

**PRELIMINARY OFFICIAL STATEMENT DATED APRIL 24, 2026**

**NEW ISSUE**

Not Bank Qualified

Moody's Rated "Aa3"  
(See "RATING" herein)

*In the opinion of Quarles & Brady LLP, Bond Counsel, assuming continued compliance with the requirements of the Internal Revenue Code of 1986, as amended, under existing law interest on the Notes is excludable from gross income and is not an item of tax preference for federal income tax purposes; however, interest on the Notes is taken into account in determining "adjusted financial statement income" for purposes of computing the federal alternative minimum tax imposed on Applicable Corporations (as defined in Section 59(k) of the Code). The Notes shall NOT be "qualified tax-exempt obligations". See "TAX EXEMPTION" herein for a more detailed discussion of some of the federal income tax consequences of owning the Notes. The interest on the Notes is not exempt from present Wisconsin income or franchise taxes.*

**\$17,170,000**  
**VILLAGE OF GERMANTOWN**  
**Washington County, Wisconsin**  
**General Obligation Promissory Notes**

Dated: May 21, 2026

Due: March 1, 2027 – 2046

The \$17,170,000 General Obligation Promissory Notes (the "Notes") will be dated May 21, 2026 and will be in the denomination of \$5,000 each or any multiple thereof. The Notes will mature serially on March 1 of the years 2027 through 2046. Interest on the Notes shall be payable commencing on March 1, 2027 and semi-annually thereafter on September 1 and March 1 of each year. Associated Trust Company, National Association, Green Bay, Wisconsin will serve as paying agent for the Notes.

The Notes are being issued pursuant to Section 67.12(12) of the Wisconsin Statutes. The Notes will be general obligations of the Village of Germantown, Wisconsin (the "Village") for which its full faith and credit and taxing powers are pledged which taxes may, under current law, be levied without limitation as to rate or amount. The proceeds from the sale of the Notes will be used for public purposes, including paying the cost of street improvement projects, storm sewer projects, street lighting and signals, park projects, facility improvements including improvements to the police department and fire station, vehicles and equipment. (See "THE FINANCING PLAN" herein.)

The Notes maturing on March 1, 2035 and thereafter are subject to call and prior redemption, at the option of the Village, on March 1, 2034 or on any date thereafter, in whole or in part, and if in part, from maturities selected by the Village and by lot within each maturity at a price of par plus accrued interest to the date of redemption. All or a portion of the Notes may be issued as one or more term bonds, upon election by the successful bidder. (See "REDEMPTION PROVISIONS" herein.)

The Financial Advisor to the District is:



The Notes will be issued only as fully registered Notes and will be registered in the name of Cede & Co. as nominee of The Depository Trust Company, New York, New York ("DTC"). DTC will act as the securities depository of the Notes. Individual purchases will be made in book-entry form only in denominations of \$5,000 principal amount or any integral multiple thereof. Purchasers of the Notes will not receive certificates representing their interest in the Notes purchased. (See "BOOK-ENTRY-ONLY SYSTEM" herein.)

*The Village's Notes are offered when, as and if issued subject to the approval of legality by Quarles & Brady LLP, Milwaukee, Wisconsin, Bond Counsel. Quarles & Brady LLP will also act as Disclosure Counsel for the Village. The anticipated settlement date for the Notes is on or about May 21, 2026.*

**SALE DATE: MAY 4, 2026**

**SALE TIME: 10:00 A.M. CT**

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), except for the omission of certain information described in the rule, but is subject to revision, amendment, and completion in a Final Official Statement.

## MATURITY SCHEDULE

### \$17,170,000 General Obligation Promissory Notes

Dated: May 21, 2026 Due: March 1, 2027 through 2046 Callable: March 1, 2034

<u>(March 1)</u>	<u>Amount*</u>	<u>Rate</u>	<u>Yield</u>	CUSIP <sup>(1)</sup> Base <u>374118</u>
2027	\$1,845,000			
2028	790,000			
2029	1,000,000			
2030	1,060,000			
2031	1,125,000			
2032	1,010,000			
2033	1,070,000			
2034	1,135,000			
2035	1,195,000			
2036	1,270,000			
2037	450,000			
2038	475,000			
2039	500,000			
2040	525,000			
2041	550,000			
2042	575,000			
2043	605,000			
2044	630,000			
2045	665,000			
2046	695,000			

\*Preliminary, subject to change.

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**VILLAGE OF GERMANTOWN**  
Washington County, Wisconsin

**VILLAGE BOARD**

Robert Soderberg, Village President  
Meg Cutts, Trustee  
Scott L. Hefle, Trustee  
Patrick Kaiser, Trustee  
Terri Kaminski, Trustee  
Jan Miller, Trustee  
Jolene Pieper, Trustee  
Jim Stout, Trustee  
Robert Warren, Trustee

**ADMINISTRATION**

Mitch Reynolds, Interim Village Administrator\*  
Matthew Uselding, Finance Director/Treasurer\*\*  
Donna Ott, Village Clerk

**VILLAGE ATTORNEY**

Brian Sajdak, Stafford Rosenbaum LLP  
Wauwatosa, Wisconsin

**PROFESSIONAL SERVICES**

**Financial Advisor:** Robert W. Baird & Co. Incorporated, Milwaukee, Wisconsin  
**Bond Counsel:** Quarles & Brady LLP, Milwaukee, Wisconsin  
**Disclosure Counsel:** Quarles & Brady LLP, Milwaukee, Wisconsin  
**Paying Agent:** Associated Trust Company, National Association, Green Bay, Wisconsin

\* The Village is actively recruiting to permanently fill the Village Administrator position.

\*\* Mr. Uselding will be leaving his role effective May 8, 2026. The Village expects to fill the position on an interim basis as it seeks candidates to fill the position.

## REGARDING USE OF THIS OFFICIAL STATEMENT

This Official Statement is being distributed in connection with the sale of the Notes referred to in this Official Statement and may not be used, in whole or in part, for any other purpose. No dealer, broker, salesman or other person is authorized to make any representations concerning the Notes other than those contained in this Official Statement, and if given or made, such other information or representations may not be relied upon as statements of the Village of Germantown, Wisconsin (the "Village"). This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Notes by any person in any jurisdiction in which it is unlawful to make such an offer, solicitation or sale.

For purposes of compliance with Rule 15c2-12 of the Securities and Exchange Commission, this document, as the same may be supplemented or amended by the Village, from time to time (collectively, the "Official Statement"), may be treated as a final Official Statement with respect to the Notes described herein that is deemed final by the Village as of the date hereof (or of any such supplement or amendment).

Unless otherwise indicated, the Village is the source of the information contained in this Official Statement. Certain information in this Official Statement has been obtained by the Village or on its behalf from The Depository Trust Company and other non-Village sources that the Village believes to be reliable. No representation or warranty is made, however, as to the accuracy or completeness of such information. Nothing contained in this Official Statement is a promise of or representation by Robert W. Baird & Co. Incorporated (the "Financial Advisor"). The Financial Advisor has provided the following sentence for inclusion in this Official Statement. The Financial Advisor has reviewed, and the Underwriter will review the information in this Official Statement in accordance with, and as part of, their responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Financial Advisor and the Underwriter do not guarantee the accuracy or completeness of such information. The information and opinions expressed in this Official Statement are subject to change without notice. Neither the delivery of this Official Statement nor any sale made under this Official Statement shall, under any circumstances, create any implication that there has been no change in the financial condition or operations of the Village or other information in this Official Statement, since the date of this Official Statement.

This Official Statement contains statements that are "forward-looking statements" as that term is defined in Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. When used in this Official Statement, the words "estimate," "intend," "project" or "projection," "expect" and similar expressions are intended to identify forward-looking statements. Forward-looking statements are subject to risks and uncertainties, some of which are discussed herein, that could cause actual results to differ materially from those contemplated in such forward-looking statements. Investors and prospective investors are cautioned not to place undue reliance on forward-looking statements, which speak only as of the date of this Official Statement.

This Official Statement should be considered in its entirety. No one factor should be considered more or less important than any other by reason of its position in this Official Statement. Where statutes, ordinances, reports or other documents are referred to in this Official Statement, reference should be made to those documents for more complete information regarding their subject matter.

The Notes will not be registered under the Securities Act of 1933, as amended, or the securities laws of any state of the United States and will not be listed on any stock or other securities exchange. Neither the Securities and Exchange Commission nor any other federal, state, municipal or other governmental entity shall have passed upon the accuracy or adequacy of this Official Statement.

**THE PRICES AND OTHER TERMS RESPECTING THE OFFERING AND SALE OF THE NOTES MAY BE CHANGED FROM TIME TO TIME BY THE UNDERWRITER AFTER THE NOTES ARE RELEASED FOR SALE AND THE NOTES MAY BE OFFERED AND SOLD AT PRICES OTHER THAN THE INITIAL OFFERING PRICES, INCLUDING SALES TO DEALERS WHO MAY SELL THE NOTES INTO INVESTMENT ACCOUNTS.**

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## SUMMARY

<b>Village:</b>	Village of Germantown, Washington County, Wisconsin (the "Village").
<b>Issue:</b>	\$17,170,000 General Obligation Promissory Notes (the "Notes").
<b>Dated Date:</b>	May 21, 2026.
<b>Interest Due:</b>	Commencing on March 1, 2027 and semi-annually thereafter on September 1 and March 1 of each year. Interest on the Notes will be computed on the basis of a 30-day month and a 360-day year.
<b>Principal Due:</b>	March 1 of the years 2027 through 2046.
<b>Redemption Provisions:</b>	<p>The Notes maturing on March 1, 2035 and thereafter shall be subject to call and prior payment, at the option of the Village, on March 1, 2034 or on any date thereafter at a price of par plus accrued interest. The amounts and maturities of the Notes to be redeemed shall be selected by the Village. If less than the entire principal amount is to be redeemed, the Notes of that maturity which are to be redeemed shall be selected by lot. Notice of such call shall be given by sending a notice thereof by registered or certified mail, facsimile or electronic transmission, overnight express delivery, or in any other manner required by DTC not less than thirty (30) days nor more than sixty (60) days prior to the date fixed for redemption to the registered owner of each Note to be redeemed at the address shown on the registration books.</p> <p>All or a portion of the Notes may be issued as one or more term bonds, upon election by the successful bidder. (See "REDEMPTION PROVISIONS" herein.)</p>
<b>Security:</b>	The full faith, credit and resources of the Village are pledged to the payment of the principal of and the interest on the Notes as the same become due and, for said purposes, there are levied without limitation on all the taxable property in the Village, direct, annual irrevocable taxes in each year and in such amounts which will be sufficient to meet such principal and interest payments when due. Under current law, such taxes may be levied without limitation as to rate or amount.
<b>Purpose:</b>	The proceeds from the sale of the Notes will be used for public purposes, including paying the cost of street improvement projects, storm sewer projects, street lighting and signals, park projects, facility improvements including improvements to the police department and fire station, vehicles and equipment. (See "THE FINANCING PLAN" herein.)
<b>Tax Status:</b>	Interest on the Notes is excludable from gross income for federal income tax purposes. (See "TAX EXEMPTION" herein.)
<b>No Bank Qualification:</b>	The Notes shall NOT be "qualified tax-exempt obligations".
<b>Credit Rating:</b>	This issue has been assigned a "Aa3" rating by Moody's Investors Service, Inc. (See "RATING" herein.)
<b>Bond Years:</b>	148,669.44 years.
<b>Average Life:</b>	8.659 years.
<b>Record Date:</b>	The 15th day of the calendar month next preceding each interest payment date.

*Information set forth on this page is qualified by the entire Official Statement. A full review of the entire Official Statement should be made by potential investors.*

## INTRODUCTORY STATEMENT

This Official Statement presents certain information relating to the Village of Germantown, Wisconsin (the "Village" and the "State" respectively) in connection with the sale of the Village's \$17,170,000 General Obligation Promissory Notes (the "Notes"). The Notes are issued pursuant to the Constitution and laws of the State and the parameters resolution (the "Parameters Resolution") adopted by the Village Board and other proceedings and determinations related thereto.

All summaries of statutes, documents and the Parameters Resolution contained in this Official Statement are subject to all the provisions of, and are qualified in their entirety by reference to such statutes, documents and the Parameters Resolution, and references herein to the Notes are qualified in their entirety by reference to the form thereof included in the Parameters Resolution. A copy of the Parameters Resolution may be obtained from the Financial Advisor (defined herein) upon request.

## THE FINANCING PLAN

Proceeds from the sale of the Notes will be used for public purposes, including paying the cost of street improvement projects, storm sewer projects, street lighting and signals, park projects, facility improvements including improvements to the police department and fire station, vehicles and equipment (collectively, the "Project").

## REDEMPTION PROVISIONS

### Optional Redemption

The Notes maturing on March 1, 2035 and thereafter are subject to call and prior redemption, at the option of the Village, on March 1, 2034 or on any date thereafter, in whole or in part, and if in part, from maturities selected by the Village and by lot within each maturity at a price of par plus accrued interest to the date of redemption.

### Mandatory Redemption

All or a portion of the Notes may be issued as one or more term bonds, upon election by the successful bidder as provided in the Official Notice of Sale.

Such term bonds shall be subject to mandatory sinking fund redemption. Such term bonds shall have a stated maturity or maturities of March 1, in such years as determined by the successful bidder. The term bonds shall be subject to mandatory sinking fund redemption and final payment(s) at maturity of 100% of the principal amount thereof, plus accrued interest to the redemption date or dates and in amounts consistent with the maturity schedule on the inside cover of this Official Statement.

## ESTIMATED SOURCES AND USES\*

### Sources of Funds

Par Amount of Notes	\$17,170,000.00
Reoffering Premium	1,294,412.45
<b>TOTAL SOURCES</b>	<b>\$18,464,412.45</b>

### Uses of Funds

Deposit to Project Construction Fund	\$17,023,638.50
Bid Premium for Deposit to Debt Service Fund	1,122,712.45
Cost of Issuance (Including Underwriter's Discount)	318,061.50
<b>TOTAL USES</b>	<b>\$18,464,412.45</b>

\*Preliminary, subject to change.

**CONSTITUTIONAL AND STATUTORY CONSIDERATIONS AND LIMITATIONS  
CONCERNING THE VILLAGE'S POWER TO INCUR INDEBTEDNESS**

The Constitution and laws of the State limit the power of the Village (and other municipalities of the State) to issue obligations and to contract indebtedness. Such constitutional and legislative limitations include the following, in summary form and as generally applicable to the Village.

**Purpose**

The Village may not borrow money or issue notes or bonds therefore for any purpose except those specified by statute, which include among others the purposes for which the Notes are being issued.

**General Obligation Bonds**

The principal amount of every sum borrowed by the Village and secured by an issue of bonds may be payable at one time in a single payment or at several times in two or more installments; however, no installment may be made payable later than the termination of twenty years immediately following the date of the bonds. The Common Council of the Village is required to levy a direct, annual, irrevocable tax sufficient in amount to pay the interest on such bonds as it falls due and also to pay and discharge the principal thereof at maturity. Bonds issued by the Village to refinance or refund outstanding notes or bonds issued by the Village may be payable no later than twenty years following the original date of such notes or bonds.

**Refunding Bonds**

In addition to being authorized to issue bonds, the Village is authorized to borrow money using refunding bonds for refunding existing debt. To evidence such indebtedness, the Village must issue to the lender its refunding bonds (with interest) payable within a period not exceeding twenty years following the initial date of the debt to be refunded. Such refunding bonds constitute a general obligation of the Village. Refunding bonds are not subject to referendum.

**Bond or Note Anticipation Notes**

In anticipation of issuing general obligation bonds or notes, the Village is authorized to borrow money using bond or note anticipation notes. The bond or note anticipation notes shall in no event be a general obligation of the Village, and do not constitute an indebtedness of the Village, nor a charge against its general credit or taxing power. The bond or note anticipation notes are payable only from (a) proceeds of the bond or note anticipation notes set aside for payment of interest on the bond or note anticipation notes as they become due, and, (b) proceeds to be derived from the issuance and sale of general obligation bonds or promissory notes which proceeds constitute a special trust fund to be held and expended solely for the payment of the principal of and interest on the bond or note anticipation notes. The maximum term of any bond or note anticipation notes (including any refunding) is five years.

**Promissory Notes**

In addition to being authorized to issue bonds, the Village is authorized to borrow money using promissory notes for any public purpose. To evidence such indebtedness, the Village must issue to the lender its promissory notes (with interest) payable within a period not exceeding twenty years following the date of said notes. Such notes constitute a general obligation of the Village. Notes may be issued to refinance or refund outstanding promissory notes. However, such notes must be payable within ten years and not later than twenty years following the original date of such notes.

**Debt Limit**

The Village has the power to contract indebtedness for purposes specified by statute so long as the principal amount thereof does not exceed five percent of the equalized value of taxable property within the Village. For information with respect to the Village's percent of legal debt incurred, see the caption "INDEBTEDNESS OF THE VILLAGE-Debt Limit," herein.

## THE PARAMETERS RESOLUTION

The following is a summary of certain provisions of the Parameters Resolution pursuant to the procedures prescribed by the Wisconsin Statutes. Reference is made to the Parameters Resolution for a complete recital of its terms.

### Parameters Resolution

By way of the Parameters Resolution adopted on April 20, 2026, the Village Board delegated authority to its Finance Director or Village President (each, an "Authorized Officer") to accept the proposal of the Underwriter (the "Note Purchase Agreement") for the purchase of the Notes, provided the Note Purchase Agreement met the parameters set forth in the Parameters Resolution, by executing an Approving Certificate (the "Approving Certificate"). The Village Board pledged the full faith, credit and resources of the Village to the payment of the principal of and interest on the Notes pursuant to the Parameters Resolution. Pursuant to the Parameters Resolution, a direct annual irrevocable tax has been levied for collection in the years 2027 through 2046 in the amounts which will be sufficient to meet the principal and interest payments on the Notes when due (or monies to pay such debt service will otherwise be appropriated). The Parameters Resolution establishes separate and distinct from all other funds of the Village a separate debt service fund with respect to payment of principal and interest on the Notes.

### Approving Certificate

On \_\_\_\_\_, 2026, an Authorized Officer executed the Approving Certificate, approving the Preliminary Official Statement, accepting the Note Purchase Agreement, setting forth the details of the Notes, and specifying the amount of the direct annual irrevocable tax levied to pay the principal of and interest on the Notes.

## THE VILLAGE

### Village Board

The Village was incorporated in 1927 and is governed by a nine-member Village Board, of which the Village President is a voting member. All are elected to staggered three-year terms.

<u>Name</u>	<u>District</u>	<u>Expiration of Term</u>
Robert Soderberg, Village President	--	April, 2028
Scott L. Hefle, Trustee	District 1	April, 2029
Terri Kaminski, Trustee	District 1	April, 2027
Jim Stout, Trustee	District 2	April, 2029
Meg Cutts, Trustee	District 2	April, 2027
Jolene Pieper, Trustee	District 3	April, 2029
Robert Warren, Trustee	District 3	April, 2027
Patrick Kaiser, Trustee	District 4	April, 2029
Jan Miller, Trustee	District 4	April, 2027

Source: *The Village*.

### Administration

The appointed Village Administrator, Finance Director/Treasurer and the Village Clerk are responsible for administrative details and financial records.

<u>Name</u>	<u>Title</u>	<u>Years of Service</u>
Mitch Reynolds	Interim Village Administrator	<1*
Matthew Uselding	Finance Director/Treasurer	5**
Donna Ott	Village Clerk	3

\*The Village is actively recruiting to permanently fill the Village Administrator position.

\*\*Mr. Uselding will be leaving his role effective May 8, 2026. The Village expects to fill the position on an interim basis as it seeks candidates to fill the position.

Source: The Village.

### Employment Relations

<u>Department</u>	<u>Number of Employees*</u>
General Government	10
Police Department	49
Fire Department	29
Public Works	29
Library	28
Community Development	3
Parks & Recreation	14
Wastewater/Water	13
TOTAL	<u>175</u>

\*Headcount. The Village also employs approximately 350 seasonal employees.

Source: The Village.

### Labor Relations

<u>Organization</u>	<u>Contract Expiration</u>
International Association of Firefighters of Local 4854	December 31, 2028
Germantown Municipal Employee's Union Local 730, Affiliate of Labor Assoc of Wisconsin	December 31, 2026
Labor Association of Wisconsin Local 306 Professional Policeman's Union	December 31, 2027

The Village considers its relationship with the employee groups to be very good.

Source: The Village.

All eligible Village personnel are covered by the Municipal Employment Relations Act ("MERA") of the Wisconsin Statutes. Pursuant to that law, employees have rights to organize and, after significant changes were made to the law in 2011, very limited rights to collectively bargain with municipal employers. MERA was amended by 2011 Wisconsin Act 10 (the "Act") and by 2011 Wisconsin Act 32.

As a result of the 2011 amendments to MERA, the Village is prohibited from bargaining collectively with municipal employees, other than public safety employees and transit employees, with respect to any factor or condition of employment except total base wages. Even then, the Village 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 the Village were to seek approval for a higher increase through a referendum). Ultimately, the Village can unilaterally implement the wages for a collective bargaining unit<sup>(1)</sup>.

Under the changes to MERA, impasse resolution procedures were removed from the law for municipal employees of the type employed by the Village, other than public safety employees and transit employees, including binding interest arbitration. Strikes by any municipal employee or labor organization are expressly prohibited. Furthermore, if strikes do occur, they may be enjoined by the courts. Additionally, because the only legal subject of bargaining is total base wages, 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.

*<sup>(1)</sup>On July 3, 2024, a Wisconsin circuit court judge issued a decision in the case Abbotsford Education Association vs. Wisconsin Employment Relations Commission, Case No. 2023CV3152, denying the Wisconsin State Legislature's intervening motion to dismiss the plaintiffs' challenge to the different classifications the Act created regarding collective bargaining rights. The court's order denying the motion to dismiss stated that the Act violates the equal protection clause of the Wisconsin Constitution and declared those provisions of the Act relating to collective bargaining modifications unconstitutional and void. The decision further instructed the parties to make additional filings to the court as to whether the court should issue judgment on the pleadings in light of the court's order or take some other action to bring the case to a final judgment. On December 2, 2024, the court issued an order granting the plaintiffs' motion for judgment on the pleadings and striking down substantial portions of the Act. The court's decision has been appealed to the Wisconsin Court of Appeals. On January 23, 2025, the court granted a motion to stay the decision pending outcome of the appeal. No guarantee can be made regarding the outcome of the matter.*

### **Pension Plan**

All eligible employees in the Village are covered under the Wisconsin Retirement System ("WRS") established under Chapter 40 of the Wisconsin Statutes. 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 ("Chapter 40"). 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.

Village employees are generally required to contribute half of the actuarially determined contributions, and the Village generally may not pay the employees' required contribution. During the fiscal years ended December 31, 2022, December 31, 2023 and December 31, 2024 ("Fiscal Year 2024") the Village's portion of the contributions to WRS (not including any employee contributions) totaled \$718,838, \$800,182 and \$965,624, respectively.

Governmental Accounting Standards Board Statement No. 68 ("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, 2023, the total pension liability of the WRS was calculated as \$129.2 billion and the fiduciary net position of the WRS was calculated as \$127.7 billion, resulting in a net pension liability of \$1.5 billion. As of December 31, 2024, the total pension liability of the WRS was calculated as \$136.18 billion and the fiduciary net position of the WRS was calculated as \$134.54 billion, resulting in a net pension liability of \$1.64 billion. Accordingly, the Village will continue to report a liability for its proportionate share of the net pension liability in its audited financial statements for the year ended December 31, 2025.

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 2024, the Village reported a liability of \$1,039,350 for its proportionate share of the net pension liability of the WRS. The net pension liability was measured as of December 31, 2023 based on the Village's share of contributions to the pension plan relative to the contributions of all participating employers. The Village's proportion was 0.06990493% of the aggregate WRS net pension liability as of December 31, 2023.

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 the 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 Note 4 in "Appendix A: Basic Financial Statements and Related Notes for the year ended December 31, 2024."

### **Other Post-Employment Benefits**

The Village does not provide any other post employment benefits.

## **GENERAL INFORMATION**

### **Location**

The Village encompasses an area of 34 square miles in the southeast corner of Washington County. The Village is approximately 25 miles northwest of the City of Milwaukee.

### **Education**

Germantown School District (the "District") serves the Village and offers a comprehensive program for students in pre-kindergarten through the twelfth grade. The District currently has four elementary schools, one middle school, one high school and Administration and Maintenance Buildings. Enrollment for 2025-26 is 3,793 FTE students. The District has 451.57 FTE employees and has a 2024 estimated population of 27,896\*.

\*Source: U.S.Census Bureau.

### **Post Secondary Education**

District residents may obtain post-secondary education at the following:

Alverno College  
Carroll University  
Concordia University Wisconsin  
Marquette University  
Milwaukee Area Technical College  
Milwaukee School of Engineering  
Moraine Park Technical College  
Mount Mary University  
University of Wisconsin-Milwaukee  
Waukesha County Area Technical College  
Wisconsin Lutheran College

## DEMOGRAPHIC AND ECONOMIC INFORMATION

### Population

	Washington <u>County</u>	Village of <u>Germantown</u>
Estimate, 2025	139,504	21,053
Estimate, 2024	138,819	20,991
Estimate, 2023	138,339	20,953
Estimate, 2022	138,229	21,040
Census, 2020	136,761	20,917

Source: Wisconsin Department of Administration, Demographic Services Center and U.S. Census Bureau.

### Adjusted Gross Income Per Tax Return

	State of <u>Wisconsin</u>	Washington <u>County</u>	Village of <u>Germantown</u>
2024	\$76,638	\$89,244	\$99,891
2023	73,001	84,602	98,699
2022	70,548	81,583	90,801
2021	66,369	78,313	89,883
2020	61,518	73,296	82,034

Source: Wisconsin Department of Revenue, Division of Research and Policy.

### Unemployment Rate

	State of <u>Wisconsin</u>	Washington <u>County</u>
February, 2026 <sup>(1)</sup>	4.3%	3.6%
February, 2025	3.9	3.1
Average, 2025 <sup>(1)</sup>	3.2%	(2)
Average, 2024	3.0	2.5% <sup>(1)</sup>
Average, 2023	2.8	2.4
Average, 2022	2.8	2.4
Average, 2021	3.8	3.1

<sup>(1)</sup>Preliminary.

<sup>(2)</sup>Not yet available.

Source: Wisconsin Department of Workforce Development-WisConomy.

### Building Permits

Year	Number of Permits	Valuation
2026*	318	\$19,639,322
2025	1,615	141,200,187
2024	1,807	173,692,240
2023	1,974	151,254,263
2022	2,070	110,104,107
2021	2,147	76,222,791

\*As of March 23, 2026.

Source: The Village.

### **Largest Employers**

Because of the Village's proximity to the City of Milwaukee and its surrounding suburbs, many residents commute for employment. Some of the largest employers in the Milwaukee metropolitan area include Advocate Aurora Health a health care provider with 32,000 employees (includes four hospitals, rehabilitation, homecare and hospice facilities and corporate office within a seven-county area, including Milwaukee County, but does not include northern Illinois facilities), Froedtert Health, a health care provider with 15,431 employees, Milwaukee Public Schools with 11,431 employees, Ascension Wisconsin, a health care provider with 10,350 employees and the U.S. Federal Government with 10,134<sup>(1)</sup> employees.

<sup>(1)</sup> Milwaukee-Waukesha-West Allis, WI MSA preliminary data as of June 2025.

Source: Milwaukee Area Technical College District final official statement dated March 24, 2026.

Listed below are the largest employers in the Village:

<u>Employer</u>	<u>Type of Business</u>	<u>Number of Employees</u>
MGS Manufacturing Group	Plastics, mold manufacturer	600
Master Electronic	Electric equipment manufacturer	500
Germantown School District	Education	452 <sup>(1)</sup>
Gehl Foods, LLC	Canned specialty manufacturer	400
Walmart Supercenter	Retail	389
J.W. Speaker Corporation	Lighting equipment	304
Moldmakers, Inc.	Specialty die and tool manufacturing	300
Ellsworth Adhesives	Headquarters / adhesives distributor	250
Airgas Safety, Inc.	Medical and hospital equipment	250
WAGO Corporation	Electrical apparatus	250

<sup>(1)</sup>451.57 Full-time Equivalent employees.

Source: Data Axle Genie ([www.salesgenie.com](http://www.salesgenie.com)), IndustrySelect by MNI and Wisconsin Department of Instruction.

### **Largest Taxpayers**

Listed below are the largest taxpayers in the Village.

<u>Taxpayer</u>	<u>Type of Business/Property</u>	<u>2025 Assessed Valuation</u>	<u>2025 Equalized Valuation</u>
Exeter Holy Hill LP	Distribution warehouse	\$49,826,000	\$51,190,033
WIGTNI OQ Good Gateway Court LLC	Pet food manufacturer	37,023,500	38,037,053
TI Investors of Germantown II LLC	Industrial warehouse	35,145,300	36,107,435
MMOF IV Germantown WI LLC	Medical facility	30,670,000	31,509,620
Heather Lake LLC	Headquarters/ Adhesives distributor	30,154,600	30,980,110
CQ WI 2021 LLC	Commercial/medical	27,957,500	28,722,863
F Street Germantown LLC	Industrial warehouse	26,236,000	26,954,235
Heritage Place Joint Venture LLC	Senior living	24,530,000	25,201,532
NM GL II LLC	Dairy foods	22,139,500	22,745,589
Fulton Drive Investments LLC	Plastics, mold manufacturer	21,802,600	22,399,466
	TOTAL	<u>\$305,485,000</u>	<u>\$313,847,936</u>

The above taxpayers represent 7.09% of the Village's 2025 Equalized Value (TID IN) (\$4,424,654,900).

Source: The Village.

**TAX LEVIES, RATES AND COLLECTIONS**

Special assessments, special charges and special taxes must be paid to the town, city or village treasurer in full by January 31. Real property taxes may be paid in full by January 31 or in two equal installments payable by January 31 and July 31. Municipalities also have the option of adopting payment plans which allow taxpayers to pay their real property taxes and special assessments in three or more 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. Any amounts paid after July 31 are paid to the county treasurer. For municipalities which have not adopted an installment payment plan, the town, city or village treasurer settles with other taxing jurisdictions for collections through the preceding month on January 15 and February 20. For municipalities which have adopted an installment payment plan, the town, city or village treasurer settles with other taxing jurisdictions for collections through the preceding month on January 15, February 20 and the 15th day of each month following a month in which an installment payment is due. 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. The 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. Previously, personal property taxes were required to be paid to the town, city or village treasurer in full by January 31. Uncollected personal property taxes owed by an entity that had ceased operations or filed a petition for bankruptcy, or were due on personal property that had been removed from the next assessment roll were formerly collected from each taxing entity in the year following the levy year. The personal property tax was repealed, starting with the property tax assessments as of January 1, 2024. Beginning in 2025, the personal property tax was replaced with a payment from the State intended to replace the amount of property taxes imposed on personal property for the property tax assessments as of January 1, 2023. Since, in practice, all delinquent real property taxes are withheld from the county's share of taxes, the Village receives 100 percent of the real property taxes it levies for real property taxes. See "LEVY LIMITS" herein for information on additional limitations on Village tax levies.

Set forth below are tax levies for Village purposes and the tax rate per \$1,000 assessed valuation on all taxable property in the Village for collection years 2022 through 2026:

Levy/ Collection Year	Village Tax Rate	Village Levy	Uncollected Property Taxes as of August 20 <sup>th</sup>	Percent of Levy Collected
2025/2026	\$4.59	\$18,009,363	<i>In process of collection</i>	
2024/2025	4.55	17,649,820	\$0	100%
2023/2024	4.31	15,868,981	0	100
2022/2023	4.59	15,572,846	0	100
2021/2022	4.53	13,669,201	0	100

Source: The Village.

**REVENUE FROM THE STATE**

In addition to local property taxes described above, a number of state programs exist which provide revenue to the Village. One such program is commonly known as shared revenue which, pursuant to sec. 79.036, Wis. Stats., provides funding to the Village that can be used for any public purpose. Chapter 79, Wis. Stats. includes other revenue sharing programs, which each have their own requirements. 2023 Wisconsin Act 12 ("Act 12") created a supplement to shared revenue, with payments to the Village beginning in 2024. This supplemental shared revenue may be used only for the purposes specified in section 79.037, Wis. Stats. In 2025, the Village received approximately \$1,380,000 in shared revenue under Chapter 79, Wis. Stats., an increase from the approximately \$1,239,000 received in 2024. The Village is currently estimated to receive approximately \$1,400,000 in shared revenue under Chapter 79, Wis. Stats. in 2026. In future years, the amount of supplemental shared revenue could grow if State sales tax collections grow.

## ASSESSED AND EQUALIZED TAX RATES

	Levy/Collection Year				
	2025/2026	2024/2025	2023/2024	2022/2023	2021/2022
The Village	\$4.60	\$4.54	\$5.57	\$5.53	\$4.90
Germantown School District	8.39	8.18	10.62	9.96	9.86
Milwaukee Area Technical College District	0.79	0.80	1.08	1.08	1.09
Washington County	1.44	1.51	2.05	2.15	2.23
Gross Tax Rates:	\$15.22	\$15.03	\$19.32	\$18.72	\$18.08
Less: State Tax Credit	(1.54)	(1.56)	(2.01)	(1.65)	(1.62)
Net Tax Rates:	\$13.68	\$13.47	\$17.31	\$17.07	\$16.46
Ratio of Assessed to Equalized Valuation	97.34%	100.23%	77.33%	83.14%	92.30%
Equalized Tax Rates	\$13.32	\$13.50	\$13.39	\$14.19	\$15.19

Source: *The Village*.

## 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; for a tax incremental district created after December 31, 2024, the valuation factor includes 90% of the equalized value increase due to new construction that is located in a tax incremental district, but does not include any improvements removed in a tax incremental district). 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 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.

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. 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 the Wisconsin Department of Revenue ("DOR") call into question the availability of this exception if the revenue shortfall is planned or ongoing. 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.

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

### EQUALIZED AND ASSESSED VALUATIONS

All equalized valuations of property in the State of Wisconsin are determined by the State of Wisconsin, Department of Revenue, Supervisor of Assessments Office. Equalized valuations are the State's estimate of full market value. The State determines assessed valuations of all manufacturing property in the State. Assessed valuations of residential and commercial property are determined by local assessors.

Set forth in the table below are the assessed and equalized valuations of property located within the Village for the years 2021 through 2025. The Village's equalized valuation (TID IN) has increased by 40.11 percent since 2021 with an average annual increase of 8.80 percent.

Year	Assessed Valuation	Equalized Valuation (TID-IN)	Equalized Valuation (TID-OUT)
2025	\$4,299,021,000	\$4,424,654,900	\$4,031,036,300
2024	4,205,520,900*	4,195,679,600	3,875,218,900
2023	3,038,151,100	3,929,189,400	3,683,230,100
2022	2,956,006,700	3,555,243,900	3,389,240,200
2021	2,914,921,100	3,157,994,500	3,020,445,200

\*Reassessment completed this year.

Source: State of Wisconsin Department of Revenue.

The equalized valuation (TID IN) by class in the Village for 2025 is as follows:

	2025 Amount	Percent of Total
Real Estate		
Residential	\$2,935,541,400	66.35%
Commercial	1,105,026,200	24.97
Manufacturing	358,633,000	8.11
Agricultural, Undeveloped		
Ag Forest, Forest, Other	25,454,300	0.58
Total	<u>\$4,424,654,900</u>	<u>100.00%</u>

Source: State of Wisconsin Department of Revenue.

### Tax Increment Districts

The Village has created Tax Increment Districts ("TIDs") under Wisconsin Statutes Section 66.1105. TID valuations totaling \$393,618,600 have been excluded from the Village's tax base for 2025.

TID No.	Base Year	Base Value	2025 Value	Increment
6	2014	\$2,796,400	\$64,308,800	\$61,512,400
7	2018	9,892,300	65,992,600	56,100,300
8	2018	640,700	240,334,300	239,693,600
9	2022	21,361,400	57,673,700	36,312,300
			TOTAL	<u>\$393,618,600</u>

Source: State of Wisconsin Department of Revenue.

## INDEBTEDNESS OF THE VILLAGE

### Direct Indebtedness

Set forth below is the direct general obligation indebtedness of the Village, including principal and interest payments due on existing debt, as well as debt service on the Notes. Interest on the Notes has been estimated using an average rate of 5.18 percent. The bond years are 148,669.44 years and the average life is 8.659 years.

Year	Outstanding Bonds and Notes		The Notes		Total	Less:	Net
	Principal	Interest	Principal*	Interest*	Debt Service Requirements*	Projected Offsetting Revenues <sup>(1)*</sup>	Total Debt Service Requirements*
2026	\$5,575,000	\$3,665,500			\$9,240,500	(\$4,362,680)	\$4,877,820
2027	5,645,000	3,341,374	\$1,845,000	\$1,141,774	11,973,148	(4,324,254)	7,648,894
2028	5,750,000	3,130,788	790,000	806,275	10,477,063	(4,385,513)	6,091,550
2029	6,340,000	2,903,850	1,000,000	754,813	10,998,663	(4,932,625)	6,066,038
2030	6,635,000	2,658,404	1,060,000	695,588	11,048,991	(4,989,366)	6,059,625
2031	6,865,000	2,397,656	1,125,000	632,769	11,020,425	(4,984,156)	6,036,269
2032	6,640,000	2,126,271	1,010,000	571,388	10,347,659	(4,911,246)	5,436,413
2033	5,840,000	1,869,731	1,070,000	511,588	9,291,318	(4,335,556)	4,955,763
2034	5,680,000	1,632,096	1,135,000	448,194	8,895,290	(4,001,671)	4,893,619
2035	4,880,000	1,422,221	1,195,000	381,206	7,878,428	(3,189,321)	4,689,106
2036	4,380,000	1,247,421	1,270,000	310,338	7,207,759	(3,160,321)	4,047,438
2037	4,640,000	1,076,853	450,000	260,888	6,427,740	(3,064,653)	3,363,088
2038	4,850,000	895,588	475,000	236,669	6,457,256	(3,129,588)	3,327,669
2039	4,330,000	716,985	500,000	213,513	5,760,498	(2,464,285)	3,296,213
2040	3,845,000	550,755	525,000	189,169	5,109,924	(1,760,355)	3,349,569
2041	4,060,000	384,413	550,000	163,638	5,158,050	(1,762,113)	3,395,938
2042	4,275,000	208,516	575,000	136,919	5,195,435	(1,760,116)	3,435,319
2043	705,000	98,808	605,000	108,894	1,517,701	(803,808)	713,894
2044	760,000	58,330	630,000	79,563	1,527,893	(818,330)	709,563
2045	665,000	18,620	665,000	48,806	1,397,426	(683,620)	713,806
2046	0	0	695,000	16,506	711,506	0	711,506
	92,360,000	30,404,179	17,170,000	7,708,493	147,642,672	(63,823,576)	83,819,096
Less: 2026							
Payments	(5,575,000)	(3,665,500)	0	0	(9,240,500)	4,362,680	(4,877,820)
<b>TOTAL</b>	<b>\$86,785,000</b>	<b>\$26,738,679</b>	<b>\$17,170,000</b>	<b>\$7,708,493</b>	<b>\$138,402,172</b>	<b>(\$59,460,896)</b>	<b>\$78,941,276</b>

\*Preliminary, subject to change.

<sup>(1)</sup>The above outstanding debt was issued as general obligation of the Village; however tax increment revenues and revenues from the Village's water and sewer are projected to partially offset the total debt service. The actual amount of these offsetting revenues is not guaranteed. Under State law, the Village is required to levy an amount sufficient to meet the debt service on its outstanding general obligation debt, but such levy may be abated by the use of such offsetting revenues, if and to the extent available.

**Future Financing**

The Village anticipates issuing approximately \$35,000,000 of general obligation debt in May 2027 for capital projects. Other than the preceding, the Village does not anticipate issuing any other additional debt in the next 12 months.

**Default Record**

The Village has no record of default on any prior debt repayment obligations over the prior five years. Due to an administrative error, the Village did not timely make the May 1, 2025 debt service payments for the Village's Water System Revenue Bonds, Series 2022C, dated May 18, 2022. The payment was processed on May 7, 2025.

**Other Debt**

The following issues are not general obligations of the Village:

- Water System Revenue Bonds, Series 2009 (Safe Drinking Water Fund loan), dated November 12, 2009, totaling \$149,720 in principal, due May 1, 2027 through 2029.
- Water System Revenue Bonds, Series 2022C, dated May 18, 2022, totaling \$3,105,000 in principal due May 1, 2027 through 2035.
- Water System Revenue Bonds, Series 2025A (Safe Drinking Water Fund loan), dated May 14, 2025, totaling \$915,440 in principal, due May 1, 2027 through 2045.

**Overlapping and Underlying Indebtedness**

<u>Entity</u>	<u>Amount of Debt (Less 2026 Principal Payments)</u>	<u>Percent Applicable to Village</u>	<u>Outstanding Debt Chargeable to Village</u>
Milwaukee Area Technical College District <sup>(1)</sup>	\$77,710,000	3.34%	\$2,595,514
Washington County	30,070,000	16.44	4,943,508
Germantown School District <sup>(2)</sup>	31,930,000	73.59	23,497,287
<b>TOTAL</b>	<b>\$138,325,000</b>		<b>\$30,808,615</b>

<sup>(1)</sup>Milwaukee Area Technical College District ("MATC") anticipates the issuance of \$1,500,000 General Obligation Promissory Notes, Series 2025-26K in May 2026. This amount is included in the figure shown above. For planning purposes, MATC anticipates the issuance of \$44 million in fiscal year 2025-26. Accordingly, this is a preliminary amount and is subject to change without notice. MATC may approve financings subsequent to the date of this official statement.

<sup>(2)</sup>Germantown School District anticipates defeasing \$13,340,000 of debt on May 12, 2026. This amount has been removed from the figure shown above.

Source: Wisconsin Department of Revenue. Information provided by each municipal entity through publicly available disclosure documents available on [EMMA.msrb.org](http://EMMA.msrb.org) and direct inquiries.

NOTE: This summary may not reflect all of the Village's outstanding overlapping and underlying indebtedness.

### **Statistical Summary**

The table below reflects direct, overlapping and underlying bonded indebtedness net of all 2026 principal payments.

Equalized Valuation (2025) as certified by Wisconsin Department of Revenue	\$4,424,654,900
Direct Bonded Indebtedness (including the Notes)	\$103,955,000
Direct, Overlapping and Underlying Bonded Indebtedness (including the Notes)	\$134,763,615
Direct Bonded Indebtedness as a Percentage of Equalized Valuation	2.35%
Direct, Overlapping and Underlying Bonded Indebtedness as a Percentage of Equalized Valuation	3.05%
Population of Village (2025 Estimate)*	21,053
Direct Bonded Indebtedness Per Capita	\$4,937.78
Direct, Overlapping and Underlying Bonded Indebtedness Per Capita	\$6,401.16

\*Source: Wisconsin Department of Administration, Demographic Services Center.

### **Debt Limit**

As described under the caption "CONSTITUTIONAL AND STATUTORY CONSIDERATIONS AND LIMITATIONS CONCERNING THE VILLAGE'S POWER TO INCUR INDEBTEDNESS--Debt Limit," the total indebtedness of the Village may not exceed five percent of the equalized value of property in the Village. Set forth in the table below is a comparison of the outstanding indebtedness of the Village, as of the closing date of the Notes, as a percentage of the applicable debt limit.

Equalized Valuation (2025) as certified by Wisconsin Department of Revenue	\$4,424,654,900
Legal Debt Percentage Allowed	<u>5.00%</u>
Legal Debt Limit	\$221,232,745
General Obligation Debt Outstanding (including the Notes)	<u>\$103,955,000</u>
Unused Margin of Indebtedness	\$117,277,745
Percent of Legal Debt Incurred	46.99%
Percentage of Legal Debt Available	53.01%

## FINANCIAL INFORMATION

The financial operations of the Village are conducted primarily through its general fund. Most taxes and non-tax revenues (such as license fees, fines and costs and user's fees) are paid into the general fund and current operating expenditures are made from the general fund pursuant to appropriations made by the Village Board. Taxes levied for debt service are paid directly into the debt service fund and debt service expenditures are made from that fund.

### **Budgeting Process**

The Village is required by State law to annually formulate a budget and to hold public hearings thereon prior to the determination of the amounts to be financed, in whole or in part, by general property taxes, funds on hand or estimated revenues from other sources. The budget must list all existing indebtedness of the Village and all anticipated revenues from all sources during the ensuing year and must also list all proposed appropriations for each department, activity and reserve account of the Village during the ensuing year. The budget must show actual revenues and expenditures for the preceding year, actual revenues and expenditures for not less than the first six months of the current year and estimated revenues and expenditures for the balance of the current year.

As part of the budgeting process, public hearings are held on the proposed budget, at which time any resident or taxpayer in the Village may be heard. At an annual Board meeting in November or December of each year, the Village Board adopts the final budget for the succeeding year and levies taxes based on assessed valuations of property less any increment attributable to the TIDs. The amount of taxes so levied and the amounts of the various appropriations in the final budget (after any alterations made pursuant to public hearings) may not be changed unless authorized by a vote of two-thirds of the entire membership of the Village Board. Failure to publish notice of any such alteration within ten days thereafter shall preclude any change in the budget.

### **Financial Information**

A copy of the Village's Basic Financial Statements and Related Notes for the fiscal year ended December 31, 2024 including the accompanying independent auditor's report, is included as Appendix A to this Official Statement. Potential purchasers should read such financial statements in their entirety for more complete information concerning the Village's financial position. Such financial statements have been audited by the Auditor (defined herein), to the extent and for the periods indicated thereon. The Village has not requested or engaged the Auditor to perform, and the Auditor has not performed, any additional examination, assessment, procedures or evaluation with respect to such financial statements since the date thereof, or relating to this Official Statement, nor has the Village 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 Village since the date of the financial statements, in connection with the issuance of the Notes, the Village represents that there has been no material adverse change in the financial position or results of operations of the Village, nor has the Village incurred any material liabilities, which would make such financial statements misleading.

**GENERAL FUND SUMMARY  
FOR YEARS ENDED DECEMBER 31**

	2026 BUDGET	2025 UNAUDITED	2024 ACTUAL	2023 ACTUAL	2022 ACTUAL
<b>Revenues</b>					
Taxes	\$13,769,634	\$13,387,438	\$11,682,036	\$11,498,097	\$10,963,687
Special assessments	0	0	50	388	0
Intergovernmental	4,427,395	4,338,402	4,206,037	2,989,647	3,002,101
Regulation and compliance	1,273,785	1,192,174	1,205,015	1,614,921	1,379,642
Public charges for services	2,415,988	2,538,568	2,328,418	2,021,938	2,130,249
Intergovernmental charges for services	148,766	173,634	119,147	149,734	116,065
Investment income	0	233,297	922,514	1,937,550	(166,259)
Miscellaneous	145,855	655,877	287,525	225,088	180,969
<b>Total revenues</b>	<b>22,181,423</b>	<b>22,519,390</b>	<b>20,750,742</b>	<b>20,437,363</b>	<b>17,606,454</b>
<b>Expenditures</b>					
General government	1,418,033	1,810,911	2,469,757	2,124,270	2,276,320
Public safety	12,455,461	12,290,561	10,824,775	10,658,969	9,587,237
Public works	5,913,745	5,851,234	3,734,406	3,792,533	3,648,296
Culture and recreation	2,583,339	2,706,724	3,303,018	3,320,272	3,304,153
Conservation and development	397,745	420,866	403,433	289,022	348,417
Capital outlay	73,100	175,549	96,796	121,663	74,557
<b>Total Expenditures</b>	<b>22,841,423</b>	<b>23,255,845</b>	<b>20,832,185</b>	<b>20,306,729</b>	<b>19,238,980</b>
Excess (deficiency) of revenues over (under) expenditures	(660,000)	(736,455)	(81,443)	130,634	(1,632,526)
<b>Other financing Sources (Uses)</b>					
Operating transfers in	660,000	640,000	650,242	622,473	626,310
Operating transfers out	0	0	(933,159) <sup>(1)</sup>	(1,988,841) <sup>(1)</sup>	(100,000)
<b>Total other financing sources (uses)</b>	<b>660,000</b>	<b>640,000</b>	<b>(282,917)</b>	<b>(1,366,368)</b>	<b>526,310</b>
<b>Net Change in Fund Balances<sup>(2)</sup></b>	<b>0</b>	<b>(96,455)</b>	<b>(364,360)</b>	<b>(1,235,734)</b>	<b>(1,106,216)</b>
Fund balances - beginning of year	5,918,544	6,014,999	6,379,359	7,615,093	8,721,309
Fund balances - end of year	<u>\$5,918,544</u>	<u>\$5,918,544</u>	<u>\$6,014,999</u>	<u>\$6,379,359</u>	<u>\$7,615,093</u>

<sup>(1)</sup> Transfers out to support capital projects undertaken by the water and sewer utilities.

<sup>(2)</sup> Pursuant to its fund balance policy, the Village endeavors to maintain a working capital balance of 16-25% of the subsequent years expense budget. The excess unassigned amount over the 25% policy percentage may be used to offset future borrowing costs of major infrastructure renovations planned in future years. The Village's ongoing spend down of such fund balances has been pursuant to such policy.

The amounts shown for the years ended December 31, 2022 through December 31, 2024 are excerpts from the financial statements prepared by Baker Tilly US, LLP, Madison, Wisconsin (the "Auditor"). The amounts shown for the year ended December 31, 2025 are shown on an unaudited basis and the amounts shown for the year ending December 31, 2026 are shown on a budgetary basis, as provided by the Village. The comparative statement of revenues and expenditures should be read in conjunction with the other financial statements and notes thereto appearing in Appendix A to this Official Statement.

## UNDERWRITING

The Notes have been purchased at a public sale by a group of Underwriters for whom \_\_\_\_\_ is acting as Managing Underwriter (the "Underwriter"). The Underwriter intends to offer the Notes to the public initially at the prices which produce the yields set forth on the inside cover page of this Official Statement plus accrued interest from May 21, 2026, if any, which prices may subsequently change without any requirement of prior notice. The Underwriter reserves the right to join with dealers and other underwriters in offering the Notes to the public. The Underwriter may offer and sell the Notes to certain dealers (including dealers depositing the Notes into investment trusts) at prices lower than the public offering prices.

## RATING

This issue has been assigned a "Aa3" rating by Moody's Investors Service, Inc. ("Moody's"). The Village's long-term general obligation debt rating has been downgraded from "Aa2" to "Aa3" by Moody's. Such rating reflects only the views of such organization and explanations of the significance of such rating may be obtained from the rating agency furnishing the same. 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 Notes.

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

## FINANCIAL ADVISOR

Robert W. Baird & Co. Incorporated, Milwaukee, Wisconsin, has been retained as financial advisor (the "Financial Advisor" or "Baird") in connection with the issuance of the Notes. In preparing this Official Statement, the Financial Advisor has relied upon the Village, and other sources, having access to relevant data to provide accurate information for this Official Statement. To the best of the Financial Advisor's knowledge, the information contained in this Official Statement is true and accurate. However, the Financial Advisor has not been engaged, nor has it undertaken, to independently verify the accuracy of such information.

The Financial Advisor's duties, responsibilities, and fees in connection with this issuance arise solely from the services for which it is engaged to perform as financial advisor on the Notes. Baird's compensation for serving as financial advisor on the Notes is conditional on the successful closing of the Notes.

## TAX EXEMPTION

Quarles & Brady LLP, Milwaukee, Wisconsin, Bond Counsel, will deliver a legal opinion with respect to the federal income tax exemption applicable to the interest on the Notes under existing law substantially in the following form:

"The interest on the Notes is excludable for federal income tax purposes from the gross income of the owners of the Notes. The interest on the Notes is not an item of tax preference for purposes of the federal alternative minimum tax imposed by Section 55 of the Internal Revenue Code of 1986, as amended (the "Code") on individuals; however, interest on the Notes is taken into account in determining "adjusted financial statement income" for purposes of computing the federal alternative minimum tax imposed on Applicable Corporations (as defined in Section 59(k) of the Code). The Code contains requirements that must be satisfied subsequent to the issuance of the Notes in order for interest on the Notes to be or continue to be excludable from gross income for federal income tax purposes. Failure to comply with certain of those requirements could cause the interest on the Notes to be included in gross income retroactively to the date of issuance of the Notes. The Village has agreed to comply with all of those requirements. The opinion set forth in the first sentence of this paragraph is subject to the condition that the Village comply with those requirements. We express no opinion regarding other federal tax consequences arising with respect to the Notes."

The interest on the Notes is not exempt from present Wisconsin income or franchise taxes.

Prospective purchasers of the Notes should be aware that ownership of the Notes may result in collateral federal income tax consequences to certain taxpayers. Bond Counsel will not express any opinion as to such collateral tax consequences. Prospective purchasers of the Notes should consult their tax advisors as to collateral federal income tax consequences.

From time to time legislation is proposed, and there are or may be legislative proposals pending in the Congress of the United States that, if enacted, could alter or amend the federal tax matters referred to above or adversely affect the market value of the Notes. It cannot be predicted whether, or in what form, any proposal that could alter one or more of the federal tax matters referred to above or adversely affect the market value of the Notes may be enacted. Prospective purchasers of the Notes should consult their own tax advisors regarding any pending or proposed federal tax legislation. Bond Counsel expresses no opinion regarding any pending or proposed federal tax legislation.

### **Original Issue Discount**

To the extent that the initial public offering price of certain of the Notes is less than the principal amount payable at maturity, such Notes ("Discounted Bonds") will be considered to be issued with original issue discount. The original issue discount is the excess of the stated redemption price at maturity of a Discounted Bond over the initial offering price to the public, excluding underwriters or other intermediaries, at which price a substantial amount of such Discounted Bonds were sold (issue price). With respect to a taxpayer who purchases a Discounted Bond in the initial public offering at the issue price and who holds such Discounted Bond to maturity, the full amount of original issue discount will constitute interest that is not includible in the gross income of the owner of such Discounted Bond for federal income tax purposes and such owner will not, subject to the caveats and provisions herein described, realize taxable capital gain upon payment of such Discounted Bond upon maturity.

Original issue discount is treated as compounding semiannually, at a rate determined by reference to the yield to maturity of each individual Discounted Bond, on days that are determined by reference to the maturity date of such Discounted Bond. The amount treated as original issue discount on a Discounted Bond for a particular semiannual accrual period is generally equal to (a) the product of (i) the yield to maturity for such Discounted Bond (determined by compounding at the close of each accrual period) and (ii) the amount that would have been the tax basis of such Discounted Bond at the beginning of the particular accrual period if held by the original purchaser; and less (b) the amount of any interest payable for such Discounted Bond during the accrual period. The tax basis is determined by adding to the initial public offering price on such Discounted Bond the sum of the amounts that have been treated as original issue discount for such purposes during all prior periods. If a Discounted Bond is sold or exchanged between semiannual compounding dates, original issue discount that would have been accrued for that semiannual compounding period for federal income tax purposes is to be apportioned in equal amounts among the days in such compounding period.

For federal income tax purposes, the amount of original issue discount that is treated as having accrued with respect to such Discounted Bond is added to the cost basis of the owner in determining gain or loss upon disposition of a Discounted Bond (including its sale, exchange, redemption, or payment at maturity). Amounts received upon disposition of a Discounted Bond that are attributable to accrued original issue discount will be treated as tax-exempt interest, rather than as taxable gain.

The accrual or receipt of original issue discount on the Discounted Bonds may result in certain collateral federal income tax consequences for the owners of such Discounted Bonds. The extent of these collateral tax consequences will depend upon the owner's particular tax status and other items of income or deduction.

The Code contains additional provisions relating to the accrual of original issue discount. Owners who purchase Discounted Bonds at a price other than the issue price or who purchase such Discounted Bonds in the secondary market should consult their own tax advisors with respect to the tax consequences of owning the Discounted Bonds. Under the applicable provisions governing the determination of state and local taxes, accrued interest on the Discounted Bonds may be deemed to be received in the year of accrual even though there will not be a corresponding cash payment until a later year. Owners of Discounted Bonds should consult their own tax advisors with respect to the state and local tax consequences of owning the Discounted Bonds.

## **Bond Premium**

To the extent that the initial offering price of certain of the Notes is more than the principal amount payable at maturity, such Notes ("Premium Bonds") will be considered to have bond premium.

Any Premium Bond purchased in the initial offering at the issue price will have "amortizable bond premium" within the meaning of Section 171 of the Code. The amortizable bond premium of each Premium Bond is calculated on a daily basis from the issue date of such Premium Bond until its stated maturity date (or call date, if any) on the basis of a constant interest rate compounded at each accrual period (with straight line interpolation between the compounding dates). An owner of a Premium Bond that has amortizable bond premium is not allowed any deduction for the amortizable bond premium; rather the amortizable bond premium attributable to a taxable year is applied against (and operates to reduce) the amount of tax-exempt interest payments on the Premium Bonds. During each taxable year, such an owner must reduce his or her tax basis in such Premium Bond by the amount of the amortizable bond premium that is allocable to the portion of such taxable year during which the holder held such Premium Bond. The adjusted tax basis in a Premium Bond will be used to determine taxable gain or loss upon a disposition (including the sale, exchange, redemption, or payment at maturity) of such Premium Bond.

Owners of Premium Bonds who did not purchase such Premium Bonds in the initial offering at the issue price should consult their own tax advisors with respect to the tax consequences of owning such Premium Bonds. Owners of Premium Bonds should consult their own tax advisors with respect to the state and local tax consequences of owning the Premium Bonds.

## **NOT QUALIFIED TAX-EXEMPT OBLIGATIONS**

The Notes shall NOT be "qualified tax-exempt obligations" for purposes of Section 265 of the Code relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations.

## **CONTINUING DISCLOSURE**

In order to assist the Underwriter in complying with Rule 15c2-12 promulgated by the Securities and Exchange Commission (the "SEC"), pursuant to the Securities Exchange Act of 1934 (the "Rule"), the Village shall covenant pursuant to the Parameters Resolution adopted by the Village Board to enter into an undertaking (the "Undertaking") for the benefit of holders including beneficial holders of the Notes to provide certain financial information and operating data relating to the Village annually to the Municipal Securities Rulemaking Board (the "MSRB"), and to provide notices of the occurrence of certain events enumerated in the Rule electronically or in the manner otherwise prescribed by the MSRB to the MSRB. **The Undertaking provides that the annual report will be filed not later than 270 days after the end of each fiscal year. The Village's fiscal year ends December 31<sup>st</sup>.** The details and terms of the Undertaking, as well as the information to be contained in the annual report or the notices of material events, are set forth in the Continuing Disclosure Certificate to be executed and delivered by the Village at the time the Notes are delivered. Such Certificate will be in substantially the form attached hereto as Appendix B. A failure by the Village to comply with the Undertaking will not constitute an event of default on the Notes (although holders will have the right to obtain specific performance of the obligations under the Undertaking). Nevertheless, such a 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 Notes in the secondary market. Consequently, such a failure may adversely affect the transferability and liquidity of the Notes and their market price.

The Village is required to file its continuing disclosure information using the Electronic Municipal Market Access ("EMMA") system. Investors will be able to access continuing disclosure information filed with the MSRB at [www.emma.msrb.org](http://www.emma.msrb.org).

The Village failed to timely file its audited financial statements for the years ended December 31, 2020 and December 31, 2022. The Village failed to timely file notice of a payment delinquency in May 2025. The Village failed to timely file notice of the incurrance of a financial obligation incurred in May 2025. Except to the extent that the preceding is deemed to be material, the Village believes it has not failed to comply in the previous five years in all material respects with its prior undertakings under the Rule. The Village has reviewed its continuing disclosure responsibilities to help ensure compliance. The Village has also engaged Baird to serve as dissemination agent for future filings.

## BOOK-ENTRY-ONLY SYSTEM

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the Notes. The Notes 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 Note certificate will be issued for each maturity of the Notes, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

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 an S&P Global 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](http://www.dtcc.com).

Purchases of Notes under the DTC system must be made by or through Direct Participants, which will receive a credit for the Notes on DTC’s records. The ownership interest of each actual purchaser of each Note (“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 Notes 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 Notes, except in the event that use of the book-entry system for the Notes is discontinued.

To facilitate subsequent transfers, all Notes 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 Notes 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 Notes; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Notes 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.

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 the Notes may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Notes, such as redemptions, tenders, defaults, and proposed amendments to the Note documents. For example, Beneficial Owners of Notes may wish to ascertain that the nominee holding the Notes 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.

Redemption notices shall be sent to DTC. If less than all of the Notes 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.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Notes unless authorized by a Direct Participant in accordance with DTC’s MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Village 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 the Notes are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Notes 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 Village or the 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, the Agent, or the Village, 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 Village or the 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.

DTC may discontinue providing its services as depository with respect to the Notes at any time by giving reasonable notice to the Village or the Agent. Under such circumstances, in the event that a successor depository is not obtained, Note certificates are required to be printed and delivered.

The Village may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Note certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Village believes to be reliable, but the Village takes no responsibility for the accuracy thereof.

## **LITIGATION**

There is no controversy or litigation of any nature now pending or, to the knowledge of the Village, threatened, restraining or enjoining the issuance, sale, execution or delivery of the Notes, or in any way contesting or affecting the validity of the Notes or any proceedings of the Village taken with respect to the issuance or sale thereof.

## **LEGAL MATTERS**

Legal matters incident to the authorization and issuance of the Notes are subject to the unqualified approving legal opinion of Quarles & Brady LLP, Bond Counsel. Such opinion will be issued on the basis of the law existing at the time of the issuance of the Notes. A copy of such opinion will be available at the time of the delivery of the Notes.

Quarles & Brady LLP has also been retained by the Village to serve as Disclosure Counsel to the Village with respect to the Notes. Although, as Disclosure Counsel to the Village, Quarles & Brady LLP has assisted the Village with certain disclosure matters, Quarles & Brady LLP has not undertaken to independently verify the accuracy, completeness or sufficiency of this Official Statement or other offering material relating to the Notes and assumes no responsibility whatsoever nor shall have any liability to any other party for the statements or information contained or incorporated by reference in this Official Statement. Further, Quarles & Brady LLP makes no representation as to the suitability of the Notes for any investor.

Quarles & Brady LLP from time to time serves as counsel to the Financial Advisor with respect to issuers other than the Village and transactions other than the issuance of the Notes.

## **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 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 Notes are outstanding, in a way that would allow the Village 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 Village to file for relief under Chapter 9. If, in the future, the Village were to file a bankruptcy case under Chapter 9, the relevant bankruptcy court would need to consider whether the Village could properly do so, which would involve questions regarding State law authority as well as other questions such as whether the Village is a municipality for bankruptcy purposes. If the relevant bankruptcy court concluded that the Village 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 Notes could be modified in bankruptcy proceedings. Such modifications could be adverse to holders of the Notes, and there could ultimately be no assurance that holders of the Notes would be paid in full or in part on the Notes. Further, under such circumstances, there could be no assurance that the Notes would not be treated as general, unsecured debt by a bankruptcy court, meaning that claims of holders of the Notes could be viewed as having no priority (a) over claims of other creditors of the Village; (b) to any particular assets of the Village, or (c) to revenues otherwise designated for payment to holders of the Notes.

Moreover, if the Village 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 Notes would not occur.

### **MISCELLANEOUS**

Any statement made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized.

The execution and delivery of this Official Statement by the Village President and Village Clerk has been duly authorized by the Village.

In accordance with the Rule, the Preliminary Official Statement is deemed final except for the omission of certain information described in the Rule.

### **AUTHORIZATION**

This Official Statement has been approved for distribution to prospective purchasers and the Underwriter of the Notes. The Village, acting through the Village Clerk, will provide to the Underwriter at the time of delivery of the Notes, a certificate confirming that, to the best of its knowledge and belief, the Official Statement with respect to the Notes, together with any supplements thereto, at the time of the execution of the Approving Certificate and at the time of delivery of the Notes, was true and correct in all material respects and did not at any time contain an untrue statement of a material fact or omit to state a material fact required to be stated, where necessary to make the statements in light of the circumstances under which they were made, not misleading.

### **VILLAGE OF GERMANTOWN**

By /s/ \_\_\_\_\_  
Village Clerk

## **APPENDIX A**

### **BASIC FINANCIAL STATEMENTS AND RELATED NOTES**

#### **VILLAGE OF GERMANTOWN Washington County, Wisconsin**

**For year ended December 31, 2024**

**Baker Tilly US, LLP  
Madison, Wisconsin**

A copy of the Village's Basic Financial Statements and Related Notes for the fiscal year ended December 31, 2024 including the accompanying independent auditor's report, is included as Appendix A to this Official Statement. Potential purchasers should read such financial statements in their entirety for more complete information concerning the Village's financial position. Such financial statements have been audited by the Auditor, to the extent and for the periods indicated thereon. The Village has not requested or engaged the Auditor to perform, and the Auditor has not performed, any additional examination, assessment, procedures or evaluation with respect to such financial statements since the date thereof, or relating to this Official Statement, nor has the Village 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 Village since the date of the financial statements, in connection with the issuance of the Notes, the Village represents that there has been no material adverse change in the financial position or results of operations of the Village, nor has the Village incurred any material liabilities, which would make such financial statements misleading.

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

December 31, 2024

Department Issuing Report

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

# Village of Germantown

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# Village of Germantown

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Clerk/Treasurer  
Department

PO Box 337

Germantown WI 53022

June 26, 2025

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

The *Annual Comprehensive Financial Report* for the Village of Germantown, Wisconsin for fiscal year ending December 31, 2024, is prepared to provide the Board, our citizens, our bondholders, and other interested persons, detailed information concerning the financial condition of the Village government. Responsibility for both the accuracy of the data, and the completeness and fairness of the presentation, including all disclosures, rests with the village government. The report was prepared by the Village's Administration and Finance departments and contains representations concerning the finances of the Village. We believe the data, as presented is accurate in all material aspects; that it is presented in a manner designed to fairly set forth the financial position and results of operations of the Village as measured by financial activity of its various funds; and that all disclosures necessary to enable the reader to gain reasonable understanding of its financial affairs have been included.

The Village retained the services of Baker Tilly US, LLP to perform its audit. Based upon standard audit procedures, Baker Tilly US, LLP has issued an unmodified opinion on the Village's financial statements for the year ended December 31, 2024. The auditor's opinion is located at the front of the financial section of this report.

### **Report Format**

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

### **Reporting Entity**

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

### **Village Profile**

Located 25 miles northwest of Milwaukee, Germantown encompasses 34 square miles in the southeast corner of Washington County. Germantown is one of the largest villages in geographical area in the State of Wisconsin. The Village's current population, as of the 2020 census, is 20,917, a 5.8% increase over the prior ten year's period. The 2024 estimated population is 21,395. The Village operates under a council-manager form of government. There are nine members on the Germantown

Village Board. Eight of the members are elected from four trustee districts and the Village President is elected at large. Board members are elected to three-year terms. The appointed Village Administrator is responsible for the day-to-day operations of the Village, the appointment of administrative staff members, and the supervision of all employees.

The area offers a pleasing, small-town character enhanced by all the modern amenities of a first-class suburb. Germantown residents take advantage of exceptional schools, modern healthcare providers, attractive real estate, well-maintained parks and facilities as well as unique shops and local restaurants. While the village has worked hard to provide its residents with the finest in big-city conveniences, it has worked equally hard to maintain its rich German heritage and beautiful architecture.

The Village provides typical municipal services including: police, fire, emergency dispatch and ambulance services; public works activities such as highway and street maintenance, and recycling; recreational activities such as parks, recreation programs, public library and senior activity center; community development activities including planning and zoning enforcement, economic development, and general administrative and financial services. The Village operates a Water and Wastewater Utility as enterprise funds.

### **Accounting Systems and Budgetary Control**

The Village's accounting records for governmental and custodial funds are based upon the modified accrual basis, with revenues recorded when available and measurable and expenditures recorded when the services and goods are received, and the liabilities incurred. Accounting records for the Village's utilities are maintained on an accrual basis.

In developing the Village's overall accounting system, consideration was given to the adequacy of the internal accounting control structure. Internal controls are designed to provide reasonable but not absolute assurance regarding: (1) the safeguarding of assets against loss from unauthorized use or disposition and (2) the reliability of financial resources for preparing financial statements and maintaining accountability for assets.

The concept of reasonable assurance recognized that: (1) the cost of a control should not exceed the benefits likely to be derived and (2) the evaluation of costs and benefits requires estimates and judgements by management. We believe that the Village's internal accounting controls adequately safeguard assets and provides reasonable assurance of proper recording of financial transactions.

Village Board policy provides for adoption of an annual budget prepared by management. The budget, as adopted by the Board, is intended to appropriate expenditures on a program or functional basis. The Village Administrator is granted authority to make mid-year adjustments within budgeted accounts of a department. Budget amendments which change a departmental budget appropriation or are transfers between departments or funds must be approved by a 2/3 majority of the Village Board.

The Village Board's updated Fund Balance Policy establishes a minimum unassigned Fund Balance. It states that the Village will maintain a minimum unassigned fund balance in its General Fund ranging from 16% to 25% of the subsequent year's budgeted expenditures. This minimum fund balance is to protect against cash flow shortfalls related to timing of projected revenue receipts and to maintain a budget stabilization commitment. The 2024 unassigned fund balance is 22.82% of the subsequent year's expenditure budget, changing from \$5.2 million in 2023 compared to \$5.05 million in 2024. When an unassigned fund balance of the General Fund exceeds 20%, the Village may consider such fund balance surpluses for one-time expenditures that are nonrecurring in nature, and which will not require additional staffing or recurring expenditures.

## Economic Conditions and Outlook

The Village's \$4,195,679,600 property tax base of equalized value is primarily residential (67%) but has a sizeable commercial (23%) and manufacturing (8%) presence as well. The Village had 38 new single-family housing starts, and 4 commercial/industrial starts or large-scale expansions. The total number of building permits issued in 2024 was 1,807 with an estimated valuation of \$173,692,240.

The Village's overall equalized value increased by 7%, following an increase of 11% the previous year. The average unemployment rate for Washington county in 2024 was 2.4%, which is lower than the Wisconsin state average of 3.1%. With the use of a variety of financing tools such as impact fees, tax incremental financing incentives, and close partnerships with local business, the Village will be able to maintain current services to our constituents. We have been able to balance the community with a mixture of agricultural, residential, commercial and industrial/office development. Germantown's fine school system and parks and recreational activities are also helpful in acquiring and keeping our residential base.

Tax Incremental District No. 6 (Willow Creek Business Park) is a Mixed-Use District, that is bounded by Appleton Avenue, Lannon Road, and Maple Road. Current construction includes Discount Ramps, Metro Cigars and Ryan Companies. The base value was \$2,796,000 and has grown to \$54,920,200 in 2024. The TID is projected to close in 2033.

Tax Incremental District No. 7 is designated as an Industrial TID. The TID was amended in 2021 in order to add territory. This district was created to capture economic growth related to JW Speaker and so far the development has not created sufficient increment to cover the District's expenses. In 2021, the TID was amended to add territory and account for the Planned Capstone Quadrangle industrial park development. The area included in the District encompasses 144.2 acres owned by the J.W. Speaker Corporation, located on Freistadt Road and by North Goldendale Rd and Capstone Quadrangle property along Goldendale Road. The project allowed for extension of 16" public watermain and the 18" public sanitary sewer interceptor from their current terminus approximately 2,400 feet north along Goldendale Road. The extension facilitated growth within the district and allowed for utility connection through to Tax Increment District No. 8. The amendment includes properties on Goldendale Road. The base value was \$9,642,400 and has grown to \$54,118,200 in 2024. The TID projected closure of 2031.

In July 2018 the Village created Tax Increment District No. 8. The district is an industrial TID, encompassing 224.8 acres which is broken into two development areas, the property controlled by Zilber Property Group (approximately 151.3 acres) and the remaining 73.5 acres to be developed in later phases. The Village anticipates making total project expenditures of approximately \$14.2 million, with completion in phases as development requires. Construction in 2019 included a 706,800 square foot Briggs & Stratton warehouse facility, with two other multi-tenant industrial buildings constructed by Zilber Property Group, plus a 100,000 square foot manufacturing facility for Dielectric. The Village had three TID No. 8 related bond issues in 2019, \$6,725,000 G.O. Community Development Bonds, \$1,755,000 Taxable G.O. Community Development Bonds, and \$7,850,000 G.O. Corporate Purpose bonds. The taxable issue will reimburse Zilber Property Group to cover their costs for internal infrastructure improvements, the other two issues have funded the expansion of water and sewer main to the development as well as road reconstruction costs. The issues also provide the initial funding to construct Well #12 and Water Tower #4, in conjunction with the Water Utility. We anticipate having the well and tower online and serving the village by 2024. The base value was \$640,700 and has grown to \$201,199,700 in 2024. The TID is projected to close in 2031.

The Water Utility currently operates six wells; three deep and three shallow; with a capacity of 4,415,000 gallons per day plus four elevated tank water towers, two at 125 feet and two at 190 feet. The 2023 average daily water pumped for customer consumption was 1,737,887 gallons. The village is moving forward with a seventh well completed construction by the end of 2025. The Public Service Commission approved a significant rate increase for the utility during 2021 that took effect at the beginning of 2022. The second phase of the PSC rate increase will take effect first quarter of 2025.

The Sewer Utility maintains 110.25 miles of sewer main, seven lift stations and one metering station. The Village contracts with Milwaukee Metropolitan Sewerage District (MMSD) for its sewage treatment, the charges from MMSD for treatment and its annual capital charge remain the utility's largest expenditure. Wrenwood subdivision, a major housing development proposed for the North East side of the Village has required an extension of interceptor sewer main, with an abandonment and construction of a new lift station completed in 2020.

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

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

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

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

### **For the Future**

Overall, the amount and value of new residential development in 2024 was similar to that in 2023. New residential development in the Village included thirty-eight (38) new single-family homes completed or under construction during 2024 with a total value of \$16.5M (38 new homes with a value of \$15.3M in 2023).

Twenty-eight of the 38 new single-family homes constructed in 2024 are located in the Wrenwood North Subdivision (Phase 2 of a ¼-acre lot neighborhood served by municipal water & sewer located on Freistadt Road). The remaining new single-family homes are in the Heritage Park North Subdivision (another ¼-acre lot neighborhood served by municipal water & sewer on Division Road) and the Woodland Ponds Estates Subdivision (a 1-acre lot neighborhood outside the sewer service area located on Wasaukee Road).

The amount and value of new commercial, industrial, institutional, and other non-residential development that was occupied or started construction in the Village in 2024 has an estimated value of \$75.7M which is slightly lower when compared to 2023 (\$89.1M).

### Tax Incremental District (TID) Development

The following new development is located within two of the Village's active TIDs:

- MGS Mfg. Group, manufacturer of precision plastic medical components, completed buildout and occupancy (\$8.0M) of 128,000 sqft in Building #2 within the Capstone 41 Corporate Park within Tax Incremental District No. 7 south of Holy Hill Road east of I-41
- Xylem Water Solutions, a water technology provider serving public and private utilities and businesses, completed buildout and occupancy (\$1.3M) of the remaining 39,000 sqft in the Willow Creek Business Park within Tax Incremental District No. 6 east of Appleton Avenue south of Lannon Road

### Non-Tax Incremental District (TID) Development

Most of the new commercial, industrial and institutional development in 2024 is not located within an active Village TID, including the following:

- Construction started on a new 128,000 sqft manufacturing facility for Green Bay Packaging (Great Lakes Division) on Holy hill Road east of US41 with an estimated value of \$34.6M
- Chase Bank started construction on a new 3,245 sqft bank building near the intersection of Appleton Avenue @ County Line Road with an estimated value of \$2.7M
- Bethlehem Lutheran Church began construction on a 41,000 sqft church and school expansion at the existing facility located near the Bel Aire Lane @ Fond du Lac Ave intersection with an estimated value of \$8.6M
- DJ Frank Landscape Contracting, the largest landscape contractor in Wisconsin, located on Freistadt Road completed construction of a new 20,000 sqft mechanic shop with an estimated value of \$1.6M
- Krenz & Company, Inc., manufacturer of transformer cooling fans, located on Eisenhower Drive in the Germantown Business Park completed another 41,000 sqft facility expansion with an estimated value of \$4.1M
- Force Global-Ropex America, a supplier of ROPEX heat sealing technology products, located on Clinton Drive in the Germantown Industrial Park completed a 7,500 sqft expansion with an estimated value of \$1.6M
- Golden Pet Manufacturing, producer of freeze-dried pet food and treats products, located on Goldendale Road completed another 132,000 sqft facility expansion with an estimated value of \$13.3M

Looking ahead to 2025, it is anticipated that the construction of new single-family residential dwellings will continue in both the Heritage Park North and Wrenwood North subdivisions. With respect to new commercial and industrial development, development in 2024 is expected to continue in TID No. 7 and TID No. 8 east of the Holy Hill Road @ I-41 interchange area, including Building #3 in the Capstone 41 Corporate Park, a new 37,700 truck sales and service facility for Truck Country near the new High Point Pass @ Holy Hill Road intersection, and a new 12,000 sqft Kwik Trip gasoline station & convenience store.

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

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

## **Independent Audit**

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

## **Management's Discussion and Analysis**

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

## **Acknowledgments**

The preparation of this report was made possible by the dedicated services of the entire staff of the Village of Germantown Finance Department and Administration Department, and the advice of the Village's independent auditors, Baker Tilly US, LLP. Appreciation is expressed to Village employees throughout the organization, especially those employees who were instrumental in the successful completion of this report. Additional appreciation is expressed to Alex Claerbaut for the significant time, energy, and work he dedicated towards the completion of this report.

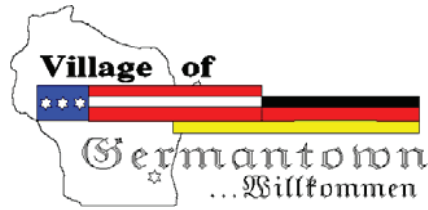
Respectfully submitted,

*Matthew Uselding*

Matthew Uselding, Finance Director

*Steven R. Kreklaw*

Steven R. Kreklaw, Administrator



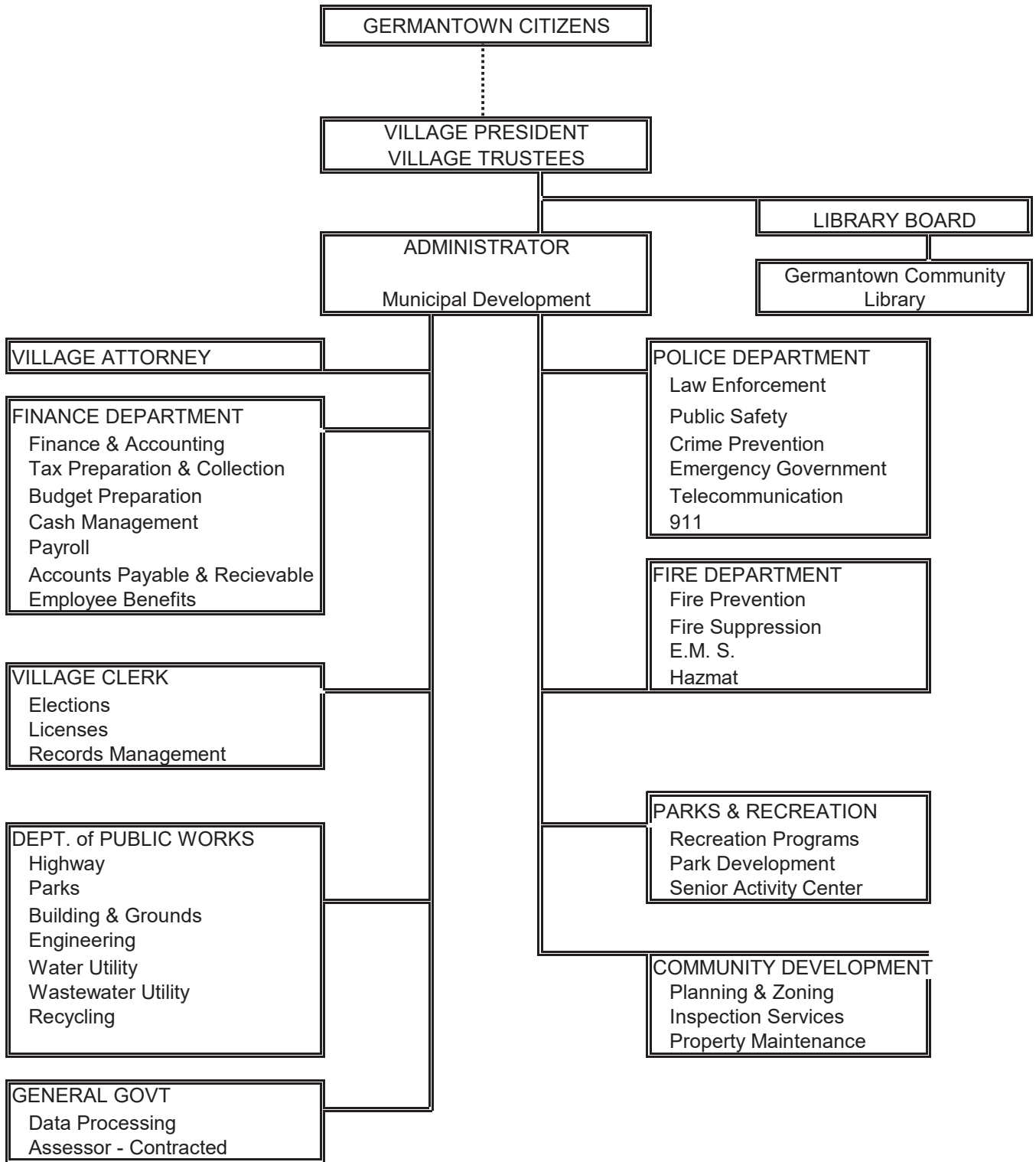
**LIST OF PRINCIPAL OFFICIALS as of December 31, 2024**  
***ELECTED OFFICIALS***

TITLE	NAME
Village President	Dean Wolter
Village Trustee - District 1	David Baum
Village Trustee - District 1	Terri Kaminski
Village Trustee - District 2	Meg Cutts
Village Trustee - District 2	Rick Miller
Village Trustee - District 3	Jolene Pieper
Village Trustee - District 3	Robert Warren
Village Trustee - District 4	Jan Miller
Village Trustee - District 4	Vacant

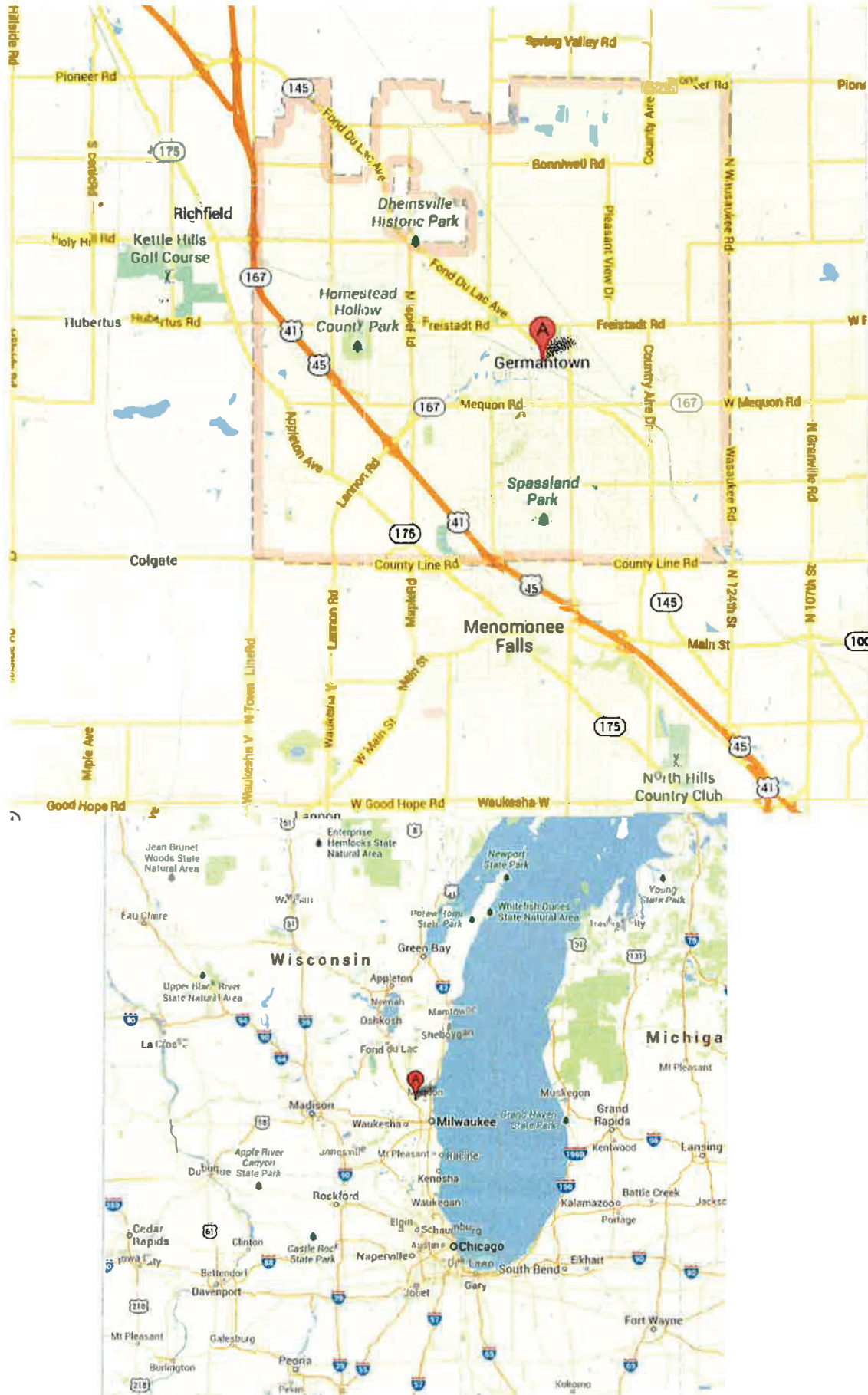
***APPOINTED OFFICIALS***

Village Administrator	Steven R. Kreklow
Village Attorney	Brian Sajdak; Wesolowski, Reidenbach & Sajdak SC
Village Assessor - Contract Service	Associated Appraisal Consultants, Inc
Village Clerk	Donna Ott
Treasurer	Matthew Uselding
Community Development/Planning & Inspection	Jeffrey W. Retzlaff
Director of Public Works	Matthew Mortwedt
Village Engineer	Kevin Driscoll
Police Chief	Michael Snow
Fire Chief	John Delain
Library Director	Patricia Smith
Recreation Director	Guilford Standridge
Police & Fire Commission Chairperson	Scott Scheife
Park & Recreation Commission Chair	Scott Coulthurst
Library Board President	Joyce Nelson

# VILLAGE OF GERMANTOWN ORGANIZATIONAL CHART



# The Village of Germantown - Location Map



## Brief History of the Village of Germantown

The Village of Germantown is located in southeastern Wisconsin, in the southeastern corner of Washington County. The City of Mequon, in Ozaukee County, borders the Village on the east, and the Village of Menomonee Falls, in Waukesha County, borders it on the south. The Village is contiguous with the City of Milwaukee and Milwaukee County at its southeast corner. In Washington County, the Town of Jackson borders it to the north, and the Village of Richfield shares its western border. At 35 square miles, the Village of Germantown is one of the largest village's in geographical area in the State of Wisconsin.

The Village's current population is estimated to be 20,590. A majority of its residential, commercial and industrial development is concentrated in the suburban-like central-southern half of the village. It is in this portion, served by the Milwaukee Metropolitan Sewerage District (MMSD), and supplied with water by municipal wells, that most of Germantown's development has occurred.

The half of the village north of Freistadt Road is rural in nature, and is predominately agricultural. Current extensions of municipal water and sewer main has opened this section to some commercial and industrial development.

In 1839, a group of German immigrants, seeking greater religious freedom and the promise of rich, abundant farmland, founded the settlement of Freistadt (translated "Free City") just east of the present day Village of Germantown. Today, Freistadt Road bisects the Village of Germantown from east to west. In 1839, Anton Wiesner and Levi Ostrander became the first permanent settlers in the Town of Germantown. By 1845, all of the Town of Germantown had been taken for homesteads, mostly by German immigrants.

On 11 March 1927 South Germantown became the Village of Germantown. Eleven citizens of South Germantown had petitioned the Washington County Circuit Court for incorporation of 300 acres in section 22. The petitioners were: Father Banholzer, Adam Diefenthaler, Benn C. Duerrwaechter, Alvin Gronemeyer, Edward Rintelman, Joe Rosecky, Arthur Schmidt, Charles A. Schuster, John A. Schwalbach, Joseph J. Siegl, and Aaron Walterlin. Population of South Germantown, now Germantown, was 243

The Village of Germantown was incorporated at the Fond du Lac Avenue and Main Street area. In the early 1960's, the City of Milwaukee annexed 15 acres in the southeastern corner of the Town of Germantown. Fears over further annexations prompted the Town of Germantown to merge with the smaller Village of Germantown in 1964. Most of the Town of Germantown, except for four small "islands" totaling approximately two square miles in the northwestern portion, was included in the merger.

The Village operates under a council-manager form of government. Under this form of government, a nine member Board of Trustees is elected to exercise the legislative power of the Village and to determine matters of policy. All are elected to three year terms. The Village President, who is elected at large, is the trustee who presides at all Village Board meetings and votes on all matters. The Village President has no veto power. A Village Administrator is appointed by the Village Board to serve as manager. The administrator is the chief administrative officer and is responsible to the Board of Trustees for the proper administration of all Village affairs.

**STATISTICAL SECTION**

## Independent Auditors' Report

To the Village Board of  
Village of Germantown

### Opinions

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

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village as of December 31, 2024 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinions

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

### Responsibilities of Management for the Financial Statements

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

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

### Auditors' Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

### **Required Supplementary Information**

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

### **Supplementary Information**

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

## Other Information

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

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

*Baker Tilly US, LLP*

Madison, Wisconsin  
June 26, 2025

# Village of Germantown

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Management's Discussion and Analysis  
December 31, 2024  
(Unaudited)

Management's Discussion and Analysis provides management's overview and analysis of the Village of Germantown's (Village) basic financial statements for the year ended December 31, 2024. This discussion is designed to assist the reader in focusing on significant financial issues, provide an overview of the Village's financial activity and identify changes in the Village's financial position.

## Using This Report

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

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

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

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

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

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

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

## Reporting the Village's Most Significant Funds - Fund Financial Statements

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

## Village of Germantown

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Management's Discussion and Analysis

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**Governmental Funds** - Most of the Village's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the Village's general operations and the basic services it provides. Governmental fund information helps the user determine whether there are more or fewer financial resources available to finance the Village's programs in the future. Reconciliations between the government-wide statements and the governmental fund statements are provided with the fund financial statements.

The Village maintains twenty-two individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, Debt Service Fund, General Capital Projects, and TID No. 8 Capital Projects Fund, which are considered major funds. Data from the remaining funds are combined into a single aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements later in this report.

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

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

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

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

**Notes to the Financial Statements** - The notes to the financial statements provide additional detail that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements begin on page 17 of this report.

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

# Village of Germantown

Management's Discussion and Analysis  
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(Unaudited)

## Government-Wide Financial Analysis

### Net Position

Net Position may serve over time as a useful indicator of a government's financial position. In the case of the Village of Germantown, total net position was approximately \$159.5 million as of December 31, 2024. The largest portion of the Village's net position (86.1%) reflects its investment in capital assets (e.g. land, building, equipment, improvements, construction in progress and infrastructure) less any outstanding debt used to acquire those assets. The Village uses these assets to provide service to citizens; consequently, these assets are not available for future spending. It should be noted that the resources needed to pay debt related to capital assets must be provided from other sources, since the capital assets themselves will not be used to liquidate these liabilities.

Another portion of the Village's net position (2.1%) represents resources that are subject to external restrictions on how they may be used. The remaining unrestricted net position will be discussed in later sections of this analysis. Net position of the Village as a whole increased \$1.69 million from 2023.

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

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2024	2023	2024	2023	2024	2023
<b>Assets</b>						
Capital Assets	\$ 125.42	\$ 119.78	\$ 109.05	\$ 94.43	\$ 234.47	\$ 214.22
Other Assets	35.26	41.86	10.96	22.44	46.22	64.30
Total assets	160.68	161.64	120.01	116.88	280.69	278.52
<b>Deferred Outflows of Resources</b>	8.47	12.37	0.76	0.97	9.23	13.34
<b>Liabilities</b>						
Noncurrent liabilities	77.82	79.71	16.67	16.31	94.49	96.02
Other liabilities	5.52	7.45	1.25	2.12	6.77	9.57
Total liabilities	83.34	87.16	17.92	18.43	101.26	105.59
<b>Deferred inflows of resources</b>	28.50	27.55	0.70	0.94	29.20	28.49
<b>Net Position</b>						
Net Investment in capital assets*	57.30	54.79	94.29	90.97	137.33	135.24
Restricted	1.66	1.12	1.63	1.57	3.29	2.69
Unrestricted*	(1.66)	3.39	6.24	5.94	18.84	20.21
Total net position	\$ 57.31	\$ 59.30	\$ 102.16	\$ 98.48	\$ 159.47	\$ 158.13

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

# Village of Germantown

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Management's Discussion and Analysis  
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## Changes in Net Position

During 2024, the net position of governmental activities decreased by \$1.99 million to \$57.31 million, mainly due an increase in property tax revenue, offset by an increase in expenses and transfers to the utility through contributed capital of \$3.43 million.

Net position of business-type activities totaled \$102.16 million as of December 31, 2024, \$3.68 million higher than 2023. Net investment in capital assets increased by \$3.32 million. Due in part for assets constructed for ongoing water and sewer main installation projects, as well tower and booster assets for the new well and construction of the new Public Works building. Also shown are other restricted uses for impact fees, debt service and equipment replacement.

## Revenues

The Statement of Activities on page 2 will show that Program Revenues in the Governmental Activities is \$8.15 million and Business-type Activities of \$12.79 million. The increase of \$1.86 million in Governmental Activities and decrease of \$2.08 million for Business-type activities from 2023 was mainly due to more capital contributions received in the current year for projects covered by the governmental funds, and less developer-added utility infrastructure than prior year.

All general revenues other than program revenues, investment income and small miscellaneous amounts are reported as general revenues. Tax revenue, the largest portion of general revenues, increased by \$1.19 million from the prior year to \$20.14 million. Transfers shown between Governmental Activities and Business-type Activities is \$3.43 million which is mainly due to contributed capital noted above.

## Expenses

Total expenses of \$43.40 million is an increase of \$2.02 million from 2023. Governmental Activities increased \$1.18 million, mainly due to increases in general government and public works expenses. The increase to expenses in the Business-type Activities was \$0.84 million, mainly due to increases in operating expenses for both water and sewer utility.

# Village of Germantown

Management's Discussion and Analysis  
December 31, 2024  
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## Village of Germantown

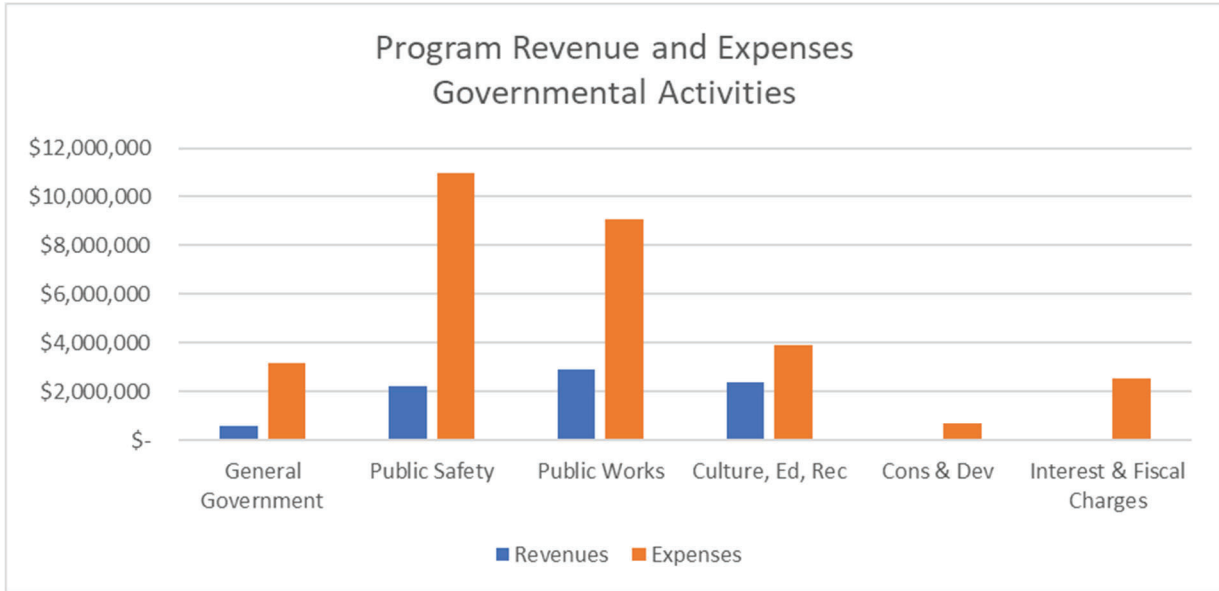
### Changes in Net Position (in millions of dollars)

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2024	2023	2024	2023	2024	2023
<b>Revenues</b>						
Program revenues:						
Charges for Services	\$ 4.00	\$ 4.03	\$ 11.10	\$ 11.15	\$ 15.11	\$ 15.17
Operating grants and contributions	2.33	1.89	0.46	1.05	2.79	2.93
Capital grants and contributions	1.82	0.38	1.23	2.68	3.04	3.06
General revenues:						
Property taxes	20.14	18.95	-	-	20.14	18.95
Intergovernmental revenues	1.96	1.19	-	-	1.96	1.19
Investment income	0.98	2.02	0.47	0.58	1.45	2.61
Other	0.57	0.36	0.02	0.03	0.59	0.39
Total revenues	<u>31.80</u>	<u>28.81</u>	<u>13.28</u>	<u>15.49</u>	<u>45.08</u>	<u>44.30</u>
<b>Expenses</b>						
General government	3.16	2.49	-	-	3.16	2.49
Public Safety	10.98	11.44	-	-	10.98	11.44
Public Works	9.07	7.47	-	-	9.07	7.47
Culture and recreation	3.90	4.02	-	-	3.90	4.02
Conservation and development	0.70	1.30	-	-	0.70	1.30
Interest and fiscal charges	2.55	2.47	-	-	2.55	2.47
Water Utility	-	-	4.03	3.53	4.03	3.53
Sewer Utility	-	-	9.00	8.66	9.00	8.66
Total expenses	<u>30.36</u>	<u>29.19</u>	<u>13.03</u>	<u>12.19</u>	<u>43.40</u>	<u>41.38</u>
Increase in net position	1.44	(0.37)	0.25	3.29	1.69	2.92
Transfers	(3.43)	0.62	3.43	(0.62)	-	-
Change in net position	(1.99)	0.25	3.68	2.67	1.69	2.92
<b>Net Position, Beginning</b>	<u>59.30</u>	<u>59.05</u>	<u>98.49</u>	<u>95.81</u>	<u>157.77</u>	<u>154.85</u>
<b>Net Position, Ending</b>	<u>\$ 57.31</u>	<u>\$ 59.30</u>	<u>\$ 102.16</u>	<u>\$ 98.49</u>	<u>\$ 159.46</u>	<u>\$ 157.77</u>

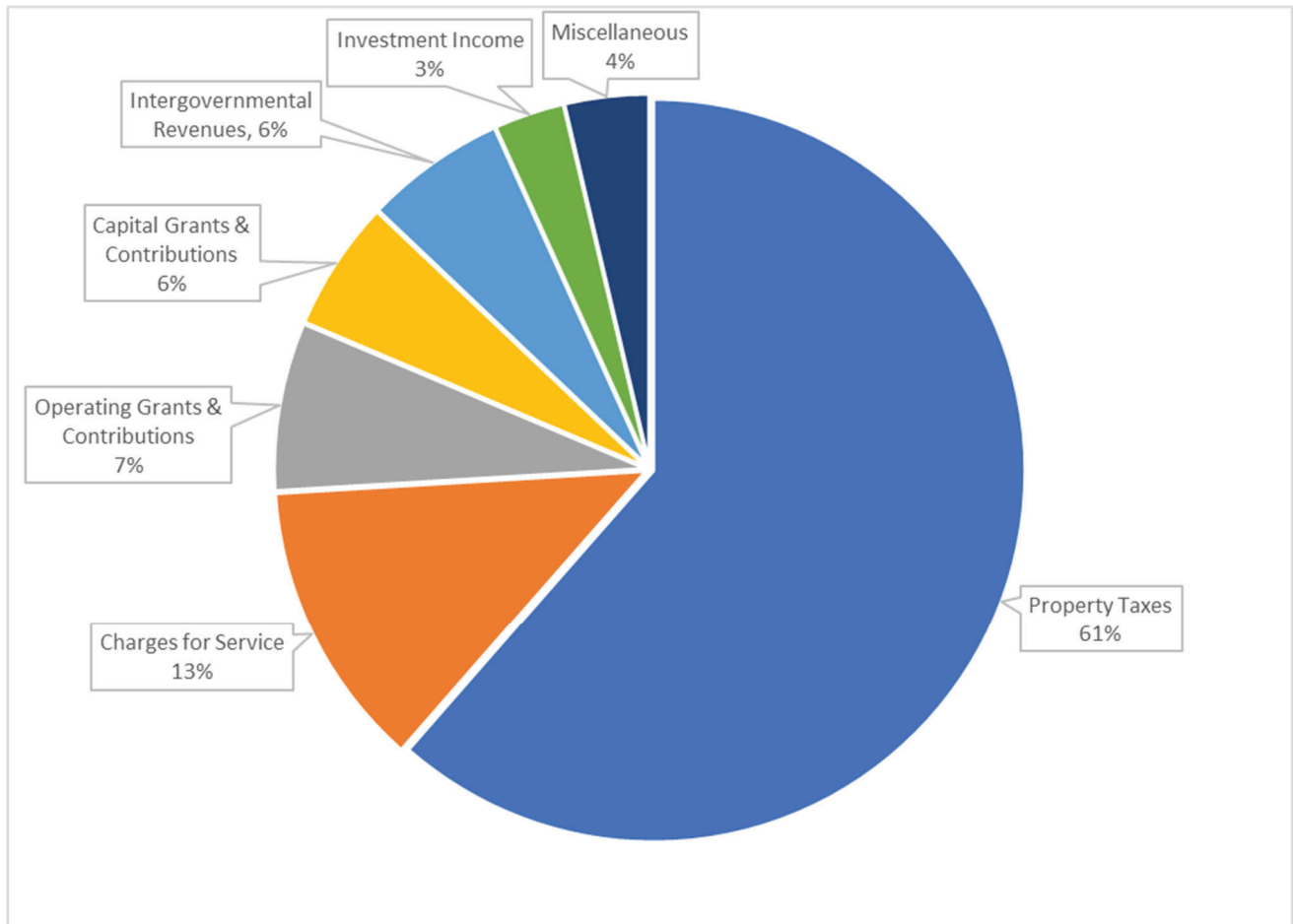
# Village of Germantown

Management's Discussion and Analysis  
December 31, 2024  
(Unaudited)

## Governmental Funds



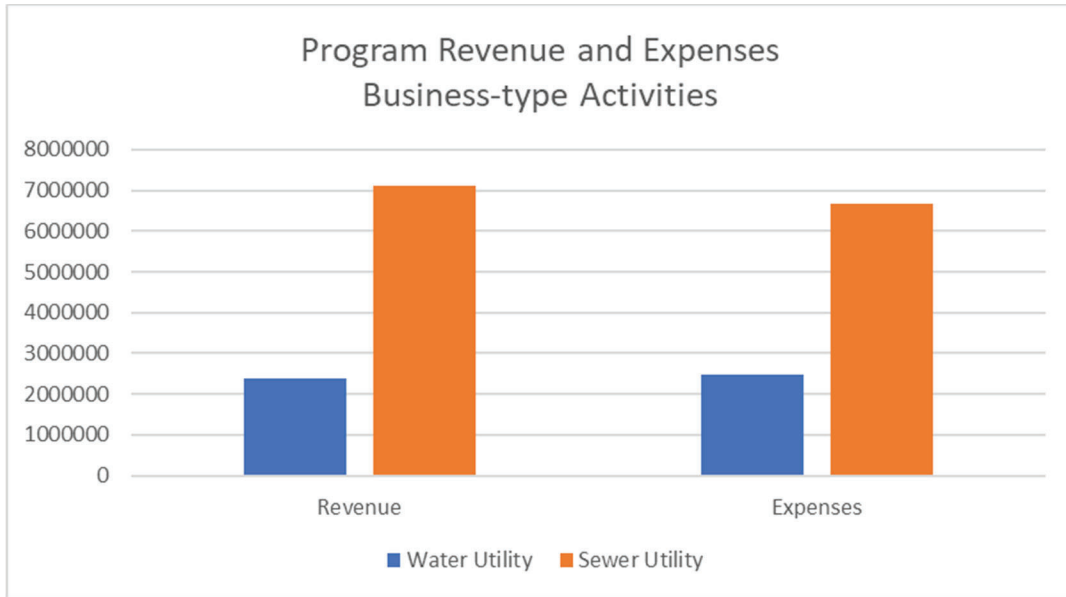
## Program and General Revenues by source



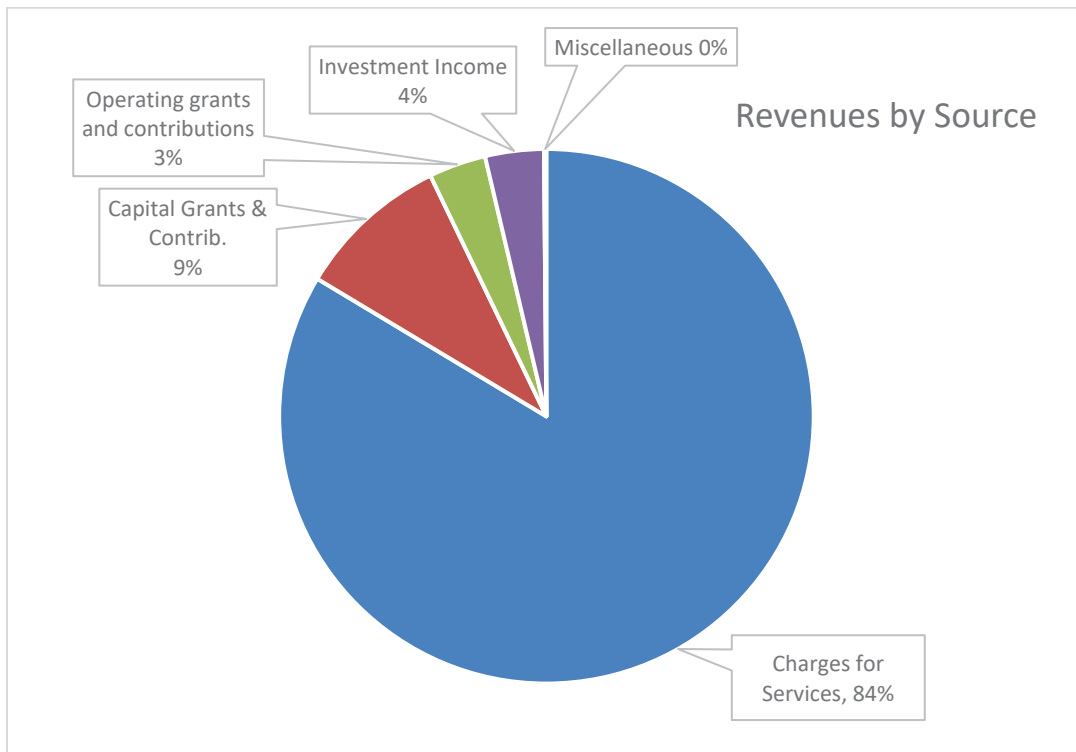
# Village of Germantown

Management's Discussion and Analysis  
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(Unaudited)

## Business-Type Activities - Enterprise Funds



## Program Revenues by source



## Village of Germantown

Management's Discussion and Analysis  
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(Unaudited)

### Fund Financial Analysis

#### Water Utility

The Water Utility reported a loss before contributions and transfers of \$0.44 million. Operating revenues decreased from prior year to \$3.32 million. Operating expenses increased \$0.49 million, mainly due to increase in maintenance and supply costs. Capital contributions vary widely from year-to-year since they are dependent on the completion of developer and Village projects. There were developer contributions of \$0.49 million and village contributions of \$3.35 million. The ending net position of the Water Utility is \$40.25 million.

The Village maintains six wells and four water towers within its corporate boundaries. The Village has plans to begin construction of a new well in the northern part of the Village. The Village has a Water Impact Fee of \$832 per residential equivalency, charged for new construction. \$56,027 was collected in 2024 from single and multi-family homes and new business construction. These fees help cover ongoing maintenance and other improvements to the system.

#### Water Utility Activity Summary (in millions of dollars)

	2024	2023	Change
Operating revenues	\$ 3.32	\$ 3.71	\$ (0.39)
Operating expenses	3.72	3.23	0.49
Operating income (loss)	(0.40)	0.48	(0.88)
Nonoperating revenues (expenses)	(0.04)	0.08	(0.13)
Capital contributions	3.84	1.40	2.43
Transfers out, tax equivalent	(0.65)	(0.62)	(0.03)
Change in net position	2.75	1.35	2.28
<b>Net Position, Beginning</b>	<b>37.50</b>	<b>36.16</b>	<b>1.35</b>
<b>Net Position, Ending</b>	<b>\$ 40.25</b>	<b>\$ 37.50</b>	<b>\$ 2.75</b>

#### Sewer Utility

The Sewer Utility reported a loss before contributions and transfers of \$0.54 million for 2024. Its overall net position increased by \$0.91 million to end the year to \$61.78 million which included capital contributions of \$1.47 million. Total operating income remained stable, with a \$0.35 million increase. Capital contributions of \$1.47 million of which \$0.74 million were village contributions, \$0.34 million in sewer connection fees, \$0.08 million in developer infrastructure additions, and \$0.32 million from the Milwaukee Metropolitan Sewerage District for constructed infrastructure. The sewer connection fee is a charge for new connections to the system. These fees help cover ongoing maintenance and other improvements to the system.

## Village of Germantown

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The Village contracts with Milwaukee Metropolitan Sewerage District for its sewage treatment. Charges from MMSD for treatment and their annual capital charge remain the utility's largest expense accounting for 68.6% of the operating expenses, or \$5.71 million. The capital charge is based on the equalized value of properties within the sewer service area.

### Sewer Utility Activity Summary (in millions of dollars)

	<u>2024</u>	<u>2023</u>	<u>Change</u>
Operating revenue	\$ 7.78	\$ 7.44	\$ 0.35
Operating expenses	8.33	7.40	0.93
Operating income (loss)	<u>(0.54)</u>	<u>0.04</u>	<u>(0.58)</u>
Nonoperating revenues (expenses)	(0.05)	(0.02)	(0.03)
Capital contributions	1.47	1.28	0.20
Change in net position	<u>0.88</u>	<u>1.29</u>	<u>(0.41)</u>
<b>Net Position, Beginning</b>	<u>60.87</u>	<u>59.58</u>	<u>1.29</u>
<b>Net Position, Ending</b>	<u>\$ 61.76</u>	<u>\$ 60.87</u>	<u>\$ 0.88</u>

### Governmental Funds

As of December 31, 2024, Village governmental funds reported a combined fund balance of \$5.66 million. The nonspendable, restricted, committed or assigned portion is \$4.53 million. A majority of that is restricted to ongoing capital expenditures and debt service, impact fees or other special revenue funds, used as fund purposes allow. The remaining balance, an unassigned balance of \$1.13 million, is comprised of the General Fund unassigned fund balance and deficit fund balances in the General Capital Projects and TID No. 9 Capital Projects Funds.

Most of the total fund balance in the Governmental Funds is in the General Fund, \$6.01 million, Debt Service Fund, \$0.44 million, or in Nonmajor Governmental Funds, \$0.85 million.

# Village of Germantown

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Management's Discussion and Analysis  
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(Unaudited)

## General Fund

The General Fund's net change in fund balance is a decrease of \$0.36 million, with an ending fund balance of \$6.01 million. After adjusting for nonspendable and assigned portions for the general fund, the unassigned fund balance at year end was \$5.11 million, 23.2% of the Village's subsequent year general fund expenditure budget. The Village's fund balance policy endeavors to maintain a working capital balance of 16-25% of the subsequent years expense budget. The excess unassigned amount over the 25% policy percentage may be used to offset future borrowing costs of major infrastructure renovations planned in future years.

The General Fund is the primary operating fund used to account for the governmental operations of the Village of Germantown. Total revenues ended the year at \$20.75 million, a \$0.31 million increase from 2023. The largest revenue sources for the General fund are general property and other taxes accounting for \$11.68 million or 0.56% of total revenues. The Village had higher investment income in 2024 than budgeted. This was mostly due to improved markets in 2024.

General Fund expenditures for 2024 of \$20.83 million increased approximately \$0.52 million. Actual expenditures were \$0.14 million more than budgeted.

## Debt Service Fund

Debt Service Fund has a total fund balance of \$0.44 million, all of which is restricted for the payment of debt service. Annual debt service requirements were met primarily by property taxes levied of \$4.82 million and transfers in from other funds of \$1.98 million for debt payments. Expenditures for principal and interest and fiscal charges totaled \$6.86 million.

## General Capital Projects

The General Capital Projects Fund has a total fund balance deficit of \$1.81 million. This deficit is due to expenditures for current and previous years' capital projects expenditures exceeding debt issuance proceeds and other revenues sources. There was also a transfer to the TID No. 9 Capital Projects Fund from a reallocation of prior debt proceeds.

## TID No. 8 Capital Projects

Tax Increment District No. 8 was created in July 2018. This industrial TID encompasses 224.8 acres which is broken into two development areas, the property controlled by the Zilber Property Group is approximately 151.3 acres and remaining 73.5 acres will be developed by the Village. The Tax Increment District is located in the northern section of the Village bounded by Holy Hill Road, Goldendale Road, Rockfield Road and US Hwy 41/45. The project plan consists of watermain and sewer main extension, site grading, storm water management, road construction, new municipal well, water tower and booster station. It has a fund balance of \$0.17 million. The capital expenditures related to project plan projects were less than current year revenue by \$2.74 million. After transfers out of \$0.98 million, debt issued of \$1.5 million and premium on debt issued of \$0.09 million, the fund had an increase in fund balance of \$3.37 million.

## Nonmajor Governmental Funds

Tax Incremental District No. 6, Willow Creek Business Park, was created in 2014 as a mixed-use business park suitable for industrial and commercial purposes. The estimated saleable property consisted of fifty-two acres. The Project Plan included site grading, sanitary sewer and water systems, stormwater management, street improvements, landscaping and other site improvement infrastructure and related costs. All internal infrastructure has been completed other than a final lift of asphalt. The park currently has three buildings, Discount Ramps, Ryan Companies multi-tenant building and Metro Cigars. The total fund balance is \$0.13 million, a decrease of \$0.15 million from 2023.

## Village of Germantown

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In December 2017, the Village created Tax Incremental District No. 7, an industrial TID that encompasses 144.2 acres of land which is owned by the J.W. Speaker Corporation. One section of the district includes the original J.W. Speaker facility and the other area of vacant land to be developed by J.W. Speaker. The project plan also includes the extension of municipal water and sewer main from Freistadt Road North along Goldendale Road approximately 2,400 feet where it meets the Wisconsin & Southern Rail line. Speaker constructed internal roadway, water and sewer main and landscaping for their future building projects, the District will reimburse a portion of that cost up to \$708,000 with future tax increment. The total fund deficit is \$0.60 million, a decrease of \$0.68 million from 2023.

In June 2022, the Village created Tax Incremental District No. 9, an industrial TID that comprises of approximately 38.15 acres located at the intersection of Donges Bay Road and Wasaukee Road. The district was created to pay the costs of land acquisition and public infrastructure needed to be developed by a potential future developer. In addition, the Village expects the project will result in public infrastructure that will be needed for future construction of the planned Department of Public Works facility. In November 2022, the Village approved an amendment that added territory and amend project costs. The fund deficit at the end of the year was \$0.41 million, an increase of 0.42 million from 2023.

The Village has fourteen Special Revenue funds and one other Capital Project fund in the Nonmajor Governmental Fund section which are specifically earmarked for a single purpose and are either restricted or committed. Four of these are Impact Fee funds; Police, Fire, Parks & Recreation and Library Impact fees are imposed on new construction to fund all or a portion of the costs of providing public services to the new development. The Impact Fee Funds had little fund balance growth due to the residential and commercial activity in 2024 being offset by related expenditures, increasing to \$0.65 million from 2023.

The other Special Revenue Funds are the Senior Van Replacement, Police Asset Forfeiture, Police Canine, Police Honor Guard, Historic Preservation, Recreation Department Facility Fees, Library, Fire Explorer Fund, ARPA, and the Property Maintenance fund. The Library capital projects fund was created in 2024 to track library related capital projects. Details can be found in the supplemental section of this report within the Combining Balance Sheet - Nonmajor Governmental Funds, and the Combining Statement of Revenues, Expenditures, and Changes in Fund Balances - Nonmajor Governmental Funds. The combined total fund balance of these funds at year-end is \$1.09 million.

### **Excess Expenditures and Other Financing Uses Over Appropriations**

Several funds have been identified as having excess expenditures and other financing uses over budget. See Note 2 for a list of funds exceeding budgeted expenditures during 2024.

### **Proprietary Funds**

The Water and Sewer Utilities were discussed on previous pages.

The Health and Dental Protection Funds are Self-Funded employee insurance plans with Third- Party Administrators. The funds maintained positive cash flow ending the year at \$1.26 million. Health and dental coverage costs are monitored closely and changes to the design and scope of the plan are adjusted accordingly.

### **Custodial Fund**

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

## Village of Germantown

Management's Discussion and Analysis  
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(Unaudited)

### Capital Assets and Debt

#### Capital Assets

As of December 31, 2024, the Village had \$234.47 million (net of accumulated depreciation) invested in a broad range of capital assets including buildings, equipment, and infrastructure. (See table below)

#### Significant Additions to Capital Assets in 2024

- Public Works building and related infrastructure \$37,812,284
- Water Booster and Tower \$4,999,584
- Construction work in progress (Well #12) \$4,116,518

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

	Governmental Activities		Business-Type Activities	
	2024	2023	2024	2023
Construction in progress	\$ 3.90	\$ 34.43	\$ 0.30	\$ 1.84
Land	15.63	15.63	0.18	0.18
Buildings and improvements	36.70	8.47	13.16	3.87
Machinery and equipment	6.81	6.21	3.07	2.63
Infrastructure	62.38	55.04	92.34	85.91
Total	<u>\$ 125.42</u>	<u>\$ 119.78</u>	<u>\$ 109.05</u>	<u>\$ 94.43</u>

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

#### Long-Term Debt

As of December 31, 2024, the outstanding debt for long-term general obligations, revenue bonds and safe drinking water loans totaled \$88.93 million. Principal paid on outstanding debt totaled \$5.04 million.

#### Village of Germantown's Outstanding Debt

	Governmental Activities		Business-Type Activities	
	2024	2023	2024	2023
General obligation debt	\$ 73,105,000	\$ 72,685,000	\$ 11,875,000	\$ 11,140,000
Revenue bonds	-	-	3,948,160	4,228,067
Total	<u>\$ 73,105,000</u>	<u>\$ 72,685,000</u>	<u>\$ 15,823,160</u>	<u>\$ 15,368,067</u>

In accordance with Wisconsin Statutes, total general obligation indebtedness of the Village may not exceed 5% of the equalized value of all taxable property within the Village's jurisdiction. The debt limit as of December 31, 2024, was \$209,783,980. Total General Obligation debt outstanding was \$84,980,000.

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

## Village of Germantown

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Management's Discussion and Analysis  
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### **Economic Factors and Next Year's Budgets and Rates**

On May 14, 2025, the Village issued water system revenue bonds in the amount of \$953,025 with an interest rate of 2.2%. This amount will be used to finance water system improvements.

On May 5, 2025, the Village board approved issuance of taxable general obligation promissory notes not to exceed the amount of \$9,980,000. This amount will be used to fund land purchases and development. The debt issuance is scheduled to be finalized in June 2025.

On May 5, 2025, the Village board approved issuance of general obligation promissory notes in the amount of \$4,165,000. This amount will be used to fund annual capital projects. The debt issuance is scheduled to be finalized in June 2025.

All other currently known facts have been considered in the preparation of the subsequent year's budget.

### **Requests for Information**

This financial report is designed to provide our citizens, taxpayers, customers and creditors with a general overview of the Village's finances and to show the Village's accountability for the money it receives. The Village of Germantown provides its Annual Comprehensive Financial Report on our web page ([www.germantownwi.gov](http://www.germantownwi.gov)) under the Finance Department's Financial Reports Section. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Village Administrator, N112 W17001 Mequon Road, P.O. Box 337, Germantown, WI 53022. Finance Department staff can also be reached at 262-250-4700 or email: [muselding@germantownwi.gov](mailto:muselding@germantownwi.gov).

## **BASIC FINANCIAL STATEMENTS**

# Village of Germantown

Statement of Net Position  
December 31, 2024

	<u>Governmental Activities</u>	<u>Business-Type Activities</u>	<u>Total</u>
<b>Assets and Deferred Outflows of Resources</b>			
<b>Assets</b>			
Cash and investments	\$ 11,588,576	\$ 2,144,257	\$ 13,732,833
Receivables (net):			
Taxes	22,479,819	-	22,479,819
Accounts	1,444,493	3,835,416	5,279,909
Delinquent taxes	95,247	-	95,247
Accrued interest	12,799	19,760	32,559
Leases	1,126,142	-	1,126,142
Due from other governmental units	1,893	-	1,893
Internal balances	(3,299,067)	3,299,067	-
Prepaid items	862	13,878	14,740
Restricted assets:			
Cash and investments	642,915	1,650,554	2,293,469
Accrued interest	2,866	1,066	3,932
Land held for resale	1,162,346	-	1,162,346
Capital assets:			
Land	15,629,920	175,599	15,805,519
Construction in progress	3,903,844	299,433	4,203,277
Capital assets, net of depreciation	<u>105,882,711</u>	<u>108,573,831</u>	<u>214,456,542</u>
Total assets	<u>160,675,366</u>	<u>120,012,861</u>	<u>280,688,227</u>
<b>Deferred Outflows of Resources</b>			
Pension related amounts	<u>8,473,600</u>	<u>761,143</u>	<u>9,234,743</u>
Total deferred outflows of resources	<u>8,473,600</u>	<u>761,143</u>	<u>9,234,743</u>
<b>Liabilities, Deferred Inflows of Resources and Net Position</b>			
<b>Liabilities</b>			
Accounts payable and accrued expenses	3,829,939	1,067,627	4,897,566
Accrued interest	955,753	177,556	1,133,309
Unearned revenues	736,731	-	736,731
Noncurrent liabilities:			
Due within one year	4,994,001	910,454	5,904,455
Due in more than one year	71,852,696	15,692,866	87,545,562
Net pension liability	<u>969,171</u>	<u>70,179</u>	<u>1,039,350</u>
Total liabilities	<u>83,338,291</u>	<u>17,918,682</u>	<u>101,256,973</u>
<b>Deferred Inflows of Resources</b>			
Property taxes levied for subsequent year	22,479,819	-	22,479,819
Pension related amounts	4,896,289	697,630	5,593,919
Lease related amounts	<u>1,126,142</u>	<u>-</u>	<u>1,126,142</u>
Total deferred inflows of resources	<u>28,502,250</u>	<u>697,630</u>	<u>29,199,880</u>
<b>Net Position</b>			
Net investment in capital assets	57,300,653	94,289,282	137,333,850
Restricted for:			
Debt service	-	717,713	717,713
Impact fees	645,781	565,086	1,210,867
Library	1,018,358	-	1,018,358
Equipment replacement	-	345,296	345,296
Unrestricted (Deficit)	<u>(1,656,367)</u>	<u>6,240,315</u>	<u>18,840,033</u>
Total net position	<u>\$ 57,308,425</u>	<u>\$ 102,157,692</u>	<u>\$ 159,466,117</u>

See notes to financial statements

# Village of Germantown

## Statement of Activities

Year Ended December 31, 2024

Functions/Programs	Program Revenues				Net (Expenses) Revenues and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Governmental activities:							
General government	\$ 3,160,069	\$ 600,577	\$ -	\$ -	\$ (2,559,492)	\$ -	\$ (2,559,492)
Public safety	10,982,074	1,793,205	439,576	-	(8,749,293)	-	(8,749,293)
Public works	9,074,268	234,166	1,491,032	1,208,604	(6,140,466)	-	(6,140,466)
Culture, education and recreation	3,898,250	1,375,479	402,182	606,768	(1,513,821)	-	(1,513,821)
Conservation and development	698,071	-	-	-	(698,071)	-	(698,071)
Interest and fiscal charges	2,549,526	-	-	-	(2,549,526)	-	(2,549,526)
Total governmental activities	<u>30,362,258</u>	<u>4,003,427</u>	<u>2,332,790</u>	<u>1,815,372</u>	<u>(22,210,669)</u>	<u>-</u>	<u>(22,210,669)</u>
Business-type activities:							
Water Utility	4,034,181	3,318,381	-	490,259	-	(225,541)	(225,541)
Sewer Utility	8,998,772	7,784,465	450,840	737,637	-	(25,830)	(25,830)
Total business-type activities	<u>13,032,953</u>	<u>11,102,846</u>	<u>450,840</u>	<u>1,227,896</u>	<u>-</u>	<u>(251,371)</u>	<u>(251,371)</u>
Total	<u>\$ 43,395,211</u>	<u>\$ 15,106,273</u>	<u>\$ 2,783,630</u>	<u>\$ 3,043,268</u>	<u>(22,210,669)</u>	<u>(251,371)</u>	<u>(22,462,040)</u>
<b>General Revenues</b>							
Taxes:							
Property taxes, levied for general purposes					11,045,716	-	11,045,716
Property taxes, levied for debt service					4,823,265	-	4,823,265
Property taxes, levied for TIF districts					3,673,690	-	3,673,690
Other taxes					600,739	-	600,739
Intergovernmental revenues not restricted to specific programs					1,958,178	-	1,958,178
Investment income					977,947	471,003	1,448,950
Miscellaneous					569,515	27,605	597,120
Total general revenues					<u>23,649,050</u>	<u>498,608</u>	<u>24,147,658</u>
<b>Transfers</b>					<u>(3,431,470)</u>	<u>3,431,470</u>	<u>-</u>
Change in net position					(1,993,089)	3,678,707	1,685,618
<b>Net Position, Beginning</b>					<u>59,301,514</u>	<u>98,478,985</u>	<u>157,780,499</u>
<b>Net Position, Ending</b>					<u>\$ 57,308,425</u>	<u>\$ 102,157,692</u>	<u>\$ 159,466,117</u>

See notes to financial statements

# Village of Germantown

Balance Sheet -  
Governmental Funds  
December 31, 2024

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>General Capital Projects</u>	<u>TID No. 8 Capital Projects Fund</u>
<b>Assets</b>				
Cash and investments	\$ 6,117,345	\$ 441,650	\$ -	\$ 1,168,692
Receivables (net):				
Taxes	12,827,836	4,823,265	-	3,022,033
Accounts	1,340,624	-	20,923	-
Leases	1,126,142	-	-	-
Delinquent taxes	95,247	-	-	-
Accrued interest	6,791	-	1,016	-
Due from other governments	1,893	-	-	-
Due from other funds	1,999	-	-	-
Prepaid items	862	-	-	-
Restricted assets:				
Cash and investments	-	-	-	-
Accrued interest	-	-	-	-
Land held for resale	-	-	1,162,346	-
<b>Total assets</b>	<b><u>\$ 21,518,739</u></b>	<b><u>\$ 5,264,915</u></b>	<b><u>\$ 1,184,285</u></b>	<b><u>\$ 4,190,725</u></b>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>				
<b>Liabilities</b>				
Accounts payable	\$ 391,382	\$ -	\$ 1,222,118	\$ 993,894
Accrued liabilities	605,747	-	-	2,345
Unearned revenues	-	-	-	-
Deposits	304,943	-	-	-
Due to other funds	-	-	1,755,516	-
Advances from other funds	-	-	-	-
<b>Total liabilities</b>	<b><u>1,302,072</u></b>	<b><u>-</u></b>	<b><u>2,977,634</u></b>	<b><u>996,239</u></b>
<b>Deferred Inflows of Resources</b>				
Property taxes levied for subsequent year	12,827,836	4,823,265	-	3,022,033
Lease related amounts	1,126,142	-	-	-
Unavailable revenues	247,690	-	20,923	-
<b>Total deferred inflows of resources</b>	<b><u>14,201,668</u></b>	<b><u>4,823,265</u></b>	<b><u>20,923</u></b>	<b><u>3,022,033</u></b>
<b>Fund Balances (Deficit)</b>				
Nonspendable	96,109	-	-	-
Restricted	-	441,650	1,151,896	172,453
Committed	-	-	-	-
Assigned	805,669	-	-	-
Unassigned (deficit)	5,113,221	-	(2,966,168)	-
<b>Total fund balances (deficit)</b>	<b><u>6,014,999</u></b>	<b><u>441,650</u></b>	<b><u>(1,814,272)</u></b>	<b><u>172,453</u></b>
<b>Total liabilities and fund balances</b>	<b><u>\$ 21,518,739</u></b>	<b><u>\$ 5,264,915</u></b>	<b><u>\$ 1,184,285</u></b>	<b><u>\$ 4,190,725</u></b>

See notes to financial statements

<b>Nonmajor Governmental Funds</b>	<b>Total</b>
\$ 2,598,104	\$ 10,325,791
1,806,685	22,479,819
-	1,361,547
-	1,126,142
-	95,247
1,080	8,887
-	1,893
-	1,999
-	862
642,915	642,915
2,866	2,866
-	1,162,346
<b>\$ 5,051,650</b>	<b>\$ 37,210,314</b>

\$ 258,964	\$ 2,866,358
3,919	612,011
736,731	736,731
-	304,943
1,999	1,757,515
1,395,662	1,395,662
2,397,275	7,673,220

1,806,685	22,479,819
-	1,126,142
-	268,613
1,806,685	23,874,574

-	96,109
1,792,529	3,558,528
71,623	71,623
-	805,669
(1,016,462)	1,130,591
847,690	5,662,520
<b>\$ 5,051,650</b>	<b>\$ 37,210,314</b>

See notes to financial statements

## Village of Germantown

Reconciliation of the Balance Sheet of Governmental Funds  
to the Statement of Net Position  
December 31, 2024

**Total Fund Balances, Governmental Funds** \$ 5,662,520

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

Capital assets used in governmental funds are not financial resources and therefore are not reported in the funds.

Land	15,629,920
Construction in progress	3,903,844
Other capital assets	171,249,662
Less accumulated depreciation	(65,366,951)

Some receivables that are not currently available are reported as unavailable revenues in the fund financial statements but are recognized as revenue when earned in the government-wide statements.

268,613

The net pension liability does not relate to current financial resources and is not reported in the governmental funds.

(969,171)

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

8,473,600

Deferred inflows of resources related to pensions do not relate to current financial resources and are not reported in the governmental funds.

(4,896,289)

Internal service funds are reported in the Statement of Net Position as governmental activities.

1,303,016

Internal service fund internal payable between governmental and business-type activities.

(147,889)

Some liabilities, including long-term debt, are not due and payable in the current period and, therefore, are not reported in the funds.

Bonds and notes payable	(73,105,000)
Compensated absences	(1,117,765)
Accrued interest	(955,753)
Unamortized debt premium	(2,623,932)

**Net Position of Governmental Activities**

\$ 57,308,425

## Village of Germantown

Statement of Revenues, Expenditures and Changes in Fund Balances -  
Governmental Funds  
Year Ended December 31, 2024

	General Fund	Debt Service Fund	General Capital Projects	TID No. 8 Capital Projects Fund
<b>Revenues</b>				
Taxes	\$ 11,682,036	\$ 4,823,265	\$ -	\$ 2,698,684
Special assessments	50	-	-	-
Intergovernmental	4,206,037	-	64,000	1,000,000
Regulation and compliance	1,205,015	-	-	-
Public charges for services	2,328,418	-	-	-
Intergovernmental charges for services	119,147	-	-	-
Investment income	922,514	10,880	15,725	6,135
Miscellaneous	287,525	-	252,282	-
<b>Total revenues</b>	<u>20,750,742</u>	<u>4,834,145</u>	<u>332,007</u>	<u>3,704,819</u>
<b>Expenditures</b>				
Current:				
General government	2,469,757	-	-	-
Public safety	10,824,775	-	-	-
Public works	3,734,406	-	-	-
Culture and recreation	3,303,018	-	-	-
Conservation and development	403,433	-	-	224,755
Capital outlay	96,796	-	12,960,612	691,072
Debt service:				
Principal	-	4,275,000	-	-
Interest and fiscal charges	-	2,582,293	-	-
Debt issuance costs	-	1,200	82,849	44,674
<b>Total expenditures</b>	<u>20,832,185</u>	<u>6,858,493</u>	<u>13,043,461</u>	<u>960,501</u>
Excess (deficiency) of revenues over expenditures	<u>(81,443)</u>	<u>(2,024,348)</u>	<u>(12,711,454)</u>	<u>2,744,318</u>
<b>Other Financing Sources (Uses)</b>				
General obligation debt issued	-	-	3,175,000	1,520,000
Premium on debt issued	-	202,255	26,249	91,808
Transfers in	650,242	1,977,583	965,658	-
Transfers out	<u>(933,159)</u>	<u>-</u>	<u>(2,968,591)</u>	<u>(981,788)</u>
<b>Total other financing sources (uses)</b>	<u>(282,917)</u>	<u>2,179,838</u>	<u>1,198,316</u>	<u>630,020</u>
<b>Net change in fund balances</b>	<u>(364,360)</u>	<u>155,490</u>	<u>(11,513,138)</u>	<u>3,374,338</u>
<b>Fund Balances (Deficit), Beginning</b>	<u>6,379,359</u>	<u>286,160</u>	<u>9,698,866</u>	<u>(3,201,885)</u>
<b>Fund Balances (Deficit), Ending</b>	<u>\$ 6,014,999</u>	<u>\$ 441,650</u>	<u>\$ (1,814,272)</u>	<u>\$ 172,453</u>

See notes to financial statements

<b>Nonmajor Governmental Funds</b>	<b>Total</b>
\$ 975,006	\$ 20,178,991
-	50
626,768	5,896,805
-	1,205,015
112,084	2,440,502
-	119,147
22,642	977,896
67,164	606,971
<u>1,803,664</u>	<u>31,425,377</u>
188,240	2,657,997
4,656	10,829,431
4,285	3,738,691
58,001	3,361,019
1,235,224	1,863,412
1,678,500	15,426,980
-	4,275,000
42,844	2,625,137
-	128,723
<u>3,211,750</u>	<u>44,906,390</u>
<u>(1,408,086)</u>	<u>(13,481,013)</u>
-	4,695,000
-	320,312
2,968,591	6,562,074
<u>(1,028,294)</u>	<u>(5,911,832)</u>
<u>1,940,297</u>	<u>5,665,554</u>
532,211	(7,815,459)
<u>315,479</u>	<u>13,477,979</u>
<u>\$ 847,690</u>	<u>\$ 5,662,520</u>

See notes to financial statements

## Village of Germantown

Reconciliation of the Statement of Revenues, Expenditures,  
and Changes in Fund Balances of Governmental Funds  
to the Statement of Activities  
Year Ended December 31, 2024

**Net Change in Fund Balances, Total Governmental Funds** \$ (7,815,459)

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

Governmental funds report capital outlays as expenditures. However, in the statement of net position the cost of these assets is capitalized and they are depreciated over their estimated useful lives and reported as depreciation expense in the Statement of Activities.

Capital outlay is reported as an expenditure in the fund financial statements but is capitalized in the government-wide financial statements	15,426,980
Some items reported as capital outlay were not capitalized	(1,009,099)
Adjustment for assets transferred to utility funds	(4,081,712)
Depreciation is reported in the government-wide financial statements	(3,834,697)
Net book value of assets retired	(867,937)

Receivables not currently available are reported as revenue when collected or currently available in the fund financial statements but are recognized as revenue when earned in the government-wide financial statements.

	(58,741)
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Debt issued provides current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.

Debt issued	(4,695,000)
Principal repaid	4,275,000

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

Premium on debt issued	(317,366)
Amortization of debt premium	249,151

Some expenses in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.

Compensated absences	(46,696)
Accrued interest on debt	(47,763)
Net pension asset/liability	2,427,823
Deferred outflows of resources related to pensions	(3,895,967)
Deferred inflows of resources related to pensions	1,893,601

Internal service fund are reported in the Statement of Net Position as governmental activities.

	460,897
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Internal service fund internal payable between governmental and business-type activities.

	<u>(56,104)</u>
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**Change in Net Position of Governmental Activities** \$ (1,993,089)

# Village of Germantown

Statement of Net Position -  
Proprietary Funds  
December 31, 2024

	<b>Business-Type Activities - Enterprise Funds</b>			<b>Governmental Activities - Internal Service Funds</b>
	<b>Water Utility</b>	<b>Sewer Utility</b>	<b>Total</b>	
<b>Assets</b>				
Current assets:				
Cash and investments	\$ 227,794	\$ 1,235,663	\$ 1,463,457	\$ 1,262,785
Accounts receivable	834,801	3,000,615	3,835,416	82,946
Accrued interest	4,951	14,809	19,760	3,912
Due from other funds	-	1,755,516	1,755,516	-
Prepaid items	13,878	-	13,878	-
Restricted assets:				
Redemption account	<u>275,582</u>	<u>-</u>	<u>275,582</u>	<u>-</u>
Total current assets	<u>1,357,006</u>	<u>6,006,603</u>	<u>7,363,609</u>	<u>1,349,643</u>
Noncurrent assets:				
Restricted assets:				
Reserve account	414,000	-	414,000	-
Depreciation account	50,590	-	50,590	-
Equipment replacement account	-	345,296	345,296	-
Impact fees	565,086	-	565,086	-
Accrued interest receivable	1,066	-	1,066	-
Capital assets:				
Land	140,450	35,149	175,599	-
Construction in progress	220,916	78,517	299,433	-
Plant in service	63,968,665	83,417,762	147,386,427	-
Less accumulated depreciation	(18,516,905)	(20,295,691)	(38,812,596)	-
Other assets:				
Water tower account	680,800	-	680,800	-
Advances to other funds	<u>1,165,000</u>	<u>230,662</u>	<u>1,395,662</u>	<u>-</u>
Total noncurrent assets	<u>48,689,668</u>	<u>63,811,695</u>	<u>112,501,363</u>	<u>-</u>
Total assets	<u>50,046,674</u>	<u>69,818,298</u>	<u>119,864,972</u>	<u>1,349,643</u>
<b>Deferred Outflows of Resources</b>				
Pension related amounts	<u>391,223</u>	<u>369,920</u>	<u>761,143</u>	<u>-</u>
Total deferred outflows of resources	<u>391,223</u>	<u>369,920</u>	<u>761,143</u>	<u>-</u>

See notes to financial statements

# Village of Germantown

Statement of Net Position -  
Proprietary Funds  
December 31, 2024

	<b>Business-Type Activities - Enterprise Funds</b>			<b>Governmental Activities - Internal Service Funds</b>
	<b>Water Utility</b>	<b>Sewer Utility</b>	<b>Total</b>	
<b>Liabilities</b>				
Current liabilities:				
Accounts payable	\$ 183,207	\$ 849,569	\$ 1,032,776	\$ 46,627
Accrued wages	18,723	16,128	34,851	-
Accrued interest	68,021	86,010	154,031	-
Current portion of general obligation debt	255,000	280,000	535,000	-
Current portion of compensated absences	16,152	13,196	29,348	-
Liabilities payable from restricted assets:				
Current portion of revenue bonds payable	346,106	-	346,106	-
Accrued interest payable	23,525	-	23,525	-
Total current liabilities	<u>910,734</u>	<u>1,244,903</u>	<u>2,155,637</u>	<u>46,627</u>
Noncurrent liabilities:				
Long-term debt:				
Revenue bonds payable	3,602,054	-	3,602,054	-
General obligation debt payable	4,955,000	6,385,000	11,340,000	-
Unamortized premium	359,686	285,318	645,004	-
Other liabilities:				
Compensated absences	59,060	46,748	105,808	-
Net pension liability	44,073	26,106	70,179	-
Total noncurrent liabilities	<u>9,019,873</u>	<u>6,743,172</u>	<u>15,763,045</u>	<u>-</u>
Total liabilities	<u>9,930,607</u>	<u>7,988,075</u>	<u>17,918,682</u>	<u>46,627</u>
<b>Deferred Inflows of Resources</b>				
Pension related amounts	<u>255,545</u>	<u>442,085</u>	<u>697,630</u>	<u>-</u>
Total deferred inflows of resources	<u>255,545</u>	<u>442,085</u>	<u>697,630</u>	<u>-</u>
<b>Net Position</b>				
Net investment in capital assets	38,003,863	56,285,419	94,289,282	-
Restricted for:				
Debt service	717,713	-	717,713	-
Impact fees	565,086	-	565,086	-
Equipment replacement	-	345,296	345,296	-
Unrestricted	<u>965,083</u>	<u>5,127,343</u>	<u>6,092,426</u>	<u>1,303,016</u>
Total net position	<u>\$ 40,251,745</u>	<u>\$ 61,758,058</u>	102,009,803	<u>\$ 1,303,016</u>
Adjustments to reflect the consolidation of internal service funds activities related to enterprise funds.			<u>147,889</u>	
Net position business-type activities			<u>\$102,157,692</u>	

See notes to financial statements

## Village of Germantown

Statement of Revenues, Expenses and Changes in Net Position -  
Proprietary Funds  
Year Ended December 31, 2024

	<b>Business-Type Activities - Enterprise Funds</b>			<b>Governmental Activities - Internal Service Funds</b>
	<b>Water Utility</b>	<b>Sewer Utility</b>	<b>Total</b>	
<b>Operating Revenues</b>				
Charges for services	\$ -	\$ 7,784,465	\$ 7,784,465	\$ -
Sale of water	3,257,748	-	3,257,748	-
Other	60,633	-	60,633	2,685,003
Total operating revenues	<u>3,318,381</u>	<u>7,784,465</u>	<u>11,102,846</u>	<u>2,685,003</u>
<b>Operating Expenses</b>				
Operation and maintenance	2,525,772	7,270,173	9,795,945	2,224,147
Depreciation	1,196,015	1,055,675	2,251,690	-
Total operating expenses	<u>3,721,787</u>	<u>8,325,848</u>	<u>12,047,635</u>	<u>2,224,147</u>
Operating income (loss)	<u>(403,406)</u>	<u>(541,383)</u>	<u>(944,789)</u>	<u>460,856</u>
<b>Nonoperating Revenues (Expenses)</b>				
Investment income	286,670	184,333	471,003	41
Miscellaneous non-operating income	19,014	8,591	27,605	-
Interest and fiscal charges	(347,189)	(243,393)	(590,582)	-
Contributions for private lateral project	-	450,840	450,840	-
Private lateral project expenses	-	(450,840)	(450,840)	-
Total nonoperating revenues (expenses)	<u>(41,505)</u>	<u>(50,469)</u>	<u>(91,974)</u>	<u>41</u>
Income (loss) before contributions and transfers	<u>(444,911)</u>	<u>(591,852)</u>	<u>(1,036,763)</u>	<u>460,897</u>
<b>Contributions and Transfers</b>				
Capital contributions	490,259	737,637	1,227,896	-
Capital contributions from municipality	3,345,895	735,817	4,081,712	-
Transfers out, tax equivalent	(650,242)	-	(650,242)	-
Total contributions and transfers	<u>3,185,912</u>	<u>1,473,454</u>	<u>4,659,366</u>	<u>-</u>
Change in net position	2,741,001	881,602	3,622,603	460,897
<b>Net Position, Beginning</b>	<u>37,510,744</u>	<u>60,876,456</u>	<u>98,387,200</u>	<u>842,119</u>
<b>Net Position, Ending</b>	<u>\$ 40,251,745</u>	<u>\$ 61,758,058</u>	<u>\$102,009,803</u>	<u>\$ 1,303,016</u>
Change in net position of proprietary funds			\$ 3,622,603	
Adjustment to reflect the consolidation of internal service funds activities related to enterprise funds			<u>56,104</u>	
Change in net position of business-type activities			<u>\$ 3,678,707</u>	

See notes to financial statements

## Village of Germantown

Statement of Cash Flows -  
Proprietary Funds  
Year Ended December 31, 2024

	<b>Business-Type Activities - Enterprise Funds</b>			<b>Governmental Activities - Internal Service Funds</b>
	<b>Water Utility</b>	<b>Sewer Utility</b>	<b>Total</b>	
<b>Cash Flows From Operating Activities</b>				
Received from customers	\$ 2,766,556	\$ 7,708,371	\$ 10,474,927	\$ -
Received from other funds for services	588,150	-	588,150	2,609,062
Paid to suppliers for goods and services	(2,008,454)	(7,343,280)	(9,351,734)	(2,221,939)
Paid to employees for services	(748,066)	(548,873)	(1,296,939)	-
Net cash flows from operating activities	<u>598,186</u>	<u>(183,782)</u>	<u>414,404</u>	<u>387,123</u>
<b>Cash Flows From Investing Activities</b>				
Investments sold and matured	4,516,172	4,770,028	9,286,200	-
Investment income	286,670	184,333	471,003	41
Investments purchased	(79,231)	(429,786)	(509,017)	-
Net cash flows from investing activities	<u>4,723,611</u>	<u>4,524,575</u>	<u>9,248,186</u>	<u>41</u>
<b>Cash Flows From Noncapital Financing Activities</b>				
Paid to municipality for tax equivalent	(650,242)	-	(650,242)	-
Net cash flows from noncapital financing activities	<u>(650,242)</u>	<u>-</u>	<u>(650,242)</u>	<u>-</u>
<b>Cash Flows From Capital and Related Financing Activities</b>				
Acquisition and construction of capital assets	(7,326,300)	(7,493,249)	(14,819,549)	-
Capital contributions received	490,259	737,637	1,227,896	-
Special assessments received	169,050	-	169,050	-
Debt retired	(454,907)	(310,000)	(764,907)	-
Interest paid	(331,569)	(265,181)	(596,750)	-
Proceeds from debt issue	1,220,000	-	1,220,000	-
Premium from debt issue	71,324	-	71,324	-
Debt issuance costs	(35,856)	-	(35,856)	-
Received on long-term advances	30,000	-	30,000	-
Net cash flows from capital and related financing activities	<u>(6,167,999)</u>	<u>(7,330,793)</u>	<u>(13,498,792)</u>	<u>-</u>
Net change in cash and cash equivalents	(1,496,444)	(2,990,000)	(4,486,444)	387,164
<b>Cash and Cash Equivalents, Beginning</b>	<u>3,650,098</u>	<u>4,244,417</u>	<u>7,894,515</u>	<u>875,621</u>
<b>Cash and Cash Equivalents, Ending</b>	<u>\$ 2,153,654</u>	<u>\$ 1,254,417</u>	<u>\$ 3,408,071</u>	<u>\$ 1,262,785</u>

See notes to financial statements

## Village of Germantown

Statement of Cash Flows -  
Proprietary Funds  
Year Ended December 31, 2024

	<b>Business-Type Activities - Enterprise Funds</b>			<b>Governmental Activities - Internal Service Funds</b>
	<b>Water Utility</b>	<b>Sewer Utility</b>	<b>Total</b>	
<b>Reconciliation of Operating Income (Loss) to Net Cash Flows From Operating Activities</b>				
Operating income (loss)	\$ (403,406)	\$ (541,383)	\$ (944,789)	\$ 460,856
Nonoperating revenue	19,014	8,591	27,605	-
Adjustments to reconcile operating income (loss) to net cash flows from operating activities:				
Depreciation	1,196,015	1,055,675	2,251,690	-
Depreciation charged to other funds	58,712	-	58,712	-
Changes in assets, deferred outflows, liabilities, and deferred inflows:				
Accounts receivable	132,308	(84,685)	47,623	(75,945)
Accounts payable	(199,354)	(634,676)	(834,030)	2,212
Other current liabilities	(20,858)	(17,000)	(37,858)	-
Accrued sick leave	9,344	(5,039)	4,305	-
Lease related deferrals	(173,709)	-	(173,709)	-
Pension related deferrals and liabilities	(19,880)	34,735	14,855	-
Net cash flows from operating activities	<u>\$ 598,186</u>	<u>\$ (183,782)</u>	<u>\$ 414,404</u>	<u>\$ 387,123</u>
<b>Reconciliation of Cash and Cash Equivalents to the Statement of Net Position, Proprietary Funds</b>				
Unrestricted cash and investments	\$ 908,594	\$ 1,235,663	\$ 2,144,257	\$ 1,262,785
Restricted cash and investments	<u>1,305,258</u>	<u>345,296</u>	<u>1,650,554</u>	<u>-</u>
Total cash and investments	2,213,852	1,580,959	3,794,811	1,262,785
Less noncash equivalents	<u>(60,198)</u>	<u>(326,542)</u>	<u>(386,740)</u>	<u>-</u>
Cash and cash equivalents	<u>\$ 2,153,654</u>	<u>\$ 1,254,417</u>	<u>\$ 3,408,071</u>	<u>\$ 1,262,785</u>
<b>Noncash Capital and Related Financing Activities</b>				
Municipal additions to utility plant	<u>\$ 3,345,895</u>	<u>\$ 735,817</u>		
Amortization of debt premium	<u>\$ 24,308</u>	<u>\$ 17,021</u>		

See notes to financial statements

# Village of Germantown

Statement of Fiduciary Net Position -  
Fiduciary Fund  
December 31, 2024

	<u>Custodial Fund</u> <u>Tax Collection Fund</u>
<b>Assets</b>	
Cash and investments	\$ 28,098,394
Tax roll receivable	<u>12,746,542</u>
Total assets	<u>40,844,936</u>
<b>Liabilities</b>	
Accounts payable	98,677
Due to other governments	<u>40,746,259</u>
Total liabilities	<u>40,844,936</u>
<b>Net Position</b>	
Total net position	<u>\$ -</u>

See notes to financial statements

## Village of Germantown

Statement of Changes in Fiduciary Net Position -  
Fiduciary Fund  
Year Ended December 31, 2024

	<u>Custodial Fund</u> <u>Tax Collection Fund</u>
<b>Additions</b>	
Tax collections	\$ 28,911,655
Total additions	<u>28,911,655</u>
<b>Deductions</b>	
Tax distributions	<u>28,911,655</u>
Total deductions	<u>28,911,655</u>
Change in fiduciary net position	-
<b>Net Position, Beginning</b>	<u>-</u>
<b>Net Position, Ending</b>	<u><u>\$ -</u></u>

See notes to financial statements

# Village of Germantown

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December 31, 2024

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# Village of Germantown

Notes to Financial Statements  
December 31, 2024

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## 1. Summary of Significant Accounting Policies

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

### Reporting Entity

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

### Government-Wide and Fund Financial Statements

In June 2022, the GASB issued Statement No. 101, *Compensated Absences*. This Statement requires that liabilities for compensated absences be recognized in financial statements prepared using the economic resources measurement focus for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. A liability should be recognized for leave that has not been used if (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. This standard was implemented January 1, 2024; however, the impact of implementation was not material to the financial statements.

### Government-Wide Financial Statements

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

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

### Fund Financial Statements

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

## Village of Germantown

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Notes to Financial Statements  
December 31, 2024

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

- a. Total assets/deferred outflows of resources, liabilities/deferred inflows of resources, revenues or expenditures/expenses of that individual governmental or enterprise fund are at least 10% of the corresponding total for all funds of that category or type, and
- b. The same element of the individual governmental or enterprise fund that met the 10% test is at least 5% of the corresponding total for all governmental and enterprise funds combined.
- c. In addition, any other governmental or enterprise fund that the Village believes is particularly important to financial statement users may be reported as a major fund.

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

The Village reports the following major governmental funds:

### **General Fund**

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

### **Debt Service Fund**

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

### **Capital Projects Funds**

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

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

### **Enterprise Funds**

The Village reports the following major enterprise funds:

Water Utility accounts for operations of the water system

Sewer Utility accounts for operations of the sewer system

# Village of Germantown

Notes to Financial Statements  
December 31, 2024

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The Village reports the following nonmajor governmental funds:

## Special Revenue Funds

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

Police Impact Fee Fund	Fire Impact Fee Fund
Library Impact Fee Fund	Park and Recreation Impact Fee Fund
Senior Van Replacement Fund	Police Asset Forfeiture Fund
Police Canine Fund	Historic Preservation Fund
Library Fund	Recreation Facilities Fund
Police Honor Guard Fund	Fire Explorer Fund
American Rescue Plan Act (ARPA) Fund	Property Maintenance Fund

## Capital Projects Funds

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

Tax Incremental District (TID) No. 6	Tax Incremental District (TID) No. 9
Tax Incremental District (TID) No. 7	Library Capital Projects Fund

In addition, the Village reports the following fund types:

## Internal Service Funds

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

Health Insurance Fund
Dental Insurance Fund

## Custodial Fund

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

Tax Collection Fund
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# Village of Germantown

Notes to Financial Statements  
December 31, 2024

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## Measurement Focus, Basis of Accounting and Financial Statement Presentation

### Government-Wide Financial Statements

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

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

### Fund Financial Statements

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

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

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

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

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

### Proprietary and Fiduciary Funds

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

## Village of Germantown

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Notes to Financial Statements  
December 31, 2024

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

### All Financial Statements

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

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

#### Deposits and Investments

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

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

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

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

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

## Village of Germantown

Notes to Financial Statements  
December 31, 2024

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

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

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

The Wisconsin Local Government Investment Pool (LGIP) is part of the State Investment Fund (SIF) and is managed by the State of Wisconsin Investment Board. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2024, the fair value of the Village's share of the LGIP's assets was substantially equal to the amount as reported in these statements.

See Note 3 for further information.

### Receivables

Property taxes are levied in December on the assessed value as of the prior January 1. In addition to property taxes for the Village, taxes are collected for and remitted to the state and county governments as well as the local school district and technical college district. Taxes for all state and local governmental units billed in the current year for the succeeding year are reflected as receivables and due to other taxing units on the accompanying statement of fiduciary net position.

Property tax calendar - 2024 tax roll:

Lien date and levy date	December 2024
Tax bills mailed	December 2024
Payment in full, or	January 31, 2025
First installment due	January 31, 2025
Second installment due	July 31, 2025
Tax sale, 2024 delinquent real estate taxes	October 2027

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

# Village of Germantown

Notes to Financial Statements  
December 31, 2024

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

## Prepaid Items

Governmental fund inventory items are charged to expenditure accounts when purchased. Year-end inventory was not significant.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

## Restricted Assets

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

## Capital Assets

### Government-Wide Financial Statements

Capital assets, which include property, plant and equipment are reported in the government-wide financial statements. Capital assets are defined by the government as assets with an initial cost of more than \$5,000 general capital assets and \$25,000 for infrastructure assets and an estimated useful life in excess of one year. All capital assets are valued at historical cost or estimated historical cost if actual amounts are unavailable. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

Additions to and replacements of capital assets of business-type activities are recorded at original cost, which includes material, labor and overhead. The cost of renewals and betterments relating to retirement units is added to plant accounts. The cost of property replaced, retired or otherwise disposed of, is deducted from plant accounts and, generally, together with removal costs less salvage, is charged to accumulated depreciation.

Depreciation of all exhaustible capital assets is recorded as an allocated expense in the statement of activities, with accumulated depreciation reflected in the statement of net position. Depreciation is provided over the assets' estimated useful lives using the straight-line method. The range of estimated useful lives by type of asset is as follows:

Buildings	40-50	Years
Land Improvements	25	Years
Machinery and Equipment	5-20	Years
Utility System	20-100	Years
Infrastructure	20-50	Years

# Village of Germantown

Notes to Financial Statements  
December 31, 2024

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## Fund Financial Statements

In the fund financial statements, capital assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition. Capital assets used in proprietary fund operations are accounted for the same way as in the government-wide statements.

## Other Assets

Land held for resale consists of land and improvements and is valued at the lower of market value or cost of acquisition, demolition and site improvements.

## Deferred Outflows of Resources

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

## Compensated Absences

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

Vacation and sick leave pay is accrued in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements, and are payable with expendable resources.

Employees who retire and are eligible to draw a Wisconsin Retirement Annuity will have 50%, or other collectively bargained percentage, of their unused accumulated sick leave converted into dollars at the time of their retirement and forwarded to ICMA Retirement Corporation to open a VantageCare Retirement Health Savings Plan (RHS). The RHS is a tax-advantaged investment plan dedicated to funding health care costs. The employee has ownership of the funds and may use the dollars to remain on the Village health care plan until age 65. Funding for the RHS contribution are provided out of the current operating budget of the Village. The contributions are financed on a pay-as-you-go basis. The total expenditure for the year was \$101,206.

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

## Long-Term Obligations/Conduit Debt

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

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

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

# Village of Germantown

Notes to Financial Statements  
December 31, 2024

The Village has approved the issuance of industrial revenue bonds (IRB) for the benefit of private business enterprises. IRB's are secured by mortgages or revenue agreements on the associated projects, and do not constitute indebtedness of the Village. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. The total amount of IRB's outstanding at the end of the year is approximately \$27,574,516, made up of 9 issues.

## Leases

The Village is a lessor because it leases capital assets to other entities. As a lessor, the Village reports a lease receivable and corresponding deferred inflow of resources in both the fund financial statements and government-wide financial statements. The Village continues to report and depreciate the capital assets being leased as capital assets of the primary government.

## Deferred Inflows of Resources

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

## Equity Classifications

### Government-Wide Statements

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

- a. **Net Investment in Capital Assets** - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances (excluding unspent debt proceeds) of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
- b. **Restricted Net Position** - Consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors or laws or regulations of other governments or, 2) law through constitutional provisions or enabling legislation.
- c. **Unrestricted Net Position** - All other net positions that do not meet the definitions of "restricted" or "net investment in capital assets."

The net position section includes an adjustment for capital assets owned by the business-type activities column, but financed by the debt of the governmental activities column. The amount is a reduction of "net investment in capital assets" and an increase in "unrestricted" net position, shown only in the total column. A reconciliation of this adjustment is as follows:

	<u>Governmental Activities</u>	<u>Business-Type Activities</u>	<u>Adjustment</u>	<u>Total</u>
Net investment in capital assets	\$ 57,300,653	\$ 94,289,282	\$ (14,256,085)	\$ 137,333,850
Unrestricted (deficit)	(1,656,367)	6,240,315	14,256,085	18,840,033

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

## Village of Germantown

Notes to Financial Statements  
December 31, 2024

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### Fund Statements

Governmental fund balances are displayed as follows:

- a. **Nonspendable** - Includes fund balance amounts that cannot be spent either because they are not in spendable form or because legal or contractual requirements require them to be maintained intact.
- b. **Restricted** - Consists of fund balances with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors or laws or regulations of other governments or 2) law through constitutional provisions or enabling legislation.
- c. **Committed** - Includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision making authority. Fund balance amounts are committed through a formal action (resolution) of the Village Board. This formal action must occur prior to the end of the reporting period, but the amount of the commitment, which will be subject to the constraints, may be determined in the subsequent period. Any changes to the constraints imposed require the same formal action of the Village Board that originally created the commitment.
- d. **Assigned** - Includes spendable fund balance amounts that are intended to be used for specific purposes that do not meet the criteria to be classified as restricted or committed. The Village Board has, by resolution, adopted a financial policy authorizing the Director of Finance to assign amounts for a specific purpose. Assignments may take place after the end of the reporting period.
- e. **Unassigned** - Includes residual positive fund balance within the general fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed or assigned for those purposes.

Proprietary fund equity is classified the same as in the government-wide statements.

The Village considers restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents / contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the Village would first use committed, then assigned and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The Village has a formal minimum fund balance policy. That policy is to maintain a working capital fund of 16-25% of the Village's subsequent year general fund expenditure budget. The balance at year-end was \$5,113,221, or 23.2%, and is included in unassigned general fund balance.

See Note 3 for further information.

# Village of Germantown

Notes to Financial Statements  
December 31, 2024

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## Pension

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

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

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

## Basis for Existing Rates

### Water Utility

Current water rates were approved by the Public Service Commission of Wisconsin, effective January 1, 2022. The Public Service Commission of Wisconsin approved new rates with an effective date of December 16, 2024, or the first quarter bills in 2025.

### Sewer Utility

Current sewer rates were approved by the Village Board with an effective date of December 15, 2014. The Village Board approved new rates on June 17, 2024, with an effective date of December 16, 2024, or the first quarter bills in 2025.

## 2. Stewardship, Compliance and Accountability

### Budgetary Information

A budget has been adopted for the all funds except the Library Capital Projects Fund, as it was established during 2024. Wisconsin Statute 65.90 requires that an annual budget be adopted for all funds.

## Village of Germantown

Notes to Financial Statements  
December 31, 2024

### Excess Expenditures and Other Financing Uses Over Budget

Funds	Budgeted Expenditures	Actual Expenditures	Excess Expenditures Over Budget
Police Canine Fund	\$ -	\$ 551	\$ 551
Police Honor Guard	-	1,400	1,400
Police Impact Fee	-	28,372	28,372
Fire Impact Fee	-	22,540	22,540
Park and Recreation Impact Fee	-	38,276	38,276
Library Fund	-	57,883	57,883
Fire Explorer Fund	-	2,705	2,705
Property Maintenance Fund	-	4,285	4,285
Library Capital Fund	-	1,351	1,351
TID No. 6 Capital Projects Fund	545,663	774,393	228,730

The Village controls expenditures at the department level. Some individual departments experienced expenditures which exceeded appropriations. The detail of those items can be found in the Village's year-end budget to actual report.

### Deficit Balances

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

As of December 31, 2024, the following individual funds held a deficit balance:

Fund	Amount	Reason
Historic Preservation	\$ 274	Expenditures exceeded revenues
Property Maintenance	1,716	Expenditures exceeded revenues
TID No. 7 Capital Projects	596,349	Expenditures exceeded revenues
TID No. 9 Capital Projects	418,123	Expenditures exceeded revenues
General Capital Projects	1,814,272	Expenditures exceeded revenues

TIF district deficits are anticipated to be funded with future incremental taxes levied over the life of the districts, which is 27 years for the districts created before October 1, 1995, and 23 years for districts created thereafter through September 30, 2004. Beginning October 1, 2004, the life of new districts varies by type of district (20-27 years) and may be extended in some cases. The general capital projects fund, property maintenance fund, and historic preservation fund deficits are anticipated to be funded with future debt proceeds, charges for services, and donations.

### Limitations on the Village's Tax Levy

Wisconsin law limits the Village's future tax levies. Generally the Village is limited to its prior tax levy dollar amount (excluding TIF Districts), increased by the greater of the percentage change in the Village's equalized value due to net new construction or zero percent. Changes in debt service from one year to the next are generally exempt from this limit with certain exceptions. The Village is required to reduce its allowable levy by the estimated amount of fee revenue it collects for certain services, if those services were funded in 2013 by the property tax levy. Levies can be increased above the allowable limits if the amount is approved by referendum.

## Village of Germantown

Notes to Financial Statements  
December 31, 2024

### 3. Detailed Notes on All Funds

#### Deposits and Investments

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

	<u>Carrying Value</u>	<u>Statement Balances</u>	<u>Associated Risks</u>
Deposits	\$ 31,893,856	\$ 29,349,745	Custodial credit
U.S. agencies, implicitly guaranteed	3,532,866	3,532,866	Custodial credit, interest rate, credit, concentration of credit
U.S. treasuries	2,206,457	2,206,457	Custodial credit, interest rate
State and local bonds	2,508,020	2,508,020	Credit, custodial credit, concentration of credit, interest rate
LGIP	574,679	574,679	Credit
Certificates of deposit (negotiable)	2,208,017	2,208,017	Custodial credit risk, credit, concentration of credit, interest rate
Mutual funds - other than bonds	1,200,000	1,200,000	N/A
Petty cash	801	-	N/A
	<u>\$ 44,124,696</u>	<u>\$ 41,579,784</u>	
Reconciliation to financial statements			
Per statement of net position:			
Unrestricted cash and investments	\$ 13,732,833		
Restricted cash and investments	2,293,469		
Per statement of net position, fiduciary fund:			
Cash and investments	<u>28,098,394</u>		
	<u>\$ 44,124,696</u>		

Deposits in each local and area bank are insured by the FDIC in the amount of \$250,000 for time and savings accounts (including NOW accounts) and \$250,000 for demand deposit accounts (interest-bearing and noninterest-bearing). In addition, if deposits are held in an institution outside of the state in which the government is located, insured amounts are further limited to a total of \$250,000 for the combined amount of all deposit accounts.

Bank accounts are also insured by the State Deposit Guarantee Fund in the amount of \$1,000,000. However, due to the nature of this fund, recovery of material principal losses may not be significant to individual municipalities. This coverage has not been considered in computing custodial credit risk.

The Securities Investor Protection Corporation (SIPC), created by the Securities Investor Protection Act of 1970, is an independent government-sponsored corporation (not an agency of the U.S. government).

SIPC membership provides account protection up to a maximum of \$500,000 per customer, of which \$100,000 may be in cash. \$500,000 of the Village's investments are covered by SIPC.

## Village of Germantown

Notes to Financial Statements  
December 31, 2024

The Village maintains collateral agreements with its banks. At December 31, 2024, the banks had pledged various government securities in the amount of \$30,000,000 to secure the Village's deposits.

The Village categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

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

- Quoted market prices

Investment Type	December 31, 2024			
	Level 1	Level 2	Level 3	Total
Certificates of deposit (negotiable)	\$ -	\$ 2,208,017	\$ -	\$ 2,208,017
U.S. agencies, implicitly guaranteed	-	3,532,866	-	3,532,866
State and local bonds	-	2,508,020	-	2,508,020
U.S. treasuries	-	2,206,457	-	2,206,457
Mutual funds - other than bonds	1,200,000	-	-	1,200,000
Total	<u>\$ 1,200,000</u>	<u>\$ 10,455,360</u>	<u>\$ -</u>	<u>\$ 11,655,360</u>

### Custodial Credit Risk

#### Deposits

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

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

#### Investments

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

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

### Credit Risk

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

As of December 31, 2024, the Village's investments were rated as follows:

Investment Type	Standard & Poors	Moody's Investors Services
Certificates of deposit (negotiable)	N/A	N/A
U.S. agencies, implicitly guaranteed	AA+	Aaa
State and local bonds	AAA, AA+, AA-, NR	Aa1, Aa2, Aaa

## Village of Germantown

Notes to Financial Statements  
December 31, 2024

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

Local Government Investment Pool

### Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer.

At December 31, 2024, the Village's investment portfolio was concentrated as follows:

<u>Issuer</u>	<u>Investment Type</u>	<u>Percentage of Portfolio</u>
Federal Home Loan Banks	U.S. agencies, implicitly guaranteed	17.14 %
Federal Home Loan Mortgage Corporation	U.S. agencies, implicitly guaranteed	5.31
Federal National Mortgage Association	U.S. agencies, implicitly guaranteed	5.65

### Interest Rate Risk

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

As of December 31, 2024, the Village's investments were as follows:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Maturity (in Years)</u>	
		<u>Less Than 1 Year</u>	<u>1-5 Years</u>
Certificates of deposit (negotiable)	\$ 2,208,017	\$ 1,146,591	\$ 1,061,426
U.S. agencies, implicitly guaranteed	3,532,866	1,641,889	1,890,977
State and local bonds	2,508,020	-	2,508,020
US treasuries	2,206,457	2,138,458	67,999
Total	<u>\$ 10,455,360</u>	<u>\$ 4,926,938</u>	<u>\$ 5,528,422</u>

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

### Receivables

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

## Village of Germantown

Notes to Financial Statements  
December 31, 2024

Governmental funds report *unavailable* or *unearned revenue* in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Property taxes levied for the subsequent year are not earned and cannot be used to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of *unavailable revenue* and *unearned revenue* reported in the governmental funds were as follows:

	<u>Unearned</u>	<u>Unavailable</u>
Property taxes receivable for subsequent year	\$ 22,479,819	\$ -
Payment in lieu of taxes receivable	-	197,309
Special assessments not yet due	-	4,685
Developer receivable not yet due	-	45,696
Accounts receivable due from developer	-	20,923
Grant received not yet earned	<u>736,731</u>	<u>-</u>
Total unearned/unavailable revenue for governmental funds	<u>\$ 23,216,550</u>	<u>\$ 268,613</u>
Unearned revenue included in liabilities	\$ 736,731	
Unearned revenue included in deferred inflows	<u>22,479,819</u>	
Total unearned revenue for governmental funds	<u>\$ 23,216,550</u>	

### Restricted Assets

The following represent the balances of the restricted assets:

#### Long-Term Debt Accounts

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

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

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

#### Equipment Replacement Account

The sewer utility established an equipment replacement account to be used for significant mechanical equipment replacement as required by the Wisconsin Department of Natural Resources.

#### Impact Fee Account

The Village has received impact fees which must be spent in accordance with the local ordinance and state statutes. Any unspent funds must be refunded to the current property owner.

# Village of Germantown

Notes to Financial Statements  
December 31, 2024

Following is a list of restricted assets at December 31, 2024:

	<b>Restricted Assets</b>
Impact fee accounts	\$ 1,208,001
Accrued interest	3,932
Sewer equipment replacement account	345,296
Water redemption account	275,582
Water reserve account	414,000
Water depreciation account	50,590
	<u>                    </u>
Total	<u>\$ 2,297,401</u>

## Capital Assets

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

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Deletions</b>	<b>Ending Balance</b>
<b>Governmental Activities</b>				
Capital assets not being depreciated:				
Land	\$ 15,629,920	\$ -	\$ -	\$ 15,629,920
Construction in progress	34,425,264	22,493,201	53,014,621	3,903,844
	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
Total capital assets not being depreciated	50,055,184	22,493,201	53,014,621	19,533,764
Capital assets being depreciated:				
Buildings and improvements	19,528,824	28,984,342	69,454	48,443,712
Machinery and equipment	14,731,689	1,528,323	39,550	16,220,462
Roads	63,180,043	8,343,008	1,775,275	69,747,776
Storm sewers	23,541,104	668,713	151,026	24,058,791
Street lighting	4,084,205	649,017	43,926	4,689,296
Bridges	7,412,715	684,186	7,276	8,089,625
	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
Total capital assets being depreciated	132,478,580	40,857,589	2,086,507	171,249,662
Total capital assets	182,533,764	63,350,790	55,101,128	190,783,426
Less accumulated depreciation for:				
Buildings and improvements	(11,056,587)	(757,807)	69,454	(11,744,940)
Machinery and equipment	(8,517,901)	(934,533)	39,550	(9,412,884)
Roads	(22,516,200)	(1,377,280)	907,364	(22,986,116)
Storm sewers	(14,006,513)	(475,998)	151,026	(14,331,485)
Street lighting	(2,787,212)	(137,346)	43,925	(2,880,633)
Bridges	(3,866,411)	(151,733)	7,251	(4,010,893)
	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
Total accumulated depreciation	(62,750,824)	(3,834,697)	1,218,570	(65,366,951)
Net capital assets being depreciated	69,727,756	37,022,892	867,937	105,882,711
Total governmental activities capital assets, net as reported in the statement of net position	<u>\$ 119,782,940</u>	<u>\$ 59,516,093</u>	<u>\$ 53,882,558</u>	<u>\$ 125,416,475</u>

## Village of Germantown

Notes to Financial Statements  
December 31, 2024

Depreciation expense was charged to functions as follows:

### Governmental Activities

General government	\$ 134,574
Public safety	530,336
Public works, including infrastructure	2,867,056
Leisure	<u>302,731</u>
Total governmental activities depreciation expense	<u>\$ 3,834,697</u>

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
<b>Business-Type Activities</b>				
Capital assets not being depreciated:				
Land	\$ 175,599	\$ -	\$ -	\$ 175,599
Construction in progress	<u>1,838,837</u>	<u>191,488</u>	<u>1,730,892</u>	<u>299,433</u>
Total capital assets not being depreciated	<u>2,014,436</u>	<u>191,488</u>	<u>1,730,892</u>	<u>475,032</u>
Capital assets being depreciated:				
Buildings and improvements	5,829,920	9,619,480	-	15,449,400
Machinery and equipment	7,494,013	810,167	125,794	8,178,386
Water system	47,512,476	4,941,011	95,808	52,357,679
Sewer system	<u>68,477,707</u>	<u>3,093,829</u>	<u>170,574</u>	<u>71,400,962</u>
Total capital assets being depreciated	<u>129,314,116</u>	<u>18,464,487</u>	<u>392,176</u>	<u>147,386,427</u>
Total capital assets	<u>131,328,552</u>	<u>18,655,975</u>	<u>2,123,068</u>	<u>147,861,459</u>
Less accumulated depreciation for:				
Buildings and improvements	(1,956,344)	(336,401)	-	(2,292,745)
Machinery and equipment	(4,862,321)	(368,034)	125,794	(5,104,561)
Water system	(13,385,322)	(875,797)	95,808	(14,165,311)
Sewer system	<u>(16,690,383)</u>	<u>(730,170)</u>	<u>170,574</u>	<u>(17,249,979)</u>
Total accumulated depreciation	<u>(36,894,370)</u>	<u>(2,310,402)</u>	<u>392,176</u>	<u>(38,812,596)</u>
Net capital assets being depreciated	<u>92,419,746</u>	<u>16,154,085</u>	<u>-</u>	<u>108,573,831</u>
Business-type activities capital assets, net as reported in the statement of net position	<u>\$ 94,434,182</u>	<u>\$ 16,345,573</u>	<u>\$ 1,730,892</u>	<u>\$ 109,048,863</u>

Depreciation expense was charged to functions as follows:

### Business-Type Activities

Water	\$ 1,196,015
Sewer	<u>1,055,675</u>
Total business-type activities depreciation expense	<u>\$ 2,251,690</u>

Additions to accumulated depreciation include depreciation expense as well as salvage on retired assets and joint metering and may not equal depreciation expense.

# Village of Germantown

Notes to Financial Statements  
December 31, 2024

## Interfund Receivables/Payables, Advances and Transfers

### Interfund Receivables/Payables

The following is a schedule of interfund receivables and payables including any overdrafts on pooled cash and investment accounts:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General	Nonmajor governmental funds	\$ 1,999
Sewer utility	General capital projects	<u>1,755,516</u>
Total, fund financial statements		1,757,515
Less fund eliminations		(1,999)
Less interfund receivables created with internal service fund eliminations		(147,889)
Less government-wide eliminations		(3,511,032)
Less interfund advances		<u>(1,395,662)</u>
Total internal balances, government-wide statement of net position		<u>\$ (3,299,067)</u>

All amounts are due within one year.

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

### Advances

The water utility is advancing funds to TID No. 6 capital projects fund and TID No. 7 capital projects fund. The amount advanced is equal to the TID No. 6 and TID No. 7 related debt issued during 2022. The repayment schedule of the advances is included in the repayment schedule of the 2022 Water Revenue Bonds.

The sewer utility is advancing funds to TID No. 9 capital projects fund. The amount advanced is equal to the deficit within the fund. There is no repayment schedule.

The following is a schedule of interfund advances:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>	<u>Amount Not Due Within One Year</u>
Water utility	Nonmajor governmental funds	\$ 1,165,000	\$ 1,095,000
Sewer utility	Nonmajor governmental funds	230,662	230,662
Total		<u>\$ 1,395,662</u>	

## Village of Germantown

Notes to Financial Statements  
December 31, 2024

The principal purpose of this advance is to prepay principal on debt.

<u>Years</u>	<u>TID No. 6</u>		<u>TID No. 7</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2025	\$ 40,000	\$ 17,375	\$ 30,000	\$ 23,469
2026	40,000	15,775	55,000	21,769
2027	40,000	14,175	60,000	19,469
2028	45,000	12,475	60,000	17,069
2029	45,000	10,675	60,000	14,669
2030-2034	240,000	28,863	330,000	40,047
2035	50,000	875	70,000	1,225
Total	<u>\$ 500,000</u>	<u>\$ 100,213</u>	<u>\$ 665,000</u>	<u>\$ 137,717</u>

### Transfers

The following is a schedule of interfund transfers:

<u>Fund Transferred To</u>	<u>Fund Transferred From</u>	<u>Amount</u>	<u>Principal Purpose</u>
General	Water utility	\$ 650,242	Payment in lieu of taxes Reserves to cover capital projects
General capital projects	General	933,159	Debt service
Debt service	TID No. 8 capital projects	981,788	Debt service
Debt service	Nonmajor governmental	995,795	Debt service Re-allocation of debt issuance costs
General capital projects	Nonmajor governmental	32,499	Establish fund
Nonmajor governmental	General capital projects	884,876	Re-allocation of debt proceeds
Nonmajor governmental	General capital projects	<u>2,083,715</u>	
Total, fund financial statements		6,562,074	
Less fund eliminations		(5,911,832)	
Less transfer of capital asset to utility funds		<u>(4,081,712)</u>	
Total transfers, government-wide statement of activities		<u>\$ (3,431,470)</u>	
<u>Fund Transferred To</u>	<u>Fund Transferred From</u>	<u>Amount</u>	
Governmental activities	Business-type activities	\$ 650,242	
Business-type activities	Governmental activities	<u>(4,081,712)</u>	
Total government-wide financial statements		<u>\$ (3,431,470)</u>	

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

# Village of Germantown

Notes to Financial Statements  
December 31, 2024

## Long-Term Obligations

Long-term obligations activity for the year ended December 31, 2024, was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>	<u>Amounts Due Within One Year</u>
<b>Governmental Activities</b>					
Bonds and notes payable:					
General obligation debt	\$ 72,685,000	\$ 4,695,000	\$ 4,275,000	\$ 73,105,000	\$ 4,795,000
Premiums	<u>2,555,717</u>	<u>317,366</u>	<u>249,151</u>	<u>2,623,932</u>	<u>-</u>
Total bonds and notes payable	<u>75,240,717</u>	<u>5,012,366</u>	<u>4,524,151</u>	<u>75,728,932</u>	<u>4,795,000</u>
Other liabilities:					
Compensated absences*	<u>1,071,069</u>	<u>46,696</u>	<u>-</u>	<u>1,117,765</u>	<u>199,001</u>
Total other liabilities	<u>1,071,069</u>	<u>46,696</u>	<u>-</u>	<u>1,117,765</u>	<u>199,001</u>
Total governmental activities long-term liabilities	<u>\$ 76,311,786</u>	<u>\$ 5,059,062</u>	<u>\$ 4,524,151</u>	<u>\$ 76,846,697</u>	<u>\$ 4,994,001</u>
<b>Business-Type Activities</b>					
Bonds and notes payable:					
General obligation debt	\$ 11,140,000	\$ 1,220,000	\$ 485,000	\$ 11,875,000	\$ 535,000
Revenue debt from direct borrowings and direct placements	288,067	-	44,907	243,160	46,106
Revenue bonds	3,940,000	-	235,000	3,705,000	300,000
Premiums	<u>615,009</u>	<u>71,324</u>	<u>41,329</u>	<u>645,004</u>	<u>-</u>
Total bonds and notes payable	<u>15,983,076</u>	<u>1,291,324</u>	<u>806,236</u>	<u>16,468,164</u>	<u>881,106</u>
Other liabilities:					
Compensated absences*	<u>130,851</u>	<u>4,305</u>	<u>-</u>	<u>135,156</u>	<u>29,348</u>
Total other liabilities	<u>130,851</u>	<u>4,305</u>	<u>-</u>	<u>135,156</u>	<u>29,348</u>
Total business-type activities long-term liabilities	<u>\$ 16,113,927</u>	<u>\$ 1,295,629</u>	<u>\$ 806,236</u>	<u>\$ 16,603,320</u>	<u>\$ 910,454</u>

\*The change in the compensated absences liability is presented as a net change.

In accordance with Wisconsin Statutes, total general obligation indebtedness of the Village may not exceed 5% of the equalized value of taxable property within the Village's jurisdiction. The debt limit as of December 31, 2024, was \$209,783,980. Total general obligation debt outstanding at year end was \$84,980,000.

# Village of Germantown

Notes to Financial Statements  
December 31, 2024

## General Obligation Debt

All general obligation debt payable is backed by the full faith and credit of the Village. Debt in the governmental funds will be retired by future property tax levies or tax increments accumulated by the debt service fund. Business-type activities debt is payable by revenues from user fees of those funds or if the revenues are not sufficient, by future tax levies.

<u>Governmental Activities</u>					<u>Balance</u>
<u>General Obligation Debt</u>	<u>Date of Issue</u>	<u>Final Maturity</u>	<u>Interest Rates</u>	<u>Original Indebtedness</u>	<u>December 31, 2024</u>
GO Community Development Bonds, TID No. 6	10/01/2014	2034	3.00-4.00 %	\$ 5,405,000	\$ 4,215,000
GO Promissory Note	03/24/2015	2025	2.00	2,655,000	270,000
GO Promissory Note	05/11/2016	2026	2.00	2,670,000	530,000
GO Promissory Note	03/29/2017	2027	2.00-2.55	2,805,000	840,000
GO Promissory Note	04/05/2018	2028	2.4855	2,795,000	1,120,000
GO Community Development Bonds, TID No. 7	06/06/2018	2033	3.0764	2,480,000	2,000,000
GO Community Development Bonds, TID No. 8	02/05/2019	2038	3.00-5.00	6,725,000	6,325,000
Taxable GO Community Development Bonds, TID No. 8	02/05/2019	2029	3.00-3.30	1,710,000	1,220,000
GO Promissory Note	05/02/2019	2029	3.00-4.00	3,040,000	1,705,000
GO Corporate Purpose Bond, TID No. 8	12/11/2019	2039	2.25-4.00	7,850,000	7,190,000
GO Promissory Note	04/23/2020	2030	2.00-4.00	3,875,000	2,470,000
GO Promissory Note	06/30/2021	2031	1.00-3.00	3,165,000	2,245,000
GO Promissory Note	05/18/2022	2032	3.00-4.00	4,320,000	3,770,000
Taxable GO Promissory Notes	05/18/2022	2032	3.25-3.35	2,550,000	2,550,000
GO Corporate Purpose Bond	12/01/2022	2042	4.00-5.00	33,050,000	31,960,000
GO Promissory Note	06/05/2024	2034	4.00-5.00	3,175,000	3,175,000
GO Promissory Note	11/07/2024	2034	3.00-5.00	1,520,000	1,520,000
Total governmental activities, general obligation debt					<u>\$ 73,105,000</u>

<u>Business-Type Activities</u>					<u>Balance</u>
<u>General Obligation Debt</u>	<u>Date of Issue</u>	<u>Final Maturity</u>	<u>Interest Rates</u>	<u>Original Indebtedness</u>	<u>December 31, 2024</u>
GO Corporate Purpose Bond	12/11/2019	2039	2.25-4.00%	\$ 3,005,000	\$ 2,350,000
GO Corporate Purpose Bond	12/01/2022	2042	4.00-5.00	9,330,000	8,305,000
GO Promissory Note	11/07/2024	2034	3.00-5.00	1,220,000	1,220,000
Total business-type activities, general obligation debt					<u>\$ 11,875,000</u>

## Village of Germantown

Notes to Financial Statements  
December 31, 2024

Debt service requirements to maturity are as follows:

<u>Years</u>	<u>Governmental Activities General Obligation Debt</u>		<u>Business-Type Activities General Obligation Debt</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2025	\$ 4,795,000	\$ 2,652,972	\$ 535,000	\$ 468,233
2026	4,825,000	2,455,103	550,000	452,519
2027	4,780,000	2,286,700	565,000	425,969
2028	4,735,000	2,121,040	590,000	399,169
2029	4,830,000	1,954,379	630,000	371,519
2030-2034	24,120,000	6,962,784	3,595,000	1,509,991
2035-2039	16,590,000	3,222,744	3,545,000	706,831
2040-2042	8,430,000	518,200	1,865,000	113,900
Total	<u>\$ 73,105,000</u>	<u>\$ 22,173,922</u>	<u>\$ 11,875,000</u>	<u>\$ 4,448,131</u>

### Revenue Debt

Business-type activities revenue bonds are payable only from revenues derived from the operation of the water utility system.

The Village has pledged future water revenues to repay revenue bonds issued in 2009 and 2022. Proceeds from the bonds provided financing for the construction of water plant. The bonds are payable solely from water revenues and are payable through 2035. Annual principal and interest payments on the bonds are expected to require 11.63% of gross revenues. The total principal and interest remaining to be paid on the bonds is \$4,706,816. Principal and interest paid for the current year and total customer gross revenues were \$426,357 and \$3,680,542, respectively.

Revenue debt payable at December 31, 2024, consists of the following:

### Business-Type Activities Revenue Debt

	<u>Date of Issue</u>	<u>Final Maturity</u>	<u>Interest Rates</u>	<u>Original Indebtedness</u>	<u>Balance December 31, 2024</u>	
<u>Water Utility</u>						
Direct borrowing/direct placement, Safe Drinking Water Loan	11/12/2009	05/01/2029	2.67%	\$ 773,293	\$ 243,160	(2)
Water system revenue bonds	05/18/2022	05/01/2035	3.00-4.00	4,140,000	<u>3,705,000</u>	
Total business-type activities, revenue debt					<u>\$ 3,948,160</u>	

(2) - During the utility was authorized to issue \$971,470 of water system Safe Drinking Water Loan revenue bonds. The original amount reported above has been issued as of December 31, 2024. The repayment schedule is for the amount issued.

# Village of Germantown

Notes to Financial Statements  
December 31, 2024

Debt service requirements to maturity are as follows:

<u>Years</u>	<b>Business-Type Activities Revenue Debt</b>	
	<u>Principal</u>	<u>Interest</u>
2025	\$ 300,000	\$ 128,663
2026	300,000	116,663
2027	310,000	104,463
2028	320,000	91,863
2029	325,000	78,963
2030-2034	1,770,000	214,831
2035	380,000	6,650
Total	<u>\$ 3,705,000</u>	<u>\$ 742,096</u>

<u>Years</u>	<b>Business-Type Activities Revenue Debt From Direct Borrowings and Direct Placements</b>	
	<u>Principal</u>	<u>Interest</u>
2025	\$ 46,106	\$ 5,873
2026	47,336	4,626
2027	48,599	3,346
2028	49,895	2,032
2029	51,224	683
Total	<u>\$ 243,160</u>	<u>\$ 16,560</u>

## Lease Disclosures

### Lessor - Lease Receivables

<u>Governmental Activities</u>	<u>Date of Inception</u>	<u>Final Maturity</u>	<u>Interest Rates</u>	<u>Receivable Balance December 31, 2024</u>
<u>Lease Receivables Description</u>				
General Fund - Ground and Structure Leases	2002-2012	2027-2037	3.37%	\$ 1,126,142
Total governmental activities				<u>\$ 1,126,142</u>

The Village recognized \$87,865 of lease revenue during the fiscal year.

The Village recognized \$40,916 of interest revenue during the fiscal year.

## Village of Germantown

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Notes to Financial Statements

December 31, 2024

### Net Position/Fund Balances

Net position reported on the government-wide statement of net position at December 31, 2024, includes the following:

#### Governmental Activities

Net investment in capital assets:

Land	\$ 15,629,920
Construction in progress	3,903,844
Other capital assets, net of accumulated depreciation	105,882,711
Less long-term debt outstanding	(73,105,000)
Plus unspent capital related debt proceeds	3,398,110
Plus noncapital debt proceeds	4,215,000
Less unamortized debt premium	<u>(2,623,932)</u>
Total net investment in capital assets	<u>\$ 57,300,653</u>

# Village of Germantown

Notes to Financial Statements  
December 31, 2024

## Governmental Funds

Governmental fund balances reported on the fund financial statements at December 31, 2024, include the following:

	General Fund	Debt Service	Capital Projects Fund	TIF No. 8 Capital Projects Fund	Nonmajor Funds	Total
<b>Fund Balances</b>						
<b>Nonspendable:</b>						
Prepaid items	\$ 862	\$ -	\$ -	\$ -	\$ -	\$ 862
Noncurrent receivables	95,247	-	-	-	-	95,247
Subtotal	96,109	-	-	-	-	96,109
<b>Restricted for:</b>						
Debt service	-	441,650	-	-	-	441,650
Capital projects	-	-	1,151,896	-	-	1,151,896
TID projects	-	-	-	172,453	128,390	300,843
Police projects	-	-	-	-	163,105	163,105
Fire projects	-	-	-	-	176,876	176,876
Library projects	-	-	-	-	998,244	998,244
Parks	-	-	-	-	221,892	221,892
Library	-	-	-	-	104,022	104,022
Subtotal	-	441,650	1,151,896	172,453	1,792,529	3,558,528
<b>Committed to:</b>						
Senior van replacement	-	-	-	-	40,770	40,770
Police	-	-	-	-	22,781	22,781
Fire explorer program	-	-	-	-	2,936	2,936
Recreation	-	-	-	-	5,136	5,136
Subtotal	-	-	-	-	71,623	71,623
<b>Assigned to:</b>						
Payment in lieu of tax	650,242	-	-	-	-	650,242
Tourism	155,427	-	-	-	-	155,427
Subtotal	805,669	-	-	-	-	805,669
<b>Unassigned (deficit):</b>	<b>5,113,221</b>	<b>-</b>	<b>(2,966,168)</b>	<b>-</b>	<b>(1,016,462)</b>	<b>1,130,591</b>
Total fund balances	<u>\$ 6,014,999</u>	<u>\$ 441,650</u>	<u>\$ (1,814,272)</u>	<u>\$ 172,453</u>	<u>\$ 847,690</u>	<u>\$ 5,662,520</u>

## Business-Type Activities

Net investment in capital assets:

Land	\$ 175,599
Construction in progress	299,433
Other capital assets, net of accumulated depreciation	108,573,831
Less long-term debt outstanding	(15,823,160)
Plus unspent capital related debt proceeds	1,708,583
Less unamortized debt premium	<u>(645,004)</u>

Total net investment in capital assets \$ 94,289,282

#### 4. Other Information

##### Employees' Retirement System

###### Plan Description

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

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

Additionally, ETF issued a standalone Wisconsin Retirement System Financial Report, which can also be found using the link above.

###### Vesting

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

###### Benefits Provided

Employees who retire at or after age 65 (54 for protective occupation employees, 62 for elected officials and executive service retirement participants, if hired on or before 12/31/2016) are entitled to 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 period. Creditable service includes current service and prior service for which a participant received earnings and made contributions as required. Creditable service also includes creditable military service. The retirement benefit will be calculated as a money purchase benefit based on the employee's contributions plus matching employer's contributions, with interest, if that benefit is higher than the formula benefit.

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

The WRS also provides death and disability benefits for employees.

## Village of Germantown

Notes to Financial Statements  
December 31, 2024

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### Postretirement Adjustments

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

<u>Year</u>	<u>Core Fund Adjustment %</u>	<u>Variable Fund Adjustment %</u>
2014	4.7	25.0
2015	2.9	2.0
2016	0.5	(5.0)
2017	2.0	4.0
2018	2.4	17.0
2019	0.0	(10.0)
2020	1.7	21.0
2021	5.1	13.0
2022	7.4	15.0
2023	1.6	(21.0)

## Village of Germantown

Notes to Financial Statements  
December 31, 2024

### Contributions

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

During the reporting period, the WRS recognized \$954,518 in contributions from the Village.

Contribution rates for the plan year reported as of December 31, 2024 are:

<u>Employee Category</u>	<u>Employee</u>	<u>Employer</u>
General (Executives & Elected Officials)	6.80 %	6.80 %
Protective with Social Security	6.80	13.20
Protective without Social Security	6.80	18.10

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

At December 31, 2024, the Village reported a liability of \$1,039,350 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2022 rolled forward to December 31, 2023. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Village's proportion of the net pension liability was based on the Village's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2023, the Village's proportion was 0.06990493%, which was an increase of 0.00212159% from its proportion measured as of December 31, 2022.

For the year ended December 31, 2024, the Village recognized pension expense (revenue) of \$389,580.

## Village of Germantown

Notes to Financial Statements  
December 31, 2024

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

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between projected and actual experience	\$ 4,190,651	\$ 5,550,543
Changes in assumptions	453,023	-
Net differences between projected and actual earnings on pension plan investments	3,621,969	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	3,476	43,376
Employer contributions subsequent to the measurement date	<u>965,624</u>	<u>-</u>
Total	<u>\$ 9,234,743</u>	<u>\$ 5,593,919</u>

\$965,624 reported as deferred outflows of resources related to pension resulting from the WRS Employer's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (asset) in the year ended December 31, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

<b>Years Ending December 31:</b>	<b>Deferred Outflows of Resources and Deferred Inflows of Resources (Net)</b>
2025	\$ 541,838
2026	567,864
2027	2,264,871
2028	(699,373)

## Village of Germantown

Notes to Financial Statements  
December 31, 2024

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### Actuarial Assumptions

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

Actuarial Valuation Date:	December 31, 2022
Measurement Date of Net Pension Liability (Asset):	December 31, 2023
Experience Study:	January 1, 2018 - December 31, 2020 Published November 19, 2021
Actuarial Cost Method:	Entry Age Normal
Asset Valuation Method:	Fair Value
Long-Term Expected Rate of Return:	6.8%
Discount Rate:	6.8%
Salary Increases:	
Wage Inflation	3.0%
Seniority/Merit	0.1% - 5.6%
Mortality:	2020 WRS Experience Mortality Table
Postretirement Adjustments*:	1.7%

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

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

## Village of Germantown

Notes to Financial Statements  
December 31, 2024

### Long-Term Expected Return on Plan Assets

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

<b>Asset Allocation Targets and Expected Returns* as of December 31, 2023</b>			
<b>Core Fund Asset Class</b>	<b>Asset Allocation %</b>	<b>Long-Term Expected Nominal Rate of Return %</b>	<b>Long-Term Expected Real Rate of Return %**</b>
Public Equity	40	7.3	4.5
Public Fixed Income	27	5.8	3.0
Inflation Sensitive	19	4.4	1.7
Real Estate	8	5.8	3.0
Private Equity/Debt	18	9.6	6.7
Leverage***	(12)	3.7	1.0
Total Core Fund	100	7.4	4.6
<b>Variable Fund Asset</b>			
U.S. Equities	70	6.8	4.0
International Equities	30	7.6	4.8
Total Variable Fund	100	7.3	4.5

\* *Asset Allocations are managed within established ranges; target percentages may differ from actual monthly allocations*

\*\* *New England Pension Consultants' Long-Term U.S. CPI (Inflation) Forecast: 2.7%*

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

## Village of Germantown

Notes to Financial Statements  
December 31, 2024

### Single Discount Rate

A single discount rate of 6.8% was used to measure the total pension liability for the current and prior year. This discount rate is based on the expected rate of return on pension plan investments of 6.8% and a municipal bond rate of 3.77% (Source: Fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year Municipal GO AA Index" as of December 31, 2023. In describing this index, Fidelity notes that the Municipal Curves are constructed using option-adjusted analytics of a diverse population of over 10,000 tax-exempt securities.). Because of the unique structure of WRS, the 6.8% expected rate of return implies that a dividend of approximately 1.7% will always be paid. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the investment 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 Village's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate

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

	<u>1% Decrease to Discount Rate (5.8%)</u>	<u>Current Discount Rate (6.8%)</u>	<u>1% Increase to Discount Rate (7.8%)</u>
Village's proportionate share of the net pension liability (asset)	\$ 10,045,826	\$ 1,039,350	\$ (5,262,861)

### Pension Plan Fiduciary Net Position

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

At December 31, 2024, the Village reported a payable to the pension plan which represents contractually required contributions outstanding as of the end of the year.

### Risk Management

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

## Village of Germantown

Notes to Financial Statements  
December 31, 2024

### Self Insurance

For health claims, the uninsured risk of loss is \$45,000 per incident and \$2,000,000 in the aggregate for a policy year. The Village has purchased commercial insurance for claims in excess of those amounts. Settled claims have not exceeded the commercial coverage in any of the past three years.

All funds of the Village participate in the risk management program. Accounts payable in the internal service funds are based on estimates of the amounts necessary to pay prior and current year claims. That reserve was \$1,303,016 at year-end and is reported in unrestricted net position of the internal service funds.

A liability for a claim is established if information indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss is reasonably estimable. Liabilities include an amount for claims that have been incurred but not reported. The Village does not allocate overhead costs or other nonincremental costs to the claims liability.

### Claims Liability

	<u>Prior Year</u>	<u>Current Year</u>
Unpaid Claims, Beginning	\$ 94,327	\$ 44,415
Current year claims and changes in estimates	1,138,938	1,379,990
Claim payments	<u>(1,188,850)</u>	<u>(1,377,778)</u>
Unpaid Claims, Ending	<u>\$ 44,415</u>	<u>\$ 46,627</u>

### Commitments and Contingencies

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments are only reported in governmental funds if it has matured. Claims and judgments are recorded in the government-wide statements and proprietary funds as expenses when the related liabilities are incurred.

The Village has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to requests for reimbursements to the grantor agency for expenditures disallowed under terms of the grants. Management believes such disallowances, if any, would be immaterial.

The Village has active construction projects as of December 31, 2024. Work that has been completed on these projects but not yet paid for (including contract retainages) is reflected as accounts payable and expenditures.

### Developer Agreements

In 2018, the Village issued a municipal revenue obligation as part of a development agreement. The amount of the obligation was \$1,000,000, and is payable to the developer solely from tax increments collected from a specific portion of the development in TIF No. 8.

Payments are scheduled through the year 2033, and carry an interest rate of 3.75%. The obligation does not constitute a charge upon any funds of the Village. In the event that future tax increments are not sufficient to pay off the obligation, the obligation terminates with no further liability to the Village. Since the amount of future payments is contingent on the collection of future TIF increments, the obligation is not reported as a liability in the accompanying financial statements. The balance of the commitment outstanding at year end was \$796,868.

# Village of Germantown

Notes to Financial Statements  
December 31, 2024

## Subsequent Events

On May 14, 2025 the Village issued water system revenue bonds in the amount of \$953,025 with an interest rate of 2.2%. This amount will be used to finance water system improvements.

On May 5, 2025 the Village board approved issuance of taxable general obligation promissory notes not to exceed the amount of \$9,980,000. This amount will be used to fund land purchases and development. The debt issuance is scheduled to be finalized in June 2025.

On May 5, 2025 the Village board approved issuance of general obligation promissory notes not to exceed the amount of \$4,165,000. This amount will be used to fund annual capital projects. The debt issuance is scheduled to be finalized in June 2025.

## Tax Abatement

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

The Village is disclosing all abatement agreements individually.

The Village through its Tax Incremental Financing Districts (TIF) No. 6 and 8 has entered into tax abatement agreements with a developers in the form of tax incremental financing incentive payments to stimulate economic development. The abatements are authorized through the TID project plans. The developers pay property taxes as they become due, and after meeting the criteria established in the development agreements, are entitled to future incentive payments that directly correlate to the taxes paid.

<u>Agreement Description</u>	<u>Calculation Method</u>	<u>Developer Commitment</u>	<u>2024 Payments</u>
TIF No. 6	Excess tax incremental revenues	Purchase and market Business Park Land for sale, cover related costs	\$ 258,738
TIF No. 8	Incentive payments of \$105,277 through 2033	Construct various improvements within District	105,277

## Effect of New Accounting Standards on Current-Period Financial Statements

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

- Statement No. 102, *Certain Risk Disclosures*
- Statement No. 103, *Financial Reporting Model Improvements*
- Statement No. 104, *Disclosure of Certain Capital Assets*

When they become effective, application of these standards may restate portions of these financial statements.

**REQUIRED SUPPLEMENTARY INFORMATION**

## **GENERAL FUND**

The general fund is used to account for resources traditionally associated with government which are not required legally or by sound financial management to be accounted for in another fund.

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
General Fund  
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues</b>			
General property taxes	\$ 11,045,716	\$ 11,045,716	\$ -
Other taxes	651,349	636,320	(15,029)
Special assessments	-	50	50
Intergovernmental	4,039,183	4,206,037	166,854
Regulation and compliance	1,236,330	1,205,015	(31,315)
Public charges for services	2,527,138	2,328,418	(198,720)
Intergovernmental charges for services	-	119,147	119,147
Investment income	168,750	922,514	753,764
Miscellaneous	134,466	287,525	153,059
	<u>19,802,932</u>	<u>20,750,742</u>	<u>947,810</u>
<b>Expenditures</b>			
<b>General Government</b>			
Village board	134,760	173,539	(38,779)
General administrator	178,213	205,190	(26,977)
Village clerk	387,863	337,192	50,671
Treasurer/accounting	241,667	281,763	(40,096)
Assessor	105,262	104,220	1,042
Data processing	242,095	234,747	7,348
General government	132,750	127,095	5,655
Buildings and ground maintenance	1,056,684	1,006,011	50,673
	<u>2,479,294</u>	<u>2,469,757</u>	<u>9,537</u>
<b>Public Safety</b>			
Police protection	6,461,590	6,701,507	(239,917)
Fire protection	3,397,491	3,694,133	(296,642)
Emergency government	19,468	14,204	5,264
Protective inspections	427,993	414,931	13,062
	<u>10,306,542</u>	<u>10,824,775</u>	<u>(518,233)</u>
<b>Public Works</b>			
Engineer/director	186,390	220,680	(34,290)
Highway and street maintenance and construction	3,260,545	3,070,686	189,859
Solid waste recycling	438,281	443,040	(4,759)
	<u>3,885,216</u>	<u>3,734,406</u>	<u>150,810</u>

See notes to required supplementary information

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
 General Fund  
 Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Culture and Recreation</b>			
Library	\$ 1,046,690	\$ 1,072,438	\$ (25,748)
Recreation	1,289,805	1,412,999	(123,194)
Senior center	124,025	86,217	37,808
Parks	<u>885,952</u>	<u>731,364</u>	<u>154,588</u>
Total culture and recreation	<u>3,346,472</u>	<u>3,303,018</u>	<u>43,454</u>
<b>Conservation and Development</b>			
Planning and zoning	354,437	306,821	47,616
Municipal development	<u>81,900</u>	<u>96,612</u>	<u>(14,712)</u>
Total conservation and development	<u>436,337</u>	<u>403,433</u>	<u>32,904</u>
<b>Capital Outlay</b>	<u>241,000</u>	<u>96,796</u>	<u>144,204</u>
Total expenditures	<u>20,694,861</u>	<u>20,832,185</u>	<u>(137,324)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(891,929)</u>	<u>(81,443)</u>	<u>810,486</u>
<b>Other Financing Sources (Uses)</b>			
Transfers in	630,000	650,242	20,242
Transfers out	<u>-</u>	<u>(933,159)</u>	<u>(933,159)</u>
Total other financing sources (uses)	<u>630,000</u>	<u>(282,917)</u>	<u>(912,917)</u>
Net change in fund balance	(261,929)	(364,360)	(102,431)
<b>Fund Balance, Beginning</b>	<u>6,379,359</u>	<u>6,379,359</u>	<u>-</u>
<b>Fund Balance, Ending</b>	<u>\$ 6,117,430</u>	<u>\$ 6,014,999</u>	<u>\$ (102,431)</u>

See notes to required supplementary information

## Village of Germantown

Schedule of Proportionate Share of the Net Pension Liability (Asset) -  
 Wisconsin Retirement System  
 Year Ended December 31, 2024

<b>WRS Fiscal Year Ending</b>	<b>Proportion of the Net Pension Liability (Asset)</b>	<b>Proportionate Share of the Net Pension Liability (Asset)</b>	<b>Covered Payroll</b>	<b>Proportionate Share of the Net Pension Liability (Asset) as a Percentage of Covered Payroll</b>	<b>Plan Fiduciary Net Position as a Percentage of the Total Pension Liability</b>
12/31/24	0.06990493 %	\$ 1,039,350	\$ 9,482,293	10.96 %	98.85 %
12/31/23	0.06778334 %	3,590,960	9,141,620	39.28 %	95.72 %
12/31/22	0.06355283 %	(5,281,697)	8,410,935	62.80 %	106.02 %
12/31/21	0.06375385 %	(3,980,241)	8,273,949	48.11 %	105.26 %
12/31/20	0.06104707 %	(1,968,436)	8,083,395	24.35 %	102.96 %
12/31/19	0.05861313 %	2,085,271	7,386,989	28.23 %	96.45 %
12/31/18	0.05745337 %	(1,705,858)	6,970,047	24.47 %	102.93 %
12/31/17	0.05815135 %	479,306	6,998,756	6.85 %	99.12 %
12/31/16	0.05959839 %	968,226	6,919,994	13.99 %	98.20 %
12/31/15	0.06091924 %	(1,496,343)	7,018,809	21.32 %	102.74 %

Schedule of Employer Contributions - Wisconsin Retirement System  
 Year Ended December 31, 2024

<b>Village Fiscal Year Ending</b>	<b>Contractually Required Contributions</b>	<b>Contributions in Relation to the Contractually Required Contributions</b>	<b>Contribution Deficiency (Excess)</b>	<b>Covered Payroll</b>	<b>Contributions as a Percentage of Covered Payroll</b>
12/31/24	\$ 965,624	\$ (965,624)	\$ -	\$ 11,259,486	8.58 %
12/31/23	800,182	(800,182)	-	9,485,148	8.44 %
12/31/22	718,838	(718,838)	-	9,157,347	7.85 %
12/31/21	669,795	(669,795)	-	8,411,759	7.96 %
12/31/20	653,360	(653,360)	-	8,277,783	7.89 %
12/31/19	670,516	(670,516)	-	8,083,395	8.29 %
12/31/18	609,915	(609,915)	-	7,386,990	8.26 %
12/31/17	577,241	(577,241)	-	6,970,048	8.28 %
12/31/16	550,442	(550,442)	-	6,992,283	7.87 %
12/31/15	554,307	(554,307)	-	6,919,432	8.01 %

See notes to required supplementary information

## Village of Germantown

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Notes to Required Supplementary Information  
Year Ended December 31, 2024

### Budgetary Information

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

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

Appropriations lapse at year end unless specifically carried over. There were no carryovers to the following year. Budgets are adopted at the department level of expenditure.

### Wisconsin Retirement System

The amounts determined for each fiscal year were determined as of the calendar year-end and occurred within the fiscal year.

*Changes in benefit terms.* There were no changes of benefit terms for any participating employer in the Wisconsin Retirement System.

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

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

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

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

## **SUPPLEMENTARY INFORMATION**

## **DEBT SERVICE FUND**

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

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Debt Service Fund  
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues</b>			
Taxes	\$ 4,823,265	\$ 4,823,265	\$ -
Investment income	3,800	10,880	7,080
Total revenues	<u>4,827,065</u>	<u>4,834,145</u>	<u>7,080</u>
<b>Expenditures</b>			
Debt service:			
Principal	4,995,000	4,275,000	720,000
Interest and fiscal charges	3,169,012	2,582,293	586,719
Debt issuance costs	<u>3,800</u>	<u>1,200</u>	<u>2,600</u>
Total expenditures	<u>8,167,812</u>	<u>6,858,493</u>	<u>1,309,319</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(3,340,747)</u>	<u>(2,024,348)</u>	<u>1,316,399</u>
<b>Other Financing Sources</b>			
Premium on debt issued	-	202,255	202,255
Transfers in	<u>3,340,747</u>	<u>1,977,583</u>	<u>(1,363,164)</u>
Total other financing sources	<u>3,340,747</u>	<u>2,179,838</u>	<u>(1,160,909)</u>
Net change in fund balance	-	155,490	155,490
<b>Fund Balance, Beginning</b>	<u>286,160</u>	<u>286,160</u>	<u>-</u>
<b>Fund Balance, Ending</b>	<u>\$ 286,160</u>	<u>\$ 441,650</u>	<u>\$ 155,490</u>

## MAJOR CAPITAL PROJECTS FUNDS

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

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

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
General Capital Projects  
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues</b>			
Intergovernmental	\$ -	\$ 64,000	\$ 64,000
Investment income	15,000	15,725	725
Miscellaneous	47,062	252,282	205,220
Total revenues	<u>62,062</u>	<u>332,007</u>	<u>269,945</u>
<b>Expenditures</b>			
Capital outlay	30,865,271	12,960,612	17,904,659
Debt service:			
Debt issuance costs	<u>80,000</u>	<u>82,849</u>	<u>(2,849)</u>
Total expenditures	<u>30,945,271</u>	<u>13,043,461</u>	<u>17,901,810</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(30,883,209)</u>	<u>(12,711,454)</u>	<u>18,171,755</u>
<b>Other Financing Sources (Uses)</b>			
Premium on long-term debt	-	26,249	26,249
Issuance of general obligation notes	30,781,699	3,175,000	(27,606,699)
Transfers in	-	965,658	965,658
Transfers out	<u>-</u>	<u>(2,968,591)</u>	<u>(2,968,591)</u>
Total other financing sources (uses)	<u>30,781,699</u>	<u>1,198,316</u>	<u>(29,583,383)</u>
Net change in fund balance	(101,510)	(11,513,138)	(11,411,628)
<b>Fund Balance, Beginning</b>	<u>9,698,866</u>	<u>9,698,866</u>	<u>-</u>
<b>Fund Balance (Deficit), Ending</b>	<u>\$ 9,597,356</u>	<u>\$ (1,814,272)</u>	<u>\$ (11,411,628)</u>

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -

TID No. 8 Capital Projects Fund

Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues</b>			
Taxes	\$ 2,594,831	\$ 2,698,684	\$ 103,853
Intergovernmental	1,000,000	1,000,000	-
Investment income	-	6,135	6,135
	<u>3,594,831</u>	<u>3,704,819</u>	<u>109,988</u>
<b>Total revenues</b>			
	<u>3,594,831</u>	<u>3,704,819</u>	<u>109,988</u>
<b>Expenditures</b>			
Current:			
Conservation and development	221,499	224,755	(3,256)
Capital outlay	2,519,748	691,072	1,828,676
Debt Service:			
Debt issuance costs	-	44,674	(44,674)
	<u>2,741,247</u>	<u>960,501</u>	<u>1,780,746</u>
<b>Total expenditures</b>			
	<u>2,741,247</u>	<u>960,501</u>	<u>1,780,746</u>
<b>Excess of revenues over expenditures</b>	<u>853,584</u>	<u>2,744,318</u>	<u>1,890,734</u>
<b>Other Financing Sources (Uses)</b>			
General obligation debt issued	-	1,520,000	1,520,000
Premium on debt issued	-	91,808	91,808
Transfers out	(981,788)	(981,788)	-
	<u>(981,788)</u>	<u>630,020</u>	<u>1,611,808</u>
<b>Total other financing sources (uses)</b>			
	<u>(981,788)</u>	<u>630,020</u>	<u>1,611,808</u>
<b>Net change in fund balance</b>	<u>(128,204)</u>	<u>3,374,338</u>	<u>3,502,542</u>
<b>Fund Balance, Beginning (Deficit)</b>	<u>(3,201,885)</u>	<u>(3,201,885)</u>	<u>-</u>
<b>Fund Balance, Ending (Deficit)</b>	<u>\$ (3,330,089)</u>	<u>\$ 172,453</u>	<u>\$ 3,502,542</u>

# NONMAJOR GOVERNMENTAL FUNDS

## SPECIAL REVENUE FUNDS

The special revenue fund is used to account for specific revenues that are restricted or committed to expenditures for particular purposes.

**Police Impact Fee Fund** - This fund accounts for assets used for the construction of police facilities in the village. Revenues are primarily raised through an impact fee on new residential and commercial development.

**Fire Impact Fee Fund** - This fund accounts for assets used for the construction of fire facilities in the village. Revenues are primarily raised through an impact fee on new residential and commercial development.

**Library Impact Fee Fund** - This fund accounts for assets used for the construction of library facilities in the village. Revenues are primarily raised through an impact fee on new residential development.

**Park and Recreation Impact Fee Fund** - This fund accounts for assets used for the construction of park and recreation facilities in the village. Revenues are primarily raised through an impact fee on new residential development.

**Senior Van Replacement Fund** - This fund accounts for assets to be used for eventual replacement of a van used by the village's Senior Center to provide transportation to senior citizens. Revenues are primarily raised from user fees collected from those using the service.

**Police Asset Forfeiture Fund** - This fund accounts for receipt and use of funds received from assets seized during drug related arrests.

**Police Canine Fund** - This fund accounts for Canine expense incurred with training and care of police canines.

**Police Honor Guard Fund** - This fund accounts for receipts and uses of funds to support events in which honor guards are present.

**Historic Preservation Fund** - This fund account for receipts and uses of funds in relation to the Historical Preservation program.

**Library Fund** - This fund accounts for receipt and use of funds received from library donations. Funds are used for furniture and equipment.

**Recreation Facilities Fund** - This fund accounts for the receipt and use of funds for the Park and Recreation Department program fees and donations. Funds are used to assist with the maintenance and improvement of any indoor or outdoor facility used by the Park and Recreation Department.

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

**Property Maintenance Fund** - This fund account for receipts and uses of funds in relation to property maintenance.

**ARPA Fund** - This fund accounts for receipt and use of funds received from the American Rescue Plan Act passed by the federal government in 2021 to respond to COVID-19 public health emergency and negative economic impacts.

## **NONMAJOR GOVERNMENTAL FUNDS (Cont.)**

### **CAPITAL PROJECTS FUNDS**

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

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

**Tax Increment District No. 9** - This fund accounts for the costs of land acquisition and infrastructure improvements related to development and expansion of an industrial park. Financing will be provided primarily from general obligation note proceeds and municipal revenue obligations. It is anticipated that costs will be recovered by future incremental property taxes.

**Library Capital Projects Fund** - This fund accounts for the acquisition and construction of major capital facilities and equipment used in library operations.

# Village of Germantown

Combining Balance Sheet -  
 Nonmajor Governmental Funds  
 December 31, 2024

	<b>Special Revenue Funds</b>				
	<b>Police Impact Fee Fund</b>	<b>Fire Impact Fee Fund</b>	<b>Library Impact Fee Fund</b>	<b>Park and Recreation Impact Fee Fund</b>	<b>Senior Van Replacement Fund</b>
<b>Assets</b>					
Cash and investments	\$ -	\$ -	\$ -	\$ -	\$ 40,631
Receivables:					
Taxes receivable	-	-	-	-	-
Accrued interest	-	-	-	-	139
Restricted assets:					
Cash and investments	162,507	176,480	83,735	220,193	-
Accrued interest receivable	598	396	173	1,699	-
Total assets	<u>\$ 163,105</u>	<u>\$ 176,876</u>	<u>\$ 83,908</u>	<u>\$ 221,892</u>	<u>\$ 40,770</u>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>					
<b>Liabilities</b>					
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued liabilities	-	-	-	-	-
Unearned revenues	-	-	-	-	-
Due to other funds	-	-	-	-	-
Advances from other funds	-	-	-	-	-
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Deferred Inflows of Resources</b>					
Unearned revenues	-	-	-	-	-
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Fund Balances (Deficit)</b>					
Restricted	163,105	176,876	83,908	221,892	-
Committed	-	-	-	-	40,770
Unassigned (deficit)	-	-	-	-	-
Total fund balances (deficit)	<u>163,105</u>	<u>176,876</u>	<u>83,908</u>	<u>221,892</u>	<u>40,770</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 163,105</u>	<u>\$ 176,876</u>	<u>\$ 83,908</u>	<u>\$ 221,892</u>	<u>\$ 40,770</u>

**Special Revenue Funds**

<u>Police Asset Forfeiture Fund</u>	<u>Police Canine Fund</u>	<u>Police Honor Guard</u>	<u>Historic Preservation Fund</u>	<u>Library Fund</u>	<u>Recreation Facilities Fund</u>	<u>Fire Explorer Fund</u>
\$ 1,593	\$ 6,794	\$ 13,711	\$ -	\$ 104,022	\$ 4,887	\$ 3,172
-	-	-	-	-	-	-
-	644	39	9	-	249	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>\$ 1,593</u>	<u>\$ 7,438</u>	<u>\$ 13,750</u>	<u>\$ 9</u>	<u>\$ 104,022</u>	<u>\$ 5,136</u>	<u>\$ 3,172</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 236
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	283	-	-	-
-	-	-	-	-	-	-
-	-	-	283	-	-	236
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	104,022	-	-
1,593	7,438	13,750	-	-	5,136	2,936
-	-	-	(274)	-	-	-
<u>1,593</u>	<u>7,438</u>	<u>13,750</u>	<u>(274)</u>	<u>104,022</u>	<u>5,136</u>	<u>2,936</u>
<u>\$ 1,593</u>	<u>\$ 7,438</u>	<u>\$ 13,750</u>	<u>\$ 9</u>	<u>\$ 104,022</u>	<u>\$ 5,136</u>	<u>\$ 3,172</u>

# Village of Germantown

Combining Balance Sheet -  
 Nonmajor Governmental Funds  
 December 31, 2024

	Special Revenue Funds		Capital Projects Funds		
	ARPA Fund	Property Maintenance Fund	TID No. 6 Capital Projects Fund	TID No. 7 Capital Projects Fund	TID No. 9 Capital Projects Fund
<b>Assets</b>					
Cash and investments	\$ 805,144	\$ -	\$ 631,341	\$ 72,473	\$ -
Receivables:					
Taxes receivable	-	-	785,404	666,398	354,883
Accrued interest	-	-	-	-	-
Restricted assets:					
Cash and investments	-	-	-	-	-
Accrued interest receivable	-	-	-	-	-
Total assets	<u>\$ 805,144</u>	<u>\$ -</u>	<u>\$ 1,416,745</u>	<u>\$ 738,871</u>	<u>\$ 354,883</u>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>					
<b>Liabilities</b>					
Accounts payable	\$ 68,413	\$ -	\$ 2,659	\$ 2,563	\$ 185,093
Accrued liabilities	-	-	292	1,259	2,368
Unearned revenues	736,731	-	-	-	-
Due to other funds	-	1,716	-	-	-
Advances from other funds	-	-	500,000	665,000	230,662
Total liabilities	<u>805,144</u>	<u>1,716</u>	<u>502,951</u>	<u>668,822</u>	<u>418,123</u>
<b>Deferred Inflows of Resources</b>					
Unearned revenues	-	-	785,404	666,398	354,883
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>785,404</u>	<u>666,398</u>	<u>354,883</u>
<b>Fund Balances (Deficit)</b>					
Restricted	-	-	128,390	-	-
Committed	-	-	-	-	-
Unassigned (deficit)	-	(1,716)	-	(596,349)	(418,123)
Total fund balances (deficit)	<u>-</u>	<u>(1,716)</u>	<u>128,390</u>	<u>(596,349)</u>	<u>(418,123)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 805,144</u>	<u>\$ -</u>	<u>\$ 1,416,745</u>	<u>\$ 738,871</u>	<u>\$ 354,883</u>

<u>Capital Projects Funds</u>	<u>Total Nonmajor Governmental Funds</u>
<u>Library Capital Fund</u>	
\$ 914,336	\$ 2,598,104
-	1,806,685
-	1,080
-	642,915
-	2,866
<u>\$ 914,336</u>	<u>\$ 5,051,650</u>

\$ -	\$ 258,964
-	3,919
-	736,731
-	1,999
-	1,395,662
<u>-</u>	<u>2,397,275</u>

<u>-</u>	<u>1,806,685</u>
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<u>-</u>	<u>1,806,685</u>
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914,336	1,792,529
-	71,623
-	(1,016,462)
<u>-</u>	<u>(1,016,462)</u>

<u>914,336</u>	<u>847,690</u>
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<u>\$ 914,336</u>	<u>\$ 5,051,650</u>
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## Village of Germantown

Combining Statement of Revenues, Expenditures and Changes in Fund Balances -  
 Nonmajor Governmental Funds  
 Year Ended December 31, 2024

	<b>Special Revenue Funds</b>				
	<b>Police Impact Fee Fund</b>	<b>Fire Impact Fee Fund</b>	<b>Library Impact Fee Fund</b>	<b>Park and Recreation Impact Fee Fund</b>	<b>Senior Van Replacement Fund</b>
<b>Revenues</b>					
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-	-
Public charges for services	17,328	33,633	9,554	25,024	1,671
Investment income	2,878	-	1,229	3,886	-
Miscellaneous	-	-	-	-	-
Total revenues	<u>20,206</u>	<u>33,633</u>	<u>10,783</u>	<u>28,910</u>	<u>1,671</u>
<b>Expenditures</b>					
Current:					
General government	28,372	22,540	-	38,276	-
Public safety	-	-	-	-	-
Public works	-	-	-	-	-
Culture and recreation	-	-	-	-	-
Conservation and development	-	-	-	-	-
Capital outlay	-	-	-	-	-
Debt service	-	-	-	-	-
Total expenditures	<u>28,372</u>	<u>22,540</u>	<u>-</u>	<u>38,276</u>	<u>-</u>
Excess (deficiency) of revenues over expenditures	<u>(8,166)</u>	<u>11,093</u>	<u>10,783</u>	<u>(9,366)</u>	<u>1,671</u>
<b>Other Financing Sources (Uses)</b>					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>(8,166)</u>	<u>11,093</u>	<u>10,783</u>	<u>(9,366)</u>	<u>1,671</u>
<b>Fund Balances (Deficit), Beginning</b>	<u>171,271</u>	<u>165,783</u>	<u>73,125</u>	<u>231,258</u>	<u>39,099</u>
<b>Fund Balances (Deficit), Ending</b>	<u>\$ 163,105</u>	<u>\$ 176,876</u>	<u>\$ 83,908</u>	<u>\$ 221,892</u>	<u>\$ 40,770</u>

**Special Revenue Funds**

<u>Police Asset Forfeiture Fund</u>	<u>Police Canine Fund</u>	<u>Police Honor Guard</u>	<u>Historic Preservation Fund</u>	<u>Library Fund</u>	<u>Recreation Facilities Fund</u>	<u>Fire Explorer Fund</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
-	-	-	-	-	22,305	-
-	-	-	-	-	-	2,914
-	7,016	9,175	-	50,145	-	828
-	7,016	9,175	-	50,145	22,305	3,742
-	-	-	-	-	-	-
-	551	1,400	-	-	-	2,705
-	-	-	118	57,883	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	551	1,400	118	57,883	-	2,705
-	6,465	7,775	(118)	(7,738)	22,305	1,037
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	6,465	7,775	(118)	(7,738)	22,305	1,037
1,593	973	5,975	(156)	111,760	(17,169)	1,899
<u>\$ 1,593</u>	<u>\$ 7,438</u>	<u>\$ 13,750</u>	<u>\$ (274)</u>	<u>\$ 104,022</u>	<u>\$ 5,136</u>	<u>\$ 2,936</u>

## Village of Germantown

Combining Statement of Revenues, Expenditures and Changes in Fund Balances -  
 Nonmajor Governmental Funds  
 Year Ended December 31, 2024

	Special Revenue Funds		Capital Project Funds		
	ARPA Fund	Property Maintenance Fund	TID No. 6 Capital Projects Fund	TID No. 7 Capital Projects Fund	TID No. 9 Capital Projects Fund
<b>Revenues</b>					
Taxes	\$ -	\$ -	\$ 621,408	\$ 353,598	\$ -
Intergovernmental	603,474	-	-	-	-
Public charges for services	-	2,569	-	-	-
Investment income	-	-	1,299	2,919	-
Miscellaneous	-	-	-	-	-
<b>Total revenues</b>	<b>603,474</b>	<b>2,569</b>	<b>622,707</b>	<b>356,517</b>	<b>-</b>
<b>Expenditures</b>					
Current:					
General government	99,052	-	-	-	-
Public safety	-	-	-	-	-
Public works	-	4,285	-	-	-
Culture and recreation	-	-	-	-	-
Conservation and development	35,942	-	276,105	725,234	197,943
Capital outlay	468,480	-	-	-	1,208,669
Debt service	-	-	18,775	24,069	-
<b>Total expenditures</b>	<b>603,474</b>	<b>4,285</b>	<b>294,880</b>	<b>749,303</b>	<b>1,406,612</b>
Excess (deficiency) of revenues over expenditures	-	(1,716)	327,827	(392,786)	(1,406,612)
<b>Other Financing Sources (Uses)</b>					
Transfers in	-	-	-	-	2,083,715
Transfers out	-	-	(479,513)	(292,207)	(256,574)
<b>Total other financing sources (uses)</b>	<b>-</b>	<b>-</b>	<b>(479,513)</b>	<b>(292,207)</b>	<b>1,827,141</b>
Net change in fund balances	-	(1,716)	(151,686)	(684,993)	420,529
<b>Fund Balances (Deficit), Beginning</b>	<b>-</b>	<b>-</b>	<b>280,076</b>	<b>88,644</b>	<b>(838,652)</b>
<b>Fund Balances (Deficit), Ending</b>	<b>\$ -</b>	<b>\$ (1,716)</b>	<b>\$ 128,390</b>	<b>\$ (596,349)</b>	<b>\$ (418,123)</b>

<u>Capital Project Funds</u>	<u>Total Nonmajor Governmental Funds</u>
<u>Library Capital Fund</u>	
\$ -	\$ 975,006
23,294	626,768
-	112,084
7,517	22,642
-	67,164
<u>30,811</u>	<u>1,803,664</u>
-	188,240
-	4,656
-	4,285
-	58,001
-	1,235,224
1,351	1,678,500
-	42,844
<u>1,351</u>	<u>3,211,750</u>
<u>29,460</u>	<u>(1,408,086)</u>
884,876	2,968,591
-	(1,028,294)
<u>884,876</u>	<u>1,940,297</u>
914,336	532,211
-	315,479
<u>\$ 914,336</u>	<u>\$ 847,690</u>

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Police Impact Fee Fund  
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues</b>			
Public charges for services	\$ -	\$ 17,328	\$ 17,328
Investment income	<u>-</u>	<u>2,878</u>	<u>2,878</u>
Total revenues	<u>-</u>	<u>20,206</u>	<u>20,206</u>
<b>Expenditures</b>			
Current:			
General government	<u>-</u>	<u>28,372</u>	<u>(28,372)</u>
Net change in fund balance	-	(8,166)	(8,166)
<b>Fund Balance, Beginning</b>	<u>171,271</u>	<u>171,271</u>	<u>-</u>
<b>Fund Balance, Ending</b>	<u>\$ 171,271</u>	<u>\$ 163,105</u>	<u>\$ (8,166)</u>

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Fire Impact Fee Fund  
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues</b>			
Fire protection fees	\$ -	\$ 33,633	\$ 33,633
Total revenues	-	33,633	33,633
<b>Expenditures</b>			
Current:			
General government	-	22,540	(22,540)
Net change in fund balance	-	11,093	11,093
<b>Fund Balance, Beginning</b>	<u>165,783</u>	<u>165,783</u>	<u>-</u>
<b>Fund Balance, Ending</b>	<u>\$ 165,783</u>	<u>\$ 176,876</u>	<u>\$ 11,093</u>

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Library Impact Fee Fund  
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues</b>			
Public charges for services	\$ -	\$ 9,554	\$ 9,554
Investment income	<u>-</u>	<u>1,229</u>	<u>1,229</u>
Total revenues	<u>-</u>	<u>10,783</u>	<u>10,783</u>
Net change in fund balance	-	10,783	10,783
<b>Fund Balance, Beginning</b>	<u>73,125</u>	<u>73,125</u>	<u>-</u>
<b>Fund Balance, Ending</b>	<u>\$ 73,125</u>	<u>\$ 83,908</u>	<u>\$ 10,783</u>

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Park and Recreation Impact Fee Fund  
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues</b>			
Public charges for services	\$ -	\$ 25,024	\$ 25,024
Investment income	-	3,886	3,886
Total revenues	<u>-</u>	<u>28,910</u>	<u>28,910</u>
<b>Expenditures</b>			
Current:			
General government	<u>-</u>	<u>38,276</u>	<u>(38,276)</u>
Net change in fund balance	-	(9,366)	(9,366)
<b>Fund Balance, Beginning</b>	<u>231,258</u>	<u>231,258</u>	<u>-</u>
<b>Fund Balance, Ending</b>	<u>\$ 231,258</u>	<u>\$ 221,892</u>	<u>\$ (9,366)</u>

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Senior Van Replacement Fund  
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues</b>			
Public charges for services	\$ 2,500	\$ 1,671	\$ (829)
Investment income	<u>200</u>	<u>-</u>	<u>(200)</u>
Total revenues	<u>2,700</u>	<u>1,671</u>	<u>(1,029)</u>
Net change in fund balance	2,700	1,671	(1,029)
<b>Fund Balance, Beginning</b>	<u>39,099</u>	<u>39,099</u>	<u>-</u>
<b>Fund Balance, Ending</b>	<u>\$ 41,799</u>	<u>\$ 40,770</u>	<u>\$ (1,029)</u>

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Police Asset Forfeiture Fund  
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues</b>			
Total revenues	\$ -	\$ -	\$ -
Net change in fund balance	-	-	-
<b>Fund Balance, Beginning</b>	<u>1,593</u>	<u>1,593</u>	<u>-</u>
<b>Fund Balance, Ending</b>	<u>\$ 1,593</u>	<u>\$ 1,593</u>	<u>\$ -</u>

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Police Canine Fund  
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues</b>			
Miscellaneous	\$ -	\$ 7,016	\$ 7,016
Total revenues	<u>-</u>	<u>7,016</u>	<u>7,016</u>
<b>Expenditures</b>			
Current:			
Public safety	<u>-</u>	<u>551</u>	<u>(551)</u>
Total expenditures	<u>-</u>	<u>551</u>	<u>(551)</u>
Net change in fund balance	-	6,465	6,465
<b>Fund Balance, Beginning</b>	<u>973</u>	<u>973</u>	<u>-</u>
<b>Fund Balance, Ending</b>	<u>\$ 973</u>	<u>\$ 7,438</u>	<u>\$ 6,465</u>

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Police Honor Guard Fund  
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues</b>			
Miscellaneous	\$ -	\$ 9,175	\$ 9,175
Total revenues	<u>-</u>	<u>9,175</u>	<u>9,175</u>
<b>Expenditures</b>			
Current:			
Public safety	<u>-</u>	<u>1,400</u>	<u>(1,400)</u>
Total expenditures	<u>-</u>	<u>1,400</u>	<u>(1,400)</u>
Net change in fund balance	-	7,775	7,775
<b>Fund Balance, Beginning</b>	<u>5,975</u>	<u>5,975</u>	<u>-</u>
<b>Fund Balance, Ending</b>	<u>\$ 5,975</u>	<u>\$ 13,750</u>	<u>\$ 7,775</u>

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Historic Preservation Fund  
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues</b>			
Investment income	\$ 5	\$ -	\$ (5)
Miscellaneous	<u>700</u>	<u>-</u>	<u>(700)</u>
Total revenues	<u>705</u>	<u>-</u>	<u>(705)</u>
<b>Expenditures</b>			
Current:			
Culture and recreation	<u>696</u>	<u>118</u>	<u>578</u>
Net change in fund balance	9	(118)	(127)
<b>Fund Balance, Beginning (Deficit)</b>	<u>(156)</u>	<u>(156)</u>	<u>-</u>
<b>Fund Balance, Ending (Deficit)</b>	<u><u>\$ (147)</u></u>	<u><u>\$ (274)</u></u>	<u><u>\$ (127)</u></u>

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Library Fund  
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues</b>			
Miscellaneous	\$ -	\$ 50,145	\$ 50,145
Total revenues	-	50,145	50,145
<b>Expenditures</b>			
Current:			
Culture and recreation	-	57,883	(57,883)
Total expenditures	-	57,883	(57,883)
Net change in fund balance	-	(7,738)	(7,738)
<b>Fund Balance, Beginning</b>	<u>111,760</u>	<u>111,760</u>	<u>-</u>
<b>Fund Balance, Ending</b>	<u>\$ 111,760</u>	<u>\$ 104,022</u>	<u>\$ (7,738)</u>

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Recreation Facilities Fund  
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues</b>			
Public charges for services	\$ 29,000	\$ 22,305	\$ (6,695)
Total revenues	<u>29,000</u>	<u>22,305</u>	<u>(6,695)</u>
<b>Expenditures</b>			
Current:			
Culture and recreation	<u>20,000</u>	<u>-</u>	<u>20,000</u>
Total expenditures	<u>20,000</u>	<u>-</u>	<u>20,000</u>
Net change in fund balance	9,000	22,305	13,305
<b>Fund Balance, Beginning (Deficit)</b>	<u>(17,169)</u>	<u>(17,169)</u>	<u>-</u>
<b>Fund Balance, Ending (Deficit)</b>	<u>\$ (8,169)</u>	<u>\$ 5,136</u>	<u>\$ 13,305</u>

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Fire Explorer Fund  
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues</b>			
Miscellaneous	\$ -	\$ 828	\$ 828
Investment income	-	2,914	2,914
Total revenues	-	3,742	3,742
<b>Expenditures</b>			
Current:			
Public safety	-	2,705	(2,705)
Total expenditures	-	2,705	(2,705)
Net change in fund balance	-	1,037	1,037
<b>Fund Balance, Beginning</b>	<u>1,899</u>	<u>1,899</u>	<u>-</u>
<b>Fund Balance, Ending</b>	<u>\$ 1,899</u>	<u>\$ 2,936</u>	<u>\$ 1,037</u>

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
Property Maintenance Fund  
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues</b>			
Public charges for services	\$ -	\$ 2,569	\$ 2,569
Total revenues	<u>-</u>	<u>2,569</u>	<u>2,569</u>
<b>Expenditures</b>			
Current:			
Public works	-	4,285	(4,285)
Total expenditures	<u>-</u>	<u>4,285</u>	<u>(4,285)</u>
Net change in fund balance	-	(1,716)	(1,716)
<b>Fund Balance, Beginning</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Fund Balance, Ending</b>	<u>\$ -</u>	<u>\$ (1,716)</u>	<u>\$ (1,716)</u>

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
ARPA Fund  
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues</b>			
Intergovernmental	\$ -	\$ 603,474	\$ 603,474
Total revenues	<u>-</u>	<u>603,474</u>	<u>603,474</u>
<b>Expenditures</b>			
Current:			
General government	-	99,052	(99,052)
Public works	4,858	-	4,858
Conservation and development	50,000	35,942	14,058
Capital outlay	<u>1,286,291</u>	<u>468,480</u>	<u>817,811</u>
Total expenditures	<u>1,341,149</u>	<u>603,474</u>	<u>737,675</u>
Net change in fund balance	(1,341,149)	-	1,341,149
<b>Fund Balance, Beginning</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Fund Balance (Deficit), Ending</b>	<u>\$ (1,341,149)</u>	<u>\$ -</u>	<u>\$ 1,341,149</u>

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
 TID No. 6 Capital Projects Funds  
 Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues</b>			
Taxes	\$ 550,000	\$ 621,408	\$ 71,408
Investment income	-	1,299	1,299
Total revenues	<u>550,000</u>	<u>622,707</u>	<u>72,707</u>
<b>Expenditures</b>			
Current:			
Conservation and development	17,375	276,105	(258,730)
Debt service:			
Interest on advances	-	18,775	(18,775)
Total expenditures	<u>17,375</u>	<u>294,880</u>	<u>(277,505)</u>
Excess of revenues over expenditures	<u>532,625</u>	<u>327,827</u>	<u>(204,798)</u>
<b>Other Financing Uses</b>			
Transfers out	<u>(528,288)</u>	<u>(479,513)</u>	<u>48,775</u>
Total other financing uses	<u>(528,288)</u>	<u>(479,513)</u>	<u>48,775</u>
Net change in fund balance	4,337	(151,686)	(156,023)
<b>Fund Balance, Beginning</b>	<u>280,076</u>	<u>280,076</u>	<u>-</u>
<b>Fund Balance, Ending</b>	<u>\$ 284,413</u>	<u>\$ 128,390</u>	<u>\$ (156,023)</u>

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
 TID No. 7 Capital Projects Fund  
 Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues</b>			
Taxes	\$ 370,000	\$ 353,598	\$ (16,402)
Investment income	<u>-</u>	<u>2,919</u>	<u>2,919</u>
Total revenues	<u>370,000</u>	<u>356,517</u>	<u>(13,483)</u>
<b>Expenditures</b>			
Current:			
Conservation and development	55,015	725,234	(670,219)
Capital outlay	700,000	-	700,000
Debt service:			
Interest on advances	<u>-</u>	<u>24,069</u>	<u>(24,069)</u>
Total expenditures	<u>755,015</u>	<u>749,303</u>	<u>5,712</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(385,015)</u>	<u>(392,786)</u>	<u>(7,771)</u>
<b>Other Financing Sources (Uses)</b>			
Transfers out	<u>(316,277)</u>	<u>(292,207)</u>	<u>24,070</u>
Total other financing sources (uses)	<u>(316,277)</u>	<u>(292,207)</u>	<u>24,070</u>
Net change in fund balance	(701,292)	(684,993)	16,299
<b>Fund Balance, Beginning</b>	<u>88,644</u>	<u>88,644</u>	<u>-</u>
<b>Fund Balance (Deficit), Ending</b>	<u>\$ (612,648)</u>	<u>\$ (596,349)</u>	<u>\$ 16,299</u>

## Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -  
 TID No. 9 Capital Projects Fund  
 Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues</b>			
Total revenues	\$ -	\$ -	\$ -
<b>Expenditures</b>			
Current:			
Conservation and development	945,788	197,943	747,845
Capital outlay	<u>3,064,985</u>	<u>1,208,669</u>	<u>1,856,316</u>
Total expenditures	<u>4,010,773</u>	<u>1,406,612</u>	<u>2,604,161</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(4,010,773)</u>	<u>(1,406,612)</u>	<u>2,604,161</u>
<b>Other Financing Sources (Uses)</b>			
Transfers in	-	2,083,715	2,083,715
Transfers out	<u>(279,912)</u>	<u>(256,574)</u>	<u>23,338</u>
Total other financing sources (uses)	<u>(279,912)</u>	<u>1,827,141</u>	<u>2,107,053</u>
Net change in fund balance	(4,290,685)	420,529	4,711,214
<b>Fund Balance (Deficit), Beginning</b>	<u>(838,652)</u>	<u>(838,652)</u>	<u>-</u>
<b>Fund Balance (Deficit), Ending</b>	<u>\$ (5,129,337)</u>	<u>\$ (418,123)</u>	<u>\$ 4,711,214</u>

## INTERNAL SERVICE FUNDS

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

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

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

## Village of Germantown

Combining Statement of Net Position -  
Internal Service Funds  
December 31, 2024

	<u>Health Insurance Fund</u>	<u>Dental Insurance Fund</u>	<u>Total</u>
<b>Assets</b>			
Current assets:			
Cash and investments	\$ 1,175,736	\$ 87,049	\$ 1,262,785
Receivables:			
Accounts	82,946	-	82,946
Interest	<u>3,912</u>	<u>-</u>	<u>3,912</u>
Total assets	<u>1,262,594</u>	<u>87,049</u>	<u>1,349,643</u>
<b>Liabilities</b>			
Current liabilities:			
Accounts payable	<u>41,029</u>	<u>5,598</u>	<u>46,627</u>
Total current liabilities	<u>41,029</u>	<u>5,598</u>	<u>46,627</u>
Total liabilities	<u>41,029</u>	<u>5,598</u>	<u>46,627</u>
<b>Net Position</b>			
Unrestricted	<u>1,221,565</u>	<u>81,451</u>	<u>1,303,016</u>
Total net position	<u>\$ 1,221,565</u>	<u>\$ 81,451</u>	<u>\$ 1,303,016</u>

## Village of Germantown

Combining Statement of Revenues, Expenses and Changes in Fund Net Position -  
Internal Service Funds  
Year Ended December 31, 2024

	<u>Health Insurance Fund</u>	<u>Dental Insurance Fund</u>	<u>Total</u>
<b>Operating Revenues</b>			
Premiums	\$ 2,583,420	\$ 101,583	\$ 2,685,003
Total operating revenues	<u>2,583,420</u>	<u>101,583</u>	<u>2,685,003</u>
<b>Operating Expenses</b>			
General government	<u>2,120,751</u>	<u>103,396</u>	<u>2,224,147</u>
Total operating expenses	<u>2,120,751</u>	<u>103,396</u>	<u>2,224,147</u>
Operating income (loss)	<u>462,669</u>	<u>(1,813)</u>	<u>460,856</u>
<b>Nonoperating Revenues</b>			
Investment income	<u>33</u>	<u>8</u>	<u>41</u>
Total nonoperating revenues	<u>33</u>	<u>8</u>	<u>41</u>
Change in net position	462,702	(1,805)	460,897
<b>Net Position, Beginning</b>	<u>758,863</u>	<u>83,256</u>	<u>842,119</u>
<b>Net Position, Ending</b>	<u>\$ 1,221,565</u>	<u>\$ 81,451</u>	<u>\$ 1,303,016</u>

## Village of Germantown

Combining Statement of Cash Flows  
Internal Service Funds  
Year Ended December 31, 2024

	<b>Health Insurance Fund</b>	<b>Dental Insurance Fund</b>	<b>Total</b>
<b>Cash Flows From Operating Activities</b>			
Received from other funds	\$ 2,507,158	\$ 101,904	\$ 2,609,062
Paid to suppliers for goods and services	<u>(2,119,944)</u>	<u>(101,995)</u>	<u>(2,221,939)</u>
Net cash flows from operating activities	<u>387,214</u>	<u>(91)</u>	<u>387,123</u>
<b>Cash Flows From Investing Activities</b>			
Investment income	<u>33</u>	<u>8</u>	<u>41</u>
Net cash flows from investing activities	<u>33</u>	<u>8</u>	<u>41</u>
Net change in cash and cash equivalents	387,247	(83)	387,164
<b>Cash and Cash Equivalents, Beginning</b>	<u>788,489</u>	<u>87,132</u>	<u>875,621</u>
<b>Cash and Cash Equivalents, Ending</b>	<u><u>\$ 1,175,736</u></u>	<u><u>\$ 87,049</u></u>	<u><u>\$ 1,262,785</u></u>
<b>Reconciliation of Operating Income (Loss) to Net Cash Flows From Operating Activities</b>			
Operating income (loss)	\$ 462,669	\$ (1,813)	\$ 460,856
Changes in assets and liabilities:			
Accounts receivable	(76,262)	317	(75,945)
Accounts payable	<u>807</u>	<u>1,405</u>	<u>2,212</u>
Net cash flows from operating activities	<u><u>\$ 387,214</u></u>	<u><u>\$ (91)</u></u>	<u><u>\$ 387,123</u></u>
<b>Noncash Capital and Related Financing Activities</b>			
None			

## **STATISTICAL SECTION**

# Statistical Section

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

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## **FINANCIAL TRENDS – Tables 1-4**

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

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

## **REVENUE CAPACITY – Tables 5 - 13**

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

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

## **DEBT CAPACITY – TABLES 14 - 18**

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

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

## **DEMOGRAPHIC AND ECONOMIC INFORMATION – TABLES 19 - 20**

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

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

## **OPERATING INFORMATION – TABLES 21 - 24**

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

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

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

Table 1

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>Governmental activities</b>										
Net Investment in Capital Assets	\$ 59,461,387	\$ 60,795,354	\$ 61,320,322	\$ 63,517,774	\$ 50,214,659	\$ 51,110,687	\$ 48,328,444	\$ 48,158,074	\$ 54,787,995	\$ 57,300,653
Restricted	10,350,597	3,583,936	3,769,624	7,099,431	8,427,395	8,078,617	6,359,103	7,624,322	1,121,917	1,664,139
Unrestricted (deficit)	<u>(1,627,476)</u>	<u>832,027</u>	<u>1,140,960</u>	<u>(3,409,299)</u>	<u>(956,878)</u>	<u>(569,318)</u>	<u>3,089,333</u>	<u>3,269,026</u>	<u>3,391,602</u>	<u>(1,656,367)</u>
Total governmental activities net position	<u>\$ 68,184,508</u>	<u>\$ 65,211,317</u>	<u>\$ 66,230,906</u>	<u>\$ 67,207,906</u>	<u>\$ 57,685,176</u>	<u>\$ 58,619,986</u>	<u>\$ 57,776,880</u>	<u>\$ 59,051,422</u>	<u>\$ 59,301,514</u>	<u>\$ 57,308,425</u>
<b>Business-type activities</b>										
Net Investment in Capital Assets	\$ 57,037,753	\$ 61,295,788	\$ 62,989,153	\$ 65,361,924	\$ 78,049,973	\$ 81,489,275	\$ 83,171,587	\$ 88,124,204	\$ 90,971,002	\$ 94,289,282
Restricted	835,537	645,764	743,773	995,012	843,130	1,039,625	1,239,803	1,791,396	1,566,295	1,628,095
Unrestricted	<u>10,311,120</u>	<u>9,064,837</u>	<u>10,106,271</u>	<u>10,476,978</u>	<u>6,960,330</u>	<u>8,440,543</u>	<u>7,541,666</u>	<u>5,891,376</u>	<u>5,941,688</u>	<u>6,240,315</u>
Total business-type activities net position	<u>\$ 68,184,410</u>	<u>\$ 71,006,389</u>	<u>\$ 73,839,197</u>	<u>\$ 76,833,914</u>	<u>\$ 85,853,433</u>	<u>\$ 90,969,443</u>	<u>\$ 91,953,056</u>	<u>\$ 95,806,976</u>	<u>\$ 98,478,985</u>	<u>\$ 102,157,692</u>
<b>Primary Government</b>										
Net Investment in Capital Assets	\$ 116,250,142	\$ 120,306,059	\$ 122,530,058	\$ 127,106,149	\$ 117,112,540	\$ 121,288,574	\$ 119,899,852	\$ 125,014,112	\$ 134,886,983	\$ 137,333,850
Restricted	11,186,134	4,229,700	4,513,397	8,094,443	9,270,525	9,108,876	7,598,906	9,415,718	2,688,212	3,292,234
Unrestricted	<u>8,932,642</u>	<u>11,681,947</u>	<u>13,026,648</u>	<u>8,841,228</u>	<u>17,155,544</u>	<u>19,191,979</u>	<u>22,231,178</u>	<u>20,428,568</u>	<u>20,205,304</u>	<u>18,840,033</u>
Total primary government net position	<u>\$ 136,368,918</u>	<u>\$ 136,217,706</u>	<u>\$ 140,070,103</u>	<u>\$ 144,041,820</u>	<u>\$ 143,538,609</u>	<u>\$ 149,589,429</u>	<u>\$ 149,729,936</u>	<u>\$ 154,858,398</u>	<u>\$ 157,780,499</u>	<u>\$ 159,466,117</u>

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

Table 2

<b>Expenses</b>	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>Governmental activities</b>										
General government	\$ 1,770,668	\$ 1,918,870	\$ 1,938,952	\$ 2,256,248	\$ 2,346,685	\$ 2,274,859	\$ 2,248,710	\$ 3,112,666	\$ 2,485,859	\$ 3,160,069
Public safety	7,186,673	7,481,578	7,676,429	7,533,662	8,726,125	9,000,638	8,780,094	9,309,120	11,435,535	10,982,074
Public works	5,421,794	7,675,764	6,116,561	6,666,616	6,272,516	6,594,467	6,764,199	6,105,881	7,472,877	9,074,268
Culture and recreation	2,822,020	2,848,306	3,026,746	2,771,168	3,449,790	2,785,669	3,196,023	3,786,339	4,024,338	3,898,250
Conservation and development	365,437	2,530,367	857,765	866,765	3,512,552	397,732	846,510	3,236,532	1,299,870	698,071
Interest & Fiscal charges	894,302	686,590	616,440	738,532	1,259,148	1,174,644	1,117,353	1,941,603	2,467,921	2,549,526
<b>Total governmental activities expense</b>	<b>\$ 18,460,894</b>	<b>\$ 23,141,475</b>	<b>\$ 20,232,893</b>	<b>\$ 20,832,991</b>	<b>\$ 25,566,816</b>	<b>\$ 22,228,009</b>	<b>\$ 22,952,889</b>	<b>\$ 27,492,141</b>	<b>\$ 29,186,400</b>	<b>\$ 30,362,258</b>
<b>Business-type activities</b>										
Water	\$ 1,939,864	\$ 1,966,798	\$ 2,038,214	\$ 2,458,849	\$ 2,489,113	\$ 2,799,258	\$ 3,015,449	\$ 2,963,851	\$ 3,529,576	\$ 4,034,181
Sewer	6,026,848	6,306,500	6,357,603	6,375,078	6,662,354	6,731,541	7,254,399	6,950,114	8,663,680	8,998,771
<b>Total business-type activities expenses</b>	<b>\$ 7,966,712</b>	<b>\$ 8,273,298</b>	<b>\$ 8,395,817</b>	<b>\$ 8,833,927</b>	<b>\$ 9,151,467</b>	<b>\$ 9,530,799</b>	<b>\$ 10,269,848</b>	<b>\$ 9,913,965</b>	<b>\$ 12,193,256</b>	<b>\$ 13,032,952</b>
<b>Total primary government expenses</b>	<b>\$ 26,427,606</b>	<b>\$ 31,414,773</b>	<b>\$ 28,628,710</b>	<b>\$ 29,666,918</b>	<b>\$ 34,718,283</b>	<b>\$ 31,758,808</b>	<b>\$ 33,222,737</b>	<b>\$ 37,406,106</b>	<b>\$ 41,379,656</b>	<b>\$ 43,395,210</b>
<b>Program Revenues</b>										
<b>Governmental activities</b>										
Charges for Services										
General government	\$ 320,634	\$ 311,203	\$ 311,761	\$ 315,859	\$ 325,465	\$ 346,151	\$ 368,246	\$ 460,997	\$ 489,812	\$ 600,577
Public safety	1,099,257	965,276	1,275,353	1,397,782	1,315,857	1,187,869	1,658,552	1,721,568	1,973,432	1,793,205
Public works	223,462	149,461	252,721	200,438	297,828	188,832	300,450	418,564	281,047	234,166
Culture and recreation	1,086,100	1,112,829	1,142,084	1,192,086	1,154,392	575,135	897,056	1,062,539	1,282,634	1,375,479
Conservation and development	15,662	10,380	18,511	15,495	36,055	21,826	40,480	26,748	-	-
Operating grants and contributions	1,519,883	1,457,476	1,576,491	1,699,437	1,702,665	2,161,563	1,937,524	2,444,297	1,888,029	2,332,790
Capital grants and contributions	227,012	483,058	576,089	191,928	2,337,668	3,587,224	234,853	3,919,499	377,664	1,815,372
<b>Total governmental activities program revenues</b>	<b>\$ 4,492,010</b>	<b>\$ 4,489,683</b>	<b>\$ 5,153,010</b>	<b>\$ 5,013,025</b>	<b>\$ 7,169,930</b>	<b>\$ 8,068,600</b>	<b>\$ 5,437,161</b>	<b>\$ 10,054,212</b>	<b>\$ 6,292,618</b>	<b>\$ 8,151,589</b>
<b>Business-type activities</b>										
Charges for services:										
Water and Sewer	\$ 9,368,757	\$ 9,267,041	\$ 9,047,483	\$ 9,022,428	\$ 9,137,423	\$ 9,325,282	\$ 9,448,863	\$ 10,607,319	\$ 11,147,218	\$ 11,102,846
Operating Grants and contributions	-	-	-	-	-	-	-	-	1,045,111	458,929
Capital Grants and contributions	349,330	2,288,166	2,622,069	3,176,798	334,058	4,653,886	873,505	3,928,456	2,679,996	1,227,896
<b>Total business-type activities program revenues</b>	<b>\$ 9,718,087</b>	<b>\$ 11,555,207</b>	<b>\$ 11,669,552</b>	<b>\$ 12,199,226</b>	<b>\$ 9,471,481</b>	<b>\$ 13,979,168</b>	<b>\$ 10,322,368</b>	<b>\$ 14,535,775</b>	<b>\$ 13,827,214</b>	<b>\$ 12,330,742</b>
<b>Total primary government program revenues</b>	<b>\$ 14,210,097</b>	<b>\$ 16,044,890</b>	<b>\$ 16,822,562</b>	<b>\$ 17,212,251</b>	<b>\$ 16,641,411</b>	<b>\$ 22,047,768</b>	<b>\$ 15,759,529</b>	<b>\$ 24,589,987</b>	<b>\$ 20,119,832</b>	<b>\$ 20,482,331</b>
<b>Net (Expense) Revenue</b>										
Governmental Activities	\$ (13,968,884)	\$ (18,651,792)	\$ (15,079,883)	\$ (15,819,966)	\$ (18,396,886)	\$ (14,159,409)	\$ (17,515,728)	\$ (17,437,929)	\$ (22,893,782)	\$ (22,210,669)
Business-type Activities	1,751,375	3,281,909	3,273,735	3,365,299	320,014	4,448,369	52,520	4,621,810	2,679,069	(243,281)
<b>Total Primary government net expense</b>	<b>\$ (12,217,509)</b>	<b>\$ (15,369,883)</b>	<b>\$ (11,806,148)</b>	<b>\$ (12,454,667)</b>	<b>\$ (18,076,872)</b>	<b>\$ (9,711,040)</b>	<b>\$ (17,463,208)</b>	<b>\$ (12,816,119)</b>	<b>\$ (20,214,713)</b>	<b>\$ (22,453,950)</b>
<b>General Revenues and Other Changes in Net Position</b>										
<b>Governmental Activities:</b>										
Property Taxes	\$ 12,825,330	\$ 13,658,505	\$ 14,068,807	\$ 14,350,784	\$ 14,788,438	\$ 13,594,521	\$ 16,209,160	\$ 16,576,441	\$ 18,950,799	\$ 20,143,410
Intergovernmental revenues	993,240	1,033,149	1,048,796	1,038,481	1,140,617	1,131,771	1,237,514	1,220,875	1,190,076	1,958,178
Investment income (loss)	123,261	120,496	140,275	349,865	661,932	274,353	(41,725)	(26,902)	2,021,384	977,947
Other	568,135	352,951	289,740	475,217	712,568	610,932	141,918	315,747	359,142	569,515
Transfers	528,153	513,500	551,854	582,619	(8,429,399)	(517,358)	(874,245)	626,310	622,473	(3,431,470)
<b>Total General Revenues Government Activities</b>	<b>\$ 15,038,119</b>	<b>\$ 15,678,601</b>	<b>\$ 16,099,472</b>	<b>\$ 16,796,966</b>	<b>\$ 8,874,156</b>	<b>\$ 15,094,219</b>	<b>\$ 16,672,622</b>	<b>\$ 18,712,471</b>	<b>\$ 23,143,874</b>	<b>\$ 20,217,580</b>
<b>Business-type Activities:</b>										
Investment Income (Loss)	\$ 45,226	\$ 53,570	\$ 72,534	\$ 141,804	\$ 253,039	\$ 147,379	\$ 28,769	\$ (213,829)	\$ 584,266	\$ 471,003
Other	-	-	38,333	70,233	17,067	2,904	28,069	72,249	31,147	19,515
Transfers	(528,153)	(513,500)	(551,854)	(582,619)	8,429,399	517,358	874,245	(626,310)	(622,473)	3,431,470
<b>Total General Revenues Business-type Activities</b>	<b>\$ (482,927)</b>	<b>\$ (459,930)</b>	<b>\$ (440,987)</b>	<b>\$ (370,582)</b>	<b>\$ 8,699,505</b>	<b>\$ 667,641</b>	<b>\$ 931,083</b>	<b>\$ (767,890)</b>	<b>\$ (7,060)</b>	<b>\$ 3,921,988</b>
<b>Total Primary Government</b>	<b>\$ 14,555,192</b>	<b>\$ 15,218,671</b>	<b>\$ 15,658,485</b>	<b>\$ 16,426,384</b>	<b>\$ 17,573,661</b>	<b>\$ 15,761,860</b>	<b>\$ 17,603,705</b>	<b>\$ 17,944,581</b>	<b>\$ 23,136,814</b>	<b>\$ 24,139,568</b>
<b>Change in Net Position</b>										
Governmental Activities	\$ 1,069,235	\$ (2,973,191)	\$ 1,019,589	\$ 977,000	\$ (9,522,730)	\$ 934,810	\$ (843,106)	\$ 1,274,542	\$ 250,092	\$ (1,993,089)
Business-type Activities	1,268,448	2,821,979	2,832,748	2,994,717	9,019,519	5,116,010	983,603	3,853,920	2,672,009	3,678,707
<b>Total Primary Government</b>	<b>\$ 2,337,683</b>	<b>\$ (151,212)</b>	<b>\$ 3,852,337</b>	<b>\$ 3,971,717</b>	<b>\$ (503,211)</b>	<b>\$ 6,050,820</b>	<b>\$ 140,497</b>	<b>\$ 5,128,462</b>	<b>\$ 2,922,101</b>	<b>\$ 1,685,618</b>

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

Table 3

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Fund										
Nonspendable	\$ 2,248	\$ 16,035	\$ 15,094	\$ 892	\$ 6,350	\$ 4,063	\$ 274,842	\$ 78,175	\$ 277,234	\$ 96,109
Assigned - payment in lieu of taxes	528,153	513,500	551,794	582,619	615,086	675,875	640,452	626,310	622,473	650,242
Assigned - subsequent budget	-	-	-	-	-	-	107,000	-	255,000	-
Assigned - carryovers	471,661	332,882	410,381	1,006,787	1,041,618	-	217,200	-	-	-
Assigned - tourism	-	-	-	-	-	-	46,798	137,769	148,376	155,427
Unassigned	<u>3,926,381</u>	<u>4,454,981</u>	<u>5,175,649</u>	<u>5,902,819</u>	<u>6,764,197</u>	<u>7,985,393</u>	<u>7,435,017</u>	<u>6,772,839</u>	<u>5,076,276</u>	<u>5,113,221</u>
Total general fund	<u>\$ 4,928,443</u>	<u>\$ 5,317,398</u>	<u>\$ 6,152,918</u>	<u>\$ 7,493,117</u>	<u>\$ 8,427,251</u>	<u>\$ 8,665,331</u>	<u>\$ 8,721,309</u>	<u>\$ 7,615,093</u>	<u>\$ 6,379,359</u>	<u>\$ 6,014,999</u>
All Other Governmental Funds										
Nonspendable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,453,151	\$ -
Restricted	9,331,635	4,295,658	5,099,024	7,639,463	9,563,937	8,417,392	4,109,136	29,167,182	4,428,840	3,558,528
Committed	185,008	202,586	240,085	236,930	246,867	164,467	160,249	53,695	49,539	71,623
Assigned	1,863,541	1,558,510	1,103,233	1,204,633	2,024,961	2,572,186	2,184,371	5,604,543	3,224,952	-
Unassigned (Deficit)	-	-	(21,313)	(2,247,931)	-	-	(89,376)	(773,000)	(4,057,862)	(3,982,630)
Total all other governmental funds	<u>\$ 11,380,184</u>	<u>\$ 6,056,754</u>	<u>\$ 6,421,029</u>	<u>\$ 6,833,095</u>	<u>\$ 11,835,765</u>	<u>\$ 11,154,045</u>	<u>\$ 6,364,380</u>	<u>\$ 34,052,420</u>	<u>\$ 7,098,620</u>	<u>\$ (352,479)</u>
Total fund balance, governmental funds	<u>\$ 16,308,627</u>	<u>\$ 11,374,152</u>	<u>\$ 12,573,947</u>	<u>\$ 14,326,212</u>	<u>\$ 20,263,016</u>	<u>\$ 19,819,376</u>	<u>\$ 15,085,689</u>	<u>\$ 41,667,513</u>	<u>\$ 13,477,979</u>	<u>\$ 5,662,520</u>

*Note: Fluctuations in all other governmental fund balance, reserved and unreserved amounts, primarily reflect financing, construction in progress and completion of capital projects.*

*Source: Annual Comprehensive Financial Reports*

**Village of Germantown, Wisconsin**

Table 4

*Changes in Fund Balances, Total Governmental Funds*

*(Modified Accrual Basis of Accounting)*

*Last Ten Fiscal Years*

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>Revenues</b>										
Taxes	\$ 12,814,338	\$ 13,670,499	\$ 14,046,681	\$ 14,355,563	\$ 14,819,885	\$ 13,901,632	\$ 16,209,535	\$ 16,396,682	\$ 18,927,558	\$ 20,178,991
Special Assessments	363,716	514,964	4,685	4,685	4,685	4,685	4,685	75	388	50
Intergovernmental	2,462,718	2,473,891	2,472,247	2,619,652	2,737,156	3,992,540	3,160,660	3,535,762	3,981,044	5,896,805
Regulation and compliance	1,095,844	838,034	1,106,195	1,260,905	1,213,418	994,265	1,233,622	1,379,642	1,614,921	1,205,015
Public charges for services	1,721,835	1,821,522	2,118,968	2,048,383	2,126,483	1,353,349	1,944,207	2,253,680	2,184,247	2,440,502
Intergovernmental charges	-	-	-	-	-	-	140,960	116,065	149,734	119,147
Investment income (loss)	115,493	113,796	129,117	335,595	627,582	254,951	(46,183)	(26,915)	2,021,298	977,896
Miscellaneous	706,697	157,046	306,463	391,515	560,462	399,224	137,770	196,987	251,329	606,971
<b>Total Revenues</b>	<b>\$ 19,280,641</b>	<b>\$ 19,589,752</b>	<b>\$ 20,184,356</b>	<b>\$ 21,016,298</b>	<b>\$ 22,089,671</b>	<b>\$ 20,900,646</b>	<b>\$ 22,785,256</b>	<b>\$ 23,851,978</b>	<b>\$ 29,130,519</b>	<b>\$ 31,425,377</b>
<b>Expenditures</b>										
General Government	\$ 1,388,142	\$ 1,508,556	\$ 1,569,231	\$ 1,788,157	\$ 1,790,207	\$ 1,794,383	\$ 1,905,457	\$ 2,515,252	\$ 2,124,270	\$ 2,657,997
Public Safety	6,640,969	6,660,795	6,585,299	6,783,189	7,610,502	8,048,380	8,596,049	9,651,729	10,668,016	10,829,431
Public Works	3,484,546	3,446,015	3,495,816	3,337,652	3,768,610	3,674,213	4,046,612	3,648,296	3,792,533	3,738,691
Culture and recreation	2,505,837	2,625,584	2,642,790	2,798,834	2,833,489	2,468,120	2,764,785	3,385,038	3,378,358	3,361,019
Conservation and development	422,986	476,696	431,709	889,444	3,457,543	379,071	538,715	3,408,138	2,892,111	1,863,412
Capital Outlay	3,680,393	7,500,467	3,166,307	5,126,579	11,236,855	5,737,627	8,825,313	11,479,297	28,479,026	15,426,980
Debt Service										
Principal	4,545,000	6,560,000	3,855,000	3,910,000	5,150,000	2,740,000	3,525,000	3,520,000	4,110,000	4,275,000
Interest and fiscal charges	741,975	670,932	595,302	590,517	838,707	1,176,399	1,191,553	1,252,977	2,432,945	2,625,137
Debt issuance costs	58,658	68,698	54,801	127,140	355,064	65,684	67,687	617,223	65,267	128,723
<b>Total Expenditures</b>	<b>\$ 23,468,506</b>	<b>\$ 29,517,743</b>	<b>\$ 22,396,255</b>	<b>\$ 25,351,512</b>	<b>\$ 37,040,977</b>	<b>\$ 26,083,877</b>	<b>\$ 31,461,171</b>	<b>\$ 39,477,950</b>	<b>\$ 57,942,526</b>	<b>\$ 44,906,390</b>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<b>\$ (4,187,865)</b>	<b>\$ (9,927,991)</b>	<b>\$ (2,211,899)</b>	<b>\$ (4,335,214)</b>	<b>\$ (14,951,306)</b>	<b>\$ (5,183,231)</b>	<b>\$ (8,675,915)</b>	<b>\$ (15,625,972)</b>	<b>\$ (28,812,007)</b>	<b>\$ (13,481,013)</b>
<b>Other Financing Sources (Uses):</b>										
Proceeds of leases	\$ -	\$ -	\$ -	\$ 32,384	\$ 223,328	\$ -	\$ -	\$ -	\$ -	\$ -
Issuance of general obligation notes	2,655,000	2,670,000	2,805,000	5,275,000	19,325,000	3,875,000	3,165,000	38,485,000	-	4,695,000
Issuance of refunding debt	-	1,665,000	-	-	-	-	-	1,435,000	-	-
Premium on long-term debt	70,246	145,016	54,900	197,476	724,696	188,716	136,776	1,661,486	-	320,312
Transfers in	2,589,297	2,893,674	2,640,998	2,544,721	4,321,735	2,100,631	2,073,678	2,277,411	4,392,949	6,562,074
Transfers out	(2,061,144)	(2,380,174)	(2,089,204)	(1,962,102)	(3,706,649)	(1,424,756)	(1,433,226)	(1,651,101)	(3,770,476)	(5,911,832)
<b>Total Other Financing Uses</b>	<b>\$ 3,253,399</b>	<b>\$ 4,993,516</b>	<b>\$ 3,411,694</b>	<b>\$ 6,087,479</b>	<b>\$ 20,888,110</b>	<b>\$ 4,739,591</b>	<b>\$ 3,942,228</b>	<b>\$ 42,207,796</b>	<b>\$ 622,473</b>	<b>\$ 5,665,554</b>
<b>Net Change in Fund Balances</b>	<b>\$ (934,466)</b>	<b>\$ (4,934,475)</b>	<b>\$ 1,199,795</b>	<b>\$ 1,752,265</b>	<b>\$ 5,936,804</b>	<b>\$ (443,640)</b>	<b>\$ (4,733,687)</b>	<b>\$ 26,581,824</b>	<b>\$ (28,189,534)</b>	<b>\$ (7,815,459)</b>
Debt Service as a percentage of noncapital expenditures	26.44%	32.53%	22.89%	22.02%	23.02%	15.01%	14.99%	12.09%	11.29%	22.63% <sup>(1)</sup>

Note: The village began to report accrual information when it implemented GASB Statement #34 in fiscal year 2003  
2007 includes Governmental activities capitalized infrastructure assets prior to 2003

Total noncapital expenditures include reconciling items found on page 8 of the ACFR

(1) Capital Outlay (\$15,426,980) less items not capitalized (\$1,009,099)  
used to obtain percentage of noncapital expenditures \$14,417,881

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

Table 5

Fiscal Year Ended December 31,	Real Property		Personal Property		Total		Village Total Direct Tax Rate	Ratio of Assessed to Equalized
	Assessed	Equalized Value	Assessed	Equalized Value	Assessed	Equalized Value		
2015	2,333,948,300	2,351,421,300	57,268,100	54,492,100	2,391,216,400	2,405,913,400	0.510	99.39%
2016	2,426,870,700	2,438,914,100	63,628,000	62,965,700	2,490,498,700	2,501,879,800	0.497	99.55%
2017	2,454,515,300	2,516,333,300	60,932,600	61,146,600	2,515,447,900	2,577,479,900	0.504	97.59%
2018	2,476,606,300	2,658,086,800	35,710,000	40,689,800	2,512,316,300	2,698,776,600	0.515	93.09%
2019	2,759,477,500	2,766,490,000	44,376,500	41,481,400	2,803,854,000	2,807,971,400	0.468	99.85%
2020	2,809,976,700	2,851,806,800	45,792,500	48,985,500	2,855,769,200	2,900,792,300	0.498	98.45%
2021	2,870,840,800	3,110,411,200	44,080,300	47,583,300	2,914,921,100	3,157,994,500	0.457	92.30%
2022	2,914,956,200	3,506,395,700	41,050,500	48,848,200	2,956,006,700	3,555,243,900	0.459	83.14%
2023	2,997,697,800	3,877,743,000	40,453,300	51,446,400	3,038,151,100	3,929,189,400	0.453	77.32%
2024	4,205,520,900	4,195,679,600	-	-	4,205,520,900	4,195,679,600	0.455	100.23%

*All equalized valuations of property in the State of Wisconsin are determined by the State of WI, Department of Revenue, Supervisor of Assessment Office. Equalized valuations are the State's estimate of full market value.*

*The State determines assessed valuation of all manufacturing property in the State. Assessed valuations of residential and commercial property are determined by local assessors. New and improved residential and commercial property located within the Village are assessed annually by the local assessor. At hearings held each year a taxpayer may appeal the assessments of his property to the Board of Review of the local municipality.*

*The Board of Review consists of local assessors, local officials, and citizen appointees. The assessors do not have a vote on final determinations.*

*The State's full value law mandates that all assessable property in the State be valued by 100% of market value. Statutes, case law, and administrative rules require that each major class of property (except agricultural property) be kept within 10% of that full value at least once in the past four years.*

*Village wide revaluations are then undertaken*

**Village of Germantown, Wisconsin**

Table 6

*Direct and Overlapping Property Tax Rates (per \$1,000 of assessed value), before State School Credits Last Ten Fiscal Years*

Fiscal Year Ended December 31,	Village Direct Rates				Overlapping Rates				Total Tax Levy
	Basic	Debt Service	Capital Projects	Total Tax Rate	Germantown School District	Washington County	Milwaukee Area Technical College	State of Wisconsin	
2015	4.02	1.08	0.00	5.10	9.20	2.62	1.27	0.17	18.36
2016	3.94	1.03	0.00	4.97	8.79	2.59	1.27	0.17	18.35
2017	3.92	1.12	0.00	5.04	9.13	2.55	1.29	0.00	17.78
2018	4.00	1.15	0.00	5.15	10.00	2.57	1.32	0.00	19.04
2019	3.64	1.04	0.00	4.68	9.62	2.30	1.18	0.00	17.78
2020	3.70	1.28	0.00	4.98	10.04	2.27	1.17	0.00	18.46
2021	3.64	1.26	0.00	4.90	9.86	2.23	1.09	0.00	18.09
2022	3.63	1.64	0.00	5.27	9.49	2.05	1.03	0.00	17.85
2023	3.88	1.69	0.00	5.57	10.62	2.04	1.08	0.00	19.31
2024	3.30	1.24	0.00	4.54	8.18	1.51	0.80	0.00	15.03

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

**Village of Germantown, Wisconsin**

*Full Value Rates for Property Taxes expressed in dollars per \$1,000 of equalized value (excluding TIF) Last Ten Fiscal Years*

Year Levied Tax Collected	Local	1 Schools	County	2 Other	3 Total Full Value Effective Rate
2015/16	5.07	10.40	2.60	0.18	17.24
2016/17	4.94	10.01	2.58	0.18	16.87
2017/18	4.92	10.17	2.49	0.00	17.58
2018/19	4.79	10.54	2.39	0.00	17.72
2019/20	4.68	10.79	2.29	0.00	17.76
2020/21	4.98	11.21	2.27	0.00	18.46
2021/22	4.90	10.52	2.23	0.00	18.09
2022/23	5.52	9.41	2.15	0.00	17.08
2023/24	5.57	9.69	2.04	0.00	17.30
2024/25	4.93	9.75	1.64	0.00	16.32

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

Village of Germantown, Wisconsin

Table 7

Principal Property Tax Payers

Current Year and Nine Years Ago

Taxpayer	2024		2015	
	Equalized Value	Percentage Village's Total Equalized Value	Equalized Value	Percentage Village's Total Equalized Value
EXETER HOLY HILL LP	\$ 49,709,500	1.18%		
TI INVESTORS OF GERMANTOWN II LLC	\$ 35,068,500	0.84%		
HEATHER LAKE LLC	\$ 29,997,100	0.71%		
F STREET GERMANTOWN LLC	\$ 29,273,900	0.70%		
SENTINEL GERMANTOWN LLC	\$ 25,413,500	0.61%		
CQ WI 2021 LLC	\$ 24,952,000	0.59%		
HERITAGE PLACE JOINT VENTURE LLC	\$ 24,472,700	0.58%		
JOHN BARNES; STONEHEDGE PROPERTIES	\$ 21,399,900	0.51%		
ICHQ LLC	\$ 21,159,400	0.50%		
AGNL DAIRY LLC	\$ 20,860,800	0.50%		
AIRGAS SAFETY INC			\$ 16,743,100	0.70%
GERMANTOWN SENTINEL			\$ 15,086,900	0.63%
GERMANTOWN MERIDIAN			\$ 14,982,500	0.62%
CAMBRIDGE MAJOR LABORATORIES			\$ 14,478,900	0.60%
GABLES HIMMEL PROPERTY LLC			\$ 13,544,400	0.56%
PROP STONEHEDGE			\$ 9,536,600	0.40%
COMPASS PROPERTIES			\$ 9,317,300	0.39%
STAG GERMANTOWN LLC			\$ 9,300,000	0.39%
RC APARTMENTS			\$ 8,790,400	0.37%
GEHL FOODS			\$ 8,779,100	0.36%
Total	\$ 282,307,300	6.73%	\$ 120,559,200	5.01%

Source:

Village of Germantown Finance Department, Assessors Department and Village records

a) Total Equalized Value January 1, 2024 = 4,195,679,600

\$ 4,195,679,600

b) Total Equalized Value January 1, 2015 = 2,405,913,400

\$ 2,405,913,400

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

Table 8

Fiscal Year Ended December 31,	Taxes Levied for the Fiscal Year	Collected within the Fiscal year of the Levy <sup>1</sup>		Collection in Subsequent Years <sup>2</sup>	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2015	43,890,361	33,301,519	75.87%	10,582,780	43,884,299	99.99%
2016	44,292,776	33,949,559	76.65%	10,340,980	44,290,539	99.99%
2017	45,309,491	34,975,793	77.19%	10,333,698	45,309,491	100.00%
2018	47,835,308	36,589,120	76.49%	11,243,534	47,832,654	99.99%
2019	49,860,820	43,632,653	87.51%	6,223,177	49,855,831	99.99%
2020	52,720,273	40,255,818	76.36%	12,440,984	52,696,802	99.96%
2021	52,734,005	35,736,400	67.77%	16,962,823	52,699,223	99.93%
2022	55,335,103	36,560,678	66.07%	18,718,287	55,278,965	99.90%
2023	58,687,021	19,515,406 <sup>3</sup>	33.25%	39,048,310	58,563,716	99.79%
2024	63,220,677	26,763,761 <sup>3</sup>	42.33%	29,323,817	56,087,578	88.72%

Source: Village Finance Department

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

<sup>1</sup> The amount shown is net of the State Tax Credit

<sup>2</sup> Current state law requires counties to pay 100% of the real property taxes levied to cities, villages, towns, school districts and other taxing authorities on or about August 20 of the collection year  
 Personal Property is collected by municipality

<sup>3</sup> Amounts reported years prior to 2023 include collections in January of the fiscal year which related to levies from the prior year. The amounts reported for 2023 and onward consist of only collections made against the current levy as reported on the January Settlement.

**Village of Germantown, Wisconsin**  
*Water & Sewer Utility - Customer Count*  
*Last Ten Fiscal Years*

Table 9

Function/Program	2015	2016*	2017*	2018*	2019*	2020*	2021*	2022*	2023*	2024*
Water and Sewer										
Number of Water Customers	5,440	5,460	5,464	5,477	5,493	5,550	6,257	5,950	5,678	5,821
Average Daily Water Consumption (gallons)	1,914,348	1,526,655	1,479,211	1,596,058	1,404,405	1,794,811	1,802,378	1,831,030	1,757,548	1,737,887
Number of Sewer Customers	5,682	5,696	5,705	5,715	5,734	6,254	5,845	6,079	5,902	5,932

\* fluctuation in consumption due to a large water user with its own water source, periodically uses Village water, in prior years they had a problem with their pumping system and used Village water source as primary.

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

Table 10

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Number of customers										
Residential	4,840	4,857	4,865	4,868	4,878	4,898	4,957	5,294	5,034	5,143
Res - Multi-Family*	108	108	108	109	110	141	141	145	147	149
Commercial	451	450	466	455	459	462	465	454	448	470
Industrial	22	22	22	22	23	26	26	24	25	25
Public	19	23	23	23	23	23	25	24	24	34
<b>Total</b>	<b>5,440</b>	<b>5,460</b>	<b>5,484</b>	<b>5,477</b>	<b>5,493</b>	<b>5,550</b>	<b>5,614</b>	<b>5,941</b>	<b>5,678</b>	<b>5,821</b>
Gallons (thousands)										
Residential	270,293	262,740	255,115	249,242	242,644	248,957	242,287	241,058	258,972	241,955
Res - Multi-Family*	51,143	49,760	49,659	51,029	50,407	77,153	82,109	55,748	62,921	55,103
Commercial	121,561	126,118	128,166	128,235	127,015	117,846	125,878	118,982	142,259	123,151
Industrial	247,368	134,939	96,416	144,840	82,754	203,066	281,292	185,523	179,538	108,077 **
Public	8,372	8,877	10,556	9,215	9,788	8,084	8,447	11,925	11,217	9,950
<b>Total</b>	<b>698,737</b>	<b>582,434</b>	<b>539,912</b>	<b>582,561</b>	<b>512,608</b>	<b>655,106</b>	<b>740,013</b>	<b>613,236</b>	<b>654,907</b>	<b>538,236</b>

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

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

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

Table 11

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024*
<b>General Metered Service</b>										
Quarterly Service Charge										
5/8 inch meter	\$ 15.27	\$ 15.27	\$ 15.27	\$ 15.27	\$ 15.27	\$ 15.27	\$ 15.27	\$ 19.35	\$ 19.35	\$ 21.00
3/4 inch meter	15.27	15.27	15.27	15.27	15.27	15.27	15.27	19.35	19.35	21.00
1 inch meter	25.46	25.46	25.46	25.46	25.46	25.46	25.46	32.28	32.28	33.00
1 1/4 inch meter	35.01	35.01	35.01	35.01	35.01	35.01	35.01	44.04	44.04	45.00
1 1/2 inch meter	44.56	44.56	44.56	44.56	44.56	44.56	44.56	56.46	56.46	57.00
2 inch meter	66.84	66.84	66.84	66.84	66.84	66.84	66.84	84.69	84.69	87.00
3 inch meter	111.39	111.39	111.39	111.39	111.39	111.39	111.39	141.00	141.00	141.00
4 inch meter	171.87	171.87	171.87	171.87	171.87	171.87	171.87	219.00	219.00	219.00
6 inch meter	318.24	318.24	318.24	318.24	318.24	318.24	318.24	405.00	405.00	405.00
8 inch meter	490.14	490.14	490.14	490.14	490.14	490.14	490.14	621.00	621.00	621.00
10 inch meter	716.11	716.11	716.11	716.11	716.11	716.11	716.11	909.00	909.00	909.00
12 inch meter	945.26	945.26	945.26	945.26	945.26	945.26	945.26	1,200.00	1,200.00	1,200.00
Volume rate (per 1,000 gallons)										
First 100,000 gallons	\$ 2.29	\$ 2.29	\$ 2.29	\$ 2.29	\$ 2.29	\$ 2.29	\$ 2.29	\$ 4.15	\$ 4.15	\$ 4.35
Next 900,000 gallons	1.97	1.97	1.97	1.97	1.97	1.97	1.97	3.60	3.60	3.92
Over 1,000,000 gallons	1.67	1.67	1.67	1.67	1.67	1.67	1.67	3.03	3.03	3.29
<b>Public Fire Protection</b>										
Annual service charge to the Village of Germantown	\$ 537,429	\$ 537,429	\$ 537,429	\$ 537,429	\$ 537,429	\$ 537,429	\$ 537,429	\$ 537,430	\$ 537,430	\$ 537,430
<b>Private Fire Protection</b>										
Quarterly Service Charge										
2 inch or smaller connection	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00
3 inch connection	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00
4 inch connection	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00
6 inch connection	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00
8 inch connection	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00
10 inch connection	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00
12 inch connection	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00
14 inch connection	-	-	-	-	-	-	-	486.00	486.00	486.00
16 inch connection	-	-	-	-	-	-	-	600.00	600.00	600.00

\*Rate Increase effective 12/15/2024

Source: Village of Germantown Utility Records

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

Table 12

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>Number of customers</b>										
Residential	4,564	4,574	4,578	4,581	4,590	5,557	5,894	5,388	5,417	5,449
Commercial	1,066	1,070	1,075	1,082	1,090	647	744	417	432	433
Industrial	31	31	31	31	33	22	26	25	30	26
Public	21	21	21	21	21	28	25	32	23	24
<b>Total</b>	<b>5,682</b>	<b>5,696</b>	<b>5,705</b>	<b>5,715</b>	<b>5,734</b>	<b>6,254</b>	<b>6,689</b>	<b>5,862</b>	<b>5,902</b>	<b>5,932</b>
<b>Gallons (thousands)</b>										
Residential	255,996	249,473	241,242	235,810	228,968	347,640	242,287	295,942	272,779	260,719
Commercial	160,665	161,433	166,929	173,678	173,257	109,593	125,878	132,788	93,285	95,039
Industrial	307,978	272,429	246,822	228,266	242,273	242,319	281,992	247,928	318,738	332,070
Public	8,304	8,022	10,669	7,230	7,178	7,239	8,447	12,322	8,167	8,404
<b>Total</b>	<b>732,943</b>	<b>691,357</b>	<b>665,662</b>	<b>644,984</b>	<b>651,676</b>	<b>706,791</b>	<b>658,604</b>	<b>688,980</b>	<b>692,969</b>	<b>696,232</b>

Source: Village of Germantown Utility Records

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

Table 13

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024*
<b>General Metered Service</b>										
Quarterly Service Charge										
5/8 inch meter	\$ 40.01	\$ 40.01	\$ 40.01	\$ 40.01	\$ 40.01	\$ 40.01	\$ 40.01	\$ 40.01	\$ 40.01	\$ 41.61
3/4 inch meter	40.01	40.01	40.01	40.01	40.01	40.01	40.01	40.01	40.01	41.61
1 inch meter	74.02	74.02	74.02	74.02	74.02	74.02	74.02	74.02	74.02	76.98
1 1/2 inch meter	102.02	102.02	102.02	102.02	102.02	102.02	102.02	102.02	102.02	106.10
2 inch meter	132.02	132.02	132.02	132.02	132.02	132.02	132.02	132.02	132.02	137.30
3 inch meter	202.03	202.03	202.03	202.03	202.03	202.03	202.03	202.03	202.03	210.11
4 inch meter	362.06	362.06	362.06	362.06	362.06	362.06	362.06	362.06	362.06	376.54
6 inch meter	592.08	592.08	592.08	592.08	592.08	592.08	592.08	592.08	592.08	615.76
Volume rate (per 1,000 gallons)										
All Classes										
Residential Only	\$ 6.913	\$ 6.913	\$ 6.913	\$ 6.913	\$ 6.913	\$ 6.913	\$ 6.913	\$ 6.913	\$ 6.913	\$ 7.190
Commercial, Industrial, Public	8.641	8.641	8.641	8.641	8.641	8.641	8.641	8.641	8.641	8.990
<b>General Unmetered Service</b>										
Flat rate	\$ 162.75	\$ 162.75	\$ 162.75	\$ 162.75	\$ 162.75	\$ 162.75	\$ 162.75	\$ 162.75	\$ 162.75	\$ 169.23
based on avg. usage (gal.)/qtr.	17,750	17,750	17,750	17,750	17,750	17,750	17,750	17,750	17,750	17,750

\*Rate Increase effective 12/15/2024

Source: Village of Germantown Utility Records

**Village of Germantown, Wisconsin**  
*Ratio of Outstanding Debt*  
*Last Ten Fiscal Years*

Table 14

Fiscal Year Ended December 31,	Governmental Activities				Business-type Activities			Total Primary Government	Debt per Capita	Population
	General Obligation Bonds	General Obligation Notes	Refunding Bonds	Lease Liabilities	Water Utility Revenue Bonds	Water Utility General Obligation Bonds and Notes	Sewer Utility General Obligation Bonds			
2015	\$ 5,765,000	\$ 11,540,000	\$ 10,528,381	\$ 97,887	\$ 1,302,768	\$ -	\$ -	\$ 29,234,036	\$ 1,464	\$ 19,972
2016	5,740,000	14,250,000	5,695,028	65,933	1,211,390	-	-	26,962,351	1,348	20,008
2017	5,634,023	15,076,468	3,920,557	31,919	1,114,042	-	-	25,777,009	1,291	19,965
2018	8,117,980	15,336,256	2,663,539	31,227	1,015,697	-	-	27,164,699	1,346	20,183
2019	24,859,045	16,046,449	-	151,004	911,329	-	3,108,110	45,075,937	2,189	20,590
2020	24,815,852	16,139,667	-	113,254	800,911	-	2,912,754	44,782,438	2,141	20,917
2021	24,162,058	17,557,899	-	75,503	689,413	-	2,792,398	45,277,271	2,163	20,934
2022	57,900,077	21,696,320	-	-	4,594,300	4,696,014	7,754,359	96,641,070	4,599	21,015
2023	56,464,869	18,775,848	-	-	4,336,424	4,369,313	7,277,339	91,223,793	4,275	21,339
2024	59,439,659	16,289,273	-	-	4,047,094	5,470,752	6,950,318	92,197,096	4,309	21,395

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

**Village of Germantown, Wisconsin**

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

Fiscal Year Ended December 31,	<u>General Bonded Debt Outstanding</u>		Less: Fund Balance Restricted for Debt Service	Total	Percentage of Long -Term Debt to Equalized Value	Equalized Valuation	Net Long-term Debt per Capita	Population
	General Obligation Bonds	Refunding Bonds						
2015	\$ 5,765,000	\$ 10,528,381	\$ (769,454)	\$ 15,523,927	0.65%	\$ 2,405,913,400	\$ 777	\$ 19,972
2016	5,740,000	5,695,028	(93,069)	11,341,959	0.45%	2,501,879,800	567	20,008
2017	5,634,023	3,920,557	(138,303)	9,416,277	0.37%	2,577,479,900	472	19,965
2018	8,117,980	2,663,539	(247,137)	10,534,382	0.39%	2,698,776,600	522	20,183
2019	24,859,045	-	(307,704)	24,551,341	0.87%	2,807,971,400	1,192	20,590
2020	24,815,852	-	(375,846)	24,440,006	0.84%	2,900,792,300	1,136	20,934
2021	24,162,058	-	(167,466)	23,994,592	0.76%	3,157,994,500	2,744	21,040
2022	57,900,077	-	(183,975)	57,716,102	1.62%	3,555,243,900	2,678	21,015
2023	56,464,869	-	(286,160)	56,178,709	1.43%	3,929,189,400	2,633	21,339
2024	59,439,659	-	(411,650)	59,028,009	1.41%	4,195,679,600	2,759	21,395

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

*Source: Population 2013-2019: 2010 U.S. Census  
Population 2020-2022: 2020 U.S. Census*

**Village of Germantown, Wisconsin**  
*Direct and Overlapping Governmental Activities Debt*  
*As of December 31, 2024*

Table 16

<u>Governmental Unit</u>	<u>2024 Equalized Value</u>	<u>Total G.O. Debt Outstanding</u>	<u>Village EV Percentage of District</u>	<u>Village Proportionate Share</u>
Milwaukee Area Technical College	\$ 118,785,093,667	\$ 76,780,000 <sup>5</sup>	3.53% <sup>1</sup>	\$ 2,711,992
Germantown School District	5,339,562,483	62,628,676	78.58%	49,211,871
Washington County	<u>23,913,232,000</u>	<u>24,365,000</u>	17.55%	<u>4,274,944</u>
Subtotal, overlapping debt	\$ 148,037,888,150	\$ 163,773,676	1.34% <sup>2</sup>	\$ 56,198,807
Village Direct Debt	\$ 4,195,679,600	<u>\$ 84,980,000</u>	100.00%	<u>\$ 84,980,000</u>
Village Debt to Equalized Value		248,753,676	2.03% <sup>3</sup>	
Total Direct and overlapping debt				\$ 141,178,807
Debt Per Capita Village General Obligation Debt				\$ 3,972 <sup>4</sup>
Debt Per Capita Village Share of Overlapping Debt				<u>2,627</u>
				\$ 6,599

Source: Financial Officers of the overlapping School Districts and Counties, Official Statement dated 2024

- <sup>1</sup> Percentage of village equalized value to district equalized value.
- <sup>2</sup> Percentage of village overlapping debt outstanding to village equalized value
- <sup>3</sup> Percentage of village outstanding debt to village equalized
- <sup>4</sup> Population 2024 estimate 21,395 debt per capita
- <sup>5</sup> 2024 - 25 Activity Plan and Budget

**Village of Germantown, Wisconsin**

Table 17

*Legal Debt Margin Information*

*Last Ten Fiscal Years*

Legal Debt Margin calculations for Current Fiscal Year										
Equalized Valuation										\$ 4,195,679,600
Debt Limit (5% of current equalized value)										209,783,980
Debt applicable to limit - General obligation debt outstanding										84,980,000
Legal Debt margin										\$ 124,803,980
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statutory Debt Limit	\$ 120,295,670	\$ 125,093,990	\$ 128,873,995	\$ 134,938,830	\$ 140,398,570	\$ 145,039,615	\$ 157,899,725	\$ 177,762,195	\$ 196,459,470	\$ 209,783,980
Total Net Debt Applicable to limit	27,355,000	25,130,000	24,080,000	25,445,000	42,625,000	43,570,000	43,095,000	88,710,000	83,825,000	84,980,000
Unused Debt Limit	\$ 92,940,670	\$ 99,963,990	\$ 104,793,995	\$ 109,493,830	\$ 97,773,570	\$ 101,469,615	\$ 114,804,725	\$ 89,052,195	\$ 112,634,470	\$ 124,803,980
Total Net Debt Applicable to the limit as a percentage of debt limit	22.74%	20.09%	18.68%	18.86%	30.36%	30.04%	27.29%	49.90%	42.67%	40.51%

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

Table 18

Fiscal Year Ended December 31,	Water Revenue Bonds							Accreted Value	Coverage Expected	Actual Debt Coverage
	Utility Service Charges	Less Operating Expenses	Net Available Revenue	Debt Service						
				Principal	Interest	Total				
2015	2,652,039	1,138,846	1,513,193	90,433	48,263	138,696	173,369	1.25	10.91	
2016	2,421,804	1,162,583	1,259,221	91,378	45,187	136,565	170,706	1.25	9.22	
2017	2,502,002	1,177,808	1,324,194	97,349	42,004	139,353	174,192	1.25	9.50	
2018	2,512,691	1,539,529	973,162	98,345	38,535	136,880	171,100	1.25	7.11	
2019	2,441,225	1,538,464	902,761	104,368	35,008	139,376	174,220	1.25	6.48	
2020	2,594,897	1,768,688	826,209	110,419	31,213	141,632	177,040	1.25	5.83	
2021	2,582,257	1,954,084	628,173	111,497	27,145	138,642	173,303	1.25	4.53	
2022	3,673,495	1,761,927	1,911,568	243,741	225,182	468,923	586,154	1.25	4.08	
2023	4,476,438	2,133,007	2,343,431	279,908	146,449	426,357	532,946	1.25	5.50	
2024	3,680,542	2,525,772	1,154,770	346,106	134,535	480,641	600,801	1.25	2.40	

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

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

Table 19

<b>Fiscal Year Ended December 31,</b>	<b>Estimated Population</b>	<b>Median Household Income</b>	<b>Per Capita Personal Income (thous)</b>	<b>Median Age</b>	<b>School Enrollment</b>	<b>Washington County Unemployment Rate</b>
2015	19,972	74,865	36.304	42.0	3,913	3.40%
2016	20,008	75,305	36.668	42.2	3,895	3.10%
2017	19,965	79,553	40.404	42.1	3,915	2.20%
2018	20,183	81,846	42.267	42.1	3,907	2.90%
2019	20,590	81,846	42.267	42.1	3,907	2.90%
2020	20,934	81,846 est	42.267	42.1	3,907	2.90%
2021	21,040	94,563 est	42.267	40.1	3,796	2.20%
2022	21,015	94,278 est	45.183	40.1	3,814	1.70%
2023	21,339	101,554 est	48.805	40.1	3,816	2.20%
2024	21,395	104,337 est	52.888	40.1	3,816	2.40%

Note: *Population - Wisconsin Department of Administration, Demographic Services Center estimates, 2010 census*

Source: *US Bureau of Economic Analysis*  
*Wisconsin Department of Workforce Development, Office of Economic Advisors, per capita income*  
*School Enrollment - WI Dept of Public Instruction, Head Count & Membership*  
<https://apps4.dpi.wi.gov/sfsdw/MembershipFTEReport.aspx>  
*Unemployment - Wisconsin Department of Workforce Development, Division of Workforce Excellence (Washington County) Rates not compiled for individual communities with populations under 25,000, AVG Washington County*  
[www.factfinder2.census.gov](http://www.factfinder2.census.gov)  
*2010 Census of Population and Housing, and 2017 American Community Survey (based on a 5 year estimate)*  
*US Census Bureau*

Principal Employers

Current Year and Nine Years Ago

Employer	2024			2015		
	<sup>2</sup> Employees	Rank	Percentage of Total Village Population	<sup>1</sup> Employees	Rank	Percentage of Total Village Population
GEHL FOODS	500	1	2.34%	400	7	1.87%
SCHOOL DISTRICT OF GERMANTOWN	446	2	2.08%	626	1	2.93%
MGS MANUFACTURING GROUP	400	3	1.87%	600	2	2.80%
WALMART SUPERCENTER	389	4	1.82%			0.00%
VILLAGE OF GERMANTOWN	359	5	1.68%	328	8	1.53%
J.W. SPEAKER CORP	304	6	1.42%	500	4	2.34%
MOLDMAKERS, INC.	300	7	1.40%	400	6	1.87%
DAVID J FRANK LANDSCAPE CONTRACTING	300	8	1.40%	300	9	1.40%
STERLING PHARMA SOLUTIONS	230	9	1.08%			0.00%
SMURFIT WESTROCK	209	10	0.98%			0.00%
ELLSWORTH ADHESIVES	<sup>3</sup>		0.00%	501	3	2.34%
TECSTAR MANUFACTURING				400	5	1.87%
WEST ROCK				209	10	0.98%
Total	3,437		16.06%	4,264		19.93%

Source:

<sup>1</sup> Taken from Final Official Statement for General Obligation Promissory Notes and Bonds, Dated April 11, 2014

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

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

<sup>3</sup> Includes full-time, part-time and seasonal employment

<sup>4</sup> Population - Wisconsin Department of Administration, Demographics Services Center  
2015 estimation (19,972) 2024 Estimation (21,395)

**Village of Germantown, Wisconsin**

Table 21

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

Function/Program	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Government	5.70	5.70	5.70	5.70	6.70	6.70	6.70	6.70	6.31	6.31
Public Safety	57.35	57.35	61.35	63.35	69.35	69.35	72.50	73.50	74.00	78.00
Public Works	17.16	17.16	18.16	18.16	18.16	18.16	17.00	17.00	23.23	23.23
Culture & Recreation	23.50	23.75	23.75	23.75	23.75	23.75	23.75	23.75	25.00	25.00
Conservation & Development	1.90	1.90	1.90	1.90	2.90	2.90	2.90	2.90	2.90	2.90
Water	8.30	8.30	8.30	9.05	9.05	9.05	9.05	9.05	9.00	9.00
Sewer	7.82	7.82	7.82	8.12	8.12	8.12	8.12	8.12	7.00	7.00
<b>Total*</b>	<b>121.73</b>	<b>121.98</b>	<b>126.98</b>	<b>130.03</b>	<b>138.03</b>	<b>138.03</b>	<b>140.02</b>	<b>141.02</b>	<b>147.44</b>	<b>151.44</b>
Total # of W2's	467	467	422	435	424	424	375	526	391	406

Source: *Village of Germantown \* Total count equals regular full time and part time personnel, does not include seasonal or recreation programs.*

*Utility FTE counts from 2010-2016 were updated in 2017 to reflect salary budget worksheets.*

**Village of Germantown, Wisconsin**  
*Operating Indicators by Function/Program*  
*Last Ten Fiscal Years*

Table 22

Function/Program	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Public Safety										
Police										
Number of Sworn Officers	31	31	32	33	33	33	33	34	34	38
Number of Citations	2,888	2,538	2,201	2,108	2,039	2,039	2,042	2,682	2,569	2,887
Fire										
Number of Employees - Full Time	4	4	8	10	16	16	16	16	16	18
Number of Employees - Part Time	4	4	1	1	-	-	-			
Number of Employees - Paid on Call	38	35	29	23	23	23	23	23	23	23
Public Works										
Street Surfacing/Sealcoating (miles)	1.03	6.00	9.00	0.36	4.50	4.50	4.50	1.54	20.11	7.00
Asphalt Resurface/Repairs (miles)	0.42	3.86	2.49	2.00	5.02	5.02	5.02	3.46	4.37	4.52
Culture & Recreation										
Parks	12	12	12	12	12	12	12	12	12	12
Acreage	514.50	514.50	514.50	514.50	514.50	514.50	514.50	514.50	514.50	514.50
Library										
Volumes in Collection	155,249	149,086	145,823	147,515	148,123	148,123	148,123	145,000	146,696	141,314
Volumes in Collection - Digital			215,158	203,411	244,739	244,739	244,739	245,344	243,581	64,006
Water and Sewer										
Number of Water Customers	5,440	5,460	5,464	5,477	5,493	5,493	5,493	5,677	5,678	5,821
Average Daily Water Consumption (gallons)	1,914,348	1,526,655	1,479,211	1,596,058	1,404,405	1,404,405	1,404,405	1,701,898	1,757,548	1,737,887
Number of Sewer Customers	5,682	5,696	5,705	5,715	5,734	5,734	5,734	5,862	5,902	5,932

*Note: Starting in 2017, Digital Library material volume was added*

**Village of Germantown, Wisconsin**  
*Capital Asset Statistics by Function/Program*  
*Last Ten Fiscal Years*

Table 23

Function/Program	2015	2016	2017	2018*	2019	2020	2021	2022	2023	2024
Public Safety										
Police Stations	1	1	1	1	1	1	1	1	1	1
Fire Stations	2	2	2	1	1	1	1	1	1	1
Public Works										
Miles of Road (miles)	129.69	130.07	130.70	132.65	132.65	132.65	133.42	140.16	140.66	140.95
Sidewalks (miles)	20.48	21.25	22.05	22.86	23.66	24.47	24.47	24.47	24.47	25.07
Culture & Recreation										
Parks	12	12	12	12	12	12	12	12	12	12
Playgrounds	7	7	7	7	7	7	7	7	7	7
Tennis Courts	13	13	13	13	13	13	13	13	13	13
Spraygrounds	1	1	1	1	1	1	1	1	1	1
Senior Center	1	1	1	1	1	1	1	1	1	1
Library	1	1	1	1	1	1	1	1	1	1
Water										
Water Mains (miles)	89.60	91.77	92.45	94.60	96.89	96.89	96.89	117.07	119.80	120.36
Fire Hydrants	1,308	1,327	1,335	1,357	1,383	1,383	1,383	1,425	1,450	1,463
Sewer										
Sanitary Sewer (miles)	97.62	99.16	101.83	103.21	105.23	105.23	105.23	109.93	110.11	110.25

Source: *Village of Germantown Department Directors and capital asset inventory records*

Note: *\* Starting in 2018, Village consolidated Services into Fire Station II, and "Fire Station I" will be available for other Village Uses*

**Village of Germantown, Wisconsin**  
**Building Permits**  
**Last Ten Fiscal Years**

Table 24

Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<u>No. of All Building Permits</u>										
Including additions & remodeling	554	623	654	745	639	1,537	2,144	2,064	1,974	1,807
Valuation	\$ 53,736,810	\$ 28,781,279	\$ 101,801,123	\$ 93,333,788	\$ 63,063,116	\$ 40,709,300	\$ 76,387,591	\$ 110,084,144	\$ 151,254,263	\$ 173,692,240
<u>New Single Family Homes</u>										
No. of building permits	40	38	53	15	14	47	80	41	38	38
Valuation	\$ 8,660,736	\$ 8,595,327	\$ 9,401,508	\$ 4,628,865	\$ 5,839,608	\$ 16,429,820	\$ 35,980,555	\$ 20,573,021	\$ 15,046,248	\$ 16,481,490
<u>New Multiple Family Buildings</u>										
No. of building permits	-	-	2	2	3	1	-	-	-	-
No. of units	-	-	127	43	94	2	-	-	-	-
Valuation	\$ -	\$ -	\$ 34,042,000	\$ 4,336,000	\$ 7,990,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -
<u>New Commercial/Industrial Buildings</u>										
No. of building permits	6	2	-	6	7	13	2	9	7	4
Valuation	\$ 9,421,000	\$ 1,662,700	\$ -	\$ 48,286,000	\$ 30,476,729	\$ 23,948,368	\$ 5,061,397	\$ 48,437,210	\$ 89,087,628	\$ 40,182,152

## **APPENDIX B**

### **FORM OF CONTINUING DISCLOSURE CERTIFICATE**

## CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the Village of Germantown, Washington County, Wisconsin (the "Issuer") in connection with the issuance of \$17,170,000 General Obligation Promissory Notes, dated May 21, 2026 (the "Securities"). The Securities are being issued pursuant to a resolution adopted on April 20, 2026, as supplemented by an Approving Certificate, dated \_\_\_\_\_, 2026 (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](http://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 \_\_\_\_\_, 2026 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 Village Board of the Issuer or such other body as may hereafter be the chief legislative body of the Issuer.

"Issuer" means the Village of Germantown, Washington County, Wisconsin, which is the obligated person with respect to the Securities.

"Issuer Contact" means the Administrator of the Issuer who can be contacted at N112 W17001 Mequon Road, Germantown, Wisconsin 53022, phone (262) 250-4700, fax (262) 253-8255.

"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 270 days after the end of the Fiscal Year, commencing with the year ending December 31, 2025, 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 270 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, adopted annual budget and/or current general fund budget summary 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. TAX LEVIES, RATES AND COLLECTIONS
2. ASSESSED AND EQUALIZED VALUATIONS
3. INDEBTEDNESS OF THE VILLAGE - Direct Indebtedness

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 21st day of May, 2026.

(SEAL)

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Bob Soderberg  
President

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Donna Ott  
Village Clerk

## **APPENDIX C**

### **FORM OF LEGAL OPINION**

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

May 21, 2026

Re: Village of Germantown, Wisconsin ("Issuer")  
\$17,170,000 General Obligation Promissory Notes,  
dated May 21, 2026 ("Notes")

We have acted as bond counsel to the Issuer in connection with the issuance of the Notes. 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 Notes 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>
2027	\$1,845,000	___%
2028	790,000	___
2029	1,000,000	___
2030	1,060,000	___
2031	1,125,000	___
2032	1,010,000	___
2033	1,070,000	___
2034	1,135,000	___
2035	1,195,000	___
2036	1,270,000	___
2037	450,000	___
2038	475,000	___
2039	500,000	___
2040	525,000	___
2041	550,000	___
2042	575,000	___
2043	605,000	___
2044	630,000	___
2045	665,000	___
2046	695,000	___

Interest is payable semi-annually on March 1 and September 1 of each year commencing on March 1, 2027.

The Notes maturing on March 1, 2035 and thereafter are subject to redemption prior to maturity, at the option of the Issuer, on March 1, 2034 or on any date thereafter. Said Notes 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 Notes maturing in the years \_\_\_\_\_ are subject to mandatory redemption by lot as provided in the Notes, 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 Notes 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 Notes 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 Notes, 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 Notes 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 Notes.

3. The interest on the Notes is excludable for federal income tax purposes from the gross income of the owners of the Notes. The interest on the Notes is not an item of tax preference for purposes of the federal alternative minimum tax imposed by Section 55 of the Internal Revenue Code of 1986, as amended (the "Code") on individuals; however, interest on the Notes is taken into account in determining "adjusted financial statement income" for purposes of computing the federal alternative minimum tax imposed on Applicable Corporations (as defined in Section 59(k) of the Code). The Code contains requirements that must be satisfied subsequent to the issuance of the Notes in order for interest on the Notes to be or continue to be excludable from gross income for federal income tax purposes. Failure to comply with certain of those requirements could cause the interest on the Notes to be included in gross income retroactively to the date of issuance of the Notes. The Issuer has agreed to comply with all of those requirements. The opinion set forth in the first sentence of this paragraph is subject to the condition that the Issuer comply with those requirements. We express no opinion regarding other federal tax consequences arising with respect to the Notes.

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

The rights of the owners of the Notes 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

**APPENDIX D**

**OFFICIAL NOTICE OF SALE**

**FOR**

**VILLAGE OF GERMANTOWN  
Washington County, Wisconsin**

**\$17,170,000 General Obligation Promissory Notes**

**Sale Data:**

**Sale Date and Time:** Monday, May 4, 2026  
10:00 a.m. Central Time

**Place:** Robert W. Baird & Co. Incorporated  
Public Finance Department  
777 East Wisconsin Avenue, 25<sup>th</sup> Floor  
Milwaukee, Wisconsin 53202

Attention: Ms. Katherine Voss  
Phone: (414) 765-3827

Bids will be accepted electronically via  
PARITY

EXHIBIT \_\_\_\_\_

OFFICIAL NOTICE OF SALE

\$17,170,000  
VILLAGE OF GERMANTOWN  
WASHINGTON COUNTY, WISCONSIN  
GENERAL OBLIGATION PROMISSORY NOTES  
DATED MAY 21, 2026 (THE "NOTES")

---

NOTICE IS HEREBY GIVEN that bids will be received by the Village Board of the Village of Germantown, Washington County, Wisconsin (the "Village") for the purchase of all but not part of its Notes electronically via PARITY (as described below) or at the offices of the Village's financial advisor, Robert W. Baird & Co. Incorporated, Public Finance Department, 25th Floor, 777 East Wisconsin Avenue, Milwaukee, Wisconsin 53202 ("Baird"), Attention: Ms. Katherine Voss, Financial Analyst, until 10:00 a.m. (Central Time) on:

May 4, 2026

at which time the bids will be publicly opened and read. Bids may be mailed or delivered to Baird at the address set forth above or submitted electronically via PARITY, as described below. Bid forms are available from Baird upon request. Signed bids, without final price or coupons, may be submitted to Baird prior to the time of sale. The bidder shall be responsible for submitting to Baird the final bid price and coupons, by telephone (414) 765-3827 for inclusion in the submitted bid. Bids which are mailed or delivered should be plainly marked "Bid for Village of Germantown Notes". An Approving Certificate will be executed on said date for the purpose of taking action on such bids as may be received. Bids will only be considered by the Village Board if the required good faith deposit has been received in accordance with the requirements set forth below.

Dates and Maturities: The Notes will be dated May 21, 2026 and will mature on March 1 of each year, in the years and principal amounts as follows:

<u>Year</u>	<u>Principal Amount*</u>
2027	\$1,845,000
2028	790,000
2029	1,000,000
2030	1,060,000

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\* Preliminary, subject to change. The Village reserves the right, after bids are opened and prior to the award, to increase or reduce the principal amount of the individual serial maturities of the Notes. Any such increase or reduction will be made in multiples of \$5,000 within any of the maturities. A maturity or mandatory redemption amount may be eliminated if the amount of such maturity or mandatory redemption amount is less than or equal to \$1,000,000. The aggregate principal amount of the Notes will remain the same.

<u>Year</u>	<u>Principal Amount</u>
2031	\$1,125,000
2032	1,010,000
2033	1,070,000
2034	1,135,000
2035	1,195,000
2036	1,270,000
2037	450,000
2038	475,000
2039	500,000
2040	525,000
2041	550,000
2042	575,000
2043	605,000
2044	630,000
2045	665,000
2046	695,000

Interest: Interest on the Notes will be payable semi-annually on March 1 and September 1 of each year, commencing on March 1, 2027 to the registered owners of the Notes appearing of record in the bond register as of the close of business on the 15th day of the calendar month next preceding each interest payment date. 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 MSRB.

Optional Redemption: The Notes maturing on March 1, 2035 and thereafter will be subject to redemption prior to maturity, at the option of the Village, on March 1, 2034 or on any date thereafter. Said Notes will be redeemable as a whole or in part, and if in part, from maturities selected by the Village, and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

Term Bonds at Bidder's Option: Bids for the Notes 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.

Mandatory Redemption: Any term bonds specified shall be subject to mandatory sinking fund redemption in part prior to their scheduled maturity dates on March 1 of certain years, as more fully described in the Dates and Maturities section herein, at a price of par plus accrued interest to the date of redemption.

Security and Purpose: The Notes are general obligations of the Village. The principal of and interest on the Notes will be payable from ad valorem taxes, which may be levied without limitation as to rate or amount upon all of the taxable property located in the Village. The Notes will be issued for public purposes, including paying the cost of street improvement projects,

storm sewer projects, street lighting and signals, park projects, facility improvements including improvements to the police department and fire station, vehicles and equipment.

Registration: The Notes will be issued as fully-registered Notes without coupons and, when issued, will be registered only in the name of CEDE & CO., as nominee for The Depository Trust Company, New York, New York ("DTC").

DTC Book Entry Only System: UTILIZATION OF DTC IS REQUIRED. BIDS FOR THE NOTES MAY NOT PROVIDE FOR THE NOTES TO BE ISSUED ON A NON-DTC BASIS. DTC will act as securities depository of the Notes. A single Note certificate for each maturity will be issued to DTC and immobilized in its custody. Individual purchases may be made in book-entry form only pursuant to the rules and procedures established between DTC and its participants, in the denomination of \$5,000 or any integral multiple thereof. Individual purchasers will not receive certificates evidencing their ownership of the Notes purchased. The successful bidder shall be required to deposit the Note certificates with DTC as a condition to delivery of the Notes. The Village will make payments of principal and interest on the Notes to DTC or its nominee as registered owner of the Notes in same-day funds. Transfer of those payments to participants of DTC will be the responsibility of DTC; transfer of the payments to beneficial owners by DTC participants will be the responsibility of such participants and other nominees of beneficial owners all as required by DTC rules and procedures. No assurance can be given by the Village that DTC, its participants and other nominees of beneficial owners will make prompt transfer of the payments as required by DTC rules and procedures. The Village assumes no liability for failures of DTC, its participants or other nominees to promptly transfer payments to beneficial owners of the Notes.

Depository: In the event that the securities depository relationship with DTC for the Notes is terminated and the Village does not appoint a successor depository, the Village will prepare, authenticate and deliver, at its expense, fully-registered certificated Notes in the denomination of \$5,000 or any integral multiple thereof in the aggregate principal amount of Notes of the same maturities and with the same interest rate or rates then outstanding to the beneficial owners of the Notes.

Fiscal Agent: The Notes shall be distributed to the owners in fully-registered form in the denomination of \$5,000 or any integral multiple thereof by Associated Trust Company, National Association, the Village's fiscal agent with respect to the Notes (the "Fiscal Agent"). The Notes shall be payable as to interest by check or draft of the Fiscal Agent mailed to the registered owners whose names appear on the books of the Fiscal Agent at the close of business on the 15th day of the calendar month next preceding each interest payment date and as to principal by presentation of the Notes at the office of the Fiscal Agent. The Village will pay all costs relating to the registration of the Notes.

Not Qualified Tax-Exempt Obligations: The Notes shall not be "qualified tax-exempt obligations" pursuant to the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

Bid Specifications: Bids will be received on an interest rate basis in integral multiples of One-Twentieth (1/20) or One-Eighth (1/8) of One Percent (1%). All Notes of the same maturity shall bear the same interest rate. No bid for less than One Hundred Percent (100%) of the principal amount of the Notes (\$17,170,000) nor more than One Hundred Six Percent (106%) of the principal amount of the Notes (\$18,200,200) plus accrued interest to the date of delivery will be considered. The Notes will be awarded to a responsible bidder whose proposal results in the lowest true interest cost to the Village, as calculated prior to any adjustments as described above.

Type of Bid: Bids must be submitted either: (1) to Baird as set forth herein; or (2) electronically via PARITY, in accordance with this Official Notice of Sale, within a one hour period prior to the time of sale, but no bids will be received after the time established above for the opening of bids. If any provisions in this Notice are conflicting with any instructions or directions set forth in PARITY, this Official Notice of Sale shall control. The normal fee for use of PARITY may be obtained from PARITY, and such fee shall be the responsibility of the bidder. For further information about PARITY, potential bidders may contact Baird, 25th Floor, 777 East Wisconsin Avenue, Milwaukee, Wisconsin 53202 or PARITY, c/o i-Deal LLC, 1359 Broadway, 2nd Floor, New York, New York 10018, telephone (212) 849-5021. The Village and Baird assume no responsibility or liability for bids submitted through PARITY. Each bidder shall be solely responsible for making necessary arrangements to access PARITY for purposes of submitting its electronic bid in a timely manner and in compliance with the requirements of the Official Notice of Sale. Neither the Village, its agents nor PARITY shall have any duty or obligation to undertake registration to bid for any prospective bidder or to provide or ensure electronic access to any qualified prospective bidder, and neither the Village, its agents nor PARITY shall be responsible for a bidder's failure to register to bid or for any failure in the proper operation of, or have any liability for any delays or interruptions of or any damages caused by the services of PARITY. The Village is using the services of PARITY solely as a communication mechanism to conduct the electronic bidding for the Notes, and PARITY is not an agent of the Village.

The Village may regard the electronic transmission of the bid via the electronic service (including information about the purchase price for the Notes and interest rate or rates to be borne by the Notes and any other information included in such transmission) as though the same information were submitted and executed on behalf of the bidder by a duly authorized signatory. If the bid is accepted by the Village, the terms of the bid, this Official Notice of Sale, and the information transmitted through the electronic service shall form a contract, and the bidder shall be bound by the terms of such contract.

For information purposes only, bidders are requested to state in their electronic bids the true interest cost to the Village, as described in this Official Notice of Sale and in the written form of bid form (if any). All electronic bids shall be deemed to incorporate the provisions of this Official Notice of Sale and the form of bid form (if any).

Good Faith Deposit: A cashier's check in the amount of \$343,400 may be submitted contemporaneously with the bid or, in the alternative, a deposit in the amount of \$343,400 shall be made by the winning bidder by federal wire transfer as directed by the Finance Director/Treasurer to be received by the Village no later than 1:00 p.m. prevailing Central Time

on the day of the bid opening (May 4, 2026) as a guarantee of good faith on the part of the bidder to be forfeited as liquidated damages if such bid be accepted and the bidder fails to take up and pay for the Notes. The good faith deposit will be applied to the purchase price of the Notes. In the event the successful bidder fails to honor its accepted bid, the good faith deposit will be retained by the Village. No interest shall be allowed on the good faith deposit. Payment for the balance of the purchase price of the Notes shall be made at the closing. Good faith checks of unsuccessful bidders will be returned by overnight delivery for next day receipt sent not later than the first business day following the sale.

Bond Insurance at Bidder's Option: If the Notes qualify for issuance of any policy of municipal bond insurance or commitment therefor at the option of the bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the successful bidder. Each bidder shall indicate if it is obtaining bond insurance and shall list the name of the bond insurer on the bidder's electronic transmission of the bid or the bid form (if any). Any increased costs of issuance of the Notes resulting from such purchase of insurance shall be paid by the successful bidder. Any other rating agency fees shall be the responsibility of the successful bidder. Failure of the municipal bond insurer to issue the policy after the Notes have been awarded to the successful bidder shall not constitute cause for failure or refusal by the successful bidder to accept delivery on the Notes.

Delivery: The Notes will be delivered in printed form, one Note per maturity, registered in the name of CEDE & CO., as nominee of DTC, securities depository of the Notes for the establishment of book-entry accounts at the direction of the successful bidder, within approximately forty-five (45) days after the award. Payment at the time of delivery must be made in federal or other immediately available funds. In the event delivery is not made within forty-five (45) days after the date of the sale of the Notes, the successful bidder may, prior to tender of the Notes, at its option, be relieved of its obligation under the contract to purchase the Notes and its good faith deposit shall be returned, but no interest shall be allowed thereon.

Legality: The successful bidder will be furnished without cost, the unqualified approving legal opinion of Quarles & Brady LLP of Milwaukee, Wisconsin. A transcript of the proceedings relative to the issuance of the Notes (including an arbitrage certificate and a no-litigation certificate) will be furnished to the successful bidder without cost. A Continuing Disclosure Certificate will be delivered at closing setting forth the details and terms of the Village's undertaking and such Certificate is a condition of closing.

CUSIP Numbers: The Village will assume no obligation for the assignment of CUSIP numbers on the Notes or for the correctness of any numbers printed thereon. The Village will permit such numbers to be assigned and printed at the expense of the successful bidder, but neither the failure to print such numbers on any Notes nor any error with respect thereto will constitute cause for failure or refusal by the successful bidder to accept delivery of the Notes.

Establishment of Issue Price: (a) The winning bidder shall assist the Village in establishing the issue price of the Notes and shall execute and deliver to the Village at closing an Underwriter's Certificate setting forth the reasonably expected initial offering price to the public or the sales price or prices of the Notes, together with the supporting pricing wires or equivalent

communications, substantially in the form attached hereto as Exhibit A, with such modifications as may be appropriate or necessary, in the reasonable judgment of the winning bidder, the Village and Bond Counsel. All actions to be taken by the Village under this Official Notice of Sale to establish the issue price of the Notes may be taken on behalf of the Village by the Village's municipal advisor identified herein and any notice or report to be provided to the Village may be provided to the Village's municipal advisor.

(b) The Village intends that the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of the Notes) will apply to the initial sale of the Notes (the "competitive sale requirements") because:

- (1) the Village shall disseminate this Official Notice of Sale to potential underwriters in a manner that is reasonably designed to reach potential underwriters;
- (2) all bidders shall have an equal opportunity to bid;
- (3) the Village may receive bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and
- (4) the Village anticipates awarding the sale of the Notes to the bidder who submits a firm offer to purchase the Notes at the highest price (or lowest interest cost), as set forth in this Official Notice of Sale.

Any bid submitted pursuant to this Official Notice of Sale shall be considered a firm offer for the purchase of the Notes, as specified in the bid.

(c) If all of the requirements of a "competitive sale" are not satisfied, the Village shall advise the winning bidder of such fact prior to the time of award of the sale of the Notes to the underwriter. In such event, any proposal submitted will not be subject to cancellation or withdrawal and the Village agrees to use the rule selected by the underwriter on its bid form to determine the issue price for the Notes. On its bid form, each underwriter must specify one of the following two rules for determining the issue price of the Notes: (1) the first price at which 10% of a maturity of the Notes (the "10% test") is sold to the public as the issue price of that maturity or (2) the initial offering price to the public as of the sale date as the issue price of each maturity of the Notes (the "hold-the-offering-price rule"). The form of the Underwriter's Certificate will be modified to reflect compliance with the requirements of the rule selected by the underwriter.

(d) If all of the requirements of a "competitive sale" are not satisfied and the underwriter selects the hold-the-offering-price rule, the winning bidder shall (i) confirm that the underwriter has offered or will offer the Notes to the public on or before the date of award at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in the bid submitted by the winning bidder and (ii) agree, on behalf of the underwriter participating in the purchase of the Notes, that the underwriter will neither offer nor sell unsold

Notes of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- (1) the close of the fifth (5th) business day after the sale date; or
- (2) the date on which the underwriter has sold at least 10% of that maturity of the Notes to the public at a price that is no higher than the initial offering price to the public.

The winning bidder shall promptly advise the Village when the underwriter has sold 10% of that maturity of the Notes to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5th) business day after the sale date.

The Village acknowledges that, in making the representation set forth above, the winning bidder will rely on (i) the agreement of each underwriter to comply with the hold-the-price rule, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the Notes to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event that an underwriter is a party to a retail distribution agreement that was employed in connection with the initial sale of the Notes to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering price rule, as set forth in the retail distribution agreement and the related pricing wires. The Village further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the hold-the-offering-price rule and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the Notes.

(e) If all of the requirements of a "competitive sale" are not satisfied and the underwriter selects the 10% test, the underwriter agrees to promptly report to the Village, Bond Counsel and Baird the prices at which the Notes have been sold to the public. That reporting obligation shall continue, whether or not the closing date has occurred, until the 10% test has been satisfied as to each maturity of the Notes or until all of the Notes of a certain maturity have been sold.

(f) By submitting a bid, each bidder confirms that (i) any agreement among underwriters, any selling group agreement and each retail distribution agreement (to which the bidder is a party) relating to the initial sale of the Notes to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail distribution agreement, as applicable, to (A) report the prices at which it sells to the public the unsold Notes of each maturity allotted to it until it is notified by the winning bidder that either the 10% test has been satisfied as to the Notes of that maturity or all Notes of that maturity have been sold to the public, and (B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the winning bidder and as set forth in the related pricing wires, and (ii) any agreement among underwriters relating to the initial sale of the Notes to the public, together with

the related pricing wires, contains or will contain language obligating each underwriter that is a party to a retail distribution agreement to be employed in connection with the initial sale of the Notes to the public to require each broker-dealer that is a party to such retail distribution agreement to (A) report the prices at which it sells to the public the unsold Notes of each maturity allotted to it until it is notified by the winning bidder or such underwriter that either the 10% test has been satisfied as to the Notes of that maturity or all Notes of that maturity have been sold to the public, and (B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the winning bidder or such underwriter and as set forth in the related pricing wires.

(g) Sales of any Notes to any person that is a related party to an underwriter shall not constitute sales to the public for purposes of this Official Notice of Sale. Further, for purposes of this Official Notice of Sale:

(i) "public" means any person other than an underwriter or a related party,

(ii) "underwriter" means (A) any person that agrees pursuant to a written contract with the Village (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Notes to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Notes to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Notes to the public),

(iii) a purchaser of any of the Notes is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) "sale date" means the date that the Notes are awarded by the Village to the winning bidder.

Official Statement: Bidders may obtain a copy of the Preliminary Official Statement by request to the Village's financial advisor prior to the bid opening. By submitting a bid, the successful bidder agrees to supply to the Village within 24 hours after the award of the Notes all necessary pricing information and any underwriter identification necessary to complete the Preliminary Official Statement. Within seven business days of the award of the Notes, the successful bidder will be provided with an electronic copy of the Official Statement in pdf format. If the successful bidder is the manager of an underwriting syndicate, the successful

bidder shall be responsible for distributing copies of the Official Statement and any addenda to syndicate members.

Certification Regarding Official Statement: The Village will deliver, at closing, a certificate, executed by appropriate officers of the Village acting in their official capacities, to the effect that the facts contained in the Official Statement relating to the Village and the Notes are true and correct in all material respects, and that the Official Statement does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading. The Village also agrees to notify the successful bidder of any material developments impacting the Village or the Notes of which the Village becomes aware within 60 days after the delivery of the Notes.

Undertaking to Provide Continuing Disclosure: In order to assist bidders in complying with SEC Rule 15c2-12, as amended, the Village will covenant to undertake (pursuant to a Resolution to be adopted by the Village Board), to provide annual reports and timely notice of certain events for the benefit of holders of the Notes. The details and terms of the undertaking are set forth in a Continuing Disclosure Certificate to be executed and delivered by the Village, a form of which is included in the Preliminary Official Statement and in the Final Official Statement.

Irregularities: The Village reserves the right to reject any and all bids and to waive any and all irregularities.

Information: Copies of the Preliminary Official Statement and additional information may be obtained by addressing inquiries to: Robert W. Baird & Co. Incorporated; Attention: Ms. Katherine Voss, (414) 765-3827, Ms. Emily Timmerman (414) 298-7856 or the undersigned.

Matthew Uselding  
Finance Director  
Village of Germantown  
N112 W17001 Mequon Road  
Germantown, Wisconsin 53022  
Phone: (262) 250-4700

Exhibit A  
(to Official Notice of Sale)

Village of Germantown, Wisconsin ("Village")  
\$17,170,000  
General Obligation Promissory Notes,  
dated May 21, 2026

**UNDERWRITER'S CERTIFICATE**

The undersigned, on behalf of \_\_\_\_\_ (the "Underwriter"), hereby certifies as set forth below with respect to the sale of the above-captioned obligations (the "Notes").

1. ***Reasonably Expected Initial Offering Price.***

(a) As of the Sale Date, the reasonably expected initial offering prices of the Notes to the Public by the Underwriter are the prices listed in Schedule A (the "Expected Offering Prices"). The Expected Offering Prices are the prices for the Maturities of the Notes used by the Underwriter in formulating its bid to purchase the Notes. Attached as Schedule B is a true and correct copy of the bid provided by the Underwriter to purchase the Notes.

(b) The Underwriter was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by the Underwriter constituted a firm offer to purchase the Notes.

**[2. *Bond Insurance.***

(a) The Municipal Bond Insurance Policy (the "Bond Insurance Policy") issued by \_\_\_\_\_ (the "Bond Insurer") was essential in marketing the Notes at the rates and prices at which they were marketed and the absence of the Bond Insurance Policy would have had a material adverse effect on the interest rates at which the Notes were sold.

(b) In our opinion, the Bond Insurance Premium paid to the Bond Insurer for its Bond Insurance Policy is a reasonable arm's-length charge for the transfer of credit risk which the Bond Insurance Policy represents.

(c) In our opinion, the present value of the Bond Insurance Premium is less than the present value of the interest on the Notes reasonably expected to be saved as a result of the Bond Insurance Policy. In making this determination present values were computed by using the yield on the Notes (determined with regard to the Bond Insurance Premium) as the discount rate.]

\_\_\_\_. ***Defined Terms.***

(a) "Maturity" means Notes with the same credit and payment terms. Notes with different maturity dates, or Notes with the same maturity date but different stated interest rates, are treated as separate Maturities.

(b) "Public" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(c) "Sale Date" means the first day on which there is a binding contract in writing for the sale of a Maturity of the Notes. The Sale Date of the Notes is May 4, 2026.

(d) "Underwriter" means (i) any person that agrees pursuant to a written contract with the Village (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Notes to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Notes to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Notes to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Underwriter's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Village with respect to certain of the representations set forth in the Tax Exemption Certificate and with respect to compliance with the federal income tax rules affecting the Notes, and by Quarles & Brady LLP, Bond Counsel, in connection with rendering its opinion that the interest on the Notes is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G and other federal income tax advice that it may give to the Village from time to time relating to the Notes.

[UNDERWRITER]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Dated: May 21, 2026

SCHEDULE A  
TO  
UNDERWRITER'S CERTIFICATE

EXPECTED OFFERING PRICES

(See Attached)

SCHEDULE B  
TO  
UNDERWRITER'S CERTIFICATE

COPY OF UNDERWRITER'S BID

(See Attached)