are run through two accounts. The main account is to accommodate all vendor payments while the second account is used exclusively for payroll purposes. 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, Corporate Bonds, Government Pool and Repurchase Agreements. In 2019, the highest concentrations of the City's cash portfolio were maintained in the American Deposit Corporation, Tri-City Investment account, and corporate and municipal securities through various suppliers. These investment vehicles continued to provide some of the highest rates of return available with low risk for liquid cash holdings.

Local Economy

The City, over the past 10 years, has experienced an overall growth in terms of residential and commercial value. Although the City is land locked and fully developed, West Allis has continually increased its value through redevelopment efforts as outlined earlier in this letter. The City's equalized value has increased from \$3.5 Billion in 2005 to over \$4.0 Billion in 2019.

As of the writing of this transmittal, unemployment in West Allis has increased from last year's 3.0% figure due to the economic impact of the coronavirus pandemic. At 10%, it is currently higher than the state-wide average of 7.0%, but is lower than its peak of 13.6% in April.

Relevant Financial Policies

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 unassigned fund balance in the General Fund of at least 5% of expenditures, but in practice the City has maintained a much healthier level of reserves. In 2019, the general fund unassigned fund balance was 29% of general fund expenditures. Total general fund spendable fund balance (committed, assigned and unassigned), was 70% of general fund expenditures. The City maintains such balances to provide a cushion against unforeseen budget events, to save for future capital items, and for cash flow purposes.

The Common Council continues to support mutual agreements between the City and other governmental agencies. Some of the agreements that are in place are as follows: Milwaukee County Federated Library System, Milwaukee Area Paramedic Program, Police and Fire mutual aid agreements, Milwaukee Area Domestic Animal Control Commission, Health Services and Technology Services for the City of West Allis, and Information Technology 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 City's budget.

Major Initiatives

1. Pursuing opportunities for visionary development and improving the quality of life within West Allis as outlined in the 2030 Comprehensive Plan.
2. Aggressively trying to recruit new businesses to West Allis by utilizing New Markets Tax Credits, Tax Incremental Financing Districts, State Incentives and Block Grant Funds.
3. Working in existing TIDs to market viable options that will increase tax base.
4. Maintaining or improving the City's debt rating (Moody's Aa2).
5. Preservation of high quality City services by focusing on productivity improvements, more efficient and streamlined operating methods, and alternative service delivery options.
6. Pursuing opportunities for green initiatives and environmental sustainability.
7. Technology upgrades including GPS tracking of DPW vehicles, more utilization of mobile devices in the field, electronic forms and process management, and a Work Management system at DPW.
8. Continued implementation of changes in City benefits for employees, specifically provider network and Medicare Advantage health insurance for eligible retirees, saving over \$2 Million over a three-year period, in an effort to reduce the City's OPEB liability while offering competitive benefit plans.
9. Engaging in Citywide planning efforts including: a five-year strategic plan; a comprehensive capital improvement planning process; and a classification and compensation study and implementation for all regular employees.

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, 2018. This was the twenty-first 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 staff of the Finance Department, and the advice and services provided by the independent auditors, CliftonLarsonAllen LLP.

We would also like to thank the Common 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,

Kris Moen

Kris Moen, CPA
Interim Finance Director/Comptroller



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of West Allis
Wisconsin

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2018

Christopher P. Nowell
Executive Director/CEO

CITY OF WEST ALLIS, WISCONSIN General Information

ELECTED CITY OFFICIALS

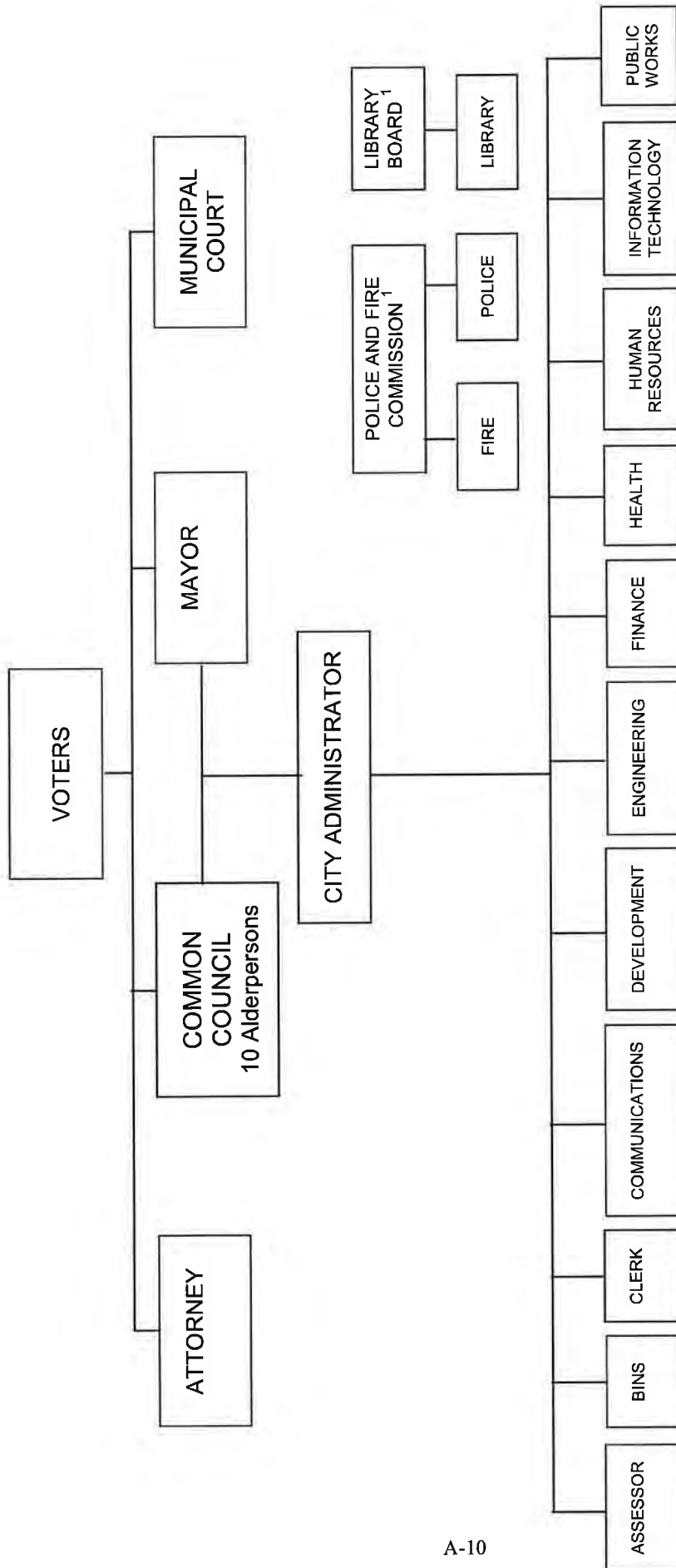
Mayor and Council

	Initial Term Commenced	Current Term Expires
Dan Devine, Mayor	4/2008	4/2020
Gary T. Barczak, Alderperson	4/1988	4/2020
Thomas G. Lajstic, Alderperson & Council President	4/1996	4/2020
Marty Wiegcl, Alderperson	5/2003	4/2020
Michael May, Alderperson	4/2012	4/2020
Michael Czaplewski, Alderperson	4/1995	4/2020
Rosalie Reinke, Alderperson	4/1992	4/2020
Kevin Haass, Alderperson	4/2014	4/2020
Tracy Stefanski, Alderperson	4/2019	4/2020
Daniel Roadt, Alderperson	4/2008	4/2020
Vincent Vitale, Alderperson	4/1988	4/2020

Other Elected Officials

Kail Decker, City Attorney <i>(Fulfilling remaining elected term of Scott Post through 4/30/2020, by Appointment 5/1/2020)</i>	1/2019	4/2020
Paul Murphy, Judge	5/2003	4/2023

ORGANIZATIONAL CHART CITY OF WEST ALLIS



¹ Appointed by the Mayor and confirmed by the Common Council, with policy responsibility.

TOTAL 2019 FTE POSITIONS: 750.70

General Fund Benefitted FTE: 519.95
 Other Funding Sources Benefitted FTE: 53.75
 General Fund Misc. PT Non-Benefitted FTE: 177.00



CLA (CliftonLarsonAllen LLP)
CLAconnect.com

INDEPENDENT AUDITORS' REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of West Allis, Wisconsin (the "City"), as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the First-Ring Industrial Redevelopment Enterprise, Inc. (FIRE) which represents one hundred percent of the assets, net position, and revenues of the discretely presented component unit. Those financial statements were audited by other auditors whose report thereon has been furnished to us, and in our opinion, in so far as it relates to the amounts included for FIRE, is based solely 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. The financial statements of FIRE, a discretely presented component unit of the City, were not audited in accordance with *Government Auditing Standards*. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City as of December 31, 2019, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Prior Year Comparative Information

We have previously audited the City's 2019 financial statements, and our report dated July 30, 2019, expressed unmodified opinions on those respective financial statements from which the prior year summarized financial information was derived. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2018, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, other supplementary information, and statistical section, as identified in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The other supplementary information, as identified in the table of contents, is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information, as identified in the table of contents, is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

City Council
City of West Allis, Wisconsin

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated July 30, 2020, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

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

CliftonLarsonAllen LLP

Wauwatosa, Wisconsin
July 30, 2020

City of West Allis, Wisconsin

MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2019

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, 2019. Readers are encouraged to consider the information presented here in conjunction with additional information that have been furnished in our letter of transmittal, which can be found on pages 1-7 of this report.

Financial Highlights

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent year by \$164,703,475 (net position). This is a decrease of \$4,786,145, mainly due to a net increase in liabilities from 2019 operations.
- The City's net position for the governmental activities decreased by \$7,549,634, per pages 27 - 29 of the financial statements. The primary reason for the change in net position include: an overall increase in 2019 expenses. The OPEB obligation related to the City's single employer defined benefit plan has decreased from 2018 to 2019 and is calculated in accordance with GASB Statement #75.
- As of the close of the year, the City's governmental funds reported combined 2019 ending fund balances of \$54,281,437 as compared to \$50,565,619 at the end of 2018. The increase of \$3,715,818 is favorable and is primarily due to an increase in other financing sources, mainly the proceeds of long term debt. Of the total fund balance, approximately 92.49%, or \$50,204,362, is classified as spendable fund balance (restricted, committed, assigned and unassigned).
- At the end of 2019, the unassigned fund balance for the general fund was \$17,200,000 or approximately 28.78% of total general fund expenditures compared to \$18,165,671 or approximately 22.10% at the end of 2018. General Fund Revenues in all categories exceeded budget expectations in 2019, for a total favorable variance of \$2,287,391. General Fund Public Safety expenditures came in above budgeted amounts by \$1,242,836 and Conservation and Development expenditures exceeded budget by \$1,064. These amounts were offset by General Government expenditures being below budget by \$1,373,450, and Public Works expenditures being below budget by \$1,036,894. Health and Human Services expenditures and Culture and Recreation expenditures were also under budget by \$204,574 and \$103,844 respectively, which resulted in a net favorable variance of \$1,474,862. Additionally, transfers out exceeded budget expectations by \$2,692,718 and transfers in were under budget expectations by \$28,087. These results were the main drivers in the overall net change in fund balance being more favorable than final budget to actual results by \$1,041,438.

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

The statement of net position presents information on all of the City's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference between them being reported as net position. Over time, increases or decreases in net position will serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

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

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

The government-wide financial statements include not only the City itself (known as the primary government), but also a legally separate component unit known as the First-Ring Industrial Redevelopment Enterprise, Inc. (FIRE). Financial information for the component unit is reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found on pages 27-29 of this report.

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

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

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

The City maintained approximately 47 individual governmental funds during 2019. 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, both of which are considered major funds. Data from the other approximately 45 funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major funds is provided in the combining statements found elsewhere in this report.

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

The basic governmental fund financial statements can be found starting on page 30 of this report.

Proprietary funds. The City maintains two different types of proprietary funds. Enterprise funds are used to report the functions of the Water Utility, Sanitary Sewer Utility, Storm Water Utility, Solid Waste Fund, Parking Utility, and the Beloit Road Housing Management Fund are presented as business-type activities in the government-wide financial statements. Internal service funds are used to accumulate and allocate costs internally among various functions. The City uses internal service funds to account for its self-funded programs for health 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 36 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 46-82 of this report.

Required supplementary information (RSI). RSI includes the schedule of proportionate share of the net pension liability (asset) and schedules of contributions for the pension plan and the schedule of changes in OPEB liability and related ratios, schedule of proportionate share of the net OPEB liability, and schedule of contributions related to the City's other postemployment benefit plans. These schedules can be found starting on page 83 of this report.

Supplementary information. The combining statements referred to in connection with nonmajor governmental funds, nonmajor enterprise funds and internal service funds are presented immediately following the required supplementary information. Combining and individual fund statements and schedules can be found starting on page 87 of this report.

Government-wide financial analysis. As discussed earlier, net position may serve as a useful indicator of a government's financial position over time. The assets and deferred outflows of resources of the City exceeded liabilities and deferred inflows of resources by \$164,703,475 at the close of 2019. This compares to \$169,489,620 at the close of 2018. Although the City's net position is positive, a major portion is due to the investment in capital assets (e.g., land, buildings, improvements, equipment, and infrastructure), less any related outstanding indebtedness used to acquire those assets. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the investment in capital assets is reported net of related debt and deferred outflows of resources, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

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

	Governmental Activities			Business-type Activities			Totals	
	2019	2018	2019	2019	2018	2019	2019	2018
Current and other assets	\$ 202,185	\$ 202,532	\$ 25,910	\$ 24,954	\$ 228,095	\$ 227,486		
Capital assets	200,851	204,628	111,052	105,868	311,903	310,494		
Total assets	403,036	407,160	136,962	130,822	539,998	537,980		
Deferred outflows								
Loss on debt refunding	1,256	1,364	49	73	1,305	1,457		
Pension	32,654	18,094	1,677	990	34,331	19,084		
OPEB	4,823	5,051	138	153	4,761	5,204		
Total deferred outflows	38,533	24,509	1,863	1,215	40,398	25,745		
Long-term liabilities								
Outstanding	177,538	162,382	35,909	33,095	213,447	195,477		
Other liabilities	78,709	76,911	4,339	3,002	83,048	79,913		
Total liabilities	256,247	239,293	40,248	36,097	296,495	275,390		
Deferred inflows								
Property taxes	47,795	44,554	43	43	47,838	44,597		
Pension	16,717	19,560	861	1,093	17,578	20,653		
OPEB	52,328	52,245	1,455	1,351	53,783	53,595		
Total deferred inflows	116,840	116,359	2,359	2,487	119,199	118,846		
Net position								
Net investment in capital assets	163,949	162,816	81,149	78,850	245,098	241,658		
Restricted	20,009	14,635	-	-	20,009	14,635		
Restricted for pension assets	-	9,877	-	552	-	10,429		
Unrestricted	(115,474)	(111,295)	15,069	14,052	(100,405)	(97,243)		
Total net position	\$ 58,484	\$ 76,035	\$ 96,218	\$ 93,454	\$ 164,702	\$ 169,489		

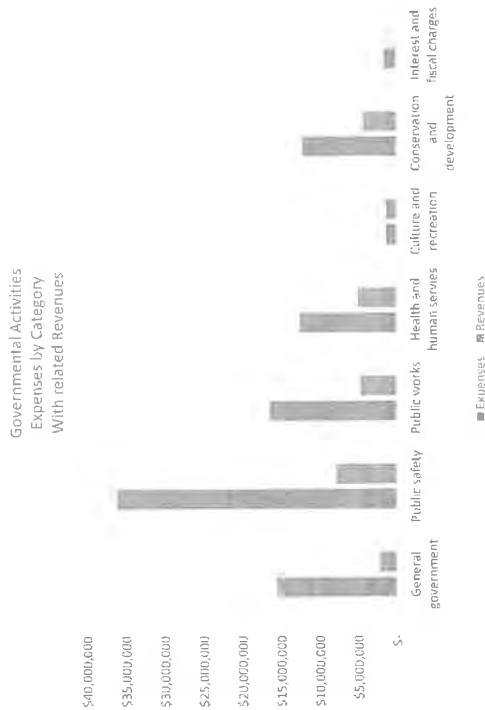
A portion of the City's overall net position represents resources that are subject to external restrictions on how they may be used. Due in part to the implementation of GASB Statement No. 75, there is a deficit in the unrestricted net position, of \$100,404,804.

City of West Allis Change in Net Position

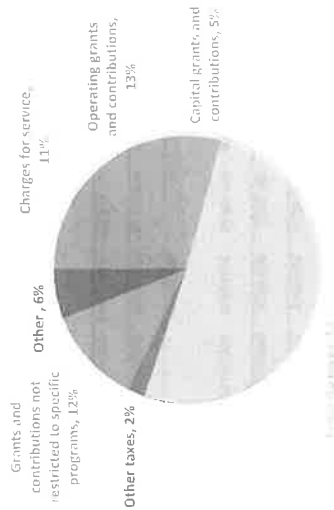
	Governmental Activities			Business-Type Activities			Totals	
	2019	2018		2019	2018		2019	2018
Revenues								
Program revenues								
Charges for service	\$ 9,853,928	\$ 8,683,236	\$22,921,472	\$ 32,814,509	\$ 31,604,708			
Operating grants and contributions	11,467,086	14,772,703	583,629	263,171	12,060,725			
Capital grants and contributions	4,140,394	12,218,480	1,289,354	89,328	5,428,758			
General revenues								
Property taxes	44,208,731	43,922,424	43,000	43,000	44,252,731			
Other taxes	1,808,928	1,722,019	-	-	1,808,928			
Grants and contributions not restricted to specific programs	10,256,412	9,777,989	-	-	10,256,412			
Other	5,255,556	4,081,513	275,553	188,282	5,531,119			
Total revenues	86,982,046	95,178,374	25,162,136	23,505,253	112,154,182			
Expenses								
General government	15,646,526	12,828,707	-	-	15,646,526			
Public safety	36,209,933	36,227,196	-	-	36,227,196			
Health and human services	16,514,561	17,784,680	-	-	16,514,561			
Culture and recreation	12,602,655	12,692,008	-	-	12,692,008			
Conservation and development	1,342,178	1,620,953	-	-	1,342,178			
Interest and fiscal charges	12,198,065	12,717,475	-	-	12,198,065			
Water utility	1,621,679	1,238,681	-	-	1,621,679			
Sanitary sewer utility	-	-	8,604,486	7,723,428	8,604,486			
Storm water utility	-	-	6,898,048	6,342,139	6,898,048			
Solid waste utility	-	-	3,470,324	2,194,228	3,470,324			
Parking utility	-	-	1,609,181	1,696,817	1,609,181			
Senior citizen housing	-	-	82,653	51,233	82,653			
Total expenses	96,133,597	95,360,703	20,806,730	18,176,050	116,940,327			
Increase (decrease) in net position before transfers	(9,141,551)	(202,329)	4,355,406	5,329,203	(4,786,145)			
Transfers	1,591,917	2,498,737	(1,591,917)	(2,498,737)	-			
Change in net position	(7,549,634)	2,287,408	2,763,489	2,839,466	(4,786,145)			
Net position - January 1, originally stated	76,035,006	75,454,028	93,454,614	80,710,544	169,489,620			
Cumulative effect of change in accounting principle	-	(1,706,430)	-	(95,395)	-			
Net position - January 1, restated	76,035,006	73,747,598	93,454,614	80,615,149	169,489,620			
Net position - December 31	\$68,485,372	\$76,035,006	\$96,218,103	\$93,454,614	\$164,703,475			

Governmental activities: Governmental activities decreased the City's net position by \$7,549,634 during 2019 compared to an increase of \$2,287,408 in 2018. Key elements of this net decrease are as follows:

- Governmental activities program revenues decreased by \$10,213,010, most notably due to the decrease in capital grants and contributions of \$8,078,096 and operating grants and contributions of \$3,305,607 and offset by increases in charges for services of \$1,170,693.
- Governmental activities general revenues increased in all categories by a total of \$2,026,682 most notably due to increases in other general revenues of \$1,174,043, which includes interest and investment earnings, and an increase in grants and other contributions.
- Governmental activities expenses also increased, primarily due to general government activities and interest and fiscal charges, offset by decreases in public works activities and conservation and development activities which includes non-capitalized costs related to tax incremental district project plans.
- The change in net position of the internal services funds improved by \$2,053,516 compared to 2018, however the overall net position still decreased by \$364,070 in 2019.

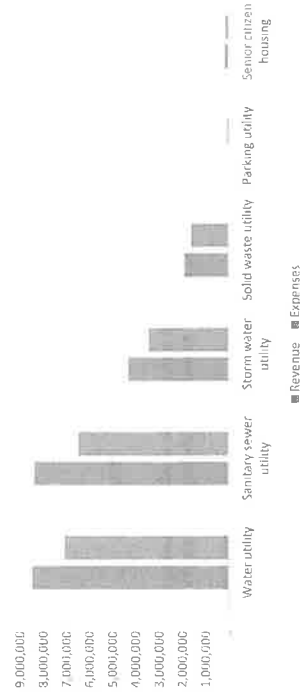


GOVERNMENTAL ACTIVITIES REVENUE BY SOURCE



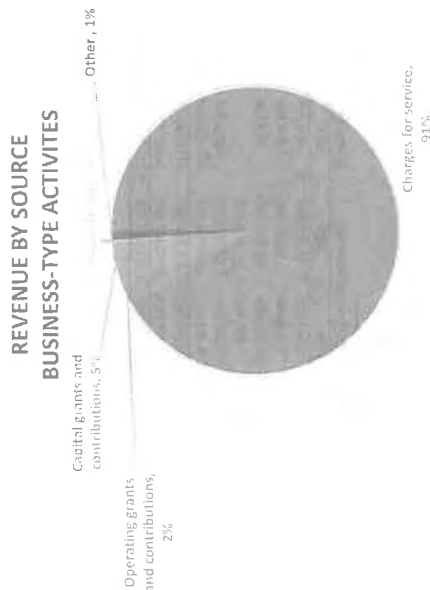
- The Storm Water Utility's net position increased by \$661,163 in 2019 compared to an increase of \$651,276 in 2018. The rate was unchanged from 2018. The Storm Water Utility spending on infrastructure continues to increase due to efforts to address the flooding and clear water inflow into the system.
- The Solid Waste Utility was established in 2006 to provide a revenue source to fund the costs of the state mandated city-recycling program. The Utility's net position increase by \$458,166 in 2018 as compared to the increase of \$352,438 in 2018. The rate was unchanged from 2018.
- The Parking Utility's net position decreased by \$18,002 in 2019 as compared to an increase of \$12,681 in 2018. The Utility continues to face the challenge of maintaining the parking lots as a result of the drop off in the collection of parking permit revenue, which is related to the loss of some retailers in the area.
- The Beloit Road Housing Management Fund's net position increased by \$49,859 in 2019 as compared to an increase of \$29,253 in 2018. The housing development was sold to an LLC investor group in December 2017. The LLC has made significant upgrades to the housing complex with funding from the federal Low Income Housing Tax Credit program and city loans, including improved, ADA-compliant units and an activity center. The City is now a minority partner in the LLC and contracts with the LLC to provide maintenance and management services.

Operating Revenues vs. Operating Expense Business-Type Activities



Business-type activities. Business-type activities reported a change in net position of \$2,763,489. Key elements of this net increase in are as follows:

- The Water Utility's net position increase by \$203,984 in 2019 as compared to a decrease of \$182,717 in 2018. The utility realized a 3.11% rate of return in 2019 as compared to 4.33% in 2018 based on the Public Service Commission of Wisconsin (PSC) calculation.
- The Sanitary Sewer Utility's net position increased by \$1,408,319 in 2019 as compared to an increase of \$1,881,139 in 2018. The rate was held stable at \$1.95 per ccf (750 gallons) during 2019. The rate is designed to allow for sufficient cash flow for bond principal and interest payment needs and to fund additional maintenance needs of the City's aging sewer system on a cash basis. Over the past several years the amount of required repairs has risen significantly because of new DNR regulations related to clear water inflow into the sanitary system. Rates are reviewed annually during the budget process.



Financial Analysis of the Government's Funds

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

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

As of December 31, 2019, the City's governmental funds reported combined ending fund balances of \$54,281,437; an increase of \$3,715,616 or approximately 7% compared to the balance at the end of 2018. Of the total fund balance, the Non-Spendable portion is \$4,077,075, while the total Spendable Fund Balance is \$50,204,362. The Spendable portion of the total fund balance includes \$9,578,543 of restricted funds, which are restricted as to their use by granting agencies or for debt service purposes. The remaining \$40,625,819 of Spendable Fund Balance consist of various amounts either committed or assigned for specific purpose by the action of the Common Council or unassigned amounts. Details of these commitments and assignments as they relate to the General Fund may be found on pages 77 – 79, Note 3.H.

General Fund. The general fund is the main operating fund of the City. At the end of the current fiscal year, the unassigned fund balance of the general fund was \$17,200,000 while total fund balance was \$45,905,232. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to expenditures. Unassigned fund balance represents 28.8% of total general fund expenditures, while total fund balance represents 76.6% of total general fund expenditures. The fund balance increased by \$241,438 due to revenues exceeding expectations by \$2,287,391, and the under spending of most main expenditure categories. Public Safety expenditures exceeded expectations by \$1,242,836, but the overage was offset by under spending in all other expenditure categories resulting in overall expenditures being underspent by \$1,474,862 compared to the final budget. Excess revenues over expenditures of \$1,239,953 were reduced by transfers out to fund capital improvements and internal service fund expenditures to result in the net fund balance increase of \$241,438.

Debt Service Funds. At the end of the current fiscal year, the fund balance in the debt service fund was \$642,632. This was due to a current refunding of outstanding general obligation bonds near the end of the fiscal year in which the call date was January 20, 2020. Disbursement of these funds occurred on the call date.

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

	2019	2018
Unrestricted position:		
Water utility	\$ (2,640,613)	\$ (2,885,788)
Sanitary sewer utility	2,434,757	2,453,958
Storm water utility	3,586,660	3,350,796
Solid waste utility	4,326,960	3,806,147
Parking utility	148,703	163,128
Senior citizen housing	7,232,282	7,164,062
Total unrestricted net position	\$ 15,068,749	\$ 14,052,303

General Fund Budgetary Highlights

For 2019, there was no overall change in the total amount of expenditures budgeted between the original budget and the final amended budget, but minor amendments between expenditure categories of general government, public safety, and public works.

Revenues were more than budgetary estimates – explanation:

During 2019, revenues were higher than budget by \$2,287,391. All revenue categories exceeded budgetary estimates, but the biggest individual item causing this variance was miscellaneous revenue of \$1,302,782, mostly due to interest earnings. Fines and forfeits, public charges for services and licenses and permit revenue were also higher than budget by \$330,856, \$314,328 and \$214,728 respectively.

Expenditures were less than budgetary estimates – explanation:

Actual operating expenditures were less than the final budget by \$1,474,862. Public Safety expenditures exceeded budget by \$1,242,836, but were offset by under-budget expenditures in public works and general government of \$1,036,894 and \$1,373,450, respectively. Approximately \$532,519 of encumbrances at the end

of the year and another \$133,189 in carry-over requests for initiatives that were not completed in 2019 account for a portion of the underspent amounts when compared to budget.

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, 2019, net of accumulated depreciation amounts to \$311,903,758. Total investment in capital assets prior to accumulate depreciation was \$637,003,878. 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 increase in investment in capital assets for the current fiscal year was \$1,409,124, from the prior year (a 1.84% decrease for governmental activities and a 4.90% increase for business-type activities).

Major capital asset events during the year included the following:

Governmental Activities:

- Machinery and equipment added \$2,789,438 to capital assets.
- Infrastructure improvements added \$7,367,840 to capital assets.
- Building improvements added \$2,786,645 to capital assets.

Business Type Activities:

- The Water Utility increased capital assets by \$1,307,567 for water distribution mains, services, hydrants, and meters.
- The Sanitary Sewer increased assets by \$3,376,394,698.
- The Storm Water Utility increased assets by \$4,449,306.

City of West Allis Capital Assets

	Governmental Activities		Business-Type Activities		Totals
	2019	2018	2019	2018	
Land	\$ 13,051,777	\$ 13,051,777	\$ 963,716	\$ 963,716	\$ 14,015,493
Construction in progress	2,395,946	2,081,265	1,244,403	872,404	3,641,349
Buildings and improvements	191,609,804	188,843,159	496,728	496,728	192,106,532
Land improvements	537,650	373,539	-	-	537,650
Machinery and equipment	100,251,248	97,451,812	6,227,921	6,338,854	106,479,169
Infrastructure	177,493,957	170,126,117	142,729,728	136,432,635	320,223,685
Total capital assets	485,341,382	471,927,669	151,662,486	145,104,377	637,003,878
Less: Accumulated depreciation	(284,490,054)	(267,301,251)	(40,610,069)	(39,236,161)	(325,100,120)
Net capital assets	\$ 200,851,328	\$ 204,626,418	\$ 111,052,430	\$ 105,868,216	\$ 311,903,758

Additional information on the City's capital assets can be found in the footnote 3. B. on pages 60 - 61.

Long-term debt. At the end of fiscal year 2019, the City had total bonded debt outstanding of \$66,873,189 backed by the City's general obligation unlimited tax pledge. Moody's rating on the general obligation debt is Aa2.

The City's total net general-obligation debt outstanding increased by \$13,617,469 or 18.59% during the current year. The City issued \$15,657,105 while paying down \$2,039,636. New debt issued in 2019 was issued for the following purposes: the governmental activities issued \$2,750,000 for new streets, the Sewer Utility issued \$1,495,000 for capital improvements, the Water Utility issued \$1,520,000 for capital improvements, and \$2,805,000 was issued for a current refunding of water, sewer, and governmental activities debt. An additional \$6,500,000 was issued for TID 16 for a development incentive and \$587,105 was issued for TID 14 to finance economic development projects.

State Statutes limit the amount of general obligation debt a City may issue to 5% of its total equalized value. The City's current debt level is 39.46% of its limitation of \$200,518,840 compared to 38.34% in 2018. The City's net total indebtedness for business type-activities increase by \$2,091,278.

City of West Allis Outstanding Debt General Obligation Notes and Bonds

	Governmental Activities		Business-Type Activities		Totals
	2019	2018	2019	2018	
General obligation notes	\$ 20,006,786	\$ 5,620,608	\$ 22,230	\$ 43,567	\$ 20,029,016
General obligation bonds	35,420,000	38,280,000	31,424,173	29,311,558	66,844,173
Total outstanding debt	\$ 55,426,786	\$ 43,900,608	\$ 31,446,403	\$ 29,355,125	\$ 86,873,189

Additional information on the City's long-term debt can be found in footnote 3. D. on pages 63-65 of this report.

Economic Factors and Next Year's Budgets and Rates

- The City, like others, experienced several years of decreasing market values of property within the City, with newer TIF Districts being the exception because of new construction. However, as of the past few years, property values began to stabilize and increase. A revaluation of commercial properties was conducted in 2019 which resulted in an increase in overall city values
- The General Fund finished the year with an unassigned balance of \$17,200,000, a decrease of \$965,571 from the previous year.
- The pension contribution rates for 2019 decreased from 13.4% for general city employees to 13.1%, however WI Acts 10 & 32 require employees to contribute half of this (6.55%). Subject to contract negotiations, City Police Officers began paying the full employee contribution rate at the end of 2015 and Firefighters began paying the full employee contribution rate as of the end of 2017.
- While interest rates remain low, staff has been able to ladder out investment instruments in an effort to reduce the impact of lower rates on overall earnings. Investment earnings have been on the upswing since 2012. The City has also generated interest income by making two loans to its component unit, First-Ring Industrial Redevelopment Enterprise (FIRE), obtaining an interest rate of 4.5% on those loans.

- The City continues to be affected by legislation at the state level. In 2011, a significant change to the collective bargaining rights of unions provided the City with greater flexibility to address some budget pressures. However, since public safety unions remain outside of the legislation, there are still significant budget pressures due to levy restrictions and a stagnant local economy.

- On September 21, 2017, the State of Wisconsin adopted its biennial budget for 2017 -2018. That budget held to the strict levy limits that have been in place since 2011, which allow a levy increase by the percentage of equalized value net new construction. The state budget retained funding for Shared Revenues and Transportation Aid.

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

Requests for Information

This financial report is designed to provide a general overview of the finances of the City of West Allis for interested parties. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City of West Allis – Attn: Kris Moen, Interim Finance Director/Comptroller/Treasurer, 7525 West Greenfield Ave, West Allis, WI 53214, or (414) 302-8251, or kmoen@westalliswi.gov.

General information relating to the City of West Allis, Wisconsin can be found at the City's website www.westalliswi.gov.

City of West Allis, Wisconsin

STATEMENT OF NET POSITION

DECEMBER 31, 2019

WITH SUMMARIZED FINANCIAL INFORMATION AS OF DECEMBER 31, 2018

	Governmental Activities	Business-type Activities	Totals		Component Unit FIRE
			2019	2018	
ASSETS					
Cash and investments	\$ 118,454,981	\$ 12,579,744	\$ 131,034,725	\$ 125,341,472	\$ 3,781,822
Receivables					
Taxes and special charges	55,707,351	43,000	55,750,351	49,828,578	-
Delinquent taxes	458,449	-	458,449	431,505	-
Accounts	1,248,561	7,892,400	9,140,961	13,292,232	25,851
Special assessments	1,895,183	-	1,895,183	2,140,009	-
Loans, net	16,318,475	5,751,731	22,070,206	17,681,100	13,000,328
Other	100,822	101,822	202,644	276,600	34,963
Internal balances	1,361,377	(1,361,377)	-	-	-
Due from other governments	2,130,693	412,072	2,542,765	2,719,819	-
Inventories and prepaid items	1,264,743	490,644	1,755,387	2,101,197	-
Investment in CVMIC	3,244,299	-	3,244,299	3,244,299	-
Other assets	-	-	-	-	133,348
Net pension asset	-	-	-	10,428,931	-
Capital assets, nondepreciable	15,448,723	2,208,119	17,656,842	16,969,162	175,047
Capital assets, depreciable, net	185,402,605	108,844,311	294,246,916	293,525,472	-
Total assets	403,036,262	136,962,466	539,998,728	537,980,376	17,151,359
DEFERRED OUTFLOWS OF RESOURCES					
Loss on advance refunding	1,257,552	47,672	1,305,224	1,457,028	-
Pension related amounts	32,654,063	1,676,547	34,330,610	19,084,219	-
Other postemployment related amounts	4,622,779	137,928	4,760,707	5,203,749	-
Total deferred outflows of resources	38,534,394	1,862,147	40,396,541	25,744,996	-
LIABILITIES					
Accounts payable	3,533,734	1,092,827	4,626,561	2,263,063	53,799
Accrued and other current liabilities	5,804,932	154,811	5,959,743	5,485,145	6,832
Due to other governments	64,884,156	1,690,745	66,574,901	66,202,019	-
Accrued interest payable	950,738	174,993	1,125,731	618,814	-
Special deposits	2,637,721	412,728	3,050,449	2,184,357	49,955
Unearned revenues	897,331	812,622	1,709,953	3,159,317	14,882
Long-term obligations					
Due within one year	6,435,640	5,415,726	11,851,366	9,607,148	249,602
Other postemployment benefits	5,482,000	149,000	5,631,000	5,800,000	-
Landfill post closure care	-	-	-	-	-
Due in more than one year	49,742,384	26,817,750	76,560,134	65,013,502	2,837,365
Net pension liability	12,034,044	619,895	12,653,939	-	-
Other postemployment benefits	103,843,711	2,905,908	106,749,619	115,055,899	-
Total liabilities	256,246,391	40,247,005	296,493,396	275,389,264	3,212,435
DEFERRED INFLOWS OF RESOURCES					
Property taxes levied for subsequent year	47,794,753	43,000	47,837,753	44,597,186	-
Pension related amounts	16,716,616	861,103	17,577,719	20,652,982	-
Other postemployment related amounts	52,327,524	1,455,402	53,782,926	53,596,320	-
Total deferred inflows of resources	116,838,893	2,359,505	119,198,398	118,846,488	-
NET POSITION					
Net investment in capital assets	163,948,879	81,149,354	245,098,233	241,667,825	175,047
Restricted					
Tax incremental districts	11,151,642	-	11,151,642	6,474,874	-
Grant and loan programs	7,517,448	-	7,517,448	6,680,982	-
Library	1,340,956	-	1,340,956	1,479,726	-
Pension Activity	-	-	-	10,428,931	-
Unrestricted	(115,473,553)	15,068,749	(100,404,804)	(97,242,718)	13,763,877
Total net position	\$ 68,485,372	\$ 96,218,103	\$ 164,703,475	\$ 169,489,620	\$ 13,938,924

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

City of West Allis, Wisconsin

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED DECEMBER 31, 2019

WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2018

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
GOVERNMENTAL ACTIVITIES				
General government	\$ 15,646,526	\$ 2,060,135	\$ 158,270	\$ -
Public safety	36,209,933	5,038,864	2,787,022	-
Public works	16,514,561	846,497	3,277,714	618,293
Health and human services	12,600,655	508,003	1,058,138	3,450,988
Culture and recreation	1,342,178	785,646	513,870	71,113
Conservation and development	12,198,065	614,784	3,672,082	-
Interest and fiscal charges	1,621,679	-	-	-
Total governmental activities	96,133,597	9,853,929	11,467,096	4,140,394
BUSINESS-TYPE ACTIVITIES				
Water utility	8,604,486	8,480,448	-	1,289,364
Sanitary sewer utility	6,898,048	8,383,046	18,627	-
Storm water utility	3,470,324	3,994,064	321,715	-
Solid waste utility	1,609,181	1,914,060	253,287	-
Parking utility	82,653	21,651	-	-
Senior citizen housing	142,038	167,311	-	-
Total business-type activities	20,806,730	22,960,580	593,629	1,289,364
Total primary government	\$ 116,940,327	\$ 32,814,509	\$ 12,060,725	\$ 5,429,758
Component Unit				
FIRE	\$ 1,767,254	\$ 2,038,061	\$ -	\$ -
General revenues				
Taxes				
Property taxes				
Other taxes				
Federal and state grants and other contributions not restricted to specific functions				
Interest and investment earnings				
Miscellaneous				
Gain on sale of asset				
Transfers				
Total general revenues and transfers				
Change in net position				
Net position - January 1				
Net position - December 31				

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

Net (Expense) Revenue and Changes in Net Position				Component Unit
Governmental Activities	Business-type Activities	Totals		FIRE
		2019	2018	
\$ (13,428,121)	\$ -	\$ (13,428,121)	\$ (10,587,210)	\$ -
(28,384,047)	-	(28,384,047)	(29,268,602)	-
(11,772,057)	-	(11,772,057)	(13,919,194)	-
(7,583,526)	-	(7,583,526)	189,937	-
28,451	-	28,451	(343,777)	-
(7,911,199)	-	(7,911,199)	(4,537,747)	-
(1,621,679)	-	(1,621,679)	(1,239,681)	-
(70,672,178)	-	(70,672,178)	(59,706,274)	-
-	1,165,326	1,165,326	803,265	-
-	1,503,625	1,503,625	2,002,912	-
-	845,455	845,455	1,866,621	-
-	558,166	558,166	465,651	-
-	(61,002)	(61,002)	(29,701)	-
-	25,273	25,273	(10,827)	-
-	4,036,843	4,036,843	5,097,921	-
(70,672,178)	4,036,843	(66,635,335)	(54,608,353)	-
-	-	-	-	270,807
44,209,731	43,000	44,252,731	43,965,424	-
1,808,928	-	1,808,928	1,718,005	-
10,256,412	-	10,256,412	9,777,989	-
2,623,544	144,586	2,768,130	1,817,969	357,393
2,634,260	111,797	2,746,057	2,340,220	-
(2,248)	19,180	16,932	111,606	-
1,591,917	(1,591,917)	-	-	-
63,122,544	(1,273,354)	61,849,190	59,735,227	357,393
(7,549,634)	2,763,489	(4,786,145)	5,126,874	628,200
76,035,006	93,454,614	169,489,620	164,362,746	13,310,724
<u>\$ 68,485,372</u>	<u>\$ 96,218,103</u>	<u>\$ 164,703,475</u>	<u>\$ 169,489,620</u>	<u>\$ 13,938,924</u>

City of West Allis, Wisconsin

**BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2019
WITH SUMMARIZED FINANCIAL INFORMATION AS OF DECEMBER 31, 2018**

	General	Debt Service	Other Governmental Funds	Totals	
				2019	2018
ASSETS					
Cash and investments	\$ 96,763,751	\$ 663,812	\$ 15,920,956	\$ 113,348,519	\$ 108,933,694
Receivables					
Taxes and special charges	44,547,752	8,677,953	481,646	53,707,351	47,785,578
Delinquent taxes	458,449	-	-	458,449	431,505
Accounts	599,447	-	274,904	874,351	3,696,391
Special assessments	-	-	1,895,183	1,895,183	2,140,009
Loans, net	4,019,591	-	12,298,884	16,318,475	12,035,682
Other	93,276	-	7,546	100,822	178,694
Due from other funds	10,544,102	-	-	10,544,102	13,031,059
Due from other governments	-	-	2,130,693	2,130,693	2,629,415
Inventories and prepaid items	1,085,886	-	178,857	1,264,743	1,395,713
Total assets	<u>\$ 158,112,254</u>	<u>\$ 9,341,765</u>	<u>\$ 33,188,669</u>	<u>\$ 200,642,688</u>	<u>\$ 192,257,740</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
Liabilities					
Accounts payable	\$ 1,118,693	\$ 21,180	\$ 1,234,379	\$ 2,374,252	\$ 1,374,963
Accrued and other current liabilities	5,685,039	-	119,893	5,804,932	4,638,137
Due to other funds	-	-	9,182,725	9,182,725	10,674,605
Due to other governments	64,884,156	-	-	64,884,156	64,647,766
Special deposits	1,783,948	-	799,577	2,583,525	2,066,461
Unearned revenues	-	-	692,393	692,393	2,334,168
Total liabilities	<u>73,471,836</u>	<u>21,180</u>	<u>12,028,967</u>	<u>85,521,983</u>	<u>85,736,100</u>
Deferred inflows of resources					
Property taxes levied for subsequent year	37,116,800	8,677,953	-	45,794,753	42,554,186
Delinquent property taxes	458,452	-	-	458,452	431,509
Accounts receivable	-	-	-	-	2,700,000
Loans receivable	1,259,934	-	11,430,946	12,690,880	8,130,317
Special assessments	-	-	1,895,183	1,895,183	2,140,009
Other	-	-	-	-	-
Total deferred inflows of resources	<u>38,835,186</u>	<u>8,677,953</u>	<u>13,326,129</u>	<u>60,839,268</u>	<u>55,956,021</u>
Fund balances					
Nonspendable	4,077,075	-	-	4,077,075	4,986,115
Restricted	-	642,632	8,935,911	9,578,543	6,913,119
Committed	665,708	-	3,075,864	3,741,572	4,530,191
Assigned	23,862,449	-	4,397,592	28,260,041	25,951,504
Unassigned	17,200,000	-	(8,575,794)	8,624,206	8,184,690
Total fund balances	<u>45,805,232</u>	<u>642,632</u>	<u>7,833,573</u>	<u>54,281,437</u>	<u>50,565,619</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 158,112,254</u>	<u>\$ 9,341,765</u>	<u>\$ 33,188,669</u>	<u>\$ 200,642,688</u>	<u>\$ 192,257,740</u>

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

City of West Allis, Wisconsin

BALANCE SHEET GOVERNMENTAL FUNDS DECEMBER 31, 2019

WITH SUMMARIZED FINANCIAL INFORMATION AS OF DECEMBER 31, 2018

	2019	2018
RECONCILIATION TO THE STATEMENT OF NET POSITION		
Total fund balances as shown on previous page	\$ 54,281,437	\$ 50,565,619
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not current financial resources and therefore are not reported in the funds	200,851,328	204,626,418
Other long-term assets are not available to pay current period expenditures and therefore are deferred in the funds	15,044,515	13,401,835
Net position of internal service fund is reported in the statement of net position as governmental activities	7,305,253	7,669,323
Long-term assets are not considered available; therefore, are not reported in the funds		
Net pension asset	-	9,867,469
Some deferred outflows and inflows of resources reflect changes in long-term liabilities and are not reported in the funds		
Loss on advance refunding	1,257,552	1,383,860
Deferred outflows related to pensions	32,635,977	18,079,982
Deferred inflows related to pensions	(16,706,198)	(19,541,089)
Deferred outflows related to other postemployment benefits	4,622,643	5,051,218
Deferred inflows related to other postemployment benefits	(52,327,189)	(52,245,463)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds		
Bonds and notes payable	(55,426,786)	(43,900,606)
Premium on debt	(751,238)	(568,329)
Net pension liability	(12,026,544)	-
Other postemployment benefit	(109,324,640)	(117,754,288)
Other employee benefits	-	(157,269)
Workers compensation	-	-
Accrued interest on long-term obligations	(950,738)	(443,674)
Net position of governmental activities as reported on the Statement of Net Position (see page 4)	<u>\$ 68,485,372</u>	<u>\$ 76,035,006</u>

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

City of West Allis, Wisconsin

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2019
WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2018**

	<u>General</u>	<u>Debt Service</u>	<u>Other Governmental Funds</u>
REVENUES			
Taxes	\$ 36,933,901	\$ 6,951,570	\$ 240,364
Special assessments	-	-	591,350
Intergovernmental	12,552,446	634,355	9,931,551
Licenses and permits	1,911,428	-	-
Fines and forfeits	2,210,456	-	-
Public charges for services	4,287,878	-	1,817,345
Intergovernmental charges for services	-	-	49,438
Miscellaneous	3,111,982	-	2,094,662
Total revenues	<u>61,008,091</u>	<u>7,585,925</u>	<u>14,724,710</u>
EXPENDITURES			
Current			
General government	9,104,290	-	-
Public safety	34,953,063	-	2,680,057
Public works	11,171,174	-	-
Health and human services	2,115,904	-	1,057,798
Culture and recreation	2,422,643	-	1,280,857
Conservation and development	1,064	-	17,563,793
Debt service			
Principal	-	6,055,925	-
Interest and fiscal charges	-	1,042,720	-
Capital outlay	-	-	8,942,251
Total expenditures	<u>59,768,138</u>	<u>7,098,645</u>	<u>31,524,756</u>
Excess of revenues over (under) expenditures	<u>1,239,953</u>	<u>487,280</u>	<u>(16,800,046)</u>
OTHER FINANCING SOURCES (USES)			
Long-term debt issued	-	-	17,237,105
Refunding debt issued	-	345,000	-
Premium on debt issued	-	237,322	-
Transfers in	1,694,203	1,624,850	5,840,525
Transfers out	(2,692,718)	(2,053,760)	(3,443,896)
Total other financing sources (uses)	<u>(998,515)</u>	<u>153,412</u>	<u>19,633,734</u>
Net change in fund balances	<u>241,438</u>	<u>640,692</u>	<u>2,833,688</u>
Fund balances - January 1	<u>45,563,794</u>	<u>1,940</u>	<u>4,999,885</u>
Fund balances - December 31	<u>\$ 45,805,232</u>	<u>\$ 642,632</u>	<u>\$ 7,833,573</u>

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

Totals	
2019	2018
\$ 44,125,835	\$ 43,527,426
591,350	434,244
23,118,352	20,807,175
1,911,428	2,066,502
2,210,456	1,651,930
6,105,223	6,271,971
49,438	52,993
5,206,644	4,741,436
83,318,726	79,553,677
9,104,290	8,811,476
37,633,120	35,973,694
11,171,174	10,085,636
3,173,702	3,161,347
3,703,500	3,604,556
17,564,857	13,545,048
6,055,925	6,517,399
1,042,720	969,842
8,942,251	4,521,214
98,391,539	87,190,212
(15,072,813)	(7,636,535)
17,237,105	7,750,000
345,000	-
237,322	95,507
9,159,578	16,760,263
(8,190,374)	(13,986,331)
18,788,631	10,619,439
3,715,818	2,982,904
50,565,619	47,582,715
\$ 54,281,437	\$ 50,565,619

City of West Allis, Wisconsin

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE YEAR ENDED DECEMBER 31, 2019 WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2018

	2019	2018
RECONCILIATION TO THE STATEMENT OF ACTIVITIES		
Net change in fund balances as shown on previous page	\$ 3,715,818	\$ 2,982,904
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.		
Capital assets reported as capital outlay in governmental fund statements	8,942,251	7,432,228
Capital outlay is reported as expenditures in other categories in the fund financial statements, but is capitalized in the government-wide financial statements	949,361	-
Contributed capital assets	3,522,101	11,634,076
Depreciation expense reported in the statement of activities	(17,188,803)	(19,638,588)
Net book value of disposals	-	(17,135)
Governmental funds do not present revenues that are not available to pay current obligations. In contrast, such revenues are reported in the statement of activities when earned.	1,642,680	1,197,851
Debt issued provides current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		
Long-term debt issued	(17,237,105)	(7,750,000)
Refunding debt issued	(345,000)	-
Amortization of loss on debt refunding	(126,308)	(126,308)
Premium on debt issued	(237,322)	(95,507)
Principal repaid	6,055,925	6,517,399
Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds:		
Accrued interest on long-term debt	(507,064)	(188,393)
Amortization of premiums, discounts	54,413	44,862
Net pension asset	(9,867,469)	9,867,469
Net pension liability	(12,026,544)	2,675,285
Deferred outflows of resources related to pensions	14,555,995	(2,709,831)
Deferred inflows of resources related to pensions	2,834,891	(11,040,516)
Other postemployment benefits	8,429,648	27,945,638
Deferred outflows of resources related to other postemployment benefits	(428,575)	(89,738)
Deferred inflows of resources related to other postemployment benefits	(81,726)	(24,033,733)
Other employee benefits	157,269	97,031
Internal service funds are used by management to charge the costs of certain activities to individual funds. The net revenue (expense) of the internal service funds is reported with governmental activities.	(364,070)	(2,417,586)
Change in net position of governmental activities as reported in the statement of activities (see pages 5 - 6)	<u>\$ (7,549,634)</u>	<u>\$ 2,287,408</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
FOR THE YEAR ENDED DECEMBER 31, 2019
WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED DECEMBER 31, 2018**

	Budget			Variance Final Budget - Positive (Negative)	2018 Actual
	Original	Final	Actual		
REVENUES					
Taxes	\$ 36,888,800	\$ 36,888,800	\$ 36,933,901	\$ 45,101	\$ 36,622,078
Intergovernmental	12,472,850	12,472,850	12,552,446	79,596	12,150,610
Licenses and permits	1,696,700	1,696,700	1,911,428	214,728	2,066,502
Fines and forfeits	1,879,600	1,879,600	2,210,456	330,856	1,651,930
Public charges for services	3,973,550	3,973,550	4,287,878	314,328	3,916,265
Miscellaneous	1,809,200	1,809,200	3,111,982	1,302,782	2,400,028
Total revenues	58,720,700	58,720,700	61,008,091	2,287,391	58,807,413
EXPENDITURES					
Current					
General government	10,377,740	10,477,740	9,104,290	1,373,450	8,811,476
Public safety	33,760,227	33,710,227	34,953,063	(1,242,836)	32,337,802
Public works	12,258,068	12,208,068	11,171,174	1,036,894	10,085,636
Health and human services	2,320,478	2,320,478	2,115,904	204,574	2,113,237
Culture and recreation	2,526,487	2,526,487	2,422,643	103,844	2,248,498
Conservation and development	-	-	1,064	(1,064)	2,326
Total expenditures	61,243,000	61,243,000	59,768,138	1,474,862	55,598,975
Excess of revenues over expenditures	(2,522,300)	(2,522,300)	1,239,953	3,762,253	3,208,438
OTHER FINANCING SOURCES (USES)					
Transfers in	1,722,300	1,722,300	1,694,203	(28,097)	2,873,933
Transfers out	-	-	(2,692,718)	(2,692,718)	(5,729,350)
Total other financing sources (uses)	1,722,300	1,722,300	(998,515)	(2,720,815)	(2,855,417)
Net change in fund balance	(800,000)	(800,000)	241,438	1,041,438	353,021
Fund balance - January 1	45,563,794	45,563,794	45,563,794	-	45,210,773
Fund balance - December 31	<u>\$ 44,763,794</u>	<u>\$ 44,763,794</u>	<u>\$ 45,805,232</u>	<u>\$ 1,041,438</u>	<u>\$ 45,563,794</u>

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

City of West Allis, Wisconsin

STATEMENT OF NET POSITION

PROPRIETARY FUNDS

DECEMBER 31, 2019

WITH SUMMARIZED FINANCIAL INFORMATION AS OF DECEMBER 31, 2018

	Enterprise Funds			
	Water Utility	Sanitary Sewer Utility	Storm Water Utility	Nonmajor Funds
ASSETS				
Current assets				
Cash and investments	\$ -	\$ 3,810,941	\$ 2,572,229	\$ 6,196,574
Receivables				
Taxes and special charges	-	-	-	43,000
Customer accounts	4,031,775	2,243,716	1,390,650	618,746
Other	-	-	-	101,822
Due from other governments	10,165	9,420	-	-
Inventories and prepaid items	490,644	-	-	-
Total current assets	4,532,584	6,064,077	3,962,879	6,960,142
Noncurrent assets				
Loans receivable	-	-	-	5,751,731
Investment in CVMIC	-	-	-	-
Net pension asset	-	-	-	-
Capital assets				
Nondepreciable	58,069	958,233	286,091	905,726
Depreciable, net	31,537,476	39,548,380	37,317,856	440,599
Total noncurrent assets	31,595,545	40,506,613	37,603,947	7,098,056
Total assets	36,128,129	46,570,690	41,566,826	14,058,198
DEFERRED OUTFLOWS OF RESOURCES				
Loss on advance refunding	14,597	25,047	8,028	-
Pension related amounts	826,543	202,973	350,971	296,060
Other postemployment related amounts	132,178	1,358	2,396	1,996
Total deferred outflows of resources	973,318	229,378	361,395	298,056

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

Totals		Governmental Activities - Internal Service Funds	
2019	2018	2019	2018
\$ 12,579,744	\$ 12,082,745	\$ 5,106,462	\$ 4,325,033
43,000	43,000	2,000,000	2,000,000
8,284,887	8,093,081	374,210	1,502,760
101,822	97,906	-	-
19,585	90,404	-	-
490,644	705,484	-	-
<u>21,519,682</u>	<u>21,112,620</u>	<u>7,480,672</u>	<u>7,827,793</u>
5,751,731	5,645,418	-	-
-	-	3,244,299	3,244,299
-	552,142	-	9,320
2,208,119	1,836,120	-	-
<u>108,844,311</u>	<u>104,032,096</u>	<u>-</u>	<u>-</u>
<u>116,804,161</u>	<u>112,065,776</u>	<u>3,244,299</u>	<u>3,253,619</u>
<u>138,323,843</u>	<u>133,178,396</u>	<u>10,724,971</u>	<u>11,081,412</u>
47,672	73,168	-	-
1,676,547	990,436	18,086	13,801
<u>137,928</u>	<u>152,531</u>	<u>136</u>	<u>207</u>
<u>1,862,147</u>	<u>1,216,135</u>	<u>18,222</u>	<u>14,008</u>

City of West Allis, Wisconsin

STATEMENT OF NET POSITION PROPRIETARY FUNDS DECEMBER 31, 2019

WITH SUMMARIZED FINANCIAL INFORMATION AS OF DECEMBER 31, 2018

	Enterprise Funds			
	Water Utility	Sanitary Sewer Utility	Storm Water Utility	Nonmajor Funds
LIABILITIES				
Current liabilities				
Accounts payable	\$ 294,210	\$ 177,288	\$ 392,680	\$ 228,649
Accrued and other current liabilities	133,705	9,444	7,601	4,061
Due to other funds	1,361,377	-	-	-
Due to other governments	-	1,690,745	-	-
Special deposits	97,144	315,584	-	-
Unearned revenue	70,623	-	-	741,999
Current portion of long-term debt	2,197,297	3,136,963	81,466	-
Current portion of other postemployment benefits	149,000	-	-	-
Accrued interest payable	66,884	100,026	8,083	-
Total current liabilities	4,370,240	5,430,050	489,830	974,709
Long-term obligations, less current portion				
General obligation debt	10,816,885	15,002,676	998,189	-
Net pension liability	302,080	75,044	132,436	110,335
Other postemployment benefits	2,860,564	10,707	18,896	15,741
Total long-term liabilities	13,979,529	15,088,427	1,149,521	126,076
Total liabilities	18,349,769	20,518,477	1,639,351	1,100,785
DEFERRED INFLOWS OF RESOURCES				
Property taxes levied for subsequent year	-	-	-	43,000
Pension related amounts	419,623	104,244	183,969	153,267
Other postemployment related amounts	1,441,194	3,355	5,921	4,932
Total deferred inflows of resources	1,860,817	107,599	189,890	201,199
NET POSITION				
Net investment in capital assets	19,531,474	23,739,235	36,532,320	7,098,056
Restricted for pension assets	-	-	-	-
Unrestricted	(2,640,613)	2,434,757	3,566,660	5,956,214
Total net position	\$ 16,890,861	\$ 26,173,992	\$ 40,098,980	\$ 13,054,270

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

Totals		Governmental Activities - Internal Service Funds	
2019	2018	2019	2018
\$ 1,092,827	\$ 387,407	\$ 1,159,482	\$ 500,693
154,811	133,374	-	713,634
1,361,377	2,356,454	-	-
1,690,745	1,554,253	-	-
412,728	83,220	54,196	34,676
812,622	668,510	204,938	156,639
5,415,726	3,446,810	-	-
149,000	149,000	-	-
174,993	175,140	-	-
11,264,829	8,954,168	1,418,616	1,405,642
26,817,750	26,547,636	-	-
619,895	-	7,500	-
2,905,908	2,950,819	1,071	1,916
30,343,553	29,498,455	8,571	1,916
41,608,382	38,452,623	1,427,187	1,407,558
43,000	43,000	2,000,000	2,000,000
861,103	1,093,437	10,418	18,456
1,455,402	1,350,857	335	83
2,359,505	2,487,294	2,010,753	2,018,539
86,901,085	68,850,169	-	-
-	552,142	-	-
9,317,018	24,052,303	7,305,253	7,669,323
<u>\$ 96,218,103</u>	<u>\$ 93,454,614</u>	<u>\$ 7,305,253</u>	<u>\$ 7,669,323</u>

City of West Allis, Wisconsin

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

PROPRIETARY FUNDS

FOR THE YEAR ENDED DECEMBER 31, 2019

WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2018

	Enterprise Funds			
	Water Utility	Sanitary Sewer Utility	Storm Water Utility	Nonmajor Funds
OPERATING REVENUES				
Charges for services	\$ 8,321,364	\$ 8,383,046	\$ 4,315,779	\$ 2,081,371
Parking fees and permits	-	-	-	21,651
Other	146,911	-	-	-
Total operating revenues	8,468,275	8,383,046	4,315,779	2,103,022
OPERATING EXPENSES				
Operation and maintenance	6,212,034	5,959,331	2,757,266	1,789,218
Insurance claims and estimate changes	-	-	-	-
Depreciation	869,326	540,008	682,431	44,654
Total operating expenses	7,081,360	6,499,339	3,439,697	1,833,872
Operating income (loss)	1,386,915	1,883,707	876,082	269,150
NONOPERATING REVENUES (EXPENSES)				
General property taxes	-	-	-	43,000
Interest income	-	-	-	144,586
Nonoperating grants	-	18,627	-	253,287
Gain (loss) on disposal of capital assets	3,811	(11,756)	12,301	-
Interest and fiscal charges	(269,636)	(386,953)	(30,627)	-
Other	24,934	10,771	103,407	-
Total nonoperating revenues (expenses)	(240,891)	(369,311)	85,081	440,873
Income (loss) before contributions and transfers	1,146,024	1,514,396	961,163	710,023
Capital contributions	23,800	-	-	-
Transfers in	-	-	-	-
Transfers out	(965,840)	(106,077)	(300,000)	(220,000)
Change in net position	203,984	1,408,319	661,163	490,023
Net position - January 1	16,686,877	24,765,673	39,437,817	12,564,247
Net position - December 31	\$ 16,890,861	\$ 26,173,992	\$ 40,098,980	\$ 13,054,270

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

Totals		Governmental Activities - Internal Service Funds	
2019	2018	2019	2018
\$ 23,101,560	\$ 22,741,389	\$ 13,304,647	\$ 14,162,521
21,651	21,532	-	-
146,911	138,761	-	-
23,270,122	22,901,682	13,304,647	14,162,521
16,717,849	15,324,434	-	-
-	-	16,343,717	18,392,911
2,136,419	2,116,245	-	-
18,854,268	17,440,679	16,343,717	18,392,911
4,415,854	5,461,003	(3,039,070)	(4,230,390)
43,000	43,000	2,000,000	2,000,000
144,586	160,059	52,287	96,999
271,914	263,171	-	-
4,356	18,368	-	-
(687,216)	(731,852)	-	-
139,112	26,126	-	-
(84,248)	(221,128)	2,052,287	2,096,999
4,331,606	5,239,875	(986,783)	(2,133,391)
23,800	89,328	-	-
-	-	675,000	-
(1,591,917)	(2,489,737)	(52,287)	(284,195)
2,763,489	2,839,466	(364,070)	(2,417,586)
93,454,614	90,615,148	7,669,323	10,086,909
\$ 96,218,103	\$ 93,454,614	\$ 7,305,253	\$ 7,669,323

City of West Allis, Wisconsin

STATEMENT OF CASH FLOWS

PROPRIETARY FUNDS

FOR THE YEAR ENDED DECEMBER 31, 2019

WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2018

	Enterprise Funds			
	Water Utility	Sanitary Sewer Utility	Storm Water Utility	Nonmajor Funds
CASH FLOWS FROM OPERATING ACTIVITIES				
Cash received from customers	\$ 8,522,500	\$ 8,662,785	\$ 3,901,780	\$ 2,281,266
Cash from interfund services provided	-	-	-	-
Cash paid for employee wages and benefits	(1,941,434)	(429,819)	(703,221)	(674,920)
Cash paid to suppliers	(3,528,389)	(5,117,586)	(1,682,275)	(927,352)
Net cash provided (used) by operating activities	3,052,677	3,115,380	1,516,284	678,994
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Private lead service replacements	66,912	-	-	-
General property taxes	-	-	-	43,000
Nonoperating grants	-	9,207	-	253,287
Collection of long-term receivable	-	-	-	(106,313)
Due to/from other funds	(995,077)	-	-	-
Miscellaneous revenues	24,934	10,771	103,407	-
Transfer in (out)	(965,840)	(106,077)	(300,000)	(220,000)
Net cash provided (used) by noncapital financing activities	(1,869,071)	(86,099)	(196,593)	(30,026)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Acquisition of capital assets	(2,585,876)	(3,928,158)	(1,168,858)	(58,480)
Capital contributions	23,800	-	-	-
Sale of capital assets	298,981	-	12,301	-
Proceeds from debt issued	2,580,000	2,895,000	-	-
Premium on debt issued	141,265	158,818	-	-
Principal paid on long-term debt	(1,315,000)	(1,988,732)	(80,000)	-
Interest paid on long-term debt	(326,776)	(454,189)	(33,229)	-
Net cash used by capital and related financing activities	(1,183,606)	(3,317,261)	(1,269,786)	(58,480)
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest received	-	-	-	144,586
Change in cash and cash equivalents	-	(287,980)	49,905	735,074
Cash and cash equivalents - January 1	-	4,098,921	2,522,324	5,461,500
Cash and cash equivalents - December 31	<u>\$ -</u>	<u>\$ 3,810,941</u>	<u>\$ 2,572,229</u>	<u>\$ 6,196,574</u>

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

Totals		Governmental Activities - Internal Service Funds	
2019	2018	2019	2018
\$ 23,368,331	\$ 22,837,115	\$ -	\$ -
-	-	14,481,496	12,670,476
(3,749,394)	(3,856,676)	(66,208)	146,021
(11,255,602)	(10,975,764)	(16,308,859)	(17,529,683)
8,363,335	8,004,675	(1,893,571)	(4,713,186)
66,912	746,400	-	-
43,000	43,000	2,000,000	2,000,000
262,494	263,171	-	-
(106,313)	(100,425)	-	-
(995,077)	(845,317)	-	-
139,112	26,126	-	-
(1,591,917)	(2,489,737)	622,713	(284,195)
(2,181,789)	(2,356,782)	2,622,713	1,715,805
(7,741,372)	\$ (2,837,279.00)	-	-
23,800	89,328	-	-
311,282	14,028	-	-
5,475,000	4,080,000	-	-
300,083	92,253	-	-
(3,383,732)	(3,196,037)	-	-
(814,194)	(795,125)	-	-
(5,829,133)	(2,552,832)	-	-
144,586	160,059	52,287	96,999
496,999	3,255,120	781,429	(2,900,382)
12,082,745	8,827,625	4,325,033	7,225,415
<u>\$ 12,579,744</u>	<u>\$ 12,082,745</u>	<u>\$ 5,106,462</u>	<u>\$ 4,325,033</u>

City of West Allis, Wisconsin

STATEMENT OF CASH FLOWS

PROPRIETARY FUNDS

FOR THE YEAR ENDED DECEMBER 31, 2019

WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2018

	Enterprise Funds			
	Water Utility	Sanitary Sewer Utility	Storm Water Utility	Nonmajor Funds
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES				
Operating income (loss)	\$ 1,386,915	\$ 1,883,707	\$ 876,082	\$ 269,150
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities				
Depreciation	869,326	540,008	682,431	44,654
Depreciation charged to operating accounts	113,813	-	-	-
Change in asset, liability and deferred outflows and inflows of resources				
Pension	113,271	30,218	61,749	48,354
Other postemployment benefits	75,698	59	(1,282)	(238)
Change in operating assets and liabilities				
Accounts receivables	52,249	143,247	(413,999)	36,108
Inventories and prepaid items	214,840	-	-	-
Accounts payable	200,203	59,453	308,736	137,034
Accrued and other current liabilities	10,462	6,612	2,567	1,796
Special deposits	13,924	315,584	-	-
Unearned revenue	1,976	-	-	142,136
Due to other governments	-	136,492	-	-
Net cash provided (used) by operating activities	<u>\$ 3,052,677</u>	<u>\$ 3,115,380</u>	<u>\$ 1,516,284</u>	<u>\$ 678,994</u>
Reconciliation of cash and cash equivalents to the statement of net position				
Cash and cash equivalents in current assets	<u>\$ -</u>	<u>\$ 3,810,941</u>	<u>\$ 2,572,229</u>	<u>\$ 6,196,574</u>
Noncash capital and related financing activities				
None				

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

Totals		Governmental Activities - Internal Service Funds	
2019	2018	2019	2018
\$ 4,415,854	\$ 5,461,003	\$ (3,039,070)	\$ (4,230,390)
2,136,419	2,116,246	-	-
113,813	125,519	-	-
253,592	97,069	4,497	4,934
74,237	813,211	(522)	181
(182,395)	(314,473)	1,128,550	(1,467,928)
214,840	109,948	-	165,926
705,426	(657,423)	(156,515)	500,693
21,437	8,742	101,670	329,357
329,508	(5,073)	19,520	8,158
144,112	142,687	48,299	(24,117)
136,492	107,219	-	-
<u>\$ 8,363,335</u>	<u>\$ 8,004,675</u>	<u>\$ (1,893,571)</u>	<u>\$ (4,713,186)</u>
<u>\$ 12,579,744</u>	<u>\$ 12,082,745</u>	<u>\$ 5,106,462</u>	<u>\$ 4,325,033</u>

City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

A. REPORTING ENTITY

The City is a municipal corporation governed by an elected mayor and ten member Council. In accordance with GAAP, the basic financial statements are required to include the City and any separate component units that have a significant operational or financial relationship with the City. The City has identified the following component unit that is required to be included in the basic financial statements in accordance with standards established by GASB Statement No. 61.

B. INDIVIDUAL COMPONENT UNIT

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, such as to provide the Tax Incremental Districts with the availability to use new market tax credits and contributions to enhance community infrastructure. FIRE financial information is provided for the year ended December 31, 2019 utilizing the accrual basis of accounting. Separate financial statements are available for FIRE.

C. RELATED ORGANIZATIONS

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

D. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

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

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City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

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

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

General Fund

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

Debt Service Fund

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

Nonmajor Governmental Funds

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

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

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

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

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City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

The City reports the following major enterprise funds:

Water Utility Fund

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

Sanitary Sewer Utility Fund

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

Storm Water Utility Fund

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

The City reports the following nonmajor enterprise funds:

Solid Waste Fund

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

Parking Utility Fund

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

Beloit Road Housing Management Fund

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

Additionally, the City reports the following fund types:

Internal service fund

This fund accounts for insurance services provided to other departments or agencies of the City on a cost reimbursement basis.

City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

E. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

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

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

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

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

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

Proprietary funds distinguish operating revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's proprietary funds are charges to customers for services. Operating expenses for proprietary funds include the costs of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

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

F. ASSETS, LIABILITIES, DEFERRED OUTFLOWS, INFLOWS OF RESOURCES, AND NET POSITION OR FUND

BALANCE

1. Cash and Investments

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

City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

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

The City bills and collects its own property taxes and also collects taxes levied by the West Allis School District, Milwaukee County, Milwaukee Area Technical College, Milwaukee Metropolitan Sewerage District, and the State of Wisconsin. All tax collections and remittances are accounted for in the general fund.

3. **Accounts Receivable**
Accounts receivable are recorded at gross amounts 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.

4. **Special Assessments**
Assessments against property owners for public improvements are generally not subject to full settlement in the year levied. Special assessments are placed on tax rolls on an installment basis. Revenue from special assessments recorded in governmental funds is recognized as collections are made or as current installments are placed on tax rolls. Installments placed on the 2019 tax roll are recognized as revenue in 2020. Special assessments are subject to collection procedures.

5. **Loans Receivable**
The City has received federal and state grant funds for economic development and housing rehabilitation loan programs and has passed the funds to various businesses and individuals in the form of loans. The City records a loan receivable and expenditure when the loan has been made and the funds disbursed. Loans receivable has been shown net of allowance for uncollectible accounts of \$222,657. In the governmental funds, the City records a deferred inflow of resources for the net amount of the receivable. As the loans are repaid, revenue is recognized. Any unspent loan proceeds are presented as restricted fund balance in the fund financial statements.

6. **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.

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

7. **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 nonspendable fund balance to indicate that they do not represent spendable available financial resources.

City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

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

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

9. **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 a year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

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

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

Assets	Governmental		Business-type	
	Activities		Activities	
	Years		Years	
Land improvements	15 - 25		25 - 50	
Buildings and improvements	30 - 50		25 - 50	
Machinery and equipment	5 - 25		3 - 10	
Infrastructure	25 - 100		15 - 100	

Annual depreciation expense for the enterprise funds reported on the statement of cash flows may exceed depreciation expense reported on the statement of revenues, expenses and change in net position. 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.

10. **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. 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.

11. **Deferred Outflows/Inflows of Resources**

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

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

City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

12. Long-term Obligations

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

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

13. Pensions

For purposes of measuring the net pension liability (asset), deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Wisconsin Retirement System (WRS) and additions to/deductions from WRS' fiduciary net position have been determined on the same basis as they are reported by WRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

14. Other Post-employment Benefits Other Than Pensions (OPEB)

Single-employer Defined Postemployment Benefit Plan

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

Local Retiree Life Insurance Fund

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

15. Fund Equity

Governmental Fund Financial Statements

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

- ▶ **Nonspendable fund balance.** Amounts that are not in spendable form (such as inventory, prepaid items, or long-term receivables) or are legally or contractually required to remain intact.
- ▶ **Restricted fund balance.** Amounts that are constrained for specific purposes by external parties (such as grantor or bondholders), through constitutional provisions, or by enabling legislation.

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City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

- ▶ **Committed fund balance.** Amounts that are constrained for specific purposes by action of the City Council. These constraints can only be removed or changed by the City Council using the same action that was used to create them.
- ▶ **Assigned fund balance.** Amounts that are constrained for specific purposes by action of City management. The City Council has authorized the City Administrative Officer and the Finance Manager to assign fund balance. Residual amounts in any governmental fund, other than the General Fund, are also reported as assigned.
- ▶ **Unassigned fund balance.** Amounts that are available for any purpose. Positive unassigned amounts are only reported in the General Fund.

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

Government-Wide and Proprietary Fund Statements

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

- ▶ **Net investment in capital assets.** Amount of capital assets, net of accumulated depreciation, and capital related deferred outflows of resources less outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets and any capital related deferred inflows of resources.
- ▶ **Restricted net position.** Amount of net position that is subject to restrictions that are imposed by 1) external groups, such as creditors, grantors, contributors or laws or regulations of other governments or 2) law through constitutional provisions or enabling legislation.
- ▶ **Unrestricted net position.** Net position that is neither classified as restricted nor as net investment in capital assets.

G. USE OF ESTIMATES

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

H. PRIOR YEAR INFORMATION

Comparative amounts for the prior year have been presented in the basic financial statements to provide an understanding of changes in the City's financial position and operations. The comparative amounts may be summarized in total and not at the level of detail required for a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the government's financial statements for the year ended December 31, 2018, from which the summarized information was derived.

I. RECLASSIFICATIONS

Certain amounts in the prior year financial statements have been reclassified to conform with the presentation in the current year financial statements with no change in previously reported net position, changes in net position, fund balance or changes in fund balance.

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City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 2: STEWARDSHIP AND COMPLIANCE

A. BUDGETS AND BUDGETARY ACCOUNTING

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

1. Prior to November, the Mayor submits to the City Council a proposed operating budget for the calendar year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them. After submission to the governing body, public hearings are held to obtain taxpayer comments. Following the public hearings, the proposed budget, including authorized additions and deletions, is legally enacted at the function level by City Council action. This action is completed prior to December each year.
2. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for the general, special revenue, capital project and debt service funds, with the following exceptions: The Stimulus Programs, Rental Energy Loans, Library Endowment, Miscellaneous Grants, EPA Revolving Loan, Christmas Parade, Fire Miscellaneous, Police Miscellaneous, Library Miscellaneous, Senior Center Miscellaneous special revenue funds and Public Works Improvements, Zombie Property Abatement, Capital Accumulation, Parks and Open Spaces, Buildings and Facilities, and Miscellaneous Non-operating Projects capital project funds.
3. During the year, formal budgetary integration is employed as a management control device for the general funds, certain special revenue funds, debt service and public works improvements capital projects funds. Amendments to the budget during the year are initially reviewed by the Administration and Finance Committee and are subsequently authorized by the City Council. Supplemental amendments were necessary during the year but were not material in relation to the original appropriation. Over-expenditure of budget accounts at year-end was approved by the City Council.
4. Expenditures may not exceed appropriations provided in detailed budget accounts maintained for each activity or department of the City. Amendments to the budget during the year require initial approval by management and are subsequently authorized by the City Council.
5. Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of resources are recorded in order to reserve that portion of the applicable appropriation, is utilized in the general and special revenue funds. Encumbrances outstanding at year-end are reported as assigned fund balance and do not constitute expenditures or liabilities because the commitments will be honored during the subsequent year. General Fund encumbrances at year end totaled \$532,519.

The City did not have any material violation of legal or contractual provisions for the fiscal year ended December 31, 2019.

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City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

B. EXCESS OF EXPENDITURES OVER BUDGET APPROPRIATIONS

The following expenditure accounts of the governmental funds had actual expenditures in excess of budget appropriations for the year ended December 31, 2019 as follows:

Fund/Department	Function	Excess Expenditures
General fund:		
City assessor	General government	\$ 38,653
Administration	General government	113,942
Police department	Public safety	614,586
Fire department	Public safety	260,783
Building inspection and zoning	Public safety	168,222
Planning	Public safety	207,849
Fleet services	Public works	243,208
Senior center	Culture and recreation	13,418
Special revenue funds:		
Block grant	Conservation and development	17,969
Tax incremental district no. 11 - rehab loans	Conservation and development	29,909
Health grants	Health and human services	33,270
Police grants	Public safety	307,542

C. DEFICIT FUND EQUITY

The following funds had deficit fund balance as of December 31, 2019:

Funds	Deficit Fund Balance
Nonmajor Special Revenue Funds	
Block grant	\$ 365
Nonmajor Capital Projects Funds	
Public Works Improvements	1,713,769
Tax incremental District No. 5	189,289
Tax incremental District No. 6	1,017,332
Tax incremental District No. 10	724,730
Tax incremental District No. 11	1,193,515
Tax incremental District No. 12	74,954
Tax incremental District No. 13	295,140
Tax incremental District No. 14	2,866,185
Tax incremental District No. 15	356,446
Tax incremental District No. 16	85,310
Tax incremental District No. 17	64,840
Tax incremental District No. 18	13,919
Total deficit fund balance	\$ 8,575,794

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City of West Allis, Wisconsin

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

D. PROPERTY TAX LEVY LIMIT

Wisconsin state statutes provide for a limit on the property tax levies for all Wisconsin cities, villages, towns and counties. For the 2019 and 2020 budget years, Wisconsin Statutes limit the increase in the maximum allowable tax levy to the change in the City's January 1 equalized value as a result of net new construction. The actual limit for the City for the 2019 budget was 0.48%. The actual limit for the City for the 2020 budget was 0.63%. Debt service for debt authorized after July 1, 2005 is exempt from the levy limit. In addition, Wisconsin statutes allow the limit to be adjusted for the increase in debt service authorized prior to July 1, 2005 and in certain other situations.

NOTE 3: DETAILED NOTES ON ALL FUNDS

A. CASH AND INVESTMENTS

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

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

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

The carrying amount of the City's cash and investments totaled \$125,341,472 on December 31, 2019 as summarized below:

Primary government:	
Petty cash and cash on hand	\$ 26,454
Deposits with financial institutions	13,894,037
Investments	117,114,234
	<u>\$ 131,034,725</u>
Component unit:	
Deposits with financial institutions	<u>\$ 3,781,822</u>
Reconciliation to the basic financial statements:	
Government-wide statement of net position	
Primary government - cash and investments	<u>\$ 131,034,725</u>

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City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

Fair Value Measurements

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant observable inputs; Level 3 inputs are significant unobservable inputs. The City has the following fair value measurements as of December 31, 2019:

	Fair Value Measurements Using:		
	Level 1	Level 2	Level 3
Investments			
Corporate bonds & notes	\$ -	\$ 6,766,894	\$ -
State & municipal bonds	-	4,865,253	-
Negotiable certificates of deposit	-	750,777	-
Beneficial interest in investments held by			
Greater Milwaukee Community Foundation	-	-	1,340,956
Federal Home Loan Mortgage	-	-	-
Federal Home Loan Bank	-	754,032	-
Federal National Mortgage	-	250,327	-
Freddie Mac	-	315,003	-
	<u>\$ -</u>	<u>\$ 13,702,286</u>	<u>\$ 1,340,956</u>

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

Investment Type	Valuation Method
Corporate bonds & notes	Institutional bond quotes - evaluations based on various market and industry inputs
State & municipal bonds	Institutional bond quotes - evaluations based on various market and industry inputs
Negotiable certificates of deposit	Net asset value
Beneficial interest in investments held by Greater Milwaukee Community Foundation	Net asset value
Federal Home Loan Bank	Mortgage backed securities pricing - evaluations based on various market and industry inputs
Federal National Mortgage	Mortgage backed securities pricing - evaluations based on various market and industry inputs
Freddie Mac	Mortgage backed securities pricing - evaluations based on various market and industry inputs

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

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City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

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

As of December 31, 2019, \$7,477,814 of the City's deposits with financial institutions were in excess of federal and state depository insurance limits. All uninsured deposits were collateralized with securities held by the pledging financial institution or its trust department or agent in the City's name.

As of December 31, 2019, the carrying amount of the component unit's cash and investments was \$3,781,822 and exceeded the federal depository insurance limits by \$3,149,071. No amounts were collateralized.

Credit Risk

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

Investment Type	Amount	AAA	AA	A	Not Rated
Federal National Mortgage	\$ 250,327	\$ -	\$ -	\$ -	\$ -
Federal Home Loan Bank	754,032	754,032	-	-	-
Freddie Mac	315,003	315,003	-	-	-
Corporate bonds & notes	6,766,894	501,785	4,564,220	1,700,889	-
State & municipal bonds	4,865,253	275,080	2,562,103	191,288	1,836,782
Negotiable certificates of deposit	750,777	-	-	-	750,777
Beneficial interest in investments held by Greater Milwaukee Community Foundation	1,340,956	-	-	-	1,340,956
Wisconsin local government investment pool	102,070,992	-	-	-	102,070,992
Totals	\$117,114,234	\$ 2,096,227	\$ 7,126,323	\$1,892,177	\$105,999,507

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City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

Concentration of Credit Risk

The investment policy of the City recommends that no more than 50% of total investments can be invested in any one issuer. As of December 31, 2019, the City had no individual investments that exceeded 5% of the City's total investments.

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
Federal National Mortgage	\$ 250,327	\$ 250,327	\$ -	\$ -	\$ -
Federal Home Loan Bank	754,032	-	504,473	249,559	-
Freddie Mac	315,003	-	315,003	-	-
Corporate bonds & notes	6,766,894	3,252,963	709,549	2,804,382	-
State & municipal bonds	4,865,253	2,877,622	609,895	1,277,736	-
Negotiable certificates of deposit	750,777	-	750,777	-	-
Beneficial interest in investments held by Greater Milwaukee Community Foundation	1,340,956	1,340,956	-	-	-
Wisconsin local government investment pool	102,070,992	102,070,992	-	-	-
Totals	\$117,114,234	\$109,892,860	\$2,889,697	\$4,331,677	\$ -

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 at Year End
Federal National Mortgage Association	\$ 250,327
Federal Home Loan Bank	754,032
Freddie Mac	315,003

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City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

Wisconsin Local Government Investment Pool

The City has investments in the Wisconsin Local Government Investment Pool of \$102,070,992 at year-end. The LGIP is part of the State Investment Fund (SIF), and is managed by the State of Wisconsin Investment Council. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2019, the fair value of the City's share of the LGIP's assets was substantially equal to the carrying value.

Beneficial Interest in Assets Held by Greater Milwaukee Community Foundation

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

B. CAPITAL ASSETS

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

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Capital assets, nondepreciable:				
Land	\$ 13,051,777	\$ -	\$ -	\$ 13,051,777
Construction in progress	2,081,265	315,681	-	2,396,946
Total capital assets, nondepreciable	15,133,042	315,681	-	15,448,723
Capital assets, depreciable:				
Land improvements	373,539	164,111	-	537,650
Buildings and improvements	188,843,159	2,766,645	-	191,609,804
Machinery and equipment	97,451,812	2,799,436	-	100,251,248
Infrastructure	170,126,117	7,387,840	-	177,493,957
Subtotals	456,794,627	13,098,032	-	469,892,659
Less accumulated depreciation for:				
Land improvements	225,751	25,095	-	250,846
Buildings and improvements	100,692,166	5,956,021	-	106,648,207
Machinery and equipment	65,281,674	5,202,626	-	70,484,300
Infrastructure	101,101,640	6,005,061	-	107,106,701
Subtotals	267,301,251	17,188,803	-	284,490,054
Total capital assets, depreciable, net	189,493,376	(4,090,771)	-	185,402,605
Governmental activities capital assets, net	\$ 204,626,418	\$ (3,775,090)	\$ -	\$ 200,851,328
Less: Capital related debt				37,408,763
Less: Debt premium				751,238
Add: Deferred charge on refunding				1,257,552
Net investment in capital assets				\$ 163,948,879

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City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

Component unit:

Capital assets, nondepreciable:
Land

	Beginning Balance	Increases	Decreases	Ending Balance
Land	\$ 175,047	\$ -	\$ -	\$ 175,047

Business-type activities:

Capital assets, nondepreciable:

Land	\$ 963,716	\$ -	\$ -	\$ 963,716
Construction in progress	872,404	1,228,878	858,879	1,244,403
Total capital assets, nondepreciable	1,836,120	1,228,878	858,879	2,208,119

Capital assets, depreciable:

Buildings and improvements	496,728	-	-	496,728
Machinery and equipment	6,338,894	86,956	197,929	6,227,921
Infrastructure	136,432,634	7,282,418	985,324	142,729,728
Subtotals	143,268,256	7,369,374	1,183,253	149,454,377

Less accumulated depreciation for:

Buildings and improvements	468,505	3,331	-	471,836
Machinery and equipment	4,586,233	277,135	197,929	4,665,439
Infrastructure	34,181,424	1,968,668	677,301	35,472,791
Subtotals	39,236,162	2,249,134	875,230	40,610,066

Total capital assets, depreciable, net

	104,032,094	5,120,240	308,023	109,844,311
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Business-type activities capital assets, net

	\$ 105,868,214	\$ 6,349,118	\$ 1,164,902	\$ 111,052,430
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Less: Capital related debt

				28,163,675
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Less: Debt premium

				787,073
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Add: Deferred charge on refunding

				47,672
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Net investment in capital assets

				\$ 81,149,354
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Depreciation expense was charged to functions of the City as follows:

Governmental activities				
General government		\$ 44,950		
Public safety		974,427		
Health and human services		6,551,573		
Culture and recreation		9,460,277		
Total depreciation expense - governmental activities		\$ 17,189,603		
Business-type activities				
Water utility		\$ 869,326		
Sanitary sewer utility		540,008		
Storm water management		682,431		
Solid waste		44,654		
Depreciation charged to operating accounts		112,715		
Total depreciation expense - business-type activities		\$ 2,249,134		

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City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

C. 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, 2019 are detailed below:

	Interfund Receivables	Interfund Payables
Temporary cash advances to finance operating cash deficits		
Governmental funds		
General	\$ 10,544,102	\$ -
Nonmajor governmental funds		
Special revenue funds		
Block grant		212,458
Health grants		129,608
Capital projects funds		
Tax Incremental District No. 5		173,722
Tax Incremental District No. 6		1,017,332
Tax Incremental District No. 10		724,730
Tax Incremental District No. 11		1,467,141
Tax Incremental District No. 12		73,962
Tax Incremental District No. 13		295,140
Tax Incremental District No. 14		2,805,413
Tax Incremental District No. 15		341,204
Tax Incremental District No. 16		61,144
Tax Incremental District No. 17		365
Enterprise fund		
Water utility		1,361,377
Totals	\$ 10,544,102	\$ 10,544,102

Interfund transfers for the year ended December 31, 2019 were as follows:

	Fund	Transfer In	Transfer Out
Governmental funds			
General		\$ 1,694,203	\$ 2,692,718
Debt service		1,624,850	2,053,760
Nonmajor governmental funds		5,840,525	3,443,896
Enterprise funds			
Water utility		-	965,840
Sanitary sewer utility		-	106,077
Storm water utility		-	300,000
Nonmajor enterprise funds		-	220,000
Internal service funds			
Health Insurance Fund		675,000	52,287
Insurance Management		-	-
Totals		\$ 9,834,578	\$ 9,834,578

City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

Interfund transfers were made for the following purposes:

Tax equivalent payment made by water and sanitary sewer utilities to general fund	\$ 1,021,916
Tax increment district transfers to debt service for debt payment	1,448,849
Tax increment district transfers between districts per donor TID agreements	1,094,061
Increment collected in debt service for tax incremental districts	2,053,760
Capital project carryover transfers	1,049,248
Capital project funding transfers	798,470
Transfer annual debt funding payment for Fire Apparatus from General Fund	175,000
To move revenues to match expenditures for capital projects	788,764
Transfer to move revenues collected to the correct funds	108,510
To record budget transfers	620,000
Transfer to internal service funds	675,000
	<u>\$ 9,834,578</u>

D. LONG-TERM OBLIGATIONS

The following is a summary of changes in long-term obligations of the City for the year ended December 31, 2019:

	Beginning Balance	Issued	Retired	Ending Balance	Due Within One Year
Governmental activities:					
General obligation debt					
Bonds	\$ 38,280,000	\$ 3,095,000	\$ 5,955,000	\$ 35,420,000	\$ 6,035,000
Notes	5,620,606	14,487,105	100,925	20,006,786	323,180
Total general obligation debt	43,900,606	17,582,105	6,055,925	55,426,786	6,358,180
Debt premium	568,329	237,322	54,413	751,238	77,460
Other employee benefits	157,269	-	157,269	-	-
Governmental activities					
Long-term obligations	\$ 44,626,204	\$ 17,819,427	\$ 6,267,607	\$ 56,178,024	\$ 6,435,640
Business-type activities:					
General obligation debt					
Bonds	\$ 29,311,558	\$ 5,475,000	\$ 3,362,385	\$ 31,424,173	\$ 5,304,242
Notes	43,577	-	21,347	22,230	22,240
Total general obligation debt	29,355,135	5,475,000	3,383,732	31,446,403	5,326,482
Debt premium	639,321	300,083	152,331	787,073	89,244
Business-type activities					
Long-term obligations	\$ 29,994,456	\$ 5,775,083	\$ 3,536,063	\$ 32,233,476	\$ 5,415,726

Total interest paid during the year on long-term debt totaled \$1,811,221.

City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

General Obligation Debt

General obligation debt currently outstanding is detailed as follows:

	Date of Issue	Final Maturity	Interest Rates	Original Indebtedness	Balance 12/31/19
2006C G.O. Refunding Bonds	10/1/06	10/1/21	4.00%	\$ 3,695,000	\$ 390,000
2006 Land Redemption Note	11/22/06	12/23/26	0.50%	1,402,118	522,180
2008A G.O. Corporate Bonds	6/1/08	6/1/23	3.50% - 4.25%	6,800,000	940,000
2009 G.O. Corporate Bonds	3/27/09	3/27/24	3.75% - 4.35%	2,945,000	1,025,000
2010 State Trust Fund Note	7/27/10	7/27/20	4.25%	188,018	22,240
2010 G.O. Bonds	10/27/10	10/27/30	2.40%	1,554,765	984,175
2011 G.O. Corporate Bonds	5/19/11	5/19/26	3.00% - 3.50%	5,635,000	1,860,000
2012A G.O. Refunding Bonds	4/5/12	4/5/29	1.60% - 4.10%	6,015,000	2,875,000
2012 G.O. Corporate Bonds	4/5/12	4/5/27	2.00% - 3.00%	6,205,000	2,695,000
2013A G.O. Corporate Bonds	6/13/13	3/13/28	1.25% - 2.50%	8,140,000	3,715,000
2013B G.O. Corporate Bonds	6/25/13	6/15/30	2.00% - 3.00%	5,560,000	2,655,000
2014A G.O. Corporate Bonds	6/12/14	6/12/30	2.00% - 3.00%	6,800,000	3,875,000
2015A G.O. Corporate Bonds	5/1/15	5/1/30	2.50% - 3.00%	8,355,000	4,610,000
2016B G.O. Refunding Bonds	5/25/16	5/25/31	0.75% - 3.00%	16,445,000	14,305,000
2016A G.O. Corporate Bonds	5/25/16	5/25/31	2.00% - 2.50%	6,250,000	4,665,000
2017A G.O. Corporate Bonds	10/12/17	4/1/32	2.00% - 3.00%	8,825,000	7,250,000
2018A G.O. Corporate Bonds	10/12/17	4/1/33	3.00% - 4.00%	6,830,000	6,210,000
2018 State Trust Fund Note	5/16/18	3/15/37	4.00%	5,000,000	4,997,500
2018 FIRE CDA Note	5/1/18	5/1/43	2.50%	6,700,000	6,700,000
2019 Fire CDA Note	4/1/19	4/1/39	4.50%	700,000	700,000
2019 State Trust Fund Note	2/19/19	3/15/38	4.50%	6,500,000	6,500,000
2019 State Trust Fund Note	2/19/19	3/15/38	4.50%	587,105	587,105
2019A G.O. Corporate Bonds	12/31/19	4/1/34	2.00% - 4.00%	8,570,000	8,570,000
Total outstanding general obligation debt				\$ 86,873,200	\$ 86,873,200

Annual principal and interest maturities of the outstanding general obligation debt of \$86,873,200 on December 31, 2019 are detailed below:

Year Ended December 31,	Governmental Activities		Business-type Activities		Totals	
	Principal	Interest	Principal	Interest	Principal	Interest
2020	\$ 6,358,180	\$ 14,631,107	\$ 5,326,482	\$ 810,058	\$ 11,684,662	\$ 15,441,165
2021	6,078,597	1,327,462	3,306,143	750,051	9,384,740	2,077,513
2022	5,981,152	1,179,568	3,043,091	649,945	9,024,243	1,829,513
2023	5,764,272	1,031,162	2,960,085	546,920	8,724,357	1,578,082
2024	4,802,235	890,987	2,512,127	451,376	7,314,362	1,342,363
2025-2029	16,343,567	3,146,818	10,423,023	1,203,643	26,766,590	4,350,461
2030-2034	4,397,443	1,558,888	3,875,463	187,330	8,272,906	1,746,218
2035-2039	3,201,340	641,215	-	-	3,201,340	641,215
2040-2043	2,500,000	1,727,900	-	-	2,500,000	1,727,900
	\$ 55,426,786	\$ 26,135,107	\$ 31,446,414	\$ 4,599,323	\$ 86,873,200	\$ 30,734,430

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

City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

Legal Margin for New Debt

The City's legal margin for creation of additional general obligation debt on December 31, 2019 was \$121,396,557 as follows:

Equalized valuation of the City	\$ 4,010,376,800
Statutory limitation percentage	(x) 5%
General obligation debt limitation, per Section 67.03 of the Wisconsin Statutes	200,518,840
Total outstanding general obligation debt applicable to debt limitation	\$ 86,873,189
Less: Amounts available for financing general obligation debt	642,632
Net outstanding general obligation debt applicable to debt limitation	\$ 86,230,557
Legal margin for new debt	\$ 114,286,283

Current Refunding - Subsequent Event

The City issued \$8,570,000 General Obligation Corporate Purpose Bonds, Series 2019A dated December 30, 2019. As a part of the issuance, the City committed to redeeming \$940,000 of the General Obligation Corporate Purpose Bonds, Series 2008A; \$1,025,000 of the General Obligation Corporate Purpose Bonds, Series 2008; and \$1,980,000 of the General Obligation Corporate Purpose Bonds, Series 201. On January 21, 2020, the City completed the refunding of the bonds by paying \$3,887,714 which included \$3,845,000 of principal and \$42,714 of interest.

E. CONDUIT DEBT OBLIGATIONS

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

As of December 31, 2019, there were five series of Industrial Revenue Bonds outstanding, with the aggregate principal amount payable undetermined.

City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

F. PENSION PLANS Plan Description

1. Wisconsin Retirement System (WRS)

The WRS is a cost-sharing, multiple-employer, defined benefit pension plan. WRS benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. Benefit terms may only be modified by the legislature. The retirement system is administered by the Wisconsin Department of Employee Trust Funds (ETF). The system provides coverage to all eligible State of Wisconsin, local government and other public employees. All employees, initially employed by a participating WRS employer on or after July 1, 2011, and expected to work at least 1200 hours a year (800 hours for teachers and school district educational support employees) and expected to be employed for at least one year from employee's date of hire are eligible to participate in the WRS.

ETF issues a standalone Comprehensive Annual Financial Report (CAFR), which can be found at <http://etf.wi.gov/publications/cafr.htm>.

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

Employees who retire at or after age 65 (64 for protective occupation employees, 62 for elected officials and executive service retirement plan participants, if hired on or before December 31, 2016) are entitled to a retirement benefit based on a formula factor, their final average earnings, and creditable service.

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

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

The WRS also provides death and disability benefits for employees.

City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

Post-Retirement Adjustments

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

Year	Core Fund Adjustment	Variable Fund Adjustment
2009	(2.1)	(42.0)
2010	(1.3)	22.0
2011	(1.2)	11.0
2012	(7.0)	(7.0)
2013	(9.6)	9.0
2014	4.7	25.0
2015	2.9	2.0
2016	0.5	(5.0)
2017	2.0	4.0
2018	2.4	17.0

Contributions

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

During the year ending December 31, 2019, the WRS recognized \$3,813,516 in contributions from the City.

Contribution rates for the reporting period are:

Employee Category	Employee	Employer
General (including teachers, executives and elected officials)	6.7%	6.7%
Protective with Social Security	6.7%	10.7%
Protective without Social Security	6.7%	14.9%

City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
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Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2019, the City reported a liability of \$12,653,939 for its proportionate share of the net pension asset. The net pension liability was measured as of December 31, 2018, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2017 rolled forward to December 31, 2018. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2018, the City's proportion was 0.35587885%, which was an increase of 0.00443216% from its proportion measured as of December 31, 2017.

For the year ended December 31, 2019, the City recognized pension expense of \$8,576,217.

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

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 9,855,503	\$ 17,420,983
Net differences between projected and actual earnings on pension plan investments	18,480,210	-
Changes in assumptions	2,132,990	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	48,391	156,736
Employer contributions subsequent to the measurement date	3,813,516	-
Total	\$ 34,330,610	\$ 17,577,719

\$3,813,516 reported as deferred outflows related to pension resulting from the City's contributions subsequent to the measurement date will be recognized as an increase of the net pension asset in the year ended December 31, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

Year Ended December 31,	Expense
2020	\$ 4,711,710
2021	1,140,191
2022	2,040,689
2023	5,046,785
2024	-
Total	\$ 12,939,375

City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
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Actuarial Assumptions

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

Actuarial valuation date:	December 31, 2017
Measurement date of net pension liability (asset):	December 31, 2018
Actuarial cost method:	Entry Age
Asset valuation method:	Fair Value
Long-term expected rate of return:	7.0%
Discount rate:	7.0%
Salary increases:	
Initiation	3.0%
Seniority/Merit	0.1% - 5.6%
Mortality	Wisconsin 2018 Mortality Table
Post-retirement adjustments*	1.9%

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

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

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

	Current Asset Allocation %	Long-term Expected Nominal Rate of Return %	Long-term Expected Real Rate of Return %
Core Fund Asset Class			
Global equities	49%	8.1%	5.5%
Fixed income	24.5%	4.0%	1.5%
Inflation sensitive assets	15.5%	3.8%	1.3%
Real estate	9%	6.5%	3.9%
Private equity/debt	8%	9.4%	6.7%
Multi-asset	4%	6.7%	4.1%
Total Core Fund	110%	7.3%	4.7%
Variable Fund Asset Class			
U.S. equities	70%	7.6%	5.0%
International equities	30%	6.5%	3.9%
Total Variable Fund	100%	6.0%	3.4%
New England Pension Consultants Long Term US CPI (Inflation) Forecast:		2.5%	

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

City of West Allis, Wisconsin

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Single Discount Rate. A single discount rate of 7.00% was used to measure the Total Pension Liability, as opposed to a discount rate of 7.20% for the prior year. This single discount rate is based on the expected rate of return on pension plan investments of 7.00% and a municipal bond rate of 3.71%. Because of the unique structure of WRS, the 7.00% expected rate of return implies that a dividend of approximately 1.9% will always be paid. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the municipal bond rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the City's proportionate share of the net pension liability (asset) to changes in the discount rate. The following presents the City's proportionate share of the net pension liability (asset) calculated using the discount rate of 7.00 percent, as well as what the City's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00 percent) or 1-percentage-point higher (8.00 percent) than the current rate:

	1% Decrease to Discount Rate (6.0%)	Current Discount Rate (7.0%)	1% Increase to Discount Rate (8.0%)
City's proportionate share of the net pension liability (asset)	\$ 50,288,077	\$ 12,653,939	\$ (15,329,952)

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

Payables to the Pension Plan

At December 31, 2019, the City reported a payable of \$831,152 for the outstanding amount of contributions to the pension plan for the year ended December 31, 2019.

City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

G. OTHER POSTEMPLOYMENT BENEFITS

The City reports OPEB related balances at December 31, 2019 as summarized below:

	OPEB Liability	Deferred Outflows of Resources	Deferred Inflows of Resources
Local Retiree Life Insurance Fund (LRLIF)	\$ 1,805,508	\$ 228,940	\$ 565,691
Single-employer defined OPEB plan	110,575,111	4,531,767	53,217,235
Total	\$ 112,380,619	\$ 4,760,707	\$ 53,782,926

1. Single-employer Defined Postemployment Benefit Plan

Plan Description

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

Benefits Provided

The City shall make contributions for retiree premiums.

Employees Covered by Benefit Terms

At December 31, 2019, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	748
Active employees	450
	<u>1,198</u>

Contributions

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

Total OPEB Liability

The City's OPEB liability was measured as of December 31, 2017, and was determined by an actuarial valuation as of January 1, 2018.

City of West Allis, Wisconsin

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Actuarial Assumptions. The total OPEB liability in the January 1, 2018 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Inflation: 3.00%
Salary increases: 3.00%
Actuarial cost method: Entry Age Normal
Healthcare cost trend rates: 6.5% for 2019 and decreasing to 5.8% for 2020, and decreasing yearly to 3.8% thereafter

Mortality rates are the same as those used in the December 31, 2017 Wisconsin Retirement System's annual report.

The actuarial assumptions used in the January 1, 2018 valuation were based on the "Wisconsin Retirement System 2015 - 2017 Experience Study".

Discount Rate. The discount rate used to measure the total OPEB liability was 4.10%. The projection of cash flows used to determine the discount rate assumed that contributions will be made at rates equal to the actuarially determined contribution rates.

Changes in the Total OPEB Liability

	Total OPEB Liability
Balance at January 1, 2018	\$ 118,712,722
Changes for the year:	
Service cost	3,469,459
Interest	4,109,577
Changes in assumptions	(10,234,847)
Benefit payments	(5,481,800)
Net changes	(8,137,611)
Balance at December 31, 2018	\$ 110,575,111

Sensitivity of the total OPEB liability to changes in the discount rate. The following presents the OPEB liability of the City as well as what the City's OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (3.10%) or 1-percentage-point higher (5.10%) than the current rate:

	1% Decrease to Discount Rate (3.10%)	Current Discount Rate (4.10%)	1% Increase to Discount Rate (5.10%)
Total OPEB liability	\$ 126,686,588	\$ 110,575,111	\$ 97,536,318

City of West Allis, Wisconsin

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Sensitivity of the total OPEB liability to changes in the healthcare cost trend rates. The following presents the OPEB liability of the City as well as what the City's OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (5.5% decreasing to 2.9%) or 1-percentage-point higher (7.5% decreasing to 4.9%) than the current healthcare cost trend rates:

	1% Decrease (5.5% decreasing to 2.9%)	Healthcare Cost Trend Rates (6.5% decreasing to 3.9%)	1% Increase (7.5% decreasing to 4.9%)
Total OPEB liability	\$ 97,487,557	\$ 110,575,111	\$ 127,292,047

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB For the year ended December 31, 2019, the City recognized OPEB expense of (\$2,907,407). At December 31, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 451,897	\$ -
Changes in assumptions	-	53,217,235
City contributions subsequent to the measurement date	4,079,870	-
Total	\$ 4,531,767	\$ 53,217,235

\$4,079,870 reported as deferred outflows of resources related to OPEB resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the year ended December 31, 2019, and reported in the year ended December 31, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in other postemployment benefits expense as follows:

Year Ended December 31,	Expense
2020	(10,486,443)
2021	(10,486,443)
2022	(10,486,443)
2023	(4,848,921)
2024	(2,270,799)
Thereafter	(14,186,289)
Total	\$ (52,765,338)

Payable to the OPEB Plan

At December 31, 2019, the City reported a payable of \$0 for the outstanding amount of contribution to the Plan.

City of West Allis, Wisconsin

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2. Local Retiree Life Insurance Fund

Plan Description

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

OPEB Plan Fiduciary Net Position

ETF issues a standalone Comprehensive Annual Financial Report (CAFR), which can be found at <http://etf.wi.gov/publications/cafr.htm>.

Benefits Provided

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

Contributions

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

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

Contribution rates as of December 31, 2019 are:

Coverage Type	Employee Contribution
50% Post-retirement coverage	40% of employee contribution
25% Post-retirement coverage	20% of employee contribution

Employee contributions are based upon nine age bands through age 69 and an additional eight age bands for those age 70 and over. Participating employees must pay monthly contribution rates per \$1,000 of coverage until the age of 65 (age 70 if active). The employee contribution rates in effect for the year ended December 31, 2018 are listed below:

Attained Age	Life Insurance Employee Contribution Rates For the Year Ended December 31, 2018	
	Basic	Supplemental
Under 30	\$0.05	\$0.05
30 - 34	0.06	0.06
35 - 39	0.07	0.07
40 - 44	0.08	0.08
45 - 49	0.12	0.12
50 - 54	0.22	0.22
55 - 59	0.39	0.39
60 - 64	0.49	0.49
65 - 69	0.57	0.57

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City of West Allis, Wisconsin

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During the reporting period, the LRLIF recognized \$13,519 in contributions from the employer.

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

At December 31, 2019, the City reported a liability of \$1,805,509 for its proportionate share of the net OPEB liability. The net OPEB liability was measured as of December 31, 2018, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of December 31, 2017 rolled forward to December 31, 2018. No material changes in assumptions or benefits terms occurred between the actuarial valuation date and the measurement date. The City's proportion of the net OPEB liability was based on the City's share of contributions to the OPEB plan relative to the contributions of all participating employers. At December 31, 2018, the City's proportion was 0.69971800%, which was a decrease of 0.012636% from its proportion measured as of December 31, 2017.

For the year ended December 31, 2019, the City recognized OPEB expense of \$164,949.

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

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience		\$ 91,592
Net differences between projected and actual earnings on OPEB plan investments	43,148	-
Changes in assumptions	172,273	391,363
Changes in proportion and differences between employer contributions and proportionate share of contributions	-	82,736
Employer contributions subsequent to the measurement date	13,519	-
Total	\$ 228,940	\$ 565,691

\$13,519 reported as deferred outflows related to OPEB resulting from the Village's contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the year ended December 31, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended December 31,	Expense
2020	(49,953)
2021	(49,953)
2022	(49,953)
2023	(56,013)
2024	(62,255)
Thereafter	(82,143)
Total	\$ (350,270)

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City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
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Actuarial assumptions. The total OPEB liability in the January 1, 2018 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Actuarial valuation date:	January 1, 2018
Measurement date of net OPEB liability (asset):	December 31, 2018
Actuarial cost method:	Entry age normal
20 year tax-exempt municipal bond yield:	4.10%
Long-term expected rate of return:	5.00%
Discount rate:	4.22%
Salary increases:	3.00%
Inflation	0.1% - 5.6%
Seniority/Merit	Wisconsin 2018 Mortality Table
Mortality:	

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

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

Asset Class	Index	Target Allocation	Long-term Expected Geometric Real Rate of Return %
U.S. Government Bonds	Barclays Government	1%	1.44%
U.S. Credit Bonds	Barclays Credit	40%	2.69%
U.S. Long Credit Bonds	Barclays Long Credit	4%	3.01%
U.S. Mortgages	Barclays MBS	54%	2.25%
U.S. Municipal Bonds	Bloomberg Barclays Muni	1%	1.68%
Inflation			2.30%
Long-term expected rate of return			5.00%

City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

Single discount rate. A single discount rate of 4.22% was used to measure the Total OPEB Liability for the current year, as opposed to a discount rate of 3.63% for the prior year. The Plan's fiduciary net position was projected to be insufficient to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the Total OPEB Liability is equal to the single equivalent rate that results in the same actuarial present value as the long-term expected rate of return applied to benefit payments, to the extent that the plan's fiduciary net position is projected to be sufficient to make projected benefit payments, and the municipal bond rate applied to benefit payment to the extent that the plan's fiduciary net position is projected to be insufficient. The plan's fiduciary net position was projected to be available to make projected future benefit payments of current plan members through December 31, 2036.

Sensitivity of the City's proportionate share of net OPEB liability (asset) to changes in the discount rate. The following presents the City's proportionate share of the net OPEB liability (asset) calculated using the discount rate of 4.22%, as well as what the City's proportionate share of the net OPEB liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (3.22%) or 1-percentage-point higher (5.22%) than the current rate:

	1% Decrease to Discount Rate (3.22%)	Current Discount Rate (4.22%)	1% Increase to Discount Rate (5.22%)
City's proportionate share of the net OPEB liability (asset)	\$ 2,568,456	\$ 1,805,508	\$ 1,217,068

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

Payable to the OPEB Plan

At December 31, 2019, the City reported a payable of \$0 for the outstanding amount of contribution to the Plan required for the year ended December 31, 2019.

H. FUND EQUITY

Nonspendable Fund Balance

In the fund financial statements, portions of the governmental fund balances are amounts that cannot be spent because they are either: 1) not in spendable form or 2) legally or contractually required to be maintained intact. At December 31, 2019, nonspendable fund balance was as follows:

General Fund	
Nonspendable	
Inventories and prepaid items	\$ 1,085,886
Long-term receivables	2,991,189
Total Nonspendable Fund Balance	<u>\$ 4,077,075</u>

City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

Restricted Fund Balance

In the fund financial statements, portions of governmental fund balances are not available for appropriation or are legally restricted for use for a specific purpose. At December 31, 2019, restricted fund balance was as follows:

Debt Service Fund	
Restricted for	
Debt service payments	\$ 7,729,737
Special Revenue Funds	
Restricted for	
Stimulus programs	126,815
H.O.M.E. program	707,358
Rental energy loans	182,867
Housing programs	763,851
Library endowment	1,340,956
Health grants	594
Police grants	941,615
Fire grants	15,725
EPA revolving loans	84,900
Miscellaneous grants	1,581
Subtotal	<u>4,156,062</u>
Capital Improvements Fund	
Restricted for	
Tax incremental district no. 7	4,490,844
Tax incremental district no. 9	288,905
Subtotal	<u>4,779,849</u>
Total Restricted Fund Balance	<u>\$ 16,965,649</u>

Committed Fund Balance

In the fund financial statements, portions of government fund balances are committed by County Council action. At December 31, 2019, General Fund balance was committed as follows:

General Fund	
Committed for	
Subsequent year's budget	\$ 685,708
Special Revenue Funds	
Committed for	
Rehab Loans for	
Tax incremental district no. 7	784,134
Tax incremental district no. 11	430,880
Tax incremental district no. 14	345,082
Library endowment	281,975
Cable communications	279,708
Information technology joint ventures	98,345
Art scape	128,061
Tourism	300,814
Christmas parade	20,077
Fire miscellaneous	45,910
Police miscellaneous	119,089
Library miscellaneous	99,937
Senior center miscellaneous	161,732
Subtotal	<u>3,076,864</u>
Total Committed Fund Balance	<u>\$ 3,741,572</u>

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City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

Assigned Fund Balance

Portions of governmental fund balances have been assigned to represent tentative management plans that are subject to change. At December 31, 2019, fund balance was assigned as follows:

General Fund	
Assigned for	
Contingency fund	\$ 3,000,000
Subsequent years expenditures	2,211,357
Land/building acquisition	1,000,000
Insurance	1,200,000
Workers compensation	1,500,000
Dental insurance	50,000
Unfunded pension liability	9,500,000
Productivity/operation improvement	600,000
Public access	299,844
Tax levy reduction	1,590,000
Strategic planning	100,392
Capital replacement	1,418,157
Computer/technology improvement	581,399
Community and economic development investment	211,300
Tax refunds	400,000
Parks and open spaces	100,000
Zombie properties	100,000
Subtotal	<u>23,862,449</u>
Capital Projects Funds	
Assigned for subsequent year's expenditures	
Capital Improvements	88,725
Zombie property abatement	1,368,552
Capital accumulation	195,841
Parks and open spaces	2,017,884
Buildings and facilities	725,590
Miscellaneous nonoperating projects	4,397,592
Subtotal	<u>\$ 28,260,041</u>
Total	

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City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 4: OTHER INFORMATION

A. TAX INCREMENTAL FINANCING DISTRICTS

The City has established separate capital projects funds for eleven Tax Incremental District (TID) which were created by the City in accordance with Section 66.1105 of the Wisconsin Statutes. At the time the District was created, the property tax base within the District was "frozen" and increment taxes resulting from increases to the property tax base are used to finance District improvements, including principal and interest on long-term debt issued by the City to finance such improvements. Except for certain exceptions under Section 66.1106(6)(am)1, the Statutes allow eligible project costs to be incurred up to five years prior to the maximum termination date.

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

	Termination Year
TID No. 5	2028
TID No. 6	2031
TID No. 7	2031
TID No. 9	2033
TID No. 10	2035
TID No. 11	2036
TID No. 12	2038
TID No. 13	2038
TID No. 14	2041
TID No. 15	2043
TID No. 16	2045
TID No. 17	2046
TID No. 18	2041

B. MUTUAL INSURANCE COMPANY

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

CVMIC's ongoing operational expenses, other than loss adjustment expenses, are apportioned 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 an other asset in the insurance management internal service fund. Upon dissolution, the City would be entitled to a lump sum payment from CVMIC that may vary significantly from the amount of its deposit referred to above, based on the then financial condition of CVMIC.

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City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

C. RISK MANAGEMENT

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

The City has a self-funded health and dental insurance program with claims processed by 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.

Health Insurance Fund

City employees, retirees and employee dependents are eligible for medical benefits from a health self-insurance fund. Funding is provided by charges to City departments, employees and retirees. The program is supplemented by stop loss protection, which limits the City's annual liability. Fund expenses consist of payments to a third-party administrator for medical claims, stop loss insurance premiums and administrative fees. On December 31, 2019, the fund had a balance of \$4,060,954.

The claims liability of \$713,634 reported in the fund at December 31, 2019 is based on the requirements of GASB Statement No. 10, which requires that a liability for claims be reported if information prior to the issuance of the financial statements indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated. Changes in the fund's claims liability amount are as follows:

	Liability January 1	Claims and Changes in Estimates	Claims Payments	Liability December 31
2018	\$ 384,277	\$ 15,644,828	\$ 15,315,471	\$ 713,634
2017	1,891,460	12,623,047	14,130,230	384,277

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City of West Allis, Wisconsin

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

D. INTERMUNICIPAL AGREEMENT

The City is a member of the Milwaukee Area Domestic Animal Control Commission (Commission) along with eighteen other communities within the Milwaukee Area. The Commission was created by an agreement signed in 1997 pursuant to the provisions of Section 66.30 of the Wisconsin Statutes. The Commission is governed by a 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. The Commission currently has \$119,699 of debt of which the City would be responsible for 6.3552% if the Commission would be default on the debt.

E. 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 benefit, be turned over to the City. The City recognized miscellaneous general fund revenue of \$363,411 from the Hospital in 2019.

F. CONTINGENCIES

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

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

G. SUBSEQUENT EVENT

Subsequent to year-end, the World Health Organization declared the spread of Coronavirus Disease (COVID-19) a worldwide pandemic. The COVID-19 pandemic is having significant effects on global markets, supply chains, businesses, and communities. Specific to the City, COVID-19 may impact various parts of its 2020 operations and financial results including, but not limited to, costs for emergency preparedness, impacts on personnel costs, and cash flow. Management believes the City is taking appropriate actions to mitigate the negative impact. However, the full impact of COVID-19 is unknown and cannot be reasonably estimated as these events occurred subsequent to year-end and are still developing.

The City issued \$9,570,000 General Obligation Corporate Purpose Bonds, Series 2019A dated December 30, 2019. As a part of the issuance, the City committed to redeeming \$940,000 of the General Obligation Corporate Purpose Bonds, Series 2008A, \$1,025,000 of the General Obligation Corporate Purpose Bonds, Series 2009, and \$1,880,000 of the General Obligation Corporate Purpose Bonds, Series 201. On January 21, 2020, the City completed the refunding of the bonds by paying \$3,887,714 which included \$3,845,000 of principal and \$42,714 of interest.

REQUIRED SUPPLEMENTARY INFORMATION

City of West Allis, Wisconsin

SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (ASSET) WISCONSIN RETIREMENT SYSTEM LAST 10 FISCAL YEARS*

Plan Year Ending	Proportion of the Net Pension Liability (Asset)	Proportionate Share of the Net Pension Liability (Asset)	Proportionate Share of the Net Pension Liability (Asset) as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability (Asset)
			Covered Payroll (plan year)	
12/31/14	0.33958233%	\$ (6,341,072)	\$ 35,558,481	102.74%
12/31/15	0.33722461%	5,479,834	36,645,769	98.20%
12/31/16	0.34437336%	2,838,459	37,575,344	98.12%
12/31/17	0.35124669%	(10,428,931)	37,366,577	102.83%
12/31/18	0.35567885%	12,553,939	37,386,730	96.45%

SCHEDULE OF CONTRIBUTIONS WISCONSIN RETIREMENT SYSTEM LAST 10 FISCAL YEARS*

Fiscal Year Ending	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Covered Payroll (fiscal year)	Contributions as a Percentage of Covered Payroll
12/31/15	\$ 3,276,911	\$ 3,276,911	\$ -	\$ 36,645,769	8.94%
12/31/16	3,386,637	3,386,637	-	37,575,344	9.01%
12/31/17	3,630,468	3,630,468	-	37,366,577	9.72%
12/31/18	3,634,293	3,634,293	-	37,386,730	9.72%
12/31/19	3,813,516	3,813,516	-	38,442,217	9.92%

*These schedules are presented to illustrate the requirement to show information for 10 years. However, the recalculations of prior years are not required, and if prior years are not reported in accordance with current GASB standards, they should not be reported.

See notes to required supplementary information

City of West Allis, Wisconsin

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

	2017	2018	2019
Total OPEB liability			
Service cost	\$ 4,258,286	\$ 4,149,233	\$ 3,469,459
Interest	6,456,327	6,703,385	4,109,577
Effect of assumptions changes or inputs	521,047	(33,241,932)	-
Changes of assumptions and other inputs	-	-	(10,234,847)
Benefit payments	(5,244,522)	(5,831,630)	(5,481,800)
Net change in total OPEB liability	5,991,138	(28,220,934)	(8,137,611)
Total OPEB liability - beginning	140,942,519	146,933,656	118,712,722
Total OPEB liability - ending	\$ 146,933,656	\$ 118,712,722	\$ 110,575,111
Covered employee payroll	\$ 38,638,198	\$ 37,366,577	\$ 37,386,730
City's total OPEB liability as a percentage of covered payroll	378%	318%	296%

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

See notes to required supplementary information

City of West Allis, Wisconsin

SCHEDULE OF PROPORTIONATE SHARE OF THE NET OPEB LIABILITY (ASSET) LOCAL RETIREE LIFE INSURANCE FUND LAST 10 FISCAL YEARS

Plan Year Ending	Proportion of the Net OPEB Liability (Asset)	Proportionate Share of the Net OPEB Liability (Asset)	Proportionate Share of the Net OPEB Liability (Asset) as a Percentage of Covered-employee Payroll	Covered-employee Payroll	Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability (Asset)
12/31/17	0.71235400%	\$ 2,143,177	7.15%	29,956,523	44.81%
12/31/18	0.69897180%	1,805,508	5.02%	35,981,000	48.89%

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

Fiscal Year Ending	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Covered-employee Payroll	Contributions as a Percentage of Covered-employee Payroll
12/31/17	\$ 13,527	\$ 13,527	\$ -	29,956,523	0.05%
12/31/18	13,481	13,481	-	35,981,000	0.04%
12/31/19	13,519	13,519	-	38,442,217	0.04%

See notes to required supplementary information

City of West Allis, Wisconsin

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION DECEMBER 31, 2019

A. OTHER POST EMPLOYMENT BENEFIT (OPEB) PLANS

For the year ended December 31, 2018, the City early implemented GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, for its single-employer defined benefit postemployment health plan. For the year ended December 31, 2018, the Local Retiree Life Insurance Fund (LRLIF), a multiple-employer defined benefit OPEB plan, completed an actuarial study under GASB Statement No. 74, *Financial Reporting for Postemployment Benefit Plans*, which identified a net OPEB liability for the Plan. The City maintains the following two OPEB plans:

Single-employer Defined Postemployment Benefit Plan

Demographic assumptions have been updated based upon the most recent WRS experience study. The overall impact of the new assumptions is a decrease in the benefit obligations.

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

Local Retiree Life Insurance Fund (LRLIF)

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

Changes of Assumptions - Actuarial assumptions are based upon an experience study conducted in 2018 using experience from 2015 - 2017. Based on the experience study conducted in 2018, actuarial assumptions used to develop Total OPEB Liability changed, including the discount rate, wage inflation rate, and mortality and separation rates. The City is required to present the last ten fiscal years of data; however accounting standards allow the presentation of as many years as are available until ten fiscal years are presented.

B. WISCONSIN RETIREMENT SYSTEM

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

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

City of West Allis, Wisconsin

GENERAL FUND
DETAILED COMPARISON OF BUDGETED AND ACTUAL REVENUES
FOR THE YEAR ENDED DECEMBER 31, 2019
WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED DECEMBER 31, 2018

SUPPLEMENTARY INFORMATION

	Budget		Actual	Variance Final Budget - Positive (Negative)	2018 Actual
	Original	Final			
Taxes					
General City property taxes	\$ 35,507,600	\$ 35,507,600	\$ 35,444,481	\$ (63,119)	\$ 35,113,078
Delinquent personal property taxes	10,000	10,000	53,224	43,224	26,095
Omitted taxes	2,500	2,500	5,282	2,782	4,405
Mobile home and trailer taxes	70,000	70,000	40,762	(29,238)	71,278
Hotel and motel taxes	80,000	80,000	103,013	23,013	88,998
State sales taxes	-	-	1,672	1,672	4,014
Tax equivalents					
Medical office	700,000	700,000	684,364	(15,636)	699,791
HOLIE	88,000	88,000	89,089	1,089	86,906
Other	95,700	95,700	94,987	(1,013)	95,191
Tax delinquencies and penalties	335,000	335,000	417,347	82,347	432,322
Total taxes	36,882,800	36,882,800	36,933,901	45,101	35,622,078
Intergovernmental					
State					
State shared revenues	7,692,500	7,692,500	7,693,618	1,118	7,294,641
Fire insurance	170,000	170,000	174,203	4,203	160,199
Tax exempt computer aid	177,650	177,650	181,944	4,294	177,645
Expenditure restraint program	1,532,600	1,532,600	1,532,604	4	1,519,285
Transportation	2,392,100	2,392,100	2,357,433	(34,667)	2,462,335
Municipal services payment	200,000	200,000	213,890	13,890	199,511
Milwaukee county library	250,000	250,000	239,089	(10,311)	258,136
State fair service contract	35,000	35,000	137,650	102,650	35,858
Other grants	23,000	23,000	10,000	(13,000)	23,000
Total intergovernmental	12,472,850	12,472,850	12,552,446	79,596	12,150,610
Licenses and permits					
Licenses					
Liquor/laundry licenses	91,800	91,800	103,234	11,434	94,129
Business operators license	121,750	121,750	129,813	8,063	106,732
Permits					
Construction	888,000	888,000	1,029,635	141,635	1,226,286
Parking	462,600	462,600	509,603	47,003	505,185
Engineering	86,900	86,900	84,831	(2,069)	82,789
Health	21,600	21,600	25,394	3,794	24,134
Other licenses and permits	24,050	24,050	28,718	4,668	27,277
Total licenses and permits	1,696,700	1,696,700	1,811,428	214,728	2,066,502
Fines and forfeits					
Court fines and penalties	886,100	886,100	962,885	76,785	676,053
Parking violations	950,000	950,000	1,142,844	192,844	918,999
Judgments and damages	43,500	43,500	104,727	61,227	56,878
Total fines and forfeits	1,879,600	1,879,600	2,210,456	330,856	1,651,930

City of West Allis, Wisconsin

GENERAL FUND
DETAILED COMPARISON OF BUDGETED AND ACTUAL REVENUES
FOR THE YEAR ENDED DECEMBER 31, 2019
WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED DECEMBER 31, 2018

	Budget		Actual	Variance Final Budget - Positive (Negative)	2018 Actual
	Original	Final			
Public charges for services					
General government	147,800	147,800	48,402	(99,398)	25,709
Building inspection	128,100	128,100	144,993	16,893	145,190
Police	537,900	537,900	618,574	80,674	368,203
Ambulance	1,750,000	1,750,000	1,898,660	148,660	1,868,308
Fire	151,800	151,800	133,741	(18,159)	140,095
Milwaukee County paramedic aid	100,000	100,000	111,571	11,571	123,344
Health	454,000	454,000	481,981	27,981	496,378
Senior Center	9,000	9,000	7,335	(1,665)	7,159
Public works	624,000	624,000	774,289	150,289	717,309
Library	70,850	70,850	68,322	(2,528)	62,570
Total public charges for services	3,973,550	3,973,550	4,287,878	314,328	3,916,265
Miscellaneous					
Interest on investments	2,500	2,500	2,645	145	3,500
Insurance recoveries and dividends	900,000	900,000	2,247,677	1,347,677	1,353,479
Rent of city buildings	196,100	196,100	155,474	(40,626)	173,805
Sales of material and equipment	100,000	100,000	(2,248)	(102,248)	98,012
Contributions	329,000	329,000	403,659	74,659	364,956
Miscellaneous	281,600	281,600	304,775	23,175	415,274
Total miscellaneous	1,809,200	1,809,200	3,111,962	1,302,762	2,400,028
Total Revenues	\$ 58,720,700	\$ 58,720,700	\$ 61,008,091	\$ 2,287,391	\$ 59,807,413

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City of West Allis, Wisconsin

GENERAL FUND
DETAILED COMPARISON OF BUDGETED AND ACTUAL EXPENDITURES
FOR THE YEAR ENDED DECEMBER 31, 2019
WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED DECEMBER 31, 2018

	Budget		Actual	Variance Final Budget - Positive (Negative)	2018 Actual
	Original	Final			
General Government					
Common council	\$ 238,322	\$ 238,322	\$ 209,088	\$ 30,234	\$ 226,050
Mayor	136,932	136,932	135,711	1,221	132,465
City attorney	908,310	908,310	842,052	66,258	762,756
Municipal court	361,425	361,426	316,758	44,668	354,521
City assessor	810,271	810,271	848,324	(38,053)	722,322
Administration	247,986	247,986	361,928	(113,942)	238,765
Information technology	1,570,578	1,570,578	1,562,759	7,819	1,474,100
Purchasing/central services	112,762	112,762	110,122	2,660	109,105
Human resources	596,219	596,219	419,026	177,193	602,711
Finance	635,418	635,418	420,564	214,854	494,616
City clerk	675,288	675,288	541,690	133,598	660,466
Promotions, celebrations, and awards	89,225	89,225	86,596	2,629	54,992
Other general government	3,964,983	4,094,983	3,250,072	844,911	2,978,507
Total general government	10,377,740	10,477,740	9,104,290	1,373,450	8,611,476
Public Safety					
Police department	19,016,707	19,016,707	19,631,303	(614,596)	18,219,486
Fire department	12,788,365	12,738,365	12,999,148	(260,783)	12,273,915
Police and fire commission	39,200	39,200	29,586	9,614	34,331
Building inspection and zoning	1,414,677	1,414,677	1,583,899	(169,222)	1,398,396
Planning	501,278	501,278	709,127	(207,849)	411,654
Total public safety	33,760,227	33,710,227	34,953,063	(1,242,836)	32,337,802
Public Works					
Engineering	1,352,928	1,352,928	1,330,269	22,659	1,161,923
Public works administration office	344,188	344,188	295,478	48,710	305,797
Building and electrical division	3,469,119	3,469,119	3,130,698	338,421	2,640,800
Sanitation and street division	3,895,626	3,845,626	3,224,380	621,246	3,179,170
Forestry division	1,600,199	1,600,199	1,389,963	210,236	1,358,453
Fleet services	1,435,953	1,435,953	1,679,161	(243,208)	1,278,747
Inventory services	160,055	160,055	121,225	38,830	160,746
Total public works	12,258,068	12,208,068	11,171,174	1,036,894	10,085,636
Health and Human Services					
Health	2,320,478	2,320,478	2,115,904	204,574	2,113,237
Culture and Recreation					
Library	2,263,663	2,263,663	2,176,401	117,262	2,061,097
Senior Center	232,824	232,824	246,242	(13,418)	187,401
Total culture and recreation	2,526,487	2,526,487	2,422,643	103,844	2,248,498
Conservation and Development					
Economic development	-	-	1,064	(1,064)	2,326
Total Expenditures	\$ 61,243,000	\$ 61,243,000	\$ 59,768,139	\$ 1,474,862	\$ 55,598,975

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City of West Allis, Wisconsin

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2019
WITH SUMMARIZED FINANCIAL INFORMATION AS OF DECEMBER 31, 2018

	Block Grant	Stimulus Programs	H.O.M.E. Program	Rental Energy Loans	Special Revenue				Incremental District No. 14 Rehab Loans	Tax
					Housing Programs	Incremental District No. 7 Rehab Loans	Incremental District No. 11 Rehab Loans	Incremental District No. 14 Rehab Loans		
ASSETS										
Cash and investments	\$ -	\$ 126,815	\$ 709,922	\$ 182,867	\$ 780,474	\$ 248,222	\$ 310,710	\$ 345,082		
Restricted cash and investments	-	-	-	-	-	-	-	-		
Receivables	-	-	-	-	-	-	-	-		
Taxes and special charges	-	-	-	-	-	-	-	-		
Delinquent taxes	-	-	-	-	-	-	-	-		
Accounts	475	-	-	-	2,615	-	-	-		
Special assessments	-	-	-	-	-	-	-	-		
Loans	2,129,082	17,296	1,948,200	-	7,584	515,971	120,185	-		
Other	-	-	7,546	-	-	-	-	-		
Due from other funds	-	-	-	-	-	-	-	-		
Advance to other funds	-	-	-	-	-	-	-	-		
Due from other governments	-	-	-	-	-	-	-	-		
Due from other governments	402,449	-	-	-	-	-	-	-		
Inventories and prepaid items	-	-	-	-	-	-	-	-		
Assets held for resale	-	-	-	-	-	-	-	-		
Total assets	\$ 2,532,016	\$ 144,111	\$ 2,665,668	\$ 182,867	\$ 790,673	\$ 784,193	\$ 430,895	\$ 345,082		
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES										
Liabilities										
Accounts payable	\$ 131,194	\$ -	\$ 2,303	\$ -	\$ 14,545	\$ 59	\$ 15	\$ -		
Accrued and other current liabilities	13,660	-	511	-	14,893	-	-	-		
Due to other funds	212,458	-	-	-	-	-	-	-		
Advance from other funds	-	-	-	-	-	-	-	-		
Due to other governments	-	-	-	-	-	-	-	-		
Special deposits	-	-	-	-	-	-	-	-		
Unearned revenues	45,977	-	7,546	-	-	-	-	-		
Short-term note payable	-	-	-	-	-	-	-	-		
Total liabilities	403,289	-	10,360	-	29,438	59	15	-		
Deferred inflows of resources										
Accounts receivable	-	-	-	-	-	-	-	-		
Loans receivable	2,129,082	17,296	1,947,950	-	7,584	-	-	-		
Special assessments	-	-	-	-	-	-	-	-		
Other	-	-	-	-	-	-	-	-		
Total deferred inflows of resources	2,129,082	17,296	1,947,950	-	7,584	-	-	-		
Fund balances										
Nonspendable	-	-	-	-	-	-	-	-		
Restricted	-	126,815	707,358	182,867	753,651	764,134	430,880	345,082		
Committed	-	-	-	-	-	-	-	-		
Assigned	-	-	-	-	-	-	-	-		
Unassigned	(365)	-	-	-	-	-	-	-		
Total fund balances	(365)	126,815	707,358	182,867	753,651	764,134	430,880	345,082		
Total liabilities, deferred inflows of resources, and fund balances	\$ 2,532,016	\$ 144,111	\$ 2,665,668	\$ 182,867	\$ 790,673	\$ 784,193	\$ 430,895	\$ 345,082		

City of West Allis, Wisconsin

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2019
WITH SUMMARIZED FINANCIAL INFORMATION AS OF DECEMBER 31, 2018

	Special Revenue Information									
	Library Endowment	Cable Communications	Health Grants	Police Grants	Fire Grants	Technology Joint Ventures	Miscellaneous Grants	Centennial	EPA Revolving Loan	Art Scape
ASSETS										
Cash and investments	\$ 1,623,197	\$ 204,770	\$ -	\$ 554,636	\$ 16,176	\$ 94,595	\$ 26,336	\$ -	\$ 68,892	\$ 128,061
Restricted cash and investments	-	-	-	-	-	-	-	-	-	-
Receivables	-	-	-	-	-	-	-	-	-	-
Taxes and special charges	-	-	-	-	-	-	-	-	-	-
Delinquent taxes	-	-	-	-	-	-	-	-	-	-
Accounts	-	122,615	-	-	-	3,750	-	-	-	-
Special assessments	-	-	-	-	-	-	-	-	600,785	-
Loans	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-	-	-
Advance to other funds	-	-	327,025	521,165	-	-	30,558	-	16,987	-
Due from other governments	-	-	-	1	-	-	-	-	-	-
Inventories and prepaid items	-	-	-	-	-	-	-	-	-	-
Assets held for resale	-	-	-	-	-	-	-	-	-	-
Total assets	\$ 1,623,197	\$ 327,385	\$ 327,025	\$ 1,075,802	\$ 16,176	\$ 98,345	\$ 56,894	\$ -	\$ 686,664	\$ 128,061
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES										
Liabilities										
Accounts payable	\$ 266	\$ 5,652	\$ 35,534	\$ 124,789	\$ 451	\$ -	\$ 21,496	\$ -	\$ 979	\$ -
Accrued and other current liabilities	-	42,025	37,862	9,398	-	-	-	-	-	-
Due to other funds	-	-	129,608	-	-	-	-	-	-	-
Advance from other funds	-	-	-	-	-	-	-	-	-	-
Due to other governments	-	-	-	-	-	-	-	-	-	-
Special deposits	-	-	-	-	-	-	-	-	-	-
Unearned revenues	-	-	123,407	-	-	-	33,817	-	-	-
Short-term note payable	-	-	-	-	-	-	-	-	-	-
Total liabilities	266	47,677	326,431	134,187	451	-	55,313	-	979	-
Deferred inflows of resources										
Accounts receivable	-	-	-	-	-	-	-	-	-	-
Loans receivable	-	-	-	-	-	-	-	-	600,785	-
Special assessments	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total deferred inflows of resources	-	-	-	-	-	-	-	-	600,785	-
Fund balances										
Nonspendable	-	-	-	-	-	-	-	-	-	-
Restricted	1,340,866	-	594	941,615	15,725	-	1,581	-	84,900	-
Committed	281,975	279,708	-	-	-	98,345	-	-	-	128,061
Assigned	-	-	-	-	-	-	-	-	-	-
Unassigned	-	-	-	-	-	-	-	-	-	-
Total fund balances	1,622,931	279,708	594	941,615	15,725	98,345	1,581	-	84,900	128,061
Total liabilities, deferred inflows of resources, and fund balances	\$ 1,623,197	\$ 327,385	\$ 327,025	\$ 1,075,802	\$ 16,176	\$ 98,345	\$ 56,894	\$ -	\$ 686,664	\$ 128,061

City of West Allis, Wisconsin

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2019
WITH SUMMARIZED FINANCIAL INFORMATION AS OF DECEMBER 31, 2018

	Special Revenue						Capital Projects			
	Tourism	Christmas Parade	Fire Miscellaneous	Police Miscellaneous	Library Miscellaneous	Senior Center Miscellaneous	Public Works Improvements	Zombie Property Abatement	Tax Incremental District No. 5	
ASSETS										
Cash and investments	\$ 297,313	\$ 22,708	\$ 57,696	\$ 118,553	\$ 100,101	\$ 161,915	\$ -	\$ 88,725	\$ -	
Restricted cash and investments	-	-	-	-	-	-	-	-	-	
Receivables	-	-	-	-	-	-	-	-	-	
Taxes and special charges	-	-	-	-	-	-	481,646	-	-	
Delinquent taxes	-	-	-	-	-	-	-	-	-	
Accounts	19,301	-	-	637	-	-	12,089	-	-	
Special assessments	-	-	-	-	-	-	1,895,183	-	-	
Loans	-	-	-	-	-	-	-	-	-	
Other	-	-	-	-	-	-	-	-	-	
Due from other funds	-	-	-	-	-	-	-	-	-	
Advance to other funds	-	-	-	-	-	-	-	-	-	
Due from other governments	-	-	-	-	-	-	832,509	-	-	
Inventories and prepaid items	-	-	-	-	-	-	-	-	-	
Assets held for resale	-	-	-	-	-	-	-	-	-	
Total assets	\$ 316,614	\$ 22,708	\$ 57,696	\$ 119,190	\$ 100,101	\$ 161,915	\$ 3,221,427	\$ 88,725	\$ -	
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES										
Liabilities										
Accounts payable	\$ 15,800	\$ 2,631	\$ 11,786	\$ 101	\$ 104	\$ 123	\$ 578,284	\$ -	\$ 15,515	
Accrued and other current liabilities	-	-	-	-	-	-	-	-	52	
Due to other funds	-	-	-	-	-	-	1,880,506	-	173,722	
Advance from other funds	-	-	-	-	-	-	-	-	-	
Due to other governments	-	-	-	-	-	-	-	-	-	
Special deposits	-	-	-	-	-	-	99,577	-	-	
Unearned revenues	-	-	-	-	-	-	481,646	-	-	
Short-term note payable	-	-	-	-	-	-	-	-	-	
Total liabilities	15,800	2,631	11,786	101	104	123	3,040,013	-	189,289	
Deferred inflows of resources										
Accounts receivable	-	-	-	-	-	-	-	-	-	
Loans receivable	-	-	-	-	-	-	-	-	-	
Special assessments	-	-	-	-	-	-	1,895,183	-	-	
Other	-	-	-	-	-	-	-	-	-	
Total deferred inflows of resources	-	-	-	-	-	-	1,895,183	-	-	
Fund balances										
Nonspendable	-	-	-	-	-	-	-	-	-	
Restricted	-	-	-	-	-	-	-	-	-	
Committed	300,814	20,077	45,910	119,089	99,997	161,792	-	88,725	-	
Assigned	-	-	-	-	-	-	(1,713,769)	-	(189,289)	
Unassigned	-	-	-	-	-	-	-	-	-	
Total fund balances	300,814	20,077	45,910	119,089	99,997	161,792	(1,713,769)	88,725	(189,289)	
Total liabilities, deferred inflows of resources, and fund balances	\$ 316,614	\$ 22,708	\$ 57,696	\$ 119,190	\$ 100,101	\$ 161,915	\$ 3,221,427	\$ 88,725	\$ -	

City of West Allis, Wisconsin

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2019
WITH SUMMARIZED FINANCIAL INFORMATION AS OF DECEMBER 31, 2018

	Capital Projects									
	Tax Incremental District No. 6	Tax Incremental District No. 7	Tax Incremental District No. 9	Tax Incremental District No. 10	Tax Incremental District No. 11	Tax Incremental District No. 12	Tax Incremental District No. 13	Tax Incremental District No. 14	Tax Incremental District No. 15	
ASSETS										
Cash and investments	\$ -	\$ 4,496,695	\$ 288,905	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Restricted cash and investments	-	-	-	-	-	-	-	-	-	-
Receivables	-	-	-	-	-	-	-	-	-	-
Taxes and special charges	-	-	-	-	-	-	-	-	-	-
Delinquent taxes	-	-	-	-	-	-	-	-	-	-
Accounts	-	-	-	-	43,587	-	-	-	-	-
Special assessments	-	-	-	-	-	-	-	-	-	-
Loans	-	2,728,239	-	-	231,532	-	-	-	-	4,000,000
Other	-	-	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-	-	-
Advance to other funds	-	-	-	-	-	-	-	-	-	-
Due from other governments	-	-	-	-	-	-	-	-	-	-
Inventories and prepaid items	-	-	-	-	-	-	-	-	-	-
Assets held for resale	-	875	-	-	875	-	-	875	-	-
	-	-	-	-	-	-	-	-	-	-
Total assets	\$ -	\$ 7,225,809	\$ 288,905	\$ -	\$ 278,004	\$ -	\$ -	\$ 875	\$ -	\$ 4,000,000
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES										
Liabilities										
Accounts payable	\$ -	\$ 6,399	\$ -	\$ -	\$ 2,196	\$ 992	\$ -	\$ 61,288	\$ 15,062	
Accrued and other current liabilities	-	227	-	-	182	-	-	359	180	
Due to other funds	1,017,332	-	-	724,730	1,467,141	73,962	295,140	2,805,413	341,204	
Advance from other funds	-	-	-	-	-	-	-	-	-	
Due to other governments	-	-	-	-	-	-	-	-	-	
Special deposits	-	-	-	-	-	-	-	-	-	
Unearned revenues	-	-	-	-	-	-	-	-	-	
Short-term note payable	-	-	-	-	-	-	-	-	-	
Total liabilities	1,017,332	6,626	-	724,730	1,469,519	74,954	295,140	2,867,060	356,446	
Deferred inflows of resources										
Accounts receivable	-	-	-	-	-	-	-	-	-	
Loans receivable	-	2,728,239	-	-	-	-	-	-	4,000,000	
Special assessments	-	-	-	-	-	-	-	-	-	
Other	-	-	-	-	-	-	-	-	-	
Total deferred inflows of resources	-	2,728,239	-	-	-	-	-	-	-	
Fund balances										
Nonspendable	-	-	-	-	-	-	-	-	-	
Restricted	-	4,490,944	288,905	-	-	-	-	-	-	
Committed	-	-	-	-	-	-	-	-	-	
Assigned	-	-	-	-	-	-	-	-	-	
Unassigned	(1,017,332)	-	-	(724,730)	(1,193,515)	(74,954)	(295,140)	(2,866,185)	(356,446)	
Total fund balances	(1,017,332)	4,490,944	288,905	(724,730)	(1,193,515)	(74,954)	(295,140)	(2,866,185)	(356,446)	
Total liabilities, deferred inflows of resources, and fund balances	\$ -	\$ 7,225,809	\$ 288,905	\$ -	\$ 276,004	\$ -	\$ -	\$ 875	\$ -	\$ 4,000,000

City of West Allis, Wisconsin

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2019
WITH SUMMARIZED FINANCIAL INFORMATION AS OF DECEMBER 31, 2018

	Capital Projects						Totals	
	Tax Incremental District No. 16	Tax Incremental District No. 17	Tax Incremental District No. 18	Capital Accumulation	Parks and Open Spaces	Buildings and Facilities	Miscellaneous Nonoperating Projects	
ASSETS								
Cash and investments	\$ 635,074	\$ -	\$ -	\$ 1,368,552	\$ 148,869	\$ 1,889,801	\$ 825,294	\$ 15,920,956
Restricted cash and investments	-	-	-	-	-	-	-	\$ 14,668,718
Receivables	-	-	-	-	-	-	-	-
Taxes and special charges	-	-	-	-	-	-	-	481,646
Delinquent taxes	-	-	-	-	-	-	-	526,623
Accounts	-	-	-	-	69,825	-	-	274,904
Special assessments	-	-	-	-	-	-	-	1,895,183
Loans	-	-	-	-	-	-	-	12,298,884
Other	-	-	-	-	-	-	-	7,471
Due from other funds	-	-	-	-	-	-	-	-
Advance to other funds	-	-	-	-	-	-	-	-
Due from other governments	-	-	-	-	-	176,231	-	2,130,893
Inventories and prepaid items	-	-	-	-	-	-	-	178,857
Assets held for resale	-	-	-	-	-	-	-	-
Total assets	\$ 635,074	\$ -	\$ -	\$ 1,368,552	\$ 218,694	\$ 2,066,032	\$ 825,294	\$ 33,188,669
								\$ 31,569,897
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES								
Liabilities								
Accounts payable	-	\$ 3,680	\$ 13,430	\$ -	\$ 21,853	\$ 48,148	\$ 99,704	\$ 1,234,379
Accrued and other current liabilities	384	16	124	-	-	-	-	88,064
Due to other funds	-	61,144	365	-	-	-	-	119,893
Advance from other funds	-	-	-	-	-	-	-	9,182,725
Due to other governments	-	-	-	-	-	-	-	-
Special deposits	700,000	-	-	-	-	-	-	33,102
Unearned revenues	-	-	-	-	-	-	-	789,577
Short-term note payable	-	-	-	-	-	-	-	29,919
								692,393
Total liabilities	700,384	64,840	13,919	-	21,853	48,148	99,704	12,028,967
								13,599,686
Deferred inflows of resources								
Accounts receivable	-	-	-	-	-	-	-	-
Loans receivable	-	-	-	-	-	-	-	2,700,000
Special assessments	-	-	-	-	-	-	-	8,130,317
Other	-	-	-	-	-	-	-	11,430,946
								1,895,183
Total deferred inflows of resources	-	-	-	-	-	-	-	21,400,009
								-
Fund balances								
Nonspendable	-	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-	8,935,911
Committed	-	-	-	-	-	-	-	3,075,864
Assigned	-	-	-	1,368,552	196,841	2,017,884	725,590	4,397,592
Unassigned	(65,310)	(64,840)	(13,919)	-	-	-	-	(8,575,794)
								(9,980,981)
Total fund balances	(65,310)	(64,840)	(13,919)	1,368,552	196,841	2,017,884	725,590	7,833,573
								4,999,885
Total liabilities, deferred inflows of resources, and fund balances	\$ 635,074	\$ -	\$ -	\$ 1,368,552	\$ 218,694	\$ 2,066,032	\$ 825,294	\$ 33,188,669
								\$ 31,569,897

City of West Allis, Wisconsin

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2019
WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2018

	Special Revenue									
	Block Grant	Stimulus Programs	H.O.M.E. Program	Rental Energy Loans	Housing Programs	Tax			Tax	
						Incremental District No. 7 Rehab Loans	Incremental District No. 11 Rehab Loans	Incremental District No. 14 Rehab Loans		
REVENUES										
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special assessments	-	-	-	-	-	-	-	-	-	-
Intergovernmental	1,392,334	12,258	501,070	-	3,325,952	-	-	-	-	-
Public charges for services	274,345	-	-	-	-	-	-	-	-	-
Intergovernmental charges for services	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	135,761	-	15,696	4,568	5,691	76	-	-
Total revenues	1,666,679	12,258	636,831	-	3,341,648	4,568	5,691	76	-	-
EXPENDITURES										
Current										
Public safety	-	-	-	-	-	-	-	-	-	-
Health and human services	-	-	-	-	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-	-	-	-	-
Conservation and development	1,666,507	-	118,518	-	3,193,177	270	54,909	78,500	-	-
Capital outlay	-	-	-	-	-	-	-	-	-	-
Total expenditures	1,666,507	-	118,518	-	3,193,177	270	54,909	78,500	-	-
Excess of revenues over (under) expenditures	172	12,258	518,313	-	148,471	4,298	(49,218)	(78,424)	-	-
OTHER FINANCING SOURCES (USES)										
Long-term debt issued	-	-	-	-	-	-	-	-	-	-
Transfers in	-	-	-	-	18,035	-	-	-	-	-
Transfers out	-	-	-	-	(18,035)	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-	-	-	-	-	-
Net change in fund balances	172	12,258	518,313	-	148,471	4,298	(49,218)	(78,424)	-	-
Fund balance - January 1	(537)	114,557	189,045	182,867	605,180	759,836	480,098	423,506	-	-
Fund balances - December 31	\$ (365)	\$ 126,815	\$ 707,358	\$ 182,867	\$ 753,651	\$ 764,134	\$ 430,880	\$ 345,082	-	-

City of West Allis, Wisconsin

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2019
WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2018

	Special Revenue									
	Library Endowment	Cable Communications	Health Grants	Police Grants	Fire Grants	Technology Joint Ventures	Miscellaneous Grants	Centennial	EPA Revolving Loan	Art Scape
REVENUES										
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special assessments	-	-	-	-	-	-	-	-	-	-
Intergovernmental	-	-	1,058,138	2,548,901	14,480	-	158,137	-	-	-
Public charges for services	-	629,918	-	-	-	-	-	-	21,396	-
Intergovernmental charges for services	-	-	-	-	-	-	-	-	-	-
Miscellaneous	218,127	7,103	-	4,638	-	17,000	-	-	-	-
Total revenues	218,127	637,021	1,058,138	2,553,539	14,480	17,000	158,137	-	21,396	-
EXPENDITURES										
Current										
Public safety	-	-	-	2,402,675	9,013	-	-	5,327	-	-
Health and human services	-	-	1,057,798	-	-	-	-	-	-	-
Culture and recreation	74,922	815,569	-	-	-	-	-	-	-	9,739
Conservation and development	-	-	-	-	-	-	151,935	-	2,861	-
Capital outlay	-	-	-	-	-	-	-	-	-	-
Total expenditures	74,922	815,569	1,057,798	2,402,675	9,013	-	151,935	5,327	2,861	9,739
Excess of revenues over (under) expenditures	143,205	(178,548)	340	150,864	5,467	17,000	6,202	(5,327)	18,535	(9,739)
OTHER FINANCING SOURCES (USES)										
Long-term debt issued	-	-	-	-	-	-	-	-	-	-
Transfers in	-	38,187	-	-	-	-	-	-	-	-
Transfers out	-	(50,000)	-	-	-	(5,000)	-	-	-	-
Total other financing sources (uses)	-	(11,813)	-	-	-	(5,000)	-	-	-	-
Net change in fund balances	143,205	(190,361)	340	150,864	5,467	12,000	6,202	(5,327)	18,535	(9,739)
Fund balance - January 1	1,478,726	470,069	254	790,751	10,258	86,345	(4,621)	5,327	66,365	137,800
Fund balances - December 31	\$ 1,622,931	\$ 279,708	\$ 594	\$ 941,615	\$ 15,725	\$ 98,345	\$ 1,581	\$ -	\$ 84,900	\$ 128,061

City of West Allis, Wisconsin

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2019
WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2018

	Special Revenue						Capital Projects			
	Tourism	Christmas Parade	Fire Miscellaneous	Police Miscellaneous	Library Miscellaneous	Senior Center Miscellaneous	Public Works Improvements	Zombie Property Abatement	Incremental District No. 5	Tax
REVENUES										
Taxes	\$ 240,364	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special assessments	-	-	-	-	-	-	591,350	-	-	-
Intergovernmental	-	-	-	-	-	-	920,281	-	-	-
Public charges for services	-	-	-	-	-	-	-	-	-	-
Intergovernmental charges for services	-	-	-	49,438	-	-	-	-	-	-
Miscellaneous	106,371	31,746	40,160	30,481	4,532	9,176	15,539	-	-	1,000,000
Total revenues	346,735	31,746	40,160	79,919	4,532	9,176	1,527,170	-	-	1,000,000
EXPENDITURES										
Current										
Public safety	-	-	30,733	58,623	-	-	-	-	-	-
Health and human services	-	-	-	-	-	-	-	-	-	-
Culture and recreation	255,417	23,407	-	-	2,949	7,500	-	-	-	-
Conservation and development	-	-	-	-	-	-	-	-	-	25,608
Capital outlay	-	-	-	-	-	-	7,435,617	-	-	-
Total expenditures	255,417	23,407	30,733	58,623	2,949	7,500	7,435,617	-	-	25,608
Excess of revenues over (under) expenditures	91,318	8,339	9,427	21,296	1,583	1,676	(5,908,447)	-	-	974,392
OTHER FINANCING SOURCES (USES)										
Long-term debt issued	-	-	-	-	-	-	2,750,000	-	-	-
Transfers in	-	-	-	-	-	-	1,038,764	-	-	1,094,061
Transfers out	(38,187)	-	-	-	-	-	-	-	-	(1,364,167)
Total other financing sources (uses)	(38,187)	-	-	-	-	-	3,788,764	-	-	(270,106)
Net change in fund balances	53,131	8,339	9,427	21,296	1,583	1,676	(2,119,683)	-	-	704,286
Fund balance - January 1	247,683	11,738	36,483	97,793	98,414	180,116	405,814	88,725	-	(893,575)
Fund balances - December 31	\$ 300,814	\$ 20,077	\$ 45,910	\$ 119,089	\$ 99,997	\$ 181,792	\$ (1,713,769)	\$ 88,725	\$ (189,289)	\$ (189,289)

City of West Allis, Wisconsin

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2019
WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2018

	Capital Projects									
	Tax Incremental District No. 6	Tax Incremental District No. 7	Tax Incremental District No. 9	Tax Incremental District No. 10	Tax Incremental District No. 11	Tax Incremental District No. 12	Tax Incremental District No. 13	Tax Incremental District No. 14	Tax Incremental District No. 15	
REVENUES										
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Special assessments	-	-	-	-	-	-	-	-	-	
Intergovernmental	-	-	-	-	-	-	-	-	-	
Public charges for services	-	891,686	-	-	-	-	-	-	-	
Intergovernmental charges for services	-	-	-	-	-	-	-	-	-	
Miscellaneous	-	30,951	-	-	11,213	-	-	-	-	
Total revenues	-	922,637	-	-	11,213	-	-	-	-	
EXPENDITURES										
Current										
Public safety	-	-	-	-	-	-	-	-	-	
Health and human services	-	-	-	-	-	-	-	-	-	
Culture and recreation	-	-	-	-	-	-	-	-	-	
Conservation and development	836	29,519	180	378	27,919	27,987	1,048	724,240	4,100,842	
Capital outlay	-	-	-	-	-	-	-	-	-	
Total expenditures	836	29,519	180	378	27,919	27,987	1,048	724,240	4,100,842	
Excess of revenues over (under) expenditures	(836)	893,118	(180)	(378)	(16,706)	(27,987)	(1,048)	(724,240)	(4,100,842)	
OTHER FINANCING SOURCES (USES)										
Long-term debt issued	-	1,704,687	210,023	118,638	-	-	-	587,105	6,700,000	
Transfers in	(13,955)	(1,094,061)	-	-	(71,727)	-	-	-	20,412	
Transfers out	-	-	-	-	-	-	-	-	-	
Total other financing sources (uses)	(13,955)	610,626	210,023	118,638	(71,727)	-	-	587,105	6,720,412	
Net change in fund balances	(14,791)	1,503,744	209,843	118,260	(88,433)	(27,987)	(1,048)	(137,135)	2,619,570	
Fund balance - January 1	(1,002,541)	2,987,200	79,062	(842,990)	(1,105,082)	(46,967)	(294,092)	(2,729,050)	(2,976,016)	
Fund balances - December 31	\$ (1,017,332)	\$ 4,490,944	\$ 288,905	\$ (724,730)	\$ (1,193,515)	\$ (74,954)	\$ (295,140)	\$ (2,866,185)	\$ (356,446)	

City of West Allis, Wisconsin

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2019
WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2018

	Capital Projects							Totals	
	Tax Incremental District No. 16	Tax Incremental District No. 17	Tax Incremental District No. 18	Capital Accumulation	Parks and Open Spaces	Buildings and Facilities	Miscellaneous Nonoperating Projects	2019	2018
REVENUES									
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,364	\$ 207,661
Special assessments	-	-	-	-	-	-	-	591,350	434,244
Intergovernmental	-	-	-	-	-	-	-	9,931,551	8,069,658
Public charges for services	-	-	-	-	-	-	-	1,817,345	2,355,706
Intergovernmental charges for services	-	-	-	-	-	-	-	49,438	52,993
Miscellaneous	100,000	-	-	-	163,651	142,182	-	2,094,662	2,341,408
Total revenues	100,000	-	-	-	163,651	142,182	-	14,724,710	13,461,670
EXPENDITURES									
Current									
Public safety	-	-	-	-	-	-	173,686	2,680,057	3,635,892
Health and human services	-	-	-	-	-	-	-	1,057,798	1,048,110
Culture and recreation	-	-	-	-	91,354	-	-	1,280,857	1,356,058
Conservation and development	7,279,800	64,840	13,919	-	-	-	-	17,563,793	13,542,722
Capital outlay	-	-	-	52,726	-	1,453,908	-	8,942,251	4,521,214
Total expenditures	7,279,800	64,840	13,919	52,726	91,354	1,453,908	173,686	31,524,756	24,103,996
Excess of revenues over (under) expenditures	(7,179,800)	(64,840)	(13,919)	(52,726)	72,297	(1,311,726)	(173,686)	(16,800,046)	(10,642,326)
OTHER FINANCING SOURCES (USES)									
Long-term debt issued	7,200,000	-	-	-	-	-	-	17,237,105	2,750,000
Transfers in	-	-	-	-	10,000	896,718	691,000	5,840,525	12,388,088
Transfers out	-	-	-	-	-	(788,764)	-	(3,443,896)	(1,630,635)
Total other financing sources (uses)	7,200,000	-	-	-	10,000	107,954	691,000	19,633,734	13,507,453
Net change in fund balances	20,200	(64,840)	(13,919)	(52,726)	82,297	(1,203,772)	517,314	2,833,688	2,865,127
Fund balance - January 1	(85,510)	-	-	1,421,278	114,544	3,221,656	208,276	4,999,885	2,134,756
Fund balances - December 31	\$ (65,310)	\$ (64,840)	\$ (13,919)	\$ 1,368,552	\$ 196,841	\$ 2,017,884	\$ 725,590	\$ 7,833,573	\$ 4,999,885

City of West Allis, Wisconsin

COMBINING STATEMENT OF NET POSITION
NONMAJOR ENTERPRISE FUNDS
DECEMBER 31, 2019
WITH SUMMARIZED FINANCIAL INFORMATION AS OF DECEMBER 31, 2018

ASSETS	Solid Waste	Parking Utility	Beloit Road Housing Management	Totals	
				2019	2018
Current assets					
Cash and investments	\$ 3,969,290	\$ 149,521	\$ 2,077,763	\$ 6,196,574	\$ 5,461,500
Receivables	-	-	-	-	-
Taxes and special charges	-	43,000	-	43,000	43,000
Customer accounts	574,669	874	43,203	618,746	658,770
Other	-	-	101,822	101,822	87,908
Total current assets	4,543,959	193,395	2,222,786	6,960,142	6,261,176
Noncurrent assets					
Loans receivable	-	-	5,751,731	5,751,731	5,645,418
Net pension asset	-	-	-	-	98,411
Capital assets					
Nondepreciable	-	905,726	-	905,726	905,726
Depreciable, net	440,599	-	-	440,599	426,773
Total capital assets	440,599	905,726	5,751,731	7,098,056	7,076,328
Total assets	4,984,558	1,099,121	7,974,519	14,058,198	13,337,504
DEFERRED OUTFLOWS OF RESOURCES					
Pension related amounts	230,545	8,017	57,498	296,060	177,260
Other postemployment related amounts	1,552	51	383	1,986	2,187
Total deferred outflows of resources	232,097	8,068	57,891	298,056	179,477
LIABILITIES					
Current liabilities					
Accounts payable	225,671	2,377	601	228,649	91,615
Accrued and other current liabilities	2,373	70	1,618	4,061	2,265
Unearned revenue	-	-	741,999	741,999	599,853
Total current liabilities	228,044	2,447	744,218	974,709	693,743
Long-term obligations					
Net pension liability	85,796	2,839	21,700	110,335	-
Other postemployment benefits	12,241	404	3,096	15,741	20,225
Total long-term liabilities	98,037	3,243	24,796	126,076	20,225
Total liabilities	326,081	5,690	769,014	1,100,785	713,968
DEFERRED INFLOWS OF RESOURCES					
Property taxes levied for subsequent year	-	43,000	-	43,000	43,000
Pension related amounts	119,180	3,943	30,144	153,267	194,869
Other postemployment related amounts	3,835	127	870	4,832	877
Total deferred inflows of resources	123,015	47,070	31,114	201,199	238,766
NET POSITION					
Net investment in capital assets	440,599	905,726	5,751,731	7,098,056	1,332,499
Restricted for pension assets	-	-	-	-	98,411
Unrestricted	4,328,960	146,703	1,480,551	5,956,214	11,133,337
Total net position	\$ 4,769,559	\$ 1,054,429	\$ 7,232,282	\$ 13,054,270	\$ 12,564,247

City of West Allis, Wisconsin

COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
NONMAJOR ENTERPRISE FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2019
WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2018

	Solid Waste	Parking Utility	Beloit Road Housing Management	Totals	
				2019	2018
OPERATING REVENUES					
Charges for services	\$ 1,914,050	\$ -	\$ 167,311	\$ 2,081,371	\$ 2,062,041
Parking fees and permits	-	21,651	-	21,651	21,532
Total operating revenues	1,914,050	21,651	167,311	2,103,022	2,083,573
OPERATING EXPENSES					
Operation and maintenance	1,564,527	82,653	142,038	1,789,218	1,865,104
Depreciation	44,654	-	-	44,654	50,151
Total operating expenses	1,609,181	82,653	142,038	1,833,872	1,916,255
Operating income (loss)	304,879	(61,002)	25,273	269,150	167,318
NONOPERATING REVENUES					
General property taxes	-	43,000	-	43,000	43,000
Interest income	-	-	144,586	144,586	160,559
Nonoperating grants	253,287	-	-	253,287	253,214
Other nonoperating revenues	-	-	-	-	7,785
Total nonoperating revenues	253,287	43,000	144,586	440,873	464,558
Income (loss) before transfers	558,166	(18,002)	169,859	710,023	631,376
Transfers out	(100,000)	-	(120,000)	(220,000)	(220,000)
Change in net position	458,166	(18,002)	49,859	490,023	411,376
Net position - January 1	4,309,393	1,072,431	7,182,423	12,564,247	12,152,871
Net position - December 31	\$ 4,767,559	\$ 1,054,429	\$ 7,232,282	\$ 13,054,270	\$ 12,564,247

City of West Allis, Wisconsin

COMBINING STATEMENT OF CASH FLOWS
NONMAJOR ENTERPRISE FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2019
WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2018

	Solid Waste	Parking Utility	Belt Road Housing Management	Totals
	2019	2018	2019	2018
CASH FLOWS FROM OPERATING ACTIVITIES				
Cash received from customers	\$ 1,911,105	\$ 26,419	\$ 343,742	\$ 2,181,266
Cash paid for employee wages and benefits	(532,900)	(30,793)	(111,227)	(750,271)
Cash paid to suppliers	(956,980)	(49,077)	(21,295)	(1,186,930)
Net cash provided (used) by operating activities	521,225	(53,451)	211,220	245,836
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Sale of receivables	-	-	-	-
General property taxes	-	43,000	-	43,000
Nonoperating grants	253,287	-	-	253,287
Collection of long-term receivable	-	-	(106,313)	(100,425)
Miscellaneous revenues	-	-	-	7,785
Transfer out	(100,000)	-	(120,000)	(220,000)
Net cash provided (used) by noncapital financing activities	153,287	43,000	(226,313)	(16,426)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Acquisition of capital assets	(59,480)	-	-	(59,480)
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest received	-	-	144,586	144,586
Change in cash and cash equivalents	616,032	(10,451)	129,493	389,469
Cash and cash equivalents - January 1	3,353,258	159,972	1,948,270	5,461,500
Cash and cash equivalents - December 31	\$ 3,969,290	\$ 149,521	\$ 2,077,763	\$ 5,461,500
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES				
Operating income (loss)	\$ 304,879	\$ (61,002)	\$ 25,273	\$ 269,150
Adjustments to reconcile operating income (loss) to net cash provided by (used) by operating activities				
Depreciation	44,654	-	-	44,654
Change in asset, liability and deferred inflows and outflows of resources				
Pension	37,194	1,175	9,995	48,364
Other postemployment benefits	(175)	(208)	143	(238)
Change in operating assets and liabilities	(2,955)	4,768	34,295	36,108
Accounts receivable	135,837	1,763	(266)	137,034
Accrued and other current liabilities	2,088	53	(346)	1,795
Unearned revenue	-	-	142,136	136,669
Net cash provided (used) by operating activities	\$ 521,225	\$ (53,451)	\$ 211,220	\$ 245,836
Reconciliation of cash and cash equivalents in the statement of net position				
Cash and cash equivalents in current assets	\$ 3,969,290	\$ 149,521	\$ 2,077,763	\$ 5,461,500
Noncash capital and related financing activities				
None				

City of West Allis, Wisconsin

BLOCK GRANT SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts	Actual	Variance with Final Budget - Positive (Negative)
	Original	Final	
REVENUES			
Intergovernmental	\$ 1,364,422	\$ 1,364,422	\$ 27,912
Public charges for services	-	-	274,345
Total revenues	1,364,422	1,364,422	302,257
EXPENDITURES			
Current	1,364,422	1,666,507	(17,989)
Conservation and development	-	(284,116)	172
Net change in fund balance	(537)	(537)	(537)
Fund balance - January 1	\$ (537)	\$ (537)	\$ -
Fund balance - December 31	\$ (537)	\$ (365)	\$ 284,288

City of West Allis, Wisconsin

HOUSING PROGRAMS SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Intergovernmental	\$ 3,325,586	\$ 3,325,586	\$ 3,325,952	\$ 366
Miscellaneous	-	-	15,696	15,696
Total revenues	3,325,586	3,325,586	3,341,648	16,062
EXPENDITURES				
Current				
Conservation and development	3,325,586	3,325,586	3,193,177	132,409
Net change in fund balance	-	-	148,471	148,471
Fund balance - January 1	605,180	605,180	605,180	-
Fund balance - December 31	\$ 605,180	\$ 605,180	\$ 753,651	\$ 148,471

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
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Intergovernmental	\$ 183,818	\$ 183,818	\$ 501,070	\$ 317,252
Miscellaneous	80,000	80,000	135,761	55,761
Total revenues	263,818	263,818	636,831	373,013
EXPENDITURES				
Current				
Conservation and development	263,818	263,818	118,518	145,300
Net change in fund balance	-	-	518,313	518,313
Fund balance - January 1	189,045	189,045	189,045	-
Fund balance - December 31	\$ 189,045	\$ 189,045	\$ 707,358	\$ 518,313

City of West Allis, Wisconsin

TAX INCREMENTAL DISTRICT NO. 7 REHAB LOANS SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Miscellaneous	\$ 3,000	\$ 3,000	\$ 4,568	\$ 1,568
EXPENDITURES				
Current				
Conservation and development	3,000	3,000	270	2,730
Net change in fund balance	-	-	4,298	4,298
Fund balance - January 1	759,836	759,836	759,836	-
Fund balance - December 31	<u>\$ 759,836</u>	<u>\$ 759,836</u>	<u>\$ 764,134</u>	<u>\$ 4,298</u>

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City of West Allis, Wisconsin

TAX INCREMENTAL DISTRICT NO. 11 REHAB LOANS SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Miscellaneous	\$ 1,000	\$ 1,000	\$ 5,691	\$ 4,691
EXPENDITURES				
Current				
Conservation and development	25,000	25,000	54,909	(29,909)
Net change in fund balance	(24,000)	(24,000)	(49,218)	(25,218)
Fund balance - January 1	480,098	480,098	480,098	-
Fund balance - December 31	<u>\$ 456,098</u>	<u>\$ 456,098</u>	<u>\$ 430,880</u>	<u>\$ (25,218)</u>

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City of West Allis, Wisconsin

TAX INCREMENTAL DISTRICT NO. 14 REHAB LOANS SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Miscellaneous	\$ 1,500	\$ 1,500	\$ 76	\$ (1,424)
EXPENDITURES				
Current				
Conservation and development	40,000	40,000	78,500	(38,500)
Net change in fund balance	(38,500)	(38,500)	(78,424)	(38,924)
Fund balance - January 1	423,506	423,506	423,506	-
Fund balance - December 31	\$ 385,006	\$ 385,006	\$ 345,082	\$ (39,924)

City of West Allis, Wisconsin

CABLE COMMUNICATIONS SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Public charges for services	\$ 720,000	\$ 720,000	\$ 629,918	\$ (90,082)
Miscellaneous	5,000	5,000	7,103	2,103
Total revenues	725,000	725,000	637,021	(87,979)
EXPENDITURES				
Current				
Culture and recreation	870,541	870,541	815,569	54,972
Excess of revenues over (under) expenditures	(145,541)	(145,541)	(178,548)	(33,007)
OTHER FINANCING USES				
Transfers out	(50,000)	(50,000)	(50,000)	-
Net change in fund balance	(195,541)	(195,541)	(190,361)	5,180
Fund balance - January 1	470,069	470,069	470,069	-
Fund balance - December 31	\$ 274,528	\$ 274,528	\$ 279,708	\$ 5,180

City of West Allis, Wisconsin

HEALTH GRANTS SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original	Final	
REVENUES			
Intergovernmental	\$ 967,400	\$ 967,400	\$ 90,738
Miscellaneous	-	-	-
Total revenues	967,400	967,400	90,738
EXPENDITURES			
Current			
Health and human services	967,400	1,024,528	(33,270)
Net change in fund balance	-	(57,128)	57,468
Fund balance - January 1	254	254	-
Fund balance - December 31	\$ 254	\$ (56,874)	\$ 57,468

City of West Allis, Wisconsin

POLICE GRANTS SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original	Final	
REVENUES			
Intergovernmental	\$ 2,085,133	\$ 2,085,133	\$ 2,548,901
Miscellaneous	-	-	4,638
Total revenues	2,085,133	2,085,133	2,553,539
EXPENDITURES			
Current			
Public safety	2,085,133	2,085,133	2,402,675
Net change in fund balance	-	-	150,864
Fund balance, January 1	790,751	790,751	-
Fund balance - December 31	\$ 790,751	\$ 790,751	\$ 150,864

City of West Allis, Wisconsin

FIRE GRANTS SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Intergovernmental	\$ 10,000	\$ 10,000	\$ 14,480	\$ 4,480
Miscellaneous	-	-	-	-
Total revenues	10,000	10,000	14,480	4,480
EXPENDITURES				
Current	10,000	10,000	9,013	987
Public safety	-	-	5,467	5,467
Net change in fund balance	10,258	10,258	10,258	-
Fund balance - January 1	\$ 10,258	\$ 10,258	\$ 15,725	\$ 5,467
Fund balance - December 31				

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City of West Allis, Wisconsin

INFORMATION TECHNOLOGY JOINT VENTURES SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Miscellaneous	\$ 17,000	\$ 17,000	\$ 17,000	\$ -
OTHER FINANCING USES				
Transfers out	-	-	(5,000)	(5,000)
Net change in fund balance	(19,285)	(19,285)	12,000	31,285
Fund balance - January 1	86,345	86,345	86,345	-
Fund balance - December 31	\$ 67,060	\$ 67,060	\$ 98,345	\$ 31,285

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City of West Allis, Wisconsin

ART SCAPE SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget - Positive (Negative)
REVENUES				
Miscellaneous	\$ 10,000	\$ 10,000	\$ -	\$ (10,000)
EXPENDITURES				
Current	100,000	100,000	9,739	90,261
Culture and recreation	(90,000)	(90,000)	(9,739)	80,261
Net change in fund balance	137,800	137,800	137,800	-
Fund balance - January 1	\$ 47,800	\$ 47,800	\$ 128,081	\$ 80,261
Fund balance - December 31				

City of West Allis, Wisconsin

TOURISM SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget - Positive (Negative)
REVENUES				
Taxes	\$ 200,000	\$ 200,000	\$ 240,364	\$ 40,364
Miscellaneous	100,000	100,000	106,371	6,371
Total revenues	300,000	300,000	346,735	46,735
EXPENDITURES				
Current	429,500	429,500	255,417	174,083
Culture and recreation	(129,500)	(129,500)	53,131	182,631
Net change in fund balance	247,683	247,683	247,683	-
Fund balance - January 1	\$ 118,183	\$ 118,183	\$ 300,814	\$ 182,631
Fund balance - December 31				

City of West Allis, Wisconsin

TAX INCREMENTAL DISTRICT NUMBER FIVE CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Miscellaneous	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ -
EXPENDITURES				
Current				
Conservation and development	65,000	65,000	25,608	39,392
Excess of revenues over expenditures	935,000	935,000	974,392	39,392
OTHER FINANCING SOURCES (USES)				
Transfers in	699,900	699,900	-	(699,900)
Transfers out	(2,031,014)	(2,031,014)	(1,364,167)	666,847
Total other financing sources (uses)	(1,331,114)	(1,331,114)	(270,105)	1,061,008
Net change in fund balance	(396,114)	(396,114)	704,286	1,100,400
Fund balance - January 1	(893,575)	(893,575)	(893,575)	-
Fund balance - December 31	<u>\$ (1,289,689)</u>	<u>\$ (1,289,689)</u>	<u>\$ (189,289)</u>	<u>\$ 1,100,400</u>

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City of West Allis, Wisconsin

TAX INCREMENTAL DISTRICT NUMBER SIX CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
EXPENDITURES				
Current				
Conservation and development	\$ 30,000	\$ 30,000	\$ 836	\$ 29,164
OTHER FINANCING SOURCES (USES)				
Transfers in	131,320	131,320	-	(131,320)
Transfers out	(137,456)	(137,456)	(13,955)	123,501
Total other financing sources (uses)	(6,136)	(6,136)	(13,955)	(7,819)
Net change in fund balance	(36,136)	(36,136)	(14,791)	21,345
Fund balance - January 1	(1,002,541)	(1,002,541)	(1,002,541)	-
Fund balance - December 31	<u>\$ (1,038,677)</u>	<u>\$ (1,038,677)</u>	<u>\$ (1,017,332)</u>	<u>\$ 21,345</u>

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City of West Allis, Wisconsin

TAX INCREMENTAL DISTRICT NUMBER SEVEN CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget - Positive (Negative)
REVENUES				
Public charges for services	\$ 336,976	\$ 336,976	\$ 891,686	\$ 554,710
Miscellaneous	-	-	30,851	30,851
Total revenues	336,976	336,976	922,537	585,561
EXPENDITURES				
Current				
Conservation and development	\$ 500,150	\$ 500,150	\$ 29,519	\$ 470,631
Excess of revenues over expenditures	(163,174)	(163,174)	893,118	1,056,292
OTHER FINANCING SOURCES (USES)				
Transfers in	2,039,800	2,039,800	1,704,687	(335,113)
Transfers out	(278,880)	(278,880)	(1,094,061)	(815,181)
Total other financing sources (uses)	1,760,920	1,760,920	610,626	(1,150,294)
Net change in fund balance	1,597,746	1,597,746	1,503,744	(94,002)
Fund balance - January 1	2,987,200	2,987,200	2,987,200	-
Fund balance - December 31	\$ 4,584,946	\$ 4,584,946	\$ 4,490,944	\$ (94,002)

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City of West Allis, Wisconsin

TAX INCREMENTAL DISTRICT NUMBER NINE CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget - Positive (Negative)
EXPENDITURES				
Current				
Conservation and development	\$ 750	\$ 750	\$ 180	\$ 570
OTHER FINANCING SOURCES (USES)				
Transfers in	294,650	294,650	210,023	(84,627)
Transfers out	(68,893)	(68,893)	-	68,893
Total other financing sources (uses)	224,757	224,757	210,023	(14,734)
Net change in fund balance	224,007	224,007	209,843	(14,164)
Fund balance - January 1	79,062	79,062	79,062	-
Fund balance - December 31	\$ 303,069	\$ 303,069	\$ 289,905	\$ (14,164)

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City of West Allis, Wisconsin

TAX INCREMENTAL DISTRICT NUMBER TEN CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
EXPENDITURES				
Current	\$ 1,500	\$ 1,500	\$ 378	\$ 1,122
Conservation and development				
OTHER FINANCING SOURCES (USES)				
Transfers in	243,900	243,900	118,638	(125,262)
Transfers out	(114,980)	(114,980)	-	114,980
Total other financing sources (uses)	128,920	128,920	118,638	(10,282)
Net change in fund balance	127,420	127,420	118,260	(9,160)
Fund balance - January 1	(842,950)	(842,950)	(842,950)	-
Fund balance - December 31	<u>\$ (715,530)</u>	<u>\$ (715,530)</u>	<u>\$ (724,730)</u>	<u>\$ (9,160)</u>

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City of West Allis, Wisconsin

TAX INCREMENTAL DISTRICT NUMBER ELEVEN CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Miscellaneous	\$ 192,300	\$ 192,300	\$ 11,213	\$ (181,087)
EXPENDITURES				
Current	\$ 50,000	\$ 50,000	\$ 27,919	\$ 22,081
Conservation and development				
Excess of revenues over expenditures	142,300	142,300	(16,706)	(159,006)
OTHER FINANCING SOURCES (USES)				
Transfers out	(278,946)	(278,946)	(71,727)	207,219
Total other financing sources (uses)	(278,946)	(278,946)	(71,727)	207,219
Net change in fund balance	(136,646)	(136,646)	(86,433)	48,213
Fund balance - January 1	(1,105,082)	(1,105,082)	(1,105,082)	-
Fund balance - December 31	<u>\$ (1,241,728)</u>	<u>\$ (1,241,728)</u>	<u>\$ (1,193,515)</u>	<u>\$ 48,213</u>

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City of West Allis, Wisconsin

TAX INCREMENTAL DISTRICT NUMBER TWELVE CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
EXPENDITURES				
Current				
Conservation and development	\$ 5,000	\$ 5,000	\$ 27,987	\$ (22,987)
Net change in fund balance	(5,000)	(5,000)	(27,987)	(22,987)
Fund balance - January 1	(46,967)	(46,967)	(46,967)	-
Fund balance - December 31	<u>\$ (51,967)</u>	<u>\$ (51,967)</u>	<u>\$ (74,954)</u>	<u>\$ (22,987)</u>

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City of West Allis, Wisconsin

TAX INCREMENTAL DISTRICT NUMBER THIRTEEN CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
EXPENDITURES				
Current				
Conservation and development	\$ 25,000	\$ 25,000	\$ 1,048	\$ 23,952
Net change in fund balance	(25,000)	(25,000)	(1,048)	23,952
Fund balance - January 1	(294,092)	(294,092)	(294,092)	-
Fund balance - December 31	<u>\$ (319,092)</u>	<u>\$ (319,092)</u>	<u>\$ (295,140)</u>	<u>\$ 23,952</u>

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City of West Allis, Wisconsin

TAX INCREMENTAL DISTRICT NUMBER FOURTEEN CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original	Final	
EXPENDITURES			
Current	\$ 100,000	\$ 100,000	\$ (624,240)
Conservation and development	(100,000)	(100,000)	(624,240)
Excess of revenues over expenditures	-	-	587,105
OTHER FINANCING USES			
Long-term debt issued	-	-	587,105
Total other financing sources (uses)	(100,000)	(100,000)	(37,135)
Net change in fund balance	(2,729,050)	(2,729,050)	-
Fund balance - January 1	\$ (2,829,050)	\$ (2,829,050)	\$ (37,135)
Fund balance - December 31	\$ (2,829,050)	\$ (2,866,185)	\$ (37,135)

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City of West Allis, Wisconsin

TAX INCREMENTAL DISTRICT NUMBER FIFTEEN CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original	Final	
REVENUES			
Miscellaneous	\$ 21,700	\$ 21,700	\$ -
EXPENDITURES			
Current	\$ 500,000	\$ 500,000	\$ (3,600,842)
Conservation and development	(478,300)	(478,300)	(3,622,542)
Excess of revenues over expenditures	-	-	6,700,000
OTHER FINANCING SOURCES (USES)			
Long-term debt issued	-	-	20,412
Transfers in	-	-	6,720,412
Total other financing sources (uses)	(478,300)	(478,300)	2,619,570
Net change in fund balance	(2,976,016)	(2,976,016)	-
Fund balance - January 1	\$ (3,454,316)	\$ (3,454,316)	\$ (356,446)
Fund balance - December 31	\$ (3,454,316)	\$ (3,454,316)	\$ 3,097,870

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City of West Allis, Wisconsin

TAX INCREMENTAL DISTRICT NUMBER SIXTEEN CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Miscellaneous	\$ -	\$ -	\$ 100,000	\$ 100,000
Total revenues	-	-	100,000	100,000
EXPENDITURES				
Current	1,650,000	1,650,000	7,279,800	(5,629,800)
Conservation and development				
Total expenditures	1,650,000	1,650,000	7,279,800	(5,629,800)
Excess of revenues over expenditures	(1,650,000)	(1,650,000)	(7,179,800)	(5,629,800)
OTHER FINANCING USES				
Long-term debt issued	-	-	7,200,000	7,200,000
Net change in fund balance	(1,650,000)	(1,650,000)	20,200	1,670,200
Fund balance - January 1	(85,510)	(85,510)	(85,510)	-
Fund balance - December 31	\$ (1,735,510)	\$ (1,735,510)	\$ (65,310)	\$ 1,670,200

City of West Allis, Wisconsin

TAX INCREMENTAL DISTRICT NUMBER SEVENTEEN CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
EXPENDITURES				
Current	-	-	64,840	(64,840)
Conservation and development				
Total expenditures	-	-	64,840	(64,840)
Net change in fund balance	-	-	(64,840)	(64,840)
Fund balance - January 1	-	-	-	-
Fund balance - December 31	\$ -	\$ -	\$ (64,840)	\$ (64,840)

City of West Allis, Wisconsin

TAX INCREMENTAL DISTRICT NUMBER EIGHTEEN CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original	Final	
EXPENDITURES			
Current	-	-	(13,919)
Conservation and development	-	-	(13,919)
Total expenditures	-	-	(13,919)
Net change in fund balance	-	-	(13,919)
Fund balance - January 1	-	-	-
Fund balance - December 31	\$ -	\$ (13,919)	\$ (13,919)

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City of West Allis, Wisconsin

DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original	Final	
REVENUES			
Taxes	\$ 7,132,446	\$ 6,951,570	\$ (180,876)
Intergovernmental	586,870	634,356	47,486
Total revenues	7,719,316	7,585,926	(133,390)
EXPENDITURES			
Debt service			
Principal	5,979,939	5,979,939	
Interest and fiscal charges	1,069,476	1,042,720	(26,756)
Total expenditures	7,048,415	7,088,645	(50,230)
Excess of revenues over (under) expenditures	670,901	670,901	(183,620)
OTHER FINANCING SOURCES (USES)			
Long-term debt issued	-	-	345,000
Premium on debt issued	-	-	237,322
Transfers in	1,398,995	1,624,849	225,854
Transfers out	(2,136,298)	(2,063,760)	82,538
Total other financing sources (uses)	(737,303)	(737,303)	890,714
Net change in fund balance	(66,402)	(66,402)	707,094
Fund balance - January 1	1,940	1,940	-
Fund balance - December 31	\$ (64,462)	\$ (64,462)	\$ 707,094

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City of West Allis, Wisconsin

COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
DECEMBER 31, 2019

ASSETS	Insurance Management Fund	Health Insurance Fund	Total
Current assets			
Cash and investments	\$ -	\$ 5,106,462	\$ 5,106,462
Receivables	-	2,000,000	2,000,000
Taxes and special charges	-	374,210	374,210
Accounts	-	7,480,872	7,480,872
Total current assets	-	-	-
Other assets			
Investment in CVMIC	3,244,299	-	3,244,299
Net pension asset	3,244,299	-	3,244,299
Total other assets	3,244,299	7,480,672	10,724,971
Total assets	-	-	-
DEFERRED OUTFLOWS OF RESOURCES			
Pension related amounts	-	18,086	18,086
Other postemployment related amounts	-	136	136
Total deferred outflows of resources	-	18,222	18,222
LIABILITIES			
Current liabilities			
Accounts payable	-	1,159,482	1,159,482
Accrued and other current liabilities	-	-	-
Special deposits	-	54,196	54,196
Unearned revenue	-	204,938	204,938
Total current liabilities	-	1,418,616	1,418,616
Long-term obligations, less current portion	-	-	-
Other postemployment benefits	-	1,071	1,071
Total liabilities	-	1,427,187	1,427,187
DEFERRED INFLOWS OF RESOURCES			
Property taxes levied for subsequent year	-	2,000,000	2,000,000
Pension related amounts	-	10,418	10,418
Other postemployment related amounts	-	335	335
Total deferred inflows of resources	-	2,010,753	2,010,753
NET POSITION			
Restituted for pension assets	3,244,299	-	3,244,299
Unrestricted	3,244,299	4,060,954	7,305,253
Total net position	-	-	-

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City of West Allis, Wisconsin

COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2019

	Insurance Management Fund	Health Insurance Fund	Total
OPERATING REVENUES			
Charges to City departments, employees and retirees	\$ -	\$ 13,304,647	\$ 13,304,647
OPERATING EXPENSES			
Insurance claims and estimate changes	-	16,343,717	16,343,717
Operating loss	-	(3,039,070)	(3,039,070)
NONOPERATING REVENUES			
General property taxes	52,287	2,000,000	2,000,000
Interest income	52,287	-	52,287
Total nonoperating revenues	52,287	2,000,000	2,052,287
Income (loss) before transfers	52,287	(1,039,070)	(986,783)
Transfers in	-	675,000	675,000
Transfers out	(52,287)	-	(52,287)
Change in net position	-	(364,070)	(364,070)
Net position - January 1	3,244,299	4,425,024	7,669,323
Net position - December 31	\$ 3,244,299	\$ 4,060,954	\$ 7,305,253

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City of West Allis, Wisconsin

COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2019

CASH FLOWS FROM OPERATING ACTIVITIES	
Cash received from interfund services provided	
Cash paid for employee wages and benefits	
Cash paid to suppliers	
Net cash used by operating activities	
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
General property taxes	
Transfer in (out)	
Net cash provided (used) by noncapital financing activities	
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest received	
Change in cash and cash equivalents	
Cash and cash equivalents - January 1	
Cash and cash equivalents - December 31	
RECONCILIATION OF OPERATING LOSS TO NET CASH PROVIDED USED BY OPERATING ACTIVITIES	
Operating loss	
Adjustments to reconcile operating loss to net cash used by operating activities	
Change in asset, liability and deferred outflows and inflows of resources	
Pension	
Other postemployment benefits	
Change in operating assets and liabilities	
Accounts receivables	
Inventories and prepaid items	
Accrued payable	
Accrued and other current liabilities	
Special deposits	
Unearned revenue	
Net cash used by operating activities	
Reconciliation of cash and cash equivalents to the statement of net position	
Cash and cash equivalents	
Noncash capital and related financing activities	
None	

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City of West Allis, Wisconsin

SCHEDULE OF GOVERNMENTAL CAPITAL ASSETS - BY SOURCE
FOR THE YEAR ENDED DECEMBER 31, 2019

Governmental Capital Assets	
City Government	
Land	\$ 12,966,839
Construction in progress	774,160
Land improvements	71,113
Buildings and improvements	19,960,098
Machinery and equipment	28,696,453
Infrastructure	177,493,957
	<u>239,962,620</u>
West Allis Memorial Hospital	
Land	84,938
Construction in progress	1,622,786
Land improvements	466,539
Buildings and improvements	171,649,704
Machinery and equipment	71,554,795
	<u>245,378,762</u>
	<u>\$ 485,341,382</u>
Total Governmental Capital Assets	
Investment in Governmental Capital Assets By Source	
General Fund	\$ 215,069,668
Special Revenue Funds	
Federal and state grants	5,699,956
Capital Projects Funds	
General obligation debt	49,267,281
Hospital Funds	
Cash	156,174,477
Bonds	59,130,000
	<u>\$ 485,341,382</u>
Total Investment in Governmental Capital Assets By Source	

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City of West Allis, Wisconsin

SCHEDULE OF GOVERNMENTAL CAPITAL ASSETS - BY FUNCTION FOR THE YEAR ENDED DECEMBER 31, 2019

Function and Activity	Land	Construction in Progress	Land Improvements	Buildings and Improvements	Machinery and Equipment	Infrastructure	Total
City Government							
General government	\$ 562,857	\$ 774,160	\$ -	\$ 2,024,208	\$ 2,410,615	\$ -	\$ 5,771,840
Public safety	239,826	-	-	11,017,249	10,902,081	-	22,159,156
Public works	9,673,688	-	-	1,668,213	13,793,236	177,493,957	202,629,094
Health	543,734	-	-	796,605	88,032	-	1,428,371
Culture and recreation	1,093,379	-	71,113	4,453,823	1,431,240	-	7,049,555
Development	853,355	-	-	-	71,249	-	924,604
Total City Government	12,966,839	774,160	71,113	19,960,098	28,696,453	177,493,957	239,962,620
West Allis Memorial Hospital	84,938	1,622,786	466,539	171,649,704	71,554,795	-	245,378,762
Total	\$ 13,051,777	\$ 2,396,946	\$ 537,652	\$ 191,609,802	\$ 100,251,248	\$ 177,493,957	\$ 485,341,382

City of West Allis, Wisconsin

SCHEDULE OF CHANGES IN GOVERNMENTAL CAPITAL ASSETS - BY FUNCTION FOR THE YEAR ENDED DECEMBER 31, 2019

Function and Activity	Balance 1/1/2019	Additions	Deletions	Balance 12/31/2019
City Government				
General government	\$ 5,311,099	\$ 460,741	\$ -	\$ 5,771,840
Public safety	21,795,542	363,614	-	22,159,156
Public works	184,593,371	8,035,723	-	202,629,094
Health	1,428,371	-	-	1,428,371
Culture and recreation	5,946,908	1,102,847	-	7,049,555
Development	924,604	-	-	924,604
Total City Government	229,999,885	9,962,725	-	239,962,620
West Allis Memorial Hospital	241,927,774	3,450,988	-	245,378,762
Total	\$ 471,927,659	\$ 13,413,713	\$ -	\$ 485,341,382

STATISTICAL SECTION

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.

Contents	Page
General Information	136
Financial Trends	138
These schedules contain trend information to help the reader understand how West Allis' financial performance and well-being has changed over time.	
Revenue Capacity	143
These schedules contain information to help the reader assess West Allis' most significant local revenue source, the property tax.	
Debt Capacity	147
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	151
These schedules offer demographic and economic indicators to help the reader understand the environment within which West Allis' financial activities take place	
Operating Information	154
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 eleventh largest city in the State of Wisconsin, with a population of 60,411 according to the 2010 census.

Companies such as Quad Graphics, Johnson Controls, P&H Mining, Avalon Rail, Children's Hospital of Wisconsin, Brookdale Senior Living, Aurora Home Medical Services, Anthem Blue Cross, 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 Wisconsin Center (formerly the Frontier Airlines Center), the BMO Harris 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 months.

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

The City operates under the Council-Mayor form of government. The Common Council includes 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 on behalf of the Common Council. The City Administrator assists the Council and Mayor in carrying out their overall and day-to-day 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 retains approximately 577 full-time equivalent employees, on a permanent basis. At different times during the year, West Allis also employs temporary and part-time help to perform seasonal and other time-specific work. The City requires that all emergency-workers reside within a thirty-minute drive radius of the West Allis city limits, within eighteen months of employment. The City operates daily through nineteen departments, headed by fourteen appointed officials and two elected officials in the roles of City 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 5,278,083 gallons per day for 2018. Pumping capacity for the system is 15,000,000 gallons per day. The highest gallons pumped on any one day in 2018 were 7,708,000 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 is responsible for all administrative, budgetary, financial, personnel, and support services.

The Finance Department provides for all accounting, reporting, auditing, water billing, debt issuance, investment services, FIRE, and other financial services. The Purchasing Division provides for acquisition of supplies, services and equipment, and establishment of services. The Treasury Management Division acts as the depositor and custodian for all city funds. All funds are paid to the Treasurer, who is also responsible for all investments and the disbursements of funds.

The Human Resources Department provides for all recruitment, testing and selection of employees, as well as labor negotiations and benefits program coordination.

Information Technology Department provides all data processing and computer maintenance services. The Central Services Division provides 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 Inspections and Neighborhood Services 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 Community 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 FIRE program.

The Health Department is responsible for maintaining health records, providing immunization, offering health education and counseling, and 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 106th and Lapham). The department is responsible for all fire training, education, prevention and extinguishment of fires. The department also provides rescue and paramedic service.

City of West Allis

Net Position by Component
Last ten fiscal years
Schedule 1

	Fiscal Year									
	2010	2011	2012	2013	2014	2015 (a)	2016 (b)	2017	2018	2019
Governmental Activities										
Net investment in capital assets	\$ 159,589,960	\$ 161,468,728	\$ 159,183,191	\$ 155,634,993	\$ 158,432,679	\$ 153,876,407	\$ 161,610,403	\$ 164,864,990	\$ 162,817,656	\$ 163,948,879
Restricted	342,849	183,321	187,868	191,877	1,064,277	18,169,279	2,226,660	4,062,332	24,512,371	20,010,046
Unrestricted	25,632,400	22,854,223	22,855,014	22,718,355	18,663,636	12,436,804	(87,218,046)	(93,473,284)	(111,295,021)	(115,473,553)
Total governmental activities net assets	\$ 185,565,209	\$ 184,506,272	\$ 182,326,073	\$ 178,545,225	\$ 178,160,592	\$ 184,482,490	\$ 76,619,017	\$ 75,454,028	\$ 76,035,006	\$ 68,485,372
Business-type Activities										
Net investment in capital assets	\$ 53,470,013	\$ 54,610,687	\$ 56,114,749	\$ 60,047,142	\$ 64,492,416	\$ 67,386,795	\$ 70,466,817	\$ 76,279,757	\$ 78,850,169	\$ 81,149,354
Restricted	-	-	-	-	-	1,018,167	-	-	552,142	-
Unrestricted	6,671,884	13,552,705	16,772,641	16,663,155	15,759,475	16,572,451	16,540,178	14,430,787	14,052,303	15,068,749
Total business-type activities net assets	\$ 60,141,897	\$ 68,163,392	\$ 72,887,390	\$ 76,710,297	\$ 80,251,891	\$ 84,977,413	\$ 87,006,995	\$ 90,710,544	\$ 93,454,614	\$ 96,218,103
Primary government										
Net investment in capital assets	\$ 213,059,973	\$ 216,079,415	\$ 215,297,940	\$ 215,682,135	\$ 222,925,095	\$ 221,263,202	\$ 232,077,220	\$ 241,144,747	\$ 241,667,825	\$ 245,098,233
Restricted	342,849	183,321	187,868	191,877	1,064,277	19,187,446	2,226,660	4,062,332	25,064,513	20,010,046
Unrestricted	32,304,284	36,406,928	39,727,855	39,381,510	34,423,111	28,009,255	(70,677,868)	(79,042,507)	(97,242,718)	(100,404,804)
Total primary government net assets	\$ 245,707,106	\$ 252,669,664	\$ 255,213,463	\$ 255,255,522	\$ 258,412,483	\$ 269,459,903	\$ 163,626,012	\$ 166,164,572	\$ 159,489,620	\$ 164,703,475

Data source: City of West Allis Audited Financial Statements

- (a) In 2015, the City implemented GASB Statement No. 68, resulting in an increase in restricted net position of \$16,988,759.
(b) In 2016, the City implemented GASB Statement No. 75, resulting in a decrease in unrestricted net position of \$11,470,915.

City of West Allis

Changes in Net Position
Last ten fiscal years
Schedule 2

	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Expenses										
Governmental Activities:										
General Government	\$ 7,806,361	\$ 8,586,090	\$ 7,601,000	\$ 10,920,556	\$ 12,683,740	\$ 11,379,723	\$ 12,805,585	\$ 11,672,021	\$ 12,828,707	\$ 15,646,526
Public Safety	37,491,260	37,815,973	38,805,269	37,790,154	37,243,881	37,791,564	39,785,333	40,766,743	36,227,199	36,209,933
Public Works	16,122,988	15,308,926	14,917,241	17,704,389	19,435,157	19,015,175	20,174,501	18,449,732	17,784,680	16,514,561
Health & Human Services	10,896,842	8,380,436	10,578,888	7,676,226	10,697,085	11,662,378	12,272,953	7,347,903	12,962,008	12,600,855
Culture, recreation & education	3,189,297	3,223,701	3,121,334	2,833,745	2,633,438	2,778,993	2,769,342	2,631,146	1,620,953	1,342,178
Conservation & development	12,187,021	7,583,983	6,309,345	5,701,550	7,490,488	8,549,672	8,086,314	5,587,700	12,717,475	12,198,065
Interest & Fiscal Charges	2,812,763	2,187,306	2,272,863	2,416,541	1,884,664	1,605,841	1,436,617	1,134,465	1,239,881	1,621,678
Total governmental activities expense	90,508,532	83,086,506	89,605,940	85,045,161	92,074,653	92,783,346	97,330,645	87,589,710	95,380,703	\$ 96,133,597
Business-Type Activities:										
Water Utility	6,110,946	6,186,233	6,384,384	6,893,875	6,986,601	6,895,088	6,752,393	6,563,882	7,723,428	8,604,486
Sanitary Sewer Utility	5,695,049	5,902,207	5,925,361	5,542,622	5,845,286	5,823,936	5,632,642	6,337,577	6,342,139	6,898,048
Storm Water Utility	2,215,521	2,254,241	2,226,502	2,451,452	2,391,743	2,523,771	2,830,547	2,235,979	2,194,228	3,470,324
Solid Waste Utility	1,681,268	1,636,878	1,722,897	1,680,361	1,721,052	1,714,919	1,601,840	2,811,106	1,696,917	1,609,181
Parking Utility	42,601	64,651	36,123	86,781	76,664	104,526	70,787	73,705	51,233	82,653
Senior Citizen's Housing	335,881	385,877	254,464	186,573	190,632	150,944	168,937	138,936	168,105	142,038
Total business-type activities expense	16,081,266	16,439,088	16,551,731	16,843,664	17,211,978	17,213,184	17,057,146	18,181,185	18,176,050	20,806,730
Total Primary Government Expense	\$ 106,589,798	\$ 99,525,594	\$ 106,157,671	\$ 101,888,825	\$ 109,286,631	\$ 109,996,530	\$ 114,387,791	\$ 105,770,895	\$ 113,556,753	\$ 116,940,327
Program Revenues										
Governmental Activities:										
Charges for Services	\$ 239,886	\$ 502,025	\$ 65,967	\$ 1,487,756	\$ 1,710,728	\$ 1,591,046	\$ 1,637,261	\$ 1,678,033	\$ 2,213,170	\$ 2,060,135
General Government	5,021,528	4,086,394	4,265,844	4,066,765	4,190,127	4,361,491	4,438,304	4,175,046	4,282,725	5,038,864
Public Safety	397,319	884,235	1,635,627	767,356	960,539	794,999	619,490	561,363	790,011	846,497
Health & Human Services	301,941	276,256	281,228	274,581	337,709	307,950	302,752	425,033	482,512	508,003
Culture & recreation	817,404	816,763	868,005	897,605	885,714	893,774	874,777	759,661	851,436	785,646
Conservation & development	349,862	2,466,220	1,112,821	1,221,221	3,432,082	993,263	209,098	101,850	63,382	614,784
Interest & Fiscal Charges	187,563	128,860	739,957	372,881	302,206	-	-	-	-	-
Charges for Services	7,315,204	9,160,753	8,969,449	9,086,165	11,813,105	9,942,523	8,081,682	7,700,986	8,683,236	9,853,929
Operating Grants and Contributions	10,832,253	12,721,782	10,518,040	9,010,784	11,194,095	11,075,011	11,414,432	11,348,940	14,772,703	11,467,096
Capital Grants and Contributions	12,535,676	3,901,104	6,279,436	3,151,837	13,279,356	5,308,681	22,966,656	7,223,174	12,218,490	4,140,394
Total governmental activities program revenues	30,683,033	25,783,639	25,766,925	21,250,786	35,292,556	25,327,215	42,462,810	26,273,100	35,674,429	25,451,419
Business-Type activities:										
Charges for Services	18,362,363	20,038,337	21,188,970	21,296,775	21,360,255	21,824,456	21,827,894	21,935,871	22,921,472	22,980,580
Operating Grants and Contributions	368,559	238,266	543,728	258,805	278,735	265,463	287,300	394,572	263,171	593,629
Capital Grants and Contributions	427,276	8,878	172,493	14,978	11,336	10,820	9,700	906,208	89,328	1,289,364
Total business-type activities program revenues	19,156,198	20,285,281	21,905,191	21,570,559	21,650,325	22,100,739	22,124,894	23,236,851	23,273,971	24,843,573
Total Primary Government Program Revenues	\$ 49,841,231	\$ 46,068,920	\$ 47,672,116	\$ 42,821,345	\$ 57,942,881	\$ 47,427,954	\$ 64,587,704	\$ 49,509,951	\$ 58,948,400	\$ 50,304,992
Net (Expense)/Revenue	\$ (59,925,499)	\$ (57,302,867)	\$ (57,839,015)	\$ (63,794,375)	\$ (55,782,097)	\$ (67,456,131)	\$ (54,867,835)	\$ (61,316,610)	\$ (59,706,274)	\$ (70,672,178)
Governmental Activities	3,078,932	3,846,193	5,353,460	4,726,895	4,438,347	4,887,555	5,067,748	5,055,466	5,097,921	4,036,843
Business-type Activities	\$ (56,848,567)	\$ (63,456,674)	\$ (62,485,555)	\$ (59,067,480)	\$ (51,343,750)	\$ (62,566,578)	\$ (49,800,087)	\$ (56,261,144)	\$ (54,608,353)	\$ (66,635,335)
Total Primary Government Net Expense										

City of West Allis

Changes in Net Position
Last ten fiscal years
Schedule 2

	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
(continued)										
General Revenues and Other changes in Net Position										
Governmental Activities:										
Property Taxes	\$ 40,121,731	\$ 41,176,083	\$ 41,753,013	\$ 41,932,197	\$ 41,792,533	\$ 41,761,926	\$ 41,766,514	\$ 43,092,925	\$ 43,922,424	\$ 44,209,731
Other Taxes	927,282	881,385	1,246,701	1,520,503	1,677,243	1,718,495	1,481,705	1,668,745	1,722,019	1,808,928
Intergov't revenues not restr to spec programs	10,359,503	10,311,505	9,626,541	9,480,878	9,206,794	9,205,072	9,404,027	9,738,619	9,777,989	10,256,412
Investment Income	1,257,250	1,124,538	886,889	681,258	814,462	950,145	874,136	1,824,084	1,857,910	2,623,544
Miscellaneous	5,742,633	1,550,448	-	4,474,689	148,689	1,628,647	1,324,521	1,322,638	2,334,708	2,634,260
Gain on sale/disposal of capital assets	1,003,754	1,199,961	804,940	682,684	98,680	76,440	65,464	67,375	88,895	(2,248)
Transfers	59,412,153	66,243,930	65,658,816	60,013,527	58,112,021	58,780,284	58,418,002	59,319,541	61,993,682	63,122,544
Total Governmental Activities										
Business-type Activities:										
Property Taxes	40,000	43,000	43,000	43,000	43,000	43,000	43,000	43,000	43,000	43,000
Investment Income	69,152	8,369	242,949	206,685	295,901	166,391	164,471	162,324	160,059	144,586
Miscellaneous	-	419,891	425,321	107,645	137,966	78,320	313,273	15,570	5,512	111,797
Gain on sale/disposal of capital assets	-	4,904,003	-	-	-	-	-	32,344	22,711	19,180
Transfers	(1,003,754)	(1,199,961)	(1,340,732)	(1,261,318)	(1,373,620)	(1,451,559)	(1,501,635)	(1,605,155)	(2,489,737)	(1,591,917)
Total Business-type Activities	(894,602)	4,175,302	(620,462)	(903,988)	(696,753)	(1,163,848)	(980,891)	(1,351,917)	(2,258,455)	(1,273,354)
Total Primary Government	\$ 58,517,551	\$ 60,419,232	\$ 55,029,354	\$ 59,108,539	\$ 54,215,268	\$ 55,626,436	\$ 55,437,111	\$ 57,967,824	\$ 59,735,227	\$ 61,849,190
Change in Net Position										
Governmental Activities	\$ (513,346)	\$ (1,058,937)	\$ (2,180,199)	\$ (3,780,848)	\$ (670,076)	\$ (10,665,847)	\$ 1,550,167	\$ (1,997,069)	\$ 2,287,408	\$ (7,549,634)
Business-type Activities	2,182,330	8,021,495	4,723,998	3,822,907	3,541,594	3,723,707	4,086,857	3,703,549	2,839,466	2,763,489
Total Primary Government	\$ 1,668,984	\$ 6,962,558	\$ 2,543,798	\$ 42,059	\$ 2,871,518	\$ (6,942,140)	\$ 5,637,024	\$ 1,706,480	\$ 5,126,874	\$ (4,786,145)

Data Source: City of West Allis Audited Financial Statements

City of West Allis

Fund Balances, Governmental Funds
Last Nine Years
Schedule 3

	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General Fund										
Nonspendable										
Restricted										
Committed	\$ 3,786,310	\$ 1,208,155	\$ 1,241,875	\$ 8,358,397	\$ 12,201,720	\$ 12,156,611	\$ 11,602,221	\$ 11,444,851	\$ 4,986,115	\$ 4,077,075
Assigned	584,382	939,369	823,931	1,525,181	1,550,039	3,868,046	1,524,306	2,124,819	1,514,983	685,708
Unassigned	19,983,386	20,232,002	21,300,823	22,338,441	21,347,336	21,879,751	21,035,732	20,155,732	20,897,025	23,862,449
Total General Fund	6,439,209	10,024,801	11,436,142	6,265,317	6,303,452	6,653,462	8,029,594	11,485,571	18,165,571	17,200,000
	30,769,287	32,404,327	34,802,571	38,487,336	41,402,547	44,557,870	42,191,843	45,210,773	45,583,784	45,805,232
All Other Governmental Funds										
Nonspendable										
Special Revenue Funds										
Restricted	202,242	195,688	230,900	218,966						
Debt Service Funds										
Special Revenue Funds	342,949	183,321	187,888	191,877	206,806	50,893	2,488	237,184	1,940	642,632
Capital Projects Funds	2,291,097	1,324,989	1,241,235	800,739	857,471	2,147,794	2,226,660	3,655,100	3,439,003	4,156,052
Committed								1,181,906	3,472,176	4,779,849
Special Revenue Funds	784,084	862,180	878,566	852,057	758,609	756,643	942,754	3,257,858	3,015,208	3,075,864
Assigned										
Capital Projects Funds	2,406,337	2,924,772	3,203,363	4,698,855	2,473,959	2,012,219	5,709,988	2,766,927	5,054,479	4,397,592
Unassigned	(4,367)		(85,248)	(6,158)	(2,561)	(22,495)	(8,289)	(8,282)	(5,158)	(365)
Special Revenue Funds	(1,083,707)	(2,640,833)	(2,353,722)	(2,811,100)	(4,732,172)	(7,430,855)	(10,625,604)	(8,720,751)	(9,975,823)	(8,575,429)
Capital Projects Funds	4,939,535	2,850,127	3,292,982	3,945,236	(437,888)	(2,485,801)	(1,752,023)	2,371,942	5,001,825	8,476,205
Total All Other Governmental Funds										
	\$ 35,731,822	\$ 35,254,454	\$ 38,095,553	\$ 42,432,572	\$ 40,964,659	\$ 42,072,069	\$ 40,439,820	\$ 47,582,715	\$ 50,565,619	\$ 54,281,437

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									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Revenues:										
Taxes	\$ 38,579,707	\$ 39,606,747	\$ 40,177,449	\$ 41,223,666	\$ 41,279,078	\$ 41,234,063	\$ 41,282,246	\$ 42,553,217	\$ 43,527,426	\$ 44,125,835
Special assessments	1,138,632	785,050	1,448,361	1,389,005	940,064	1,005,126	1,401,376	1,222,764	434,244	591,350
Intergovernmental revenues	27,066,761	22,878,787	20,256,266	19,441,170	20,737,387	21,077,453	20,938,589	21,167,566	20,807,175	23,118,352
Licenses & permits	1,443,159	1,409,206	1,530,672	1,461,698	1,697,187	1,567,815	1,624,947	1,620,511	2,066,502	1,911,428
Fines & forfeits	1,984,350	1,725,585	2,115,717	2,119,298	2,119,352	2,042,250	2,121,543	2,185,342	1,651,930	2,210,456
Public charges for services	3,252,825	3,365,273	3,362,730	4,160,911	5,381,504	4,666,596	4,535,884	4,992,107	6,271,971	6,105,223
Interdepartmental charges (effective 2004)	74,276								52,993	49,438
Interest and loan repayments	357,949	296,005	255,921	143,010	26,496	153,407	115,090	-	-	-
Received from hospital	2,499,951	700,238	551,482	858,988	300,000	-	-	-	-	-
Investment return (effective 2003)	855,044	681,312	712,434	586,075	714,451	830,142	647,719	-	-	-
Miscellaneous revenues	3,547,633	1,591,544	1,733,378	3,948,963	868,912	2,859,024	1,238,610	3,482,435	4,741,436	5,206,644
Total revenues	80,860,287	73,039,747	72,144,421	75,332,784	74,064,431	75,435,876	73,906,004	77,323,942	79,553,677	83,318,726
Expenditures:										
Current:										
General government	5,966,552	6,375,030	5,556,431	7,067,623	7,403,446	7,759,821	8,150,179	8,145,700	8,811,476	9,104,290
Public safety	34,029,635	33,517,452	34,162,923	32,779,243	33,027,250	33,463,629	34,118,535	34,482,989	35,973,694	37,633,120
Public works and engineering	10,969,343	11,252,167	10,103,630	10,676,582	11,190,067	10,678,063	11,837,057	9,761,023	10,085,636	11,171,174
Health & human services	2,585,138	2,531,757	2,295,555	2,381,467	2,605,115	2,947,134	2,967,994	3,067,797	3,161,347	3,173,702
Culture & recreation	2,749,018	2,790,093	2,727,106	2,717,291	2,750,789	2,743,256	2,765,021	3,409,133	3,604,556	3,703,500
Conservation & development	9,260,338	7,511,521	5,459,963	6,005,890	10,469,114	8,943,575	8,508,770	5,858,490	13,545,048	17,564,857
Fringe benefits	326,782	552,288	968,511	-	-	-	-	-	-	-
Debt Service:										
Principal	14,070,285	5,036,507	10,422,585	5,457,415	5,450,475	5,739,579	5,845,467	6,096,418	6,517,399	6,055,925
Interest & fiscal charges	2,709,030	2,747,503	2,349,592	2,142,127	1,908,070	1,637,171	1,501,322	1,053,639	969,842	1,042,720
Capital Outlay	7,115,930	5,224,038	5,450,263	5,758,906	5,456,649	5,893,868	4,177,946	5,647,576	4,521,214	8,942,251
Total expenditures	89,782,051	77,538,356	79,496,559	74,986,544	80,260,975	79,806,096	79,872,291	77,422,765	87,190,212	98,391,539
Excess of revenues	(8,981,764)	(4,498,609)	(7,352,138)	346,240	(6,196,544)	(4,370,220)	(5,966,287)	(98,823)	(7,636,535)	(15,072,813)
Over/(under) expenditures										
Other financing sources/(uses)										
Debt										
General obligation debt issued	4,465,000	2,735,000	8,760,000	2,750,000	3,255,000	2,750,000	2,750,000	5,325,000	7,750,000	17,237,105
Refunded general obligation debt	19,600,000	-	-	2,520,000	-	1,445,000	16,445,000	-	-	345,000
Premium on debt issued	-	-	-	-	-	242,007	96,353	234,483	95,507	237,322
Payment to escrow agent/holder	(15,173,966)	-	-	(2,540,539)	-	(1,671,463)	(16,548,869)	(755,000)	-	-
Transfers in	6,460,046	3,520,100	3,029,627	4,035,764	3,698,785	5,474,114	7,758,971	9,574,103	16,760,263	9,159,578
Transfers out	(5,387,972)	(2,233,859)	(1,596,389)	(2,774,446)	(2,225,154)	(3,916,819)	(6,167,417)	(7,968,948)	(13,986,331)	(8,190,374)
Total other financing sources/(uses)	9,963,108	4,021,241	10,193,238	3,990,779	4,728,631	4,322,839	4,334,038	6,409,638	10,619,439	18,788,631
Net change in fund balance	\$ 981,344	\$ (477,368)	\$ 2,841,100	\$ 4,337,019	\$ (1,467,913)	\$ (47,381)	\$ (1,632,249)	\$ 6,310,815	\$ 2,982,904	\$ 3,715,818
Capital Expenditures	\$ 10,142,319	\$ 9,571,461	\$ 8,933,223	\$ 5,977,570	\$ 15,795,404	\$ 8,521,204	\$ 26,012,216	\$ 6,237,164	\$ 7,432,228	\$ 9,891,612
Debt Service as a percentage of noncapital expenditures	21.07%	11.45%	18.10%	11.01%	11.41%	10.35%	13.64%	10.04%	9.39%	8.02%

Data source: City of West Allis Audited Financial Statements

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	Personal Property	Total Taxable Assessed Value *	Assessed Direct Tax Rate	Total Taxable Equalized Value	Ratio of Assessed to Equalized Value
2009	2,809,930,900	1,284,085,700	67,965,100	-	113,793,200	4,275,774,900	8.94	4,361,120,200	98.04%
2010	2,624,941,600	1,269,758,200	66,491,900	-	118,844,300	4,080,036,000	9.61	4,112,421,800	99.21%
2011	2,630,895,800	1,255,431,100	68,394,500	-	124,618,300	4,079,339,700	9.76	3,906,288,200	104.43%
2012	2,629,668,000	1,249,708,300	71,215,800	-	133,381,300	4,083,973,400	9.81	3,738,930,800	109.23%
2013	2,384,999,600	1,166,747,100	56,757,000	-	123,535,700	3,732,039,400	10.75	3,701,354,200	100.83%
2014	2,385,457,200	1,161,688,500	54,959,600	-	122,345,000	3,724,450,300	10.81	3,712,641,300	100.32%
2015	2,385,091,100	1,166,347,800	53,953,500	-	126,237,400	3,731,629,800	10.81	3,741,492,800	99.74%
2016	2,386,494,500	1,175,468,100	54,658,300	-	131,700,300	3,748,321,200	11.05	3,735,583,600	100.34%
2017	2,387,405,600	1,178,122,500	56,056,800	-	130,304,700	3,751,889,600	11.25	3,722,361,000	100.79%
2018	2,383,757,800	1,189,879,400	52,150,600	-	84,678,100	3,710,465,900	11.52	3,820,597,600	97.12%
2019	2,386,947,000	1,353,124,600	60,275,500	-	81,983,700	3,882,330,800	11.56	4,010,376,800	96.81%

Data source: Wisconsin DOR Changes in Equalized Value

Data source: City of West Allis SOA

*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

Tax Year	Collection Year	City		Direct Rates					Overlapping Rates							Net Tax Rate	
		West Allis	Debt Service	Health Fund	Parking Fund	TID Increment	Assessed Total	West Allis/ West Milw School District	Milwaukee Area Technical College		Milwaukee County		Milwaukee Metro Sewage Distr		State of Wisconsin		State Tax Credit
2010	2011	7.82	0.83	0.69	0.01	0.26	9.61	8.46	1.93	4.49	1.45	0.17	-	26.11			
2011	2012	7.95	0.85	0.69	0.01	0.26	9.76	8.46	1.94	5.53	1.46	0.17	(1.04)	26.28			
2012	2013	8.13	0.92	0.49	0.01	0.26	9.81	8.01	1.94	4.62	1.49	0.15	-	26.02			
2013	2014	8.92	1.02	0.54	0.01	0.26	10.75	8.36	2.11	5.09	1.69	0.17	-	28.17			
2014	2015	8.98	1.03	0.54	0.01	0.25	10.81	8.12	1.27	5.08	1.71	0.17	-	27.16			
2015	2016	8.99	1.03	0.54	0.01	0.24	10.81	8.04	1.26	5.15	1.75	0.17	-	27.18			
2016	2017	9.15	1.08	0.53	0.01	0.28	11.05	8.02	1.26	5.08	1.74	0.17	-	27.32			
2017	2018	9.38	1.04	0.53	0.01	0.28	11.25	9.05	1.25	5.01	1.71	-	-	28.28			
2018	2019	9.57	1.10	0.54	0.01	0.30	11.52	7.90	1.26	5.05	1.75	-	-	27.48			
2019	2020	9.51	1.05	0.52	0.01	0.47	11.56	7.73	1.22	4.94	1.70	-	-	27.15			

Data source: 2020 Budget Fact Sheet

City of West Allis

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

Taxpayer	Type of Business	2019 Assessed Value			2010 Assessed Value		
		Total Assessed Valuation	Rank	Percentage of Total Assessed Valuation	Total Assessed Valuation	Rank	Percentage of Total Assessed Valuation
Whitnall-Summit Co.	Office Bldg	\$ 64,794,600	1	1.7%	\$ 42,091,000	1	1.0%
Blake Capital Corp	Apartments	28,401,500	2	0.7%	21,221,800	2	0.5%
Renaissance Faire	Office - Warehouse	24,904,900	3	0.6%	-	-	N/10
Morgan Grove LLC	Apartments	24,823,600	4	0.6%	14,831,000	7	0.4%
Ranco Properties	Shopping Center	20,783,900	5	0.5%	20,120,700	3	0.5%
Six Points Apts	Apartments	20,280,200	6	0.5%	-	-	N/10
West Allis Self Storage LLC & Burnham St Self Storage	Storage/Warehouse	18,166,400	7	0.5%	17,644,700	5	0.4%
RVT West Allis Center LLC	Shopping Center	17,623,100	8	0.5%	17,940,100	4	0.4%
James J & Helen R Krahn Rev Trust	Apartments	15,605,500	9	0.4%	11,542,200	13	0.3%
West Allis Hotel Ventures LLC	Hotel	14,109,100	10	0.4%	-	-	N/10
SPTMNR Properties Trust	Apartments	11,030,300	11	0.4%	-	-	N/10
Quad Graphics, Inc	Manufacturing	13,576,700	12	0.3%	16,436,700	6	0.4%
Mister Roger's Neighborhood LLC	Office Warehouse	13,164,800	13	0.3%	-	-	N/10
Southtown Plaza LLC	Shopping Center	12,169,600	14	0.3%	-	-	N/10
Riverwood Associates LLC & Riverwood Additions	Apartments	11,788,000	15	0.3%	-	-	N/10
1126 West Allis Operating	Commercial-Office	-	-	N/19	12,502,800	9	0.3%
Kenneth Hendricks	Warehouses-HOBO	-	-	N/19	11,834,200	12	0.3%
Home Depot	Home Depot	-	-	N/19	11,382,100	15	0.3%
Sam's Real Estate	Sam's Real Estate	-	-	N/19	13,926,300	8	0.3%
Dayton-Hudson Corp	Target	-	-	N/19	11,988,800	11	0.3%
Heritage 6 LLC	Apartments	-	-	N/19	11,532,200	14	0.3%
Harold Wilde	Car Dealership	-	-	N/19	12,094,800	10	0.3%
Total		\$ 311,222,200		6.6%	\$ 247,089,200		5.9%

Largest Taxpayers - 2019 Assessment Roll (Assessor's Office Report)

N/19 = Not a top 15 Principal Tax Payer in 2019
N/10= Not a top 15 Principal Tax Payer in 2010

(a) Based on total Assessed Value

1/1/2019	\$ 3,882,330,800
1/1/2018	\$ 3,710,485,900

(b) This table represents the current year and ten years ago, 2010.

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
2010	2011	\$ 109,084,702	\$ 109,032,984	99.95%	\$ 29,449	\$ 109,062,434	99.97%
2011	2012	110,126,451	110,071,355	99.95%	36,225	110,107,580	99.98%
2012	2013	110,120,559	110,064,533	99.95%	30,368	110,094,901	99.98%
2013	2014	115,309,554	115,260,031	99.96%	26,765	115,286,796	99.98%
2014	2015	111,137,220	111,092,765	99.96%	17,503	111,110,268	99.98%
2015	2016	110,978,090	110,931,787	99.96%	19,583	110,951,370	99.98%
2016	2017	111,800,096	111,750,915	99.96%	13,369	111,764,284	99.97%
2017	2018	115,858,458	115,771,645	99.93%	28,995	115,800,640	99.95%
2018	2019	111,953,063	111,748,876	99.82%	140,021	111,888,897	99.94%
2019	2020	115,684,979	100,558,270	86.92%	*	100,558,270	86.92%

* Full Data for the 2020 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

City of West Allis

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	Debt Service Fund Balance	Net General Bonded Debt	Total Taxable Equalized Value	General Bonded Debt to Equalized Property Value	Total Taxable Assessed Value	General Bonded Debt to Assessed Property Value	Ratio of General Bonded Debt to Assessed Property Value	Population	Net General Bonded Debt Per Capita
2010	\$ 79,299,669	\$ 342,849	\$ 78,956,820	\$ 4,112,421,800	1.92%	\$ 4,080,036,000	1.94%	1.94%	60,411	\$ 1,306.99
2011	78,518,268	183,321	78,334,947	3,906,288,200	2.01%	4,079,339,700	1.92%	1.92%	60,365	1,297.69
2012	78,409,836	187,868	78,221,968	3,738,930,800	2.09%	4,083,973,400	1.92%	1.92%	60,732	1,287.99
2013	76,649,304	191,877	76,457,427	3,701,354,200	2.07%	3,732,039,400	2.05%	2.05%	60,300	1,267.95
2014	75,644,916	206,806	75,438,110	3,712,641,300	2.03%	3,724,450,300	2.03%	2.03%	60,697	1,242.86
2015	73,853,470	50,893	73,802,577	3,741,492,800	1.97%	3,731,629,800	1.98%	1.98%	60,329	1,223.33
2016	73,072,906	2,468	73,070,438	3,735,583,600	1.96%	3,748,321,200	1.95%	1.95%	60,164	1,214.52
2017	72,273,157	237,184	72,035,973	3,722,361,000	1.94%	3,751,889,600	1.92%	1.92%	59,934	1,201.92
2018	74,463,381	1,940	74,461,441	3,820,597,600	1.95%	3,710,465,900	2.01%	2.01%	59,590	1,249.56
2019	88,411,500	642,632	87,768,868	4,010,376,800	2.19%	3,882,330,800	2.26%	2.26%	59,780	1,468.20

Fiscal Year	Net General Bonded Debt	Bond Anticipation Notes	Bonded Debt and BAN's	Total Taxable Equalized Value	General Bonded Debt to Equalized Property Value	Total Taxable Assessed Value	General Bonded Debt to Assessed Property Value	Ratio of General Bonded Debt to Assessed Property Value	Population	Net General Bonded Debt and BAN Per Capita
2010	\$ 78,956,820	\$ -	\$ 78,956,820	\$ 4,112,421,800	1.92%	\$ 4,080,036,000	1.94%	1.94%	60,411	\$ 1,306.99
2011	78,334,947	-	78,334,947	3,906,288,200	2.01%	4,079,339,700	1.92%	1.92%	60,365	1,297.69
2012	78,221,968	-	78,221,968	3,738,930,800	2.09%	4,083,973,400	1.92%	1.92%	60,732	1,287.99
2013	76,457,427	-	76,457,427	3,701,354,200	2.07%	3,732,039,400	2.05%	2.05%	60,300	1,267.95
2014	75,438,110	-	75,438,110	3,712,641,300	2.03%	3,724,450,300	2.03%	2.03%	60,697	1,242.86
2015	73,802,577	-	73,802,577	3,731,629,800	1.98%	3,731,629,800	1.98%	1.98%	60,329	1,223.33
2016	73,070,438	-	73,070,438	3,735,583,600	1.96%	3,748,321,200	1.95%	1.95%	60,164	1,214.52
2017	72,035,973	-	72,035,973	3,722,361,000	1.94%	3,751,889,600	1.92%	1.92%	59,934	1,201.92
2018	74,461,441	-	74,461,441	3,820,597,600	1.95%	3,710,465,900	2.01%	2.01%	59,590	1,249.56
2019	87,768,868	-	87,768,868	4,010,376,800	2.19%	3,882,330,800	2.26%	2.26%	59,780	1,468.20

The City issues all business-type activity debt as levy-supported, general obligation debt.

Data sources:
Equalized Value - Wisconsin Department of Revenue
Estimated Population - Wisconsin Department of Administration
Debt - City of West Allis 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		BAN's		Total Bond Anticipation Notes (BAN)	General Obligation Bonds/Notes	Total Primary Government	Percentage of Personal Income	Per Capita
				General Bonds/Notes	Obligation Bonds/Notes	General City Pension	Tax Increment Districts					
2010	\$ 22,558,385	\$ 33,871,816	\$ 1,650,000	\$ 58,080,201	\$ -	\$ -	\$ -	\$ 21,219,468	\$ 79,299,669	1.99%	\$ 1,312.67	
2011	22,560,000	32,213,694	1,005,000	55,778,694	-	-	-	22,739,574	78,518,268	2.12%	1,300.73	
2012	22,505,000	31,121,109	490,000	54,116,109	-	-	-	24,293,727	78,409,836	2.23%	1,291.08	
2013	22,130,000	29,304,943	-	51,434,943	-	-	-	25,214,360	76,649,303	2.24%	1,271.13	
2014	21,805,000	27,034,469	-	48,839,469	-	-	-	26,408,929	75,248,398	2.31%	1,239.74	
2015	21,273,940	24,809,890	-	46,083,830	-	-	-	27,769,640	73,853,470	2.34%	1,224.18	
2016	20,991,747	23,509,423	-	44,501,170	-	-	-	28,571,736	73,072,906	2.42%	1,214.56	
2017	21,760,000	20,908,005	-	42,668,005	-	-	-	28,471,160	71,139,165	2.39%	1,186.96	
2018	20,765,000	23,135,606	-	43,900,606	-	-	-	29,355,125	73,255,731	2.36%	1,229.33	
2019	20,816,238	35,361,786	-	56,178,024	-	-	-	32,233,476	88,411,500	*	1,478.95	

Data source: Wisconsin Department of Revenue and Wisconsin Department of Administration

The City issues all business-type activity debt as levy-supported, general obligation debt.

*Note: Data for 2019 Personal Income is not yet available.

City of West Allis

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

	Fiscal Years									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Equalized Value of Real and Personal Property	\$ 4,112,421,800	\$ 3,906,288,200	\$ 3,738,930,800	\$ 3,701,354,200	\$ 3,712,641,300	\$ 3,741,492,800	\$ 3,735,583,600	\$ 3,722,361,000	\$ 3,820,597,600	\$ 4,010,376,800
General Obligation Debt Limit	205,621,090	195,314,410	186,946,540	185,067,710	185,632,055	187,074,640	186,779,180	186,118,050	191,025,880	200,519,840
Five (5) Percent of Equalized Valuation										
per Section 67.03 of the Wisconsin Statutes										
Amount of Debt Applicable to Debt Limitation:										
General Obligation Bonds/Notes	79,299,669	78,518,268	78,409,836	76,649,304	75,644,916	73,110,383	72,209,026	71,139,165	73,255,731	86,873,189
Less: Amount Available for Financing GO Debt	(342,849)	(183,321)	(187,868)	(191,877)	(206,805)	(50,893)	(2,468)	(237,184)	(1,940)	(642,632)
Net O/S GO Debt Applicable to Debt Limitation	78,956,820	78,334,947	78,221,968	76,457,427	75,438,110	73,059,490	72,206,558	70,901,981	73,253,791	86,230,557
Legal margin for New Debt	\$ 126,664,270	\$ 116,979,463	\$ 108,724,572	\$ 108,610,283	\$ 110,193,955	\$ 114,015,150	\$ 114,572,622	\$ 115,216,069	\$ 117,776,089	\$ 114,288,283
Total net debt applicable to the limit as a percentage of debt limit	38.40%	40.11%	41.84%	41.31%	40.64%	39.05%	38.66%	38.10%	38.35%	43.00%

Total net debt applicable to the limit as a percentage of debt limit

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

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Equalized Value of Real and Personal Property	\$ 4,112,421,800	\$ 3,906,288,200	\$ 3,738,930,800	\$ 3,701,354,200	\$ 3,712,641,300	\$ 3,741,492,800	\$ 3,735,583,600	\$ 3,722,361,000	\$ 3,820,597,600	\$ 4,010,376,800
General Obligation Debt Limit	205,621,090	195,314,410	186,946,540	185,067,710	185,632,055	187,074,640	186,779,180	186,118,050	191,025,880	200,519,840
Five (5) Percent of Equalized Valuation										
per Section 67.03 of the Wisconsin Statutes										
Amount of Debt Applicable to Debt Limitation:										
General Obligation Bonds/Notes	79,299,669	78,518,268	78,409,836	76,649,304	75,644,916	73,110,383	72,209,026	71,139,165	73,255,731	86,873,189
Bond Anticipation Notes/Bonds	-	-	-	-	-	-	-	-	-	-
Less: Amount Available for Financing GO Debt	(342,849)	(183,321)	(187,868)	(191,877)	(206,805)	(50,893)	(2,468)	(237,184)	(1,940)	(642,632)
Net O/S GO Debt Applicable to Debt Limitation	78,956,820	78,334,947	78,221,968	76,457,427	75,438,110	73,059,490	72,206,558	70,901,981	73,253,791	86,230,557
Legal margin for New Debt	\$ 126,664,270	\$ 116,979,463	\$ 108,724,572	\$ 108,610,283	\$ 110,193,955	\$ 114,015,150	\$ 114,572,622	\$ 115,216,069	\$ 117,776,089	\$ 114,288,283
Total net debt applicable to the limit as a percentage of debt limit	38.40%	40.11%	41.84%	41.31%	40.64%	39.05%	38.66%	38.10%	38.35%	43.00%

Total net debt applicable to the limit as a percentage of debt limit

Includes Anticipation Notes although not required under state law.
The City issues all business-type activity debt as levy-supported, general obligation debt
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	12/31/2019 General Obligation Bonded Debt Outstanding	Percentage Applicable to City	Amount Applicable to City
City - all outstanding debt	\$ 56,178,024	100.00%	\$ 56,178,024
Milwaukee Area Technical College	100,465,000	4.78%	4,802,629
Milwaukee County	564,742,211	5.97%	33,713,416
West Allis/West Milwaukee School District	48,519,734	83.96%	40,737,266
Milwaukee Metropolitan Sewage District	703,666,249	6.08%	42,815,980
Total Overlapping	<u>1,417,393,194</u>		<u>122,069,291</u>
Total Direct and Overlapping Debt	<u>\$ 1,473,571,218</u>		<u>\$ 178,247,315</u>

Percentage based on equalized value of the City as it relates to the over all value of each district
The City issues all business-type activity debt as levy-supported, general obligation debt.
Data source: By Ehlers Inc. - financial consultants from information provided by the individual taxing units.

Governmental Unit	12/31/2010 General Obligation Bonded Debt Outstanding	Percentage Applicable to City	Amount Applicable to City
City - all outstanding debt	\$ 78,956,820	100.00%	\$ 78,956,820
Milwaukee Area Technical College	107,275,000	5.32%	5,707,030
Milwaukee County	747,590,360	6.49%	48,518,614
West Allis/West Milwaukee School District	41,132,774	85.75%	35,271,354
Milwaukee Metropolitan Sewage District	973,375,756	6.63%	64,534,813
Total Overlapping	<u>1,869,373,890</u>		<u>154,031,811</u>
Total Direct and Overlapping Debt	<u>\$ 1,948,330,710</u>		<u>\$ 232,988,631</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

City of West Allis

Demographic & Economic Statistics

Last ten years

Schedule 13

Year	Population	Personal Income (in thousands)	Per Capita Adjusted Gross Income				Unemployment Rates as of December not seasonally adjusted			
			City		Milwaukee County		City of West Allis	Milwaukee County	State of Wisconsin	State of Wisconsin
			of West Allis	\$	of West Allis	\$				
2010	60,411	\$ 1,065,367,628	\$ 17,635	\$ 20,486	\$ 17,635	\$ 20,486	8.1%	9.6%	8.3%	8.3%
2011	60,635	1,072,587,150	17,689	20,681	17,689	20,681	8.1%	9.0%	6.6%	6.6%
2012	60,300	1,090,007,200	18,076	21,433	18,076	21,433	7.6%	7.9%	6.9%	6.9%
2013	60,300	1,127,473,200	18,698	22,411	18,698	22,411	6.4%	7.2%	5.8%	5.8%
2014	60,697	1,144,126,950	18,850	22,507	18,850	22,507	5.2%	6.0%	4.7%	4.7%
2015	60,329	1,185,477,062	19,650	23,939	19,650	23,939	5.1%	5.1%	4.6%	4.6%
2016	60,164	1,178,637,524	19,590	24,327	19,590	24,327	5.0%	5.1%	4.1%	4.1%
2017	59,652	1,192,307,394	19,988	24,269	19,988	24,269	3.8%	4.0%	3.3%	3.3%
2018	59,590	1,245,096,314	20,894	25,780	20,894	25,780	3.1%	3.2%	2.8%	2.8%
2019	59,780	*	*	*	*	*	3.8%	4.0%	3.3%	3.3%

* : 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 - Wisconsin's Worknet web site below.

<http://worknet.wisconsin.gov/worknet/dalaus.aspx?menuselection=da>

City of West Allis Unemployment query

Milwaukee County Unemployment query

State of Wisconsin Unemployment query

City of West Allis

Principal Employers
Current year and ten years prior
Schedule 14

Employer	Type of Business	2019			2010		
		Employees	Rank	Percentage of Total County Employment	Employees	Rank	Percentage of Total County Employment
West Allis Memorial Hospital	Regional Hospital	1,870	1	0.40%	2,300	1	0.54%
West Allis School District	Elementary/Secondary Education	989	2	0.21%	920	2	0.22%
Quad Graphics	Commercial Printer	840	3	0.18%	914	3	0.22%
City of West Allis	Municipal Government	741	4	0.16%	517	4	0.12%
Brookdale Senior Living (previously Alterra)	Assisted Care Health Provider	650	5	0.14%	350	6	0.08%
Children's Hospital - Summit Place	Administrative Suites	575	6	0.12%	N/10	N/10	N/10
Aurora Visiting Nurses Assn. Of Milwaukee	Social Service Agency	367	7	0.08%	293	9	0.07%
Wheaton Franciscan	Health Care Services	330	8	0.07%	N/10	N/10	N/10
Johnson Controls	Engineering and IT	287	9	0.06%	N/10	N/10	N/10
Village of Manor Park	Nursing Home & Retirement Facility	279	10	0.06%	287	10	0.07%
Anthem Health	Health Insurance	N/19	N/19	N/19	350	5	0.08%
Covenant Health Systems	Health Care Services	N/19	N/19	N/19	332	7	0.08%
Milwaukee Area Technical College	Technical College	N/19	N/19	N/19	300	8	0.07%
		<u>6,928</u>		<u>1.48%</u>	<u>6,563</u>		<u>1.55%</u>

Data source: Reference USA, written and telephone survey (November 2019), City of West Allis, Wisconsin Manufacturers Register
Wisconsin Worknet - <http://worknet.wisconsin.gov/worknet> - for Milwaukee County Labor Information

- (a) N/19 = Not a top Employer in 2019
(b) N/10 = Not a top Employer in 2010

City of West Allis

Various Statistics

Last ten years

Schedule 15

General Government - City Employees - Full Time Equivalents

	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Mayor	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
City Attorney	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	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	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.75
Administration	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75
Administrative Office	8.15	8.15	8.15	8.15	8.15	8.15	8.15	8.15	8.15	8.15
Information Services	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Purchasing/Central Services	4.38	4.38	4.38	4.38	4.38	4.38	4.38	4.38	4.38	4.38
Human Resources	5.85	5.85	5.85	5.85	5.85	5.85	5.85	5.85	5.85	5.85
Finance	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.75
Clerk/Treasurer**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Clerk	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Treasurer	157.25	157.25	157.25	157.25	157.25	157.25	157.25	157.25	157.25	157.25
Police Department	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00
Fire Department	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10
Planning (Development)	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50
Building Inspection & Zoning	25.11	25.11	25.11	25.11	25.11	25.11	25.11	25.11	25.11	25.11
Health Department	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10
Senior Center	21.30	21.30	21.30	21.30	21.30	21.30	21.30	21.30	21.30	21.30
Public Library	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50
Public Works	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
Administrative Office	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00
Building and Electrical	15.75	15.75	15.75	15.75	15.75	15.75	15.75	15.75	15.75	15.75
Street and Sanitation	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00
Forestry	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Equipment Repair	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00
Inventory Services Recycling	518.49	517.43	518.83	518.83	515.53	514.30	586.15	583.75	583.75	583.75
Engineering	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total	1,102,428	1,102,941	1,105,118	1,107,204	1,106,773	1,107,218	1,107,664	1,107,664	1,107,664	1,109,887
Public Safety	1	1	1	1	1	1	1	1	1	1
Police Stations	1	1	1	1	1	1	1	1	1	1
Police Sub Station	3	3	3	3	3	3	3	3	3	3
Fire Stations	194	194	194	194	194	194	194	194	194	194
Public Works/Engineering	43	43	43	43	43	43	43	43	43	43
Streets (miles)	278	278	278	278	278	278	278	278	278	278
Alleys (miles)	177	177	177	177	177	177	177	177	177	177
Side Walks (miles)	163	163	163	163	163	163	163	163	163	163
Sanitary Sewer (miles)	7,322	7,322	7,322	7,322	7,322	7,322	7,322	7,322	7,322	7,322
Storm Sewer (miles) (changed calc method 2001)	756	756	756	756	756	756	756	756	756	756
Street Lights (in 2010 added double lights)	40	40	40	40	40	40	40	40	40	40
Alley Lights	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339
City owned parking lots										
Parking Stalls										
Water Utility	1,102,428	1,102,941	1,105,118	1,107,204	1,106,773	1,107,218	1,107,664	1,107,664	1,107,664	1,109,887
Number of feet of Water Main	2,620	2,621	2,621	2,621	2,620	2,621	2,616	2,611	2,611	2,612
Number of Hydrants	5,933,825	5,244,126	5,420,348	4,990,508	5,072,100	4,899,436	4,995,496	4,942,583	5,278,093	5,270,110
Daily Average Used (gallons)										
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 - 98th 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

*In 2015 Treasurer's department became a division of the Finance Department

City of West Allis

Operating Indicators by Program/Function
Ten Year Trend
Schedule 16

	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Public Safety										
Fire										
Alarm Data										
Fire	172	145	172	172	136	220	181	156	141	150
Rupture/Explosion	3	4	3	6	-	8	11	10	8	8
Hazardous Condition	259	248	214	243	239	250	259	212	203	232
Service	153	145	116	134	154	360	215	183	185	278
Good Intent	252	257	190	187	176	338	315	328	367	378
False Alarms	519	517	451	427	491	577	772	760	775	857
Weather	2	1	2	3	1	-	1	-	1	1
Other	2	2	2	1	3	2	2	2	3	3
Total Alarm	1,362	1,319	1,150	1,173	1,200	1,755	1,756	1,632	1,583	1,905
Emergency Medical Services Transport										
Paramedic Unit (Advance Life)	1,536	1,864	2,052	2,195	2,521	2,824	3,547	2,884	2,456	2,520
Fire Rescue Unit (Basic Life)	3,269	3,086	3,078	3,080	2,721	2,856	3,453	3,470	2,893	3,050
Other Units on Scene	78	44	22	36	69	39	951	179	190	-
Total Patient Transports	4,883	5,094	5,152	5,311	5,311	5,719	7,951	6,343	5,539	5,570
Bureau of Fire Prevention Activity										
Compliance Inspections	8,793	9,723	6,241	5,681	5,840	5,848	4,648	4,370	4,366	4,823
Plan Reviews	364	277	300	306	277	249	289	235	261	217
Site Inspections	226	150	137	116	140	131	259	101	110	64
General Government										
Building Permits Issued	1,673	1,592	1,586	1,588	1,616	1,412	1,378	1,258	1,328	1,358
Building Permit Value	\$23,791,748	\$32,812,843	\$29,295,073	\$32,246,059	\$55,627,260	\$31,980,170	\$46,123,408	\$39,636,893	\$127,749,253	\$43,291,428
Library										
Registered Borrowers	38,798	33,910	35,963	38,018	39,878	41,571	43,136	19,553	17,459	15,964
References	109,470	75,086	91,764	88,410	60,201	57,626	83,151	80,196	74,828	85,854
Library Visits	371,332	309,898	409,392	479,544	460,000	487,424	508,728	511,080	410,246	483,237
Circulation Transactions	778,409	774,833	743,520	727,740	688,953	662,653	620,055	576,028	514,700	495,279
Items Loaned	67,116	73,733	75,027	81,015	81,248	81,940	76,377	76,634	78,669	77,029
Items Received	78,309	83,118	77,027	74,244	74,175	74,924	72,295	75,655	74,644	75,630
Library Collection										
Books Owned	211,983	208,223	207,461	204,787	200,669	190,834	197,790	181,722	177,267	178,901
Audio Materials	15,547	16,401	17,355	18,204	19,519	18,959	19,016	18,738	18,159	15,438
Data Bases	18	67	66	66	66	68	68	46	78	84
Video Materials	16,198	16,019	17,415	20,070	21,025	21,940	23,881	21,247	1,846	20,263
Subscriptions	307	309	294	341	505	308	299	272	256	237
Other - Includes Electronic Format	760	865	917	869	862	8,932	7,890	7,213	-	-
Electronic Books/Audio/Video(new)	17,871	38,049	72,733	97,087	133,498	175,108	190,093	212,889	213,940	222,109
(continued)										
Water Utility										
Number of Metered Customers										
Residential	17,348	17,349	17,311	17,366	17,226	17,203	17,235	17,180	17,220	19,025
Multi-family (Residential) (New 2014)					641	640	661	684	742	748
Commercial	2,031	2,031	2,085	2,036	1,502	1,731	1,449	1,720	1,409	1,437
Industrial	64	64	63	63	61	61	61	62	65	65
Public Authority (new 2008)	78	78	81	81	77	76	73	47	78	78
Total	19,521	19,522	19,540	19,546	19,507	19,711	19,479	19,693	19,514	21,351
Gallons Sold (thousands)										
Residential	958,161	963,787	981,401	915,421	869,246	877,386	872,232	841,986	827,420	814,223
Multi-family (Residential) (New 2014)					214,208	226,951	229,941	257,157	261,377	259,534
Commercial	599,183	585,032	616,944	590,619	384,881	376,188	355,088	346,812	361,448	346,207
Industrial	82,047	86,900	94,007	76,163	79,498	82,570	81,084	67,747	82,659	68,825
Public Authority (new 2008)	132,134	123,465	124,470	124,093	131,184	120,765	120,868	124,258	88,843	82,570
Total	1,771,525	1,759,184	1,816,722	1,706,296	1,679,017	1,683,863	1,660,815	1,638,070	1,632,746	1,551,359
Gallons Pumped into System (1,000)										
Total Gallons Sold (1,000)	1,953,640	1,814,106	1,978,427	1,821,724	1,959,773	1,808,553	1,900,258	1,831,836	1,826,504	1,823,580
Lost Water Unaccounted For (1,000)	1,771,525	1,759,184	1,816,722	1,706,296	1,679,017	1,683,863	1,660,815	1,638,070	1,635,180	1,559,218
Percent of water lost	8%	8%	7%	6%	14%	11%	12%	9%	14%	15%
Total KWH used for pumping	1,271,438	1,004,555	901,732	832,756	1,959,773	866,788	866,867	866,788	866,788	866,788

FORM OF LEGAL OPINION

(See following pages)

Quarles & Brady LLP
411 East Wisconsin Avenue
Milwaukee, WI 53202

August 18, 2021

Re: City of West Allis, Wisconsin ("Issuer")
\$6,335,000 Taxable General Obligation Refunding Bonds, Series 2021A,
dated August 18, 2021 ("Bonds")

We have acted as bond counsel to the Issuer in connection with the issuance of the Bonds. In such capacity, we have examined such law and such certified proceedings, certifications, and other documents as we have deemed necessary to render this opinion.

Regarding questions of fact material to our opinion, we have relied on the certified proceedings and other certifications of public officials and others furnished to us without undertaking to verify the same by independent investigation.

The Bonds are numbered from R-1 and upward; bear interest at the rates set forth below; and mature on March 1 of each year, in the years and principal amounts as follows:

<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
2022	\$325,000	___%
2023	335,000	___
2024	335,000	___
2025	340,000	___
2026	345,000	___
2027	345,000	___
2028	355,000	___
2029	360,000	___
2030	365,000	___
2031	375,000	___
2032	380,000	___
2033	390,000	___
2034	400,000	___
2035	405,000	___
2036	415,000	___
2037	425,000	___
2038	440,000	___

Interest is payable semi-annually on March 1 and September 1 of each year commencing on March 1, 2022.

The Bonds maturing on March 1, 2032 and thereafter are subject to redemption prior to maturity, at the option of the Issuer, on March 1, 2031 or on any date thereafter. Said Bonds are redeemable as a whole or in part, and if in part, from maturities selected by the Issuer, and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

[The Bonds maturing in the years _____ are subject to mandatory redemption by lot as provided in the Bonds, at the redemption price of par plus accrued interest to the date of redemption and without premium.]

We further certify that we have examined a sample of the Bonds and find the same to be in proper form.

Based upon and subject to the foregoing, it is our opinion under existing law that:

1. The Bonds have been duly authorized and executed by the Issuer and are valid and binding general obligations of the Issuer.
2. All the taxable property in the territory of the Issuer is subject to the levy of ad valorem taxes to pay principal of, and interest on, the Bonds, without limitation as to rate or amount. The Issuer is required by law to include in its annual tax levy the principal and interest coming due on the Bonds except to the extent that necessary funds have been irrevocably deposited into the debt service fund account established for the payment of the principal of and interest on the Bonds.
3. The interest on the Bonds is included for federal income tax purposes in the gross income of the owners of the Bonds.

We express no opinion regarding the accuracy, adequacy, or completeness of the Official Statement or any other offering material relating to the Bonds. Further, we express no opinion regarding tax consequences arising with respect to the Bonds other than as expressly set forth herein.

The rights of the owners of the Bonds and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and similar laws affecting creditors' rights and may be subject to the exercise of judicial discretion in accordance with general principles of equity, whether considered at law or in equity.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention, or any changes in law that may hereafter occur.

QUARLES & BRADY LLP

BOOK-ENTRY-ONLY SYSTEM

1. The Depository Trust Company ("DTC"), New York, New York, will act as securities depository for the securities (the "Securities"). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for [each issue of] the Securities, [each] in the aggregate principal amount of such issue, and will be deposited with DTC. [If, however, the aggregate principal amount of [any] issue exceeds \$500 million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.]
2. DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.
3. Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Security ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.
4. To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

5. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. [Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.]
6. Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.
7. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).
8. Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.
9. A Beneficial Owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to [Tender/Remarketing] Agent, and shall effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to [Tender/Remarketing] Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to [Tender/Remarketing] Agent's DTC account.
10. DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to the City or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.
11. The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.
12. The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

FORM OF CONTINUING DISCLOSURE CERTIFICATE

(See following pages)

CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the City of West Allis, Milwaukee County, Wisconsin (the "Issuer") in connection with the issuance of \$6,335,000 Taxable General Obligation Refunding Bonds, Series 2021A, dated August 18, 2021 (the "Securities"). The Securities are being issued pursuant to a resolution adopted on July 13, 2021, as supplemented by a Certificate Approving the Details of Taxable General Obligation Refunding Bonds, Series 2021A (collectively, the "Resolution") and delivered to _____ (the "Purchaser") on the date hereof. Pursuant to the Resolution, the Issuer has covenanted and agreed to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events. In addition, the Issuer hereby specifically covenants and agrees as follows:

Section 1(a). Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the holders of the Securities in order to assist the Participating Underwriters within the meaning of the Rule (defined herein) in complying with SEC Rule 15c2-12(b)(5). References in this Disclosure Certificate to holders of the Securities shall include the beneficial owners of the Securities. This Disclosure Certificate constitutes the written Undertaking required by the Rule.

Section 1(b). Filing Requirements. Any filing under this Disclosure Certificate must be made solely by transmitting such filing to the MSRB (defined herein) through the Electronic Municipal Market Access ("EMMA") System at www.emma.msrb.org in the format prescribed by the MSRB. All documents provided to the MSRB shall be accompanied by the identifying information prescribed by the MSRB.

Section 2. Definitions. In addition to the defined terms set forth in the Resolution, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Report" means any annual report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Audited Financial Statements" means the Issuer's annual financial statements, which are currently prepared in accordance with generally accepted accounting principles (GAAP) for governmental units as prescribed by the Governmental Accounting Standards Board (GASB) and which the Issuer intends to continue to prepare in substantially the same form.

"Final Official Statement" means the Final Official Statement dated July 29, 2021 delivered in connection with the Securities, which is available from the MSRB.

"Financial Obligation" means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Fiscal Year" means the fiscal year of the Issuer.

"Governing Body" means the Common Council of the Issuer or such other body as may hereafter be the chief legislative body of the Issuer.

"Issuer" means the City of West Allis, Milwaukee County, Wisconsin, which is the obligated person with respect to the Securities.

"Issuer Contact" means the Finance Director of the Issuer who can be contacted at City Hall, 7525 West Greenfield Avenue, West Allis, Wisconsin 53214, phone (414) 302-8252, fax (414) 302-8255.

"Listed Event" means any of the events listed in Section 5(a) of this Disclosure Certificate.

"MSRB" means the Municipal Securities Rulemaking Board.

"Participating Underwriter" means any of the original underwriter(s) of the Securities (including the Purchaser) required to comply with the Rule in connection with the offering of the Securities.

"Rule" means SEC Rule 15c2-12(b)(5) promulgated by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time, and official interpretations thereof.

"SEC" means the Securities and Exchange Commission.

Section 3. Provision of Annual Report and Audited Financial Statements.

(a) The Issuer shall, not later than 365 days after the end of the Fiscal Year, commencing with the year ended December 31, 2020, provide the MSRB with an Annual Report filed in accordance with Section 1(b) of this Disclosure Certificate and which is consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the Audited Financial Statements of the Issuer may be submitted separately from the balance of the Annual Report and that, if Audited Financial Statements are not available within 365 days after the end of the Fiscal Year, unaudited financial information will be provided, and Audited Financial Statements will be submitted to the MSRB when and if available.

(b) If the Issuer is unable or fails to provide to the MSRB an Annual Report by the date required in subsection (a), the Issuer shall send in a timely manner a notice of that fact to the MSRB in the format prescribed by the MSRB, as described in Section 1(b) of this Disclosure Certificate.

Section 4. Content of Annual Report. The Issuer's Annual Report shall contain or incorporate by reference the Audited Financial Statements and updates of the following sections of the Final Official Statement to the extent such financial information and operating data are not included in the Audited Financial Statements:

1. DEBT - Direct Debt
2. DEBT - Debt Limit
3. VALUATIONS - Current Property Valuations
4. TAX LEVIES AND COLLECTIONS - Tax Levies and Collections

Any or all of the items listed above may be incorporated by reference from other documents, including official statements of debt issues of the Issuer or related public entities, which are available to the public on the MSRB's Internet website or filed with the SEC. The Issuer shall clearly identify each such other document so incorporated by reference.

Section 5. Reporting of Listed Events.

(a) This Section 5 shall govern the giving of notices of the occurrence of any of the following events with respect to the Securities:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Securities, or other material events affecting the tax status of the Securities;
7. Modification to rights of holders of the Securities, if material;
8. Securities calls, if material, and tender offers;
9. Defeasances;
10. Release, substitution or sale of property securing repayment of the Securities, if material;
11. Rating changes;

12. Bankruptcy, insolvency, receivership or similar event of the Issuer;
13. The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. Appointment of a successor or additional trustee or the change of name of a trustee, if material;
15. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect holders of the Securities, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

For the purposes of the event identified in subsection (a)12. above, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer.

(b) When a Listed Event occurs, the Issuer shall, in a timely manner not in excess of ten business days after the occurrence of the Listed Event, file a notice of such occurrence with the MSRB. Notwithstanding the foregoing, notice of Listed Events described in subsections (a) (8) and (9) need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected Securities pursuant to the Resolution.

(c) Unless otherwise required by law, the Issuer shall submit the information in the format prescribed by the MSRB, as described in Section 1(b) of this Disclosure Certificate.

Section 6. Termination of Reporting Obligation. The Issuer's obligations under the Resolution and this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all the Securities.

Section 7. Issuer Contact; Agent. Information may be obtained from the Issuer Contact. Additionally, the Issuer may, from time to time, appoint or engage a dissemination agent to assist

it in carrying out its obligations under the Resolution and this Disclosure Certificate, and may discharge any such agent, with or without appointing a successor dissemination agent.

Section 8. Amendment; Waiver. Notwithstanding any other provision of the Resolution or this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, if the following conditions are met:

(a)(i) The amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of the Issuer, or the type of business conducted; or

(ii) This Disclosure Certificate, as amended or waived, would have complied with the requirements of the Rule at the time of the primary offering, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(b) The amendment or waiver does not materially impair the interests of beneficial owners of the Securities, as determined and certified to the Issuer by an underwriter, financial advisor, bond counsel or trustee.

In the event this Disclosure Certificate is amended for any reason other than to cure any ambiguities, inconsistencies, or typographical errors that may be contained herein, the Issuer agrees the next Annual Report it submits after such amendment shall include an explanation of the reasons for the amendment and the impact of the change, if any, on the type of financial statements or operating data being provided.

If the amendment concerns the accounting principles to be followed in preparing financial statements, then the Issuer agrees that it will give an event notice and that the next Annual Report it submits after such amendment will include a comparison between financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 10. Default. (a) Except as described in the Final Official Statement, in the previous five years, the Issuer has not failed to comply in all material respects with any previous undertakings under the Rule to provide annual reports or notices of events.

(b) In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate any holder of the Securities may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under the Resolution and this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an event of default with respect to the Securities and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 11. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Participating Underwriters and holders from time to time of the Securities, and shall create no rights in any other person or entity.

IN WITNESS WHEREOF, we have executed this Certificate in our official capacities effective the 18th day of August, 2021.

(SEAL)

Dan Devine
Mayor

Rebecca Grill
City Administrator/Clerk

NOTICE OF SALE

\$6,335,000* TAXABLE GENERAL OBLIGATION REFUNDING BONDS, SERIES 2021A CITY OF WEST ALLIS, WISCONSIN

Bids for the purchase of \$6,335,000* Taxable General Obligation Refunding Bonds, Series 2021A (the "Bonds") of the City of West Allis, Wisconsin (the "City") will be received at the offices of Ehlers and Associates, Inc. ("Ehlers"), 3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105, municipal advisors to the City, until 10:00 A.M., Central Time, and **ELECTRONIC PROPOSALS** will be received via **PARITY**, in the manner described below, until 10:00 A.M. Central Time, on July 28, 2021, at which time they will be opened, read and tabulated. **The Common Council adopted a resolution on July 13, 2021 (the "Parameters Resolution"), which authorized the Finance Director/Comptroller or the Administrator/Clerk to accept a bid for the Bonds if the parameters and conditions set forth in the Parameters Resolution are satisfied. If the parameters and conditions set forth in the Parameters Resolution are not met through the competitive bids received on July 28, 2021, neither the Finance Director/Comptroller or the Administrator/Clerk will have the authority to accept a bid for the Bonds, and all bids for the Bonds will be rejected.**

PURPOSE

The Bonds are being issued pursuant to Section 67.04, Wisconsin Statutes, for the public purpose of refunding certain obligations of the City. The Bonds are general obligations of the City, and all the taxable property in the City is subject to the levy of a tax to pay the principal of and interest on the Bonds as they become due which tax may, under current law, be levied without limitation as to rate or amount.

DATES AND MATURITIES

The Bonds will be dated August 18, 2021, will be issued as fully registered Bonds in the denomination of \$5,000 each, or any integral multiple thereof, and will mature on March 1 as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2022	\$325,000	2028	\$355,000	2034	\$400,000
2023	335,000	2029	360,000	2035	405,000
2024	335,000	2030	365,000	2036	415,000
2025	340,000	2031	375,000	2037	425,000
2026	345,000	2032	380,000	2038	440,000
2027	345,000	2033	390,000		

ADJUSTMENT OPTION

* The City reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of \$5,000 each, up to \$100,000 per maturity. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per \$1,000.

TERM BOND OPTION

Bids for the Bonds may contain a maturity schedule providing for any combination of serial bonds and term bonds, subject to mandatory redemption, so long as the amount of principal maturing or subject to mandatory redemption in each year conforms to the maturity schedule set forth above. All dates are inclusive.

INTEREST PAYMENT DATES AND RATES

Interest will be payable on March 1 and September 1 of each year, commencing March 1, 2022, to the registered owners of the Bonds appearing of record in the bond register as of the close of business on the 15th day (whether or not a business day) of the immediately preceding month. Interest will be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board. All Bonds of the same maturity must bear interest from date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

BOOK-ENTRY-ONLY FORMAT

Unless otherwise specified by the purchaser, the Bonds will be designated in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). DTC will act as securities depository for the Bonds, and will be responsible for maintaining a book-entry system for recording the interests of its participants and the transfers of interests between its participants. The participants will be responsible for maintaining records regarding the beneficial interests of the individual purchasers of the Bonds. So long as Cede & Co. is the registered owner of the Bonds, all payments of principal and interest will be made to the depository which, in turn, will be obligated to remit such payments to its participants for subsequent disbursement to the beneficial owners of the Bonds.

PAYING AGENT

The City has selected Bond Trust Services Corporation, Roseville, Minnesota, to act as paying agent (the "Paying Agent"). Bond Trust Services Corporation and Ehlers are affiliate companies. The City will pay the charges for Paying Agent services. The City reserves the right to remove the Paying Agent and to appoint a successor.

OPTIONAL REDEMPTION

At the option of the City, the Bonds maturing on or after March 1, 2032 shall be subject to optional redemption prior to maturity on March 1, 2031 or any date thereafter, at a price of par plus accrued interest.

Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the selection of the amounts and maturities of the Bonds to be redeemed shall be at the discretion of the City. If only part of the Bonds having a common maturity date are called for redemption, then the City or Paying Agent, if any, will notify DTC of the particular amount of such maturity to be redeemed. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interest in such maturity to be redeemed.

Notice of such call shall be given by sending a notice by registered or certified mail, facsimile or electronic transmission, overnight delivery service or in any other manner required by DTC, not less than 30 days nor more than 60 days prior to the date fixed for redemption to the registered owner of each Bond to be redeemed at the address shown on the registration books.

DELIVERY

On or about August 18, 2021, the Bonds will be delivered without cost to the winning bidder at DTC. On the day of closing, the City will furnish to the winning bidder the opinion of bond counsel hereinafter described and certificates verifying that no litigation in any manner questioning the validity of the Bonds is then pending or, to the best knowledge of officers of the City, threatened. Payment for the Bonds must be received by the City at its designated depository on the date of closing in immediately available funds.

LEGAL OPINION

An opinion as to the validity of the Bonds will be furnished by Quarles & Brady LLP, of Milwaukee, Wisconsin, bond counsel to the City. The legal opinion will be issued on the basis of existing law and will state that the Bonds are valid and binding general obligations of the City; provided that the rights of the owners of the Bonds and the enforceability of the Bonds may be limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors' rights and by equitable principles (which may be applied in either a legal or equitable proceeding).

STATEMENT REGARDING COUNSEL PARTICIPATION

Bond Counsel has not assumed responsibility for this Official Statement or participated in its preparation (except with respect to the section entitled "TAX EXEMPTION" in the Official Statement and the "FORM OF LEGAL OPINION" found in Appendix B of the Official Statement).

SUBMISSION OF BIDS

Bids must not be for less than \$6,255,813, nor more than \$6,715,100, plus accrued interest on the principal sum of \$6,335,000 from date of original issue of the Bonds to date of delivery. Prior to the time established above for the opening of bids, interested parties may submit a bid as follows:

- 1) Electronically to bondsale@ehlers-inc.com; or
- 2) Electronically via **PARITY** in accordance with this Notice of Sale until 10:00 A.M. Central Time, but no bid will be received after the time for receiving bids specified above. To the extent any instructions or directions set forth in **PARITY** conflict with this Notice of Sale, the terms of this Notice of Sale shall control. For further information about **PARITY**, potential bidders may contact Ehlers or i-Deal LLC at 1359 Broadway, 2nd Floor, New York, New York 10018, Telephone (212) 849-5021.

Bids must be submitted to Ehlers via one of the methods described above and must be received prior to the time established above for the opening of bids. Each bid must be unconditional except as to legality. Neither the City nor Ehlers shall be responsible for any failure to receive a facsimile submission.

A good faith deposit ("Deposit") in the amount of \$126,700 shall be made by the winning bidder by wire transfer of funds. Such Deposit shall be received by Ehlers no later than two hours after the bid opening time. Wire transfer instructions will be provided to the winning bidder by Ehlers after the tabulation of bids. The City reserves the right to award the Bonds to a winning bidder whose wire transfer is initiated but not received by such time provided that such winning bidder's federal wire reference number has been received by such time. In the event the Deposit is not received as provided above, the City may award the Bonds to the bidder submitting the next best bid provided such bidder agrees to such award. The Deposit will be retained by the City as liquidated damages if the bid is accepted and the Purchaser fails to comply therewith.

The City and the winning bidder who chooses to so wire the Deposit hereby agree irrevocably that Ehlers shall be the escrow holder of the Deposit wired to such account subject only to these conditions and duties: 1) All income earned thereon shall be retained by the escrow holder as payment for its expenses; 2) If the bid is not accepted, Ehlers shall, at its expense, promptly return the Deposit amount to the winning bidder; 3) If the bid is accepted, the Deposit shall be returned to the winning bidder at the closing; 4) Ehlers shall bear all costs of maintaining the escrow account and returning the funds to the winning bidder; 5) Ehlers shall not be an insurer of the Deposit amount and shall have no liability hereunder except if it willfully fails to perform or recklessly disregards, its duties specified herein; and 6) FDIC insurance on deposits within the escrow account shall be limited to \$250,000 per bidder.

No bid can be withdrawn after the time set for receiving bids unless the meeting of the City scheduled for award of the Bonds is adjourned, recessed, or continued to another date without award of the Bonds having been made.

AWARD

The Bonds will be awarded to the bidder offering the lowest interest rate to be determined on a True Interest Cost (TIC) basis. The City's computation of the interest rate of each bid, in accordance with customary practice, will be controlling. In the event of a tie, the sale of the Bonds will be awarded by lot. The City reserves the right to reject any and all bids and to waive any informality in any bid. **The Bonds will not be awarded if the TIC (taking the purchaser's compensation into account) exceeds 3.00% or if the other conditions set forth in the Parameters Resolution are not satisfied.**

BOND INSURANCE

If the Bonds are qualified for any bond insurance policy, the purchase of such policy shall be at the sole option and expense of the winning bidder. Any cost for such insurance policy is to be paid by the winning bidder, except that, if the City requested and received a rating on the Bonds from a rating agency, the City will pay that rating fee. Any rating agency fees not requested by the City are the responsibility of the winning bidder.

Failure of the municipal bond insurer to issue the policy after the Bonds are awarded to the winning bidder shall not constitute cause for failure or refusal by the winning bidder to accept delivery of the Bonds.

CUSIP NUMBERS

The City will assume no obligation for the assignment or printing of CUSIP numbers on the Bonds or for the correctness of any numbers printed thereon, but will permit such numbers to be printed at the expense of the winning bidder, if the winning bidder waives any delay in delivery occasioned thereby.

NON-QUALIFIED TAX-EXEMPT OBLIGATIONS

The City will NOT designate the Bonds as "qualified tax-exempt obligations" pursuant to Section 265 of the Internal Revenue Code of 1986, as amended, which permits financial institutions to deduct interest expenses allocable to the Bonds to the extent permitted under prior law.

CONTINUING DISCLOSURE

In order to assist the Underwriters in complying with the provisions of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934 the City will enter into an undertaking for the benefit of the holders of the Bonds. A description of the details and terms of the undertaking is set forth in Appendix D of the Official Statement.

PRELIMINARY OFFICIAL STATEMENT

Bidders may obtain a copy of the Official Statement relating to the Bonds prior to the bid opening by request from Ehlers at www.ehlers-inc.com by connecting to the Bond Sales link. The Syndicate Manager will be provided with an electronic copy of the Final Official Statement within seven business days of the bid acceptance. Up to 10 printed copies of the Final Official Statement will be provided upon request. Additional copies of the Final Official Statement will be available at a cost of \$10.00 per copy.

Information for bidders and bid forms may be obtained from Ehlers at 3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105, Telephone (651) 697-8500.

By Order of the Common Council

Rebecca Grill, City Administrator/Clerk
City of West Allis, Wisconsin

BID FORM

City of West Allis, Wisconsin (the "City")

July 28, 2021

RE: \$6,335,000* Taxable General Obligation Refunding Bonds, Series 2021A (the "Bonds")

DATED: August 18, 2021

For all or none of the above Bonds, in accordance with the Notice of Sale and terms of the Global Book-Entry System (unless otherwise specified by the Purchaser) as stated in this Official Statement, we will pay you \$_____ (not less than \$6,255,813, nor more than \$6,715,100) plus accrued interest to date of delivery for fully registered Bonds bearing interest rates and maturing in the stated years as follows:

_____ % due 2022	_____ % due 2028	_____ % due 2034
_____ % due 2023	_____ % due 2029	_____ % due 2035
_____ % due 2024	_____ % due 2030	_____ % due 2036
_____ % due 2025	_____ % due 2031	_____ % due 2037
_____ % due 2026	_____ % due 2032	_____ % due 2038
_____ % due 2027	_____ % due 2033	

* The City reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of \$5,000 each, up to \$100,000 per maturity. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per \$1,000.

All Bonds of the same maturity must bear interest from date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

A good faith deposit ("Deposit") in the amount of \$126,700 shall be made by the winning bidder by wire transfer of funds. Such Deposit shall be received by Ehlers no later than two hours after the bid opening time. Wire transfer instructions will be provided to the winning bidder by Ehlers after the tabulation of bids. The City reserves the right to award the Bonds to a winning bidder whose wire transfer is initiated but not received by such time provided that such winning bidder's federal wire reference number has been received by such time. In the event the Deposit is not received as provided above, the City may award the Bonds to the bidder submitting the next best bid provided such bidder agrees to such award. The Deposit will be retained by the City as liquidated damages if the bid is accepted and the Purchaser fails to comply therewith. We agree to the conditions and duties of Ehlers and Associates, Inc., as escrow holder of the Deposit, pursuant to the Notice of Sale. This bid is for prompt acceptance and is conditional upon delivery of said Bonds to The Depository Trust Company, New York, New York, in accordance with the Notice of Sale. Delivery is anticipated to be on or about August 18, 2021.

This bid is subject to the City's agreement to enter into a written undertaking to provide continuing disclosure under Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934 as described in the Official Statement for the Bonds.

We have received and reviewed the Official Statement, and any addenda thereto, and have submitted our requests for additional information or corrections to the Final Official Statement. As Syndicate Manager, we agree to provide the City with the reoffering price of the Bonds within 24 hours of the bid acceptance.

This bid is a firm offer for the purchase of the Bonds identified in the Notice of Sale, on the terms set forth in this bid form and the Notice of Sale, and is not subject to any conditions, except as permitted by the Notice of Sale.

By submitting this bid, we confirm that we are an underwriter and have an established industry reputation for underwriting new issuances of municipal bonds. YES: _____ NO: _____.

Account Manager: _____ By: _____

Account Members:

Award will be on a true interest cost basis. According to our computations (the correct computation being controlling in the award), the total dollar interest cost (including any discount or less any premium) computed from August 18, 2021 of the above bid is \$_____ and the true interest cost (TIC) is _____%.

The foregoing offer is hereby accepted by and on behalf of the City of West Allis, Wisconsin, on July 28, 2021.

By: _____

Title: _____