

# PRELIMINARY OFFICIAL STATEMENT DATED APRIL 29, 2024

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). 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.

The Notes shall not be designated as "qualified tax-exempt obligations".

New Issue

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

## VILLAGE OF GREENDALE, WISCONSIN (Milwaukee County)

### \$3,955,000\* GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2024A

**BID OPENING:** May 8, 2024, 10:00 A.M., C.T.

**CONSIDERATION:** Not later than 11:59 P.M., C.T. on May 8, 2024 (PARAMETERS RESOLUTION)

**PURPOSE/AUTHORITY/SECURITY:** The \$3,955,000\* General Obligation Promissory Notes, Series 2024A (the "Notes") are being issued pursuant to Section 67.12(12), Wisconsin Statutes, by the Village of Greendale, Wisconsin (the "Village"), for public purposes, including paying the costs of street improvement projects, storm sewer projects, water system projects and a fiber connection project. The Notes are general obligations of the Village, and all the taxable property in the Village is subject to the levy of a tax to pay the principal of and interest on the Notes as they become due which tax may, under current law, be levied without limitation as to rate or amount. Delivery is subject to receipt of an approving legal opinion of Quarles & Brady LLP, Milwaukee, Wisconsin.

**DATE OF NOTES:** May 23, 2024

**MATURITY:** May 1 as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2025	\$110,000	2032	\$180,000	2039	\$245,000
2026	320,000	2033	205,000	2040	250,000
2027	155,000	2034	215,000	2041	175,000
2028	155,000	2035	220,000	2042	180,000
2029	155,000	2036	225,000	2043	190,000
2030	170,000	2037	225,000	2044	175,000
2031	170,000	2038	235,000		

**\*MATURITY ADJUSTMENTS:** The Village reserves the right to increase or decrease the principal amount of the Notes on the day of sale, in increments of \$5,000 each, with the 2025 and 2026 maturity amounts to be determined by the authorized officer so that the amount required to be levied will be approximately \$1,300,000 in 2025 and \$1,425,000 in 2026; principal increases or decreases may be made to any maturity from 2027 through 2044 up to a maximum of \$100,000 per maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per \$1,000.

**TERM BONDS:** See "Term Bond Option" herein.

**INTEREST:** May 1, 2025 and semiannually thereafter.

**OPTIONAL REDEMPTION:** Notes maturing on May 1, 2035 and thereafter are subject to call for prior optional redemption on May 1, 2034 or any date thereafter, at a price of par plus accrued interest to the date of optional redemption.

**MINIMUM BID:** \$3,905,562.50.

**MAXIMUM BID:** \$4,271,400.

**GOOD FAITH DEPOSIT:** A good faith deposit in the amount of \$79,100 shall be made by the winning bidder by wire transfer of funds.

**PAYING AGENT:** Bond Trust Services Corporation.

**BOND COUNSEL:** Quarles & Brady LLP.

**MUNICIPAL ADVISOR:** Ehlers and Associates, Inc.

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

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

## REPRESENTATIONS

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

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

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

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

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

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

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

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

## CLOSING CERTIFICATES

Upon delivery of the Notes, the underwriter (Syndicate Manager) will be furnished with the following items: (1) a certificate of the appropriate officials to the effect that at the time of the sale of the Notes and all times subsequent thereto up to and including the time of the delivery of the Notes, this Preliminary Official Statement did not and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; (2) a receipt signed by the appropriate officer evidencing payment for the Notes; (3) a certificate evidencing the due execution of the Notes, including statements that (a) no litigation of any nature is pending, or to the knowledge of signers, threatened, restraining or enjoining the issuance and delivery of the Notes, (b) neither the corporate existence or boundaries of the Village nor the title of the signers to their respective offices is being contested, and (c) no authority or proceedings for the issuance of the Notes have been repealed, revoked or rescinded; and (4) a certificate setting forth facts and expectations of the Village which indicates that the Village does not expect to use the proceeds of the Notes in a manner that would cause them to be arbitrage bonds within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended, or within the meaning of applicable Treasury Regulations.

# TABLE OF CONTENTS

<p>INTRODUCTORY STATEMENT..... 1</p> <p>THE NOTES..... 1</p> <p style="padding-left: 20px;">GENERAL..... 1</p> <p style="padding-left: 20px;">OPTIONAL REDEMPTION..... 1</p> <p style="padding-left: 20px;">AUTHORITY; PURPOSE..... 2</p> <p style="padding-left: 20px;">ESTIMATED SOURCES AND USES..... 2</p> <p style="padding-left: 20px;">SECURITY..... 2</p> <p style="padding-left: 20px;">RATING..... 2</p> <p style="padding-left: 20px;">CONTINUING DISCLOSURE..... 3</p> <p style="padding-left: 20px;">LEGAL OPINION..... 4</p> <p style="padding-left: 20px;">STATEMENT REGARDING COUNSEL PARTICIPATION..... 4</p> <p style="padding-left: 20px;">TAX EXEMPTION..... 4</p> <p style="padding-left: 20px;">ORIGINAL ISSUE DISCOUNT..... 5</p> <p style="padding-left: 20px;">BOND PREMIUM..... 5</p> <p style="padding-left: 20px;">NOT QUALIFIED TAX-EXEMPT OBLIGATIONS..... 6</p> <p style="padding-left: 20px;">MUNICIPAL ADVISOR..... 6</p> <p style="padding-left: 20px;">MUNICIPAL ADVISOR AFFILIATED COMPANIES..... 6</p> <p style="padding-left: 20px;">INDEPENDENT AUDITORS..... 6</p> <p style="padding-left: 20px;">RISK FACTORS..... 7</p> <p>VALUATIONS..... 9</p> <p style="padding-left: 20px;">WISCONSIN PROPERTY VALUATIONS; PROPERTY TAXES..... 9</p> <p style="padding-left: 20px;">CURRENT PROPERTY VALUATIONS..... 10</p> <p style="padding-left: 20px;">2023 EQUALIZED VALUE BY CLASSIFICATION..... 10</p> <p style="padding-left: 20px;">TREND OF VALUATIONS..... 10</p> <p style="padding-left: 20px;">LARGER TAXPAYERS..... 11</p> <p>DEBT..... 12</p> <p style="padding-left: 20px;">DIRECT DEBT..... 12</p> <p style="padding-left: 20px;">DEBT PAYMENT HISTORY..... 12</p> <p style="padding-left: 20px;">FUTURE FINANCING..... 12</p> <p style="padding-left: 20px;">DEBT LIMIT..... 12</p> <p style="padding-left: 20px;">SCHEDULE OF GENERAL OBLIGATION DEBT..... 13</p> <p style="padding-left: 20px;">SCHEDULE OF WATER REVENUE DEBT..... 15</p> <p style="padding-left: 20px;">OVERLAPPING DEBT..... 16</p> <p style="padding-left: 20px;">DEBT RATIOS..... 16</p> <p>TAX LEVIES AND COLLECTIONS..... 17</p> <p style="padding-left: 20px;">TAX LEVIES AND COLLECTIONS..... 17</p> <p style="padding-left: 20px;">PROPERTY TAX RATES..... 18</p> <p style="padding-left: 20px;">LEVY LIMITS..... 18</p> <p style="padding-left: 20px;">REVENUE FROM THE STATE..... 19</p>	<p>THE ISSUER..... 20</p> <p style="padding-left: 20px;">VILLAGE GOVERNMENT..... 20</p> <p style="padding-left: 20px;">EMPLOYEES; PENSIONS..... 20</p> <p style="padding-left: 20px;">OTHER POST EMPLOYMENT BENEFITS..... 21</p> <p style="padding-left: 20px;">LITIGATION..... 22</p> <p style="padding-left: 20px;">MUNICIPAL BANKRUPTCY..... 22</p> <p style="padding-left: 20px;">FUNDS ON HAND..... 23</p> <p style="padding-left: 20px;">ENTERPRISE FUNDS..... 24</p> <p style="padding-left: 20px;">SUMMARY GENERAL FUND INFORMATION..... 25</p> <p>GENERAL INFORMATION..... 26</p> <p style="padding-left: 20px;">LOCATION..... 26</p> <p style="padding-left: 20px;">LARGER EMPLOYERS..... 26</p> <p style="padding-left: 20px;">BUILDING PERMITS..... 27</p> <p style="padding-left: 20px;">U.S. CENSUS DATA..... 28</p> <p style="padding-left: 20px;">EMPLOYMENT/UNEMPLOYMENT DATA..... 28</p> <p>FINANCIAL STATEMENTS..... A-1</p> <p>FORM OF LEGAL OPINION..... B-1</p> <p>BOOK-ENTRY-ONLY SYSTEM..... C-1</p> <p>FORM OF CONTINUING DISCLOSURE CERTIFICATE .. D-1</p> <p>NOTICE OF SALE..... E-1</p> <p>BID FORM</p>
--	---

## VILLAGE OF GREENDALE VILLAGE BOARD

		<u>Term Expires</u>
Jason Cyborowski	Village President	April 2027
Ronald Barbian	Village Trustee	April 2025
Colleen Fechtmeyer	Village Trustee	April 2027
Robby McFaul	Village Trustee	April 2026
Donna Ouellette	Village Trustee	April 2026
Matt Sell	Village Trustee	April 2025
Elaine Unger	Village Trustee	April 2027

## ADMINISTRATION

Michael Hawes, Village Manager  
Stephanie Hall, Finance Director/Treasurer  
Melanie Van Kauwenberg, Village Clerk

## PROFESSIONAL SERVICES

John P. Macy, Village Attorney, Waukesha, Wisconsin  
Quarles & Brady LLP, Bond Counsel, Milwaukee, Wisconsin  
Ehlers and Associates, Inc., Municipal Advisors, Waukesha, Wisconsin  
*(Other office located in Roseville, Minnesota)*

# INTRODUCTORY STATEMENT

This Preliminary Official Statement contains certain information regarding the Village of Greendale, Wisconsin (the "Village") and the issuance of its \$3,955,000\* General Obligation Promissory Notes, Series 2024A (the "Notes"). **The Village Board adopted a resolution on April 16, 2024 (the "Parameters Resolution"), which authorized the Village Manager or the Finance Director/Treasurer to accept the bid for the Notes if the parameters and conditions set forth in the Parameters Resolution are satisfied. If the parameters and conditions set forth in the Parameters Resolution are not met through the competitive bids received on May 8, 2024, neither the Village Manager nor the Finance Director/Treasurer will have the authority to accept a bid for the Notes, and all bids for the Notes will be rejected.**

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

## THE NOTES

### GENERAL

The Notes will be issued in fully registered form as to both principal and interest in denominations of \$5,000 each or any integral multiple thereof, and will be dated, as originally issued, as of May 23, 2024. The Notes will mature on May 1 in the years and amounts set forth on the cover of this Preliminary Official Statement. Interest will be payable on May 1 and November 1 of each year, commencing May 1, 2025, to the registered owners of the Notes appearing of record in the bond register as of the close of business on the 15th day (whether or not a business day) of the immediately preceding month. Interest will be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board ("MSRB"). All Notes of the same maturity must bear interest from the date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

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

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

### OPTIONAL REDEMPTION

At the option of the Village, the Notes maturing on or after May 1, 2035 shall be subject to optional redemption prior to maturity on May 1, 2034 or any date thereafter, at a price of par plus accrued interest to the date of optional redemption.

\*Preliminary, subject to change.

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

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

**AUTHORITY; PURPOSE**

The Notes are being issued pursuant to Section 67.12(12), Wisconsin Statutes, by the Village, for public purposes, including paying the costs of street improvement projects, storm sewer projects, water system projects and a fiber connection project.

**ESTIMATED SOURCES AND USES\***

<b>Sources</b>		
Par Amount of Notes	\$3,955,000	
Estimated Interest Earnings	<u>150,000</u>	
<b>Total Sources</b>		<b>\$4,105,000</b>
<b>Uses</b>		
Estimated Underwriter's Discount	\$49,438	
Cost of Issuance	67,550	
Deposit to Borrowed Money Fund	3,983,733	
Rounding Amount	<u>4,279</u>	
<b>Total Uses</b>		<b>\$4,105,000</b>

\*Preliminary, subject to change.

**SECURITY**

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

**RATING**

General obligation debt of the Village is currently rated "Aa3" by Moody's Investors Service, Inc. ("Moody's"). The Village has requested an underlying rating on the Notes from Moody's, and bidders will be notified as to the assigned rating prior to the sale. Such rating, if any, reflects only the views of such organization and explanations of the significance of such rating may be obtained from Moody's.

Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that such rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely by such rating agency, if in the judgment of such rating agency circumstances so warrant. Any such downward revision or withdrawal of such rating may have an adverse effect on the market price of the 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 Disclosure Undertaking described under the heading "CONTINUING DISCLOSURE" neither the Village nor the underwriter undertake responsibility to bring to the attention of the owner of the Notes any proposed changes in or withdrawal of such rating or to oppose any such revision or withdrawal.

## **CONTINUING DISCLOSURE**

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

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

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

The Village's operating data for the fiscal years ended December 31, 2018, December 31, 2019 and December 31, 2020 did not include certain required operating data. The Village's audited financial statements for the fiscal years ending December 31, 2018 and December 31, 2019 were not filed timely under certain obligations. The Village's general fund budget summary for fiscal year ending December 31, 2021 was not filed timely. The Net Revenues calculation, based on the Village's December 31, 2019 audited financial statements, was less than the 125% required under the covenant contained in the bond resolution for the 2018A Water System Revenue Bonds. The net revenues event notice was not filed timely. Except to the extent that the preceding are 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 along with any changes to the Rule, to ensure compliance. Ehlers is currently engaged as dissemination agent for the Village.

## **LEGAL OPINION**

An opinion as to the validity of the Notes and the exemption from federal taxation of the interest thereon will be furnished by Quarles & Brady LLP, Bond Counsel to the Village ("Bond Counsel"), and will be available at the time of delivery of the Notes. The legal opinion will be issued on the basis of existing law and will state that the Notes are valid and binding general obligations of the Village; provided that the rights of the owners of the Notes and the enforceability of the Notes may be limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors' rights and by equitable principles (which may be applied in either a legal or equitable proceeding).

## **STATEMENT REGARDING COUNSEL PARTICIPATION**

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

## **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 designated as "qualified tax-exempt obligations" pursuant to Section 265(b)(3) of the Code.

## **MUNICIPAL ADVISOR**

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

## **MUNICIPAL ADVISOR AFFILIATED COMPANIES**

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

## **INDEPENDENT AUDITORS**

The basic financial statements of the Village for the fiscal year ended December 31, 2022 have been audited by CliftonLarsonAllen LLP, Sheboygan, Wisconsin, independent auditors (the "Auditor"). The report of the Auditor, together with the basic financial statements, component units financial statements, and notes to the financial statements are attached hereto as "APPENDIX A – FINANCIAL STATEMENTS". The Auditor has not been engaged to perform and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. The Auditor also has not performed any procedures relating to this Preliminary Official Statement.

## RISK FACTORS

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

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

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

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

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

**Tax Exemption:** If the federal government taxes all or a portion of the interest on municipal bonds or notes or if the State government increases its tax on interest on bonds and notes, directly or indirectly, or if there is a change in federal or state tax policy, then the value of these Notes may fall for purposes of resale. Noncompliance by the Village with the covenants in the Parameters Resolution relating to certain continuing requirements of the Code may result in inclusion of interest to be paid on the Notes in gross income of the recipient for United States income tax purposes, retroactive to the date of issuance.

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

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

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

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

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

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

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

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

# VALUATIONS

## WISCONSIN PROPERTY VALUATIONS; PROPERTY TAXES

### Equalized Value

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

### Assessed Value

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

## CURRENT PROPERTY VALUATIONS

2023 Equalized Value	\$2,015,140,600
2023 Equalized Value Reduced by Tax Increment Valuation	\$1,860,349,200
2023 Assessed Value	\$1,821,485,700

## 2023 EQUALIZED VALUE BY CLASSIFICATION

	<b>2023 Equalized Value<sup>1</sup></b>	<b>Percent of Total Equalized Value</b>
Residential	\$1,545,270,600	76.683%
Commercial	441,339,500	21.901%
Manufacturing	12,045,600	0.598%
Personal Property	<u>16,484,900</u>	<u>0.818%</u>
Total	<u><u>\$2,015,140,600</u></u>	<u><u>100.000%</u></u>

## TREND OF VALUATIONS

<b>Year</b>	<b>Assessed Value</b>	<b>Equalized Value<sup>1</sup></b>	<b>Percent Increase/Decrease in Equalized Value</b>
2019	\$1,464,984,200	\$1,568,268,000	3.60%
2020	1,457,823,787	1,638,882,500	4.50%
2021	1,440,193,900	1,674,247,400	2.16%
2022	1,783,458,400	1,778,430,400	6.22%
2023	1,821,485,700	2,015,140,600	13.31%

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

---

<sup>1</sup> Includes tax increment valuation.

## LARGER TAXPAYERS

Taxpayer	Type of Business/Property	2023 Equalized Value <sup>1</sup>	Percent of Village's Total Equalized Value
Southridge Mall II LLC	Mall/Retail Shops	\$173,794,350	8.62%
Harbor Village LLC	Senior Living	33,808,032	1.68%
GC JPD Greendale LLC	Apartments	24,719,998	1.23%
Seritage SRC Finance LLC <sup>2</sup>	Sports and Department Store	17,708,131	0.88%
CCRT Properties	Apartments	15,807,495	0.78%
Wal-Mart	Variety/Grocery Store	13,281,098	0.66%
Dale Creek LLC	Apartments	12,286,897	0.61%
Southridge Plaza, LLC	Mall/Retail Shops	11,774,690	0.58%
Penny Property Holdings 1940 LLC	Apartments	11,620,961	0.58%
Village in the Park, LLC	Apartments	10,485,980	0.52%
Total		\$325,287,632	16.14%
Village's Total 2023 Equalized Value <sup>3</sup>		\$2,015,140,600	

**Source:** The Village.

<sup>1</sup> Calculated by dividing the 2023 Assessed Values by the 2023 Aggregate Ratio of assessment for the Village.

<sup>2</sup> As of February 2023, the ownership changed to Greendale SR Associates, LLC. Taxpayer was previously named Seritage SRC Finance LLC.

<sup>3</sup> Includes tax increment valuation.

## DEBT

### DIRECT DEBT<sup>1</sup>

#### General Obligation Debt (see schedules following)

Total General Obligation Debt (includes the Notes)*	<u><u>\$20,869,543</u></u>
---	----------------------------

#### Revenue Debt (see schedules following)

Total revenue debt secured by water revenues	<u><u>\$4,168,929</u></u>
--	---------------------------

#### Other Obligations

Issue Date	Original Amount	Name of Issue	Final Maturity	Amount Outstanding
12/20/21	\$3,855,000	Taxable Note Anticipation Note	12/01/26	\$3,855,000

### DEBT PAYMENT HISTORY

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

### FUTURE FINANCING

The Village may borrow approximately \$9,300,000 Note Anticipation Note for infrastructure. The project is contingent upon the developer purchasing the land associated with the development. At this time, the timing of the land purchase and issuance of the Note Anticipation Note is not yet known. Aside from the preceding, the Village has no current plans for additional financing in the next 12 months.

### DEBT LIMIT

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

Equalized Value	\$2,015,140,600
Multiply by 5%	<u>0.05</u>
Statutory Debt Limit	\$100,757,030
Less: General Obligation Debt*	<u>(20,869,543)</u>
Unused Debt Limit*	<u><u>\$79,887,487</u></u>

\*Preliminary, subject to change.

---

<sup>1</sup> Outstanding debt is as of the dated date of the Notes.



Village of Greendale, Wisconsin  
 Schedule of Bonded Indebtedness  
 General Obligation Debt Secured by Taxes  
 (As of 05/23/2024)

	Taxable Community Development Bonds Series 2011A		Corporate Purpose Bonds Series 2016A		Taxable Community Development Bonds Series 2016B		Taxable Community Development Bonds Series 2018B		Taxable Community Development Bonds Series 2018C	
	Dated	Amount	Dated	Amount	Dated	Amount	Dated	Amount	Dated	Amount
	08/23/2011	\$2,150,000	05/11/2016	\$7,760,000	12/29/2016	\$1,295,000	07/10/2018	\$1,665,000	12/20/2018	\$2,135,000
Maturity	12/01		05/01		12/01		06/01		12/01	
Calendar Year Ending	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2024	140,000	57,460	0	38,943	60,000	35,975	100,000	45,650	155,000	62,350
2025	150,000	51,300	520,000	72,685	65,000	33,935	100,000	42,400	160,000	57,158
2026	160,000	44,550	530,000	62,185	65,000	31,725	100,000	39,075	165,000	51,638
2027	165,000	36,950	540,000	51,485	65,000	29,515	100,000	35,675	170,000	45,863
2028	175,000	28,700	550,000	40,585	70,000	27,240	100,000	32,200	175,000	39,743
2029	185,000	19,950	565,000	29,435	70,000	24,790	100,000	28,650	175,000	33,355
2030	195,000	10,238	575,000	18,035	75,000	22,340	100,000	25,050	175,000	26,793
2031			585,000	6,143	75,000	19,490	100,000	21,375	175,000	20,230
2032					80,000	16,640	100,000	17,625	175,000	13,668
2033					80,000	13,600	100,000	13,875	180,000	6,930
2034					85,000	10,400	100,000	10,000		
2035					85,000	7,000	100,000	6,000		
2036					90,000	3,600	100,000	2,000		
2037										
2038										
2039										
2040										
2041										
2042										
2043										
2044										
	1,170,000	249,148	3,865,000	319,495	965,000	276,250	1,300,000	319,575	1,705,000	357,725

--Continued on next page

Village of Greendale, Wisconsin  
Schedule of Bonded Indebtedness continued  
General Obligation Debt Secured by Taxes  
(As of 05/23/2024)

Dated Amount	State Trust Fund Loan		State Trust Fund Loan		Corporate Purpose Bonds Series 2022A		Promissory Notes Series 2024A		Total Principal	Total Interest	Total P & I	Principal Outstanding	% Paid	Calendar Year Ending
	03/29/2019		03/26/2021		05/11/2022		05/23/2024							
\$700,000			\$986,000		\$7,690,000		\$3,955,000*							
Maturity	01/02 & 03/15		03/15		05/01		05/01							
Calendar Year Ending	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Estimated Interest						
2024	0	0	0	0	0	105,769	0	0	455,000	346,146	801,146	20,414,543	2.18%	2024
2025	97,886	7,012	93,912	21,587	305,000	206,963	110,000	186,187	1,601,798	679,226	2,281,024	18,812,745	9.86%	2025
2026	67,101	2,852	96,729	18,769	310,000	197,738	320,000	122,158	1,813,830	570,689	2,384,519	16,998,915	18.55%	2026
2027			99,631	15,867	350,000	187,838	155,000	114,951	1,644,631	518,143	2,162,774	15,354,284	26.43%	2027
2028			102,585	12,914	315,000	177,863	155,000	110,479	1,642,585	469,723	2,112,308	13,711,700	34.30%	2028
2029			105,697	9,801	275,000	169,013	155,000	106,116	1,630,697	421,110	2,051,807	12,081,003	42.11%	2029
2030			108,868	6,630	245,000	161,213	170,000	101,549	1,643,868	371,847	2,015,715	10,437,134	49.99%	2030
2031			112,134	3,364	230,000	154,088	170,000	96,755	1,447,134	321,444	1,768,578	8,990,000	56.92%	2031
2032					690,000	140,288	180,000	91,811	1,225,000	280,031	1,505,031	7,765,000	62.79%	2032
2033					605,000	120,863	205,000	86,353	1,170,000	241,621	1,411,621	6,595,000	68.40%	2033
2034					520,000	103,988	215,000	80,206	920,000	204,594	1,124,594	5,675,000	72.81%	2034
2035					490,000	88,838	220,000	73,528	895,000	175,365	1,070,365	4,780,000	77.10%	2035
2036					455,000	74,663	225,000	66,428	870,000	146,691	1,016,691	3,910,000	81.26%	2036
2037					440,000	61,238	225,000	58,970	665,000	120,207	785,207	3,245,000	84.45%	2037
2038					415,000	48,413	235,000	50,937	650,000	99,350	749,350	2,595,000	87.57%	2038
2039					385,000	36,413	245,000	42,138	630,000	78,550	708,550	1,965,000	90.58%	2039
2040					365,000	25,163	250,000	32,844	615,000	58,006	673,006	1,350,000	93.53%	2040
2041					330,000	14,531	175,000	24,767	505,000	39,299	544,299	845,000	95.95%	2041
2042					300,000	4,688	180,000	17,924	480,000	22,612	502,612	365,000	98.25%	2042
2043							190,000	10,699	190,000	10,699	200,699	175,000	99.16%	2043
2044							175,000	3,483	175,000	3,483	178,483	0	100.00%	2044
	164,987	9,864	719,556	88,932	7,025,000	2,079,563	3,955,000	1,478,281	20,869,543	5,178,832	26,048,376			

\* Preliminary, subject to change.

Village of Greendale, Wisconsin  
Schedule of Bonded Indebtedness  
Revenue Debt Secured by Water Revenues  
(As of 05/23/2024)

Dated Amount	Water System Revenue Bonds (SDWFL) Series 2013		Water System Revenue Bonds (SDWFL) Series 2014		Water System Revenue Bonds Series 2018A							
	06/23/2013 \$4,510,134		05/28/2014 \$711,888		07/10/2018 \$2,600,000							
Maturity	05/01		05/01		05/01							
Calendar Year Ending	Principal	Interest	Principal	Interest	Principal	Interest	Total Principal	Total Interest	Total P & I	Principal Outstanding	% Paid	Calendar Year Ending
2024	0	21,486	0	3,914	0	24,565	0	49,965	49,965	4,168,929	.00%	2024
2025	229,541	40,762	37,264	7,469	200,000	46,130	466,805	94,361	561,166	3,702,124	11.20%	2025
2026	233,959	36,301	37,982	6,745	205,000	40,055	476,941	83,101	560,042	3,225,184	22.64%	2026
2027	238,463	31,754	38,713	6,007	210,000	33,778	487,176	71,538	558,714	2,738,008	34.32%	2027
2028	243,053	27,119	39,458	5,254	220,000	27,110	502,511	59,484	561,995	2,235,497	46.38%	2028
2029	247,732	22,396	40,218	4,487	225,000	19,933	512,950	46,816	559,765	1,722,547	58.68%	2029
2030	252,501	17,581	40,992	3,706	230,000	12,310	523,493	33,597	557,089	1,199,054	71.24%	2030
2031	257,362	12,673	41,781	2,909	240,000	4,200	539,142	19,783	558,925	659,912	84.17%	2031
2032	262,316	7,672	42,585	2,097			304,901	9,769	314,670	355,011	91.48%	2032
2033	267,365	2,573	43,405	1,269			310,770	3,843	314,613	44,240	98.94%	2033
2034			44,240	426			44,240	426	44,666	0	100.00%	2034
	2,232,293	220,318	406,637	44,283	1,530,000	208,080	4,168,929	472,681	4,641,610			

## OVERLAPPING DEBT<sup>1</sup>

Taxing District	Equalized Value <sup>2</sup>	% In Village	Total G.O. Debt <sup>3</sup>	Village's Proportionate Share
Milwaukee County	\$96,037,594,500	2.0983%	\$387,774,377	\$8,136,670
Milwaukee Area Technical College District	118,936,724,216	1.6943%	104,820,000	1,775,965
Milwaukee County Metro Sewer District	94,247,542,900	2.1381%	719,429,033	15,382,112
Greendale School District	2,015,140,600	100.0000%	33,395,000	33,395,000
Village's Share of Total Overlapping Debt				<u>\$58,689,747</u>

## DEBT RATIOS

	G.O. Debt	Debt/Equalized Value \$2,015,140,600	Debt/ Per Capita 14,682 <sup>4</sup>
Total General Obligation Debt*	\$20,869,543	1.04%	\$1,421.44
Village's Share of Total Overlapping Debt	<u>58,689,747</u>	<u>2.91%</u>	<u>\$3,997.39</u>
Total*	\$79,559,290	3.95%	\$5,418.83

\*Preliminary, subject to change.

<sup>1</sup> Overlapping debt is as of the dated date of the Notes. Only those taxing jurisdictions with general obligation debt outstanding are included in this section.

<sup>2</sup> Includes tax increment valuation.

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

<sup>4</sup> Estimated 2023 population.

## TAX LEVIES AND COLLECTIONS

### TAX LEVIES AND COLLECTIONS

Tax Year	Levy for Village Purposes Only	% Collected	Levy/Equalized Value Reduced by Tax Increment Valuation in Dollars per \$1,000
2019/20	\$10,080,324	100%	\$7.03
2020/21	10,316,204	100%	6.92
2021/22	10,757,526	100%	7.06
2022/23	10,883,162	100%	6.39
2023/24	10,993,128	In Process	5.91

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

Personal property taxes, special assessments, special charges and special taxes must be paid to the town, city or village treasurer in full by January 31, unless the municipality, by ordinance, permits special assessments to be paid in installments. Real property taxes must be paid in full by January 31 or in two equal installments by January 31 and July 31. Alternatively, municipalities may adopt a payment plan which permits real property taxes to be paid in three or more equal installments, provided that the first installment is paid by January 31, one-half of the taxes are paid by April 30 and the remainder is paid by July 31. Amounts paid on or before January 31 are paid to the town, city or village treasurer. Amounts paid after January 31, are paid to the county treasurer unless the municipality has authorized payment in three or more installments in which case payment is made to the town, city or village treasurer. On or before January 15 and February 20 the town, city or village treasurer settles with other taxing jurisdictions for all collections through December and January, respectively. In municipalities which have authorized the payment of real property taxes in three or more installments, the town, city or village treasurer settles with the other taxing jurisdictions on January 15, February 20 and on the fifteenth day of each month following the month in which an installment payment is required. On or before August 20, the county treasurer must settle in full with the underlying taxing districts for all real property taxes and special taxes. Any county board may authorize its county treasurer to also settle in full with the underlying taxing districts for all special assessments and special charges. The county may then recover any tax delinquencies by enforcing the lien on the property and retain any penalties or interest on the delinquencies for which it has settled. Uncollected personal property taxes owed by an entity that has ceased operations or filed a petition for bankruptcy, or are due on personal property that has been removed from the next assessment roll are collected from each taxing entity in the year following the levy year. The personal property tax has been repealed, starting with the property tax assessments as of January 1, 2024. Beginning in 2025, the personal property tax has been 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.

## PROPERTY TAX RATES

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

<b>Year Levied/ Year Collected</b>	<b>Schools<sup>1</sup></b>	<b>County</b>	<b>Local</b>	<b>Other<sup>2</sup></b>	<b>Total</b>
2019/20	\$12.35	\$4.79	\$7.03	\$1.65	\$25.82
2020/21	11.66	4.61	6.92	1.58	24.77
2021/22	11.23	4.29	7.06	1.49	24.07
2022/23	9.91	3.84	6.39	1.36	21.50
2023/24	9.13	3.28	5.91	1.28	19.60

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

## LEVY LIMITS

Section 66.0602 of the Wisconsin Statutes, imposes a limit on property tax levies by cities, villages, towns and counties. No city, village, town or county is permitted to increase its tax levy by a percentage that exceeds its valuation factor (which is defined as a percentage equal to the greater of either the percentage change in the political subdivision's January 1 equalized value due to new construction less improvements removed between the previous year and the current or zero percent; 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%.

---

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

<sup>2</sup> Includes taxes levied for special purpose districts such as metropolitan sewerage districts, sanitary districts, and public inland lake protection districts. Tax increment values are not included.

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

Special provisions are made with respect to property taxes levied to pay general obligation debt service. Those are described below. In addition, the statute provides for certain other adjustments to and exclusions from the tax levy limit. Among the exclusions, Section 66.0602(3)(e)5. of the Wisconsin Statutes provides that the levy limit does not apply to "the amount that a political subdivision levies in that year to make up any revenue shortfall for the debt service on a revenue bond issued under Section 66.0621 by that political subdivision." Recent positions taken by 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.

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

(a) If a political subdivision's levy for the payment of general obligation debt service, including debt service on debt issued or reissued to fund or refund outstanding obligations of the political subdivision and interest on outstanding obligations of the political subdivision, on debt originally issued before July 1, 2005, is less in the current year than in the previous year, the political subdivision is required to reduce its levy limit in the current year by the amount of the difference between the previous year's levy and the current year's levy.

(b) For obligations authorized before July 1, 2005, if the amount of debt service in the preceding year is less than the amount of debt service needed in the current year, the levy limit is increased by the difference between the two amounts. This adjustment is based on scheduled debt service rather than the amount actually levied for debt service (after taking into account offsetting revenues such as sales tax revenues, special assessments, utility revenues, tax increment revenues or surplus funds). Therefore, the levy limit could negatively impact political subdivisions that experience a reduction in offsetting revenues.

(c) The levy limits do not apply to property taxes levied to pay debt service on general obligation debt authorized on or after July 1, 2005.

The 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.

## **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. 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 2024, the Village is expected to receive approximately \$603,000 in shared revenue and supplemental shared revenue from the State, an increase from the approximately \$243,000 received in 2023. In future years, the amount of supplemental shared revenue could grow if State sales tax collections grow.

## THE ISSUER

### VILLAGE GOVERNMENT

The Village is governed by a seven-member board with a President and six Trustees. All Board Members are elected to three-year terms. The appointed Village Manager, Finance Director/Treasurer, and Village Clerk are responsible for administrative details and financial records.

### EMPLOYEES; PENSIONS

The Village employs a staff of 97 full-time, 23 part-time, and 12 seasonal employees. All eligible employees in the Village are covered under the Wisconsin Retirement System ("WRS") established under Chapter 40 of the Wisconsin Statutes ("Chapter 40"). The WRS is a cost-sharing multiple-employer defined benefit pension plan. The Department of Employee Trust Funds ("ETF") administers the WRS. Required contributions to the WRS are determined by the ETF Board pursuant to an annual actuarial valuation in accordance with Chapter 40 and the ETF's funding policies. The ETF Board has stated that its funding policy is to (i) ensure funds are adequate to pay benefits; (ii) maintain stable and predictable contribution rates for employers and employees; and (iii) maintain inter-generational equity to ensure the cost of the benefits is paid for by the generation that receives the benefits.

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 year ended December 31, 2020 ("Fiscal Year 2020"), the fiscal year ended December 31, 2021 ("Fiscal Year 2021") and the fiscal year ended December 31, 2022 ("Fiscal Year 2022"), the Village's portion of contributions to WRS (not including any employee contributions) totaled \$829,104, \$844,511 and \$825,045, 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, 2022, the total pension liability of the WRS was calculated as \$123.7 billion and the fiduciary net position of the WRS was calculated as \$118.4 billion, resulting in a net pension liability of \$5.3 billion. Accordingly, the Village will report a liability for its proportionate share of the net pension liability of the WRS in its audited financial statements for the year ended December 31, 2023.

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 2022, the Village reported an asset of \$5,573,361 for its proportionate share of the net pension asset of the WRS. The net pension asset was measured as of December 31, 2021 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 0.06914683% of the aggregate WRS net pension asset as of December 31, 2021.



The calculation of the total pension asset and fiduciary net position are subject to a number of actuarial assumptions, which may change in future actuarial valuations. Such changes may have a significant impact on the calculation of net pension asset 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 3.G. in "APPENDIX A - FINANCIAL STATEMENTS" attached hereto.

**Recognized and Certified Bargaining Units**

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 collectively bargain with municipal employers. MERA was amended by 2011 Wisconsin Act 10 (the "Act") and by 2011 Wisconsin Act 32, which altered the collective bargaining rights of public employees in Wisconsin.

As a result of the 2011 amendments to MERA, the Village is prohibited from bargaining collectively with municipal employees, other than public safety and transit employees, with respect to any factor or condition of employment except total base wages. Even then, the 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 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.

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

The following bargaining units represent employees of the Village:

<b>Bargaining Unit</b>	<b>Expiration Date of Current Contract</b>
Local No. 1777 of the International Assn of Firefighters	December 31, 2024
The Greendale Professional Police Officers Association Local No. 309	December 31, 2024

**OTHER POST EMPLOYMENT BENEFITS**

The Village has obligations for some post-employment benefits for its employees. OPEB calculations are required to be updated every two years and be prepared in accordance with Statement Nos. 74 and 75 of the Governmental Accounting Standards Board ("GASB 74/75"). An actuarial study for the plan prepared in accordance with GASB 74/75 was most recently completed by Milliman in March 2024 with an actuarial valuation date of December 31, 2023 and reporting dates of December 31, 2023 and December 31, 2024. The Village's most recent actuarial study of its OPEB obligations shows a Total OPEB liability of \$6,582,485 as of December 31, 2024.

The Village has some obligations for post-employment benefits as mandated by State Statutes. Specifically, the Village is required to allow retirees to be covered by the Village's health care plan as long as the retiree remains eligible and pays his/her portion of the premiums. Retiree membership in a health care plan typically increases costs of the premiums. This increased cost is commonly known as implicit price subsidy.

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

For Fiscal Year 2022, the Village's portion of contributions to the LRLIF totaled \$2,249. For Fiscal Year 2022, the Village reported a liability of \$673,221 for its proportionate share of the net OPEB liability of the LRLIF. The net OPEB liability was measured as of December 31, 2021 based on the Village's share of contributions to the LRLIF relative to the contributions of all participating employers. The Village's proportion was 0.11390500% of the aggregate LRLIF net OPEB liability as of December 31, 2021.

The calculation of the total OPEB liability and fiduciary net position are subject to a number of actuarial assumptions, which may change in future actuarial valuations. Such changes may have a significant impact on the calculation of the net OPEB liability of the LRLIF, which may also cause ETF to change the contribution requirements for employers and employees. For more detailed information, see Note 3.H. in "APPENDIX A - FINANCIAL STATEMENTS" attached hereto.

## **LITIGATION**

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

**FUNDS ON HAND** (as of February 28, 2024)

<b>Fund</b>	<b>Total Cash and Investments</b>
General	\$8,852,083
Equipment Replacement Fund	207,613
School Liaison Fund	6,854
Debt Service Fund	1,130,306
Library Fund	410,692
Sewer Utility Fund	1,333,839
Storm Water Utility Fund	87,408
CDBG Fund	25,105
Capital Improvement Fund	415,475
TIF 1 Fund	1,351,342
TIF 2 Fund	931,181
TIF 4 Fund	399,992
TIF 5 Fund	511,452
Special Revenue Fund	1,567,083
Tax Agency Fund	1,193,563
Water Utility	385,110
Tourism/Events Fund	139,581
	<hr/>
Total Funds on Hand	<u><u>\$18,948,679</u></u>

## ENTERPRISE FUNDS

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

	<b>2020 Audited</b>	<b>2021 Audited</b>	<b>2022 Audited</b>	<b>2023 Unaudited</b>
<b>Water</b>				
Total Operating Revenues	\$2,374,520	\$2,502,014	\$2,602,738	\$2,738,668
Less: Operating Expenses	<u>(1,940,842)</u>	<u>(1,815,652)</u>	<u>(1,918,636)</u>	<u>(2,044,233)</u>
Operating Income	\$433,678	\$686,362	\$684,102	\$694,435
Plus: Depreciation	300,970	302,979	320,900	341,476
Interest Income	<u>(144,795)</u>	<u>(134,866)</u>	<u>15,724</u>	<u>7,330</u>
Revenues Available for Debt Service	<u><u>\$589,853</u></u>	<u><u>\$854,475</u></u>	<u><u>\$1,020,726</u></u>	<u><u>\$1,043,241</u></u>
<b>Sewer</b>				
Total Operating Revenues	\$1,476,932	\$1,524,079	\$1,522,820	\$2,181,740
Less: Operating Expenses	<u>(1,355,648)</u>	<u>(1,471,652)</u>	<u>(1,587,095)</u>	<u>(2,126,277)</u>
Operating Income	\$121,284	\$52,427	(\$64,275)	\$55,463
Plus: Depreciation	<u>129,189</u>	<u>169,194</u>	<u>167,786</u>	<u>203,394</u>
Revenues Available for Debt Service	<u><u>\$250,473</u></u>	<u><u>\$221,621</u></u>	<u><u>\$103,511</u></u>	<u><u>\$258,857</u></u>
<b>Storm Water</b>				
Total Operating Revenues	\$605,988	\$604,928	\$624,964	\$642,569
Less: Operating Expenses	<u>(552,191)</u>	<u>(566,077)</u>	<u>(638,217)</u>	<u>(659,839)</u>
Operating Income	\$53,797	\$38,851	(\$13,253)	(\$17,270)
Plus: Depreciation	146,021	147,563	155,157	164,255
Interest Income	<u>0</u>	<u>0</u>	<u>9,671</u>	<u>7,737</u>
Revenues Available for Debt Service	<u><u>\$199,818</u></u>	<u><u>\$186,414</u></u>	<u><u>\$151,575</u></u>	<u><u>\$154,722</u></u>

## SUMMARY GENERAL FUND INFORMATION

The following are summaries of the revenues and expenditures and fund balances for the Village's General Fund. These summaries are not purported to be the complete audited financial statements of the Village, and potential purchasers should read the included financial statements in their entirety for more complete information concerning the Village. Copies of the complete statements are available upon request. Appendix A includes the 2022 audited financial statements.

<b>FISCAL YEAR ENDING DECEMBER 31</b>					
<b>COMBINED STATEMENT</b>	<b>2020 Audited</b>	<b>2021 Audited</b>	<b>2022 Audited</b>	<b>2023 Unaudited</b>	<b>2024 Adopted Budget<sup>1</sup></b>
<b>Revenues</b>					
Taxes	\$7,676,840	\$8,187,321	\$7,718,562	\$8,947,403	\$8,848,613
Intergovernmental	1,607,446	1,513,500	1,289,104	1,298,034	1,624,985
Licenses and permits	469,266	495,142	528,539	491,362	562,965
Fines and forfeitures	299,877	334,677	329,521	289,252	325,000
Public charges for services	857,107	826,879	1,063,183	774,107	683,600
Intergovernmental charges for services	0	0	101,583	311,946	356,864
Miscellaneous	196,370	199,669	324,583	1,095,910	560,017
<b>Total Revenues</b>	<u>\$11,106,906</u>	<u>\$11,557,188</u>	<u>\$11,355,075</u>	<u>\$13,208,014</u>	<u>\$12,962,044</u>
<b>Expenditures</b>					
Current:					
General government	\$1,855,796	\$2,091,291	\$2,348,521	\$1,885,928	\$2,010,888
Public safety	7,501,444	7,608,182	7,756,316	8,268,394	8,904,418
Public works	1,803,593	1,838,772	1,970,311	2,167,727	1,993,028
Health and human services	139,880	189,686	35	0	0
Culture and recreation	118,325	136,022	122,741	63,083	53,710
<b>Total Expenditures</b>	<u>\$11,419,038</u>	<u>\$11,863,953</u>	<u>\$12,197,924</u>	<u>\$12,385,132</u>	<u>\$12,962,044</u>
<b>Excess of revenues over (under) expenditures</b>	(\$312,132)	(\$306,765)	(\$842,849)	\$822,882	\$0
<b>Other Financing Sources (Uses)</b>					
Transfers in	\$311,339	\$308,684	\$274,452	\$52,949	\$0
Transfers (out)	0	0	(52,949)	(898,923)	0
<b>Total Other Financing Sources (Uses)</b>	<u>311,339</u>	<u>308,684</u>	<u>221,503</u>	<u>(845,974)</u>	<u>0</u>
<b>Net changes in Fund Balances</b>	(\$793)	\$1,919	(\$621,346)	(\$23,092)	\$0
General Fund Balance January 1	<u>\$4,332,092</u>	<u>\$4,331,299</u>	<u>\$4,333,218</u>	<u>\$3,711,872</u>	
General Fund Balance December 31	\$4,331,299	\$4,333,218	\$3,711,872	\$3,688,780	
<b>DETAILS OF DECEMBER 31 FUND BALANCE</b>					
Nonspendable	\$1,006,811	\$970,236	\$201,743	\$205,870	
Assigned	290,378	185,247	460,648	0	
Unassigned	3,034,110	3,177,735	3,049,481	3,482,910	
<b>Total</b>	<u>\$4,331,299</u>	<u>\$4,333,218</u>	<u>\$3,711,872</u>	<u>\$3,688,780</u>	

<sup>1</sup> The 2024 budget was adopted on November 21, 2023.

## GENERAL INFORMATION

### LOCATION

The Village, with a 2020 U.S. Census population of 14,854 and a current estimated population of 14,682 comprises an area of 5.57 square miles and is located approximately 12 miles south of Milwaukee.

### LARGER EMPLOYERS<sup>1</sup>

Larger employers in the Village include the following:

<b>Firm</b>	<b>Type of Business/Product</b>	<b>Estimated No. of Employees</b>
Greendale School District	Elementary and secondary education	391
Walmart	Retail	230
Harbor Village	Assistant living, nursing home / convalescent homes	138
The Village	Municipal government and services	132 <sup>2</sup>
Kinetic	Manufacturer	75
Marcus Bistroplex Southridge	Movie theater	65
Longhorn Steakhouse	Restaurant	65
St. Alphonsus Parish	Church and private school	60
Martin Luther High School	Private school	50
Round1 Bowling and Amusement	Family entertainment center	52

**Source:** The Village, Data Axle Reference Solutions, written and telephone survey, BizTimes, Wisconsin Manufacturers Register, and the Wisconsin Department of Workforce Development.

---

<sup>1</sup> This does not purport to be a comprehensive list and is based on available data obtained through a survey of individual employers, as well as the sources identified above.

<sup>2</sup> 97 full-time, 23 part-time and 12 seasonal employees.

## BUILDING PERMITS

	2020	2021	2022	2023	2024 <sup>1</sup>
<u>New Single Family Homes</u>					
No. of building permits	1	4	0	1	0
Valuation	\$457,057	\$1,162,750	\$0	\$477,174	\$0
<u>New Multiple Family Buildings</u>					
No. of building permits	0	0	0	0	0
Valuation	\$0	\$0	\$0	\$0	\$0
<u>New Commercial/Industrial</u>					
No. of building permits	0	1	0	2	0
Valuation	\$0	\$900,000	\$0	\$5,309,300	\$0
<u>All Building Permits</u> <i>(including additions and remodelings)</i>					
No. of building permits	1	5	0	3	0
Valuation	\$457,057	\$2,062,750	\$0	\$5,786,474	\$0

**Source:** The Village.

---

<sup>1</sup> As of March 20, 2024.

## U.S. CENSUS DATA

### Population Trend: The Village

2010 U.S. Census Population	14,046
2020 U.S. Census Population	14,854
Percent of Change 2010 - 2020	5.75%
2023 Estimated Population	14,682

### Income and Age Statistics

	<b>The Village</b>	<b>Milwaukee County</b>	<b>State of Wisconsin</b>	<b>United States</b>
2022 per capita income	\$43,538	\$35,039	\$40,130	\$41,261
2022 median household income	\$89,684	\$59,319	\$72,458	\$75,149
2022 median family income	\$115,038	\$77,644	\$92,974	\$92,646
2022 median gross rent	\$1,152	\$1,012	\$992	\$1,268
2022 median value owner occupied units	\$273,400	\$200,000	\$231,400	\$281,900
2022 median age	41.8 yrs.	35.3 yrs.	39.9 yrs.	38.5 yrs.
		<b>State of Wisconsin</b>	<b>United States</b>	
Village % of 2022 per capita income		108.49%	105.52%	
Village % of 2022 median family income		123.73%	124.17%	

### Housing Statistics

	<b><u>The Village</u></b>		
	<b>2020</b>	<b>2022</b>	<b>Percent of Change</b>
All Housing Units	6,330	6,200	-2.05%

**Source:** 2010 and 2020 Census of Population and Housing, Wisconsin Demographic Services Center ([https://doa.wi.gov/Pages/LocalGovtsGrants/Population\\_Estimates.aspx](https://doa.wi.gov/Pages/LocalGovtsGrants/Population_Estimates.aspx)) and 2022 American Community Survey (Based on a five-year estimate), U.S. Census Bureau (<https://data.census.gov/cedsci>).

## EMPLOYMENT/UNEMPLOYMENT DATA

Rates are not compiled for individual communities with populations under 25,000.

<b>Year</b>	<b><u>Average Employment</u></b>		<b><u>Average Unemployment</u></b>	
	<b>Milwaukee County</b>	<b>Milwaukee County</b>	<b>State of Wisconsin</b>	
2020	428,251	8.4%	6.4%	
2021	439,453	5.4%	3.9%	
2022	442,178	3.7%	2.9%	
2023, December	449,618	3.5%	2.9%	
2024, February <sup>1</sup>	441,151	3.9%	3.3%	

**Source:** Wisconsin Department of Workforce Development.

<sup>1</sup> Preliminary.



**FINANCIAL STATEMENTS**

Potential purchasers should read the included 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, assessments, procedures or evaluation with respect to such financial statements since the date thereof or with respect to this Preliminary Official Statement, nor has the Village requested that the Auditor consent to the use of such financial statements in this Preliminary Official Statement. Although the inclusion of the financial statements in this Preliminary 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 have 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.

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

**VILLAGE OF GREENDALE, WISCONSIN**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2022**



CPAs | CONSULTANTS | WEALTH ADVISORS

[CLAconnect.com](https://www.CLAconnect.com)

**VILLAGE OF GREENDALE, WISCONSIN  
TABLE OF CONTENTS  
YEAR ENDED DECEMBER 31, 2022**

<b>INDEPENDENT AUDITORS' REPORT</b>	<b>1</b>
<b>MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)</b>	<b>5</b>
<b>BASIC FINANCIAL STATEMENTS</b>	
<b>GOVERNMENT-WIDE FINANCIAL STATEMENTS</b>	
<b>STATEMENT OF NET POSITION</b>	<b>17</b>
<b>STATEMENT OF ACTIVITIES</b>	<b>18</b>
<b>FUND FINANCIAL STATEMENTS</b>	
<b>BALANCE SHEET – GOVERNMENTAL FUNDS</b>	<b>20</b>
<b>STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND             BALANCES – GOVERNMENTAL FUNDS</b>	<b>22</b>
<b>STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND             BALANCE – BUDGET AND ACTUAL – GENERAL FUND</b>	<b>24</b>
<b>STATEMENT OF NET POSITION – PROPRIETARY FUND</b>	<b>25</b>
<b>STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET             POSITION – PROPRIETARY FUNDS</b>	<b>27</b>
<b>STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS</b>	<b>28</b>
<b>STATEMENT OF FIDUCIARY NET POSITION – FIDUCIARY FUND</b>	<b>30</b>
<b>STATEMENT OF CHANGES IN FIDUCIARY NET POSITION – FIDUCIARY             FUND</b>	<b>31</b>
<b>NOTES TO BASIC FINANCIAL STATEMENTS</b>	<b>32</b>
<b>REQUIRED SUPPLEMENTARY INFORMATION</b>	
<b>SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED         RATIOS – SINGLE EMPLOYER DEFINED OPEB PLAN</b>	<b>77</b>
<b>SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION         LIABILITY (ASSET) – WISCONSIN RETIREMENT SYSTEM</b>	<b>78</b>
<b>SCHEDULE OF CONTRIBUTIONS – WISCONSIN RETIREMENT SYSTEM</b>	<b>78</b>

**VILLAGE OF GREENDALE, WISCONSIN  
TABLE OF CONTENTS  
YEAR ENDED DECEMBER 31, 2022**

<b>SCHEDULE OF PROPORTIONATE SHARE OF THE NET OPEB LIABILITY (ASSET) – LOCAL RETIREE LIFE INSURANCE FUND</b>	<b>79</b>
<b>SCHEDULE OF CONTRIBUTIONS – LOCAL RETIREE LIFE INSURANCE FUND</b>	<b>79</b>
<b>NOTES TO REQUIRED SUPPLEMENTARY INFORMATION</b>	<b>80</b>
<b>SUPPLEMENTARY INFORMATION</b>	
<b>COMBINING BALANCE SHEET – NONMAJOR GOVERNMENTAL FUNDS</b>	<b>83</b>
<b>COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – NONMAJOR GOVERNMENTAL FUNDS</b>	<b>85</b>
<b>ADDITIONAL INDEPENDENT AUDITORS' REPORT FOR BASIC FINANCIAL STATEMENTS</b>	
<b>INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i></b>	<b>88</b>
<b>SCHEDULE OF FINDINGS AND RESPONSES</b>	<b>90</b>



## INDEPENDENT AUDITORS' REPORT

Village Board  
Village of Greendale  
Greendale, Wisconsin

### Report on the Audit of the Financial Statements

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Greendale, Wisconsin (the Village), as of and for the year ended December 31, 2022, 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 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's, as of December 31, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof and the budgetary comparison for the general fund 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) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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.

#### ***Emphasis of Matter***

As discussed in Note 1.D. to the financial statements, effective January 1, 2022, the Village adopted new accounting guidance for leases. The guidance requires lessors to recognize a lease receivable and corresponding deferred inflow of resources for all leases with lease terms greater than twelve months. Our opinions are not modified with respect to this matter.

As described in Note 4.E., the Village recorded a prior period adjustment to decrease assets and net position in the water utility and business-type activities in the amount of \$750,000.

### ***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 and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the 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**

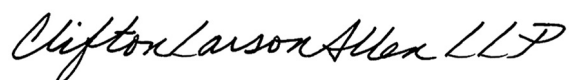
Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the schedules relating to pensions and other postemployment benefits as listed in the table of contents be presented to supplement the basic financial statements. Such information 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 GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Supplementary Information**

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

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated July 13, 2023, on our consideration of the Village's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Village's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Village's internal control over financial reporting and compliance.



**CliftonLarsonAllen LLP**

Sheboygan, Wisconsin  
July 13, 2023

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



**VILLAGE OF GREENDALE, WISCONSIN  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
DECEMBER 31, 2022**

As management of the Village of Greendale, we offer readers of the Village of Greendale's financial statements this narrative overview and analysis of the financial activities of the Village of Greendale for the fiscal year ended December 31, 2022. A comparison with prior year data is also presented.

**Financial Highlights**

- The assets and deferred outflows of resources of the Village of Greendale exceeded its liabilities and deferred inflows of resources as of December 31, 2022 by \$33,180,688 (net position).
- Net position from governmental activities increased by \$2,965,494 for December 31, 2022.
- Business-type activities reported a change in net position of \$759,707.
- As of the close of the current fiscal year, the Village of Greendale's governmental funds reported a combined ending fund balance of \$14,740,510.
- At the end of the current year, unassigned fund balance for the general fund was \$3,049,481 or approximately 25% of total general fund expenditures compared to \$3,177,735 or approximately 27% at the end of 2021. 2022 general fund revenues were below budgeted amounts by \$212,000. 2022 general fund expenditures came in above budget by \$110,602. The result was a \$621,346 decrease in fund balance.
- The Village of Greendale had \$24,422,0744 in general obligation debt outstanding at year-end.

**Overview of the Financial Statements**

This discussion and analysis are intended to serve as an introduction to the Village of Greendale's basic financial statements. The Village of Greendale's basic financial statements comprise of three components: 1) government-wide financial statements, 2) fund financial statements, 3) notes to the financial statements. This report also contains both required supplementary information and supplemental information in addition to the basic financial statements.

**Government-Wide Financial Statements.** The government-wide financial statements are designed to provide readers with a broad overview of the Village of Greendale's finances, in a manner similar to a private sector business.

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

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

Both of the government-wide financial statements distinguish functions of the Village of Greendale that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the Village of Greendale include

**VILLAGE OF GREENDALE, WISCONSIN  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
DECEMBER 31, 2022**

general government, public safety, public works, health and human services, culture and recreation, and conservation and development. The business-type activities of the Village of Greendale include the Water Utility, Stormwater Utility, and Sewer Utility.

The government-wide financial statements include the activities of the Village of Greendale itself (known as the *primary government*). The Water, Sewer, and Stormwater Utilities, although legally separate, function for all practical purposes as departments of the Village of Greendale, and therefore have been included as integral parts of the primary government.

The government-wide financial statements can be found on pages 17 - 19.

**Fund Financial Statements.** A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Village of Greendale, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Village of Greendale can be divided into three categories: governmental funds, proprietary funds and fiduciary funds.

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

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

The Village of Greendale maintains seventeen 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, and the Capital Projects Fund, all of which are considered to be major funds. Data from the other 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* elsewhere in this report.

The basic governmental fund financial statements can be found on pages 20 - 24.

**VILLAGE OF GREENDALE, WISCONSIN  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
DECEMBER 31, 2022**

**Proprietary Funds.** The Village of Greendale maintains three different proprietary funds. *Enterprise funds* are used to report the same function presented as *business-type activities* in the government-wide financial statements. The Village of Greendale uses enterprise funds to account for its Water Utility, Sewer Utility, and Stormwater Utility.

The basic proprietary fund financial statements can be found on pages 25 - 29.

**Fiduciary Funds.** The Village reports a custodial fund for property taxes and special charges collected on behalf of other governments.

The basic fiduciary fund financial statements can be found on pages 30 - 31.

**Notes to the Financial Statements.** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the financial statements can be found on pages 32 - 75.

**Required Supplementary Information.** A schedule of changes in the total other postemployment benefits liability and related ratios can be seen on page 77.

Additional information related to the Wisconsin Retirement System can be seen on page 78.

Additional information related to the Local Retiree Life Insurance Fund can be seen on page 79.

**Other Information.** In addition to the basic financial statements and accompanying notes, this report also presents the combining statements referred to earlier in connection with nonmajor governmental funds and is presented immediately following the notes to the financial statements.

Combining financial statements can be found on pages 83 - 86.

**VILLAGE OF GREENDALE, WISCONSIN  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
DECEMBER 31, 2022**

**Government-Wide Financial Analysis.** As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Village of Greendale, year-end 2022 assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$33,180,688.

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Current and Other Assets	\$ 35,000,125	\$ 32,958,721	\$ 4,814,352	\$ 3,094,626	\$ 39,814,477	\$ 36,053,347
Capital Assets	31,823,060	29,112,619	22,443,371	20,129,814	54,266,431	49,242,433
Total Assets	66,823,185	62,071,340	27,257,723	23,224,440	94,080,908	85,295,780
Deferred Outflows of Resources	11,809,970	8,265,907	549,057	391,607	12,359,027	8,657,514
Long-Term Liabilities	34,294,140	31,363,461	8,345,111	5,899,190	42,639,251	37,262,651
Current Liabilities	2,552,378	1,715,247	590,007	448,740	3,142,385	2,163,987
Total Liabilities	36,846,518	33,078,708	8,935,118	6,347,930	45,781,636	39,426,638
Deferred Inflows of Resources	26,154,743	24,592,139	1,322,868	479,030	27,477,611	25,071,169
Net Position:						
Net Investment in Capital Assets	20,707,811	21,106,096	15,154,283	15,296,900	35,862,094	36,402,996
Restricted	12,487,497	13,084,610	1,030,648	952,935	13,518,145	14,037,545
Unrestricted (Deficit)	(17,563,414)	(21,524,306)	1,363,863	539,252	(16,199,551)	(20,985,054)
Total Net Position	\$ 15,631,894	\$ 12,666,400	\$ 17,548,794	\$ 16,789,087	\$ 33,180,688	\$ 29,455,487

The largest portion of the Village of Greendale's net position reflects its net investment in capital assets (e.g., land, buildings, machinery, and equipment, less any related debt used to acquire those assets that is still outstanding). Although the Village of Greendale's net investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the Village of Greendale's net position represents resources that are subject to external restrictions on how they may be used.

Unrestricted net position is negative as the Village has issued debt to provide incentives to developers. Future tax revenues generated by the developments will be used to repay the outstanding debt which will eliminate a portion of the deficit balance.

The Village's change in net position for the current year equaled \$3,725,201.

**VILLAGE OF GREENDALE, WISCONSIN  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
DECEMBER 31, 2022**

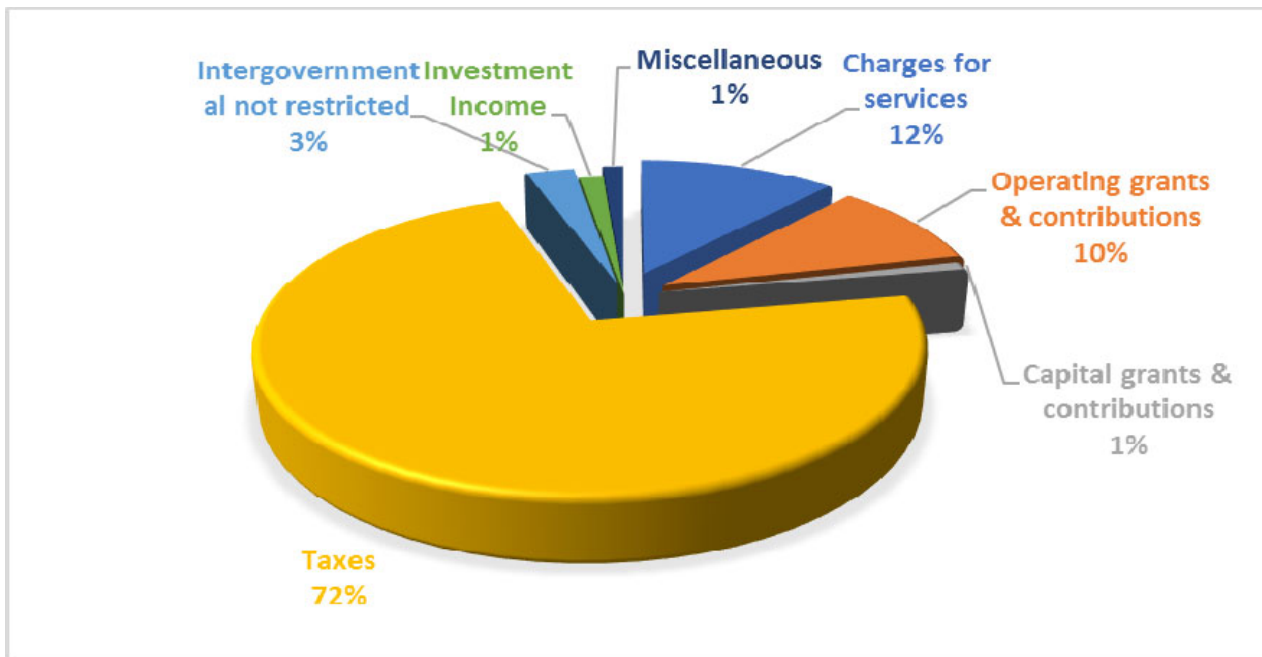
**Changes in Net Position.** Governmental activities increased the Village of Greendale's net position by \$2,965,494 and business type activities increased net position by \$759,707. Key elements of these changes are as follows:

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
<b>REVENUES</b>						
Program Revenues:						
Charges for Services	\$ 2,301,499	\$ 2,439,288	\$ 4,749,250	\$ 4,631,021	\$ 7,050,749	\$ 7,070,309
Operating Grants and Contributions	1,917,076	1,476,933	-	-	1,917,076	1,476,933
Capital Grants and Contributions	174,245	342,047	-	-	174,245	342,047
General Revenues:						
Taxes	14,304,185	13,872,737	-	-	14,304,185	13,872,737
Intergovernmental Revenues not Restricted to Specific Programs	559,197	721,662	-	-	559,197	721,662
Investment Income	269,958	57,049	25,395	-	295,353	57,049
Miscellaneous	242,387	193,510	1,272	-	243,659	193,510
Total Revenues	19,768,547	19,103,226	4,775,917	4,631,021	24,544,464	23,734,247
<b>EXPENSES</b>						
General Government	2,280,813	2,206,971	-	-	2,280,813	2,206,971
Public Safety	7,676,064	7,577,790	-	-	7,676,064	7,577,790
Public Works	2,894,599	2,888,176	-	-	2,894,599	2,888,176
Health and Human Services	841,327	1,053,816	-	-	841,327	1,053,816
Culture and Recreation	924,580	848,975	-	-	924,580	848,975
Conservation and Development	905,372	878,589	-	-	905,372	878,589
Interest and Fiscal Charges	903,326	725,222	-	-	903,326	725,222
Water Utility	-	-	2,105,349	1,950,518	2,105,349	1,950,518
Sewer Utility	-	-	1,587,095	1,471,652	1,587,095	1,471,652
Stormwater Utility	-	-	700,738	566,077	700,738	566,077
Total Expenses	16,426,081	16,179,539	4,393,182	3,988,247	20,819,263	20,167,786
<b>CHANGE IN NET POSITION BEFORE TRANSFERS</b>						
	3,342,466	2,923,687	382,735	642,774	3,725,201	3,566,461
<b>TRANSFERS</b>						
	(376,972)	308,684	376,972	(308,684)	-	-
Net Position - Beginning of Year, as Originally Reported	12,666,400	9,434,029	17,539,087	17,204,997	30,205,487	26,639,026
Prior Period Adjustment	-	-	(750,000)	-	(750,000)	-
Net Position - January 1, as Restated	12,666,400	9,434,029	16,789,087	17,204,997	29,455,487	26,639,026
<b>NET POSITION - END OF YEAR</b>	<b>\$ 15,631,894</b>	<b>\$ 12,666,400</b>	<b>\$ 17,548,794</b>	<b>\$ 17,539,087</b>	<b>\$ 33,180,688</b>	<b>\$ 30,205,487</b>

**VILLAGE OF GREENDALE, WISCONSIN  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
DECEMBER 31, 2022**

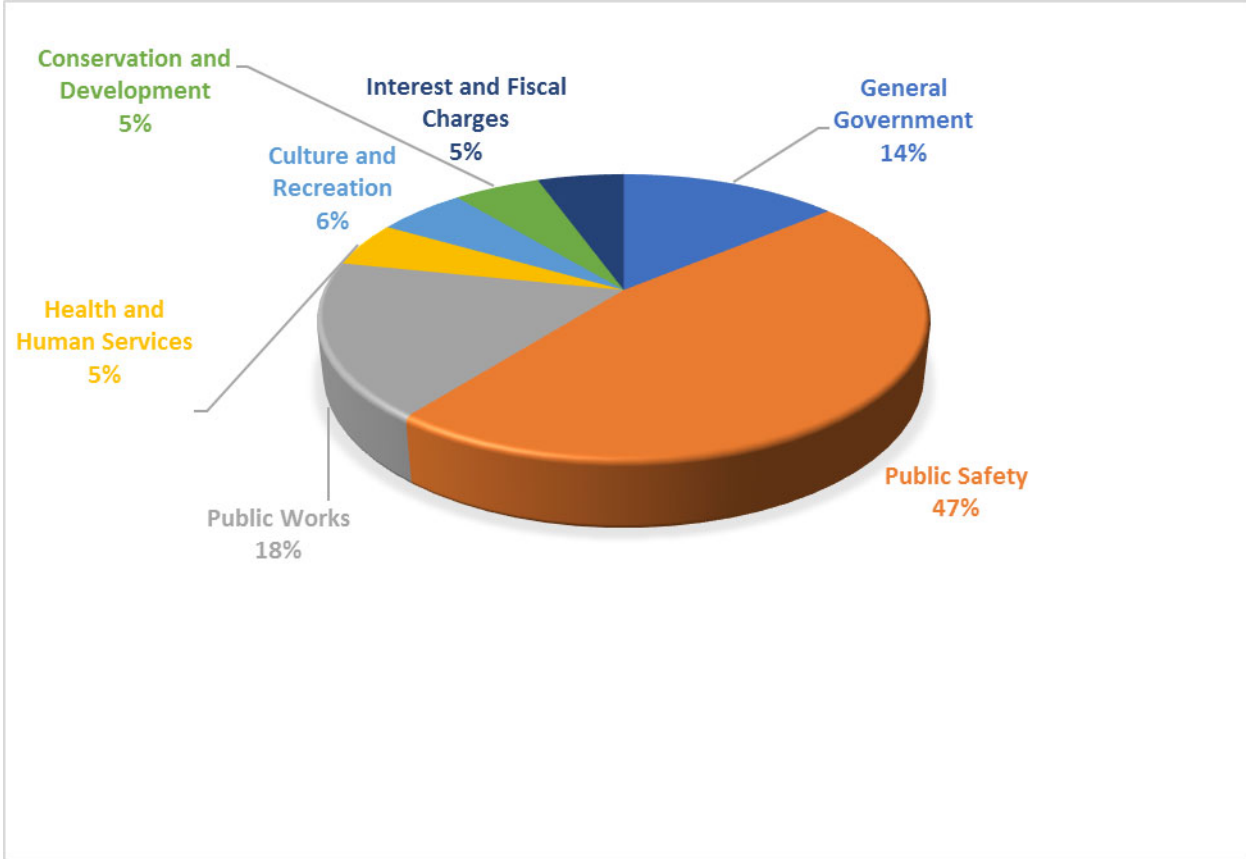
- Property taxes increased \$125,637 due to the 1.2% levy increase. Taxes continue to be the largest revenue source for the governmental activities accounting for approximately 72% of total revenues.
- The Village's proportionate share of the GASB 68 net pension liability/asset resulted in a net pension asset of \$5,573,361 as of December 31, 2022 compared to a net pension asset of \$4,236,353 as of December 31, 2021.
- Interest earnings increased by \$238,304 due to higher interest rates.

**Revenues by Source**



VILLAGE OF GREENDALE, WISCONSIN  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
DECEMBER 31, 2022

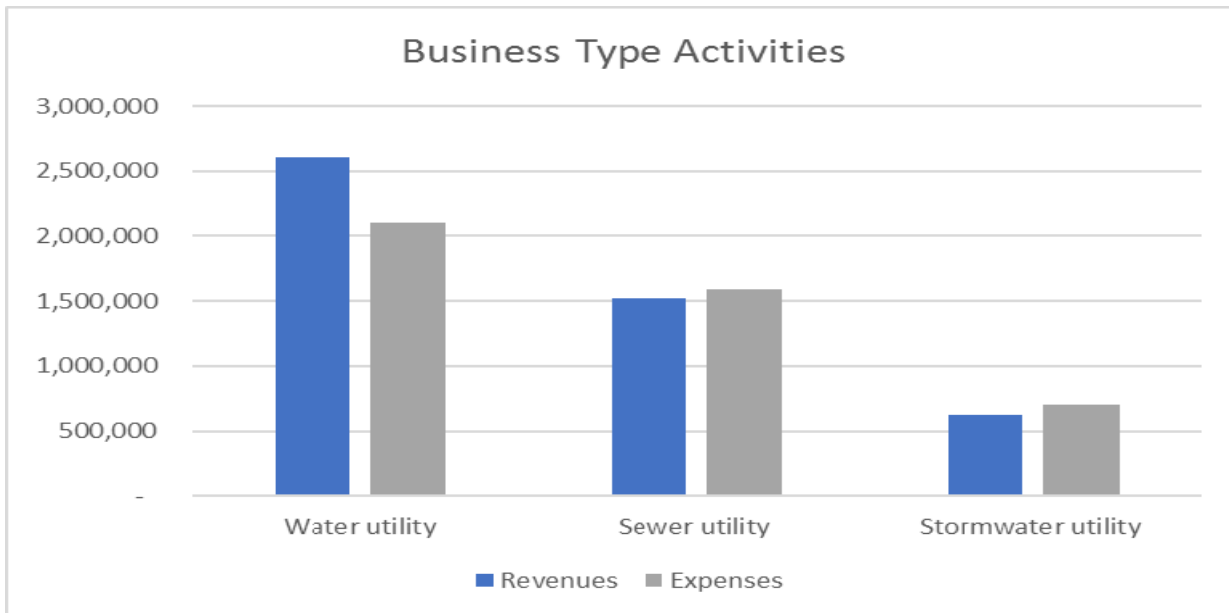
Expenses by Function



**VILLAGE OF GREENDALE, WISCONSIN  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
DECEMBER 31, 2022**

**Business-Type Activities.** Business-type activities increased the Village of Greendale's net position by \$759,707. Key elements of this increase are as follows.

- Net position in the Sewer Utility decreased by \$174,702.
- Net position in the Water Utility increased by \$1,000,512.
- Net position in the Stormwater Utility decreased by \$66,103.





**VILLAGE OF GREENDALE, WISCONSIN  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
DECEMBER 31, 2022**

**Funds.** As noted earlier, the Village of Greendale uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental Funds.** The focus of the Village of Greendale's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the Village's financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At the end of 2022, the combined fund balances for the Village's governmental funds was \$14,740,510. Of this total, \$201,743 is nonspendable, \$11,105,911 is restricted, \$233,801 is committed, and \$460,648 is assigned. The balance of unassigned governmental fund balances is \$2,738,407.

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

Unrestricted net position of the Water Utility at the end of the year amounted to a deficit \$354,925, those for the Sewer Utility amounted to \$1,671,829, and those for the Stormwater Utility amounted to \$46,959. Other factors concerning the finances of these funds have already been addressed in the discussion of the Village of Greendale's business-type activities.

**General Fund Budgetary Highlights.** The general fund is the primary operating fund of the Village.

- Actual revenues were under budgeted amounts by \$212,000. Actual expenditures were over the budgeted amounts by \$110,602.
- Unassigned fund balance decreased from \$3,177,735 at December 31, 2021 to \$3,049,481 at December 31, 2022.

**Capital Assets and Debt Administration**

**Capital Assets.** The Village of Greendale's investment in capital assets for its governmental and business-type activities as of December 31, 2022 amounts to \$54,266,431 (net of accumulated depreciation). This investment in capital assets includes land, construction in progress, buildings, system improvements, machinery and equipment, parks facilities, roads, and bridges. The total increase in the Village of Greendale's investment in capital assets for the current fiscal year was 8.5%.

Additional information on the Village of Greendale's capital assets can be found in Note 3.C. on pages 55 - 56 of this report.

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Nondepreciable Capital Assets	\$ 1,037,889	\$ 1,037,889	\$ 249,391	\$ 999,391	\$ 1,287,280	\$ 2,037,280
Buildings and System	9,406,107	9,587,122	236,660	252,270	9,642,767	9,839,392
Machinery and Equipment	1,661,022	1,797,989	461,996	571,590	2,123,018	2,369,579
Infrastructure	19,718,042	16,689,619	21,495,324	19,056,563	41,213,366	35,746,182
	<u>\$ 31,823,060</u>	<u>\$ 29,112,619</u>	<u>\$ 22,443,371</u>	<u>\$ 20,879,814</u>	<u>\$ 54,266,431</u>	<u>\$ 49,992,433</u>

**VILLAGE OF GREENDALE, WISCONSIN  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
DECEMBER 31, 2022**

**Long-Term Debt.** At the end of the current fiscal year, the Village of Greendale had \$24,422,074 of bonded debt outstanding and a note anticipation note for \$3,855,000. The Village maintains an "Aa3" rating from Moody's for general obligation debt. The Water Utility also had \$5,067,517 in outstanding Safe Water Drinking Loans.

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
General Obligation Bonds	\$ 21,567,074	\$ 18,993,756	\$ 2,855,000	\$ -	\$ 24,422,074	\$ 18,993,756
Note Anticipation Note	3,855,000	3,855,000	-	-	3,855,000	3,855,000
Revenue Debt	-	-	5,067,517	5,499,489	5,067,517	5,499,489
	<u>\$ 25,422,074</u>	<u>\$ 22,848,756</u>	<u>\$ 7,922,517</u>	<u>\$ 5,499,489</u>	<u>\$ 33,344,591</u>	<u>\$ 28,348,245</u>

State Statutes limit the amount of general obligation debt a government entity may issue up to 5% of its total equalized valuation. The current debt limitation for the Village of Greendale is \$88,921,520 which significantly exceeds the Village's current outstanding general obligation debt of \$24,422,074. Additional information on the Village of Greendale's long-term debt can be found in Note 3.E. on pages 58 - 62 of this report.

**Economic Factors and the 2023 Budget and Rates**

- The 2023 Budget is supported by a tax levy of \$10,883,162, which is an increase of 1.2% over the 2022 amount.
- The 2023 Budget anticipated a 23.8% increase in Assessed Value while increasing the tax levy by 1.2% from last year's total. The combination increased the 2023 Budget Assessed Tax Rate by approximately one dollar and eighty-four cents (-22.4%) from \$8.21 to \$6.37 per \$1,000 Assessed Value.
- Personnel Cost Increases - Includes increase for anticipated wage and benefit increases for Village personnel including General Government, Health Department, Department of Public Works, Library, School-Police Fund, etc. and Police Department and Fire Department per union contracts.
- Street Rehabilitation Projects (\$490,000) – The Village will continue its annual Street Rehabilitation Program.
- The Village created three (3) Tax Incremental Financing Districts in 2011, in the Southridge Mall area, for which the Community Development Bonds in 2011 were issued. Tax Incremental Financing District No. 3 was closed in 2022. Tax Increments for No. 1 and No. 2 will continue to be realized during 2023 as projected.
- The Village created Tax Incremental Financing District No. 4 in 2015, in the Southridge Mall area, for which the Community Development Bonds of \$1,295,000 were issued in 2016 and \$1,665,000 were issued in 2018. Tax Increments will continue to be realized during 2023 as projected.
- The Village created Tax Incremental Financing District No. 5 in 2018, in the Southridge Mall area, for which the Community Development Bonds of \$2,135,000 were issued in 2018. Tax Increments will continue to be realized during 2023 as projected.

**VILLAGE OF GREENDALE, WISCONSIN  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
DECEMBER 31, 2022**

- The Village created Tax Incremental Financing District No. 6 effective in 2023, in the Southridge Mall area, for which a Note Anticipation Note of \$3,855,000 was issued in 2021. Tax increments are projected to be realized in 2024.

**Requests for Information**

This financial report is designed to provide a general overview of the Village of Greendale's finances for all those with an interest in the Village's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Stephanie Hall, Finance Director-Treasurer, Village of Greendale, 6500 Northway, Greendale, WI 53129 or email [shall@greendale.org](mailto:shall@greendale.org).

## **BASIC FINANCIAL STATEMENTS**

**VILLAGE OF GREENDALE, WISCONSIN  
STATEMENT OF NET POSITION  
DECEMBER 31, 2022**

	Governmental Activities	Business-Type Activities	Totals
<b>ASSETS</b>			
Cash and Investments	\$ 19,018,655	\$ 1,680,341	\$ 20,698,996
Receivables:			
Taxes and Special Charges	6,139,083	164,216	6,303,299
Delinquent Taxes	39,484	-	39,484
Accounts	567,620	1,245,397	1,813,017
Leases	-	666,722	666,722
Prepaid Supplies and Items	162,259	-	162,259
Assets Held for Resale	3,211,363	-	3,211,363
Restricted Assets:			
Cash and Investments	543,958	802,018	1,345,976
Net Pension Asset	5,317,703	255,658	5,573,361
Capital Assets, Nondepreciable	1,037,889	249,391	1,287,280
Capital Assets, Depreciable	30,785,171	22,193,980	52,979,151
Total Assets	<u>66,823,185</u>	<u>27,257,723</u>	<u>94,080,908</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Pension Related Amounts	10,382,297	498,084	10,880,381
Other Postemployment Benefit Related Amounts	1,427,673	50,973	1,478,646
Total Deferred Outflows of Resources	<u>11,809,970</u>	<u>549,057</u>	<u>12,359,027</u>
<b>LIABILITIES</b>			
Accounts Payable	688,325	552,822	1,241,147
Accrued and Other Current Liabilities	393,855	-	393,855
Accrued Interest Payable	113,163	34,185	147,348
Special Deposits	25,953	3,000	28,953
Unearned Revenues	1,331,082	-	1,331,082
Long-Term Obligations:			
Due Within One Year	2,576,390	558,378	3,134,768
Due in More Than One Year	23,252,219	7,381,211	30,633,430
Net Other Postemployment Benefits Liability:			
Due Within One Year	347,430	16,389	363,819
Due in More than One Year	8,118,101	389,133	8,507,234
Total Liabilities	<u>36,846,518</u>	<u>8,935,118</u>	<u>45,781,636</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Property Taxes Levied for Subsequent Year	12,502,697	-	12,502,697
Lease Related	-	666,722	666,722
Pension Related Amounts	12,520,953	601,966	13,122,919
Other Postemployment Benefit Related Amounts	1,131,093	54,180	1,185,273
Total Deferred Inflows of Resources	<u>26,154,743</u>	<u>1,322,868</u>	<u>27,477,611</u>
<b>NET POSITION</b>			
Net Investment in Capital Assets	20,707,811	15,154,283	35,862,094
Restricted:			
Donations	486,894	-	486,894
Library	11,425	-	11,425
Tax Incremental Districts	1,280,948	-	1,280,948
Capital Projects	4,639,530	-	4,639,530
Pension Benefits	5,317,703	255,658	5,573,361
Equipment Replacement	-	380,117	380,117
Community Dev. Block Grant Activities	35,396	-	35,396
Debt Service	715,601	394,873	1,110,474
Unrestricted	<u>(17,563,414)</u>	<u>1,363,863</u>	<u>(16,199,551)</u>
Total Net Position	<u>\$ 15,631,894</u>	<u>\$ 17,548,794</u>	<u>\$ 33,180,688</u>

See accompanying Notes to Basic Financial Statements.

**VILLAGE OF GREENDALE, WISCONSIN  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2022**

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
<b>GOVERNMENTAL ACTIVITIES</b>				
General Government	\$ 2,280,813	\$ 968,878	\$ 62,014	\$ -
Public Safety	7,676,064	1,215,357	583,210	-
Public Works	2,894,599	42,134	815,325	-
Health and Human Services	841,327	54,832	382,485	-
Culture and Recreation	924,580	20,298	74,042	1,252
Conservation and Development	905,372	-	-	172,993
Interest and Fiscal Charges	903,326	-	-	-
Total Governmental Activities	16,426,081	2,301,499	1,917,076	174,245
<b>BUSINESS-TYPE ACTIVITIES</b>				
Water Utility	2,105,349	2,602,738	-	-
Sewer Utility	1,587,095	1,522,820	-	-
Stormwater Utility	700,738	623,692	-	-
Total Business-Type Activities	4,393,182	4,749,250	-	-
Total	\$ 20,819,263	\$ 7,050,749	\$ 1,917,076	\$ 174,245

See accompanying Notes to Basic Financial Statements.

**VILLAGE OF GREENDALE, WISCONSIN  
STATEMENT OF ACTIVITIES (CONTINUED)  
YEAR ENDED DECEMBER 31, 2022**

Functions/Programs	Net (Expense) Revenue and Changes in Net Position		
	Governmental Activities	Business-Type Activities	Totals
<b>GOVERNMENTAL ACTIVITIES</b>			
General Government	\$ (1,249,921)	\$ -	\$ (1,249,921)
Public Safety	(5,877,497)	-	(5,877,497)
Public Works	(2,037,140)	-	(2,037,140)
Health and Human Services	(404,010)	-	(404,010)
Culture and Recreation	(828,988)	-	(828,988)
Conservation and Development	(732,379)	-	(732,379)
Interest and Fiscal Charges	(903,326)	-	(903,326)
Total Governmental Activities	<u>(12,033,261)</u>	-	<u>(12,033,261)</u>
<b>BUSINESS-TYPE ACTIVITIES</b>			
Water Utility	-	497,389	497,389
Sewer Utility	-	(64,275)	(64,275)
Stormwater Utility	-	(77,046)	(77,046)
Total Business-Type Activities	<u>-</u>	<u>356,068</u>	<u>356,068</u>
Total	(12,033,261)	356,068	(11,677,193)
<b>GENERAL REVENUES AND TRANSFERS</b>			
Taxes:			
Property Taxes	14,304,185	-	14,304,185
Federal and State Grants and Other Contributions not Restricted to Specific Functions	559,197	-	559,197
Interest and Investment Earnings	269,958	25,395	295,353
Miscellaneous	242,387	1,272	243,659
Transfers	(376,972)	376,972	-
Total General Revenues and Transfers	<u>14,998,755</u>	<u>403,639</u>	<u>15,402,394</u>
<b>CHANGE IN NET POSITION</b>	<u>2,965,494</u>	<u>759,707</u>	<u>3,725,201</u>
Net position - Beginning of Year, as Originally Reported	12,666,400	17,539,087	30,205,487
Prior Period Adjustment	-	(750,000)	(750,000)
Net Position - Beginning of Year, as Restated	<u>12,666,400</u>	<u>16,789,087</u>	<u>29,455,487</u>
<b>NET POSITION - END OF YEAR</b>	<u>\$ 15,631,894</u>	<u>\$ 17,548,794</u>	<u>\$ 33,180,688</u>

See accompanying Notes to Basic Financial Statements.

**VILLAGE OF GREENDALE, WISCONSIN  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2022**

<b>ASSETS</b>	General	Debt Service	Capital Improvements	Other Governmental Funds	Totals
Cash and Investments	\$ 7,562,535	\$ 861,688	\$ 1,705,035	\$ 8,889,397	\$ 19,018,655
Restricted Cash and Investments	-	543,958	-	-	543,958
Receivables:					
Taxes and Special Charges	4,154,686	593,859	-	1,390,538	6,139,083
Delinquent Taxes	39,484	-	-	-	39,484
Accounts	435,761	-	-	131,859	567,620
Due from Other Funds	639,739	-	-	-	639,739
Prepaid Supplies and Items	162,259	-	-	-	162,259
Assets Held for Resale	-	-	-	3,211,363	3,211,363
<b>Total Assets</b>	<b><u>\$ 12,994,464</u></b>	<b><u>\$ 1,999,505</u></b>	<b><u>\$ 1,705,035</u></b>	<b><u>\$ 13,623,157</u></b>	<b><u>\$ 30,322,161</u></b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>					
<b>LIABILITIES</b>					
Accounts Payable	\$ 258,728	\$ -	\$ 276,868	\$ 152,729	\$ 688,325
Accrued and Other Current Liabilities	393,369	-	-	486	393,855
Due to Other Funds	-	-	-	639,739	639,739
Special Deposits	25,953	-	-	-	25,953
Unearned Revenues	754	-	-	1,330,328	1,331,082
<b>Total Liabilities</b>	<b><u>678,804</u></b>	<b><u>-</u></b>	<b><u>276,868</u></b>	<b><u>2,123,282</u></b>	<b><u>3,078,954</u></b>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Property Taxes Levied for Subsequent Year	8,603,788	1,170,741	-	2,728,168	12,502,697
<b>FUND BALANCES</b>					
Nonspendable	201,743	-	-	-	201,743
Restricted	-	828,764	1,428,167	8,848,980	11,105,911
Committed	-	-	-	233,801	233,801
Assigned	460,648	-	-	-	460,648
Unassigned	3,049,481	-	-	(311,074)	2,738,407
<b>Total Fund Balances</b>	<b><u>3,711,872</u></b>	<b><u>828,764</u></b>	<b><u>1,428,167</u></b>	<b><u>8,771,707</u></b>	<b><u>14,740,510</u></b>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>	<b><u>\$ 12,994,464</u></b>	<b><u>\$ 1,999,505</u></b>	<b><u>\$ 1,705,035</u></b>	<b><u>\$ 13,623,157</u></b>	<b><u>\$ 30,322,161</u></b>

See accompanying Notes to Basic Financial Statements.



**VILLAGE OF GREENDALE, WISCONSIN  
BALANCE SHEET (CONTINUED)  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2022**

**RECONCILIATION TO THE STATEMENT OF NET POSITION**

Total Fund Balances as Shown on Previous Page	\$ 14,740,510
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not current financial resources and therefore are not reported in the funds.	31,823,060
Long-term assets are not current financial resources and; therefore are not reported in the funds.	
Net Pension Asset	5,317,703
Some deferred outflows and inflows of resources are not reported in the funds.	
Deferred Outflows Related to Pensions	10,382,297
Deferred Inflows Related to Pensions	(12,520,953)
Deferred Outflows Related to Other Postemployment Benefits	1,427,673
Deferred Inflows Related to Other Postemployment Benefits	(1,131,093)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.	
Bonds and Notes Payable	(25,422,074)
Premium on Debt	(112,270)
Compensated Absences	(294,265)
Net Other Postemployment Benefit Liability	(8,465,531)
Accrued Interest on Long-Term Obligations	<u>(113,163)</u>
Net Position of Governmental Activities as Reported on the Statement of Net Position	<u>\$ 15,631,894</u>

See accompanying Notes to Basic Financial Statements.

**VILLAGE OF GREENDALE, WISCONSIN  
STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2022**

	General	Debt Service	Capital Improvements	Other Governmental Funds	Totals
<b>REVENUES</b>					
Taxes	\$ 7,718,562	\$ 1,132,907	\$ 800,000	\$ 4,652,716	\$ 14,304,185
Intergovernmental	1,289,104	-	-	684,298	1,973,402
Licenses and Permits	528,539	-	-	-	528,539
Fines and Forfeits	329,521	-	-	-	329,521
Public Charges for Services	1,063,183	-	-	235,195	1,298,378
Intergovernmental Charges for Services	101,583	-	-	175,269	276,852
Miscellaneous	324,583	-	15,130	819,807	1,159,520
Total Revenues	<u>11,355,075</u>	<u>1,132,907</u>	<u>815,130</u>	<u>6,567,285</u>	<u>19,870,397</u>
<b>EXPENDITURES</b>					
Current:					
General Government	2,348,521	-	-	-	2,348,521
Public Safety	7,756,316	-	-	278,418	8,034,734
Public Works	1,970,311	-	-	366,375	2,336,686
Health and Human Services	35	-	-	629,381	629,416
Culture and Recreation	122,741	-	-	674,371	797,112
Conservation and Development	-	-	-	731,849	731,849
Debt Service:					
Principal	-	2,261,682	-	-	2,261,682
Interest and Fiscal Charges	-	766,035	124,427	-	890,462
Capital Outlay	-	-	4,037,396	313,690	4,351,086
Total Expenditures	<u>12,197,924</u>	<u>3,027,717</u>	<u>4,161,823</u>	<u>2,994,084</u>	<u>22,381,548</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(842,849)	(1,894,810)	(3,346,693)	3,573,201	(2,511,151)
<b>OTHER FINANCING SOURCES (USES)</b>					
Long-Term Debt Issued	-	-	4,835,000	-	4,835,000
Premium on Debt Issued	-	35,090	-	-	35,090
Proceeds from Sale of Capital Assets	-	-	-	53,751	53,751
Transfers In	274,452	2,145,671	-	52,949	2,473,072
Transfers Out	(52,949)	-	-	(2,797,095)	(2,850,044)
Total Other Financing Sources (Uses)	<u>221,503</u>	<u>2,180,761</u>	<u>4,835,000</u>	<u>(2,690,395)</u>	<u>4,546,869</u>
<b>NET CHANGE IN FUND BALANCES</b>	(621,346)	285,951	1,488,307	882,806	2,035,718
Fund Balances - Beginning of Year	4,333,218	542,813	(60,140)	7,888,901	12,704,792
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 3,711,872</u>	<u>\$ 828,764</u>	<u>\$ 1,428,167</u>	<u>\$ 8,771,707</u>	<u>\$ 14,740,510</u>

See accompanying Notes to Basic Financial Statements.

**VILLAGE OF GREENDALE, WISCONSIN  
STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCES (CONTINUED)  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2022**

**RECONCILIATION TO THE STATEMENT OF ACTIVITIES**

Net Change in Fund Balances as Shown on Previous Page \$ 2,035,718

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

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital Assets Reported as Expenditures in Governmental Fund Statements	5,042,325
Depreciation Expense Reported in the Statement of Activities	(1,916,033)
Net Book Value of Disposals	(415,851)

Governmental funds do not present revenues that are not available to pay current obligations. In contrast, such revenues are reported in the Statement of Activities when earned.	(157,096)
---	-----------

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

Long-Term Debt Issued	(4,835,000)
Premium on Debt Issued	(35,090)
Principal Repaid	2,261,682

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

Accrued Interest on Long-Term Debt	(32,086)
Amortization of Debt Premium	19,222
Compensated Absences	(9,207)
Net Pension Asset	1,270,594
Deferred Outflows of Resources Related to Pensions	3,611,220
Deferred Inflows of Resources Related to Pensions	(3,660,613)
Net Other Postemployment Benefits Liability	(332,286)
Deferred Outflows of Resources Related to Other Postemployment Benefits	(67,157)
Deferred Inflows of Resources Related to Other Postemployment Benefits	185,152

Change in Net Position of Governmental Activities as Reported in the Statement of Activities	<u><u>\$ 2,965,494</u></u>
--	----------------------------

**VILLAGE OF GREENDALE, WISCONSIN  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
BUDGET AND ACTUAL – GENERAL FUND  
YEAR ENDED DECEMBER 31, 2022**

	Budget		Actual	Variance
	Original	Final		Final Budget - Positive (Negative)
<b>REVENUES</b>				
Taxes	\$ 7,718,562	\$ 7,718,562	\$ 7,718,562	\$ -
Intergovernmental	1,528,076	1,528,076	1,289,104	(238,972)
Licenses and Permits	592,660	592,660	528,539	(64,121)
Fines and Forfeits	400,000	400,000	329,521	(70,479)
Public Charges for Services	1,021,205	1,021,205	1,063,183	41,978
Intergovernmental Charges for Services	100,000	100,000	101,583	1,583
Miscellaneous	206,572	206,572	324,583	118,011
Total Revenues	<u>11,567,075</u>	<u>11,567,075</u>	<u>11,355,075</u>	<u>(212,000)</u>
<b>EXPENDITURES</b>				
Current:				
General Government	2,245,308	2,245,308	2,348,521	(103,213)
Public Safety	7,951,395	7,951,395	7,756,316	195,079
Public Works	1,788,244	1,788,244	1,970,311	(182,067)
Health and Human Services	-	-	35	(35)
Culture and Recreation	102,375	102,375	122,741	(20,366)
Total Expenditures	<u>12,087,322</u>	<u>12,087,322</u>	<u>12,197,924</u>	<u>(110,602)</u>
<b>EXCESS OF REVENUES UNDER EXPENDITURES</b>	(520,247)	(520,247)	(842,849)	(322,602)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers In	335,000	335,000	274,452	(60,548)
Transfers Out	-	-	(52,949)	(52,949)
Total Other Financing Sources (Uses)	<u>335,000</u>	<u>335,000</u>	<u>221,503</u>	<u>(113,497)</u>
<b>NET CHANGE IN FUND BALANCE</b>	(185,247)	(185,247)	(621,346)	(436,099)
Fund Balance - Beginning of Year	<u>4,333,218</u>	<u>4,333,218</u>	<u>4,333,218</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 4,147,971</u>	<u>\$ 4,147,971</u>	<u>\$ 3,711,872</u>	<u>\$ (436,099)</u>

See accompanying Notes to Basic Financial Statements.

**VILLAGE OF GREENDALE, WISCONSIN  
STATEMENT OF NET POSITION  
PROPRIETARY FUNDS  
DECEMBER 31, 2022**

	Water Utility	Sewer Utility	Stormwater Utility	Totals
<b>ASSETS</b>				
Current Assets:				
Cash and Investments	\$ -	\$ 1,270,432	\$ 409,909	\$ 1,680,341
Receivables:				
Taxes and Special Charges	89,379	58,154	16,683	164,216
Customer Accounts	656,414	418,244	170,739	1,245,397
Leases	69,841	-	-	69,841
Due from Other Funds	-	276,070	-	276,070
Total Current Assets	<u>815,634</u>	<u>2,022,900</u>	<u>597,331</u>	<u>3,435,865</u>
Noncurrent Assets:				
Restricted Assets:				
Cash and Investments	421,901	380,117	-	802,018
Other Assets:				
Leases Receivable	596,881	-	-	596,881
Net Pension Asset	<u>123,666</u>	<u>53,058</u>	<u>78,934</u>	<u>255,658</u>
Total Other Assets	720,547	53,058	78,934	852,539
Capital Assets:				
Nondepreciable	249,391	-	-	249,391
Depreciable	<u>12,354,983</u>	<u>3,347,615</u>	<u>6,491,382</u>	<u>22,193,980</u>
Total Capital Assets	<u>12,604,374</u>	<u>3,347,615</u>	<u>6,491,382</u>	<u>22,443,371</u>
Total Assets	14,562,456	5,803,690	7,167,647	27,533,793
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Pension Related Amounts	243,255	102,694	152,135	498,084
Other Postemployment Related Amounts	<u>24,565</u>	<u>10,592</u>	<u>15,816</u>	<u>50,973</u>
Total Deferred Outflows of Resources	267,820	113,286	167,951	549,057

See accompanying Notes to Basic Financial Statements.

**VILLAGE OF GREENDALE, WISCONSIN  
STATEMENT OF NET POSITION (CONTINUED)  
PROPRIETARY FUNDS**

	Water Utility	Sewer Utility	Stormwater Utility	Totals
<b>LIABILITIES</b>				
Current Liabilities:				
Accounts Payable	\$ 279,725	\$ 243,878	\$ 29,219	\$ 552,822
Accrued Interest Payable	27,028	-	7,157	34,185
Due to Other Funds	276,070	-	-	276,070
Special Deposits	3,000	-	-	3,000
Current Portion of Long-Term Debt	497,589	-	60,789	558,378
Current Portion of Net Other Postemployment Benefits Liability	8,012	3,278	5,099	16,389
Total Current Liabilities	<u>1,091,424</u>	<u>247,156</u>	<u>102,264</u>	<u>1,440,844</u>
Long-Term Obligations:				
Less Current Portion				
General Obligation Debt	1,423,429	-	1,387,854	2,811,283
Revenue Bonds	4,569,928	-	-	4,569,928
Net Other Postemployment Benefits Liability	187,278	81,010	120,845	389,133
Total Long-Term Liabilities	<u>6,180,635</u>	<u>81,010</u>	<u>1,508,699</u>	<u>7,770,344</u>
Total Liabilities	7,272,059	328,166	1,610,963	9,211,188
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Lease Related	666,722	-	-	666,722
Pension Related Amounts	291,180	124,929	185,857	601,966
Other Postemployment Related Amounts	26,090	11,262	16,828	54,180
Total Deferred Inflows of Resources	<u>983,992</u>	<u>136,191</u>	<u>202,685</u>	<u>1,322,868</u>
<b>NET POSITION</b>				
Net Investment in Capital Assets	6,410,611	3,347,615	5,396,057	15,154,283
Restricted:				
Pension Benefits	123,666	53,058	78,934	255,658
Equipment Replacement	-	380,117	-	380,117
Debt Service	394,873	-	-	394,873
Unrestricted	<u>(354,925)</u>	<u>1,671,829</u>	<u>46,959</u>	<u>1,363,863</u>
Total Net Position	<u>\$ 6,574,225</u>	<u>\$ 5,452,619</u>	<u>\$ 5,521,950</u>	<u>\$ 17,548,794</u>

See accompanying Notes to Basic Financial Statements.

**VILLAGE OF GREENDALE, WISCONSIN**  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**  
**PROPRIETARY FUNDS**  
**YEAR ENDED DECEMBER 31, 2022**

	Water Utility	Sewer Utility	Stormwater Utility	Totals
<b>OPERATING REVENUES</b>				
Charges for Services	\$ 2,602,738	\$ 1,522,820	\$ 624,964	\$ 4,750,522
<b>OPERATING EXPENSES</b>				
Operation and Maintenance	1,597,736	1,419,309	483,060	3,500,105
Depreciation	320,900	167,786	155,157	643,843
Total Operating Expenses	<u>1,918,636</u>	<u>1,587,095</u>	<u>638,217</u>	<u>4,143,948</u>
<b>OPERATING INCOME (LOSS)</b>	684,102	(64,275)	(13,253)	606,574
<b>NONOPERATING REVENUES (EXPENSES)</b>				
Interest Income	15,724	-	9,671	25,395
Interest and Fiscal Charges	<u>(186,713)</u>	<u>-</u>	<u>(62,521)</u>	<u>(249,234)</u>
Total Nonoperating Revenues (Expenses)	<u>(170,989)</u>	<u>-</u>	<u>(52,850)</u>	<u>(223,839)</u>
<b>INCOME (LOSS) BEFORE TRANSFERS</b>	513,113	(64,275)	(66,103)	382,735
Transfers In	750,000	-	-	750,000
Transfers Out	<u>(262,601)</u>	<u>(110,427)</u>	<u>-</u>	<u>(373,028)</u>
<b>CHANGE IN NET POSITION</b>	<u>1,000,512</u>	<u>(174,702)</u>	<u>(66,103)</u>	<u>759,707</u>
Net Position - Beginning of Year, as Originally Reported	6,323,713	5,627,321	5,588,053	17,539,087
Prior Period Adjustment	<u>(750,000)</u>	<u>-</u>	<u>-</u>	<u>(750,000)</u>
Net Position - Beginning of Year, as Restated	<u>5,573,713</u>	<u>5,627,321</u>	<u>5,588,053</u>	<u>16,789,087</u>
<b>NET POSITION - END OF YEAR</b>	<u>\$ 6,574,225</u>	<u>\$ 5,452,619</u>	<u>\$ 5,521,950</u>	<u>\$ 17,548,794</u>

See accompanying Notes to Basic Financial Statements.

**VILLAGE OF GREENDALE, WISCONSIN  
STATEMENT OF CASH FLOWS  
PROPRIETARY FUNDS  
YEAR ENDED DECEMBER 31, 2022**

	Water Utility	Sewer Utility	Stormwater Utility	Totals
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Cash Received from Customers	\$ 2,471,819	\$ 1,432,057	\$ 607,755	\$ 4,511,631
Cash Paid for Employee Wages and Benefits	(355,516)	(145,754)	(198,179)	(699,449)
Cash Paid to Suppliers	(1,303,385)	(1,301,539)	(282,583)	(2,887,507)
Net Cash Provided (Used) by Operating Activities	812,918	(15,236)	126,993	924,675
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>				
Due to/from Other Funds	(518,975)	(197,673)	(33,352)	(750,000)
Transfer In (Out)	487,399	(110,427)	-	376,972
Net Cash Used by Noncapital Financing Activities	(31,576)	(308,100)	(33,352)	(373,028)
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>				
Acquisition of Capital Assets	(1,658,335)	-	(1,086,682)	(2,745,017)
Lease Payments Received	67,824	-	-	67,824
Proceeds from Revenue Bonds	1,415,000	-	1,440,000	2,855,000
Premium issued on Long-Term Debt	8,799	-	9,023	17,822
Principal Paid on Long-Term Debt	(431,971)	-	-	(431,971)
Interest Paid on Long-Term Debt	(182,422)	-	(55,744)	(238,166)
Net Cash Provided (Used) by Capital and Related Financing Activities	(781,105)	-	306,597	(474,508)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Interest Received	15,724	-	9,671	25,395
<b>CHANGE IN CASH AND CASH EQUIVALENTS</b>	15,961	(323,336)	409,909	102,534
Cash and Cash Equivalents - Beginning of Year	405,940	1,973,885	-	2,379,825
<b>CASH AND CASH EQUIVALENTS - END OF YEAR</b>	<u>\$ 421,901</u>	<u>\$ 1,650,549</u>	<u>\$ 409,909</u>	<u>\$ 2,482,359</u>

See accompanying Notes to Basic Financial Statements.



**VILLAGE OF GREENDALE, WISCONSIN  
STATEMENT OF CASH FLOWS (CONTINUED)  
PROPRIETARY FUNDS  
YEAR ENDED DECEMBER 31, 2022**

	Water Utility	Sewer Utility	Stormwater Utility	Totals
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>				
Operating Income (Loss)	\$ 684,102	\$ (64,275)	\$ (13,253)	\$ 606,574
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Depreciation	320,900	167,786	155,157	643,843
Depreciation Charged to Sewer Utility	52,172	(52,172)	-	-
Change in WRS Pension Liability/Asset	(36,011)	(10,914)	(19,489)	(66,414)
Change in WRS Deferred Outflows	(96,321)	(32,090)	(51,195)	(179,606)
Change in WRS Deferred Inflows	99,276	32,663	55,714	187,653
Change in Other Postemployment Benefits Liability	16,277	(1,012)	(9,444)	5,821
Change in Other Postemployment Benefits Liability - Deferred Outflows	8,288	5,075	8,793	22,156
Change in Other Postemployment Benefits Liability - Deferred Inflows	(2,885)	(2,544)	(5,108)	(10,537)
Change in Deferred Inflows from Leases	(67,824)	-	-	(67,824)
Change in Operating Assets and Liabilities:				
Accounts Receivables	(78,256)	(38,591)	(17,209)	(134,056)
Accounts Payable	(82,874)	(15,963)	24,781	(74,056)
Accrued and Other Current Liabilities	(2,926)	(3,199)	(1,754)	(7,879)
Special Deposits	(1,000)	-	-	(1,000)
Net Cash Provided (Used) by Operating Activities	<u>\$ 812,918</u>	<u>\$ (15,236)</u>	<u>\$ 126,993</u>	<u>\$ 924,675</u>
<b>RECONCILIATION OF CASH AND CASH EQUIVALENTS TO THE STATEMENT OF NET POSITION</b>				
Cash and Cash Equivalents in Current Assets	\$ -	\$ 1,270,432	\$ 409,909	\$ 1,680,341
Cash and Cash Equivalents in Restricted Assets	421,901	380,117	-	802,018
Total Cash and Cash Equivalents	<u>\$ 421,901</u>	<u>\$ 1,650,549</u>	<u>\$ 409,909</u>	<u>\$ 2,482,359</u>
<b>NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES</b>				
Capital Related Accounts Payable	<u>\$ 212,383</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 212,383</u>

See accompanying Notes to Basic Financial Statements.

**VILLAGE OF GREENDALE, WISCONSIN  
STATEMENT OF FIDUCIARY NET POSITION  
FIDUCIARY FUND  
DECEMBER 31, 2022**

	<u>Custodial Fund</u>
<b>ASSETS</b>	
Cash and Investments	\$ 12,681,131
Receivables:	
Taxes	13,054,314
Total Assets	25,735,445
 <b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Taxes Levied for Subsequent Year	25,735,445
 <b>NET POSITION</b>	
Restricted for Other Governments	\$ -

*See accompanying Notes to Basic Financial Statements.*

**VILLAGE OF GREENDALE, WISCONSIN  
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION  
FIDUCIARY FUND  
YEAR ENDED DECEMBER 31, 2022**

	<u>Custodial Fund</u>
<b>ADDITIONS</b>	
Taxes and Special Charges Collected for Other Governments	\$ 25,906,315
<b>DEDUCTIONS</b>	
Payment to Other Taxing Entities	25,906,315
<b>CHANGE IN NET POSITION</b>	-
Net Position - Beginning of Year	-
<b>NET POSITION - END OF YEAR</b>	\$ -

*See accompanying Notes to Basic Financial Statements.*

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**A. Reporting Entity**

The Village is a municipal corporation governed by an elected seven member board. In accordance with GAAP, the basic financial statements are required to include the Village and any separate component units that have a significant operational or financial relationship with the Village. The Village has identified the following component units that are required to be included in the basic financial statements in accordance with standards.

Village of Greendale Community Development Authority

The government-wide financial statements include the Village of Greendale Community Development Authority (CDA) as a component unit. The CDA is a legally separate organization. The board of the CDA is appointed by the Village board. Wisconsin Statutes provide for circumstances whereby the Village can impose its will on the CDA, and also create a potential financial benefit to or burden on the Village. The CDA is part of the reporting entity of the Village of Greendale. However, the CDA had no financial transactions during 2022 which are material to these financial statements. Also, the CDA does not own any assets nor is it liable for any debt. Therefore, no financial statements are presented in this report. The CDA does not issue separate financial statements.

Business Improvement District of the Village of Greendale

The government-wide financial statements include the Business Improvement District of the Village of Greendale (BID) as a component unit. The BID is a legally separate organization. The board of the BID is appointed by the Village board. Wisconsin Statutes provide for circumstances whereby the Village can impose its will on the BID, and also create a potential financial benefit to or burden on the Village. The BID is part of the reporting entity of the Village. However, the BID had no financial transactions during 2022 which are material to these financial statements. Also, the BID does not own any assets nor is it liable for any debt. Therefore, no financial statements are presented in this report. The BID does not issue separate financial statements.

**B. Government-Wide and Fund Financial Statements**

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

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**B. Government-Wide and Fund Financial Statements (Continued)**

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

Separate financial statements are provided for governmental funds and proprietary funds. Governmental funds include general, special revenue, debt service and capital projects funds. Proprietary funds include enterprise funds. 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**

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

**Debt Service Fund**

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

**Capital Improvements Fund**

This fund is used to account for other capital projects of the Village

The Village reports the following major enterprise funds:

**Water Utility Fund**

This fund accounts for the provision of water service to Village residents, public authorities, and business entities.

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**B. Government-Wide and Fund Financial Statements (Continued)**

**Sewer Utility Fund**

This fund accounts for the provision of sewer service to Village residents, public authorities, and business entities.

**Stormwater Utility Fund**

This fund accounts for the operations of the Village's stormwater system.

The Village also reports the following fiduciary fund:

**Custodial Fund**

The custodial fund accounts for property taxes and specials charges collected on behalf of other governments.

Additionally, the Village reports the following fund types:

Special revenue funds are used to account for the proceeds of specific revenue sources that are legally restricted for specific purposes.

Capital projects funds account for financial resources to be used for the acquisition or construction of major capital facilities or equipment other than those financed by proprietary funds.

**C. Measurement Focus and Basis of Accounting**

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Village considers ambulance revenues to be available if they are collected within 90 days and all other revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**C. Measurement Focus and Basis of Accounting (Continued)**

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

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

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

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

**D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Fund Balance**

**1. Cash and Investments**

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

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Fund Balance (Continued)**

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

Property taxes and special charges consist of taxes on real estate and personal property and user charges assessed against Village properties. They are levied during December of the prior year and become an enforceable lien on property the following January 1. Property taxes are payable in various options depending on the type and amount. Personal property taxes and special charges are payable on or before January 31 in full. Real estate taxes are payable in full by January 31 or in three equal installments on or before January 31, April 30, and July 31. Real estate taxes not paid by July 31 are purchased by the County as part of the August tax settlement. Delinquent personal property taxes remain the collection responsibility of the Village. Special charges not paid by January 31 are held in trust by the County and remitted to the Village, including interest, when collected by the County.

In addition to its levy, the Village also levies and collects taxes for the Greendale School District, Milwaukee County, Milwaukee Area Technical College and the Milwaukee County Metro Sewer District. Collections and remittances of taxes for other entities are accounted for in the custodial fund.

**3. Accounts Receivable**

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

**4. Interfund Receivables and Payables**

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" and "due to other funds" in the fund financial statements. Noncurrent portions of the interfund receivables for the general fund are classified as nonspendable fund balance since they do not constitute expendable available financial resources and therefore are not available for appropriation.

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



**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Fund Balance (Continued)**

**5. Prepaid Supplies and Items**

Payments made to vendors that will benefit periods beyond the end of the current fiscal year are recorded as prepaid items and are expensed in the periods benefitted. Prepaid items of governmental funds in the fund financial statements are classified as nonspendable fund balance to indicate that they do not represent spendable available financial resources.

**6. Leases**

The Village determines if an arrangement is a lease at inception. Leases are included in lease receivables and deferred inflows of resources in the statement of net position and fund financial statements.

Lease receivables represent the Village's claim to receive lease payments over the lease term, as specified in the contract, in an exchange or exchange-like transaction. Lease receivables are recognized at commencement date based on the present value of expected lease payments over the lease term. Interest revenue is recognized ratably over the contract term.

Deferred inflows of resources related to leases are recognized at the commencement date based on the initial measurement of the lease receivable, plus any payments received from the lessee at or before the commencement of the lease term that relate to future periods, less any lease incentives paid to, or on behalf of, the lessee at or before the commencement of the lease term. The deferred inflows related to leases are recognized as lease revenue in a systematic and rational manner over the lease term.

Amounts to be received under residual value guarantees that are not fixed in substance are recognized as a receivable and an inflow of resources if (a) a guarantee payment is required and (b) the amount can be reasonably estimated. Amounts received for the exercise price of a purchase option or penalty for lease termination are recognized as a receivable and an inflow of resources when those options are exercised.

The Village recognizes payments received for short-term leases with a lease term of 12 months or less, including options to extend, as revenue as the payments are received. These leases are not included as lease receivables or deferred inflows on the statements of net position and fund financial statements.

The individual lease contracts do not provide information about the discount rate implicit in the lease. Therefore, the Village has elected to use their incremental borrowing rate to calculate the present value of expected lease payments.

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Fund Balance (Continued)**

**7. Capital Assets**

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

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

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

Assets	Governmental Activities	Business-Type Activities
	Years	
Buildings and Improvements	30 to 40	20 to 80
Machinery and Equipment	3 to 20	4 to 17
Infrastructure	15 to 50	20 to 80

**8. Compensated Absences**

It is the Village's policy to permit employees to accumulate earned but unused vacation and sick leave benefits in accordance with employee handbook policies and/or bargaining unit agreements. All vacation and sick leave is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds in the fund financial statements only if they have matured, for example, as a result of employee resignations and retirements.

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Fund Balance (Continued)**

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

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

Governmental funds may also report deferred inflows of resources for unavailable revenues. The Village reports unavailable revenues for special assessments and accounts receivable. These inflows are recognized as revenues in the government-wide financial statements.

**10. Long-Term Obligations**

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

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

**11. Pensions**

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

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Fund Balance (Continued)**

**12. Other Postemployment Benefits Other than Pensions (OPEB)**

Defined Benefit Plan

Qualifying employees are provided with other postemployment benefits. The OPEB is a single employer defined benefit plan administered by the Village. For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, the Village has used values provided by their actuary. Benefit payments are recognized when due and payable in accordance with the benefit terms.

Local Retiree Life Insurance Fund

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

**13. Fund Equity**

Governmental Fund Financial Statements

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

- **Nonspendable Fund Balance.** Amounts that are not in spendable form (such as inventory, prepaid items, or long-term receivables) or are legally or contractually required to remain intact.
- **Restricted Fund Balance.** Amounts that are constrained for specific purposes by external parties (such as grantor or bondholders), through constitutional provisions, or by enabling legislation.
- **Committed Fund Balance.** Amounts that are constrained for specific purposes by action of the Village Board. These constraints can only be removed or changed by the Village Board using the same action that was used to create them.

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Fund Balance (Continued)**

**13. Fund Equity (Continued)**

Governmental Fund Financial Statements (Continued)

- **Assigned Fund Balance.** Amounts that are constrained for specific purposes by action of Village management. The Village Board, through adoption of the fund balance policy, has authorized the Finance Director/Treasurer to assign fund balance. Residual amounts in any governmental fund, other than the General Fund, are also reported as assigned.
- **Unassigned Fund Balance.** Amounts that are available for any purpose. Positive unassigned amounts are only reported in the General Fund.

The Village has not adopted a fund balance spend-down policy regarding the order in which fund balance will be utilized. When a policy does not specify the spend-down policy, GASB Statement No. 54 indicates that restricted funds would be spent first, followed by committed funds, and then assigned funds. Unassigned funds would be spent last.

Government-Wide and Proprietary Fund Statements

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

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

**E. Use of Estimates**

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

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**F. Adoption of New Accounting Standards**

In June 2017, the Governmental Accounting Standards Board (GASB) issued GASB Statement No. 87, *Leases*. This standard requires the recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and as inflows of resources or outflows of resources recognized based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this standard, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources.

The Village adopted the requirements of the guidance effective January 1, 2022 and has applied the provisions of this standard to the beginning of the period of adoption.

**NOTE 2 STEWARDSHIP AND COMPLIANCE**

**A. Budgets and Budgetary Accounting**

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

1. Prior to November, Village management submits to the Village Board a proposed operating budget for the calendar year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them. After submission to the governing body, public hearings are held to obtain taxpayer comments. Following the public hearings, the proposed budget, including authorized additions and deletions, is legally enacted by Village Board action.
2. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for the general, certain special revenue and capital project, and debt service funds. Budget is defined as the originally approved budget plus or minus approved amendments. Individual amendments throughout the year were not material in relation to the original budget. Budget appropriations not expended during the year are closed to fund balance unless authorized by the governing body to be forwarded into the succeeding year's budget.
3. During the year, formal budgetary integration is employed as a management control device for the general fund, equipment replacement fund, School D.A.R.E fund, debt service fund, recycling fund, library fund, community development block grant fund, and the capital improvement fund. Amendments to the budget during the year are initially reviewed by management and are subsequently authorized by the Village Board. Management does not have authority to amend the legally adopted budget. Supplemental amendments were necessary during the year, but were not material relation to the original appropriation.

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 STEWARDSHIP AND COMPLIANCE (CONTINUED)**

**A. Budgets and Budgetary Accounting (Continued)**

4. Expenditures may not exceed appropriations provided at the function level of the Village. Amendments to the budget during the year require initial approval by management and are subsequently authorized by the Village Board.

The Village's total General Fund expenditures for the year ended December 31, 2022 exceed budget by \$110,602.

**B. Excess of Expenditures Over Budget Appropriations**

The following expenditure accounts of the governmental funds had actual expenditures in excess of budget appropriations for the year ended December 31, 2022 as follows:

Fund	Excess Expenditures
General Fund:	
General Government	\$ 103,213
Public Works	182,067
Health and Human Services	35
Culture and Recreation	20,366

**C. Deficit Fund Equity**

The following funds had deficit fund balance as of December 31, 2022:

Funds	Deficit Fund Balance
School - Police Fund	\$ 37,432
Recycling	65,469
Tax Incremental District No. 4	208,173

The Village anticipates funding the above deficits from future revenues of the funds.

**D. Property Tax Levy Limit**

Wisconsin state statutes provide for a limit on the property tax levies for all Wisconsin cities, villages, towns and counties. For the 2022 and 2023 budget years, Wisconsin Statutes limit the increase in the maximum allowable tax levy to the change in the Village's January 1 equalized value as a result of net new construction. The actual limit for the Village for the 2022 budget was 0.20%. The actual limit for the Village for the 2023 budget was 0.03%. Debt service for debt authorized after July 1, 2005 is exempt from the levy limit. In addition, Wisconsin statutes allow the limit to be adjusted for the increase in debt service authorized prior to July 1, 2005 and in certain other situations.

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS**

**A. Cash and Investments**

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

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

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

The carrying amount of the Village's cash and investments totaled \$34,726,103 on December 31, 2022 as summarized below:

Petty Cash and Cash on Hand	\$ 5,853
Deposits with Financial Institutions	14,981,284
Investments:	
Municipal Bonds	365,860
Wisconsin Investment Series Cooperative	2,164,474
Local Government Investment Pool	15,816,262
Negotiable Certificates of Deposit	378,342
US Treasury Notes	1,000,000
Money Market Mutual Funds	14,028
Total	<u><u>\$ 34,726,103</u></u>

Reconciliation to the basic financial statements:

Government-Wide Statement of Net Position:	
Cash and Investments	\$ 20,698,996
Restricted Cash and Investments	1,345,976
Statement of Fiduciary Net Position:	
Cash and Investments	12,681,131
Total	<u><u>\$ 34,726,103</u></u>



**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**A. Cash and Investments (Continued)**

Fair Value Measurements

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 observable inputs; Level 3 inputs are significant unobservable inputs. The Village has the following fair value measurements as of December 31, 2022:

	Fair Value Measurements Using:		
	Level 1	Level 2	Level 3
Investments:			
US Treasury Notes	\$ -	\$ 1,000,000	\$ -
Municipal Bonds	-	365,860	-
Money Market Mutual Funds	14,028	-	-
Negotiable Certificates of Deposit	-	378,342	-
Total	\$ 14,028	\$ 1,744,202	\$ -

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

Custodial Credit Risk

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

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**A. Cash and Investments (Continued)**

Custodial Credit Risk (Continued)

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

As of December 31, 2022, \$13,988,301 of the Village's deposits with financial institutions were in excess of federal and state depository insurance limits. Of this amount, \$10,808,765 was collateralized with securities held by the pledging financial institution or its trust department or agent but not in the Village's name.

Credit Risk

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

Investment Type	Amount	Exempt from Disclosure	AAA	Aa	Not Rated
US Treasury Notes	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -
Municipal Bonds	365,860	-	98,174	267,686	-
Money Market Mutual Funds	14,028	-	-	-	14,028
Wisconsin Investment					
Securities Cooperative	2,164,474	-	2,164,474	-	-
Negotiable Certificates of Deposit	378,342	-	-	-	378,342
Wisconsin Local Government Investment Pool	15,816,262	-	-	-	15,816,262
Totals	<u>\$ 19,738,966</u>	<u>\$ -</u>	<u>\$ 3,262,648</u>	<u>\$ 267,686</u>	<u>\$ 16,208,632</u>

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**A. Cash and Investments (Continued)**

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. In accordance with its investment policy, to the extent possible, the Village will attempt to match its investments with anticipated cash flow liquidity requirements. Unless matched to a specific cash flow, the Village will not invest in securities maturing more than five years from the date of purchase. Reserve funds may be invested in securities exceeding five years if the maturity of such investment is made to coincide as nearly as practicable with the expected use of funds. In no event will the Village invest in securities with maturities exceeding seven years. Because of the inherent difficulties in accurately forecasting cash flow requirements, a portion of the portfolio should be continuously invested in readily available funds such as Local Government Investment Pools, money market funds or overnight repurchase agreements to ensure that appropriate liquidity is maintained to meet ongoing obligations.

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

Investment Type	Amount	Remaining Maturity (in Months)			
		12 Months or Less	13 to 24 Months	25 to 60 Months	More Than 60 Months
US Treasury Notes	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -
Municipal Bonds	365,860	365,860	-	-	-
Money Market Mutual Funds	14,028	14,028	-	-	-
Wisconsin Investment Securities Cooperative	2,164,474	2,164,474	-	-	-
Negotiable Certificates of Deposit	378,342	378,342	-	-	-
Wisconsin Local Government Investment Pool	15,816,262	15,816,262	-	-	-
Totals	<u>\$ 19,738,966</u>	<u>\$ 19,738,966</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Investments in Wisconsin Local Government Investment Pool

The Village has investments in the Wisconsin Local Government Investment Pool of \$15,816,262 at year-end. The 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, 2022, the fair value of the Village's share of the LGIP's assets was substantially equal to the carrying value.

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**A. Cash and Investments (Continued)**

Investment in Wisconsin Investment Series Cooperative

The Village has investments in the Wisconsin Investment Series Cooperative (WISC) of \$2,164,474 at year-end all of which was invested in the Investment Series. The Investment Series requires a 14 day minimum investment period and one business day withdrawal notice, and the average dollar weighted maturity is 120 days or less. The Investment Series and Cash management Series have received a credit rating of AAA by a nationally recognized statistical rating organization.

WISC is organized by and operated exclusively for Wisconsin public schools, technical colleges, and municipal entities. WISC is not registered with the Securities and Exchange Commission, but operates under Wisconsin intergovernmental Cooperation Statute, Wisconsin Statutes, Section 66.0301. WISC is governed by the Wisconsin Investment Series Cooperative Commission in accordance with the terms of the Intergovernmental Cooperation Agreement. WISC invests District funds in accordance with Wisconsin law. WISC investments are valued at amortized cost, which approximates market value.

**B. Restricted Assets**

Restricted assets on December 31, 2022 totaled \$1,345,976 and consisted of cash and investments held for the following purposes:

Funds	Amount	Purpose
Governmental Funds:		
Debt Service Fund		
Debt Retirement	\$ 543,958	To be used for the repayment of the Note Anticipation Note
Enterprise:		
Water Utility:		
Debt Retirement	421,901	To account for retirement of waterworks system revenue bonds.
Sewer Utility:		
DNR Replacement	<u>380,117</u>	To be used for the replacement of certain assets for the sewer utility.
Total	<u>\$ 1,345,976</u>	

**C. Leases Receivable**

The Village, acting as lessor, leases cell tower and ground lease space under long-term, noncancelable lease agreements. The leases expire at various dates through 2040. The agreements do not include a stated interest rate, therefore, the Village has elected to use their incremental borrowing rate to calculate the present value of the expected lease payments.

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**C. Leases Receivable (Continued)**

Total future minimum lease payments to be received under the terms of the lease agreements are as follows:

Year Ended December 31,	Business-Type Activities		Total
	Principal	Interest	
2023	\$ 69,841	\$ 6,092	\$ 75,933
2024	52,803	5,440	58,243
2025	55,055	4,894	59,949
2026	24,343	4,622	28,965
2027	24,588	4,377	28,965
2028-2032	138,454	17,956	156,410
2033-2037	177,751	9,940	187,691
2038-2040	123,887	1,240	125,127
Total	<u>\$ 666,722</u>	<u>\$ 54,561</u>	<u>\$ 721,283</u>

**D. Capital Assets**

Capital asset activity for the year ended December 31, 2022 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<b>Governmental Activities:</b>				
Capital Assets, Nondepreciable:				
Land	\$ 1,037,889	\$ -	\$ -	\$ 1,037,889
Capital Assets, Depreciable:				
Buildings and Improvements	16,198,661	269,729	-	16,468,390
Machinery and Equipment	9,360,366	232,524	103,869	9,489,021
Infrastructure	42,553,009	4,540,072	1,578,931	45,514,150
Subtotals	<u>68,112,036</u>	<u>5,042,325</u>	<u>1,682,800</u>	<u>71,471,561</u>
Less: Accumulated Depreciation for:				
Buildings and Improvements	6,611,539	450,744	-	7,062,283
Machinery and Equipment	7,562,377	359,928	94,306	7,827,999
Infrastructure	25,863,390	1,105,361	1,172,643	25,796,108
Subtotals	<u>40,037,306</u>	<u>1,916,033</u>	<u>1,266,949</u>	<u>40,686,390</u>
Total Capital Assets, Depreciable, Net	<u>28,074,730</u>	<u>3,126,292</u>	<u>415,851</u>	<u>30,785,171</u>
Governmental Activities Capital Assets, Net	<u>\$ 29,112,619</u>	<u>\$ 3,126,292</u>	<u>\$ 415,851</u>	<u>31,823,060</u>
Less: Capital Related Debt				(11,843,661)
Less: Capital Related Accounts Payable				(209,255)
Less: Debt Premium				(112,270)
Add: Unspent Bond Proceeds				<u>1,049,937</u>
Net Investment in Capital Assets				<u>\$ 20,707,811</u>

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**D. Capital Assets (Continued)**

	Beginning Balance	Increases	Decreases	Ending Balance
<b>Business-Type Activities:</b>				
Capital Assets, Nondepreciable:				
Land	\$ 249,391	\$ -	\$ -	\$ 249,391
Intangible Assets	750,000	-	750,000	-
Total Capital Assets, Nondepreciable	<u>999,391</u>	<u>-</u>	<u>750,000</u>	<u>249,391</u>
Capital Assets, Depreciable:				
Buildings and Improvements	487,800	-	-	487,800
Machinery and Equipment	1,958,277	598	-	1,958,875
Infrastructure	<u>30,812,463</u>	<u>2,956,802</u>	<u>142,959</u>	<u>33,626,306</u>
Subtotals	<u>33,258,540</u>	<u>2,957,400</u>	<u>142,959</u>	<u>36,072,981</u>
Less: Accumulated Depreciation for:				
Buildings and Improvements	235,530	15,610	-	251,140
Machinery and Equipment	1,386,687	110,192	-	1,496,879
Infrastructure	<u>11,755,900</u>	<u>518,041</u>	<u>142,959</u>	<u>12,130,982</u>
Subtotals	<u>13,378,117</u>	<u>643,843</u>	<u>142,959</u>	<u>13,879,001</u>
Total Capital Assets, Depreciable, Net	<u>19,880,423</u>	<u>2,313,557</u>	<u>-</u>	<u>22,193,980</u>
Business-Type Activities Capital Assets, Net	<u>\$ 20,879,814</u>	<u>\$ 2,313,557</u>	<u>\$ 750,000</u>	22,443,371
Less: Capital Related Debt				(7,939,589)
Less: Capital Related Accounts Payable				(212,383)
Add: Unspent Bond Proceeds				<u>862,884</u>
Net Investment in Capital Assets				<u>\$ 15,154,283</u>

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

Governmental Activities:	
General Government	\$ 43,157
Public Safety	464,824
Public Works	1,287,099
Culture and Recreation	<u>120,953</u>
Total Depreciation Expense - Governmental Activities	<u>\$ 1,916,033</u>
Business-Type Activities:	
Water Utility	\$ 320,900
Sewer Utility	167,786
Stormwater Utility	<u>155,157</u>
Total Depreciation Expense - Business-Type Activities	<u>\$ 643,843</u>

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

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

Interfund receivables and payables between individual funds of the Village, as reported in the fund financial statements, as of December 31, 2022 are detailed below:

Fund	Interfund Receivables	Interfund Payables
Temporary Cash Advances to Finance		
Operating Cash Deficits:		
Governmental Funds:		
General	\$ 639,739	\$ -
Capital Projects	-	550,820
Nonmajor Funds:		
School - Police Fund	-	6,942
Recycling	-	81,977
Proprietary Funds:		
Water Utility	-	276,070
Sewer Utility	276,070	-
Totals	<u>\$ 915,809</u>	<u>\$ 915,809</u>

Interfund transfers for the year ended December 31, 2022 were as follows:

Fund	Transfer In	Transfer Out
Governmental Funds:		
General	\$ 274,452	\$ 52,949
Debt Service	2,145,671	-
Capital Projects	-	82,160
Tax Incremental District No. 2	-	1,907,950
Nonmajor Funds		
Tax Incremental District No. 1	-	233,637
Tax Incremental District No. 4	-	365,500
Tax Incremental District No. 5	-	216,848
Health Grants Fund	52,949	-
Enterprise Funds:		
Water Utility	750,000	262,601
Sewer Utility	-	110,427
Total	<u>\$ 3,223,072</u>	<u>\$ 3,232,072</u>

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

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**F. Long-Term Obligations**

The following is a summary of changes in long-term obligations of the Village for the year ended December 31, 2022:

	Beginning Balance	Issued	Retired	Ending Balance	Due Within One Year
<b>Governmental Activities:</b>					
General Obligation Debt:					
Bonds	\$ 17,665,000	\$ 4,835,000	\$ 2,065,000	\$ 20,435,000	\$ 2,340,000
Notes from Direct Borrowings	1,328,756	-	196,682	1,132,074	182,073
Total General Obligation Debt	18,993,756	4,835,000	2,261,682	21,567,074	2,522,073
Direct Borrowing					
Note Anticipation Notes	3,855,000	-	-	3,855,000	-
Debt Premium	96,402	35,090	19,222	112,270	19,248
Compensated Absences	285,058	9,207	-	294,265	35,069
Governmental Activities Long-Term Obligations	<u>\$ 23,230,216</u>	<u>\$ 4,879,297</u>	<u>\$ 2,280,904</u>	<u>\$ 25,828,609</u>	<u>\$ 2,576,390</u>
<b>Business-Type Activities:</b>					
General Obligation Debt:					
Bonds	\$ -	\$ 2,855,000	\$ -	\$ 2,855,000	\$ 115,000
Revenue Bonds	2,090,000	-	180,000	1,910,000	185,000
Revenue Bonds from Direct Borrowings	3,409,489	-	251,972	3,157,517	256,822
Debt Premium	-	17,822	750	17,072	1,556
Business-Type Activities Long-term obligations	<u>\$ 5,499,489</u>	<u>\$ 2,872,822</u>	<u>\$ 432,722</u>	<u>\$ 7,939,589</u>	<u>\$ 558,378</u>

Total interest paid during the year on long-term debt totaled \$874,676.

State Trust Fund Loan

The Village's outstanding notes from direct borrowings related to governmental activities of \$1,132,074 are subject to a statutory provision that in an event of late or nonpayment, a 1% per month penalty will be charged and the payment will be collected through a reduction in payments from the state of Wisconsin.

Safe Drinking Water Loan Program

The Village's outstanding notes from direct borrowings related to business type activities of \$3,157,517 contain the following provisions in the event of a default: 1) Wisconsin Department of Administration can deduct amounts due from any state payments due to the Village or add the amounts due as a special charge to the property taxes apportioned; 2) may appoint a receiver for the Program's benefit; 3) may declare the principal amount immediately due and payable; 4) may enforce any right or obligation under the financing agreement including the right to seek specific performance or mandamus; and 5) may increase the interest rate set forth in the financing agreement to the market interest rate.



**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**F. Long-Term Obligations (Continued)**

General Obligation Debt

General obligation debt currently outstanding is detailed as follows:

	Date of Issue	Final Maturity	Interest Rates	Original Indebtedness	Balance 12/31/22
General Obligation Bonds	8/23/11	12/1/30	2.75-5.25%	\$ 2,150,000	\$ 1,305,000
General Obligation Bonds	8/23/11	12/1/26	2.40-4.40%	13,200,000	5,145,000
General Obligation Bonds	5/11/16	11/1/31	2.00-2.10%	7,760,000	4,875,000
General Obligation Bonds	12/29/16	12/1/36	2.15-4.00%	1,295,000	1,025,000
General Obligation Bonds	7/10/18	6/1/36	2.85-4.00%	1,665,000	1,400,000
General Obligation Bonds	12/20/18	12/1/33	3.20-3.85%	2,135,000	1,850,000
State Trust Fund Note	3/29/19	3/15/27	4.25%	700,000	348,923
State Trust Fund Note	3/26/21	3/15/30	3.00%	986,000	783,151
General Obligation Bonds	5/11/22	5/1/42	3.00-3.125%	7,690,000	7,690,000
Total Outstanding General Obligation Debt					<u>\$ 24,422,074</u>

Annual principal and interest maturities of the outstanding general obligation debt of \$24,422,074 on December 31, 2022 are detailed below:

Year Ending December 31,	Governmental Activities				Total
	Bonded Debt		Notes from Direct Borrowing		
	Principal	Interest	Principal	Interest	
2023	\$ 2,340,000	\$ 666,241	\$ 182,073	\$ 38,324	\$ 3,226,638
2024	2,435,000	587,899	188,574	31,823	3,243,296
2025	2,495,000	504,256	195,491	24,905	3,219,652
2026	2,595,000	414,514	167,634	17,817	3,194,965
2027	1,260,000	317,594	103,549	11,949	1,693,092
2028-2032	5,665,000	1,034,954	294,753	16,858	7,011,565
2033-2037	2,685,000	338,361	-	-	3,023,361
2038-2042	960,000	63,653	-	-	1,023,653
Total	<u>\$ 20,435,000</u>	<u>\$ 3,927,472</u>	<u>\$ 1,132,074</u>	<u>\$ 141,676</u>	<u>\$ 25,636,222</u>

Year Ending December 31,	Business Activities		
	Bonded Debt		Total
	Principal	Interest	
2023	\$ 115,000	\$ 84,356	199,356
2024	120,000	80,831	200,831
2025	120,000	77,231	197,231
2026	125,000	73,556	198,556
2027	130,000	69,731	199,731
2028-2032	665,000	289,781	954,781
2033-2037	745,000	184,631	929,631
2038-2042	835,000	65,553	900,553
Total	<u>\$ 2,855,000</u>	<u>\$ 925,670</u>	<u>\$ 3,780,670</u>

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**F. Long-Term Obligations (Continued)**

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

Legal Margin for New Debt

The Village's legal margin for creation of additional general obligation debt on December 31, 2022 was \$64,499,446 as follows:

Equalized Valuation of the Village	\$ 1,778,430,400
Statutory Limitation Percentage	<u>(x) 5%</u>
General Obligation Debt Limitation, per Section 67.03 of the Wisconsin Statutes	88,921,520
Total Outstanding General Obligation Debt Applicable to Debt Limitation	<u>24,422,074</u>
Legal Margin for New Debt	<u><u>\$ 64,499,446</u></u>

Note Anticipation Note

Note anticipation notes outstanding on December 31, 2022 were comprised of the following issue:

	Date of Issue	Final Maturity	Interest Rates	Original Indebtedness	Balance 12/31/22
Taxable Note Anticipation Note from Direct Borrowing	12/20/21	12/1/26	2.25%	\$ 3,855,000	<u>\$ 3,855,000</u>

Annual principal and interest maturities of the outstanding anticipation note debt of \$3,855,000 on December 31, 2022 are detailed below:

Year Ending December 31,	Note from Direct Borrowing		
	Principal	Interest	Total
2022	\$ -	\$ 82,160	\$ 82,160
2023	-	86,738	86,738
2024	-	86,738	86,738
2025	-	86,737	86,737
2026	<u>3,855,000</u>	<u>86,737</u>	<u>3,941,737</u>
Total	<u><u>\$ 3,855,000</u></u>	<u><u>\$ 429,110</u></u>	<u><u>\$ 4,284,110</u></u>

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**F. Long-Term Obligations (Continued)**

Revenue Bonds

Revenue bonds outstanding on December 31, 2022 totaled \$5,067,517 and were comprised of the following issues:

	Date of Issue	Final Maturity	Interest Rates	Original Indebtedness	Balance 12/31/22
Safe Water Drinking Loan	6/26/13	5/1/33	1.93%	\$ 4,279,516	\$ 2,678,450
Safe Water Drinking Loan	5/28/14	5/1/34	1.93%	711,888	479,067
Water System Revenue Bonds	7/10/18	5/1/31	3.00-3.50%	2,600,000	1,910,000
Total Outstanding Revenue Bonds					<u>\$ 5,067,517</u>

Annual principal and interest maturities of the outstanding revenue bonds of \$5,067,517 on December 31, 2022 are detailed below:

Year Ending December 31,	Business-Type Activities					
	Revenue Bonds		Direct Placement		Totals	
	Principal	Interest	Principal	Interest	Principal	Interest
2023	\$ 185,000	\$ 57,755	\$ 256,822	\$ 58,310	\$ 441,822	\$ 116,065
2024	195,000	52,055	261,766	53,319	456,766	105,374
2025	200,000	46,130	266,805	48,231	466,805	94,361
2026	205,000	40,055	271,941	43,046	476,941	83,101
2027	210,000	33,778	277,176	37,761	487,176	71,539
2028-2032	915,000	63,552	1,467,997	105,895	2,382,997	169,447
2033-2037	-	-	355,010	4,269	355,010	4,269
Total	<u>\$ 1,910,000</u>	<u>\$ 293,325</u>	<u>\$ 3,157,517</u>	<u>\$ 350,831</u>	<u>\$ 5,067,517</u>	<u>\$ 644,156</u>

Utility Revenues Pledged

The Village has pledged future water customer revenues, net of specified operating expenses, to repay the water system revenue bonds. Proceeds from the bonds provided financing for the construction or acquisition of capital assets used with the system. The bonds are payable solely from water customer net revenues and are payable through 2034. The total principal and interest remaining to be paid on the bonds is \$5,711,673. Principal and interest paid for the current year and total customer net revenues were \$558,409 and \$1,005,002, respectively.

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**G. Pension Plan**

**1. Plan Description**

The Wisconsin Retirement System (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 1200 hours a year (880 hours for teachers and school district educational support employees) and expected to be employed for at least one year from employee's date of hire are eligible to participate in the WRS.

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

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

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

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

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

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**G. Pension Plan (Continued)**

**1. Plan Description (Continued)**

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

The WRS also provides death and disability benefits for employees.

**2. 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>
2012	-7.0%	-7%
2013	-9.6%	9%
2014	4.7%	25%
2015	2.9%	2%
2016	0.5%	-5%
2017	2.0%	4%
2018	2.4%	17%
2019	0.0%	-10%
2020	1.7%	21%
2021	5.1%	13%

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**G. Pension Plan (Continued)**

**3. 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 year ended December 31, 2022, the WRS recognized \$825,045 in contributions from the Village.

Contribution rates for the reporting period are:

<u>Employee Category</u>	<u>Employee</u>	<u>Employer</u>
General (Including Teachers, Executives, and Elected Officials)	6.50%	6.50%
Protective with Social Security	6.50%	12.00%
Protective without Social Security	6.50%	16.40%

**4. Pension Assets, Liabilities, Pension Expense (Revenue), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

At December 31, 2022, the Village reported an asset of \$5,573,361 for its proportionate share of the net pension asset. The net pension asset was measured as of December 31, 2021, and the total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of December 31, 2020 rolled forward to December 31, 2021. 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 asset was based on the Village's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2021, the Village's proportion was 0.06914683%, which was an increase of 0.00129068% from its proportion measured as of December 31, 2020.

For the year ended December 31, 2022, the Village recognized pension revenue of \$478,261.

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**G. Pension Plan (Continued)**

**4. Pension Assets, Liabilities, Pension Expense (Revenue), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)**

At December 31, 2022, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	\$ 9,003,482	\$ 649,248
Net Differences Between Projected and Actual Earnings on Pension Plan Investments	-	12,468,071
Changes in Assumptions	1,039,799	-
Changes in Proportion and Differences Between Employer Contributions and Proportionate Share of Contributions	12,055	5,600
Employer Contributions Subsequent to the Measurement Date	825,045	-
Total	\$ 10,880,381	\$ 13,122,919

\$825,045 reported as deferred outflows related to pension resulting from the Village's contributions subsequent to the measurement date will be recognized as an increase in the net pension asset in the year ended December 31, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

Year Ending December 31,	Expense
2023	\$ (256,074)
2024	(1,508,485)
2025	(664,449)
2026	(638,575)
Total	\$ (3,067,583)

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**G. Pension Plan (Continued)**

**5. Actuarial Assumptions**

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

Actuarial Valuation Date:	December 31, 2020
Measurement Date of Net Pension Liability(Asset):	December 31, 2021
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:	6.80%
Discount Rate:	6.80%
Salary Increases:	
Wage Inflation	3.00%
Seniority/Merit	0.1% - 5.6%
Mortality	2020 WRS Experience Mortality Table
Postretirement Adjustments*	1.70%

\* 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. Based on this experience study, actuarial assumptions used to measure the total pension liability changed from prior year, including the discount rate, long-term expected rate of return, post-retirement adjustment, price inflation mortality, and separation rates. The total pension liability for December 31, 2021 is based upon a roll-forward of the liability calculated from the December 31, 2020 actuarial valuation.



**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**G. Pension Plan (Continued)**

**5. Actuarial Assumptions (Continued)**

**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:

<u>Core Fund Asset Class</u>	<u>Current Asset Allocation %</u>	<u>Long-Term Expected Nominal Rate of Return %</u>	<u>Long-Term Expected Real Rate of Return %</u>
Global Equities	52.0%	6.8%	4.2%
Fixed Income	25.0%	4.3%	1.8%
Inflation Sensitive Assets	19.0%	2.7%	0.2%
Real Estate	7.0%	5.6%	3.0%
Private Equity/Debt	12.0%	9.7%	7.0%
Cash	-15.0%	0.9%	N/A
Total Core Fund	<u>100.0%</u>	6.6%	4.0%
<u>Variable Fund Asset Class</u>			
U.S. Equities	70.0%	6.3%	3.7%
International Equities	30.0%	7.2%	4.6%
Total Variable Fund	<u>100.0%</u>	6.8%	4.2%

New England Pension Consultants Long Term US CPI (Inflation) Forecast: 2.50%

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

The investment policy is used for the Core Fund involves reducing equity exposure by leveraging lower-volatility assets, such as fixed income securities. This results in an asset allocation beyond 100%. Currently, an asset allocation target of 15% policy leverage is used, subject to an allowable range of up to 20%.

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**G. Pension Plan (Continued)**

**5. Actuarial Assumptions (Continued)**

**Single Discount Rate.** A single discount rate of 6.8% was used to measure the total pension liability, as opposed to a discount rate of 7.0% for the prior year. This single discount rate is based on the expected rate of return on pension plan investments of 6.8% and a municipal bond rate of 1.84%. (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, 2021. 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.

**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 6.8%, 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 (5.8%) or 1-percentage-point higher (7.8%) than the current rate:

	1% Decrease to Discount Rate (5.80%)	Current Discount Rate (6.80%)	1% Increase to Discount Rate (7.80%)
Village's Proportionate Share of the Net Pension Liability (Asset)	\$ 3,954,695	\$ (5,573,361)	\$ (12,431,789)

**Pension Plan Fiduciary Net Position.** Detailed information about the pension plan’s fiduciary net position is available in separately issued financial statements available at <http://etf.wi.gov/publications/cafr.htm>.

**6. Payables to the Pension Plan**

At December 31, 2022, the Village reported a payable of \$151,450 for the outstanding amount of contributions to the pension plan for the year ended December 31, 2022.

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**H. Other Postemployment Benefits**

The Village reports OPEB related balances at December 31, 2022 as summarized below:

	OPEB Liability	Deferred Outflows of Resources	Deferred Inflows of Resources
Local Retiree Life Insurance Fund (LRLIF)	\$ 673,221	\$ 248,656	\$ 78,211
Single-Employer Defined OPEB Plan	8,197,832	1,229,990	1,107,062
Total Pension Liability	\$ 8,871,053	\$ 1,478,646	\$ 1,185,273

**1. Single-Employer Defined Postemployment Benefit Plan**

Plan Description

The Plan is a single-employer defined benefit postemployment health plan that covers retired employees of the Village. The plan provides health care insurance coverage for eligible retirees and spouses. Benefit provisions are established through personnel policy guidelines. The plan does not issue a publicly available financial report. No assets have been accumulated in an irrevocable trust.

Contribution requirements are established through personnel policy guidelines and may be amended by the action of the governing body. Retired plan members and beneficiaries are required to contribute specified amounts monthly towards the cost of health care insurance premiums depending on the employee classification and years of service.

Benefits Provided

The Village provides medical benefits (including prescription drugs) for retired employees through the Village's group insurance plans.

Employees Covered by Benefit Terms

At December 31, 2022, the following employees were covered by the benefit terms:

Inactive Employees or Beneficiaries Currently	
Receiving Benefit Payments	35
Active Employees	84
Total	119

Contributions

Certain retired plan members and beneficiaries currently receiving benefits are required to contribute specified amounts monthly towards the cost of insurance premiums based on the employee group and their years of service.

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**H. Other Postemployment Benefits (Continued)**

**1. Single-Employer Defined Postemployment Benefit Plan (Continued)**

Total OPEB Liability

The Village's total OPEB liability was measured as of December 31, 2021 and the total OPEB liability was determined by an actuarial valuation as of December 31, 2021.

**Actuarial Assumptions.** The total OPEB liability in the December 31, 2021 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Inflation:	3.0%
Salary Increases:	3.0%
Healthcare Cost Trend Rates:	5.0% for 2022 Decreasing to 4.9% for 2023, and Decreasing to Ultimate Rate of 3.7%

Mortality rates are the same as those used in the December 2018 Wisconsin Retirement System's annual report.

The actuarial assumptions used in the December 31, 2021 valuation were based on the "Wisconsin Retirement System 2018 - 2020 Experience Study".

**Discount Rate.** The discount rate used to measure the total OPEB liability was 2.06%, as opposed to a discount rate of 2.12% for the prior year. The discount rate was based on the 20-year Bond Buyer GO Index.

Changes in the Total OPEB Liability

	Total OPEB Liability (a)
Balance at January 1, 2021	\$ 7,954,056
Changes for the Year:	
Service Cost	484,741
Interest	174,120
Effect of Economic/Demographic Gains or Losses	38,443
Benefit Payments	(453,528)
Net Changes	243,776
Balance at December 31, 2021	<u>\$ 8,197,832</u>

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**H. Other Postemployment Benefits (Continued)**

**1. Single-Employer Defined Postemployment Benefit Plan (Continued)**

**Sensitivity of the Total OPEB Liability to Changes in the Discount Rate.** The following presents the total OPEB liability of the Village, as well as what the Village's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (1.06%) or 1-percentage-point higher (3.06%) than the current rate:

	1% Decrease to Discount Rate (1.06%)	Current Discount Rate (2.06%)	1% Increase to Discount Rate (3.06%)
Total OPEB Liability	\$ 8,865,651	\$ 8,197,832	\$ 7,580,879

**Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates.** The following presents the total OPEB liability of the Village, as well as what the Village's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (4.2% decreasing to 2.7%) or 1-percentage-point higher (6.2% decreasing to 4.7%) than the current healthcare cost trend rates:

	1% Decrease (4.2% Decreasing to 2.7%)	Healthcare Cost Trend Rates (5.2% Decreasing to 3.7%)	1% Increase (6.2% Decreasing to 4.7%)
Total OPEB Liability	\$ 7,357,145	\$ 8,197,832	\$ 9,187,733

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

For the year ended December 31, 2022, the Village recognized OPEB expense of \$622,138. At December 31, 2022, the Village reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	\$ 275,652	\$ 521,337
Changes in Assumptions	590,156	585,725
Village Benefit Payments Subsequent to the Measurement Date	364,182	-
Total	\$ 1,229,990	\$ 1,107,062

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**H. Other Postemployment Benefits (Continued)**

**1. Single-Employer Defined Postemployment Benefit Plan (Continued)**

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB (Continued)

\$364,182 reported as deferred outflows of resources related to OPEB resulting from Village benefit payments made subsequent to the measurement date will be recognized as a reduction of the total OPEB liability in the measurement period ended December 31, 2022, and reported in the year ended December 31, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in other postemployment benefits expense as follows:

<u>Year Ending December 31,</u>	<u>Expense</u>
2023	\$ (36,723)
2024	(36,723)
2025	(36,723)
2026	(36,723)
2027	(55,134)
Thereafter	<u>(39,230)</u>
Total	<u>\$ (241,256)</u>

**2. Local Retiree Life Insurance Fund**

Plan Description

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

OPEB Plan Fiduciary Net Position

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

Benefits Provided

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

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**H. Other Postemployment Benefits (Continued)**

**2. Local Retiree Life Insurance Fund (Continued)**

Contributions

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

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

Contribution rates as of December 31, 2022 are:

Coverage Type	Employer Contribution
50% Postretirement Coverage	40% of Member Contribution
25% Postretirement Coverage	20% of Member Contribution

Member contributions are based upon nine age bands through age 69 and an additional eight age bands for those age 70 and over. Participating members must pay monthly contribution rates per \$1,000 of coverage until the age of 65 (age 70 if active). The members contribution rates in effect for the year ended December 31, 2021 are listed below:

Life Insurance Member Contribution Rates for the Year Ended December 31, 2021	
Attained Age	Basic
Under 30	\$0.05
30 - 34	0.06
35 - 39	0.07
40 - 44	0.08
45 - 49	0.12
50 - 54	0.22
55 - 59	0.39
60 - 64	0.49
65 - 69	0.57

During the reporting period, the LRLIF recognized \$2,249 in contributions from the employer.

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**H. Other Postemployment Benefits (Continued)**

**2. Local Retiree Life Insurance Fund (Continued)**

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

At December 31, 2022, the Village reported a liability of \$673,221 for its proportionate share of the net OPEB liability. The net OPEB liability was measured as of December 31, 2021, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of January 1, 2021 rolled forward to December 31, 2021. No material changes in assumptions or benefits terms occurred between the actuarial valuation date and the measurement date. The Village's proportion of the net OPEB liability was based on the Village's share of contributions to the OPEB plan relative to the contributions of all participating employers. At December 31, 2021, the Village's proportion was 0.11390500%, which was an increase of 0.00866600% from its proportion measured as of December 31, 2020.

For the year ended December 31, 2022, the Village recognized OPEB expense of \$87,676.

At December 31, 2022, the Village reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
	<u>                    </u>	<u>                    </u>
Differences Between Expected and Actual Experience	\$ -	\$ 34,246
Net Differences Between Projected and Actual		
Earnings on OPEB Plan Investments	8,759	-
Changes in Assumptions	203,403	32,631
Changes in Proportion and Differences Between Employer Contributions and Proportionate Share of Contributions	36,494	11,334
Total	<u>\$ 248,656</u>	<u>\$ 78,211</u>



**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**H. Other Postemployment Benefits (Continued)**

**2. Local Retiree Life Insurance Fund (Continued)**

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

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

<u>Year Ending December 31,</u>	<u>Expense</u>
2023	\$ 36,992
2024	35,976
2025	32,905
2026	41,185
2027	18,773
Thereafter	4,614
Total	<u>\$ 170,445</u>

**Actuarial Assumptions.** The total OPEB liability in the January 1, 2021 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Actuarial Valuation Date:	January 1, 2021
Measurement Date of Net OPEB Liability:	December 31, 2021
Experience Study:	January 1, 2018 - December 31, 2020 Published November 19, 2021
Actuarial Cost Method:	Entry Age Normal
20 Year Tax-Exempt Municipal Bond Yield:	2.06%
Long-Term Expected Rate of Return:	4.25%
Discount Rate:	2.17%
Salary Increases:	
Wage Inflation	3.00%
Seniority/Merit	0.1% - 5.6%
Mortality:	2020 WRS Experience Mortality Table

Actuarial assumptions are based upon an experience study conducted in 2021 that covered a three-year period from January 1, 2018 to December 31, 2020. Based on this experience study, actuarial assumptions used to measure the total OPEB liability changed from the prior year, including the price inflation, mortality and separation rates. The total OPEB liability for December 31, 2021 is based upon a roll-forward of the liability calculated from the January 1, 2021 actuarial valuation.

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**H. Other Postemployment Benefits (Continued)**

**2. Local Retiree Life Insurance Fund (Continued)**

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

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

<u>Asset Class</u>	<u>Index</u>	<u>Target Allocation</u>	<u>Long-Term Expected Geometric Real Rate of Return %</u>
U.S. Intermediate Credit Bonds	Bloomberg US Interim Credit	45%	1.68%
U.S. Long Credit Bonds	Bloomberg US Long Credit	5%	1.82%
U.S. Mortgages	Bloomberg US MBS	50%	1.94%
Inflation			2.30%
Long-Term Expected Rate of Return			4.25%

The long-term expected rate of return remained unchanged from the prior year at 4.25%. The long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The expected inflation rate increased from 2.20% as of December 31, 2020 to 2.30% as of December 31, 2021.

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**H. Other Postemployment Benefits (Continued)**

**2. Local Retiree Life Insurance Fund (Continued)**

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

**Single Discount Rate.** A single discount rate of 2.17% was used to measure the total OPEB liability, as opposed to a discount rate of 2.25% for the prior year. The significant change in the discount rate was primarily caused by the decrease in the municipal bond rate from 2.12% as of December 31, 2020 to 2.06% as of December 31, 2021. The Plan's fiduciary net position was projected to be insufficient to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the Total OPEB Liability is equal to the single equivalent rate that results in the same actuarial present value as the long-term expected rate of return applied to benefit payments, to the extent that the plan's fiduciary net position is projected to be sufficient to make projected benefit payments, and the municipal bond rate applied to benefit payment to the extent that the plan's fiduciary net position is projected to be insufficient. The plan's fiduciary net position was projected to be available to make projected future benefit payments of current plan members through December 31, 2036.

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

**Sensitivity of the Village's Proportionate Share of Net OPEB Liability (Asset) to Changes in the Discount Rate.** The following presents the Village's proportionate share of the net OPEB liability (asset) calculated using the discount rate of 2.17%, as well as what the Village's proportionate share of the net OPEB liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (1.17%) or 1-percentage-point higher (3.17%) than the current rate:

	1% Decrease to Discount Rate (1.17%)	Current Discount Rate (2.17%)	1% Increase to Discount Rate (3.17%)
Village's Proportionate Share of the Net OPEB Liability (Asset)	\$ 913,318	\$ 673,221	\$ 492,558

Payable to the OPEB Plan

At December 31, 2022, the Village did not report a payable for the outstanding amount of contribution to the Plan required for the year ended December 31, 2022.

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**I. Deferred Compensation Plan**

The Village offers its employees a deferred compensation plan created in accordance with the Internal Revenue Code Section 457. The Plan, available to all Village employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. Contributions to this plan are entirely from employee voluntary contributions. The Village makes no employer contributions to this plan.

**J. Fund Equity**

Nonspendable Fund Balance

In the fund financial statements, portions of the governmental fund balances are amounts that cannot be spent because they are either 1) not in spendable form or 2) legally or contractually required to be maintained intact. At December 31, 2022, nonspendable fund balance was as follows:

General Fund:

Nonspendable:

Prepaid Supplies and Items	\$ 162,259
Delinquent Personal Property Taxes	39,484
Total Nonspendable Fund Balance	\$ 201,743

Restricted Fund Balance

In the fund financial statements, portions of governmental fund balances are not available for appropriation or are legally restricted for use for a specific purpose. At December 31, 2022, restricted fund balance was as follows:

Special Revenue Funds:

Restricted for:

Library Operations	\$ 11,425
Donations	486,894
Community Dev. Block Grant Activities	35,396
Total	533,715

Debt Service Fund:

Restricted for Debt Service	828,764
-----------------------------	---------

Capital Projects Funds:

Restricted for:

Capital Improvements	4,639,530
Tax Incremental District Activities	5,668,795
Total	10,308,325

Total Restricted Fund Balance	\$ 11,670,804
-------------------------------	---------------

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**J. Fund Equity (Continued)**

Committed Fund Balance

Portions of governmental fund balances have been committed by Village board action. At December 31, 2022, fund balance was committed as follows:

Capital Projects Funds:

Committed for:

Equipment Replacement	<u>\$ 233,801</u>
-----------------------	-------------------

Assigned Fund Balance

Portions of governmental fund balances have been assigned to represent tentative management plans that are subject to change. At December 31, 2022, fund balance was assigned as follows:

General Fund:

Assigned for Subsequent Years Budget	<u>\$ 460,648</u>
--------------------------------------	-------------------

**NOTE 4 OTHER INFORMATION**

**A. Tax Incremental Financing Districts**

The Village has established separate capital projects funds for Tax Incremental District (TID) No. 1, No. 2, No. 3, No. 4 and No. 5 which were created by the Village in accordance with Section 66.1105 of the Wisconsin Statutes. At the time the District was created, the property tax base within the District was “frozen” and increment taxes resulting from increases to the property tax base are used to finance District improvements, including principal and interest on long-term debt issued by the Village to finance such improvements.

Since creation of the above Districts, the Village has provided various financing sources to the TID. The foregoing amounts are not recorded as liabilities in the TID capital project fund but can be recovered by the Village from any future excess tax increment revenues. As of December 31, 2022, the Village can recover \$5,264,378 from future excess tax increment revenues of the following:

	Recoverable Costs
TID No. 1	\$ 192,696
TID No. 2	757,153
TID No. 3	-
TID No. 4	2,633,173
TID No. 5	1,681,356

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 4 OTHER INFORMATION (CONTINUED)**

**A. Tax Incremental Financing Districts (Continued)**

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

	Termination Year
TID No. 1	2030
TID No. 2	2030
TID No. 3	2022
TID No. 4	2043
TID No. 5	2046

**B. Tax Abatements**

The Village has created tax incremental financing districts (the Districts) in accordance with Wisconsin State Statute 66.1105, *Tax Increment Law*. As part of the project plan for the Districts, the Village entered into agreements with developers for a creation of tax base within the Districts. The agreements require the Village to make annual repayments of property taxes collected within the Districts to the developers, based upon the terms of the agreements. As tax abatements, those developer payments and the related property tax revenues are not reported as revenues or expenditures in the financial statements.

For the year ended December 31, 2022, the Village abated property taxes totaling \$88,263 to a developer within Tax Incremental District No. 4.

**C. Risk Management**

The Village is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The Village completes an annual review of its insurance coverage to ensure adequate coverage. Settled claim have not exceeded coverage in any of the past three years. A description of the Village’s risk management programs is presented below:

Public Entity Risk Pool

The Village is a member of the Wisconsin Municipal Insurance Commission (WMIC) and Cities and Villages Mutual Insurance Company (CVMIC).

The WMIC is an intergovernmental cooperation commission created by contract under Section 66.30 of the Wisconsin Statutes. It was created in August, 1987 for the purpose of facilitating the organization, establishment and capitalization of the CVMIC, and has numerous cities and villages as members.

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 4 OTHER INFORMATION (CONTINUED)**

**C. Risk Management (Continued)**

The CVMIC is a municipal mutual insurance company established on September 14, 1987 under Section 611.23 of the Wisconsin Statutes. The CVMIC provides liability insurance coverage to the cities and villages which make up the membership of the WMIC. The CVMIC is self-insured up to a maximum of \$2,000,000 of each insurance risk. Losses paid by CVMIC plus administrative expenses will be recovered through premiums to the participating pool of municipalities. Management of each organization consists of a board of directors or officers comprised of representatives elected by each of three classes of participants based on population. The Village does not exercise any control over the activities of the agencies beyond the election of the officers and board. Financial statements of WMIC and CVMIC can be obtained directly from CVMIC's offices.

**D. Contingencies**

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

**E. Prior Period Adjustment**

The Village recorded a prior period adjustment to decrease assets and net position in the water utility and business-type activities in the amount of \$750,000.

	<u>Water Utility</u>
Net position - Beginning of Year, as Originally Reported	\$ 17,539,087
Prior Period Adjustment	<u>(750,000)</u>
Net Position - Beginning of Year, as Restated	<u><u>\$ 16,789,087</u></u>

**REQUIRED SUPPLEMENTARY INFORMATION**



**VILLAGE OF GREENDALE, WISCONSIN  
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS  
SINGLE EMPLOYER DEFINED OPEB PLAN  
LAST 10 FISCAL YEARS \***

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Total OPEB Liability:				
Service Cost	\$ 484,741	\$ 450,090	\$ 372,448	\$ 454,922
Interest	174,120	228,611	309,829	272,049
Effect of Plan Changes	-	72,376	-	-
Economic/Demographic Gains or Losses	-	(671,147)	-	497,056
Changes of Assumptions	38,443	203,826	460,847	(1,056,187)
Benefit Payments	(453,528)	(443,192)	(423,684)	(450,739)
Net Change in Total OPEB Liability	<u>243,776</u>	<u>(159,436)</u>	<u>719,440</u>	<u>(282,899)</u>
 Total OPEB Liability - Beginning of Year	 <u>7,954,056</u>	 <u>8,113,492</u>	 <u>7,394,052</u>	 <u>7,676,951</u>
 Total OPEB Liability - End of Year	 <u><u>\$ 8,197,832</u></u>	 <u><u>\$ 7,954,056</u></u>	 <u><u>\$ 8,113,492</u></u>	 <u><u>\$ 7,394,052</u></u>
 Covered-Employee Payroll	 \$ 6,568,439	 \$ 6,799,872	 \$ 6,609,139	 \$ 6,609,139
 Village's Total OPEB Liability as a Percentage of Covered-Employee Payroll	 124.81%	 116.97%	 122.76%	 111.88%

\* The amounts presented for each fiscal year were determined as of the current fiscal year end. Data is being accumulated annually to present 10 years of the reported information. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75.

**VILLAGE OF GREENDALE, WISCONSIN  
SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (ASSET)  
WISCONSIN RETIREMENT SYSTEM  
LAST 10 MEASUREMENT PERIODS**

<u>Measurement Period Ending</u>	<u>Proportion of the Net Pension Liability (Asset)</u>	<u>Proportionate Share of the Net Pension Liability (Asset)</u>	<u>Covered Payroll (Plan Year)</u>	<u>Proportionate Share of the Net Pension Liability (Asset) as a Percentage of Covered Payroll</u>	<u>Plan Fiduciary Net Position as a Percentage of the Total Pension Liability (Asset)</u>
12/31/14	0.06181192%	\$ (1,518,270)	\$ 6,283,656	24.16%	102.74%
12/31/15	0.06254747%	1,016,379	6,577,938	15.45%	98.20%
12/31/16	0.06259620%	515,942	6,491,236	7.95%	99.12%
12/31/17	0.06371292%	(1,891,712)	6,617,740	28.59%	102.93%
12/31/18	0.06483247%	2,306,536	6,880,340	33.52%	96.45%
12/31/19	0.06666927%	(2,149,721)	7,159,638	30.03%	102.96%
12/31/20	0.06785615%	(4,236,353)	7,316,377	57.90%	105.26%
12/31/21	0.06914683%	(5,573,361)	7,590,205	73.43%	106.02%

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

<u>Fiscal Year Ending</u>	<u>Contractually Required Contributions</u>	<u>Contributions in Relation to the Contractually Required Contributions</u>	<u>Contribution Deficiency (Excess)</u>	<u>Covered Payroll</u>	<u>Contributions as a Percentage of Covered Payroll</u>
12/31/15	\$ 610,788	\$ 610,788	\$ -	\$ 6,577,938	9.29%
12/31/16	591,087	591,087	-	6,491,236	9.11%
12/31/17	665,295	665,295	-	6,617,740	10.05%
12/31/18	772,837	772,837	-	6,880,340	11.23%
12/31/19	785,939	785,939	-	7,159,638	10.98%
12/31/20	829,104	829,104	-	7,316,377	11.33%
12/31/21	844,511	844,511	-	7,590,205	11.13%
12/31/22	825,045	825,045	-	7,857,172	10.50%

See accompanying Notes to Required Supplementary Information.

**VILLAGE OF GREENDALE, WISCONSIN  
SCHEDULE OF PROPORTIONATE SHARE OF THE NET OPEB LIABILITY (ASSET)  
LOCAL RETIREE LIFE INSURANCE FUND  
LAST 10 MEASUREMENT PERIODS**

Measurement Period Ending	Proportion of the Net OPEB Liability (Asset)	Proportionate Share of the Net OPEB Liability (Asset)	Covered- Employee Payroll	Proportionate Share of the Net OPEB Liability (Asset) as a Percentage of Covered- Employee Payroll	Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability (Asset)
12/31/17	0.10732100%	\$ 322,885	\$ 6,617,740	4.88%	44.81%
12/31/18	0.10413400%	268,701	6,880,340	3.91%	48.69%
12/31/19	0.10844800%	461,793	7,159,638	6.45%	37.58%
12/31/20	0.10523900%	578,890	6,789,000	8.53%	31.36%
12/31/21	0.11390500%	673,221	6,976,000	9.65%	29.57%

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

Fiscal Year Ending	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Covered- Employee Payroll	Contributions as a Percentage of Covered- Employee Payroll
12/31/18	\$ 2,010	\$ 2,010	\$ -	\$ 6,880,340	0.03%
12/31/19	2,006	2,006	-	7,159,638	0.03%
12/31/20	2,111	2,111	-	6,789,000	0.03%
12/31/21	2,276	2,276	-	6,976,000	0.03%
12/31/22	2,249	2,249	-	7,857,172	0.03%

See accompanying Notes to Required Supplementary Information.

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION  
DECEMBER 31, 2022**

**NOTE 1 LOCAL RETIREE LIFE INSURANCE FUND**

The Village is required to present the last ten fiscal years of data; however accounting standards allow the presentation of as many years as are available until ten fiscal years are presented.

*Benefit Terms:* There were no recent changes in benefit terms.

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

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

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

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

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

**NOTE 2 WISCONSIN RETIREMENT SYSTEM**

The Village is required to present the last ten fiscal years of data; however accounting standards allow the presentation of as many years as are available until ten fiscal years are presented.

*Changes of benefit terms:* There were no changes of benefit terms for any participating employer in WRS.

**VILLAGE OF GREENDALE, WISCONSIN  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION  
DECEMBER 31, 2022**

**NOTE 2 WISCONSIN RETIREMENT SYSTEM (CONTINUED)**

*Changes of assumptions:*

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

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

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

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

## **SUPPLEMENTARY INFORMATION**

**VILLAGE OF GREENDALE, WISCONSIN  
COMBINING BALANCE SHEET  
NONMAJOR GOVERNMENTAL FUNDS  
DECEMBER 31, 2022**

	Special Revenue						
	School - Police Fund	Recycling	Health Grants	Donations and Grants	Library	Tourism and Events	Community Dev. Block Grant Fund
<b>ASSETS</b>							
Cash and Investments	\$ -	\$ -	\$ 22,972	\$ 1,817,901	\$ 328,929	\$ 106,041	\$ 35,396
Receivables:							
Taxes and Special Charges	31,387	6,674	101,399	-	320,407	109,161	-
Accounts	-	39,612	79,729	-	-	-	-
Assets Held for Resale	-	-	-	-	-	-	-
Total Assets	<u>\$ 31,387</u>	<u>\$ 46,286</u>	<u>\$ 204,100</u>	<u>\$ 1,817,901</u>	<u>\$ 649,336</u>	<u>\$ 215,202</u>	<u>\$ 35,396</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>							
<b>LIABILITIES</b>							
Accounts Payable	\$ -	\$ 29,778	\$ 4,200	\$ 679	\$ 5,771	\$ -	\$ -
Accrued and Other Current Liabilities	-	-	-	-	486	-	-
Due to Other Funds	6,942	81,977	-	-	-	-	-
Unearned Revenues	-	-	-	1,330,328	-	-	-
Total Liabilities	<u>6,942</u>	<u>111,755</u>	<u>4,200</u>	<u>1,331,007</u>	<u>6,257</u>	<u>-</u>	<u>-</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Property Taxes Levied for Subsequent Year	61,877	-	199,900	-	631,654	215,202	-
<b>FUND BALANCES</b>							
Restricted	-	-	-	486,894	11,425	-	35,396
Committed	-	-	-	-	-	-	-
Unassigned	(37,432)	(65,469)	-	-	-	-	-
Total Fund Balances	<u>(37,432)</u>	<u>(65,469)</u>	<u>-</u>	<u>486,894</u>	<u>11,425</u>	<u>-</u>	<u>35,396</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 31,387</u>	<u>\$ 46,286</u>	<u>\$ 204,100</u>	<u>\$ 1,817,901</u>	<u>\$ 649,336</u>	<u>\$ 215,202</u>	<u>\$ 35,396</u>

**VILLAGE OF GREENDALE, WISCONSIN  
COMBINING BALANCE SHEET (CONTINUED)  
NONMAJOR GOVERNMENTAL FUNDS  
DECEMBER 31, 2022**

	Capital Projects					Totals		
	Equipment Replacement	Capital Projects	Tax Incremental District No. 1	Tax Incremental District No. 2	Tax Incremental District No. 3		Tax Incremental District No. 4	Tax Incremental District No. 5
Cash and Investments	\$ 221,283	\$ -	\$ 1,222,090	\$ 4,646,162	\$ 3,965	\$ 143,086	\$ 341,572	\$ 8,889,397
Receivables:								
Taxes and Special Charges	-	-	111,472	264,373	-	269,191	176,474	1,390,538
Accounts	12,518	-	-	-	-	-	-	131,859
Assets Held for Resale	-	3,211,363	-	-	-	-	-	3,211,363
Total Assets	\$ 233,801	\$ 3,211,363	\$ 1,333,562	\$ 4,910,535	\$ 3,965	\$ 412,277	\$ 518,046	\$ 13,623,157

**ASSETS**

**LIABILITIES, DEFERRED  
INFLOWS OF RESOURCES,  
AND FUND BALANCES**

LIABILITIES								
Accounts Payable	\$ -	\$ 14,073	\$ 1,500	\$ 1,500	\$ 3,965	\$ 89,763	\$ 1,500	\$ 152,729
Accrued and Other Current Liabilities	-	-	-	-	-	-	-	486
Due to Other Funds	-	550,820	-	-	-	-	-	639,739
Unearned Revenues	-	-	-	-	-	-	-	1,330,328
Total Liabilities	-	564,893	1,500	1,500	3,965	89,763	1,500	2,123,282
DEFERRED INFLOWS OF RESOURCES								
Property Taxes Levied for Subsequent Year	-	-	219,758	521,188	-	530,687	347,902	2,728,168
FUND BALANCES								
Restricted	-	2,646,470	1,112,304	4,387,847	-	-	168,644	8,848,980
Committed	233,801	-	-	-	-	-	-	233,801
Unassigned	-	-	-	-	-	(208,173)	-	(311,074)
Total Fund Balances	233,801	2,646,470	1,112,304	4,387,847	-	(208,173)	168,644	8,771,707
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 233,801	\$ 3,211,363	\$ 1,333,562	\$ 4,910,535	\$ 3,965	\$ 412,277	\$ 518,046	\$ 13,623,157



**VILLAGE OF GREENDALE, WISCONSIN  
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2022**

	Special Revenue						
	School - Police Fund	Recycling	Health Grants	Donations and Grants	Library	Tourism and Events	Community Dev. Block Grant
<b>REVENUES</b>							
Taxes	\$ 32,000	\$ -	\$ 191,697	\$ -	\$ 607,360	\$ -	\$ -
Intergovernmental	-	-	384,735	30,607	-	-	172,993
Public Charges for Services	-	196,826	-	2,683	35,686	-	-
Intergovernmental Charges for Services	175,269	-	-	-	-	-	-
Miscellaneous	-	-	-	575,016	23,684	-	-
Total Revenues	207,269	196,826	576,432	608,306	666,730	-	172,993
<b>EXPENDITURES</b>							
Current:							
Public Safety	239,042	-	-	39,376	-	-	-
Public Works	-	228,053	-	138,322	-	-	-
Health and Human Services	-	-	629,381	-	-	-	-
Culture and Recreation	-	-	-	21,352	653,019	-	-
Conservation and Development	-	-	-	-	-	-	138,583
Capital Outlay	-	-	-	-	33,493	-	-
Total Expenditures	239,042	228,053	629,381	199,050	686,512	-	138,583
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(31,773)	(31,227)	(52,949)	409,256	(19,782)	-	34,410
<b>OTHER FINANCING SOURCES (USES)</b>							
Proceeds from Sale of Capital Assets	-	-	-	-	-	-	-
Transfers In	-	-	52,949	-	-	-	-
Transfers Out	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	52,949	-	-	-	-
<b>NET CHANGE IN FUND BALANCES</b>	(31,773)	(31,227)	-	409,256	(19,782)	-	34,410
Fund Balances - Beginning of Year	(5,659)	(34,242)	-	77,638	31,207	-	986
<b>FUND BALANCES - END OF YEAR</b>	<u><u>\$(37,432)</u></u>	<u><u>\$(65,469)</u></u>	<u><u>\$-</u></u>	<u><u>\$ 486,894</u></u>	<u><u>\$ 11,425</u></u>	<u><u>\$-</u></u>	<u><u>\$ 35,396</u></u>

**VILLAGE OF GREENDALE, WISCONSIN  
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES (CONTINUED)  
NONMAJOR GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2022**

	Capital Projects					Totals		
	Equipment Replacement	Capital Projects	Incremental District No. 1	Incremental District No. 2	Incremental District No. 3		Incremental District No. 4	Incremental District No. 5
<b>REVENUES</b>								
Taxes	\$ 275,000	-	\$ 279,481	\$ 2,085,949	\$ 267,783	\$ 585,760	\$ 327,686	\$ 4,652,716
Intergovernmental	52,883	-	300	37,517	5,263	-	-	684,298
Public Charges for Services	-	-	-	-	-	-	-	235,195
Intergovernmental Charges for Services	-	-	-	-	-	-	-	175,269
Miscellaneous	80,951	-	25,483	107,028	-	2,548	5,097	819,807
Total Revenues	408,834	-	305,264	2,230,494	273,046	588,308	332,783	6,567,285
<b>EXPENDITURES</b>								
Current:								
Public Safety	-	-	-	-	-	-	-	278,418
Public Works	-	-	-	-	-	-	-	366,375
Health and Human Services	-	-	-	-	-	-	-	629,381
Culture and Recreation	-	-	-	-	-	-	-	674,371
Conservation and Development	-	482,850	18,961	12,686	47,549	18,515	12,685	731,849
Capital Outlay	280,197	-	-	-	-	-	-	313,690
Total Expenditures	280,197	482,850	18,961	12,686	47,549	18,515	12,685	2,994,084
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	128,637	(482,850)	286,303	2,217,798	225,497	569,793	320,088	3,573,201
<b>OTHER FINANCING SOURCES (USES)</b>								
Proceeds from Sale of Capital Assets	53,751	-	-	-	-	-	-	53,751
Transfers In	-	-	-	-	-	-	-	52,949
Transfers Out	-	(82,160)	(233,637)	(1,907,950)	-	(356,500)	(216,848)	(2,797,095)
Total Other Financing Sources (Uses)	53,751	(82,160)	(233,637)	(1,907,950)	-	(356,500)	(216,848)	(2,690,395)
<b>NET CHANGE IN FUND BALANCES</b>	182,388	(565,010)	52,666	309,848	225,497	213,293	103,240	882,806
Fund Balances - Beginning of Year	51,413	3,211,480	1,059,638	4,077,999	(225,497)	(421,466)	65,404	7,888,901
<b>FUND BALANCES - END OF YEAR</b>	\$ 233,801	\$ 2,646,470	\$ 1,112,304	\$ 4,387,847	\$ -	\$ (208,173)	\$ 168,644	\$ 8,771,707

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



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

Village Board  
Village of Greendale  
Greendale, Wisconsin

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Greendale (the Village), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements, and have issued our report thereon dated July 13, 2023.

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

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

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying schedule of findings and questioned costs, we identified certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. We consider the deficiencies described in the accompanying schedule of findings and responses as items 2022-001 and 2022-003 to be material weaknesses.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiency described in the accompanying schedule of findings and responses as item 2022-002 to be a significant deficiency.

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

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

***Village of Greendale, Wisconsin's Response to Findings***

*Government Auditing Standards* requires the auditor to perform limited procedures on the Village's response to the findings identified in our audit and described in the accompanying schedule of findings and responses. The Village's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

***Purpose of This Report***

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



**CliftonLarsonAllen LLP**

Sheboygan, Wisconsin  
July 13, 2023

**VILLAGE OF GREENDALE, WISCONSIN  
SCHEDULE OF FINDINGS AND RESPONSES  
YEAR ENDED DECEMBER 31, 2022**

---

***Section I – Internal Control Over Financial Reporting***

---

<b>FINDING NO.</b>	<b>CONTROL DEFICIENCIES</b>
2022-001	<b>Preparation of Annual Financial Report</b>
Type of Finding:	Material Weakness in Internal Control over Financial Reporting
Condition:	Current Village staff maintains accounting records which reflect the Village’s financial transactions; however, preparing the Village’s annual financial report, including note disclosures, involves the selection and application of specific accounting principles which would require additional experience and knowledge. The Village contracts with us and our knowledge of applicable accounting principles, financial statement format, and note disclosures to assist in the preparation of the annual financial report in an efficient manner. However, as independent auditors, CLA cannot be considered part of its internal control system. As part of its internal control over preparation of its financial statements, including disclosures, the Village had implemented a comprehensive review procedure to ensure that the financial statements, including note disclosures, are complete and accurate.
Criteria or Specific Requirement:	The preparation and review of the annual financial report by staff with expertise in financial reporting is an internal control intended to prevent, detect and correct a potential omission or misstatement in the financial statements or notes.
Effect:	Without our involvement, the Village may not be able to completely prepare an annual financial report in accordance with accounting principles generally accepted in the United States of America.
Cause:	Village management has determined that the additional costs associated with training staff to become experienced in applicable accounting principles and note disclosures outweigh the derived benefits.
Repeat Finding:	Repeat of Finding 2021-001
Recommendation:	We recommend the Village continue reviewing the annual financial report. Such review procedures should be performed by an individual possessing a thorough understanding of accounting principles generally accepted in the United States of America and knowledge of the Village’s activities and operations. While it may not be cost beneficial to train additional staff to completely prepare the report, a thorough review of this information by appropriate staff of the Village is necessary to obtain a complete and adequate understanding of the Village’s annual financial report.
Views of Responsible Officials and Planned Corrective Action:	Village management is aware of this condition and has reviewed and approved the financial reports prior to issuance.

**VILLAGE OF GREENDALE, WISCONSIN  
SCHEDULE OF FINDINGS AND RESPONSES (CONTINUED)  
YEAR ENDED DECEMBER 31, 2022**

---

***Section I – Internal Control Over Financial Reporting (Continued)***

---

<b>FINDING NO.</b>	<b>CONTROL DEFICIENCIES</b>
2022-002	<b>Segregation of Duties</b>
Type of Finding:	Significant Deficiency in Internal Control over Financial Reporting
Condition:	The Village has a limited number of employees to essentially complete all financial and recordkeeping duties of the general Village’s operations. Accordingly, this does not allow for a proper segregation of duties for internal control purposes.
Criteria or Specific Requirement:	Segregation of duties is an internal control intended to prevent or decrease the occurrence of errors or intentional fraud. Segregation of duties ensures that no single employee has control over all phases of a transaction.
Effect:	Errors or intentional fraud could occur and not be detected timely by other employees in the normal course of their responsibilities as a result of the lack of segregation of duties.
Cause:	The lack of segregation of duties is due to the limited number of employees and the size of the Village’s operations. In addition, the Village has not completed a risk assessment and review of internal controls to identify additional mitigating and compensating controls which could be implemented to reduce the risk of errors or intentional fraud.
Repeat Finding:	Repeat of Finding 2021-002
Recommendation:	We recommend the Village Board continue to monitor the transactions and the financial records of the Village. We further recommend the Village complete a risk assessment and analysis of its internal controls to identify opportunities to strengthen and enhance controls over financial reporting.
Views of Responsible Officials and Planned Corrective Action:	Management and the Board are conscious of the Village’s staffing limitations. The Village Board will continue to monitor the transactions and financial records of the Village.

**VILLAGE OF GREENDALE, WISCONSIN  
SCHEDULE OF FINDINGS AND RESPONSES (CONTINUED)  
YEAR ENDED DECEMBER 31, 2022**

---

***Section I – Internal Control Over Financial Reporting (Continued)***

---

<b>FINDING NO.</b>	<b>CONTROL DEFICIENCIES</b>
2022-003	<b>Adjustments to the Village’s Financial Records</b>
Type of Finding:	Material Weakness in Internal Control over Financial Reporting
Condition:	As part of our audit, we proposed adjusting journal entries that were material to the Village’s financial statements.
Criteria or Specific Requirement:	Material adjusting journal entries proposed by the auditors are considered to be an internal control deficiency.
Effect:	Year-end financial records prepared by the Village may contain material misstatements.
Cause:	While Village staff maintains financial records which accurately report revenues and expenditures throughout the year, CLA did identify and propose material year-end closing entries.
Repeat Finding:	Repeat of Finding 2021-003
Recommendation:	We recommend that Management of the Village continue reviewing any adjusting entries proposed as part of the audit process. A thorough review of this information by appropriate staff of the Village is necessary to obtain an adequate understanding of the Village's financial reports.
Views of Responsible Officials and Planned Corrective Action:	There is no disagreement with the audit finding. Management has reviewed and approved all entries proposed by CLA.





CLA (CliftonLarsonAllen LLP) is a network member of CLA Global. See [CLAGlobal.com/disclaimer](http://CLAGlobal.com/disclaimer). Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor.

**FORM OF LEGAL OPINION**

(See following pages)

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

May 23, 2024

Re: Village of Greendale, Wisconsin ("Issuer")  
\$3,955,000 General Obligation Promissory Notes, Series 2024A,  
dated May 23, 2024 ("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 May 1 of each year, in the years and principal amounts as follows:

<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
2025	\$110,000	___%
2026	320,000	___
2027	155,000	___
2028	155,000	___
2029	155,000	___
2030	170,000	___
2031	170,000	___
2032	180,000	___
2033	205,000	___
2034	215,000	___
2035	220,000	___
2036	225,000	___
2037	225,000	___
2038	235,000	___
2039	245,000	___
2040	250,000	___
2041	175,000	___
2042	180,000	___
2043	190,000	___
2044	175,000	___

Interest is payable semi-annually on May 1 and November 1 of each year commencing on May 1, 2025.

The Notes maturing on May 1, 2035 and thereafter are subject to redemption prior to maturity, at the option of the Issuer, on May 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

### BOOK-ENTRY-ONLY SYSTEM

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

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

**FORM OF CONTINUING DISCLOSURE CERTIFICATE**

(See following pages)



## CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the Village of Greendale, Milwaukee County, Wisconsin (the "Issuer") in connection with the issuance of \$3,955,000 General Obligation Promissory Notes, Series 2024A, dated May 23, 2024 (the "Securities"). The Securities are being issued pursuant to a resolution adopted on April 16, 2024, as supplemented by an Approving Certificate, dated \_\_\_\_\_, 2024 (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 May 8, 2024 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 Greendale, Milwaukee County, Wisconsin, which is the obligated person with respect to the Securities.

"Issuer Contact" means the Village Manager of the Issuer who can be contacted at 6500 Northway, Greendale, Wisconsin 53129, phone (414) 423-2100, fax (414) 423-2107.

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

"MSRB" means the Municipal Securities Rulemaking Board.

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

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

"SEC" means the Securities and Exchange Commission.

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

(a) The Issuer shall, not later than 365 days after the end of the Fiscal Year, commencing with the year ending December 31, 2023, provide the MSRB with an Annual Report filed in accordance with Section 1(b) of this Disclosure Certificate and which is consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the Audited Financial Statements of the Issuer may be submitted separately from the balance of the Annual Report and that, if Audited Financial Statements are not available within 365 days after the end of the Fiscal Year, unaudited financial information will be provided, and Audited Financial Statements will be submitted to the MSRB when and if available.

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

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

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

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

Section 5. Reporting of Listed Events.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, we have executed this Certificate in our official capacities effective the 23rd day of May, 2024.

(SEAL)

---

Jason Cyborowski  
President

---

Melanie Van Kauwenberg  
Village Clerk

**NOTICE OF SALE**

**\$3,955,000\* GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2024A  
VILLAGE OF GREENDALE, WISCONSIN**

Bids for the purchase of \$3,955,000\* General Obligation Promissory Notes, Series 2024A (the "Notes") of the Village of Greendale, Wisconsin (the "Village") will be received at the offices of Ehlers and Associates, Inc. ("Ehlers"), 3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105, municipal advisors to the Village, until 10:00 A.M., Central Time, and **ELECTRONIC PROPOSALS** will be received via [bondsale@ehlers-inc.com](mailto:bondsale@ehlers-inc.com) or **PARITY**, in the manner described below, until 10:00 A.M. Central Time, on May 8, 2024, at which time they will be opened, read and tabulated. **The Village Board adopted a resolution on April 16, 2024 (the "Parameters Resolution"), which authorized the Village Manager or the Finance Director/Treasurer to accept the bid for the Notes if the parameters and conditions set forth in the Parameters Resolution are satisfied. If the parameters and conditions set forth in the Parameters Resolution are not met through the competitive bids received on May 8, 2024, neither the Village Manager nor the Finance Director/Treasurer will have the authority to accept a bid for the Notes, and all bids for the Notes will be rejected.**

**AUTHORITY; PURPOSE; SECURITY**

The Notes are being issued pursuant to Section 67.12(12), Wisconsin Statutes, by the Village, for public purposes, including paying the costs of street improvement projects, storm sewer projects, water system projects and a fiber connection project. The Notes are general obligations of the Village, and all the taxable property in the Village is subject to the levy of a tax to pay the principal of and interest on the Notes as they become due which tax may, under current law, be levied without limitation as to rate or amount.

**DATES AND MATURITIES**

The Notes will be dated May 23, 2024, will be issued as fully registered Notes in the denomination of \$5,000 each, or any integral multiple thereof, and will mature on May 1 as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2025	\$110,000	2032	\$180,000	2039	\$245,000
2026	320,000	2033	205,000	2040	250,000
2027	155,000	2034	215,000	2041	175,000
2028	155,000	2035	220,000	2042	180,000
2029	155,000	2036	225,000	2043	190,000
2030	170,000	2037	225,000	2044	175,000
2031	170,000	2038	235,000		

**ADJUSTMENT OPTION**

The Village reserves the right to increase or decrease the principal amount of the Notes on the day of sale, in increments of \$5,000 each, with the 2025 and 2026 maturity amounts to be determined by the authorized officer so that the amount required to be levied will be approximately \$1,300,000 in 2025 and \$1,425,000 in 2026; principal increases or decreases may be made to any maturity from 2027 through 2044 up to a maximum of \$100,000 per maturity. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per \$1,000.

## **TERM BOND OPTION**

Bids for the 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. All dates are inclusive.

## **INTEREST PAYMENT DATES AND RATES**

Interest will be payable on May 1 and November 1 of each year, commencing May 1, 2025, to the registered owners of the Notes appearing of record in the bond register as of the close of business on the 15th day (whether or not a business day) of the immediately preceding month. Interest will be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board. All Notes of the same maturity must bear interest from date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

## **BOOK-ENTRY-ONLY FORMAT**

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

## **PAYING AGENT**

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

## **OPTIONAL REDEMPTION**

At the option of the Village, the Notes maturing on or after May 1, 2035 shall be subject to optional redemption prior to maturity on May 1, 2034 or any date thereafter, at a price of par plus accrued interest to the date of optional redemption.

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

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



## DELIVERY

On or about May 23, 2024, the Notes will be delivered without cost to the winning bidder at DTC. On the day of closing, the Village will furnish to the winning bidder the opinion of bond counsel hereinafter described, an arbitrage certification, and certificates verifying that no litigation in any manner questioning the validity of the Notes is then pending or, to the best knowledge of officers of the Village, threatened. Payment for the Notes must be received by the Village at its designated depository on the date of closing in immediately available funds.

## LEGAL OPINION

An opinion as to the validity of the Notes and the exemption from federal taxation of the interest thereon will be furnished by Quarles & Brady LLP, Bond Counsel to the Village ("Bond Counsel"), and will be available at the time of delivery of the Notes. The legal opinion will be issued on the basis of existing law and will state that the Notes are valid and binding general obligations of the Village; provided that the rights of the owners of the Notes and the enforceability of the Notes may be limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors' rights and by equitable principles (which may be applied in either a legal or equitable proceeding).

## STATEMENT REGARDING COUNSEL PARTICIPATION

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

## SUBMISSION OF BIDS

Bids must not be for less than \$3,905,562.50, nor more than \$4,271,400, plus accrued interest on the principal sum of \$3,955,000 from date of original issue of the Notes to date of delivery. Prior to the time established above for the opening of bids, interested parties may submit a bid as follows:

- 1) Electronically to [bondsale@ehlers-inc.com](mailto:bondsale@ehlers-inc.com); or
- 2) Electronically via **PARITY** in accordance with this Notice of Sale until 10:00 A.M. Central Time, but no bid will be received after the time for receiving bids specified above. To the extent any instructions or directions set forth in **PARITY** conflict with this Notice of Sale, the terms of this Notice of Sale shall control. For further information about **PARITY**, potential bidders may contact IHS Markit (now part of S&P Global) at <https://ihsmarkit.com/products/municipal-issuance.html> or via telephone (844) 301-7334.

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

**A good faith deposit ("Deposit") in the amount of \$79,100 shall be made by the winning bidder by wire transfer of funds. Such Deposit shall be received by Ehlers no later than two hours after the bid opening time. Wire transfer instructions will be provided to the winning bidder by Ehlers after the tabulation of bids.** The Village reserves the right to award the Notes to a winning bidder whose wire transfer is initiated but not received by such time provided that such winning bidder's federal wire reference number has been received by such time. In the event the Deposit is not received as provided above, the Village may award the Notes to the bidder submitting the next best bid provided such bidder agrees to such award. The Deposit will be retained by the Village as liquidated damages if the bid is accepted and the Purchaser fails to comply therewith..

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

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

### **AWARD**

The Notes will be awarded to the bidder offering the lowest interest rate to be determined on a True Interest Cost (TIC) basis. The Village's computation of the interest rate of each bid, in accordance with customary practice, will be controlling. In the event of a tie, the sale of the Notes will be awarded by lot. The Village reserves the right to reject any and all bids and to waive any informality in any bid. **The Notes will not be awarded if the TIC (taking the purchaser's compensation into account) exceeds 5.00% or if the other conditions set forth in the Parameters Resolution are not satisfied.**

### **BOND INSURANCE**

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

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

### **CUSIP NUMBERS**

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

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

The Bonds shall not be designated as "qualified tax-exempt obligations" pursuant to Section 265(b)(3) of the Code.

### **CONTINUING DISCLOSURE**

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

### **NEW ISSUE PRICING**

The winning bidder will be required to provide, in a timely manner, certain information necessary to compute the yield on the Notes pursuant to the provisions of the Internal Revenue Code of 1986, as amended, and to provide a certificate which will be provided by Bond Counsel upon request.

(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 "issue price" or similar certificate satisfactory to Bond Counsel 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. All actions to be taken by the Village under this 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 Notice of Sale to potential underwriters in a manner that is reasonably designed to reach potential investors;
- (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 Notice of Sale.

Any bid submitted pursuant to this Notice of Sale shall be considered a firm offer for the purchase of the Notes, as specified in this 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 winning bidder. In such event, any bid submitted will not be subject to cancellation or withdrawal and the Village agrees to use the rule selected by the winning bidder on its bid form to determine the issue price for the Notes. On its bid form, each bidder must select 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").

(d) If all of the requirements of a "competitive sale" are not satisfied and the winning bidder selects the hold-the-offering-price rule, the winning bidder shall (i) confirm that the underwriters have 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 underwriters participating in the purchase of the Notes, that the underwriters 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 (5<sup>th</sup>) business day after the sale date; or
- (2) the date on which the underwriters have 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 will advise the Village promptly after the close of the fifth (5<sup>th</sup>) business day after the sale whether it 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.

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 requirements for establishing issue price of the Notes, including, but not limited to, its agreement to comply with the hold-the-price rule, if applicable to the Notes, 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 requirements for establishing issue price of the Notes, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Notes, as set forth in a selling group agreement and the related pricing wires, and

(iii) in the event that an underwriter or dealer who is a member of the selling group is a party to a third-party 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 party to such agreement to comply with the requirements for establishing issue price of the Notes, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Notes, as set forth in the third-party 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 requirements for establishing issue price rule of the Notes, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Notes, 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 third-party distribution agreement to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Notes, including, but not limited to, its agreement to comply with 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 winning bidder selects the 10% test, the winning bidder agrees to promptly report to the Village, Bond Counsel and Ehlers 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 either (i) all Notes of that maturity have been sold or (ii) the 10% test has been satisfied as to each maturity of the Notes, provided that, the winning bidder's reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Village or bond counsel.

(f) By submitting a bid, each bidder confirms that:

(i) any agreement among underwriters, any selling group agreement and each third-party 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 party to such third-party distribution agreement, as applicable, to:

(A) report the prices at which it sells to the public the unsold Notes of each maturity allocated to it, whether or not the Closing Date has occurred until either all securities of that maturity allocated to it have been sold or it is notified by the winning bidder that either the 10% test has been satisfied as to the Notes of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Village or bond counsel.

(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 or selling group agreement 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 a third-party 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 third-party distribution agreement to:

(A) to promptly notify the winning bidder of any sales of Notes that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Notes to the public (each such term being used as defined below), and

(B) to acknowledge that, unless otherwise advised by the underwriter, dealer or broker-dealer, the winning bidder shall assume that each order submitted by the underwriter, dealer or broker-dealer is a sale to the public.

(g) Sales of any Notes to any person that is a related party to an underwriter participating in the initial sale of the Notes to the public (each term being used as defined below) shall not constitute sales to the public for purposes of this Notice of Sale. Further, for purposes of this 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 third-party 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 (A) more than 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), (B) 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 (C) 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.

### **PRELIMINARY OFFICIAL STATEMENT**

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

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

By Order of the Village Board

Melanie Van Kauwenberg, Village Clerk  
Village of Greendale, Wisconsin

**BID FORM**

**May 8, 2024**

**Village of Greendale, Wisconsin (the "Village")**

**RE: \$3,955,000\* General Obligation Promissory Notes, Series 2024A (the "Notes")**  
**DATED: May 23, 2024**

For all or none of the above Notes, in accordance with the Notice of Sale and terms of the Global Book-Entry System (unless otherwise specified by the Purchaser) as stated in this Official Statement, we will pay you \$ \_\_\_\_\_ (not less than \$3,905,562.50, nor more than \$4,271,400) plus accrued interest to date of delivery for fully registered Notes bearing interest rates and maturing in the stated years as follows:

_____ % due	2025	_____ % due	2032	_____ % due	2039
_____ % due	2026	_____ % due	2033	_____ % due	2040
_____ % due	2027	_____ % due	2034	_____ % due	2041
_____ % due	2028	_____ % due	2035	_____ % due	2042
_____ % due	2029	_____ % due	2036	_____ % due	2043
_____ % due	2030	_____ % due	2037	_____ % due	2044
_____ % due	2031	_____ % due	2038		

The Village reserves the right to increase or decrease the principal amount of the Notes on the day of sale, in increments of \$5,000 each, with the 2025 and 2026 maturity amounts to be determined by the authorized officer so that the amount required to be levied will be approximately \$1,300,000 in 2025 and \$1,425,000 in 2026; principal increases or decreases may be made to any maturity from 2027 through 2044 up to a maximum of \$100,000 per maturity. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per \$1,000.

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

**A good faith deposit ("Deposit") in the amount of \$79,100 shall be made by the winning bidder by wire transfer of funds. Such Deposit shall be received by Ehlers no later than two hours after the bid opening time. Wire transfer instructions will be provided to the winning bidder by Ehlers after the tabulation of bids.** The Village reserves the right to award the Notes to a winning bidder whose wire transfer is initiated but not received by such time provided that such winning bidder's federal wire reference number has been received by such time. In the event the Deposit is not received as provided above, the Village may award the Notes to the bidder submitting the next best bid provided such bidder agrees to such award. The Deposit will be retained by the Village as liquidated damages if the bid is accepted and the Purchaser fails to comply therewith. We agree to the conditions and duties of Ehlers and Associates, Inc., as escrow holder of the Deposit, pursuant to the Notice of Sale. This bid is for prompt acceptance and is conditional upon delivery of said Notes to The Depository Trust Company, New York, New York, in accordance with the Notice of Sale. Delivery is anticipated to be on or about May 23, 2024.

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

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

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

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

If the competitive sale requirements are not met, we elect to use either the:  10% test, or the  hold-the-offering-price rule to determine the issue price of the Notes.

Account Manager: \_\_\_\_\_ By: \_\_\_\_\_  
Account Members: \_\_\_\_\_

**Award will be on a true interest cost basis.** According to our computations (the correct computation being controlling in the award), the total dollar interest cost (including any discount or less any premium) computed from May 23, 2024 of the above bid is \$ \_\_\_\_\_ and the true interest cost (TIC) is \_\_\_\_\_%.

The foregoing offer is hereby accepted on behalf of the Village of Greendale, Wisconsin, on May 8, 2024.

By: \_\_\_\_\_  
Title: \_\_\_\_\_