

DRAFT

Mixed-Use
3 Story

9000 sf Commercial
18 Units

12000 sf Commercial
50 Units

4000 sf Commercial
1 Story

PUERNER STREET

PUERNER STREET

Public Boat Launch

rina

Public
Park

7000 sf

RIVER VIEW

Pavilion

15800 sf Residential
3 Story
45 Units

Neighborhood
Retail/Service

Townhomes

1.51 Townhomes

Residential

16500 sf Residential
- 3 Story
48 Units

11800 sf Residential
- 3 Story
33 Units

WOOLCOCK STREET

ELIZABETH STREET

0 100 200 400

Feet

Created: 5.13.15
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Construction Value and Tax Revenue Projections
Jefferson County Highway Department Site - Jefferson, Wisconsin

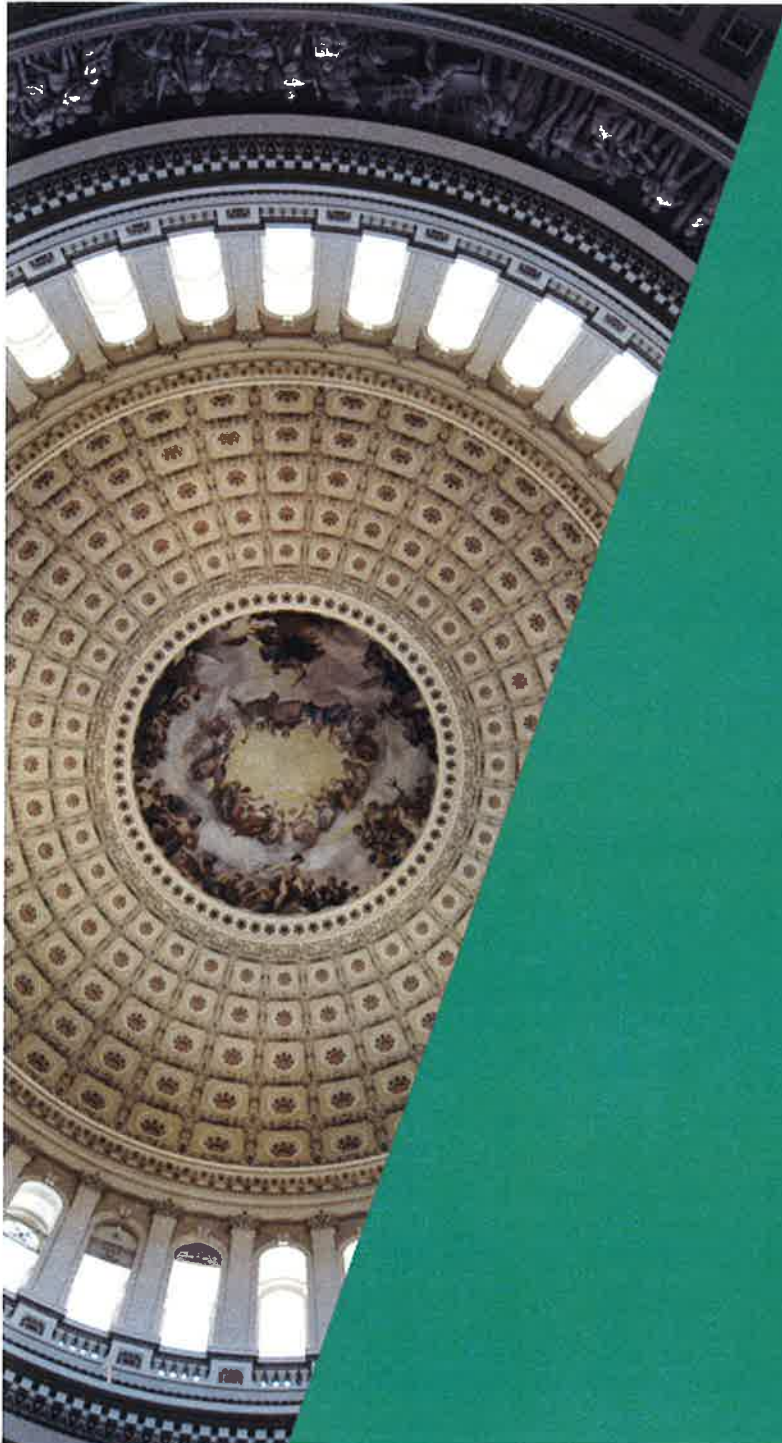
DRAFT 5/13/2015. Prepared by Vandewalle & Associates, Inc.

Bldg.	Proposed Use	Stories	Res. Units	Approx. Sq. Ft. by Use	Est. Construction Cost Per Unit	Est. Cost Per Sq. Ft.	Est. Assessed Value at Full Occupancy	Est. Annual Tax Increment Revenue
A	Health & Wellness Retail	1	--	14,000	\$ -	\$ 150.00	\$ 2,100,000	\$ 49,124
B	Mixed Use (Retail)	1	--	9,000	\$ -	\$ 150.00	\$ 1,350,000	\$ 31,579
	Mixed Use (Residential)	2	18	18,000	\$ 120,000	\$ 120.00	\$ 2,160,000	\$ 50,527
C	Mixed Use (Retail)	1	--	12,000	\$ -	\$ 150.00	\$ 1,800,000	\$ 42,106
	Mixed Use (Residential)	2	50	50,000	\$ 120,000	\$ 120.00	\$ 6,000,000	\$ 140,353
D	Townhouses	1	5	7,500	\$ 180,000	\$ 120.00	\$ 900,000	\$ 21,053
E	Townhouses	1	5	7,500	\$ 180,000	\$ 120.00	\$ 900,000	\$ 21,053
F	Townhouses	1	5	7,500	\$ 180,000	\$ 120.00	\$ 900,000	\$ 21,053
G	Townhouses	1	5	7,500	\$ 180,000	\$ 120.00	\$ 900,000	\$ 21,053
H	Townhouses	1	5	7,500	\$ 180,000	\$ 120.00	\$ 900,000	\$ 21,053
I	Townhouses	1	5	7,500	\$ 180,000	\$ 120.00	\$ 900,000	\$ 21,053
J	Townhouses	1	7	10,500	\$ 180,000	\$ 120.00	\$ 1,260,000	\$ 29,474
K	Townhouses	1	7	10,500	\$ 180,000	\$ 120.00	\$ 1,260,000	\$ 29,474
L	Townhouses	1	7	10,500	\$ 180,000	\$ 120.00	\$ 1,260,000	\$ 29,474
M	Multi-family Residential	3	48	49,500	\$ 120,000	\$ 100.00	\$ 4,950,000	\$ 115,791
N	Multi-family Residential	3	33	35,400	\$ 120,000	\$ 100.00	\$ 3,540,000	\$ 82,808
O	Multi-family Residential	3	45	47,400	\$ 120,000	\$ 100.00	\$ 4,740,000	\$ 110,879
P	Commercial/Marina (Marine-oriented)	1	--	2,000	\$ -	\$ 150.00	\$ 300,000	\$ 7,018
	Commercial/Marina (Restaurant)	1	--	5,000	\$ -	\$ 150.00	\$ 750,000	\$ 17,544
TOTALS			245	318,800			\$ 36,870,000	\$ 862,469

Bonding Capacity			
Net New Development Value			\$36,870,000
% Annual Funds Available for TIF/Public Improvements			50%
\$ Annual Funds Available for TIF/Public Improvements			\$431,234
Interest Rate	3.50%	4.00%	5.00%
Years	20	20	20
Debt Coverage Ratio	1.20	1.20	1.20
Annual Payment	\$ 431,234	\$ 431,234	\$ 431,234
Cost of Improvements/Borrowing Principal	\$5,107,398	\$4,883,847	\$4,478,445

Effective Tax Rate (2014)	
TOTAL	0.02339

****All calculations for planning purposes only****



Jefferson County, Wisconsin

Audit of Financial Statements
December 31, 2014



Your Team Members

- ▣ **Daniel A. Berg – Partner**
- ▣ **Jason Askin – Manager**
- ▣ **Chris Konz – Audit Senior**
- ▣ **Jackie Roloff – Audit Associate**
- ▣ **Matt Evenoff– Audit Associate**



Financial Statement Highlights

Your Comprehensive Annual Financial Report

- ▣ **Also referred to as CAFR**

- ▣ CAFR refers specifically to the financial statement document containing all information required by the Government Finance Officers Association's (GFOA) Certificate of Excellence in Financial Reporting program
- ▣ The CAFR program and resulting award represent the highest reporting standards in the industry
- ▣ These reporting standards exceed those of Governmental Accounting Standards Board (GASB), and require extra effort
- ▣ Award renews annually – Certificate is good for one year
- ▣ Awarded Certificate for 2013 audit
- ▣ Expected to be awarded for 2014 audit

Your Comprehensive Annual Financial Report

▣ **CAFR components**

- ▣ Transmittal letter*
- ▣ Organizational Chart*
- ▣ Key County Officials*
- ▣ Last year's award*
- ▣ Auditor's Report
- ▣ Management's Discussion and Analysis
- ▣ Financial Statements
- ▣ Footnotes to the Financial Statements
- ▣ Required Supplementary Information
- ▣ Supplementary Information**
- ▣ Statistical Section*

*Represents sections not required by GASB

**Certain information required by GFOA only

Auditor's Report

- **Financial Statements are the responsibility of management**
- **Auditor's responsibility is express an opinion on the fair presentation of the financial statements in accordance with Generally Accepted Accounting Principles**
- **In our opinion, the statements are fairly presented (clean, or unmodified opinion)**

Key Sections of CAFR

▣ Transmittal Letter

- ▣ Profile of the Government
- ▣ Local Economy
- ▣ Relevant Financial Policies
- ▣ Long-term Financial Planning
- ▣ Awards and Acknowledgements

▣ MD&A

- ▣ Financial Highlights
- ▣ Overview of Financial Statements
- ▣ Financial Activity
- ▣ Governmental Fund Balances
- ▣ General Fund Activity
- ▣ Future Economic Trends

Key Sections of CAFR – Statement of Net Position

GOVERNMENT-WIDE STATEMENT OF NET POSITION

	Governmental Activities	Business-type Activities
Current assets	\$ 67,433,900	\$ 13,416,272
Capital assets	89,993,404	21,811,405
Total assets	<u>157,427,304</u>	<u>35,227,677</u>
Current liabilities	9,087,472	448,735
Long-term liabilities	17,689,096	580,592
Total liabilities	<u>26,776,568</u>	<u>1,029,327</u>
Net Position		
Net Investment in capital assets	89,993,404	21,811,405
Restricted	3,270,137	135,248
Unrestricted	14,732,598	6,508,088
Total net position	<u>\$ 107,996,139</u>	<u>\$ 28,454,741</u>

- **Net investment in capital assets equals capital assets, net of accumulated depreciation less any outstanding debt used to buy/build assets**
- **Restricted must be spent on stated purpose**
- **Unrestricted in is amount of spendable net position.**

GOVERNMENTAL FUNDS

	<u>General</u>	<u>Human Services</u>	<u>Capital Projects</u>	<u>Health Services</u>	<u>Debt Service</u>	<u>Total</u>
Revenues	\$ 28,470,150	\$ 20,319,289	\$ 40,988	\$ 2,469,502	\$ -	\$ 51,299,929
Expenditures	28,647,436	20,052,634	12,275,834	2,436,811	85,102	63,497,817
Revenues over (under) expenditures	(177,286)	266,655	(12,234,846)	32,691	(85,102)	(12,197,888)
Other financing sources (uses)	255,258	(255,258)	10,030,646	-	187,590	10,218,236
Change in fund balances	77,972	11,397	(2,204,200)	32,691	102,488	(1,979,652)
Fund balance Jan 1, 2014	29,217,246	664,436	4,406,385	858,128	85,102	35,231,297
Fund Balance Dec 31, 2014	<u>\$ 29,295,219</u>	<u>\$ 675,833</u>	<u>\$ 2,202,185</u>	<u>\$ 890,819</u>	<u>\$ 187,590</u>	<u>\$ 33,251,645</u>
Fund balances						
Nonspendable	\$ 4,997,001	\$ 242,230	\$ -	\$ 20,713	\$ -	\$ 5,259,944
Restricted	2,155,453	36,275	2,202,185	870,106	187,590	5,451,609
Committed	2,647,892	397,328	-	-	-	3,045,220
Assigned	2,809,588	-	-	-	-	2,809,588
Unassigned	16,685,285	-	-	-	-	16,685,285
Total	<u>\$ 29,295,219</u>	<u>\$ 675,833</u>	<u>\$ 2,202,185</u>	<u>\$ 890,819</u>	<u>\$ 187,590</u>	<u>\$ 33,251,646</u>

Conversion from Governmental Funds to Governmental Activities

Fund balances - Governmental Funds	\$ 33,251,646
Capital assets	89,993,404
Accrued interest payable	(95,144)
Long-term debt	
Bonds payable	(13,500,000)
Premium on bonds	(309,372)
Compensated absences payable	(3,879,724)
Long-term assets deferred in funds	<u>2,535,329</u>
Total net position of governmental activities	<u>\$ 107,996,139</u>

ENTERPRISE FUND

	<u>Highway</u>
Revenues	\$ 3,241,907
Expenses	(9,045,696)
Depreciation	<u>(1,088,506)</u>
Operating loss	<u>(6,892,295)</u>
Nonoperating revenues	
Property taxes	5,949,105
Intergovernmental revenue	1,583,597
Gain on disposal of assets	<u>176,939</u>
Total nonoperating revenues	7,709,641
Capital contributions	12,176,133
Change in net position	12,993,479
Net position Jan 1, 2014	<u>15,461,262</u>
Net position Dec 31, 2014	<u>\$ 28,454,741</u>
Invested in capital assets	\$ 21,811,405
Restricted for muni road projects	135,248
Unrestricted	<u>6,508,088</u>
	<u>\$ 28,454,741</u>



Governance Communication and Management Letter

Governance Communication

- No significant changes in accounting policies
- No sensitive estimates
- No difficulties in performing the audit
- There were no misstatements found that were material
- All proposed adjustments were recorded by management
- There were no disagreements with management
- Management has made certain representations. The representation letter is available upon request.
- There were no consultations with other auditors
- There were no sensitive matters discussed prior to our retention
- We did not audit Required Supplementary Information

Management Letter

- ▣ **3 levels of findings**

- ▣ Material Weakness
- ▣ Significant Deficiency
- ▣ Other Matters

- ▣ **No MW or SD to report this year**

- ▣ This, combined with minimal audit adjustments, implies that the financial information you receive from management throughout the year is reliable

Only comment is that the financial system
Doesn't allow departments to monitor their
Budget to actual spending on a current basis

Single Audit Report

- **Currently in draft status**
- **Grant findings**
 - None noted
- **Financial statement findings:**
 - None noted

Questions?

- We want to express thanks to Brian Lamer and Tammy Worzalla for their tremendous patience and professionalism. They did a terrific job of getting ready for us and were very responsive in answering questions or gathering documents for us.
- The CAFR was ready for our review before we began fieldwork, which has never happened in my career!
- Thank you for your time.
- Questions?



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