Urban Joe Cafe

West Allis Cross
Town Connector Trail

Cardinal Capital Management

2013 Comprehensive Annual Financial Report

CITY AT THE CENTER
WEST ALLIS

For The Year Ended December 31, 2013

COMPREHENSIVE ANNUAL FINANCIAL REPORT

CITY OF WEST ALLIS, WISCONSIN
for the year ended December 31, 2013

CITY AT THE CENTER
WEST ALLIS

PREPARED BY THE FINANCE DIVISION

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Comptroller

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Finance Supervisor

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CITY OF WEST ALLIS, WISCONSIN
December 31, 2013

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INTRODUCTORY SECTION

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CITY AT THE CENTER
WEST ALLIS

Wisconsin Award for Municipal Excellence

DEPARTMENT OF ADMINISTRATION & FINANCE
FINANCE DIVISION

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June 30, 2014

Honorable Mayor Dan Devine
Members of the Common Council

We are pleased to submit the Comprehensive Annual Financial Report of the City of West Allis, Wisconsin, for the year ended December 31, 2013. This report has been prepared by the City's Finance Division. Although the Financial Statements were examined by the independent auditors Schenck and Associates SC, and their opinion is that all financial statements present fairly, in all material respects, the City's position at December 31, 2013, the responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the City. We believe the data, as presented, is accurate in all material respects, that it is presented in a manner designed to fairly set forth the financial position and results of operations of the City as measured by the financial activity of its various funds; and all necessary disclosures to enable the reader to gain maximum understanding of the City's financial affairs have been included. This letter of transmittal is designed to complement the Management's Discussion and Analysis (MD & A) and should be read in conjunction with it. The City of West Allis' MD & A can be found immediately following the report of the independent auditors.

This financial report is divided into four major sections. The Introductory Section begins with this transmittal letter, the Certificate of Achievement for Excellence in Financial Reporting for the year ended December 31, 2012, the City's organizational chart and a listing of the elected officials. This is followed by the Financial section which includes the independent auditors' report on the basic financial statements and supplementary schedule of expenditures of federal awards and schedule of state financial assistance. Completing the financial section is the management's discussion and analysis and the basic financial statements, required supplemental information, other supplemental information.

The Statistical Section, which is unaudited, includes general information and major departments and related activities along with further information on selected financial and demographic information, generally presented on a multi-year basis. Also, in 2010 the City implemented GASB 54 so one of the charts will reflect only three years of information.

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

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

Profile of the Government

The City of West Allis is located in Milwaukee County immediately west of the City of Milwaukee. Incorporated in 1906, West Allis has grown from an initial population of 2,300 and is the eleventh largest city in the State of Wisconsin, with a population of 60,411 according to the 2010 census. State estimated

2013 population 60,300, which is a decrease of 111 as compared to 2010.

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

Companies such as Quad Graphics, Children's Hospital of Wisconsin, Brookdale Senior Living, Aurora Home Medical Services, Anthem Blue Cross, Chris Hansen Laboratory Inc, C & H Distributors and many other large, medium and small businesses of a diversified nature are located in West Allis, as well as many financial institutions and places of worship.

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

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

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

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

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

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

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

Management of the City is responsible for establishing and maintaining an internal control structure to

provide reasonable, but not absolute, assurance regarding (1) the safeguarding of assets against loss from unauthorized use or disposition, and (2) the reliability of financial records for preparing financial statements and maintaining accountability of assets. The concept of reasonable assurances recognizes that: (1) the cost of control should not exceed the benefits likely to be derived, and (2) the valuation of costs and benefits requires estimates and judgments by management.

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

FACTORS AFFECTING FINANCIAL CONDITIONS

Realizing the importance of a vibrant local economy, the City of West Allis employs an aggressive strategy, in cooperation with local business, Milwaukee County and the State of Wisconsin, to encourage development. The City's steady growth in value and employment combined with current and proposed undertakings make West Allis' prospects for the future very favorable. The City's Aa2 rating from Moody's and AA rating from S&P were recently reconfirmed and both agencies rate the City as "stable". The following is a description of some of the major undertakings in the City and additional information is available on the Development Department section of the city website: www.westalliswi.gov

TIF 2 (Veterans' Park)

Base value:	$1,681,600
Current value:	$8,801,100
Original property taxes:	$46,900
Current property taxes:	$253,356
Tax Increment:	$204,948
Debt & net Fund Balance:	$133,684
Date TIF is to expire:	23 years (2017)

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

Since the creation of the TID, the blighted buildings were razed and today the area consists of The Landmark, a 127 unit senior community with both market-rate and Housing Tax credit assisted rental units. Upon termination, the estimated annual property taxes generated will be over $240,000.

TIF 3 (Quad Graphics)

Base value:	$4,307,500
Current value:	$16,228,800
Original property taxes:	$120,100
Current property taxes:	$467,177
Tax Increment:	$343,177
Debt & net Fund Balance	($198,556)
Date TIF is to expire:	19 years (2013)

Tax Incremental District No. Three consists of approximately 48 acres of land, which is a portion of the former Kearney & Trecker Corporation manufacturing property located in the northwestern part of the City. The property was abandoned for manufacturing purposes in 1992. It was purchased by the City and subsequently sold to Quad/Graphics for a printing operation. Quad/Graphics has expanded the building from 589,000 square feet to 750,000 square feet and invested over $250,000,000 in state-of-the-art

printing equipment. The District was closed in 2013, 8 years before the statutory limit. In 2008, TID funds were used to improve the street that runs along side the facility. Upon termination, the estimated annual property taxes generated will be $460,000.

TIF 5 (Six Points/Farmer's Market)

Base value:	$18,524,000
Current value:	$44,386,500
Future value:	$93,000,000
Original Property Taxes:	$516,600
Current property taxes:	$1,277,749
Projected property taxes:	$2,300,000
Tax Increment:	$744,501
Debt & net Fund Balance	$18,716,988
Date TIF is to expire:	31 years (2031)

Tax Incremental District No. Five consists of approximately 44 acres of land located in a four block long by two block wide corridor in the northeastern portion of West Allis commonly referred to as the "Six Point/Farmer's Market" Neighborhood. The creation of the District was necessary to eliminate and prevent the spread of blight experienced in the years following the closing of the Allis-Chalmers Manufacturing. Plant. In 2004, the General Capital Group completed the first building in the TID - an 80 unit apartment building. The Common Council selected Brookfield-based Toldt Development to develop 17 acres west of S 65. St. between W. Greenfield Avenue and W. Mitchell Street. The first phase was finalized in 2010 and added $16 million in value and 185 market rate living units to the area. Construction of the second phase, located just west of the Farmers Market was anticipated to begin in 2012 with the addition of two buildings consisting of 112 units bringing an additional $10 million in value. The City has been actively seeking additional developers to participate in the second phase of multi-family residential development. In 2008 the Pressed Steel Tank operating facility was demolished and cleared making room for Phase three in the next few years.

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

TIF 6 (S. 67th and W. Becher Place)

Base value:	$1,330,500
Future value:	$9,212,700
Current value:	$784,500
Original property taxes:	$38,054
Current property taxes:	$22,583
Projected property taxes:	$245,100
Property Tax Increment:	$ 60
Debt & net Fund Balance:	$2,187,665
Date TIF is to expire:	17 years (2021)

Tax Incremental District No. Six consists of 11.61 acres of land located at 1960 S. 67 Place. The site had been used as a carbide gas manufacturing plant, a waste storage and transfer facility, an oil/hazardous waste trucking terminal, a salvage/junkyard, and a lime pit, used to store lime slurry. In order to prevent the site from accumulating additional fill materials that would make future development difficult, the area was deemed "blighted" and in need of blight elimination and an urban redevelopment project. To prepare the site for development, the land was cleared and environmental testing and clean up were conducted. Project costs included relocation of the existing businesses, site grading and geotechnical work to fill the former lime pits. The project has been financed through the sale of bonds, federal and state grants such as a Wisconsin Department of Commerce Brownfield Grants - $675,000, Wisconsin Department of Natural Resources Site Assessment Grants - $89,000, EPA Clean-up Grant $200,000, Wisconsin Department of Commerce Emergency Assistance Program grant - $150,000; and in 2009 the American Recovery and Reinvestment Act provided a grant of $350,000.

Currently the property is pad ready and includes a new storm water retention pond. The City is aggressively marketing the property and hopes to attract a new tenant. Adjacent to the site, Milwaukee Ductile Iron is being demolished which will enhance the aesthetics of the area and assist in accelerating the pace of development in the district. The site will support a 200,000 sq. ft. light industrial building.

TIF 7 (Summit Place)

Base value:	$15,914,400
Current value:	$64,949,500
Original property taxes:	$435,432
Current Property taxes:	$1,869,694
Tax Increment:	$1,411,567
Debt & net Fund Balance:	$3,886,416
Date TIF is to expire:	13 years (2017)

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

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

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

In 2005 Summit Place received an award from the International Economic Development Council as an

outstanding public/private partnership and in 2006 it was named the Business Journal Business of the year. In 2013 a parking ramp addition began construction, adding over 300 much-needed parking spaces, helping to make Summit Place even more attractive to prospective tenants. It was announced that Children's Hospital would be moving back office jobs to Summit Place and a $500,000 rehab loan fund was established to serve the neighborhoods adjacent to the District.

TIF 9 (Pioneer Neighborhood)

Base value:	$2,299,600
Current value:	$12,459,800
Original property taxes:	$45,950
Current property taxes:	$358,679
Tax Increment:	$292,480
Debt & net Fund Balance:	$1,831,796
Date TIF is to expire: (estimate)	15 years (2023)

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

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

TIF 10 (Yellow Freight)

Base value:	$3,463,600
Current value:	$1,404,500
Original property taxes:	$82,433
Current property taxes:	$47,688
Tax Increment:	$0
Debt & net Fund Balance:	$2,453,603
Date TIF is to expire: (estimate)	15 years (2023)

Tax Incremental District No. Ten consists of approximately 9.6 acres of land located on the City's west side. It was created in 2008. The district, which contains two parcels split by a privately owned railroad spur, is the former site of a Yellow Freight trucking terminal. Brownfield and blight conditions prompted the creation of the district. Demolition of the existing structures is expected to make way for commercial or light industrial uses, and the City is currently marketing the western-most parcel to the private sector for redevelopment. Such a development could potentially add up to 120 jobs to the area and improve the aesthetic value of the neighborhood. In terms of logistics, the site features an ideal location within the metro area. Future redevelopment looks to increase the value and use of these parcels, which abut Greenfield Park and the future West Allis Cross Town Connector Recreation Trail. Such a development could potentially add up to 120 jobs to the area and improve the aesthetic value of the neighborhood. The property is eligible for New Market Tax Credits, which should help with the sale. A New Markets Tax Credit sponsored deal for an 80,000 square foot light industrial building, developed by Wangard Partners, is scheduled to close in the summer of 2014.

TIF 11 (84th and Greenfield)

Base value:	$4,678,100
Current value:	$1,656,600
Original property taxes:	$127,856
Current property taxes:	$47,688
Tax Increment:	$0
Debt & net Fund Balance:	$802,063
Date TIF is to expire: (estimate)	27 years (2038)

Tax Incremental District No. Eleven consists of approximately 11.4 acres of land located across from the State Fair Park. The attraction of a 100-room national hotel with a 300 person banquet site is expected to add $18 million in value to this area. The hotel developer is using the EB-5 program to fund construction of the project and delays have been the result of waiting for funds to be released. The project has committed investors and funding, the project has received the release of funds and the Hilton Hotel Chain has approved the flag for a Hampton Inn and Suites. The deal will close in August of 2014 with construction commencing immediately thereafter.

Another portion of the site will be used for a new commercial development and potential restaurant which will further increase the City's tax base, support over 100 new jobs, and increase regional activities which should build additional local value. The estimated project cost is $7.1 million and will be financed by a Community Development Block Grant – Emergency Assistance grant and G.O. Bonds.

TIF 12 (Teledyne)

Tax Incremental District No. Twelve consists of approximately 8.9 acres of land at S. 54th Street and W. Burnham Avenue. Working with the owner and Milwaukee County, buildings that were deemed unsafe have been demolished and the site will be marketed for redevelopment, most likely into one or two commercial enterprises with the potential to add over 200 family supporting jobs.

TIF 13 (Former Home Juice Redevelopment Area)

Tax Incremental District No. Thirteen located on S. 113th Street, just south of Greenfield Avenue will use a public/private partnership, including grant funding from the DNR and US EPA to clean up neighborhood blight into 10,000 square feet of viable commercial space.

First-Ring Industrial Redevelopment Enterprise (FIRE)

F.I.R.E is a Community Development Entity formed to provide gap financing to mixed-use developments and business expansions throughout the Southeast Wisconsin industrial corridor. In 2007, FIRE was awarded $35 million in New Market Tax Credits and in 2009 FIRE was awarded an additional $70 million in New Market Tax Credits. The CDFI Fund, an arm of the U.S. Treasury Department, awards the New Market Tax Credits. The target area for FIRE includes Milwaukee County, Racine County and Kenosha County. Investments in these areas have included two business expansions, three real estate developments, and two community facilities. The projects have helped improve over 200,000 square feet of development, attracted over 800 jobs, and helped foster 1,125 construction jobs.

FIRE was awarded an additional $33 million in tax credits in June 2014. FIRE also made three economic development loans by reinvesting proceeds from fees collected from eleven successful NMTC projects.

Downtown West Allis Business Improvement District (BID)

Downtown West Allis, www.downtownwestallis.com recognized by Milwaukee Magazine as one of the most underrated shopping areas of the Metro-Milwaukee area, has been in the midst of revitalization. In

2000, the Governor recognized the Downtown area as a Wisconsin Main Street community. Since then, the area has added a new streetscape with decorative lighting and new pedestrian amenities to enhance the look and feel of the area. In 2012, the geographic boundaries of the BID are West Greenfield Avenue between 70th and 76th Streets, extending to the North and South alleys & the West side of South 70th Street North to West Madison Street and South to West Orchard Street. Most of the properties are in excess of 60 years old, with many over 80 years old. The BID is home to greater than 100 small and diverse retail/service businesses.

The City continues to work with downtown property owners offering commercial façade improvement grants and economic development loans to assist startup businesses. Most recently, the City piloted a Downtown Energy Efficiency loan program that helps downtown businesses make energy efficient improvements and pay back the loan through their annual energy savings. This program helps ensure the long-term viability of our aging downtown buildings and allows the property owners to save money on energy costs long term.

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

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

Wisconsin State Fair Grounds

West Allis is home of the Wisconsin State Fair Grounds, which is the location of several important national, state, regional and local activities. The State Fair Grounds is also home of the Pettit Olympic Ice Arena, which is the only operating ice rink in North America and the site of Olympic Speed Skating training. Also on the State Fair Grounds is the Milwaukee Mile, "America's Legendary Oval", a one-mile oval racetrack that hosts several auto races and the oldest continuously operating motor speedways.

As part of an effort to more effectively utilize the Wisconsin Fair Grounds year round, a 300,000 sq. ft. exposition center was constructed in 2001. Other improvements included a grandstand and upgrades to the track, concession areas and new gateway grand entrances to the Fair Park. The new construction and upgrades represent the use of $34 million in Industrial Revenue Bonds (IRB's). In 2009 the State of Wisconsin Fair Park Board bought out the remaining IRB's at a discount of approximately 60%. With the reduced debt load the exposition center and related facility should have an easier time being able to secure a solid financial future. The Milwaukee Mile Race Track has seen several promoters over the last few years. The current promoter is Andretti Sports. Although the Milwaukee Mile racetrack is currently being used, there may be future long range plans for development. The City would be willing to work with the State and any developer that sees a potential reuse of the site.

Bike & Pedestrian Trails Expanded

Building on the success of the recently extended Hank Aaron State Trail, which has proven to be a valuable commuter and recreational trail linking jobs, commerce, and neighborhoods, the City is finalizing plans to develop the West Allis Cross Town Connector trail. This 5-mile long trail will feature 2.5 miles of off-street improvements including a bridge over Hwy 100. When completed, the Cross Town trail will provide the missing link between Wisconsin's two largest urban centers; connecting West Allis to Milwaukee's lakefront via the Hank Aaron State Trail and connecting West Allis to Madison via the New Berlin Recreational Trail and Glacial Drumlin Trail. The project is estimated to cost $2.9 million, of which $2.4 million has been secured in state and federal funding. Final planning took place in 2012 for this trail with construction bid out 2013. The first leg of the trail expansion was completed in the fall of 2013.

Cash Management and Investment Policy

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

The investment of City funds is done in accordance with Secs. 34.01(5) and 66.04 (2), of the Wisconsin State Statutes. The Statutes permit investments in Certificates of Deposit, Government Bonds and Securities, Government Pool and Repurchase Agreements. In 2013, the highest concentrations of the City's cash portfolio were maintained in the American Deposit Corporation, Tri-City Investment account, and municipal securities through various suppliers. These investment vehicles continued to provide one of the highest rates of return available with low risk for liquid cash holdings.

Local Economy

The City over the past 10 years has experienced an overall growth in terms of residential and commercial value growth. Although the City is land locked and fully developed, West Allis has continually increased its value through redevelopment as was outlined earlier in this letter. The City's equalized valuation has increased from $3.1 billion to $3.7 billion over the past ten years. Since its peak in 2008 the City has seen a decrease of about $571.5 million, largely due to the current nationwide economic downturn but we continue to believe there will be an increase within the TID's because of the on going construction within those districts.

Unemployment in West Allis is slightly above the state-wide average and because of its proximity to Waukesha County, which has a lower unemployment rate, our residents are offered the opportunity to find work close to home. In 2013, the City's unemployment rate was 6.4%, improved from the 7.6% rate in 2012.

Relevant Financial Policies

The budgetary philosophy of the City has been one of stability in budget, taxes and user charges. The City has a formal policy of maintaining an unassigned fund balance of at least 5% of expenditures, but in practice the City has maintained a much healthier level of reserves. In 2013, unassigned fund balance was 11.9% of expenditures and, taking assigned and unassigned fund balances into consideration, the percentage of expenditures was 72.8%. The City maintains such balances to provide a cushion against unforeseen budget events, to save for future capital items, and for cash flow purposes.

In 2011, legislative changes at the state level in the form of WI Act 10 (2011 Budget Repair Bill) and WI Act 32 (2011-2013 Biennial Budget Bill) brought significant changes to public employers. Among these changes were the elimination of collective bargaining provisions for all unions except public safety unions and the requirement for employees to contribute towards their pension plan. The intent of the legislation was to provide local governments with the tools necessary to adjust their budgets to deal with reductions in state aid. Union contracts for all of the City's non-public safety unions expired on December 31, 2011 so the City budget benefited from non-protective public employee contributions of 6.65% of their salary in 2013, a cost previously borne by the City. Additionally, the flexibility provided from the legislative changes should be beneficial to the City in future budget years. In 2013, firefighters began contributing 6% toward their pensions.

The Common Council continues to support mutual agreements between the City and other governmental agencies. Some of the agreements that are in place are as follows: Milwaukee County Federated Library

System, Milwaukee Area Paramedic Program, Police and Fire mutual aid agreements, Milwaukee Area Domestic Animal Control Commission, Health Services and Technology Services for the City of West Milwaukee, and Information Technology contracts for maintaining police software for several communities. In most cases these arrangements not only save the community money but contribute additional revenues to help offset other parts of the City's budget.

Major initiatives

1. Pursuing opportunities for visionary development and improving the quality of life within West Allis as outlined in the 2030 Comprehensive Plan.
2. Aggressively trying to recruit new businesses to West Allis by utilizing New Markets Tax Credits, Tax Incremental Financing Districts, State incentives and Block Grant Funds.
3. Working in existing TIDs to market viable options that will increase tax base.
4. Maintaining or improving the city's debt rating (Moody's Aa2, Standard & Poor's AA).
5. Preservation of high quality city services by focusing on productivity improvements, more efficient and streamlined operating methods, and alternative service delivery options resulting in financial savings.
6. Pursuing opportunities for green initiatives and environmental sustainability.
7. Technology upgrades include GPS tracking of DPW vehicles, more utilization of mobile devices in the field, electronic forms and process management, and a time and attendance system.

AWARDS

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a **Certificate of Achievement for Excellence in Financial Reporting** to the City of West Allis, Wisconsin, for its Comprehensive Annual Financial Report (CAFR) for the fiscal year ended December 31, 2012. This was the seventeenth consecutive year that the government has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized CAFR. This report must satisfy both generally accepted accounting principles and applicable legal requirements

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

In 1995 the City received the Wisconsin League of Municipalities Award for Municipal Excellence which recognized the City for exceptional performance in the provision of government services.

ACKNOWLEDGMENT

The preparation of this report was made possible by the dedicated services of the entire staff of the Finance Division, and the advice and services provided by the independent auditors, Schenck and Associates, SC.

We would also like to thank the City Council for their interest and support in planning and conducting the financial operations of the City of West Allis in a responsible and progressive manner.

Respectfully submitted,

Mark D. Wyss
Finance Director/Comptroller/City Treasurer

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of West Allis

Wisconsin

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2012

Executive Director/CEO

CITY OF WEST ALLIS, WISCONSIN
General Information

ELECTED CITY OFFICIALS

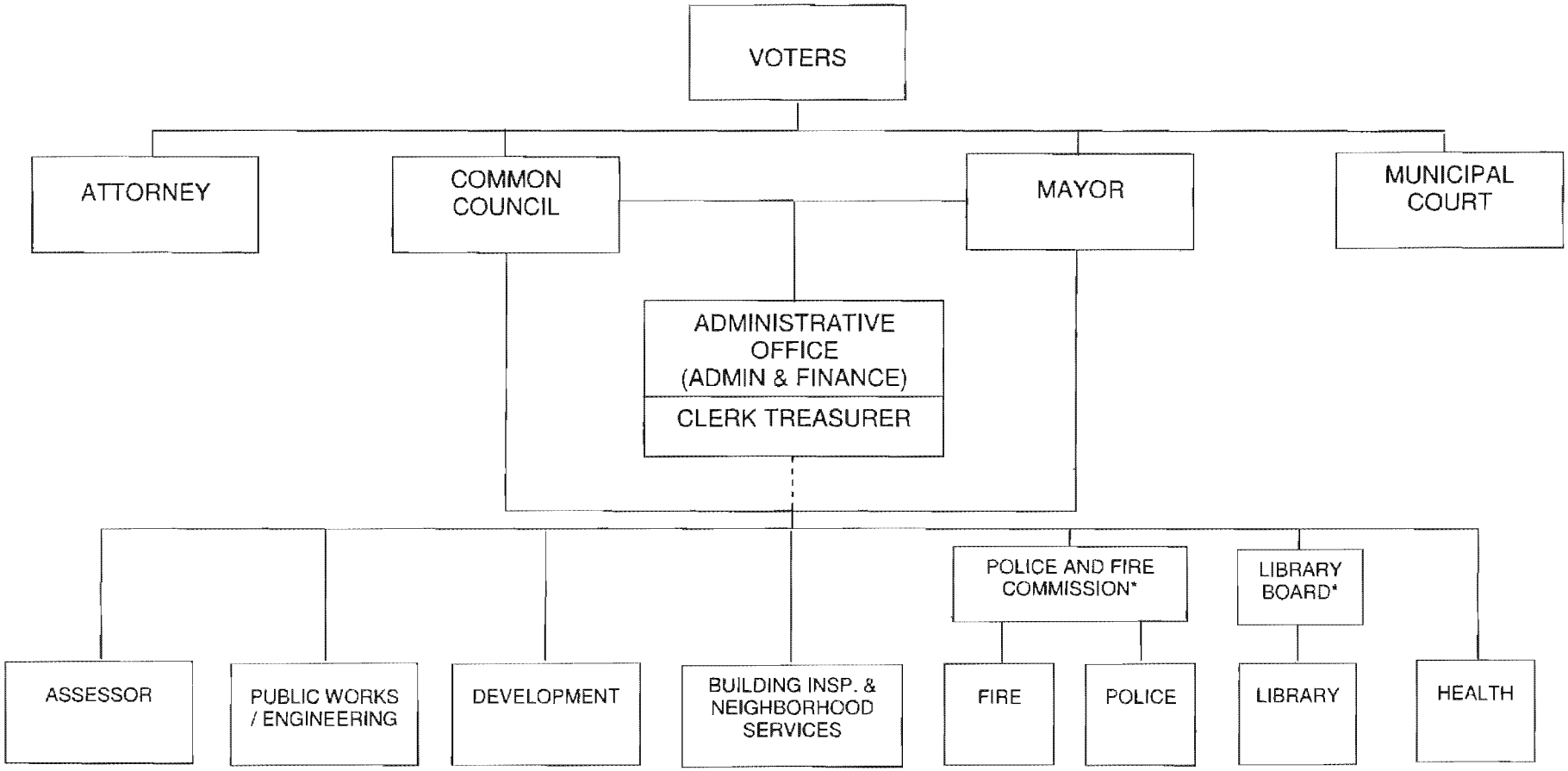
Mayor and Council

	Initial Term Commenced	Current Term Expires
Dan Devine, Mayor	4/2008	4/2016
Gary T. Barczak, Alderperson	4/1988	4/2016
Thomas G. Lajsic, Alderperson & Council President	4/1996	4/2016
Marty Wiegel, Alderperson	5/2003	4/2016
Michael May, Alderperson	4/2012	4/2016
Michael Czaplewski, Alderperson	4/1995	4/2016
Rosalie Reinke, Alderperson	4/1992	4/2016
Vacant		4/2016
Cathleen M. Probst, Alderperson	4/2012	4/2016
Daniel Roadt, Alderperson	4/2008	4/2016
Vincent Vitale, Alderperson	4/1988	4/2016

Elected Official

Scott Post, City Attorney	3/2002	4/2016
Paul Murphy, Judge	5/2003	4/2015

ORGANIZATIONAL CHART
CITY OF WEST ALLIS



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

Note: Solid lines indicate direct lines of authority.
Dashed lines indicate indirect lines of administration.

Regular positions for 2013 budget: 518.83 City FTE

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FINANCIAL SECTION

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CPAs AND SO MUCH MORE.

INDEPENDENT AUDITORS' REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of West Allis, Wisconsin ("the City") as of and for the year ended December 31, 2013, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the First-Ring Industrial Redevelopment Enterprise, Inc. (FIRE), which represents 79% and 99%, respectively, of the assets and revenues of the component units. Those financial statements were audited by other auditors whose report thereon has been furnished to us, and in our opinion, insofar as it relates to the amounts included for FIRE, is based upon the report of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

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

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

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Opinions

In our opinion, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City as of December 31, 2013, 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 conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the schedule of funding progress and the schedule of employer contributions on pages 21 through 36 and 80 through 81 be presented to supplement the basic financial statements. Such information, although not part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The financial information listed in the table of contents as supplementary information and the schedule of expenditures of federal awards and schedule of state financial assistance, as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and the *State Single Audit Guidelines* issued by the Wisconsin Department of Administration, and the other information, such as the introductory and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplementary information and schedules of expenditures of federal awards and state financial assistance are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information, the schedules of expenditures of federal awards and the schedule of state financial assistance are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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

Report Issued in Accordance with *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 24, 2014, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Schenck SC

Certified Public Accountants
Green Bay, Wisconsin
June 24, 2014

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MANAGEMENT'S DISCUSSION AND ANALYSIS

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As management of the City of West Allis, Wisconsin, we offer readers of the City's financial statements this narrative overview and analysis of the financial statements of the City for the fiscal year ended December 31, 2013. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 5-14 of this report.

Financial Highlights

- The assets of the City exceeded its liabilities at the close of the most recent year by $255,540,965 (*net assets*). Of this amount, $39,666,953 is unrestricted net assets and because of the positive position, funds would be available to meet the City's ongoing obligations to citizens and creditors. This is a decrease of $60,702 from what was available at the end of 2012 when we had a positive $39,727,655 in unrestricted net assets.

- The City's net assets for the governmental activities decreased by $3,495,405 (please see pages 38-39 of the financial statements). A large percent of this net decrease was due to the accrual for post-retirement benefits, net of the change in long-term debt which generated a decrease of $2,759,178. The accrual for post-retirement benefits will continue to draw down the unrestricted net assets of the City. The accrual for future health insurance benefit was $5,204,900 for 2013. This amount is calculated under GASB Statement #45 and is the related ARC. The other major adjustment is related to debt – the net between what was issued and what was paid down was a positive $2,681,165. Other offsets to the OPEB accrual include deferred revenues, interest expense accruals, and net revenues from internal service funds. Other smaller adjustments contributed to the overall net decrease of $3,495,405.

- As of the close of the current year, the City's governmental funds reported combined 2013 ending fund balances of $42,432,572 as compared to $38,095,553 at the end of 2012. Approximately 8% of $42,432,572 or $3,448,059 is unassigned.

- At the end of the current year, unassigned fund balance for the general fund was $6,265,317 or approximately 12% of total general fund expenditures compared to $3,976,111 or approximately 8% at the end of 2012. While some individual revenue accounts didn't meet budget expectations, overall, every category of budgeted revenues exceeded projections in 2013, perhaps a sign that local economic activity continues to improve. Additionally, 2013 expenditures came in below budget which allowed for a positive increase in the overall unassigned fund balance.

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

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business. The government-wide statements are made up of the statement of net assets and the statement of activities.

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

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

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

The government-wide financial statements include not only the City itself (known as the primary government), but also the legally separate component units known as the First-Ring Industrial Redevelopment Enterprise, Inc. (FIRE) and the Terchak Endowment Fund. Financial information for these components units are reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found on pages 37-39 of this report.

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

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

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

The City maintained 27 individual governmental funds during 2013. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for the general fund and the debt service fund, each of which are considered major funds. Data from the other 25 funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major funds is provided in the combining statements found elsewhere in this report.

The City adopts annual appropriation budgets for the general, special revenue, other than Stimulus Programs, Library Endowment and Miscellaneous Grants, debt service, and public works improvements capital projects funds. Budgetary comparison statements have been provided for these funds to demonstrate compliance with these budgets.

The basic governmental fund financial statements can be found starting on page 40 of this report.

Proprietary funds. The City maintains two different types of proprietary funds. Enterprise funds are used to report the functions of the Water Utility, Sanitary Sewer Utility, Storm Water Utility, Solid Waste Fund, Parking Utility, and Beloit Road Housing Management are presented as business-type activities in the government-wide financial statements. Internal service funds are used to accumulate and allocate costs internally among various functions. The City uses internal service funds to account for its self-funded programs for health insurance and general liability insurance. Because these services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements. All internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds are provided in the form of combining statements elsewhere in this report.

The basic proprietary fund financial statements can be found starting on page 45 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 51-79 of this report.

Required supplemental information (RSI). RSI includes the schedule of funding progress and the schedule of employer contributions required by GASB Statement No. 45. These schedules can be found starting on page 80 of this report.

Supplemental information. The combining statements referred to in connection with non-major governmental funds and internal service funds are presented immediately following the required supplementary information – which contains the Other Post-Employment Benefit Plan information. Combining and individual fund statements and schedules can be found starting on page 82 of this report.

Government-wide Financial Analysis As discussed earlier, net assets may serve as a useful indicator of a government's financial position over time. The assets of the City exceeded liabilities by $255,540,965 at the close of 2013. This compares to $255,213,463 at the close of 2012. Although the City's net assets are positive, a major portion is due to the investment in capital assets (e.g., land, buildings, improvements, equipment, and infrastructure), less any related outstanding indebtedness used to acquire those assets. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the investment in capital assets is reported net of related debt, it should be noted that the

resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

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

	Governmental Activities		Business-Type Activities		Total	Total
	2013	2012	2013	2012	2013	2012
Current and other assets	$190,645	$183,998	$21,070	$20,968	$211,715	$204,966
Capital assets	201,415	206,979	85,525	80,408	286,940	287,387
Total assets	392,060	390,977	106,595	101,376	498,655	492,353
Deferred outflows						
Loss on debt refunding	0	0	182	79	182	79
Long-term liabilities						
Outstanding	86,141	83,668	27,129	25,804	113,270	109,472
Other Liabilities	85,089	83,048	2,895	2,763	87,984	85,811
Total liabilities	171,230	166,716	30,024	28,567	201,254	195,283
Deferred inflows						
Property taxes	41,999	41,935	43	0	42,042	41,935
Net assets:						
Invested in capital assets, net of related debt	155,635	159,183	60,047	56,115	215,682	215,298
Restricted	192	188	0	0	192	188
Unrestricted	22,718	22,955	16,663	16,773	39,667	39,728
Total net assets	$178,831	$182,326	$76,710	$72,888	$255,541	$255,214

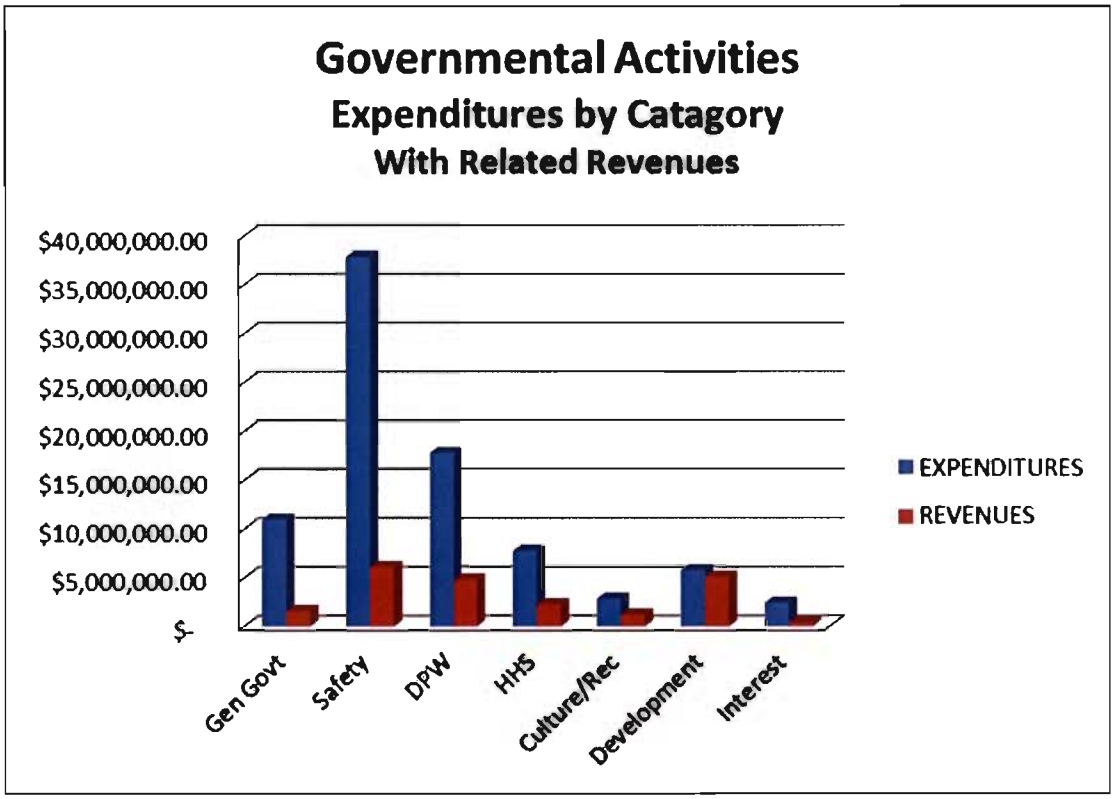
An additional portion of the City's net assets (.08%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net assets, a positive $39,666,953, is available to meet the government's ongoing obligations to citizens and creditors. The unrestricted net asset balance will decline over the next several years as we continue to recognize the Other Post-Employment Benefits obligation. At the end of the current fiscal year, the City is able to report a positive balance in the invested in capital assets, net of related debt and the restricted categories of net assets, both for the government as a whole, as well as for its separate governmental and business-type activities.

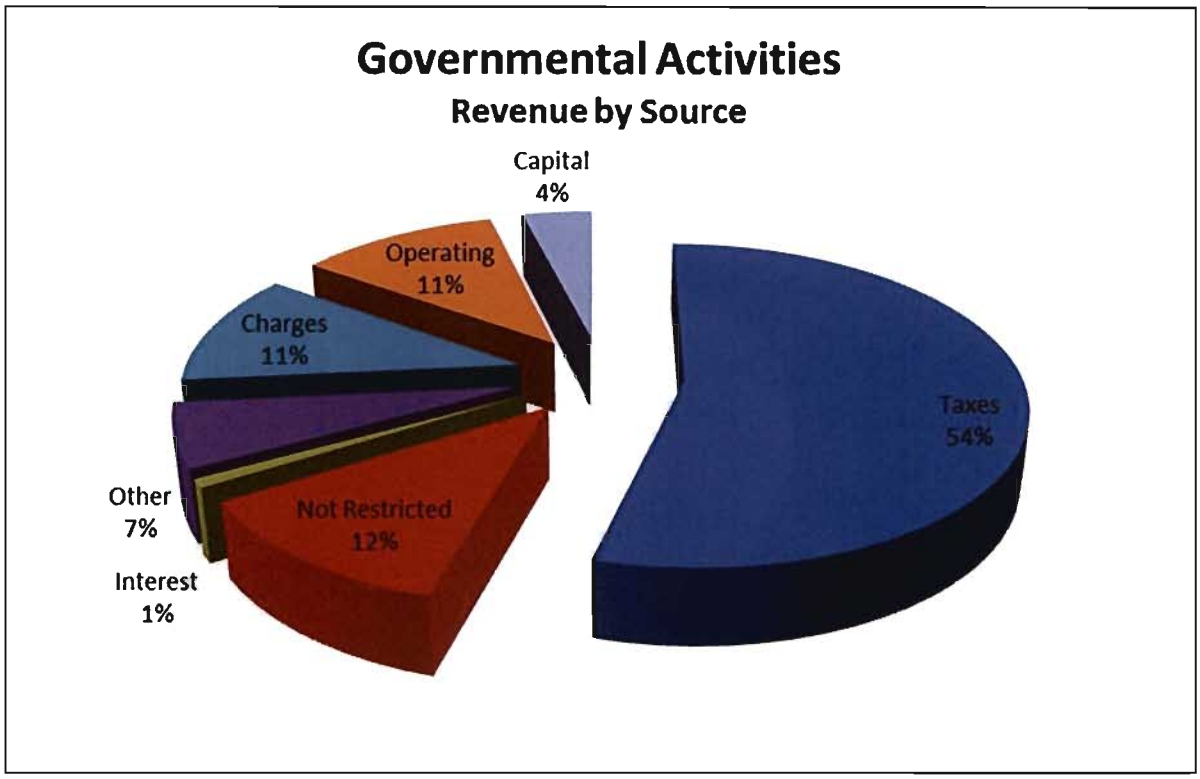
City of West Allis Changes in Net Assets

	Governmental Activities		Business-type Activities		Total	
	2013	2012	2013	2012	2013	2012
Revenues:						
Program Revenues:						
Charges for services	$9,088,165	$8,969,449	$21,296,775	$21,188,970	$30,384,940	$30,158,419
Operating grants and contributions	9,010,784	10,518,040	258,805	543,728	9,269,589	11,061,768
Capital grants and contributions	3,151,837	6,279,436	14,979	172,493	3,166,816	6,451,929
					0	0
General Revenues:					0	0
Property taxes	41,932,197	41,753,013	43,000	43,000	41,975,197	41,796,013
Other taxes	1,520,503	1,246,701	0	0	1,520,503	1,246,701
Grants and contributions not					0	0
restricted to specific programs	9,480,878	9,626,541	0	0	9,480,878	9,626,541
Other	5,818,631	1,691,829	314,330	668,270	6,132,961	2,360,099
Total Revenues	$80,002,995	$80,085,009	$21,927,889	$22,616,461	$101,930,884	$102,701,470
Expenses						
General Government	10,920,556	7,601,000	0	0	10,920,556	7,601,000
Public Safety	37,790,154	38,805,269	0	0	37,790,154	38,805,269
Public Works	17,704,389	14,917,241	0	0	17,704,389	14,917,241
Health and Human Services	7,678,226	10,578,888	0	0	7,678,226	10,578,888
Culture & Recreation	2,833,745	3,121,334	0	0	2,833,745	3,121,334
Development	5,701,550	6,309,345	0	0	5,701,550	6,309,345
Interest on long-term debt	2,131,098	2,272,863	0	0	2,131,098	2,272,863
Water Utility	0	0	6,893,875	6,384,384	6,893,875	6,384,384
Sanitary Sewer Utility	0	0	5,542,622	5,925,361	5,542,622	5,925,361
Storm Sewer Utility	0	0	2,451,452	2,226,502	2,451,452	2,226,502
Solid Waste Utility	0	0	1,680,361	1,722,897	1,680,361	1,722,897
Parking Utility	0	0	86,781	38,123	86,781	38,123
Senior Citizen's Housing	0	0	188,573	254,464	188,573	254,464
Total Expenses	$84,759,718	$83,605,940	$16,843,664	$16,551,731	$101,603,382	$100,157,671
Increase in net assets						
before transfer	-4,756,723	-3,520,931	5,084,225	6,064,730	327,502	2,543,799
Transfers	1,261,318	1,340,732	-1,261,318	-1,340,732	0	0
Change in net assets	-3,495,405	-2,180,199	3,822,907	4,723,998	327,502	2,543,799
Net assets - January 1	182,326,073	184,506,272	72,887,390	68,163,392	255,213,463	252,669,664
Prior Period Adjustment	0	0	0	0	0	0
Net assets - January 1 restated	182,326,073	184,506,272	$72,887,390	68,163,392	255,213,463	252,669,664
Net assets - December 31	$178,830,668	$182,326,073	$76,710,297	$72,887,390	$255,540,965	$255,213,463

Governmental activities. Governmental activities decreased the City's net assets by $3,495,405 compared to $2,108,199 in 2012. Key elements of this net decrease are as follows:

- Other Post-Employment Benefits created a negative adjustment of $5,204,900.
- Depreciation expense for governmental activities reflected in the statement of activities is $11,539,277. This is an expense without a cash outflow so there is no offsetting revenue reflected in the statement of activities. This would have the effect of reducing net assets in the statement of activities. Additional capital assets acquired during the year amounted to $5,977,570 for a net negative adjustment of $5,561,707.
- Net between general obligation debt issued and paid created a positive net adjustment of $2,395,722.





Business-type activities. Business-type activities increased the City's net assets by $3,822,907. Key elements of this net increase in assets are as follows:

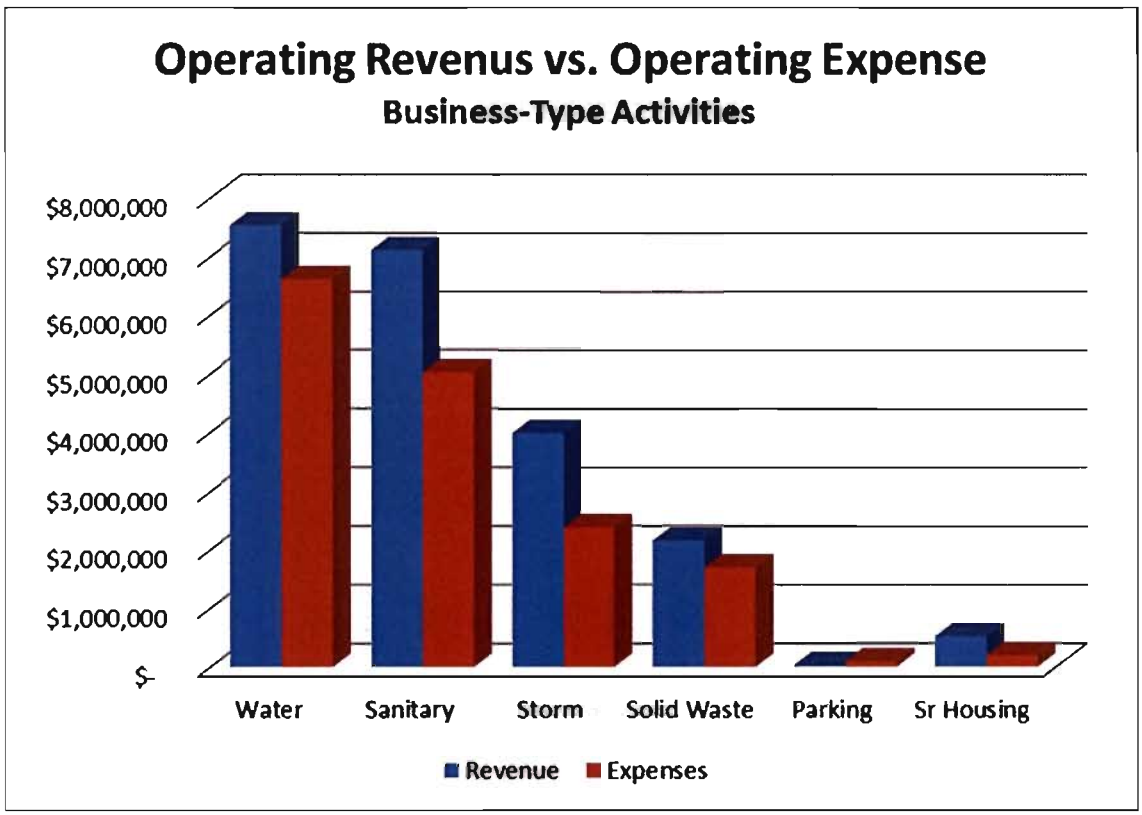
- The Water Utility decreased net assets by $78,939 as compared to an increase of $853,790 in 2012. The utility realized a 2.43% rate of return in 2013 as compared to 9.41% in 2012 based on the Public Service Commission calculation.

- The Sanitary Sewer Utility increased net assets by $1,488,418 as compared to an increase of $1,557,455 in 2012. The rate was remained unchanged in 2013 at $1.53 per ccf (750 gallons). We are estimating that the rate will increase annually for the next several years. The reason for increasing the rate is to allow for sufficient cash flow to deal with the bond payment needs and to fund additional maintenance needs of the city's aging sewer system on a cash basis. Over the past several years the amount of required repairs has risen significantly because of new DNR regulations related to clear water inflow into the sanitary system.

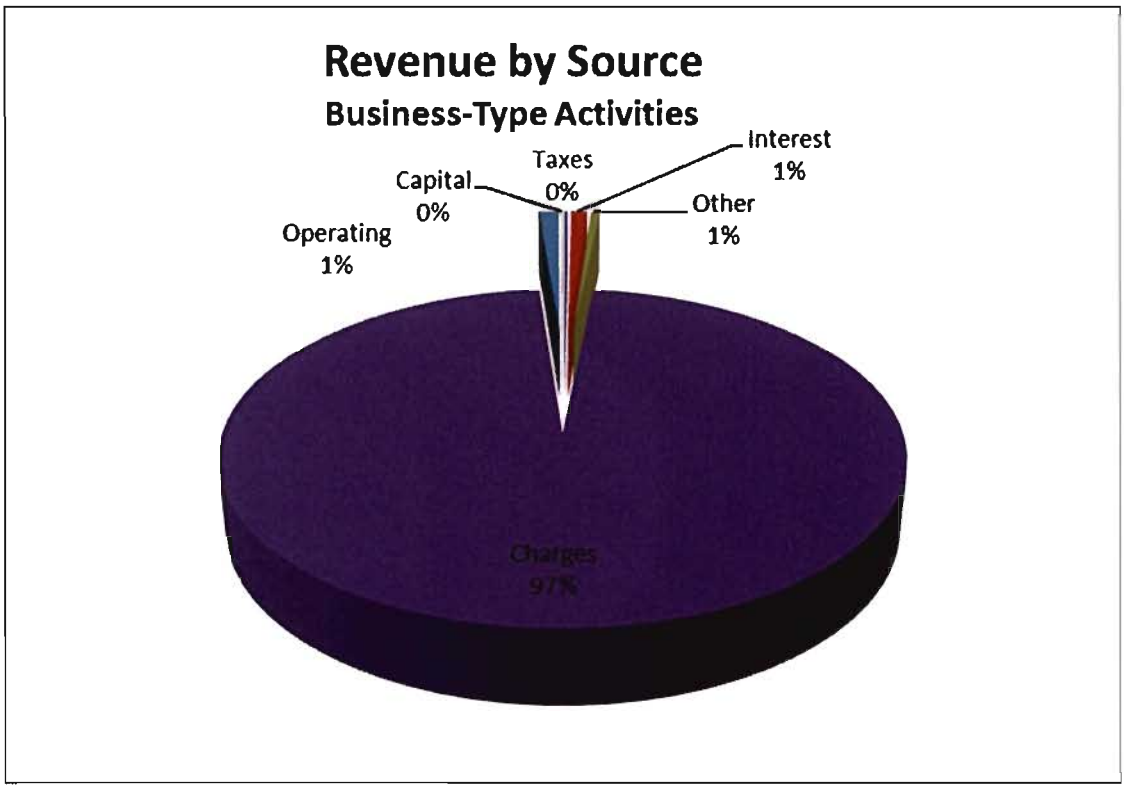
- The Storm Water Utility increased net assets by $1,293,414 as compared to an increase of $1,301,102 in 2012. The rate was increased by $.30 per quarter to $6.43 from $6.11 in 2012. The Storm Water Utility expenditures on infrastructure continue to increase due to efforts to address the flooding and clear water inflow into the system.

- The Solid Waste Utility was established in 2006 to provide a revenue source to fund the costs of the state mandated city-recycling program. The Utility increased net assets by $615,103 as compared to an increase of $856,909 in 2012. In 2013 the rate was $8.27 per month, up from 2012.

- The Parking Utility decreased net assets by $20,422 as compared to an increase of $26,371 in 2012. The utility continues to face challenges due to the drop off in the collection of parking permit revenue which is related to the loss of some retailers in the area.



- The Beloit Road Housing Management Fund increased net assets by $525,333 as compared to an increase of $128,371 in 2012. The housing development was sold to an LLC investor group in December 2011. The LLC has made significant upgrades to the housing complex with funding from the federal Low Income Housing Tax Credit program and city loans, including improved, ADA-compliant units and an activity center. The City is now a minority partner in the LLC and contracts with the LLC to provide maintenance and management services.



Financial Analysis of the Government's Funds

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

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

As of December 31, 2012 the City's governmental funds reported combined ending fund balances of $42,432,572 an increase of $4,337,019 in comparison with the prior year. Of the total fund balance, $3,448,059 constitutes unassigned fund balance, which is available for spending at the government's discretion. The remaining fund balance is made up of $8,577,363 in Non-spendable Funds, $992,616 in Restricted Funds, $2,377,238 in Committed Funds and $27,037,296 in Assigned Funds. The major items within the assigned funds as it relates to the General Fund may be fund on page 72 – Note C-7.

General Fund: The general fund is the main operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the general fund was $6,265,317 while total fund balance was $38,487,336. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to expenditures. Unassigned fund balance represents 11.9% of total general fund expenditures, while total fund balance represents 72.8% of total general fund expenditures. The fund balance increased by $3,684,765 due to better than expected revenues across all categories. Additionally, under spending in the salary and fringe benefit area related to various open positions in the Police and Fire Departments also contributed to the savings.

Debt Service Funds. The debt service fund continues to be reduced to assist in lowering the tax rate of the City and the reduction in Tax Incremental collection due to the reduction in values of the TID's.

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

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

Unrestricted Assets:	2013	2012
Water Utility	$2,174,509	$2,590,640
Sanitary Sewer Utility	$2,890,150	$4,021,386
Storm Water Utility	$2,318,967	$1,806,077
Solid Waste Fund	$2,613,813	$2,193,733
Parking Utility	$197,021	$217,443
Senior Citizen's Housing	$6,468,695	$5,943,362
	$16,663,155	$16,772,641

General Fund Budgetary Highlights

Differences between the original budget and the final amended budget amounted to an increase in appropriations of $1,362,487 with the major items being as follows:

- Carry-over requests from 2012 for budgeted projects and expenditures that were unfinished at the end of the year totaled $644,875.
- Encumbrances carried over from 2012 for budgeted projects and expenditures that were still open at the end of the year totaled $179,056.
- Purchases requested from the Contingency Fund in 2012 and repaid with budgeted dollars included - $88,500 for the Health Department and Senior Center HVAC improvements, $7,500 for recruitment of a new fire chief, $10,000 in additional litigation costs, and $134,000 for squad cars.

Revenues were more than budgetary estimates – explanation:

During this year, revenues were higher than budget by $1,702,940. Although some individual revenues didn't meet expectations, every category of revenue exceeded projections. The biggest surprise was in permits, which exceeded budgeted projections by over $66,000. Fees for ambulance services exceeded expectations, as did Court Fines and Parking. The City also received $600,000 in repayment of a loan from Whitall Summit Corporation which was not budgeted.

Expenditures were less than budgetary estimates – explanation:

Actual operating expenditures were less than final budget by $4,608,204. Taking into consideration that there was almost $1 million in carry-over requests and encumbered

items, the City still realized savings of $3.6 million. Much of this was due to unfilled positions in the police and fire departments throughout the year. As a result, there were large savings in fringe benefit costs. General Government was under budget by $1.4 million, but most of those funds are transferred to various capital accumulation accounts to offset purchases in future years. Also, a planned use of fund balance was not needed to balance the 2013 budget.

Capital Assets and Debt Administration

Capital assets. The City's investment in capital assets for its governmental and business type activities as of December 31, 2013, rounded and net of accumulated depreciation amounts to $286,940,095. Total investment in capital assets prior to accumulated depreciation was $572,543,311. This investment in capital assets includes land, buildings, machinery and equipment, vehicles, and infrastructure including roads, sewers, bridges, parking lot improvements, and lighting. The total net decrease in the government wide activities investment in capital assets for the current fiscal year was $447,681 or a -.16% decrease (a 2.69% decrease for governmental activities and 6.36% increase for business-type activities). Major capital asset events during the current fiscal year included the following:

Governmental Activities:

- Infrastructure improvements added $2,418,452 to capital assets
- The city expects to see a net decline to its net assets in the future because depreciation is growing at a faster rate relative to the City's ability to replace infrastructure. The majority of capital projects are dedicated to repairs as opposed to replacement or the adding of new streets.

Business Type Activities:

- The Water Utility increased total assets by $1,634,356 for water distribution mains, services, hydrants, and meters.
- The Storm Water Utility increased assets by $1,084,395. The majority was for infrastructure replacement.
- The Sanitary Sewer Utility increased assets by $3,343,953 for main replacement.

City of West Allis Capital Assets

	Governmental Activities 2013	Governmental Activities 2012	Business-Type Activities 2013	Business-Type Activities 2012	Total 2013	Total 2012
Land	$12,582,543	$12,519,043	$963,716	$963,716	$13,546,259	$13,482,759
Construction in Progress	$447,925	$894,415	$63,103	$155,113	$511,028	$1,049,528
Buildings	$152,191,655	$150,884,380	$496,728	$496,728	$152,688,383	$151,381,108
Improvements other than Buildings	$1,988,330	$1,988,330	$0	$0	$1,988,330	$1,988,330
Machinery and Equipment	$132,413,042	$133,951,797	$5,224,832	$5,261,693	$137,637,874	$139,104,430
Infrastructure	$155,640,377	$153,221,925	$110,531,060	$104,240,136	$266,171,437	$257,571,121
Total Assets	$455,263,872	$453,459,890	$116,252,620	$111,117,386	$572,543,311	$564,577,276
Less Accumulated Depreciation	($253,848,492)	($246,480,590)	(31,754,724)	($30,708,910)	($285,603,216)	($277,189,500)
Net Fixed Assets	$201,415,380	$206,979,300	$85,524,715	$80,408,476	$286,940,095	$287,387,776
Percentage Change	-2.69%		6.36%		-0.16%	

Additional information on the City's capital assets can be found in the footnote A-6f (page 55) and footnote C-3 (pages 63-64).

Long-term debt. At the end of the current fiscal year, the City had total bonded debt outstanding of $76,649,304 backed by the full faith and credit of the City. Moody's rating on the general obligation debt is Aa2 and Standard & Poor's is AA.

The City's total net general-obligation debt outstanding decreased by $1,760,532 or 2.25% during the current year. The City issued $13,700,000 in debt while paying down $15,460,532. New debt issued in 2013 was for the following purposes: the Water Utility issued $1,500,000, the Sewer Utility issued $1,500,000, the General Fund issued $2,750,000 and the City refunded $7,950,000 to gain interest savings.

State Statutes limit the amount of general obligation debt a City may issue to 5% of its total equalized value. The City's current debt level (including BAN's) is 41.31% of its limitation of $185,067,710, compared to 40.14% in 2012. The City's net total indebtedness for business-type activities increased by $920,633.

City of West Allis Outstanding Debt
General Obligation Notes and Bonds

	Governmental Activities		Business-Type Activities		Total	
	2013	2012	2013	2012	2013	2012
General Obligation Notes	$6,019,319	$6,916,109	$137,887	$154,509	$6,157,206	$7,070,618
General Obligation Bonds	45,415,625	47,200,000	25,076,473	24,139,218	70,492,098	71,339,218
Anticipation Notes	0	0	0	0	0	0
	$51,434,944	$54,116,109	$25,214,360	$24,293,727	$76,649,304	$78,409,836

Additional information on the City's long-term debt can be found in the footnotes on pages 67-70 of this report.

Economic Factors and Next Year's Budgets and Rates

- As unemployment rates continue to cause concern locally and nationally, the City will carefully monitor the increase to any levies or charges from the utilities without jeopardizing the soundness of the City's financial position.

- The City, like others, has experienced a decrease in the market value of property within the city, with newer TIF Districts being the exception because of new construction. A major concern is still the slow recovery of the housing sector and the older Tax Increment Districts.

- The general fund finished the year with an unassigned fund balance of $6,265,317, an increase of $2,289,206 from the previous year.

- The pension contribution rates for 2013 increased from 11.8% for general city employees to 13.3%, however WI Acts 10 & 32 require employees to contribute half of this (6.65%). The City remains obligated to pay the full share for police officers, subject to contract negotiations. But beginning in 2013, all firefighters contributed at least 6% toward their retirements, with new hires contributing the full 6.65%, offering the City some savings.

- While interest rates remain low, staff has been able to ladder out investment instruments in an effort to reduce the impact of lower rates on overall earnings. Investment earnings missed budget projections by $40,000 in 2013.

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

- On July 1, 2013, the State of Wisconsin adopted its biennial budget for 2013 - 2015. That budget held to the strict levy limits under which municipalities must operate by forcing cities to reduce their tax levy in direct proportion to any increase in fees for certain services.

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

Requests for Information

This financial report is designed to provide a general overview of the finances of the City of West Allis for interested parties. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City of West Allis – Attn: Mark Wyss, City Comptroller, 7525 West Greenfield Ave, West Allis, WI 53214, or 414-302-8252 or mwyss@westalliswi.gov .

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

BASIC FINANCIAL STATEMENTS

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CITY OF WEST ALLIS, WISCONSIN
Statement of Net Position
December 31, 2013

	Governmental Activities	Business-type Activities	Total	Component Units
ASSETS				
Cash and investments	$ 111,224,618	$ 7,175,090	$ 118,399,708	$ 4,390,229
Receivables				
Taxes	56,935,489	43,000	56,978,489	-
Accounts	3,181,618	7,975,585	11,157,203	2,668,035
Notes and loans	10,559,921	5,305,496	15,865,417	-
Special assessments	1,930,301	-	1,930,301	-
Interest	316,271	159,952	476,223	-
Internal balances	973,932	(973,932)	-	-
Due to component unit/from primary government	(326,653)	-	(326,653)	326,653
Due from other governments	1,193,391	-	1,193,391	-
Inventories and prepaid items	1,411,913	1,384,723	2,796,636	2,267
Deposit with CVMIC	3,244,299	-	3,244,299	-
Capital assets				
Land	12,582,543	963,716	13,546,259	-
Construction in progress	447,925	63,103	511,028	-
Buildings	152,191,655	496,728	152,688,383	-
Improvements other than buildings	1,988,330	-	1,988,330	-
Machinery and equipment	132,413,042	5,224,832	137,637,874	-
Infrastructure	155,640,377	110,531,060	266,171,437	-
Less: Accumulated depreciation	(253,848,492)	(31,754,724)	(285,603,216)	-
TOTAL ASSETS	392,060,480	106,594,629	498,655,109	7,387,184
DEFERRED OUTFLOWS OF RESOURCES				
Loss on advance refunding of debt	-	182,424	182,424	-
LIABILITIES				
Accounts payable	4,892,902	739,738	5,632,640	16,065
Accrued liabilities	4,280,331	122,103	4,402,434	41,180
Due to other governments	69,688,394	1,380,668	71,069,062	-
Accrued interest payable	459,384	203,819	663,203	-
Deposits	2,106,641	106,748	2,213,389	-
Unearned revenues	3,661,011	341,671	4,002,682	2,170,878
Long-term obligations				
Due within one year	5,543,957	2,350,434	7,894,391	-
Due in more than one year	80,597,687	24,778,575	105,376,262	-
TOTAL LIABILITIES	171,230,307	30,023,756	201,254,063	2,228,123
DEFERRED INFLOWS OF RESOURCES				
Property taxes	41,999,505	43,000	42,042,505	-
NET POSITION				
Net investment in capital assets	155,634,993	60,047,142	215,682,135	-
Restricted for debt service	191,877	-	191,877	-
Unrestricted	23,003,798	16,663,155	39,666,953	5,159,061
TOTAL NET POSITION	$ 178,830,668	$ 76,710,297	$ 255,540,965	$ 5,159,061

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

CITY OF WEST ALLIS, WISCONSIN
Statement of Activities
For the Year Ended December 31, 2013

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Governmental Activities				
General government	$ 10,920,556	$ 1,487,756	$ 50,484	$ 63,500
Public safety	37,790,154	4,066,765	1,997,510	-
Public works	17,704,389	767,356	2,347,826	1,635,032
Health and human services	7,678,226	274,581	516,476	1,453,305
Culture and recreation	2,833,745	897,605	297,978	-
Conservation and development	5,701,550	1,221,221	3,800,510	-
Interest on debt	2,131,098	372,881	-	-
Total Governmental Activities	84,759,718	9,088,165	9,010,784	3,151,837
Business-type Activities				
Water utility	6,893,875	7,547,804	-	14,979
Sanitary sewer utility	5,542,622	7,100,955	4,175	-
Storm water utility	2,451,452	3,976,612	-	-
Solid waste utility	1,680,361	2,140,833	254,630	-
Parking utility	86,781	23,359	-	-
Senior citizen housing	188,573	507,212	-	-
Total Business-type Activities	16,843,664	21,296,775	258,805	14,979
Total	$ 101,603,382	$ 30,384,940	$ 9,269,589	$ 3,166,816
Component Units				
Terchak Endowment Fund	$ 47,163	$ -	$ -	$ -
FIRE	376,026	1,510,849	-	-
	$ 423,189	$ 1,510,849	$ -	$ -

General revenues
- Property taxes, levied for general purposes
- Property taxes, levied for debt service
- Other taxes
- State and federal aids not restricted to specific functions
- Interest and investment earnings
- Gain on sale of assets
- Miscellaneous

Transfers
- Total general revenues and transfers

Change in net position

Net position- January 1

Net position - December 31

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

Net (Expense) Revenue and Changes in Net Position			
Governmental Activities	Business-type Activities	Total	Component Units
$ (9,318,816)	$ -	$ (9,318,816)	$ -
(31,725,879)	-	(31,725,879)	-
(12,954,175)	-	(12,954,175)	-
(5,433,864)	-	(5,433,864)	-
(1,638,162)	-	(1,638,162)	-
(679,819)	-	(679,819)	-
(1,758,217)	-	(1,758,217)	-
(63,508,932)	-	(63,508,932)	-
-	668,908	668,908	-
-	1,562,508	1,562,508	-
-	1,525,160	1,525,160	-
-	715,102	715,102	-
-	(63,422)	(63,422)	-
-	318,639	318,639	-
-	4,726,895	4,726,895	-
(63,508,932)	4,726,895	(58,782,037)	-
-	-	-	(47,163)
-	-	-	1,134,823
-	-	-	1,087,660
35,164,635	43,000	35,207,635	-
6,767,562	-	6,767,562	-
1,520,503	-	1,520,503	-
9,480,878	-	9,480,878	-
681,258	206,685	887,943	169,447
662,684	-	662,684	-
4,474,689	107,645	4,582,334	10,906
1,261,318	(1,261,318)	-	-
60,013,527	(903,988)	59,109,539	180,353
(3,495,405)	3,822,907	327,502	1,268,013
182,326,073	72,887,390	255,213,463	3,891,048
$ 178,830,668	$ 76,710,297	$ 255,540,965	$ 5,159,061

CITY OF WEST ALLIS, WISCONSIN
Balance Sheet
Governmental Funds
December 31, 2013

	General	Debt Service	Other Governmental Funds	Total Governmental Funds
ASSETS				
Cash and investments	$ 93,639,515	$ 191,877	$ 5,676,115	$ 99,507,507
Receivables				
Taxes	48,168,752	6,461,219	-	54,629,971
Delinquent personal property taxes	305,518	-	-	305,518
Accounts	291,978	-	2,828,857	3,120,835
Notes and loans	190,750	-	10,369,171	10,559,921
Special assessments	-	-	1,930,301	1,930,301
Interest	225,978	-	90,293	316,271
Due from other funds	5,211,330	-	-	5,211,330
Due from other governmental units	739	-	1,192,652	1,193,391
Inventories and prepaid items	1,192,946	-	218,967	1,411,913
TOTAL ASSETS	$ 149,227,506	$ 6,653,096	$ 22,306,356	$ 178,186,958
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities				
Accounts payable	$ 544,316	$ -	$ 1,227,764	$ 1,772,080
Accrued liabilities	4,222,042	-	56,174	4,278,216
Due to other funds	-	-	4,237,398	4,237,398
Due to other governmental units	69,570,719	-	117,675	69,688,394
Due to component unit	326,653	-	-	326,653
Deposits	2,041,886	-	32,948	2,074,834
Unearned revenue	-	-	3,474,411	3,474,411
Total Liabilities	76,705,616	-	9,146,370	85,851,986
Deferred Inflows of Resources				
Property taxes	33,843,804	6,461,219	-	40,305,023
Special assessments	-	-	1,930,301	1,930,301
Notes and loans	190,750	-	7,476,326	7,667,076
Total Deferred Inflows of Resources	34,034,554	6,461,219	9,406,627	49,902,400
Fund Balances				
Nonspendable				
Inventories and prepaid items	1,192,946	-	218,966	1,411,912
Long-term receivables	7,165,451	-	-	7,165,451
Restricted				
Bondholders	-	191,877	-	191,877
Grantors	-	-	800,739	800,739
Committed	1,525,181	-	852,057	2,377,238
Assigned	22,338,441	-	4,698,855	27,037,296
Unassigned, reported in				
General fund	6,265,317	-	-	6,265,317
Special revenue funds	-	-	(6,158)	(6,158)
Capital projects funds	-	-	(2,811,100)	(2,811,100)
Total Fund Balances	38,487,336	191,877	3,753,359	42,432,572
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 149,227,506	$ 6,653,096	$ 22,306,356	$ 178,186,958

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Balance Sheet (Continued)
Governmental Funds
December 31, 2013

Reconciliation to the Statement of Net Position

Total Fund Balances from previous page		$ 42,432,572
Capital assets used in governmental activities are not financial resources and, therefore are not reported in the funds.		201,415,380
Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds. The details of this difference are as follows:		
Special assessments	$ 1,930,301	
Delinquent taxes	305,518	
Loans receivable	7,667,076	
Net adjustment		9,902,895
Internal service funds are used by management to charge the cost of insurance programs to individual funds. The assets and liabilities of internal service funds are included in governmental activities in the statement of net position.		11,680,849
Long-term liabilities, including bonds and notes payable, are not due and payable in the current period and, therefore, are not reported in the funds. The details of this difference are as follows:		
Bonds and notes payable	$ (51,434,944)	
Unfunded pension liability	(561,000)	
Employee benefits	(34,145,700)	
Accrued interest on long-term obligations	(459,384)	
Net adjustment		(86,601,028)
Net Position of Governmental Activities as Reported on the Statement of Net Position (see page 37)		$ 178,830,668

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

CITY OF WEST ALLIS, WISCONSIN
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2013

	General	Debt Service	Other Governmental Funds	Total Governmental Funds
Revenues				
Taxes	$ 34,456,104	$ 6,767,562	$ -	$ 41,223,666
Special assessments	-	-	1,389,005	1,389,005
Intergovernmental	12,077,511	317,153	7,046,506	19,441,170
Licenses and permits	1,461,698	-	-	1,461,698
Fines, forfeitures and penalties	2,119,298	-	-	2,119,298
Public charges for services	3,052,227	-	1,108,684	4,160,911
Loan repayments	-	-	143,010	143,010
Payment from hospital	350,000	508,988	-	858,988
Interest	585,058	-	1,017	586,075
Miscellaneous	1,090,810	188,548	2,669,605	3,948,963
Total Revenues	55,192,706	7,782,251	12,357,827	75,332,784
Expenditures				
Current				
General government	7,067,310	-	313	7,067,623
Public safety	30,929,298	-	1,849,945	32,779,243
Public works	10,676,582	-	-	10,676,582
Health	1,864,991	-	516,476	2,381,467
Culture and recreation	2,314,049	-	403,242	2,717,291
Conservation and development	-	-	6,005,890	6,005,890
Debt service				
Principal retirement	-	5,457,415	-	5,457,415
Interest and fiscal charges	-	2,142,127	-	2,142,127
Capital outlay	-	-	5,758,906	5,758,906
Total Expenditures	52,852,230	7,599,542	14,534,772	74,986,544
Excess of Revenues Over (Under) Expenditures	2,340,476	182,709	(2,176,945)	346,240
Other Financing Sources (Uses)				
General obligation debt issued	-	-	2,750,000	2,750,000
General obligation refunding debt issued	-	2,520,000	-	2,520,000
Payment to refunding debt escrow agent	-	(2,540,539)	-	(2,540,539)
Transfers in	1,611,489	687,055	1,737,220	4,035,764
Transfers out	(267,200)	(845,216)	(1,662,030)	(2,774,446)
Total Other Financing Sources (Uses)	1,344,289	(178,700)	2,825,190	3,990,779
Net Change in Fund Balances	3,684,765	4,009	648,245	4,337,019
Fund Balances - January 1	34,802,571	187,868	3,105,114	38,095,553
Fund Balances - December 31	$ 38,487,336	$ 191,877	$ 3,753,359	$ 42,432,572

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Statement of Revenues, Expenditures and Changes in Fund Balances (Continued)
Governmental Funds
For the Year Ended December 31, 2013

Reconciliation to the Statement of Activities

Net Change in Fund Balances from previous page		$ 4,337,019
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital outlays in the current period, detailed as follows:		
Capital outlay	$ 5,977,570	
Depreciation expense	(11,539,277)	
Net adjustment		(5,561,707)
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to decrease net position.		(2,213)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		711,200
The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to the governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term and related items, detailed as follows:		
Issuance of general obligation debt	$ (5,270,000)	
Principal paid on long-term debt	7,951,165	
Unfunded pension liability payment	50,000	
Health insurance benefit	(5,204,900)	
Net adjustment		(2,473,735)
Accrued interest expense reported in the statement of activities does not require the use of current financial resources and, therefore, is not reported as an expenditure in governmental funds.		42,792
Internal service funds are used by management to charge the costs of insurance programs to individual funds. The net revenue of certain activities of internal service funds is reported with governmental activities.		(548,761)
Change in Net Position of Governmental Activities as Reported in the Statement of Activities (see pages 38 - 39)		$ (3,495,405)

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

CITY OF WEST ALLIS, WISCONSIN

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

General Fund

For the Year Ended December 31, 2013

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes	$ 34,312,908	$ 34,312,908	$ 34,456,104	$ 143,196
Intergovernmental	12,022,165	12,022,165	12,077,511	55,346
Licenses and permits	1,414,533	1,414,533	1,461,698	47,165
Fines, forfeitures and penalties	1,852,500	1,852,500	2,119,298	266,798
Public charges for services	2,425,510	2,425,510	3,052,227	626,717
Interest	601,500	601,500	585,058	(16,442)
Miscellaneous	860,650	860,650	1,440,810	580,160
Total Revenues	53,489,766	53,489,766	55,192,706	1,702,940
Expenditures				
Current				
General government	22,696,773	8,993,549	7,067,310	1,926,239
Public safety	21,118,401	32,118,282	30,929,298	1,188,984
Health	1,520,220	2,080,707	1,864,991	215,716
Public works	8,766,761	11,731,722	10,676,582	1,055,140
Culture and recreation	1,995,792	2,536,174	2,314,049	222,125
Total Expenditures	56,097,947	57,460,434	52,852,230	4,608,204
Excess of Revenues Over (Under) Expenditures	(2,608,181)	(3,970,668)	2,340,476	6,311,144
Other Financing Sources (Uses)				
Transfers in	1,708,181	1,708,181	1,611,489	(96,692)
Transfers out	-	-	(267,200)	(267,200)
Total Other Financing Sources (Uses)	1,708,181	1,708,181	1,344,289	(363,892)
Net Change in Fund Balance	(900,000)	(2,262,487)	3,684,765	5,947,252
Fund Balance - January 1	34,802,571	34,802,571	34,802,571	-
Fund Balance - December 31	$ 33,902,571	$ 32,540,084	$ 38,487,336	$ 5,947,252

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

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CITY OF WEST ALLIS, WISCONSIN
Statement of Net Position
Proprietary Funds
December 31, 2013

	Business-type Activities - Enterprise Funds		
	Water Utility	Sanitary Sewer Utility	Storm Water Utility
ASSETS			
Current Assets			
Cash and investments	$ -	$ 2,516,342	$ 1,418,443
Receivables			
Taxes	-	-	-
Accounts	3,995,877	2,019,815	937,483
Interest	-	-	-
Inventories and prepaid items	1,384,723	-	-
Total Current Assets	5,380,600	4,536,157	2,355,926
Noncurrent Assets			
Capital Assets			
Land	57,990	-	-
Construction in progress	3,678	38,431	20,994
Buildings	496,728	-	-
Infrastructure	34,804,880	33,755,693	41,970,487
Machinery and equipment	2,343,599	740,017	1,352,421
Accumulated depreciation	(14,013,254)	(6,774,426)	(10,565,965)
Total Capital Assets	23,693,621	27,759,715	32,777,937
Notes receivable	-	-	-
Deposit with CVMIC	-	-	-
Total Noncurrent Assets	23,693,621	27,759,715	32,777,937
TOTAL ASSETS	29,074,221	32,295,872	35,133,863
DEFERRED OUTFLOWS OF RESOURCES			
Loss on advance refunding of debt	51,081	118,936	12,407
LIABILITIES			
Current Liabilities			
Accounts payable	316,704	269,267	27,320
Accrued liabilities	103,259	7,552	5,531
Accrued interest payable	80,848	106,456	16,515
Deposits	43,322	1,000	-
Due to other funds	973,932	-	-
Due to other governmental units	-	1,380,668	-
Long-term obligations due within one year	887,500	1,402,934	60,000
Unearned revenue	87,671	-	-
Total Current Liabilities	2,493,236	3,167,877	109,366
Long-term Obligations			
General obligation debt	8,668,556	12,993,668	1,464,915
Other post employment benefits	1,651,436	-	-
Total Long-term Obligations	10,319,992	12,993,668	1,464,915
TOTAL LIABILITIES	12,813,228	16,161,545	1,574,281
DEFERRED INFLOWS OF RESOURCES			
Property taxes	-	-	-
NET POSITION			
Net investment in capital assets	14,137,565	13,363,113	31,253,022
Unrestricted	2,174,509	2,890,150	2,318,967
TOTAL NET POSITION	$ 16,312,074	$ 16,253,263	$ 33,571,989

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

Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service Funds
Solid Waste Fund	Parking Utility	Beloit Road Housing Management	Total	
$ 2,090,274	$ 197,021	$ 953,010	$ 7,175,090	$ 11,717,111
-	43,000	-	43,000	2,000,000
653,239	1,050	368,121	7,975,585	60,783
-	-	159,952	159,952	-
-	-	-	1,384,723	-
2,743,513	241,071	1,481,083	16,738,350	13,777,894
-	905,726	-	963,716	-
-	-	-	63,103	-
-	-	-	496,728	-
-	-	-	110,531,060	-
679,735	109,060	-	5,224,832	-
(292,019)	(109,060)	-	(31,754,724)	-
387,716	905,726	-	85,524,715	-
-	-	5,305,496	5,305,496	-
-	-	-	-	3,244,299
387,716	905,726	5,305,496	90,830,211	3,244,299
3,131,229	1,146,797	6,786,579	107,568,561	17,022,193
-	-	-	182,424	-
125,107	808	532	739,738	3,120,822
4,593	242	926	122,103	2,115
-	-	-	203,819	-
-	-	62,426	106,748	31,807
-	-	-	973,932	-
-	-	-	1,380,668	-
-	-	-	2,350,434	-
-	-	254,000	341,671	186,600
129,700	1,050	317,884	6,219,113	3,341,344
-	-	-	23,127,139	-
-	-	-	1,651,436	-
-	-	-	24,778,575	-
129,700	1,050	317,884	30,997,688	3,341,344
-	43,000	-	43,000	2,000,000
387,716	905,726	-	60,047,142	-
2,613,813	197,021	6,468,695	16,663,155	11,680,849
$ 3,001,529	$ 1,102,747	$ 6,468,695	$ 76,710,297	$ 11,680,849

CITY OF WEST ALLIS, WISCONSIN
Statement of Revenues, Expenses and Changes in Net Position
Proprietary Funds
For the Year Ended December 31, 2013

	Business-type Activities - Enterprise Funds			
	Water Utility	Sanitary Sewer Utility	Storm Water Utility	Solid Waste Fund
Operating Revenues				
Charges for services	$ 7,386,829	$ 7,100,955	$ 3,976,612	$ 2,140,833
Rents	136,446	-	-	-
Parking fees and permits	-	-	-	-
Total Operating Revenues	7,523,275	7,100,955	3,976,612	2,140,833
Operating Expenses				
Operation and maintenance	5,908,469	4,606,767	1,793,564	1,636,204
Insurance claims and estimate changes	-	-	-	-
Depreciation	697,319	402,459	575,219	44,157
Total Operating Expenses	6,605,788	5,009,226	2,368,783	1,680,361
Operating Income (Loss)	917,487	2,091,729	1,607,829	460,472
Nonoperating Revenues (Expenses)				
Interest income	-	-	-	-
Interest and amortization expense	(288,087)	(504,109)	(82,669)	-
Interest rate subsidy	4,364	8,390	11,809	
State and local grants	-	4,175	-	254,630
Property taxes	-	-	-	-
Gain (loss) on sale of capital assets	-	(29,287)	-	-
Income (expense) from merchandising and jobbing	24,529	-	-	-
Miscellaneous	23,291	3,336	56,445	1
Total Nonoperating Revenues (Expenses)	(235,903)	(517,495)	(14,415)	254,631
Income (Loss) Before Contributions and Transfers	681,584	1,574,234	1,593,414	715,103
Customer contributions	14,979	-	-	-
Transfers out	(775,502)	(85,816)	(300,000)	(100,000)
Change in Net Position	(78,939)	1,488,418	1,293,414	615,103
Net Position - January 1	16,391,013	14,764,845	32,278,575	2,386,426
Net Position - December 31	$ 16,312,074	$ 16,253,263	$ 33,571,989	$ 3,001,529

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

Business-type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
Parking Utility	Beloit Road Housing Management	Total	
$ -	$ 507,212	$ 21,112,441	$ 13,604,418
-	-	136,446	-
23,359	-	23,359	-
23,359	507,212	21,272,246	13,604,418
86,781	188,573	14,220,358	-
-	-	-	16,248,345
-	-	1,719,154	-
86,781	188,573	15,939,512	16,248,345
(63,422)	318,639	5,332,734	(2,643,927)
-	206,685	206,685	95,166
-	-	(874,865)	-
-	-	24,563	-
-	-	258,805	-
43,000	-	43,000	2,000,000
-	-	(29,287)	-
-	-	24,529	-
-	9	83,082	-
43,000	206,694	(263,488)	2,095,166
(20,422)	525,333	5,069,246	(548,761)
-	-	14,979	-
-	-	(1,261,318)	-
(20,422)	525,333	3,822,907	(548,761)
1,123,169	5,943,362	72,887,390	12,229,610
$ 1,102,747	$ 6,468,695	$ 76,710,297	$ 11,680,849

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CITY OF WEST ALLIS, WISCONSIN
Proprietary Funds
Statement of Cash Flows
For the Year Ended December 31, 2013

	Business-type Activities - Enterprise Funds		
	Water Utility	Sanitary Sewer Utility	Storm Water Utility
Cash Flows from Operating Activities			
Cash received from customers	$ 6,903,873	$ 7,308,329	$ 3,970,793
Cash from interfund services provided	-	-	-
Cash paid to suppliers	(2,544,709)	(3,997,257)	(842,576)
Cash paid to employees	(2,129,193)	(386,299)	(1,013,307)
Net Cash Provided (Used) by Operating Activities	2,229,971	2,924,773	2,114,910
Cash Flows from Noncapital Financing Activities			
Transfers to other funds	(775,502)	(85,816)	(300,000)
State and local grants	-	4,175	-
Property taxes	-	-	-
Net Cash Provided (Used) by Noncapital Financing Activities	(775,502)	(81,641)	(300,000)
Cash Flows from Capital and Related Financing Activities			
Acquisition and construction of capital assets	(1,909,805)	(3,464,669)	(1,311,300)
Customer contributions	14,979	-	-
Proceeds from debt issued	3,440,000	3,490,000	1,500,000
Principal paid on long-term debt	(2,697,500)	(3,241,867)	(1,570,000)
Interest paid on long-term debt	(306,507)	(474,092)	(56,382)
Net Cash Provided (Used) by Capital and Related Financing Activities	(1,458,833)	(3,690,628)	(1,437,682)
Cash Flows from Investing Activities			
Interest received	4,364	8,390	11,809
Paid to other funds	-	-	-
Received on notes	-	-	-
Total Cash Flows from Investing Activities	4,364	8,390	11,809
Change in Cash and Cash Equivalents	-	(839,106)	389,037
Cash and Cash Equivalents - January 1	-	3,355,448	1,029,406
Cash and Cash Equivalents - December 31	$ -	$ 2,516,342	$ 1,418,443
Cash Flows from Operating Activities			
Operating income (loss)	$ 917,487	$ 2,091,729	$ 1,607,829
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities			
Depreciation and amortization	697,319	402,459	575,219
Depreciation charged to operating accounts	72,000	-	-
Merchandising and jobbing non-operating expense	24,529	-	-
Miscellaneous nonoperating income (expense)	23,291	3,336	56,445
Changes in assets and liabilities			
Accounts receivable	(619,402)	207,374	(5,819)
Inventories and prepaid items	(17,543)	-	-
Accounts payable	155,759	240,737	(118,785)
Accrued liabilities	(12,851)	(13,698)	21
Deposits	(14,229)	-	-
Unearned revenue	2,246	-	-
Due to other funds	751,765	-	-
OPEB liability	249,600	-	-
Due to other governmental units	-	(7,164)	-
Net Cash Provided (Used) by Operating Activities	$ 2,229,971	$ 2,924,773	$ 2,114,910

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

Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service Funds
Solid Waste Fund	Parking Utility	Beloit Road Housing Management	Total	
$ 2,136,503	$ 23,200	$ 865,168	$ 21,207,866	$ -
-	-	-	-	13,729,133
(885,161)	(49,198)	(242,898)	(8,561,799)	(16,663,764)
(624,654)	(37,469)	(171,618)	(4,362,540)	-
626,688	(63,467)	450,652	8,283,527	(2,934,631)
(100,000)	-	-	(1,261,318)	-
254,630	-	-	258,805	-
-	43,000	-	43,000	2,000,000
154,630	43,000	-	(959,513)	2,000,000
(239,180)	-	-	(6,924,954)	-
-	-	-	14,979	-
-	-	-	8,430,000	-
-	-	-	(7,509,367)	-
-	-	-	(836,981)	-
(239,180)	-	-	(6,826,323)	-
-	-	255,663	280,226	95,166
-	-	(2,842,766)	(2,842,766)	-
-	-	3,089,461	3,089,461	-
-	-	502,358	526,921	95,166
542,138	(20,467)	953,010	1,024,612	(839,465)
1,548,136	217,488	-	6,150,478	12,556,576
$ 2,090,274	$ 197,021	$ 953,010	$ 7,175,090	$ 11,717,111
$ 460,472	$ (63,422)	$ 318,639	$ 5,332,734	$ (2,643,927)
44,157	-	-	1,719,154	-
-	-	-	72,000	-
-	-	-	24,529	-
1	-	9	83,082	-
(4,330)	(159)	357,956	(64,380)	3,567
-	-	-	(17,543)	-
125,007	127	(30)	402,815	(421,442)
1,381	(13)	(1,033)	(26,193)	152
-	-	62,426	48,197	5,871
-	-	(287,315)	(285,069)	121,148
-	-	-	751,765	-
-	-	-	249,600	-
-	-	-	(7,164)	-
$ 626,688	$ (63,467)	$ 450,652	$ 8,283,527	$ (2,934,631)

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NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity
   The City of West Allis is a municipal corporation governed by an elected Mayor and ten-member council. In accordance with GAAP, the basic financial statements are required to include the City (the primary government) and any separate component units that have a significant operational or financial relationship with the City.

2. Individual Component Unit Disclosures
   Component units are legally separate organizations for which the elected officials of the primary government are financially accountable. The primary government is financially accountable if it appoints a voting majority of the organization's governing body and (a) it is able to impose its will on that organization, or (b) there is potential for the organization to provide specific financial benefits to or burdens on the primary government. The primary government may be financially accountable if an organization is fiscally dependent on the primary government.

   Included within the reporting entity:

   First-Ring Industrial Redevelopment Enterprise (FIRE)
   FIRE is a community development entity created by the City of West Allis to spur development within a three county area in southeastern Wisconsin, partially through the distribution of new market tax credits to qualifying business enterprises. FIRE is managed by an independent board appointed by the City Council. FIRE provides specific financial benefits to the City. FIRE financial information is provided for the year ended December 31, 2013. Separate financial statements are available for FIRE.

   Terchak Endowment Fund
   An endowment fund has been established at the Greater Milwaukee Foundation for the sole purpose of providing funding to the West Allis Library for capital improvements. The endowment does not contain multiple funds. The endowment is under the control of the Greater Milwaukee Foundation Board, which is completely independent of the City of West Allis. The endowment fund is included as a discretely presented component unit since its purpose is to provide funding to the West Allis Library. Financial information is presented for the year ended December 31, 2013. Separate financial statements are not available.

3. Related Organization
   West Allis Memorial Hospital is a not-for-profit entity and its financial statements are not a part of this report. Because the City has title to the Hospital's assets, the Hospital uses the City's bonding authority as a convenience in obtaining financing, therefore, certain debt of West Allis Memorial Hospital issued and secured by the City and the related institutional structures for which the City retains title (See Note E.6.) has been included in the basic financial statements of the City. The City has no appointee authority on the Hospital's board nor is the Hospital fiscally dependent on the City.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

4. Government-Wide and Fund Financial Statements

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

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

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

The City reports the following major governmental funds:

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

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

The City reports the following major enterprise funds:

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

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

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

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

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

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

Additionally, the government reports the following fund type:

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

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

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

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

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

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

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

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

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

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

   a. Cash and Investments
   Cash and investments are combined in the financial statements. Cash deposits consist of demand and time deposits with financial institutions and are carried at cost. Investments are stated at fair value. Fair value is the amount at which a financial instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. For purposes of the statement of cash flows, all cash deposits and highly liquid investments (including restricted assets) with a maturity of three months or less from date of acquisition are considered to be cash equivalents.

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

   c. Interfund Receivables and Payables
   During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" and "due to other funds" in the fund financial statements. Noncurrent portions of the interfund receivables for the governmental funds are offset by 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 activities and business-type activities.

   d. Inventories
   Inventories are recorded at cost, which approximates market, using the first-in, first-out method. Inventories consist of expendable supplies held for consumption. The cost is recorded as an expenditure at the time individual inventory items are consumed rather than when purchased.

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

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

e. Prepaid Items

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

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

f. Capital Assets

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

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

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

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

Annual depreciation expense for the enterprise fund reported on the statement of cash flows may exceed depreciation expense reported on the statement of revenues, expenses and changes in net position. The difference results from depreciation expense applicable to transportation and certain other operating equipment of the water utility enterprise fund being charged to operating expense accounts other than the depreciation expense account. This accounting procedure is required by the Public Service Commission of the State of Wisconsin.

g. Compensated Absences

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

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

h. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City only has one item that qualifies for reporting in this category. It is the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The City has one type of item that qualifies for reporting in this category, property taxes. This amount will be recognized as an inflow of resources in the subsequent year for which it was levied. The City also has an additional type of item, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from two sources, special assessments and notes and loans receivable. These amounts are deferred and recognized as an inflow of resources in the period the amounts become available.

i. Long-term Obligations

In the government-wide financial statements, and proprietary funds in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund statement of net 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 in the current period.

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.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

j. 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 City Council. Those actions could either be the enactment of an ordinance. These constraints can only be removed or changed by the City Council using the same action that was used to create them.

- Assigned fund balance - Amounts that are constrained for specific purposes by action of City management. The City Council has authorized, through the adoption of a fund balance policy, the City Administrative Officer and the Finance Manager to assign fund balance. Residual amounts in any governmental fund, other than the General Fund, are also reported as assigned.

- Unassigned fund balance - Amounts that are available for any purpose. Unassigned amounts are only reported in the General Fund.

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

GOVERNMENT-WIDE AND PROPRIETARY FUND STATEMENTS

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

- Net investment in capital assets - Amount of capital assets, net of accumulated depreciation, less outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

- Restricted net 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.

k. Use of Estimates

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

NOTE B - STEWARDSHIP AND COMPLIANCE

1. Budgets and Budgetary Accounting
The City follows these procedures in establishing the budgetary data reflected in the basic financial statements:

   a. Prior to November the Mayor submits to the City Council a proposed operating budget for the calendar year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them. After submission to the governing body, public hearings are held to obtain taxpayer comments. Following the public hearings, the proposed budget, including authorized additions and deletions, is legally enacted at the function level by City Council action. This action is completed prior to December each year.

   b. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for the general, special revenue, debt service and public works improvements capital projects funds with the following exceptions. The Stimulus Programs, HUD Development, CDBG-EAP, Information Technology Joint Ventures, Library Endowment and Miscellaneous Grants special revenue funds and Tax Increment District capital project funds are not budgeted. Budget is defined as the originally approved budget plus or minus approved amendments. Budget appropriations not expended during the year are closed to fund balance unless authorized by the governing body to be forwarded into the succeeding year's budget.

   c. During the year, formal budgetary integration is employed as a management control device for the general fund, certain special revenue funds, debt service and public works improvements capital projects funds. Amendments to the budget during the year are initially reviewed by the Administration and Finance Committee and are subsequently authorized by the City Council. Management does not have authority to amend the legally adopted budget. Supplemental amendments were necessary during the year but were not material in relation to the original appropriation. Over-expenditure of budget accounts at year-end was approved by the City Council.

   d. The budget as enacted includes total expenditures at the activity level. An activity can be a department, division or fund. For example, most departments of the General Fund are budgeted at the department level with the exception of Public Works which is budgeted at the division level. Other budgeted funds tend to be budgeted at the total fund level. Expenditures cannot legally exceed appropriations at this level. The general fund, certain special revenue funds, debt service and certain capital projects fund have legally adopted budgets.

   e. Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of resources are recorded in order to reserve that portion of the applicable appropriation, is utilized in the general and special revenue funds. Encumbrances outstanding at year-end are reported as assigned fund balance and do not constitute expenditures or liabilities because the commitments will be honored during the subsequent year. General Fund encumbrances at year end totaled $675,782.

   The City did not have any material violation of legal or contractual provisions for the fiscal year ended December 31, 2013.

NOTE B - STEWARDSHIP AND COMPLIANCE (Continued)

2. Excess of Expenditures over Budget Appropriations
The following expenditure accounts of the general, special revenue, debt service and capital projects funds had actual expenditures in excess of budget appropriations for the year ended December 31, 2013 as follows:

Fund	Function/Activity/Department	Excess Expenditures
General Fund		
Mayor	General government	$ 2,280
Municipal court	General government	104,479
Police and Fire Commission	Public safety	2,970
Building inspections and zoning	Public safety	17,511
Sanitation and street division	Public works	45,313
Special Revenue Funds		
Block grant	Conservation and development	10,960
Housing programs	Conservation and development	72,843
Cable communications	Culture and recreation	768
Health grants	Health	60,861
Debt Service Fund		
Debt issuance costs	Debt service	62,672
Public Works Improvements Capital Projects Fund		
Capital outlay	Public works	1,605,436

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

3. Deficit Fund Equity
The following funds had deficit fund equity as of December 31, 2013:

Fund	Deficit Fund Equity
Special Revenue Funds	
Miscellanous Grants	$ 6,158
Capital Projects Funds	
Public Works Improvements	1,430,397
Tax Increment District No. 6	216,970
Tax Increment District No. 10	1,139,666
Tax Increment District No. 12	24,067

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

NOTE C - DETAILED NOTES ON ALL FUNDS

1. Cash and Investments

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

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

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

The carrying amount of the City's cash and investments totaled $118,399,708 on December 31, 2013 as summarized below:

Petty cash funds	$ 7,127
Deposits with financial institutions	83,362,071
Investments	35,030,510
	$ 118,399,708

Additional information on the above deposits and investments follows:

Government-wide Statement of Net Position	
Primary government	$ 118,399,708

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

Custodial Credit Risk

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

Deposits with financial institutions 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 non-interest bearing demand deposits per official custodian per insured depository institution. Deposits with financial institution 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. 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.

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

As of December 31, 2013, none of the City's deposits with financial institutions were in excess of federal and state depository insurance limits and uncollateralized.

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Wisconsin statutes limit investments in securities to the top two ratings assigned by nationally recognized statistical rating organizations. The City has no additional credit risk policy. Presented below is the actual rating as of yearend for each investment type.

Investment Type	Amount	Exempt From Disclosure	AAA	AA and A	Not Rated
Federal Home Loan Bank	$ 1,136,987	$ -	$ 1,136,987	$ -	$ -
Federal Home Loan Mortgage	1,200,374	-	1,200,374	-	-
Federal National Mortgage	2,340,265	-	2,340,265	-	-
Federal Farm Credit Bank	500,020	-	500,020	-	-
Corporate bonds	15,199,874	-	-	15,199,874	-
Municipal bonds	11,162,326	-	415,052	8,628,447	2,118,827
Wisconsin local government investment pool	3,490,664	-	-	-	3,490,664
Totals	$ 35,030,510	$ -	$ 5,592,698	$ 23,828,321	$ 5,609,491

Concentration of Credit Risk

The investment policy of the City recommends that no more than 50% of total investments can be invested in any one issuer. Investments in any one issuer (other than U.S. Treasury securities, mutual funds, and external investment pools) that represent 5% or more of total City investments are as follows:

Issuer	Investment Type	Reported Amount
Federal National Mortgage Corp.	Mortgage securities	$ 2,340,265
General Electric Capital Corp.	Bond	4,627,509
Royal Bank of Canada	Bond	1,949,704

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The City's investment policy limits investment maturities to no longer than seven years as a means of managing its exposure to fair value losses arising from increasing interest rates.

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

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

		Remaining Maturity (in Months)			
Investment Type	Amount	12 Months or Less	13 to 24 Months	25 to 60 Months	More Than 60 Months
Federal Home Loan Bank	$ 1,136,987	$ -	$ -	$ 500,000	$ 636,987
Federal Home Loan Mortgage	1,200,374	-	-	-	1,200,374
Federal National Mortgage	2,340,265	-	-	393,814	1,946,451
Federal Farm Credit Bank	500,020	-	-	-	500,020
Corporate bonds	15,199,875	-	1,622,849	7,494,703	6,082,323
Municipal bonds	11,162,325	1,139,446	2,136,945	4,565,519	3,320,415
Wisconsin local government investment pool	3,490,664	3,490,664	-	-	-
Totals	$ 35,030,510	$ 4,630,110	$ 3,759,794	$ 12,954,036	$ 13,686,570

Investments with Fair Values Highly Sensitive to Interest Rate Fluctuations

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

Highly Sensitive Investments	Fair Value at Year End
Mortgage backed securities. These securities are subject to early payment in a period of declining interest rates. The resultant reduction in expected total cash flows affects the fair value of these securities and makes the fair values of these securities highly sensitive to changes in interest rates.	$5,177,646

Investment in Wisconsin Local Government Investment Pool

The City has investments in the Wisconsin local government investment pool of $3,490,664 at year-end. The Wisconsin local government investment pool (LGIP) is part of the State Investment Fund (SIF), and is managed by the State of Wisconsin Investment Board. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2013, the fair value of the City's share of the LGIP's assets was substantially equal to the carrying value.

2. Property Taxes

Property taxes consist of taxes on real estate and personal property. They are levied during December of the prior year and become an enforceable lien on property the following January 1. Property taxes are payable in various options depending on the type and amount. Personal property taxes are payable on or before January 31 in full. Real estate taxes are payable in full by January 31 or in three equal installments on or before January 31, March 31 and May 31. Real estate taxes not paid by May 31 are purchased by the County as part of the August tax settlement. Delinquent personal property taxes remain the collection responsibility of the City.

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

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

The City bills and collects its own property taxes and also levies and collects taxes for the West Allis Area Public School District, Milwaukee County, Milwaukee Area Technical College and the State of Wisconsin. Collections and remittances of taxes for other entities are accounted for in the general fund.

3. Capital Assets

Capital asset activity for the year ended December 31, 2013 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Capital assets, not being depreciated:				
Land	$ 12,519,043	$ 63,500	$ -	$ 12,582,543
Construction in progress	894,415	447,925	894,415	447,925
Total capital assets, not being depreciated	13,413,458	511,425	894,415	13,030,468
Capital assets, being depreciated:				
Improvements other than buildings	1,988,330	-	-	1,988,330
Buildings	150,884,380	1,337,230	29,955	152,191,655
Machinery and equipment	133,951,797	1,999,817	3,538,572	132,413,042
Infrastructure	153,221,925	3,023,513	605,061	155,640,377
Subtotals	440,046,432	6,360,560	4,173,588	442,233,404
Less accumulated depreciation for:				
Land improvements	1,693,852	62,104	-	1,755,956
Buildings	71,260,173	5,049,631	104,256	76,205,548
Machinery and equipment	104,779,254	1,120,010	3,462,058	102,437,206
Infrastructure	68,747,311	5,307,532	605,061	73,449,782
Subtotals	246,480,590	11,539,277	4,171,375	253,848,492
Total capital assets, being depreciated, net	193,565,842	(5,178,717)	2,213	188,384,912
Governmental activities capital assets, net	$ 206,979,300	$ (4,667,292)	$ 896,628	201,415,380
Less related long-term debt outstanding				45,780,387
Net investment in capital assets				$ 155,634,993

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities:				
Capital assets, not being depreciated:				
Land	$ 963,716	$ -	$ -	$ 963,716
Construction in progress	155,113	63,103	155,113	63,103
Total capital assets, not being depreciated	1,118,829	63,103	155,113	1,026,819
Capital assets, being depreciated:				
Buildings	496,728	-	-	496,728
Machinery and equipment	5,261,693	316,624	353,485	5,224,832
Infrastructure	104,240,136	6,712,068	421,144	110,531,060
Subtotals	109,998,557	7,028,692	774,629	116,252,620
Less accumulated depreciation for:				
Buildings	398,673	15,550	-	414,223
Machinery and equipment	3,869,276	241,804	353,485	3,757,595
Infrastructure	26,440,961	1,533,800	391,855	27,582,906
Subtotals	30,708,910	1,791,154	745,340	31,754,724
Total capital assets, being depreciated, net	79,289,647	5,237,538	29,289	84,497,896
Business-type activities capital assets, net	$ 80,408,476	$ 5,300,641	$ 184,402	85,524,715
Less related long-term debt outstanding				25,477,573
Net investment in capital assets				$ 60,047,142

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

Governmental activities	
General government	$ 151,495
Public safety	816,292
Public works	5,365,842
Health and human services	4,807,432
Culture and recreation	398,216
Total depreciation expense - governmental activities	$ 11,539,277
Business-type activities	
Water utility	$ 697,319
Sanitary sewer utility	402,459
Storm water utility	575,219
Solid waste fund	44,157
Depreciation charged to operating accounts	72,000
Total depreciation expense - business-type activities	$ 1,791,154

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

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

4. Interfund Receivable, Payables, and Transfers

Interfund receivables and payables between individual funds of the City, as reported in the fund financial statements, as of December 31, 2013 are detailed below:

	Interfund Receivables	Interfund Payables
Governmental Funds		
Operating Accounts and Cash Deficits Between Funds		
General Fund	$ 5,211,330	$ -
Nonmajor Governmental Funds		
Special Revenue Funds		
Block Grant	-	201,028
H.O.M.E. Program	-	76,822
HUD Development Grant	-	56,817
Police Grants	-	238,043
Miscellaneous Grants	-	104,381
Capital Projects Funds		
Public works improvements	-	1,281,778
Tax Increment Districts		
No. 5	-	916,471
No. 6	-	216,970
No. 10	-	1,121,031
No. 12	-	24,057
Total Nonmajor Governmental Funds	-	4,237,398
Enterprise Funds		
Water utility	-	973,932
Total	$ 5,211,330	$ 5,211,330

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

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

Interfund transfers for the year ended December 31, 2013 were as follows:

	Transfers In			
	General Fund	Debt Service	Nonmajor Governmental	Total
Transfers Out				
General Fund	$ -	$ -	$ 267,200	$ 267,200
Debt Service Fund	-	-	845,216	845,216
Nonmajor Governmental Funds	350,171	687,055	624,804	1,662,030
Proprietary Funds				
Water utility	775,502	-	-	775,502
Sanitary sewer utility	85,816	-	-	85,816
Storm water utility	300,000	-	-	300,000
Solid waste fund	100,000	-	-	100,000
	$ 1,611,489	$ 687,055	$ 1,737,220	$ 4,035,764

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

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

5. Long-term Obligations

The following is a summary of changes in long-term obligations of the City for the year ended December 31, 2013:

	Outstanding 1/1/13	Issued	Retired	Outstanding 12/31/13	Due Within One Year
Governmental activities:					
General Obligation Debt					
General City					
Bonds	$ 19,135,000	$ 4,640,000	$ 4,590,000	$ 19,185,000	$ 2,755,000
Notes	3,370,000	-	425,000	2,945,000	428,482
Tax Incremental Districts					
Bonds	27,575,000	630,000	1,974,375	26,230,625	1,795,625
Notes	3,546,109	-	471,790	3,074,319	474,850
West Allis Hospital					
Bonds	490,000	-	490,000	-	-
Total General Obligation Debt	54,116,109	5,270,000	7,951,165	51,434,944	5,453,957
Prior service pension liability					
Municipal police and firefighters	343,000	10,828	49,828	304,000	50,000
Post-retirement benefits payable					
Health insurance	28,940,800	5,204,900	-	34,145,700	-
Workers compensation	268,000	25,132	36,132	257,000	40,000
Governmental activities					
Long-term obligations	$ 83,667,909	$ 10,510,860	$ 8,037,125	$ 86,141,644	$ 5,543,957
Business-type activities:					
General Obligation Debt					
Bonds	$ 24,139,218	$ 8,430,000	$ 7,492,745	$ 25,076,473	$ 2,333,106
Notes	154,509	-	16,622	137,887	17,328
Premium on debt issued	108,404	159,657	4,848	263,213	-
Post-retirement benefits payable					
Health insurance	1,401,836	249,600	-	1,651,436	-
Business-type activities					
Long-term obligations	$ 25,803,967	$ 8,839,257	$ 7,514,215	$ 27,129,009	$ 2,350,434

Interest paid during the year on long-term debt totaled $2,939,011.

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

General Obligation Debt

General obligation debt currently outstanding is detailed as follows:

Bonds	
$3,780,000 issued 4/1/04; $315,000 due in 2014; interest 3.90%	$ 315,000
$2,275,000 issued 4/1/04; $90,000 due in 2014; interest 3.25%	90,000
$4,425,000 issued 4/1/04; $530,000 to $565,000 due annually through 2016; interest 4.250% to 4.625%	1,635,000
$5,040,000 issued 5/1/05; $145,000 to $410,000 due annually through 2016; interest 3.70% to 4.00%	965,000
$4,940,000 issued 5/1/06; $395,000 due annually through 2017; interest 4.0% to 5.0%	1,335,000
$3,695,000 issued 10/1/06; $130,000 to $340,000 due annually through 2021; interest 4.0%	2,275,000
$4,955,000 issued 5/1/07; $160,000 to $415,000 due annually through 2022; interest 4.0%	2,455,000
$6,600,000 issued 6/1/08; $235,000 to $545,000 due annually through 2023; interest 3.5% to 4.25%	3,875,000
$2,945,000 issued 3/27/09; $185,000 to $210,000 due annually through 2024; interest 3.25% to 4.35%	2,185,000
$7,105,000 issued 3/27/09; $50,000 to $1,295,000 due annually 2015 through 2024; interest 5.0% to 6.5%	7,105,000
$17,605,000 issued 3/29/10; $165,000 to $1,405,000 due annually through 2029; interest 2.55% to 5.75%	15,955,000
$2,445,000 issued 3/29/10; $65,000 to $360,000 due annually through 2028; interest 1.70% to 4.20%	1,275,000
$1,554,765 issued 10/27/10; $68,731 to $100,451 due annually through 2030; interest 2.4%	1,422,098
$5,635,000 issued 5/19/11; $190,000 to $470,000 due annually through 2026; interest 2.0% to 3.5%	4,695,000
$6,015,000 issued 4/5/12; $110,000 to $540,000 due annually through 2029; interest 0.7% to 4.1%	5,545,000
$6,205,000 issued 4/5/12; $235,000 to $510,000 due annually through 2027; interest 2.0% to 3.0%	5,665,000
$8,140,000 issued 6/13/13; $200,000 to $1,065,000 due annually through 2028; interest 1.0% to 2.5%	8,140,000
$5,560,000 issued 6/25/13; $110,000 to $500,000 due annually through 2030; interest 2.0% to 3.5%	5,560,000
Total Bonds	70,492,098

(Continued)

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

Notes	
$400,000 issued 1/1/95; $3,482 to $39,302 due 2014 to 2025; interest 1.7756%	400,000
$144,426 issued 11/22/06; $7,221 due annually through 2026; interest 0.5%	93,877
$507,716 issued 04/11/07; $26,722 due annually through 2027; interest 0.5%	347,384
$345,902 issued 1/23/08; $18,205 due annually through 2026; interest 0.5%	236,670
$353,377 issued 6/11/08; $19,632 due annually through 2026; interest 0.5%	255,216
$50,697 issued 12/23/08; $2,816 due annually through 2026; interest 0.5%	36,615
$6,885,000 issued 4/1/09; $550,000 to $865,000 due annually through 2019; interest 3.0% to 4.0%	4,455,000
$177,372 issued 9/24/09; $19,122 to $23,828 due annually through 2019; interest 4.5%	128,425
$250,000 issued 1/14/10; $66,131 due in 2014; interest 3.5%	66,131
$188,018 issued 7/2/10; $16,622 to $22,240 due annually through 2020; interest 4.25%	137,888
Total Notes	6,157,206
Total General Obligation Debt	$ 76,649,304

Annual principal and interest maturities of the outstanding general obligation debt of $76,649,304 on December 31, 2013 are detailed below:

Year Ended	Governmental Activities		Business-type Activities		Totals	
December 31	Principal	Interest	Principal	Interest	Principal	Interest
2014	$ 5,453,957	$ 1,821,224	$ 2,350,434	$ 768,147	$ 7,804,391	$ 2,589,371
2015	5,277,539	1,648,847	2,258,445	669,578	7,535,984	2,318,425
2016	5,304,012	1,483,554	2,275,890	598,244	7,579,902	2,081,798
2017	4,935,558	1,312,950	2,293,432	526,494	7,228,990	1,839,444
2018	4,927,146	1,145,999	2,226,037	456,712	7,153,183	1,602,711
2019-2023	18,690,022	3,513,900	9,064,521	1,324,695	27,754,543	4,838,595
2024-2028	6,566,710	695,548	4,322,054	322,431	10,888,764	1,017,979
2029-2030	280,000	7,101	423,547	12,756	703,547	19,857
	$ 51,434,944	$ 11,629,123	$ 25,214,360	$ 4,679,057	$ 76,649,304	$ 16,308,180

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

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

Legal Margin for New Debt

The City's legal margin for creation of additional general obligation debt on December 31, 2013 as $108,610,283 as follows:

Equalized valuation of the City		$ 3,701,354,200
Statutory limitation percentage		(x) 5%
General obligation debt limitation, per Section 67.03 of the Wisconsin Statutes		185,067,710
Total outstanding general obligation debt applicable to debt limitation	$ 76,649,304	
Less: Amounts available for financing general obligation debt		
Debt service fund	191,877	
Net outstanding general obligation debt applicable to debt limitation		76,457,427
Legal Margin for New Debt		$ 108,610,283

Unfunded Pension Liability

The City's unfunded pension liability on December 31, 2013 consists of an unfunded liability of $304,000 for former employees covered under the Municipal Police and Firefighter's Pension Funds (MPFP). The MPFP liability is the City's best estimate of the unfunded liability. Monthly payments are made to employees covered under the plan until they are deceased.

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

Retired Debt

On June 13, 2013, the City issued $8,140,000 of general obligation bonds, of which $2,390,000 of the proceeds were used to call and decease portions of the 2004, 2005 and 2006 outstanding general obligation bonds. For the defeasance, funds were placed with an escrow agent for future debt service payments. The defeasance reduced future debt service payments by $152,291 and provided an economic benefit (difference between the present value of the debt service of the defeased debt and the refunding bonds) of $141,238. As of December 31, 2013, $630,000 of the outstanding 2004 general obligation bonds are considered defeased and the liability has been removed from the financial statements.

On June 25, 2013, the City issued $5,560,000 general obligation refunding bonds to call the outstanding 2010 general obligation Build America Bonds. The call reduced future debt service payments by $94,386 and provided an economic benefit (difference between the present value of the debt service of the defeased debt and the refunding bonds) of $81,030.

6. Conduit Debt Obligations

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

As of December 31, 2013 there were five series of Industrial Revenue Bonds outstanding, with the aggregate principal amount payable undetermined.

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

7. Fund Equity

Government-wide and Proprietary Fund Statements

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

a. Net investment in capital assets - Amount of capital assets, net of accumulated depreciation, less outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

b. Restricted net 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.

c. Unrestricted net position - Net position that is neither classified as restricted nor as net investment in capital assets.

Net position of the governmental activities reported on the government-wide statement of net position at December 31, 2013 include the following:

Net investment in capital assets	
Land	$ 12,582,543
Construction in progress	447,925
Improvements other than buildings	1,988,330
Buildings	152,191,655
Machinery and equipment	132,413,042
Infrastructure	155,640,377
Less: Accumulated depreciation	(253,848,492)
Less: Related long-term debt outstanding	(45,780,387)
Total Net Investment in Capital Assets	155,634,993
Restricted	
Debt service	191,877
Unrestricted	22,718,355
Total Governmental Activities Net Position	$ 178,545,225

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

Fund Statements

In the fund financial statements, portions of governmental fund balances are committed by City Council action. At December 31, 2013, fund balance was committed as follows:

General Fund	
Committed for subsequent year's budget	$ 1,525,181
Special Revenue Funds	
Committed for Cable Communications Fund	$ 775,589
Committed for Information Technology Joint Ventures Fund	76,468
	$ 852,057

Also in the fund financial statements, portions of governmental fund balances have been assigned to represent tentative management plans that are subject to change. At December 31, 2013, fund balance assigned was as follows:

General Fund	
Subsequent years expenditures	$ 1,911,357
Land/building acquisition	1,000,000
Capital accumulation	2,434,698
Insurance	1,200,000
Workers compensation	1,500,000
Dental insurance	50,000
Unfunded pension liability	10,000,000
Productivity/operation improvement	200,000
Public access	500,000
Tax levy reduction	1,590,000
Strategic planning	97,500
Capital replacement	875,000
Computer/Technology improvement	179,886
Community and economic development investment	600,000
Tax refunds	200,000
	$ 22,338,441

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

8. Component Units

TERCHAK ENDOWMENT FUND

This report also contains the Terchak Endowment Fund, which is included as a discretely presented component unit in the statement of net position and the statement of activities. The Terchak Endowment was established through a donation of assets to the Greater Milwaukee Foundation with the intention that those assets act as an endowment for the West Allis Library. All assets are under the control of the Greater Milwaukee Foundation.

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

a. Basis of Accounting/Measurement Focus
The Terchak Endowment Fund follows the accrual basis of accounting and the flow of economic resources measurement focus.

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

FIRST-RING INDUSTRIAL REDEVELOPMENT ENTERPRISE (FIRE)

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

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

a. Basis of Accounting/Measurement Focus
FIRE follows the accrual basis of accounting and the flow of economic resources measurement focus.

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

NOTE D - OTHER POST-EMPLOYMENT BENEFITS

Plan Description - The City provides health care insurance coverage for employees who retire with a minimum of 10 years of service and at least age 50 for protective services and age 55 for non-protective services. The City pays 95% of the premium during the first year of retirement. Thereafter, the retiree will be responsible for any premium increases until age 65, at which time, the City will pay 50% of the premium until the retiree ceases to pay their portion of the premium or until their death. There are 486 active and 551 retired employees in the plan.

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

Component	Amount
Annual required contribution	$ 10,048,793
Interest on net OPEB	1,383,624
Adjustment to annual required contribution	(1,375,954)
Annual OPEB cost (expense)	10,056,463
Contributions made	4,602,581
Change in net OPEB obligation	5,453,882
OPEB obligation - beginning of year	30,342,636
OPEB obligation - end of year	$ 35,796,518

The annual required contribution for the current year was determined as part of an actuarial valuation using the projected unit credit method. The actuarial assumptions included (a) 4% inflation rate, (b) 4.56% investment return, (c) and projected salary increases at 3%.

The actuarial methods and assumptions used include techniques that are designed to reduce the effect of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with a long-term perspective of the calculations. The unfunded actuarial accrued liability is being amortized as a level dollar amount of projected payroll. The remaining amortization period at December 31, 2013 is 28 years, and the remaining amount is $139,828,532.

Trend Information - The annual OPEB cost, the percentage of the annual OPEB cost contributed to the plan, and the net OPEB obligation for 2013 for the plan is as follows:

Fiscal Year Ended	Annual OPEB Cost	Percentage Of Annual OPEB Cost Contributed	Net OPEB Obligation
12/31/2011	$ 9,564,714	43%	$ 24,470,016
12/31/2012	10,073,291	42%	30,342,636
12/31/2013	10,056,463	46%	35,796,518

NOTE D - OTHER POST-EMPLOYMENT BENEFITS (Continued)

Funded Status and Funding Progress - As of the most recent actuarial valuations, conducted during 2012, the plan's unfunded actuarial accrued liability (UAAL) was $139,828,532. The annual payroll for active employees covered by the plan for the 2013 fiscal year was $35,247,702 for a ratio of the UAAL to covered payroll of 397%.

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

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

In the 2012 actuarial valuation, the projected unit credit method was used. The actuarial assumptions included a rate of 4.56% to discount expected liabilities to the valuation date. The initial healthcare trend rate for the plan was 10%; decreasing by 1% per year down to 5%. The UAAL is being amortized as a level percentage of projected payrolls on a closed basis. The remaining amortization period at December 31, 2013 was 28 years.

The required schedule of funding progress, which presents multi-year trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial liability for benefits, immediately follows the notes to the financial statements.

NOTE E - OTHER INFORMATION

1. Retirement Commitments

   a. Wisconsin Retirement System
   All eligible City employees participate in the Wisconsin Retirement System (WRS), a cost-sharing, multiple-employer, defined benefit, public employee retirement system. All employees initially employed by a participating WRS employer prior to July 1, 2011, expected to work at least 600 hours a year (440 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. All employees initially employed by a participating WRS employer on or after July 1, 2011, and expected to work at least 1200 hours a year (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. Employees hired to work nine or ten months per year, (e.g. teachers contracts), but expected to return year after year are considered to have met the one-year requirement.

NOTE E - OTHER INFORMATION (Continued)

Effective the first day of the first pay period on or after June 29, 2011, the employee required contribution was changed to one half of the actuarially determined contribution rate for employees in the General category, including Teachers, and Executives and Elected Officials. Required contributions for protective employees are the same rate as general employees. Employers are required to make the remainder of the actuarially determined contribution rate. The employer may not pay the employee required contribution unless provided for in an existing collective bargaining agreement. Contribution rates are as follows:

	2013	
	Employee	Employer
General (including Teachers)	6.65%	6.65%
Executives & Elected Officials	7.00%	7.00%
Protective with Social Security	6.65%	9.75%
Protective without Social Security	6.65%	12.35%

The payroll for City employees covered by the WRS for the year ended December 31, 2013 was $34,348,242; the employer's total payroll was $35,247,702. The total required contribution for the year ended December 31, 2013 was $5,296,866, which consisted of $3,011,617, or 8.8% of covered payroll from the employer and $2,285,249, or 6.7% of covered payroll from employees. The required contribution for employees for the year ended December 31, 2013 was financed by the City. Total contributions for the years ending December 31, 2012 and 2011 were $4,771,718 and $4,788,182, respectively, equal to the required contributions for each year.

Employees who retire at or after age 65 (62 for elected officials and 54 for protective occupation employees with less than 25 years of service, 53 for protective occupation employees with more than 25 years of service) are entitled to receive a retirement benefit. Employees may retire at age 55 (50 for protective occupation employees) and receive actuarially reduced benefits. The factors influencing the benefit are: (1) final average earnings, (2) years of creditable service, and (3) a formula factor. A final average earnings is the average of the employee's three highest year's earnings. Employees terminating covered employment and submitting application before becoming eligible for a retirement benefit may withdraw their contributions and, by doing so, forfeit all rights to any subsequent benefit. For employees beginning participation on or after January 1, 1990, and no longer actively employed on or after April 24, 1998, creditable service in each of five years is required for eligibility for a retirement annuity. Participants employed prior to 1990 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.

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

b. Police-Fire Pension Fund

Protective employees of the City hired prior to 1948 are covered under the Municipal Police and Firefighter's Pension Funds (MPFPF), a multiple employer defined benefit plan, established under Chapter 62 of the Wisconsin Statutes. The MPFPF was closed to new members effective January 1, 1948. The administration of the plan was subsequently assumed by the Wisconsin Department of Employee Trust Funds. Upon retirement from the City, the monthly benefit payment was determined for beneficiaries of the plan. The City funds the monthly benefit obligation on a "pay-as-you-go" basis until the covered employees are deceased. The City's best estimate of the unfunded liability for this pension plan is $304,000 and is included in the Statement of Net Position. The total City contribution to the Fund during 2013 was $49,828.

NOTE E - OTHER INFORMATION (Continued)

2. Mutual Insurance Company

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

CVMIC's ongoing operational expenses, other than loss adjustment expenses, are apportioned pro rata to each member. CVMIC provides general liability, police and nurses professional liability, public official's liability and vehicle liability coverage for the City. The City's self-insured retention limit is $250,000 for each occurrence with a maximum limit of $1,000,000 annually. A separate financial report is issued annually by CVMIC. Since the City considers it probable that its initial capitalization contribution in CVMIC will be returned upon either dissolution of CVMIC or the approved withdrawal from CVMIC, the initial capitalization has been recorded as a deposit in the liability self-insurance internal service fund.

3. Risk Management

The City is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets, errors and omissions, natural disasters and workers' compensation. The City is self-insured for health and dental coverage and for workers' compensation. The City purchases general and automobile liability insurance from the Cities and Villages Mutual Insurance Company (See Note D.2). The City purchases commercial insurance for all other risks. There have been no significant reductions in insurance coverage for any risk of loss in the past year and settled claims have not exceeded the commercial coverage in any of the past three fiscal years.

The City has a self-funded health and dental insurance program with claims processed by Humana on behalf of the City. The dental claims are being paid out of the General Fund, and the health claims are being paid out of the Health Insurance Internal Service Fund.

The City has a self-funded workers' compensation program with claims processed by Martin Boyer Company on behalf of the City. The claims are being paid out of the General Fund. As part of the plan, the City has reinsurance coverage for claims over their self-insured retention level of $250,000 per occurrence with a $1 million aggregate stop loss.

All funds of the City participate in the plans. At December 31, 2013 the City maintained reserves of $50,000 and $1,000,000 for the coverage of catastrophe losses related to the dental and the workers' compensation plan, respectively. The claims liabilities of $59,800 and $208,183 for the dental and the workers' compensation plan, respectively are reported as accrued liabilities in the General Fund, and the health claims liability of $2,030,400 is reported as accounts payable in the Health Insurance Internal Service Fund at December 31, 2013. These liabilities are based on the requirements of the Governmental Accounting Standards Board Statement No. 10, which requires that a liability for claims be reported if information prior to the issuance of the financial statements indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of loss can be reasonably estimated. Changes in the claims liability amount for the years ended December 31, 2013 and 2012 are as follows:

	Beginning of Fiscal Year Liability	Current Year Claims and Changes in Estimates	Claim Payments	End of Fiscal Year Liability
2013	$ 2,161,580	$ 15,985,932	$ 16,117,112	$ 2,030,400
2012	2,351,000	15,885,896	16,075,316	2,161,580

NOTE E - OTHER INFORMATION (Continued)

4. Tax Incremental Districts

The City has established separate capital projects funds for seven Tax Incremental Districts (TID) created by the City in accordance with Section 66.1105 of the Wisconsin Statutes. At the time the Districts were created, the property tax base within each District was "frozen" and increment taxes resulting from increases to the property tax base are used to finance District improvements, including principal and interest on long-term debt issued by the City to finance such improvements. Except for certain exceptions under Section 66.1105(6)(am)1, the Statutes allow five years from the termination date for a tax incremental district to incur project costs eligible for financing from tax increments. Pertinent information for each of the City's TID's follows:

	TID No. 2	TID No. 3	TID No. 5	TID No. 6
Creation date	11/15/93	08/17/94	01/01/01	01/01/04
Date construction period ends	11/14/03	08/16/04	01/01/08	01/01/25
Date District terminates	12/31/20	12/31/20	12/31/23	12/31/30
Unreimbursed project costs	$ -	$ -	$ 16,529,200	$ 1,981,970
Outstanding debt	$ 150,000	$ -	$ 18,135,387	$ 1,765,000

	TID No. 7	TID No. 9	TID No. 10	TID No. 11
Creation date	01/01/04	01/01/06	01/01/08	01/01/10
Date construction period ends	01/01/25	01/01/27	01/01/30	01/01/32
Date District terminates	12/31/30	12/31/32	12/31/34	12/31/36
Unreimbursed project costs	$ 4,242,666	$ 1,811,179	$ 2,615,797	$ 904,875
Outstanding debt	$ 5,450,000	$ 1,695,000	$ 1,410,000	$ 955,000

	TID No. 12	TID No. 13
Creation date	01/01/11	01/01/11
Date construction period ends	01/01/33	01/01/33
Date District terminates	12/31/37	12/31/37
Unreimbursed project costs	$ 24,067	$ -
Outstanding debt	$ -	$ -

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

5. Intermunicipal Agreement

The City is a member of the Milwaukee Area Domestic Animal Control Commission (MADACC) along with eighteen other communities within Milwaukee County. The Commission was created by an agreement signed in 1997 pursuant to the provisions of Section 66.30 of the Wisconsin Statutes. The Commission was established to provide a jointly-operated animal control services facility for dogs and cats. The Commission is governed by a nineteen member Board consisting of one representative from each municipality, each having one vote. Formulas for the sharing of operating and debt costs, and for the distribution of assets upon termination of participation, are provided within the agreement. In 1997, the Commission borrowed $2.5 million at 4.789% due annually through 2013, for the purchase of land and the construction of a facility.

NOTE E - OTHER INFORMATION (Continued)

6. Lease Disclosures
In 1963, West Allis Memorial Hospital entered into a fifty-year lease agreement with the City of West Allis for the right to operate the Hospital. In 1997, the lease was amended to extend the life an additional 25 years. Under the terms of this lease, the City has title to all assets and any subsequent additions, and the Hospital has exclusive right to the use of the assets and the obligation to maintain and replace them. The agreement does not provide for lease payments; however, a determination is made annually as to the amount of Hospital funds which can, consistent with sound financial management, be turned over to the City. The City recognized miscellaneous general fund revenue of $350,000 from the Hospital in 2013. The Hospital also reimbursed the City $508,988 for its share of the City's 2013 debt service payments related to construction of Hospital capital assets. All outstanding debt has been repaid as of December 31, 2013.

7. 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 2013 and 2014 budget years, the increase in the maximum allowable tax levy is limited to the percentage change in the City's January 1 equalized value as a result of net new construction. The actual limit for the City for the 2013 budget was .08%. The actual limit for the City for the 2014 budget was 0.0%. 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.

8. Contingencies
   a. The City participates in a number of federal and state assisted grant programs. These programs are subject to program compliance audits by the grantors or their representatives. An audit under Federal OMB Circular A-133 and the State Single Audit Guidelines has been conducted but final acceptance is still pending. Accordingly, the City's compliance with applicable grant requirements will be established at some future date. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

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

9. Subsequent Events
On April 15, 2014 the City issued $6,800,000 of general obligation corporate bonds, series 2014A. The bonds are payable through 2029 at interest rates ranging from 0.55% to 3.30%.

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REQUIRED SUPPLEMENTARY INFORMATION

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CITY OF WEST ALLIS, WISCONSIN
Schedule of Funding Progress
Other Post-Employment Benefit Plan
For the Year Ended December 31, 2013

Actuarial Valuation Date December 31	(1) Actuarial Value of Assets	(2) Actuarial Accrued Liability (AAL) Unit Credit	(3) Funded Ratio (1) / (2)	(4) Unfunded Actuarial Accrued Liability (UAAL) (2) - (1)	(5) Covered Payroll	UAAL as a Percentage of Covered Payroll (4) / (5)
2008	$ -	$ 128,614,356	0.00%	$ 128,614,356	$ 34,036,048	378%
2010	-	122,041,691	0.00%	122,041,691	35,910,808	340%
2012	-	139,828,532	0.00%	139,828,532	34,981,999	400%

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

CITY OF WEST ALLIS, WISCONSIN
Schedule of Employer Contributions
Other Post-Employment Benefit Plan
For the Year Ended December 31, 2013

Year Ended December 31,	Employer Contributions	Annual Required Contribution (ARC)	Percentage Contributed
2008	$ 3,417,289	$ 10,153,106	34%
2009	3,417,289	9,929,952	34%
2010	3,734,292	9,519,392	39%
2011	4,065,523	9,519,392	43%
2012	4,200,671	10,048,793	42%
2013	4,602,581	10,056,463	46%

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

SUPPLEMENTARY INFORMATION

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CITY OF WEST ALLIS, WISCONSIN
General Fund
Schedule of Budgeted and Actual Revenues
For the Year Ended December 31, 2013

	Original and Final Budget	Actual	Variance Positive (Negative)
Taxes			
General City property taxes	$ 33,124,329	$ 33,124,329	$ -
Delinquent personal property taxes	-	41,272	41,272
Mobile home and trailer taxes	80,000	78,270	(1,730)
Hotel and motel taxes	40,000	53,817	13,817
State sales taxes	-	1,120	1,120
Tax equivalents			
Medical office	611,684	609,009	(2,675)
HOLIE	76,595	76,987	392
Other	80,300	81,785	1,485
Tax delinquencies and penalties	300,000	389,515	89,515
Total Taxes	34,312,908	34,456,104	143,196
Intergovernmental			
State shared revenues	7,222,847	7,271,168	48,321
Expenditure restraint program	1,609,640	1,609,640	-
Transportation aid	2,242,678	2,241,407	(1,271)
Exempt computer aid	187,000	177,455	(9,545)
Fire insurance	140,000	147,156	7,156
Municipal services payment	320,000	128,343	(191,657)
Milwaukee County Library	270,000	260,943	(9,057)
State fair service contract	30,000	230,000	200,000
Other Grants	-	11,399	11,399
Total Intergovernmental	12,022,165	12,077,511	55,346
Licenses and Permits			
Liquor/tavern licenses	96,375	97,780	1,405
Business operators license	167,630	133,502	(34,128)
Permits			
Construction	654,040	720,625	66,585
Parking	395,100	351,556	(43,544)
Engineering	62,775	119,742	56,967
Health	16,313	13,550	(2,763)
Other licenses and permits	22,300	24,943	2,643
Total Licenses and Permits	1,414,533	1,461,698	47,165

(Continued)

CITY OF WEST ALLIS, WISCONSIN
General Fund
Schedule of Budgeted and Actual Revenues (Continued)
For the Year Ended December 31, 2013

	Original and Final Budget	Actual	Variance Positive (Negative)
Public Charges for Services			
General government	11,400	23,043	11,643
Building inspection	42,960	70,300	27,340
Police	146,450	199,773	53,323
Ambulance	1,350,000	1,483,525	133,525
Fire	44,050	49,997	5,947
Milwaukee County paramedic aid	180,000	122,617	(57,383)
Health	272,650	255,682	(16,968)
Senior center	6,700	5,349	(1,351)
Public works	283,000	756,993	473,993
Library	88,300	84,948	(3,352)
Total Public Charges for Services	2,425,510	3,052,227	626,717
Fines, Forfeitures and Penalties			
Court fines, costs and fees	802,500	1,171,944	369,444
Parking violations	1,050,000	920,474	(129,526)
Judgments and damages	-	26,880	26,880
Total Fines, Forfeitures and Penalties	1,852,500	2,119,298	266,798
Interest			
Interest on investments	600,000	583,307	(16,693)
Interest on special assessments	1,500	1,751	251
Total Interest	601,500	585,058	(16,442)
Miscellaneous			
Rental of City buildings	170,000	185,943	15,943
Sale of material and equipment	98,900	662,684	563,784
Contributions	350,000	350,200	200
Miscellaneous	241,750	241,983	233
Total Miscellaneous	860,650	1,440,810	580,160
TOTAL GENERAL FUND REVENUES	$ 53,489,766	$ 55,192,706	$ 1,702,940

CITY OF WEST ALLIS, WISCONSIN
General Fund
Schedule of Budgeted and Actual Expenditures
For the Year Ended December 31, 2013

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
General Government				
Common council	99,440	252,540	252,262	$ 278
Mayor	80,396	124,179	126,459	(2,280)
City attorney	455,333	652,599	644,654	7,945
Municipal court	303,806	369,662	474,141	(104,479)
City assessor	351,787	532,711	511,686	21,025
Administration	148,448	210,309	210,210	99
Information technology	769,602	1,169,347	1,015,255	154,092
Purchasing/central services	541,113	746,761	647,291	99,470
Human resources	316,188	462,349	449,146	13,203
Finance	328,585	507,993	466,485	41,508
City clerk/treasurer	443,066	621,559	564,078	57,481
Promotions, celebrations and awards	118,925	124,625	94,158	30,467
Other general government	18,740,084	3,218,915	1,611,485	1,607,430
Total General Government	22,696,773	8,993,549	7,067,310	1,926,239
Public Safety				
Police department	11,602,037	17,707,903	17,137,591	570,312
Fire department	8,496,896	12,876,067	12,237,142	638,925
Police and fire commission	19,500	29,000	31,970	(2,970)
Building inspections and zoning	780,710	1,163,184	1,180,695	(17,511)
Planning	219,258	342,128	341,900	228
Total Public Safety	21,118,401	32,118,282	30,929,298	1,188,984
Health	1,520,220	2,080,707	1,864,991	215,716
Public Works				
Engineering	885,096	1,257,128	1,169,953	87,175
Public works administration office	260,625	374,478	322,905	51,573
Building and electrical division	2,513,656	3,170,119	2,842,519	327,600
Sanitation and street division	2,470,721	3,549,800	3,595,113	(45,313)
Forestry division	1,027,531	1,386,496	1,271,949	114,547
Fleet services	1,462,132	1,774,997	1,255,990	519,007
Inventory services	147,000	218,704	218,153	551
Total Public Works	8,766,761	11,731,722	10,676,582	1,055,140
Culture and Recreation				
Senior center	171,786	224,476	203,094	21,382
Library	1,824,006	2,311,698	2,110,955	200,743
Total Culture and Recreation	1,995,792	2,536,174	2,314,049	222,125
TOTAL GENERAL FUND EXPENDITURES	$ 56,097,947	$ 57,460,434	$ 52,852,230	$ 4,608,204

CITY OF WEST ALLIS, WISCONSIN
Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2013

	Block Grant	Stimulus Programs	H.O.M.E. Program	HUD Development Grant	Rental Energy Loans	Housing Programs	Library Endowment
ASSETS							
Cash and investments	$ 10,134	$ 22,931	$ 11,636	$ -	$ 432,709	$ 211,660	$ 81,049
Receivables							
Accounts	1,627	-	75,000	-	-	6,133	-
Notes and loans	1,843,887	117,057	2,765,474	-	-	341,942	-
Special assessments	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-
Due from other governmental units	217,850	2,409	161,473	56,877	-	-	-
Prepaid items	-	-	-	-	-	218,966	-
TOTAL ASSETS	$ 2,073,498	$ 142,397	$ 3,013,583	$ 56,877	$ 432,709	$ 778,701	$ 81,049
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE							
Liabilities							
Accounts payable	$ 17,325	$ -	$ 18	$ 60	$ -	$ 17,330	$ -
Accrued liabilities	11,258	-	909	-	-	19,534	-
Due to other funds	201,028	-	76,822	56,817	-	-	-
Due to other governments	-	-	-	-	-	40,000	-
Customer deposits	-	-	-	-	-	-	-
Unearned revenues	-	-	129,577	-	-	-	-
Total Liabilities	229,611	-	207,326	56,877	-	76,864	-
Deferred Inflows of Resources							
Special assessments	-	-	-	-	-	-	-
Notes and loans	1,843,887	117,057	2,765,474	-	-	341,942	-
Total Deferred Inflows of Resources	1,843,887	117,057	2,765,474	-	-	341,942	-
Fund Balance (Deficit)							
Nonspendable							
Inventories and prepaid items	-	-	-	-	-	218,966	-
Restricted							
Grantors	-	25,340	40,783	-	432,709	140,929	81,049
Committed	-	-	-	-	-	-	-
Unassigned (deficit)	-	-	-	-	-	-	-
Total Fund Balance (Deficit)	-	25,340	40,783	-	432,709	359,895	81,049
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	$ 2,073,498	$ 142,397	$ 3,013,583	$ 56,877	$ 432,709	$ 778,701	$ 81,049

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Combining Balance Sheet
Nonmajor Governmental Funds (Continued)
December 31, 2013

	Cable Commun-ications	Health Grants	Police Grants	Fire Grants	Information Technology Joint Ventures	Miscellaneous Grants	Centennial	Total Special Revenue Funds
ASSETS								
Cash and investments	$ 651,150	$ 85,334	$ 1,000	$ 84,936	$ 76,468	$ -	$ -	$ 1,669,007
Receivables								
Accounts	133,376	-	-	-	-	3,234	-	219,370
Notes and loans	-	-	-	-	-	-	-	5,068,360
Special assessments	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-
Due from other governmental units	-	117,457	323,671	-	-	312,915	-	1,192,652
Prepaid items	-	-	1	-	-	-	-	218,967
TOTAL ASSETS	$ 784,526	$ 202,791	$ 324,672	$ 84,936	$ 76,468	$ 316,149	$ -	$ 8,368,356
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE								
Liabilities								
Accounts payable	$ 466	$ 4,268	$ 81,519	$ 5,007	$ -	$ 183,515	$ -	$ 309,508
Accrued liabilities	8,471	8,133	4,922	-	-	594	-	53,821
Due to other funds	-	-	238,043	-	-	104,381	-	677,091
Due to other governments	-	-	-	-	-	-	-	40,000
Customer deposits	-	-	-	-	-	-	-	-
Unearned revenues	-	190,390	188	-	-	33,817	-	353,972
Total Liabilities	8,937	202,791	324,672	5,007	-	322,307	-	1,434,392
Deferred Inflows of Resources								
Special assessments	-	-	-	-	-	-	-	-
Notes and loans	-	-	-	-	-	-	-	5,068,360
Total Deferred Inflows of Resources	-	-	-	-	-	-	-	5,068,360
Fund Balance (Deficit)								
Nonspendable								
Inventories and prepaid items	-	-	-	-	-	-	-	218,966
Restricted								
Grantors	-	-	-	79,929	-	-	-	800,739
Committed	775,589	-	-	-	76,468	-	-	852,057
Unassigned (deficit)	-	-	-	-	-	(6,158)	-	(6,158)
Total Fund Balance (Deficit)	775,589	-	-	79,929	76,468	(6,158)	-	1,865,604
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	$ 784,526	$ 202,791	$ 324,672	$ 84,936	$ 76,468	$ 316,149	$ -	$ 8,368,356

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Combining Balance Sheet
Nonmajor Governmental Funds (Continued)
December 31, 2013

	Public Works Improvements	Tax Increment Districts				
		No. 2	No. 3	No. 5	No. 6	No. 7
ASSETS						
Cash and investments	$ -	$ 215,015	$ 442,539	$ -	$ -	$ 3,159,889
Receivables						
Accounts	411,126	-	-	2,167,264	-	-
Notes and loans	-	-	1,715,666	555,000	-	3,030,145
Special assessments	1,930,301	-	-	-	-	-
Interest	-	-	-	-	-	90,293
Due from other governmental units	-	-	-	-	-	-
Prepaid items	-	-	-	-	-	-
TOTAL ASSETS	$ 2,341,427	$ 215,015	$ 2,158,205	$ 2,722,264	$ -	$ 6,280,327
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE						
Liabilities						
Accounts payable	$ 447,075	$ -	$ 442,539	$ 1,694	$ -	$ -
Accrued liabilities	2,047	-	-	-	-	52
Due to other funds	1,281,778	-	-	916,471	216,970	-
Due to other governments	77,675	-	-	-	-	-
Customer deposits	32,948	-	-	-	-	-
Unearned revenue	-	-	-	-	-	3,120,439
Total Liabilities	1,841,523	-	442,539	918,165	216,970	3,120,491
Deferred Inflows of Resources						
Special assessments	1,930,301	-	-	-	-	-
Notes and loans	-	-	1,715,666	692,300	-	-
Total Deferred Inflows of Resources	1,930,301	-	1,715,666	692,300	-	-
Fund Balance (Deficit)						
Nonspendable						
Inventories and prepaid items	-	-	-	-	-	-
Restricted						
Grantors	-	-	-	-	-	-
Committed	-	-	-	-	-	-
Assigned	-	215,015	-	1,111,799	-	3,159,836
Unassigned (deficit)	(1,430,397)	-	-	-	(216,970)	-
Total Fund Balance (Deficit)	(1,430,397)	215,015	-	1,111,799	(216,970)	3,159,836
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	$ 2,341,427	$ 215,015	$ 2,158,205	$ 2,722,264	$ -	$ 6,280,327

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2013

	Tax Increment Districts (Continued)					Total Capital Projects Funds	Total Nonmajor Governmental Funds
	No. 9	No. 10	No. 11	No. 12	No. 13		
ASSETS							
Cash and investments	$ 88,060	$ -	$ 76,898	$ -	$ 24,707	$ 4,007,108	$ 5,676,115
Receivables							
Accounts	-	-	31,097	-	-	2,609,487	2,828,857
Notes and loans	-	-	-	-	-	5,300,811	10,369,171
Special assessments	-	-	-	-	-	1,930,301	1,930,301
Interest	-	-	-	-	-	90,293	90,293
Due from other governmental units	-	-	-	-	-	-	1,192,652
Prepaid items	-	-	-	-	-	-	218,967
TOTAL ASSETS	$ 88,060	$ -	$ 107,995	$ -	$ 24,707	$ 13,938,000	$ 22,306,356
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE							
Liabilities							
Accounts payable	$ -	$ 18,406	$ 4,987	$ -	$ 3,555	$ 918,256	$ 1,227,764
Accrued liabilities	-	229	2	10	13	2,353	56,174
Due to other funds	-	1,121,031	-	24,057	-	3,560,307	4,237,398
Due to other governments	-	-	-	-	-	77,675	117,675
Customer deposits	-	-	-	-	-	32,948	32,948
Unearned revenue	-	-	-	-	-	3,120,439	3,474,411
Total Liabilities	-	1,139,666	4,989	24,067	3,568	7,711,978	9,146,370
Deferred Inflows of Resources							
Special assessments	-	-	-	-	-	1,930,301	1,930,301
Notes and loans	-	-	-	-	-	2,407,966	7,476,326
Total Deferred Inflows of Resources	-	-	-	-	-	4,338,267	9,406,627
Fund Balance (Deficit)							
Nonspendable							
Inventories and prepaid items	-	-	-	-	-	-	218,966
Restricted							
Grantors	-	-	-	-	-	-	800,739
Committed	-	-	-	-	-	-	852,057
Assigned	88,060	-	103,006	-	21,139	4,698,855	4,698,855
Unassigned (deficit)	-	(1,139,666)	-	(24,067)	-	(2,811,100)	(2,817,258)
Total Fund Balance (Deficit)	88,060	(1,139,666)	103,006	(24,067)	21,139	1,887,755	3,753,359
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	$ 88,060	$ -	$ 107,995	$ -	$ 24,707	$ 13,938,000	$ 22,306,356

CITY OF WEST ALLIS, WISCONSIN
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended December 31, 2013

	Block Grant	Stimulus Programs	H.O.M.E. Program	HUD Development Grant	Rental Energy Loans	Housing Programs	Library Endowment
Revenues							
Special assessments	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Intergovernmental	1,221,720	56,922	-	57,111	-	2,816,615	-
Public charges for services	178,743	-	-	-	-	-	-
Loan repayments	-	-	143,010	-	-	-	-
Interest	-	-	463	-	-	509	45
Miscellaneous	-	4	126,440	-	-	9	37,040
Total Revenues	1,400,463	56,926	269,913	57,111	-	2,817,133	37,085
Expenditures							
Current							
General government	-	-	-	-	-	-	-
Public safety	-	-	-	-	-	-	-
Health	-	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-	24,456
Conservation and development	1,305,215	39,093	454,539	57,111	-	3,114,046	-
Capital outlay	-	-	-	-	-	-	-
Total Expenditures	1,305,215	39,093	454,539	57,111	-	3,114,046	24,456
Excess of Revenues Over (Under) Expenditures	95,248	17,833	(184,626)	-	-	(296,913)	12,629
Other Financing Sources (Uses)							
General obligation debt issued	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-
Net Change in Fund Balances	95,248	17,833	(184,626)	-	-	(296,913)	12,629
Fund Balances (Deficits) - January 1	(95,248)	7,507	225,409	-	432,709	656,808	68,420
Fund Balances (Deficits) - December 31	$ -	$ 25,340	$ 40,783	$ -	$ 432,709	$ 359,895	$ 81,049

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds (Continued)
For the Year Ended December 31, 2013

	Cable Commun-ications	Health Grants	Police Grants	Fire Grants	Information Technology Joint Ventures	Miscell-aneous Grants	Centennial	Total Special Revenue Funds
Revenues								
Special assessments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Intergovernmental	-	516,476	1,838,711	10,004	-	518,584	-	7,036,143
Public charges for services	712,964	-	-	-	-	-	-	891,707
Loan repayments	-	-	-	-	-	-	-	143,010
Interest	-	-	-	-	-	-	-	1,017
Miscellaneous	-	-	-	-	19,096	-	-	182,589
Total Revenues	712,964	516,476	1,838,711	10,004	19,096	518,584	-	8,254,466
Expenditures								
Current								
General government	-	-	-	-	-	-	-	-
Public safety	-	-	1,838,711	11,234	-	-	-	1,849,945
Health	-	516,476	-	-	-	-	-	516,476
Culture and recreation	378,786	-	-	-	-	-	-	403,242
Conservation and development	-	-	-	-	-	524,742	-	5,494,746
Capital outlay	-	-	-	-	29,783	-	-	29,783
Total Expenditures	378,786	516,476	1,838,711	11,234	29,783	524,742	-	8,294,192
Excess of Revenues Over (Under) Expenditures	334,178	-	-	(1,230)	(10,687)	(6,158)	-	(39,726)
Other Financing Sources (Uses)								
General obligation debt issued	-	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-	-	-
Transfers out	(350,000)	-	-	-	-	-	(123)	(350,123)
Total Other Financing Sources (Uses)	(350,000)	-	-	-	-	-	(123)	(350,123)
Net Change in Fund Balances	(15,822)	-	-	(1,230)	(10,687)	(6,158)	(123)	(389,849)
Fund Balances (Deficits) - January 1	791,411	-	-	81,159	87,155	-	123	2,255,453
Fund Balances (Deficits) - December 31	$ 775,589	$ -	$ -	$ 79,929	$ 76,468	$ (6,158)	$ -	$ 1,865,604

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds (Continued)
For the Year Ended December 31, 2013

	Public Works Improvements	Tax Increment Districts				
		No. 2	No. 3	No. 5	No 6	No. 7
Revenues						
Special assessments	$ 1,389,005	$ -	$ -	$ -	$ -	$ -
Intergovernmental	10,363	-	-	-	-	-
Public charges for services	-	-	-	-	-	216,976
Loan repayments	-	-	-	-	-	-
Interest	-	-	-	-	-	-
Miscellaneous	154,172	-	-	2,029,964	-	-
Total Revenues	1,553,540	-	-	2,029,964	-	216,976
Expenditures						
Current						
General government	313	-	-	-	-	-
Public safety	-	-	-	-	-	-
Health	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-
Conservation and development	-	1,500	12,021	53,567	22,279	162,580
Capital outlay	5,729,123	-	-	-	-	-
Total Expenditures	5,729,436	1,500	12,021	53,567	22,279	162,580
Excess of Revenues Over (Under) Expenditures	(4,175,896)	(1,500)	(12,021)	1,976,397	(22,279)	54,396
Other Financing Sources (Uses)						
General obligation debt issued	2,750,000	-	-	-	-	-
Transfers in	267,200	50,199	438,269	312,402	312,402	350,133
Transfers out	-	-	(624,804)	(334,371)	(84,428)	-
Total Other Financing Sources (Uses)	3,017,200	50,199	(186,535)	(21,969)	227,974	350,133
Net Change in Fund Balances	(1,158,696)	48,699	(198,556)	1,954,428	205,695	404,529
Fund Balances (Deficits) - January 1	(271,701)	166,316	198,556	(842,629)	(422,665)	2,755,307
Fund Balances (Deficits) - December 31	$ (1,430,397)	$ 215,015	$ -	$ 1,111,799	$ (216,970)	$ 3,159,836

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended December 31, 2013

	Tax Increment Districts (Continued)					Total Capital Projects Funds	Total Nonmajor Governmental Funds
	No. 9	No. 10	No. 11	No. 12	No. 13		
Revenues							
Special assessments	$ -	$ -	$ -	$ -	$ -	$ 1,389,005	$ 1,389,005
Intergovernmental	-	-	-	-	-	10,363	7,046,506
Public charges for services	-	1	-	-	-	216,977	1,108,684
Loan repayments	-	-	-	-	-	-	143,010
Interest	-	-	-	-	-	-	1,017
Miscellaneous	-	-	52,880	-	250,000	2,487,016	2,669,605
Total Revenues	-	1	52,880	-	250,000	4,103,361	12,357,827
Expenditures							
Current							
General government	-	-	-	-	-	313	313
Public safety	-	-	-	-	-	-	1,849,945
Health	-	-	-	-	-	-	516,476
Culture and recreation	-	-	-	-	-	-	403,242
Conservation and development	1,759	120,874	69,723	1,064	65,777	511,144	6,005,890
Capital outlay	-	-	-	-	-	5,729,123	5,758,906
Total Expenditures	1,759	120,874	69,723	1,064	65,777	6,240,580	14,534,772
Excess of Revenues Over (Under) Expenditures	(1,759)	(120,873)	(16,843)	(1,064)	184,223	(2,137,219)	(2,176,945)
Other Financing Sources (Uses)							
General obligation debt issued	-	-	-	-	-	2,750,000	2,750,000
Transfers in	6,615	-	-	-	-	1,737,220	1,737,220
Transfers out	-	(185,216)	(83,088)	-	-	(1,311,907)	(1,662,030)
Total Other Financing Sources (Uses)	6,615	(185,216)	(83,088)	-	-	3,175,313	2,825,190
Net Change in Fund Balances	4,856	(306,089)	(99,931)	(1,064)	184,223	1,038,094	648,245
Fund Balances (Deficits) - January 1	83,204	(833,577)	202,937	(23,003)	(163,084)	849,661	3,105,114
Fund Balances (Deficits) - December 31	$ 88,060	$ (1,139,666)	$ 103,006	$ (24,067)	$ 21,139	$ 1,887,755	$ 3,753,359

CITY OF WEST ALLIS, WISCONSIN
Block Grant Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual
For the Year Ended December 31, 2013

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Intergovernmental	$ 708,632	$ 1,221,720	$ 513,088
Loan repayments	585,623	178,743	(406,880)
Total Revenues	1,294,255	1,400,463	106,208
Expenditures			
Conservation and development	1,294,255	1,305,215	(10,960)
Net Change in Fund Balance	-	95,248	95,248
Fund Balance - January 1	(95,248)	(95,248)	-
Fund Balance (Deficit) - December 31	$ (95,248)	$ -	$ 95,248

CITY OF WEST ALLIS, WISCONSIN
H.O.M.E. Program Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual
For the Year Ended December 31, 2013

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Intergovernmental	$ 484,448	$ -	$ (484,448)
Loan repayments	285,000	143,010	(141,990)
Interest	-	463	463
Miscellaneous	-	126,440	126,440
Total Revenues	769,448	269,913	(499,535)
Expenditures			
Conservation and development	769,448	454,539	314,909
Net Change in Fund Balance	-	(184,626)	(184,626)
Fund Balance - January 1	225,409	225,409	-
Fund Balance - December 31	$ 225,409	$ 40,783	$ (184,626)

CITY OF WEST ALLIS, WISCONSIN
Rental Energy Loans Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual
For the Year Ended December 31, 2013

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Loan repayments	$ -	$ -	$ -
Expenditures			
Conservation and development	-	-	-
Net Change in Fund Balance	-	-	-
Fund Balance - January 1	432,709	432,709	-
Fund Balance - December 31	$ 432,709	$ 432,709	$ -

CITY OF WEST ALLIS, WISCONSIN
Housing Programs Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual
For the Year Ended December 31, 2013

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Intergovernmental	$ 3,021,203	$ 2,816,615	$ (204,588)
Interest	20,000	509	(19,491)
Miscellaneous	-	9	9
Total Revenues	3,041,203	2,817,133	(224,070)
Expenditures			
Conservation and development	3,041,203	3,114,046	(72,843)
Net Change in Fund Balance	-	(296,913)	(296,913)
Fund Balance - January 1	656,808	656,808	-
Fund Balance - December 31	$ 656,808	$ 359,895	$ (296,913)

CITY OF WEST ALLIS, WISCONSIN
Cable Communications Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual
For the Year Ended December 31, 2013

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Public charges for services	$ 600,000	$ 712,964	$ 112,964
Expenditures			
Culture and recreation	378,018	378,786	(768)
Excess of Revenues Over (Under) Expenditures	221,982	334,178	112,196
Other Financing Sources (Uses)			
Transfers out	(350,000)	(350,000)	-
Net Change in Fund Balance	(128,018)	(15,822)	112,196
Fund Balance - January 1	791,411	791,411	-
Fund Balance - December 31	$ 663,393	$ 775,589	$ 112,196

CITY OF WEST ALLIS, WISCONSIN
Health Grants Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual
For the Year Ended December 31, 2013

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Intergovernmental	$ 455,615	$ 516,476	$ 60,861
Expenditures			
Health	455,615	516,476	(60,861)
Net Change in Fund Balance	-	-	-
Fund Balance - January 1	-	-	-
Fund Balance - December 31	$ -	$ -	$ -

CITY OF WEST ALLIS, WISCONSIN
Police Grants Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual
For the Year Ended December 31, 2013

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Intergovernmental	$ 1,926,004	$ 1,838,711	$ (87,293)
Expenditures			
Public safety	1,926,004	1,838,711	87,293
Net Change in Fund Balance	-	-	-
Fund Balance - January 1	-	-	-
Fund Balance - December 31	$ -	$ -	$ -

CITY OF WEST ALLIS, WISCONSIN
Fire Grants Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual
For the Year Ended December 31, 2013

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Intergovernmental	$ 19,619	$ 10,004	$ (9,615)
Expenditures			
Public safety	19,619	11,234	8,385
Net Change in Fund Balance	-	(1,230)	(1,230)
Fund Balance - January 1	81,159	81,159	-
Fund Balance - December 31	$ 81,159	$ 79,929	$ (1,230)

CITY OF WEST ALLIS, WISCONSIN
Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual
For the Year Ended December 31, 2013

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Property taxes	$ 6,803,100	$ 6,767,562	$ (35,538)
Intergovernmental	234,074	317,153	83,079
Miscellaneous			
Payment from hospital	508,988	508,988	-
Other	75,002	188,548	113,546
Total Revenues	7,621,164	7,782,251	161,087
Expenditures			
Debt service			
Principal retirement			
City purposes	4,982,415	4,967,415	15,000
Hospital	490,000	490,000	-
Interest and fiscal charges			
City purposes	2,088,575	2,030,467	58,108
Hospital	18,988	18,988	-
Debt issuance costs	30,000	92,672	(62,672)
Total Expenditures	7,609,978	7,599,542	10,436
Excess of Revenues Over (Under) Expenditures	11,186	182,709	171,523
Other Financing Sources (Uses)			
General obligation refunding debt issued			
City purposes	-	2,520,000	2,520,000
Payment to refunding debt escrow agent			
City purposes	-	(2,540,539)	(2,540,539)
Transfers in	656,921	687,055	30,134
Transfers out	(758,107)	(845,216)	(87,109)
Total Other Financing Sources (Uses)	(101,186)	(178,700)	(77,514)
Net Change in Fund Balance	(90,000)	4,009	94,009
Fund Balance - January 1	187,868	187,868	-
Fund Balance - December 31	$ 97,868	$ 191,877	$ 94,009

CITY OF WEST ALLIS, WISCONSIN
Public Works Improvements Capital Projects Fund
Statement of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual
For the Year Ended December 31, 2013

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Special assessments	$ 1,443,000	$ 1,389,005	$ (53,995)
Intergovernmental	-	10,363	10,363
Miscellaneous	-	154,172	154,172
Total Revenues	1,443,000	1,553,540	110,540
Expenditures			
General government	-	313	(313)
Capital outlay	4,124,000	5,729,123	(1,605,123)
Total Expenditures	4,124,000	5,729,436	(1,605,436)
Excess of Revenues Over (Under) Expenditures	(2,681,000)	(4,175,896)	(1,494,896)
Other Financing Sources			
General obligation debt issued	2,681,000	2,750,000	69,000
Transfers in	-	267,200	267,200
Total Other Financing Sources	2,681,000	3,017,200	336,200
Net Change in Fund Balance	-	(1,158,696)	(1,158,696)
Fund Balance (Deficit) - January 1	(271,701)	(271,701)	-
Fund Balance (Deficit) - December 31	$ (271,701)	$ (1,430,397)	$ (1,158,696)

CITY OF WEST ALLIS, WISCONSIN
Internal Service Funds
Combining Statement of Net Position
December 31, 2013

	Insurance Management Fund	Health Insurance Fund	Total
ASSETS			
Cash and investments	$ 95,166	$ 11,621,945	$ 11,717,111
Receivables			
Taxes	-	2,000,000	2,000,000
Accounts	-	60,783	60,783
Deposit with CVMIC	3,244,299	-	3,244,299
Total Assets	3,339,465	13,682,728	17,022,193
LIABILITIES			
Current Liabilities			
Accounts payable	-	3,120,822	3,120,822
Accrued liabilities	-	2,115	2,115
Deposits	-	31,807	31,807
Unearned revenue	-	186,600	186,600
Total Liabilities	-	3,341,344	3,341,344
DEFERRED INFLOWS OF RESOURCES			
Property taxes	-	2,000,000	2,000,000
NET POSITION			
Unrestricted	$ 3,339,465	$ 8,341,384	$ 11,680,849

CITY OF WEST ALLIS, WISCONSIN
Internal Service Funds
Combining Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended December 31, 2013

	Insurance Management Fund	Health Insurance Fund	Totals
Operating Revenues			
Charges to City departments, employees and retirees	$ -	$ 13,604,418	$ 13,604,418
Operating Expenses			
Insurance claims and estimate changes	-	16,248,345	16,248,345
Operating Income (Loss)	-	(2,643,927)	(2,643,927)
Nonoperating Revenues			
Property taxes	-	2,000,000	2,000,000
Interest income	95,166	-	95,166
Total Nonoperating Revenues	95,166	2,000,000	2,095,166
Change in Net Position	95,166	(643,927)	(548,761)
Net Position - January 1	3,244,299	8,985,311	12,229,610
Net Position - December 31	$ 3,339,465	$ 8,341,384	$ 11,680,849

CITY OF WEST ALLIS, WISCONSIN
Internal Service Funds
Combining Statement of Cash Flows
For the Year Ended December 31, 2013

	Insurance Management Fund	Health Insurance Fund	Total
Cash Flows from Operating Activities			
Cash from interfund services provided	$ -	$ 13,729,133	$ 13,729,133
Cash paid for insurance	-	(16,512,635)	(16,512,635)
Cash paid to consultants and suppliers	-	(151,129)	(151,129)
Net Cash Used by Operating Activities	-	(2,934,631)	(2,934,631)
Cash Flows from Noncapital Financing Activities			
Property taxes	-	2,000,000	2,000,000
Cash Flows from Investing Activities			
Interest received	95,166	-	95,166
Increase (Decrease) in Cash and Cash Equivalents	95,166	(934,631)	(839,465)
Cash and Cash Equivalents - January 1	-	12,556,576	12,556,576
Cash and Cash Equivalents - December 31	$ 95,166	$ 11,621,945	$ 11,717,111
Reconciliation of Operating Loss to Net Cash Used by Operating Activities			
Operating loss	$ -	$ (2,643,927)	$ (2,643,927)
Adjustments to reconcile operating loss to net cash used by operating activities			
Changes in assets and liabilities			
Accounts receivable	-	3,567	3,567
Accounts payable	-	(421,442)	(421,442)
Accrued liabilities	-	152	152
Deposits	-	5,871	5,871
Unearned revenues	-	121,148	121,148
Net Cash Used by Operating Activities	$ -	$ (2,934,631)	$ (2,934,631)

CITY OF WEST ALLIS, WISCONSIN
Schedule of Governmental Capital Assets - By Source
December 31, 2013

Governmental Capital Assets	
City Government	
Land	$ 12,497,605
Buildings	18,680,104
Machinery and equipment	21,199,371
Infrastructure	155,640,377
	208,017,457
West Allis Memorial Hospital	
Land	84,938
Construction in progress	447,925
Land improvements	1,988,330
Buildings	133,511,551
Machinery and equipment	111,213,671
	247,246,415
Total Governmental Capital Assets	$ 455,263,872

Investment in Governmental Capital Assets By Source	
General fund	$ 166,591,223
Special revenue funds	
Federal and state grants	5,579,232
Capital projects funds	
General obligation debt	34,924,468
Hospital Funds	
Cash	189,038,949
Bonds	59,130,000
Total Investment in Governmental Capital Assets By Source	$ 455,263,872

CITY OF WEST ALLIS, WISCONSIN
Schedule of Governmental Capital Assets - By Function
December 31, 2013

Function and Activity	Land	Construction in Progress	Land Improvements	Buildings	Machinery and Equipment	Infrastructure	Total
City Government							
General government	$ 562,857	$ -	$ -	$ 1,857,610	$ 2,007,696	$ -	$ 4,428,163
Public safety	239,826	-	-	10,935,386	7,327,879	-	18,503,091
Public works	9,673,688	-	-	1,668,214	10,681,677	155,640,377	177,663,956
Health	74,500	-	-	796,605	65,863	-	936,968
Culture and recreation	1,093,379	-	-	3,422,289	1,045,007	-	5,560,675
Development	853,355	-	-	-	71,249	-	924,604
Total City Government	12,497,605	-	-	18,680,104	21,199,371	155,640,377	208,017,457
West Allis Memorial Hospital	84,938	447,925	1,988,330	133,511,551	111,213,671	-	247,246,415
Total	$ 12,582,543	$ 447,925	$ 1,988,330	$ 152,191,655	$ 132,413,042	$ 155,640,377	$ 455,263,872

CITY OF WEST ALLIS, WISCONSIN
Schedule of Changes in Governmental Capital Assets - by Function
For the Year Ended December 31, 2013

Function and Activity	Balance 1/1/2013	Additions	Deletions	Balance 12/31/2013
City Government				
General government	$ 4,726,513	$ 23,119	$ 321,469	$ 4,428,163
Public safety	18,502,006	233,245	232,160	18,503,091
Public works	174,593,188	4,080,801	1,010,033	177,663,956
Health	933,368	10,500	6,900	936,968
Culture and recreation	5,611,262	-	50,587	5,560,675
Development	924,604	-	-	924,604
Total City Government	205,290,941	4,347,665	1,621,149	208,017,457
West Allis Memorial Hospital	248,168,949	2,524,320	3,446,854	247,246,415
Total	$ 453,459,890	$ 6,871,985	$ 5,068,003	$ 455,263,872

CITY OF WEST ALLIS, WISCONSIN
Component Units
Combining Statement of Net Position
December 31, 2013

	Terchak Endowment Fund	FIRE	Total
ASSETS			
Cash and investments	$ 1,133,744	$ 3,256,485	$ 4,390,229
Accounts receivable	-	2,668,035	2,668,035
Due from City of West Allis	-	326,653	326,653
Prepaid items	-	2,267	2,267
Total Assets	1,133,744	6,253,440	7,387,184
LIABILITIES			
Current Liabilities			
Accounts payable	-	16,065	16,065
Accrued liabilities	-	41,180	41,180
Unearned revenue	-	2,170,878	2,170,878
Total Liabilities	-	2,228,123	2,228,123
NET POSITION			
Unrestricted	$ 1,133,744	$ 4,025,317	$ 5,159,061

CITY OF WEST ALLIS, WISCONSIN
Component Units
Combining Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended December 31, 2013

	Terchak Endowment Fund	FIRE	Totals
Revenues			
Service fees	$ -	$ 1,510,849	$ 1,510,849
Interest	164,885	4,562	169,447
Miscellaneous	-	10,906	10,906
Total Revenues	164,885	1,526,317	1,691,202
Expenses			
Capital outlay	47,163	376,026	423,189
Change in Net Position	117,722	1,150,291	1,268,013
Net Position - January 1	1,016,022	2,875,026	3,891,048
Net Position - December 31	$ 1,133,744	$ 4,025,317	$ 5,159,061

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STATISTICAL SECTION

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GENERAL INFORMATION

The City of West Allis is located in Milwaukee County immediately west of the City of Milwaukee. Incorporated in 1906, West Allis has grown from an initial population of 2,300 to become the tenth largest city in the State of Wisconsin, with a population of 60,411 according to the 2010 census.

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

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

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

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

West Allis is a full service community, providing for: public safety, housing assistance, water distribution and disposal, public works, recreation and general government. The City of West Allis employs on a permanent, full-time basis a total of 518 people. At different times during the year West Allis also employs temporary and part-time help to do seasonal and other work. The City requires that all public safety employees reside within a thirty-minute drive radius of the West Allis city limits within eighteen months of employment. The City operates daily through thirteen departments, headed by ten appointed officials and two elected officials (Attorney & Municipal Judge).

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

The Sanitation and Street Division provides for street and sewer (storm and sanitary) maintenance and improvements, refuse collection and disposal, ice control and snow

removal. The Recycling Office provides for the curbside pick-up of recyclables within the community. The Building and Electrical Services Division provides for maintenance and improvements to all municipal buildings and electrical facilities. The Equipment Repair Division provides for equipment repair and maintenance on all public works vehicles. The Forestry and Grounds Division provides for maintenance of all parks, playgrounds and trees.

The Water Utility provides for the distribution and maintenance of all water supply and storage facilities. The City of West Allis owns and operates its water system. The Water Division is operated as a public utility and is subject to regulation by the Wisconsin Public Service Commission. West Allis purchases its water from the City of Milwaukee Water Utility for storage and distribution through its own system. Clear water storage capacity is 7,000,000 gallons. Average daily water demand was 5,352,438 gallons per day for 2011. Pumping capacity for the system is 15,000,000 gallons per day. The highest gallons pumped on any one day in 2011 were 7,297,000 gallons.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STATISTICAL SECTION

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

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General Information 111

Financial Trends 115

These schedules contain trend information to help the reader understand how West Allis' financial performance and well-being has changed over time.

Revenue Capacity 121

These schedules contain information to help the reader assess West Allis' most significant local revenue source, the property tax.

Debt Capacity 125

These schedules present information to help the reader assess the affordability of West Allis' current levels of outstanding debt and West Allis' ability to issue additional debt in the future.

Demographics and Economic Information 129

These schedules offer demographic and economic indicators to help the reader understand the environment within which West Allis' financial activities take place.

Operating Information 131

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

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

Net Assets by Component
Last ten fiscal years
Schedule 1

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Governmental Activities										
Invested in capital assets, net of related debt	189,521,112	180,296,657	176,761,317	170,149,762	162,229,941	156,725,902	159,589,960	161,468,728	159,183,191	155,634,993
Restricted for debt service	1,058,313	1,193,095	1,567,709	1,226,225	763,508	503,693	342,849	183,321	187,868	191,877
Unrestricted	(26,422,360)	(23,147,843)	(18,171,436)	(11,799,923)	39,160,362	28,848,960	25,632,400	22,854,223	22,955,014	22,718,355
Total governmental activities net assets	164,157,065	158,341,909	160,157,590	159,576,064	202,153,811	186,078,555	185,565,209	184,506,272	182,326,073	178,545,225
Business-type Activities										
Invested in capital assets, net of related debt	44,981,330	45,788,584	47,447,540	48,933,047	50,148,025	52,695,082	53,470,013	54,610,687	56,114,749	60,047,142
Restricted	-	-	-	-	-	-	-	-	-	-
Unrestricted	5,310,092	5,121,503	4,813,800	5,840,800	5,810,658	5,264,485	6,671,884	13,552,705	16,772,641	16,663,155
Total business-type activities net assets	50,291,422	50,910,087	52,261,340	54,773,847	55,958,683	57,959,567	60,141,897	68,163,392	72,887,390	76,710,297
Primary government										
Invested in capital assets, net of related debt	234,502,442	226,085,241	224,208,857	219,082,809	212,377,966	209,420,984	213,059,973	216,079,415	215,297,940	215,682,135
Restricted for debt service	1,058,313	1,193,095	1,567,709	1,226,225	763,508	503,693	342,849	183,321	187,868	191,877
Unrestricted	(21,112,268)	(18,026,340)	(13,357,636)	(5,959,123)	44,971,020	34,113,445	32,304,284	36,406,928	39,727,655	39,381,510
Total primary government net assets	214,448,487	209,251,996	212,418,930	214,349,911	258,112,494	244,038,122	245,707,106	252,669,664	255,213,463	255,255,522

Data source: City of West Allis Audited Financial Statements

(a) In 2008 - the Unrestricted Fund Balance increased significantly because prior to the implementation of GASB Statement 45, the City reported a liablitiy in the government-wide statements for retiree health insurance. With the implementation of the new standard, the City is only required to report the annual required contribution for retiree heatlh insurance. the previously reported liablity of $47,903,521reported as a restatement of the beginning net asset balance for the Governmental Acctivities in the Statement of Activities.

(b) In 2009 one of the major reasons the Unrestricted fund balance continues to decline is because the amount spent on the replacement of Capital Assets is substanitally less than the amount being deprectiated for the Capital Assets.

(c) In 2010 the major increase to Invested in Capital Assets for the Governmental Activities was related to the West Allis Memorial Hospital adding new equipment.

City of West Allis

Changes in Net Assets
Last ten fiscal years
Schedule 2

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Expenses										
Governmental Activities:										
General Government	$ 6,640,927	$ 5,894,021	$ 8,650,622	$ 9,158,568	$ 7,931,317	$ 8,584,181	$ 7,806,361	$ 8,586,090	$ 7,601,000	$ 10,920,556
Public Safety	33,749,668	32,016,133	31,527,661	32,209,833	35,322,808	38,122,733	37,491,260	37,815,973	38,805,269	37,790,154
Public Works	16,123,615	16,959,467	16,043,132	15,492,747	19,059,398	20,775,195	16,122,988	15,308,926	14,917,241	17,704,389
Health & Human Services	11,280,551	9,381,305	12,051,827	10,603,940	11,422,393	11,851,638	10,898,842	8,380,438	10,578,888	7,678,226
Culture, recreation & education	2,752,129	2,984,956	2,716,521	4,204,967	2,953,551	3,415,253	3,189,297	3,223,701	3,121,334	2,833,745
Conservation & development	13,729,073	11,706,621	9,383,343	7,639,845	5,225,216	8,867,397	12,187,021	7,583,983	6,309,345	5,701,550
Interest & Fiscal Charges	2,424,149	2,506,934	2,706,602	2,865,726	2,624,692	2,634,191	2,912,763	2,187,395	2,272,863	2,131,098
Total government activities expense	86,700,112	81,449,437	83,079,708	82,175,626	84,539,375	94,250,588	90,608,532	83,086,506	83,605,940	84,759,718
Business-type Activities:										
Water Utility	4,826,042	5,178,821	5,712,773	5,937,617	6,497,676	6,339,034	6,110,946	6,186,233	6,384,384	6,893,875
Sanitary Sewer Utility	4,304,157	4,432,519	4,167,597	4,305,675	4,866,936	5,147,842	5,695,049	5,902,207	5,925,361	5,542,622
Storm Water Utility	1,188,528	1,671,865	1,762,488	1,566,017	1,633,786	1,744,227	2,215,521	2,254,241	2,226,502	2,451,452
Solid Waste Utility	-	-	684,466	792,116	917,135	1,553,697	1,681,268	1,635,879	1,722,897	1,680,361
Parking Utility	28,190	42,955	83,259	58,847	86,878	53,062	42,601	64,651	38,123	86,781
Senior Citizen's Housing	204,207	339,568	245,991	250,681	358,993	281,149	335,881	395,877	254,464	188,573
Total business-type activities expense	10,551,124	11,665,728	12,656,574	12,910,953	14,361,404	15,119,011	16,081,266	16,439,088	16,551,731	16,843,664
Total Primary Government Expense	$ 97,251,236	$ 93,115,165	$ 95,736,282	$ 95,086,579	$ 98,900,779	$ 109,369,599	$ 106,689,798	$ 99,525,594	$ 100,157,671	$ 101,603,382
Program Revenues										
Governmental Activities:										
Charges for Services										
General Government	$ 464,243	$ 281,013	$ 743,626	$ 285,483	$ 267,843	$ 316,022	$ 239,886	$ 502,025	$ 65,967	$ 1,487,756
Public Safety	4,465,649	5,320,922	4,557,511	3,666,842	5,335,900	4,953,984	5,021,529	4,086,394	4,265,844	4,066,765
Public Works	476,106	455,930	613,372	1,770,323	629,056	437,743	397,319	884,235	1,635,627	767,356
Health & Human Services	218,372	229,657	239,713	238,583	237,879	287,905	301,641	276,256	281,228	274,581
Culture, recreation & education	627,705	627,549	97,710	105,208	687,370	717,577	817,404	816,763	868,005	897,605
Conservation & development	2,513,496	702,387	168,819	992,456	954,634	640,158	349,862	2,466,220	1,112,821	1,221,221
Interest & Fiscal Charges	1,245,870	720,953	580,360	492,999	476,460	319,909	187,563	128,860	739,957	372,881
Charges for Services	10,011,441	8,338,411	7,001,111	7,551,894	8,589,142	7,673,298	7,315,204	9,160,753	8,969,449	9,088,165
Operating Grants and Contributions	11,172,364	10,724,072	10,089,394	10,386,842	10,417,700	10,853,418	10,832,253	12,721,782	10,518,040	9,010,784
Capital Grants and Contributions	4,672,912	2,914,568	11,270,770	5,655,109	1,473,666	3,415,312	12,535,576	3,901,104	6,279,436	3,151,837
Total governmental activities program rev	25,856,717	21,977,051	28,361,275	23,593,845	20,480,508	21,942,028	30,683,033	25,783,639	25,766,925	21,250,786

City of West Allis

Changes in Net Assets
Last ten fiscal years
Schedule 2

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Business-type activities:										
Charges for Services	12,387,928	13,277,530	14,206,554	15,481,812	15,789,002	17,597,067	18,362,363	18,362,363	21,188,970	21,296,775
Operating Grants and Contributions	-	-	308,070	307,758	389,162	350,296	368,559	368,559	543,728	258,805
Capital Grants and Contributions	26,364	107,784	466,915	526,703	633,848	91,039	427,276	427,276	172,493	14,979
Total business-type activities program rev	12,414,292	13,385,314	14,981,539	16,316,273	16,812,012	18,038,402	19,158,198	19,158,198	21,905,191	21,570,559
Total Primary Government Program Reve	$ 38,271,009	$ 35,362,365	$ 43,342,814	$ 39,910,118	$ 37,292,520	$ 39,980,430	$ 49,841,231	$ 44,941,837	$ 47,672,116	$ 42,821,345
Net (Expense)/Revenue										
Governmental Activities	$ (60,843,395)	$ (59,472,386)	$ (54,718,433)	$ (58,581,781)	$ (64,058,867)	$ (72,308,560)	$ (59,925,499)	$ (57,302,867)	$ (57,839,015)	$ (63,508,932)
Business-type Activities	1,863,168	1,719,586	2,324,965	3,405,320	2,450,608	2,919,391	3,076,932	2,719,110	5,353,460	4,726,895
Total Primary Government Net Expense	$ (58,980,227)	$ (57,752,800)	$ (52,393,468)	$ (55,176,461)	$ (61,608,259)	$ (69,389,169)	$ (56,848,567)	$ (54,583,757)	$ (52,485,555)	$ (58,782,037)
(continued)										
General Revenues and Other changes in Net										
Governmental Activities:										
Property Taxes	$ 33,265,713	$ 34,793,918	$ 36,461,684	$ 37,339,842	$ 38,500,753	$ 38,465,332	$ 40,121,731	$ 41,176,093	$ 41,753,013	$ 41,932,197
Other Taxes	1,010,549	1,019,110	729,680	713,241	736,287	852,851	927,282	881,385	1,246,701	1,520,503
Intergovt'l revenues not restr to spec	10,942,051	11,009,228	11,050,357	11,112,106	11,277,255	11,139,189	10,359,503	10,311,505	9,626,541	9,480,878
Investment Income	1,208,740	1,954,222	3,283,220	4,144,656	4,495,730	1,561,576	1,257,250	1,124,538	886,889	681,258
Miscellaneous	3,251,805	3,769,828	3,963,486	3,723,817	2,756,598	3,247,009	5,742,633	1,550,448	-	4,474,689
Gain on sale/disposal of capital asset	-	-	-	-					804,940	662,684
Transfers	1,168,236	1,110,924	1,045,687	966,593	966,470	967,347	1,003,754	1,199,961	1,340,732	1,261,318
Total Governmental Activities	50,847,094	53,657,230	56,534,114	58,000,255	58,733,093	56,233,304	59,412,153	56,243,930	55,658,816	60,013,527
Business-type Activities:										
Investment Income	528	3	3,782	-	-	-	69,152	8,369	242,949	206,685
Property Taxes	10,000	10,000	10,000	20,000	22,000	22,000	40,000	43,000	43,000	43,000
Miscellaneous	-	-	58,193	43,013	12,698	26,840	-	419,891	425,321	107,645
Gain on sale/disposal of capital asset	-	-	-	10,767	-	-	-	4,904,003	-	-
Transfers	(1,168,236)	(1,110,924)	(1,045,687)	(966,593)	(966,470)	(967,347)	(1,003,754)	(1,199,961)	(1,340,732)	(1,261,318)
Total Business-type Activities	(1,157,708)	(1,100,921)	(973,712)	(892,813)	(931,772)	(918,507)	(894,602)	4,175,302	(629,462)	(903,988)
Total Primary Government	$ 49,689,386	$ 52,556,309	$ 55,560,402	$ 57,107,442	$ 57,801,321	$ 55,314,797	$ 58,517,551	$ 60,419,232	$ 55,029,354	$ 59,109,539
Change in Net Assets										
Governmental Activities	$ (9,996,301)	$ (5,815,156)	$ 1,815,681	$ (581,526)	$ (5,325,774)	$ (16,075,256)	$ (513,346)	$ (1,058,937)	$ (2,180,199)	$ (3,495,405)
Business-type Activities	705,460	618,665	1,351,253	2,512,507	1,518,836	2,000,884	2,182,330	8,021,495	4,723,998	3,822,907
Total Primary Government	$ (9,290,841)	$ (5,196,491)	$ 3,166,934	$ 1,930,981	$ (3,806,938)	$ (14,074,372)	$ 1,668,984	$ 6,962,558	$ 2,543,799	$ 327,502

Data Source: City of West Allis Audited Fitements

City of West Allis

Fund Balances, Governmental Funds
Fourth Fiscal Year
Schedule 3

	Fiscal Year 2010	Fiscal Year 2011	Fiscal Year 2012	Fiscal Year 2013
General Fund				
Nonspendable	$ 3,786,310	$ 1,208,155	$ 1,241,675	$ 8,358,397
Restricted	-	-	-	-
Committed	584,382	939,369	823,931	1,525,181
Assigned	19,983,386	20,232,002	21,300,823	22,338,441
Unassigned	6,439,209	10,024,801	11,436,142	6,265,317
Total General Fund	30,793,287	32,404,327	34,802,571	38,487,336
All Other Governmental Funds				
Nonspendable				
Special Revenue Funds	202,242	195,688	230,900	218,966
Restricted				
Debt Service Funds	342,849	183,321	187,868	191,877
Special Revenue Funds	2,291,097	1,324,999	1,241,235	800,739
Committed				
Special Revenue Funds	784,084	862,180	878,566	852,057
Assigned				
Capital Projects Funds	2,406,337	2,924,772	3,203,383	4,698,855
Unassigned				
Special Revenue Funds	(4,367)	-	(95,248)	(6,158)
Capital Projects Funds	(1,083,707)	(2,640,833)	(2,353,722)	(2,811,100)
Total All Other Governmental Funds	4,938,535	2,850,127	3,292,982	3,945,236
Total Fund Balances	$ 35,731,822	$ 35,254,454	$ 38,095,553	$ 42,432,572

Data Source: City of West Allis Audited Financial Statements

(a) According to GASB 44, a ten year trend should be shown. We implemented GASB 54 in the 2010 fiscal year. Until a 10 year trend is compiled, we will show the trend of the most current years reflecting GASB 34 standards. (Below we have included a schedule which outlines the method prior to implementation.)
(b) Increase in 2013 Nonspendable general fund is due to the movement of Long-term receivables from Unassigned to Nonspendable

Fund Balances, Governmental Funds - prior to implementing GASB Statement No. 54
9 years prior to implementing GASB Statement No. 54
Supplemental Schedule 3

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

Data Source: City of West Allis Audited Financial Statements

City of West Allis

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

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Revenues:										
Taxes	$ 31,437,849	$ 32,995,348	$ 34,688,461	$ 35,607,427	$ 36,961,227	$ 36,796,445	$ 38,579,707	$ 39,606,747	$ 40,177,449	$ 41,223,666
Special assessments	821,266	716,993	1,036,694	1,042,923	812,257	966,982	1,138,632	785,050	1,448,361	1,389,005
Intergovernmental revenues	22,114,415	22,397,093	20,778,580	21,302,282	21,795,547	22,499,361	27,066,761	22,878,787	20,256,266	19,441,170
Licenses & permits	1,543,094	1,789,784	1,462,298	1,533,882	1,517,233	1,366,852	1,443,159	1,409,206	1,530,672	1,461,698
Fines, forfeits, & penalties	1,766,324	1,925,439	1,839,392	2,126,327	2,121,677	2,016,671	1,984,350	1,725,585	2,115,717	2,119,298
Public charges for services	2,649,089	2,785,375	2,929,828	2,985,813	3,512,731	3,110,472	3,252,825	3,365,273	3,362,730	4,160,911
Interdepartmental charges (effective 2004)	490,599	52,205	61,050	57,608	67,119	87,231	74,276	-		
Interest and loan repayments	618,787	585,904	493,911	770,737	280,063	457,430	357,949	296,005	255,921	143,010
Received from hospital	3,310,271	3,301,166	3,315,360	2,542,999	2,534,341	2,544,909	2,499,951	700,238	551,492	858,988
Interest (effective 2003)	840,571	1,586,216	2,609,497	3,472,435	2,401,617	1,150,572	855,044	681,312	712,434	586,075
Miscellaneous revenues	2,536,074	1,558,381	2,470,219	1,975,751	1,686,852	1,400,971	3,547,633	1,591,544	1,733,379	3,948,963
Total revenues	68,128,339	69,693,904	71,685,290	73,418,184	73,690,664	72,397,896	80,800,287	73,039,747	72,144,421	75,332,784
Expenditures:										
Current:										
General government	4,714,952	5,711,014	5,489,267	5,027,547	5,627,880	5,658,712	5,966,552	6,375,030	5,556,431	7,067,623
Public safety	23,429,045	29,587,580	29,527,478	30,091,482	31,369,218	33,253,377	34,029,635	33,517,452	34,162,923	32,779,243
Public works and engineering	9,431,093	12,613,752	11,809,623	12,670,476	12,510,021	12,655,807	10,969,343	11,252,167	10,103,630	10,676,582
Health & human services	1,869,194	2,232,919	2,338,163	2,372,616	2,447,441	2,522,597	2,585,138	2,531,757	2,295,555	2,381,467
Culture & recreation	2,194,548	2,765,816	2,634,225	3,492,521	2,900,481	2,991,494	2,749,018	2,790,093	2,727,106	2,717,291
Conservation & development	7,341,495	5,269,768	4,499,810	4,871,881	4,195,633	4,506,446	9,260,338	7,511,521	5,459,963	6,005,890
Fringe benefits	11,111,343	370,532	312,267	407,448	756,071	820,134	326,782	552,288	968,511	-
Debt Service:										
Principal	20,014,156	6,816,294	7,076,916	6,145,781	6,407,222	6,299,082	14,070,285	5,036,507	10,422,585	5,457,415
Interest & fiscal charges	1,803,501	2,534,472	2,637,646	2,766,150	2,755,037	2,703,323	2,709,030	2,747,503	2,349,592	2,142,127
Capital Projects:	11,455,458	13,338,958	10,987,383	5,058,638	9,616,221	9,500,536	7,115,930	5,224,038	5,450,263	5,758,906
Total expenditures	93,364,785	81,241,105	77,312,778	72,904,540	78,585,225	80,911,508	89,782,051	77,538,356	79,496,559	74,986,544
Excess of revenues Over/(under) expenditures	(25,236,446)	(11,547,201)	(5,627,488)	513,644	(4,894,561)	(8,513,612)	(8,981,764)	(4,498,609)	(7,352,138)	346,240

(continued)

City of West Allis

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

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Other financing sources/(uses)										
Debt										
General obligation debt issued	12,110,000	12,770,000	8,084,426	2,992,716	3,749,975	9,336,961	4,465,000	2,735,000	8,760,000	2,750,000
Refunded general obligation debt	12,538,000	-	-	-	-	5,505,000	19,600,000	-	-	2,520,000
Premium on debt issued	52,975	49,787	-	-	-	95,912	-	-	-	-
Payment to escrow agent	(1,694,182)	-	-	-	-	(5,505,000)	(15,173,966)	-	-	(2,540,539)
Other sources (uses)	-	-	-	-	-	-	-	-	-	-
Transfers in	5,347,183	1,946,719	3,116,324	4,369,537	5,525,469	4,164,840	6,460,046	3,520,100	3,029,627	4,035,764
Transfers out	(4,178,947)	(835,795)	(2,070,637)	(3,402,944)	(4,558,999)	(3,129,170)	(5,387,972)	(2,233,859)	(1,596,389)	(2,774,446)
Total other financing sources/(uses)	24,175,029	13,930,711	9,130,113	3,959,309	4,716,445	10,468,543	9,963,108	4,021,241	10,193,238	3,990,779
Net change in fund balances	(1,061,417)	2,383,510	3,502,625	4,472,953	(178,116)	1,954,931	981,344	(477,368)	2,841,100	4,337,019
Fund balances (Deficit)										
Beginning of year	24,492,553	23,431,136	25,814,646	29,317,271	33,790,224	33,612,108	35,567,039	36,548,383	36,071,015	38,095,553
End of year	$ 23,431,136	$ 25,814,646	$ 29,317,271	$ 33,790,224	$ 33,612,108	$ 35,567,039	$ 36,548,383	$ 36,071,015	$ 38,912,115	$ 42,432,572
Capital Outlay - (a)	$ 10,744,736	$ 9,083,803	$ 15,661,198	$ 7,982,293	$ 10,089,678	$ 5,354,789	$ 10,142,319	$ 9,571,461	$ 8,933,223	$ 5,977,570
Debt Service as a percentage of noncapital expemditures	26.41%	12.96%	15.76%	13.73%	13.38%	11.91%	21.07%	11.45%	18.10%	11.01%

Data source: City of West Allis Audited Financial Statements

City of West Allis

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

Fiscal Year	Residential Property	Commercial Property	Industrial Property	Agricultural Property	Total Taxable Assessed Value *	Assessed Direct Tax Rate	Total Taxable Equalized Value	Equalized Direct Tax Rate	Ratio of Assessed to Equalized Value
2004	$ 2,346,374,800	$ 1,060,541,305	$ 87,049,700	$ -	$ 3,493,965,805	$ 9.69	$ 3,493,894,500	$ 9.69	100.00%
2005	2,350,470,100	1,078,474,900	90,130,159	-	3,519,075,159	9.95	3,846,320,500	9.10	91.49%
2006	2,800,582,800	1,327,751,500	84,720,700	-	4,213,055,000	8.49	4,271,402,600	8.37	98.63%
2007	2,804,502,500	1,347,784,400	82,986,500	-	4,235,273,400	8.65	4,458,719,600	8.22	94.99%
2008	2,808,624,000	1,358,662,700	81,392,200	-	4,248,678,900	8.70	4,477,791,900	8.25	94.88%
2009	2,809,930,900	1,384,746,900	81,097,100	-	4,275,774,900	8.94	4,361,120,200	8.76	98.04%
2010	2,624,941,600	1,375,651,900	79,442,500	-	4,080,036,000	9.61	4,112,421,800	9.53	99.21%
2011	2,630,895,800	1,366,489,600	81,954,300	-	4,079,339,700	9.76	3,906,288,200	10.19	104.43%
2012	2,629,668,000	1,249,708,300	71,215,800	-	4,083,973,400	9.81	3,738,930,800	10.71	109.23%
2013	2,384,999,600	1,166,747,100	72,917,900	-	3,732,039,400	10.75	3,701,354,200	10.84	100.83%

Data source: Wisconsin Department of Revenue and City of West Allis Tax Files
*Note: Total Taxable Assessed Value does not include tax exempt properties; Tax exempt properties are not assigned values.

City of West Allis

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

		Direct Rates					Overlapping Rates							
Tax Year	Collection Year	City West Allis	Debt Service	Health Fund	Parking Fund	TID Incr	Assessed Total Direct	West Allis/ West Milw School District	Milwaukee Area Technical College	Milwaukee County	Milwaukee Metro Sewage Distr	State of Wisconsin	State Tax Credit	Net Tax Rate
2004	2005	$ 7.98	$ 0.90	$ 0.66	$ 0.01	$ 0.14	$ 9.69	$ 8.36	$ 1.94	$ 4.56	$ 1.54	$ 0.20	$ -	$ 26.29
2005	2006	8.12	0.96	0.66	0.01	0.20	9.95	7.86	2.06	4.65	1.55	0.21	-	26.28
2006	2007	6.65	0.96	0.66	0.01	0.21	8.49	6.97	1.79	3.98	1.32	0.18	-	22.73
2007	2008	6.75	0.96	0.66	0.02	0.26	8.65	7.43	1.87	4.09	1.35	0.18	-	23.57
2008	2009	6.87	0.96	0.66	0.02	0.19	8.70	7.45	1.93	4.17	1.36	0.18	-	23.79
2009	2010	7.16	0.88	0.65	0.02	0.23	8.94	7.96	1.94	4.23	1.35	0.17	-	24.59
2010	2011	7.82	0.83	0.69	0.01	0.26	9.61	8.46	1.93	4.49	1.45	0.17	-	26.11
2011	2012	7.95	0.85	0.69	0.01	0.26	9.76	8.46	1.94	5.53	1.46	0.17	(1.04)	26.28
2012	2013	8.13	0.92	0.49	0.01	0.26	9.81	8.01	1.94	4.62	1.49	0.15		26.02
2013	2014	8.92	1.02	0.54	0.01	0.26	10.75	8.36	2.11	5.09	1.69	0.17		28.17

Data source: City of West Allis Tax File

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

		2014 Assessed Value			2004 Assessed Value		
Taxpayer	Type of Business	Total Assessed Valuation	Rank	Percentage of Total Assessed Valuation	Total Assessed Valuation	Rank	Percentage of Total Assessed Valuation
Whitnall-Summit Co.	Office - Warehouse	$38,653,000	1	1.0%	$10,867,400	8	0.4%
William Blake	Lincoln Crest Apartments	20,592,900	2	0.6%	19,703,600	2	0.6%
Ramco-Gershenson Prop	Towne Center - Office	18,371,600	3	0.5%	17,184,660	3	0.6%
Quad Graphics	Printing Facility	16,873,500	4	0.5%	19,988,800	1	0.7%
JDN West Allis Assoc	Strip Mall - Pick'n Save/Kohls	16,344,700	5	0.4%	17,002,900	4	0.6%
Toldt Development Inc.	Apartments	16,340,500	6	0.4%	N/04		N/04
Metropolitan Holding Company	The Hills Apartments	14,366,000	7	0.4%	12,821,551	5	0.4%
Sam's Real Estate	Sam's Club	12,249,900	8	0.3%	12,085,654	6	0.4%
Renaissance Faire	Office - Warehouse	11,729,900	9	0.3%	N/04		N/04
Dayton-Hudson Corp.	Commercial - Target	11,538,000	10	0.3%	N/04		N/04
LBS Ltd Partnership	Apartments	11,065,200	11	0.3%	9,560,365	13	0.3%
Kenneth Hendricks	Warehouses (HOBO)	10,948,400	12	0.3%	N/04		N/04
Harold Wilde	Car Dealership	10,947,600	13	0.3%	N/04		N/04
Riverwood Associates	Apartments	10,678,500	14	0.3%	N/04		N/04
Heritage 6 LLC	Senior Apt Assisted Living	10,579,300	15	0.3%	N/04		N/04
Home Depot	Home Depot	N/13		N/13	10,044,911	10	0.3%
James Krahn	Various Apartments	N/13		N/13	9,042,600	15	0.3%
1126 West Allis Operating	Commercial - Office	N/13		N/13	9,814,056	12	0.3%
NDC LLC	Strip Mall - Pick'n Save/Kohls	N/13		N/13	9,156,000	14	0.3%
Charles Benidt	Food Store/Storage/Gas Station	N/13		N/13	11,265,010	7	0.4%
Centerpoint Properties	Warehouses	N/13		N/13	10,800,000	9	0.4%
Centre Point Development	Office - Warehouse	N/13		N/13	10,002,298	11	0.3%
Total		$231,279,000		6.2%	$189,339,805		5.4%

Data Source: City of West Allis - Assessors Office

(a) Based on total Assessed Value
1/1/2004 $3,493,965,805
1/1/2013 $3,732,039,400
(b) This table represents the current year and ten years ago, 2004.
(c) N/13 = Not a top 15 Principal Property Tax Payer in 2013
(d) N/04 = Not a top 15 Principal Property Tax Payer in 2004

City of West Allis

Property Tax Levies & Collections
Last ten years
Schedule 8

Levy Year	Collection Year	Total Tax Levy (1)	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
			Amount	Percentage of Levy		Amount	Percentage of Levy
2004	2005	$ 92,979,217	$ 92,894,180	99.91%	$ 70,353	$ 92,964,533	99.98%
2005	2006	93,577,601	93,520,763	99.94%	42,421	93,563,184	99.98%
2006	2007	97,020,376	96,970,309	99.95%	37,526	97,007,835	99.98%
2007	2008	101,348,833	101,266,466	99.92%	60,815	101,327,281	99.97%
2008	2009	102,739,447	102,685,524	99.95%	35,303	102,720,827	99.97%
2009	2010	107,265,288	107,214,684	99.95%	28,539	107,243,223	99.97%
2010	2011	109,084,702	109,032,984	99.95%	26,327	109,059,311	99.97%
2011	2012	110,126,451	110,071,355	99.95%	25,943	110,097,298	99.97%
2012	2013	110,120,559	110,064,533	99.95%	-	110,064,533	99.95%
2013	2014	115,309,554	112,825,907	97.85%	*		

* Data for the 2014 collection year is not yet available.
(1) Includes all special assessments and charges placed on tax roll for all taxing entities.

Data source: City of West Allis Finance Division Records

City of West Allis

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

Fiscal Year	Total General Bonded Debt	Designated Funds for Debt Service	Net General Bonded Debt	Total Taxable Equalized Value	Ratio of General Bonded Debt to Equalized Property Value	Total Taxable Assessed Value	Ratio of General Bonded Debt to Assessed Property Value	Population	Net General Bonded Debt Per Capita
2004	$ 59,277,480	$ 1,058,313	$ 58,219,167	$ 3,493,894,500	1.67%	$ 3,493,965,805	1.67%	60,607	$ 960.60
2005	59,565,880	1,193,095	58,372,785	3,846,320,500	1.52%	3,519,075,159	1.66%	60,515	964.60
2006	59,421,446	1,567,709	57,853,737	4,271,402,600	1.35%	4,213,055,000	1.37%	60,300	959.43
2007	58,285,695	1,226,225	57,059,470	4,458,719,600	1.28%	4,235,273,400	1.35%	60,410	944.54
2008	59,264,073	763,508	58,500,565	4,477,791,900	1.31%	4,248,678,900	1.38%	60,370	969.03
2009	69,732,577	503,693	69,228,884	4,361,120,200	1.59%	4,275,774,900	1.62%	60,600	1,142.39
2010	79,299,669	342,849	78,956,820	4,112,421,800	1.92%	4,080,036,000	1.94%	60,411	1,306.99
2011	78,518,268	183,321	78,334,947	3,906,288,200	2.01%	4,079,339,700	1.92%	60,365	1,297.69
2012	78,518,240	187,868	78,330,372	3,738,930,800	2.09%	4,083,973,400	1.92%	60,732	1,289.77
2013	76,912,517	191,877	76,720,640	3,701,354,200	2.07%	3,732,039,400	2.06%	60,300	1,272.32

Fiscal Year	Net General Bonded Debt	Bond Anticipation Notes	Bonded Debt and BAN's	Total Taxable Equalized Value	Ratio of General Bonded and BAN Debt to Equalized Property Value	Total Taxable Assessed Value	Ratio of General Bonded and BAN Debt to Assessed Property Value	Population	Net General Bonded Debt and BAN Per Capita
2004	$ 58,219,167	$ 8,765,000	$ 66,984,167	$ 3,493,894,500	1.92%	$ 3,493,965,805	1.92%	60,607	$ 1,105.22
2005	58,372,785	15,625,000	73,997,785	3,846,320,500	1.92%	3,519,075,159	2.10%	60,515	1,222.80
2006	57,853,737	17,965,000	75,818,737	4,271,402,600	1.78%	4,213,055,000	1.80%	60,300	1,257.36
2007	57,059,470	17,205,000	74,264,470	4,458,719,600	1.67%	4,235,273,400	1.75%	60,410	1,229.34
2008	58,500,565	16,205,000	74,705,565	4,477,791,900	1.67%	4,248,678,900	1.76%	60,370	1,237.46
2009	69,228,884	10,360,000	79,588,884	4,361,120,200	1.82%	4,275,774,900	1.86%	60,600	1,313.35
2010	78,956,820	-	78,956,820	4,112,421,800	1.92%	4,080,036,000	1.94%	60,411	1,306.99
2011	78,334,947		78,334,947	3,906,288,200	2.01%	4,079,339,700	1.92%	60,365	1,297.69
2012	78,330,372	-	78,330,372	3,738,930,800	2.09%	4,083,973,400	1.92%	60,732	1,289.77
2013	76,720,640	-	76,720,640	3,701,354,200	2.07%	3,732,039,400	2.06%	60,300	1,272.32

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

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

City of West Allis

Ratios of Outstanding Debt by Type
Last ten years
Schedule 10

	Governmental Activities							Business Activities			
Fiscal Year	General City	Tax Increment Districts	West-Allis Hospital	Total General Obligation Bonds/Notes	BAN's General City Pension	BAN's Tax Increment Districts	Total Bond Anticipation Notes (BAN)	General Obligation Bonds/Notes	Total Primary Government	Percentage of Personal Income	Per Capita
2004	$ 21,140,124	$ 12,145,026	$ 18,010,000	$ 51,295,150	$ 3,260,000	$ 5,505,000	$ 8,765,000	$ 7,982,301	$ 68,042,451	0.76%	$ 1,122.68
2005	21,026,073	13,681,183	15,380,000	50,087,256	2,790,000	12,835,000	15,625,000	9,478,624	75,190,880	0.88%	1,242.52
2006	20,713,243	15,067,662	12,645,000	48,425,905	2,100,000	15,865,000	17,965,000	10,995,541	77,386,446	0.98%	1,283.36
2007	20,366,538	14,712,282	10,595,000	45,673,820	1,340,000	15,865,000	17,205,000	12,611,875	75,490,695	1.11%	1,249.64
2008	21,063,153	14,483,420	8,470,000	44,016,573	340,000	15,865,000	16,205,000	15,247,500	75,469,073	1.37%	1,250.11
2009	22,757,762	23,896,690	6,245,000	52,899,452	-	10,360,000	10,360,000	16,833,125	80,092,577	1.60%	1,321.66
2010	22,558,385	33,871,816	1,650,000	58,080,201	-	-	-	21,219,468	79,299,669	1.99%	1,312.67
2011	22,560,000	32,213,694	1,005,000	55,778,694	-	-	-	22,739,574	78,518,268	2.12%	1,300.73
2012	22,505,000	31,121,109	490,000	54,116,109	-	-	-	24,293,727	78,409,836	2.23%	1,291.08
2013	22,130,000	29,304,943	-	51,434,943	-	-	-	25,214,360	76,649,303	*	1,271.13

Data source: Wisconsin Department of Revenue and Wisconsin Department of Administration
The City issues all business-type activity debt as levy-supported, general obligation debt.
*Note: Data for 2013 Personal Income is not yet available.

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

	Fiscal Years									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Equalized Value of Real and Personal Property	3,493,894,500	3,846,320,500	4,271,402,600	4,458,719,600	4,477,791,900	4,361,120,200	4,112,421,800	3,906,288,200	3,738,930,800	3,701,354,200
General Obligation Debt Limit Five (5) Percent of Equalized Valuation per Section 67.03 of the Wisconsin Statutes	**174,694,725**	**192,316,025**	**213,570,130**	**222,935,980**	**223,889,595**	**218,056,010**	**205,621,090**	**195,314,410**	**186,946,540**	**185,067,710**
Amount of Debt Applicable to Debt Limitation:										
General Obligation Bonds/Notes	59,277,480	59,565,880	59,421,446	58,285,695	59,264,073	69,732,577	79,299,669	78,518,268	78,518,240	76,912,517
Less: Amount Available for Financing GO Debt	(1,058,313)	(1,193,095)	(1,567,709)	(1,226,225)	(763,508)	(503,693)	(342,849)	(183,321)	(187,868)	(191,877)
Net O/S GO Debt Applicable to Debt Limitation	**58,219,167**	**58,372,785**	**57,853,737**	**57,059,470**	**58,500,565**	**69,228,884**	**78,956,820**	**78,334,947**	**78,330,372**	**76,720,640**
Legal margin for New Debt	**116,475,558**	**133,943,240**	**155,716,393**	**165,876,510**	**165,389,030**	**148,827,126**	**126,664,270**	**116,979,463**	**108,616,168**	**108,347,070**
Total net debt applicable to the limit as a percentage of debt limit	33.33%	30.35%	27.09%	25.59%	26.13%	31.75%	38.40%	40.11%	41.90%	41.46%

Only includes debt required under state law.

Source: City of West Allis Finance Division Records

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

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Equalized Value of Real and Personal Property	3,493,894,500	3,846,320,500	4,271,402,600	4,458,719,600	4,477,791,900	4,361,120,200	4,112,421,800	3,906,288,200	3,738,930,800	3,701,354,200
General Obligation Debt Limit Five (5) Percent of Equalized Valuation per Section 87.03 of the Wisconsin Statutes	**174,694,725**	**192,316,025**	**213,570,130**	**222,935,980**	**223,889,595**	**218,056,010**	**205,621,090**	**195,314,410**	**186,946,540**	**185,067,710**
Amount of Debt Applicable to Debt Limitation:										
General Obligation Bonds/Notes	59,277,480	59,565,880	59,421,446	58,285,695	59,264,073	69,732,577	79,299,669	78,518,268	78,518,240	76,912,517
Bond Anticipation Notes/Bonds	8,765,000	15,625,000	17,965,000	17,205,000	16,205,000	10,360,000	-	-	-	-
Less: Amount Available for Financing GO Debt	(1,058,313)	(1,193,095)	(1,567,709)	(1,226,225)	(763,508)	(503,693)	(342,849)	(183,321)	(187,868)	(191,877)
Net O/S GO Debt Applicable to Debt Limitation	**66,984,167**	**73,997,785**	**75,818,737**	**74,264,470**	**74,705,565**	**79,588,884**	**78,956,820**	**78,334,947**	**78,330,372**	**76,720,640**
Legal margin for New Debt	**107,710,558**	**118,318,240**	**137,751,393**	**148,671,510**	**149,184,030**	**138,467,126**	**126,664,270**	**116,979,463**	**108,616,168**	**108,347,070**
Total net debt applicable to the limit as a percentage of debt limit	38.34%	38.48%	35.50%	33.31%	33.37%	36.50%	38.40%	40.11%	41.90%	41.46%

Includes Anticipation Notes although not required under state law.
The City issues all business-type activity debt as levy-supported, general obligation debt.
Data source: City of West Allis Finance Division Records

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

Governmental Unit	12/31/2013 General Obligation Bonded Debt Outstanding	Percentage Applicable to City	Amount Applicable to City
City - all outstanding debt (schedule 11a)	51,434,944	100.00%	51,434,944
Milwaukee Area Technical College	83,120,000	5.27%	4,381,505
Milwaukee County	721,728,545	6.48%	46,761,514
West Allis/West Milwaukee School District	23,275,582	84.46%	19,659,441
Milwaukee Metropolitan Sewage District	972,948,617	6.61%	64,271,040
Total Overlapping	1,801,072,744		135,073,500
Total Direct and Overlapping Debt	1,852,507,688		186,508,444

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

Governmental Unit	12/31/2004 General Obligation Bonded Debt Outstanding	Percentage Applicable to City	Amount Applicable to City
City - all outstanding debt (schedule 11a)	59,001,837	100.00%	59,001,837
Milwaukee Area Technical College	49,565,000	5.56%	2,755,814
Milwaukee County	436,843,996	6.83%	29,836,445
West Allis/West Milwaukee School District	13,625,000	86.28%	11,755,650
Milwaukee Metropolitan Sewage District	659,083,946	6.99%	46,069,968
Total Overlapping	1,159,117,942		90,417,877
Total Direct and Overlapping Debt	1,218,119,779		149,419,714

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

City of West Allis

Demographic & Economic Statistics
Last ten years
Schedule 13

Year	Population	Personal Income (in thousands)	Per Capita Adjusted Gross Income: City of West Allis	Per Capita Adjusted Gross Income: Milwaukee County	Per Capita Adjusted Gross Income: State of Wisconsin	Unemployment Rates as of December not seasonally adjusted: City of West Allis	Unemployment Rates as of December not seasonally adjusted: Milwaukee County	Unemployment Rates as of December not seasonally adjusted: State of Wisconsin
2004	60,607	$ 1,049,470,812	$ 17,316	$ 18,240	$ 21,055	5.4%	6.3%	5.0%
2005	60,515	1,075,412,065	17,771	19,372	22,214	4.9%	5.8%	4.8%
2006	60,300	1,122,318,254	18,612	20,782	23,845	4.9%	5.6%	4.7%
2007	60,410	1,140,721,796	18,883	21,603	24,374	4.9%	5.7%	4.8%
2008	60,370	1,114,633,491	18,463	21,233	24,329	5.1%	5.7%	4.9%
2009	60,600	1,052,799,187	17,373	20,195	23,211	9.2%	9.6%	8.7%
2010	60,411	1,065,367,628	17,365	20,486	24,214	8.1%	9.6%	8.3%
2011	60,635	1,072,587,150	17,689	20,681	24,218	8.1%	9.0%	6.6%
2012	60,300	1,090,007,200	18,076	21,433	26,271	7.6%	7.9%	6.9%
2013	60,300	*	*	*	*	6.4%	7.2%	5.8%

* : not available at this time
Data source: Per Capita Adjusted Gross Income - Wisconsin Department of Revenue
Data source: Unemployment Rates - Wisconsin Department of Workforce Development - Wisconsin's Worknet web site below.
http://worknet.wisconsin.gov/worknet/dalaus.aspx?menuselection=da
Personal Income = Per Capita Adjusted Gross Income times population

Principal Employers
Current year and ten years prior
Schedule 14

		2013			2004		
Employer	Type of Business	Employees	Rank	Percentage of Total County Employment	Employees	Rank	Percentage of Total County Employment
West Allis Memorial Hospital	Regional Hospital	1671	1	0.36%	1553	1	0.36%
West Allis School District	Elementary/Secondary Education	1400	2	0.30%	943	3	0.22%
Quad Graphics	Commercial Printer	914	3	0.20%	982	2	0.23%
City of West Allis	Municipal Government	517	4	0.11%	536	4	0.12%
Brookdale Senior Living (previously Alterra)	Assisted Care Health Provider	405	5	0.09%	140	22	N/03
Covenant Health Systems	Health Care Services	332	6	0.07%	171	18	0.04%
Village of Manor Park	Nursing Home & Retirement Facility	287	7	0.06%	452	5	0.10%
Aurora Visiting Nurses Assn. Of Milwaukee	Social Service Agency	293	8	0.06%	256	7	0.06%
Milwaukee Technical Area College	Technical College	289	10	0.06%	194	16	0.05%
Chr. Hansen Lab, Inc.	Food Additive Manufacturer	285	11	0.06%	207	10	0.05%
US Bank	Banking Services	261	12	0.06%	223	8	N/03
Sullivan/Schein Dental Products	Dental Equipment Distributor	220	13	0.05%	208	9	0.05%
Motor Castings Company	Foundry	225	14	0.05%	N/04	N/04	#VALUE!
Wilde Toyota	Auto Dealership	209	15	0.05%	163	19	0.04%
ReGENco (Now Toshiba International Corp)	Fabrication/Repair Turbines	175	16	0.04%	N/04	N/04	N/03
C & H Distributors	Industrial Products Direct Marketer	173	17	0.04%	201	12	0.05%
Rogers Memorial Hospital	Psychiatric Hospital	173	18	0.04%	190	17	0.04%
Mitchell Manor/Meadowmere Campus	Assisted Living	170	19	0.04%	N/04	N/04	N/03
Unit Drop Forge Company	Iron, Steel Forgings	161	20	0.03%	133	23	N/03
Grebes Bakery	Commercial Bakery	150	21	0.03%	200	14	0.05%
Poblocki & Sons	Custom Electrical Signs	130	22	0.03%	146	20	0.03%
Poblocki Paving Corp.	Paving Contractor	120	23	0.03%	N/04	N/04	#VALUE!
International Auto's	Auto Dealership	118	24	0.03%	N/04	N/04	N/03
HM Graphics	Advertising/Marketing	110	25	0.02%	N/04	N/04	#VALUE!
Colders Furniture Showplace	Furniture/Appliance Dealership	116		0.03%	195	15	0.05%
Home Depot	Retail Hardware	N/13		N/13	142	21	0.03%
Gordon Flesch	Office Machines Sales/Services	N/13		N/13	130	24	0.03%
Milwaukee Ductile Iron, Inc	Foundry	N/13		N/13	286	6	0.07%
Motor Castings Co	Foundry	N/13		N/13	206	11	0.05%
SAI Speciality Assoc	Roofing Technologies	N/13		N/13	200	13	0.05%
		8904		1.94%	8057		1.87%

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

Various Statistics
Last ten years
Schedule 15

General Government - City Employees - Full Time Equivelents

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Mayor	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
City Attorney	5.50	5.87	5.87	6.05	6.05	6.25	6.25	6.25	5.75	5.75
Municipal Court	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75
City Assessor	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.75
Administration										
Administrative Office	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75
Information Services	6.75	7.00	7.30	7.30	7.30	8.30	8.15	8.75	9.00	9.00
Purchasing/Central Services	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	5.50	5.50
Human Resources	4.25	4.25	4.25	4.25	4.25	4.33	4.38	4.38	4.50	4.50
Finance	5.90	5.90	5.85	5.85	5.85	5.85	5.85	5.85	5.35	5.35
Clerk/Treasurer	6.00	6.00	6.00	6.00	5.75	5.75	5.75	5.75	5.75	5.75
Police Depatment	159.00	159.00	158.00	154.00	155.00	157.25	157.25	157.25	159.55	159.55
Fire Department	116.00	113.00	113.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00
Planning (Development)	1.87	1.78	1.78	1.78	1.78	1.88	2.10	2.40	3.03	3.03
Building Inspection & Zoning	12.00	12.00	12.00	11.50	11.50	12.00	12.50	12.05	11.55	11.55
Health Department	25.54	24.35	24.35	24.81	24.81	25.11	25.11	25.40	24.90	24.90
Senior Center	2.50	2.50	2.50	2.10	2.10	2.10	2.10	2.10	2.20	2.20
Public Library	23.80	22.80	22.30	22.30	22.30	22.30	21.30	21.00	21.50	21.50
Public Works										
Administrative Office	4.75		4.50	4.50	4.50	4.50	4.50	4.25	4.50	4.50
Building and Electrical	31.00	30.00	30.00	30.00	30.00	30.00	30.00	29.50	29.50	29.50
Street and Sanitation	60.00	57.00	56.25	56.00	56.00	56.00	56.00	56.00	56.00	56.00
Forestry	16.75	16.75	16.75	15.75	15.75	15.75	15.75	16.00	16.00	16.00
Equipment Repair	14.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00
Inventory Services Recycling	5.00	5.00	5.00	5.00	5.00	5.00	4.00	3.50	3.50	3.50
Engineering	18.00	18.00	18.00	18.00	17.00	17.00	17.00	16.50	16.25	16.25
Total	536.11	521.70	524.20	515.69	515.44	519.87	518.49	517.43	518.83	518.83
Public Safety										
Police Stations	1	1	1	1	1	1	1	1	1	1
Police Sub Station	0	0	1	1	1	1	1	1	1	1
Fire Stations	3	3	3	3	3	3	3	3	3	3
Public Works/Engineering										
Streets (miles)	194	194	194	194	194	194	194	194	194	194
Alleys (miles)	43	43	43	43	43	43	43	43	43	43
Side Walks (miles)	278	278	278	278	278	278	278	278	278	278
Sanitary Sewer (miles)	177	177	177	177	177	175	177	177	177	173
Storm Sewer (miles) (changed calc method 2009)	152	152	152	152	152	163	163	163	163	198
Street Lights (in 2010 added double lights)	7,086	7,086	7,086	7,086	7,086	7,086	7,322	7,322	7,322	7,322
Alley Lights	756	756	756	756	756	756	756	756	756	756
City owned parking lots	40	40	40	40	40	40	40	40	40	40
Parking Stalls	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339
Water Utility										
Number of feet of Water Main	1,100,995	1,101,346	1,102,207	1,102,205	1,102,466	1,102,557	1,102,428	1,102,941	1,105,118	1,107,204
Number of Hydrants	2,622	2,622	2,622	2,623	2,619	2,619	2,620	2,621	2,621	2,621
Daily Average Used (gallons)	6,074,126	5,827,548	5,658,540	5,523,307	6,364,132	5,933,825	5,933,825	5,244,126	5,420,348	4,990,508
Water Storage										
Tower - 84th and National - gallons	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Tower - 116th and Rodgers - gallons	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Underground - 96th and Mitchell - gallons	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000

Data Source: City of West Allis - various departmental reports

Operating Indicators by Program/Function
Ten Year Trend
Schedule 16

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Public Safety										
Fire										
Alarm Data										
Fire	194	234	184	172	160	167	172	145	172	172
Rupture/Explosion	3	8	5	2	3	-	3	4	3	6
Hazardous Condition	233	254	245	231	243	283	259	248	214	243
Service	316	403	382	392	453	375	153	145	116	134
Good Intent	240	224	267	289	269	286	252	257	190	187
False Alarms	411	418	532	515	496	557	519	517	451	427
Weather	-	4	2	1	16	1	2	1	2	3
Other	6	4	5	1	3	5	2	2	2	1
Total Alarm	1,403	1,549	1,622	1,603	1,643	1,674	1,362	1,319	1,150	1,173
Emergency Medical Services Transport										
Paramedic Unit (Advance Life)	939	1,194	1,209	1,310	1,400	1,549	1,536	1,964	2,052	2,195
Fire Rescue Unit (Basic Life)	3,385	3,777	3,747	3,424	3,587	2,696	3,269	3,086	3,078	3,080
Other Units on Scene	81	50	60	92	80	51	78	44	22	36
Total Patient Transports	4,405	5,021	5,016	4,826	5,067	4,296	4,883	5,094	5,152	5,311
Bureau of Fire Prevention Activity										
Compliance Inspections	8,399	8,628	8,546	8,613	8,516	8,430	8,793	9,723	6,241	5,691
Plan Reviews	340	427	433	397	361	322	364	277	300	306
Site Inspections	173	211	286	214	273	263	226	150	137	116
General Government										
Building Permits Issued	1,928	1,919	1,811	1,648	1,649	1,480	1,673	1,592	1,586	1,588
Building Permit Value	$50,029,340	$62,729,841	$38,452,724	$50,101,452	$39,108,752	$20,636,858	$23,791,748	$32,812,843	$29,295,073	$32,246,059
Library										
Registered Borrowers	41,720	33,402	35,172	37,500	34,116	36,603	38,798	33,910	35,993	38,018
References	58,845	55,301	51,766	47,642	68,194	89,064	109,470	75,086	91,764	88,410
Library Visits	349,544	358,956	339,612	294,528	287,970	295,308	371,332	309,898	409,392	479,544
Circulation Transactions	734,253	745,932	764,674	718,185	688,048	735,736	778,409	774,833	743,520	727,740
Items Loaned	82,264	88,446	91,099	58,875	48,001	51,564	67,116	73,733	75,027	81,015
Items Received	47,649	46,166	49,513	54,709	51,005	60,832	78,309	83,118	77,027	74,244
Library Collection										
Books Owned	215,767	218,251	224,868	218,567	217,983	217,747	211,993	208,223	207,461	204,797
Audio Materials	12,634	13,225	13,526	14,200	14,611	15,181	15,547	16,401	17,355	18,204
Data Bases	8	10	8	10	19	21	18	67	66	66
Video Materials	12,993	14,270	14,859	14,883	14,114	15,346	16,198	16,019	17,415	20,070
Subscriptions	372	398	396	439	357	326	307	309	294	341
Other - Includes Electronic Format	616	984	1,001	985	1,044	799	760	865	917	869
Electronic Books/Audio/Video(new)	-	-	-	-	-	16,026	17,871	38,049	72,733	97,087
(continued)										
Water Utility										
Number of Metered Customers										
Residential	17,367	17,343	17,365	17,387	17,385	17,369	17,348	17,349	17,311	17,366
Commercial	2,032	2,040	2,043	2,039	2,038	2,036	2,031	2,031	2,085	2,036
Industrial	81	80	75	73	70	85	64	64	63	63
Public Authority (new 2008)	N/A	N/A	N/A	N/A	79	78	78	78	81	81
Total	19,480	19,463	19,483	19,499	19,572	19,548	19,521	19,522	19,540	19,546
Gallons Sold (thousands)										
Residential	1,130,735	1,149,784	962,445	1,044,385	1,021,885	1,011,479	958,161	963,787	981,401	915,421
Commercial	622,127	611,083	640,416	623,803	653,641	588,911	599,183	585,032	616,844	590,619
Industrial	330,502	254,734	266,289	222,001	177,749	143,208	82,047	86,900	94,007	76,163
Public Authority (new 2008)	N/A	N/A	N/A	N/A	128,421	131,863	132,134	123,465	124,470	124,093
Total	2,083,364	2,015,601	1,869,150	1,890,189	1,981,696	1,875,461	1,771,525	1,759,184	1,816,722	1,706,296
Gallons Pumped into System (1,000)	2,392,526	2,503,403	2,314,713	2,295,387	2,322,908	2,165,846	1,953,640	1,914,106	1,978,427	1,821,724
Total Gallons Sold (1,000)	2,217,056	2,127,055	2,065,367	2,016,007	1,981,696	1,875,461	1,771,525	1,759,184	1,816,722	1,706,296
Lost Water Unaccounted For (1,000)	143,552	325,442	208,324	206,585	213,365	160,385	155,115	154,922	134,705	86,628
Percent of water lost	6%	13%	9%	9%	9%	7%	8%	8%	7%	6%
Total KWH used for pumping	972,296	1,056,791	1,002,582	1,115,140	1,169,460	1,323,425	1,271,438	1,004,555	901,732	832,756

Data Source (Public Safety): 2013 City of West Allis Annual Fire Report
Data Source (General Government): City of West Allis Building Inspection records
Data Source (Library): 2013 City of West Allis Library Report
Data Source (Water Utility): 2013 City of West Allis Public Service Commision Annual Report

ADDITIONAL INDEPENDENT AUDITORS' REPORT FOR BASIC FINANCIAL STATEMENTS

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

Independent Auditors' Report

To the Honorable Mayor and Common Council
City of West Allis, Wisconsin
Milwaukee County, 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, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Allis, Wisconsin, as of and for the year ended December 31, 2013, and the related notes to the financial statements, which collectively comprise the City of West Allis, Wisconsin's basic financial statements, and have issued our report thereon dated June 24, 2014. Other auditors audited the financial statements of the First-Ring Industrial Redevelopment Enterprise, Inc. (FIRE), as described in our report on City of West Allis, Wisconsin's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of West Allis, Wisconsin's internal control over financial reporting (internal control) to determine the 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 City of West Allis, Wisconsin's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of West Allis, Wisconsin's internal control.

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 combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected on a timely basis. 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.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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Compliance and Other Matters

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

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 City of West Allis, Wisconsin'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 City of West Allis, Wisconsin's internal control and on compliance. Accordingly, this communication is not suitable for any other purpose.

Schenck SC

Certified Public Accountants
Green Bay, Wisconsin
June 24, 2014

SINGLE AUDIT SECTION

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INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL AND STATE PROGRAM AND INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY OMB CIRCULAR A-133 AND THE *STATE SINGLE AUDIT GUIDELINES*

Independent Auditors' Report

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

Report on Compliance for Each Major Federal and State Program

We have audited the City of West Allis, Wisconsin's compliance with the types of compliance requirements described in the *U. S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* and the *State Single Audit Guidelines* issued by the Wisconsin Department of Administration that could have a direct and material effect on each of the City of West Allis, Wisconsin's major federal and state programs for the year ended December 31, 2013. The City of West Allis, Wisconsin's major federal and state programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal and state programs.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for each of City of West Allis, Wisconsin's major federal and state programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; *OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations*, and the *State Single Audit Guidelines* issued by the Wisconsin Department of Administration. Those standards, *OMB Circular A-133* and the *State Single Audit Guidelines* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal or state program occurred. An audit includes examining, on a test basis, evidence about City of West Allis, Wisconsin's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal and state program. However, our audit does not provide a legal determination of the City of West Allis, Wisconsin's compliance.

Opinion on Each Major Federal and State Program

In our opinion, the City of West Allis, Wisconsin complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal and state programs for the year ended December 31, 2013.

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Report on Internal Control Over Compliance

Management of City of West Allis, Wisconsin is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered City of West Allis, Wisconsin's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal or state program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal or state program and to test and report on internal control over compliance in accordance with OMB Circular A-133 and the *State Single Audit Guidelines*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City of West Allis, Wisconsin's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal or state program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal or state program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal or state program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133 and the *State Single Audit Guidelines*. Accordingly, this report is not suitable for any other purpose.

Schenck SC

Certified Public Accountants
Green Bay, Wisconsin
June 24, 2014

CITY OF WEST ALLIS, WISCONSIN
Schedule of Expenditures of Federal Awards
For the Year Ended December 31, 2013

Grantor Agency/Pass-through Agency/Program Title	Federal CFDA Number	(Accrued) Deferred 1/1/13	Cash Receipts	Accrued (Deferred) 12/31/13	Total Revenues	Total Expenditures
U.S. DEPARTMENT OF AGRICULTURE						
Passed through Wisconsin Department of Health and Family Services						
Supplemental Food Program for Women, Infants and Children	10.557	$ (18,537)	$ 227,559	$ 46,223	$ 255,245	$ 255,245
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT						
Direct Programs						
Community Development Block Grants	14.218	(89,044)	1,092,460	217,850	1,221,266	1,221,266
Section 8 Cluster						
Section 8 Housing Choice Vouchers	14.871	-	2,222,354	-	2,222,354	2,222,354
Section 8 Management Fees	14.871	-	267,479	-	267,479	267,479
Section 8 Housing Choice Vouchers- VASH	14.871	-	302,391	-	302,391	302,391
Total Section 8 Cluster		-	2,792,224	-	2,792,224	2,792,224
Community Development Block Grant Cluster						
Passed through Wisconsin Department of Commerce						
Community Development Block Grant - State's Program	14.228	(42,279)	97,453	278	55,452	55,452
Passed through the City of Milwaukee, Wisconsin						
Community Development Block Grant - State's Program	14.228	(42,889)	43,123	56,876	57,110	57,110
Total Community Development Block Grant Cluster		(85,168)	140,576	57,154	112,562	112,562
Passed through Milwaukee County						
HOME Investment Partnerships Program	14.239	(351,053)	351,053	26,433	26,433	26,433
Total U.S. Department of Housing and Urban Development		(525,265)	4,376,313	301,437	4,152,485	4,152,485
U.S. DEPARTMENT OF JUSTICE						
Direct Program						
Public Safety Partnerships and Community Policing Grants	16.710					
Secure Our Schools - Project #2008-CK-WX-0768		-	120,523	-	120,523	120,523
Passed through Milwaukee County						
Byrne Memorial Justice Assistance Grant	16.738	(21,695)	28,515	35,995	42,815	42,815
Total U.S. Department of Justice		(21,695)	149,038	35,995	163,338	163,338

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Schedule of Expenditures of Federal Awards (Continued)
For the Year Ended December 31, 2013

Grantor Agency/Pass-through Agency/Program Title	Federal CFDA Number	(Accrued) Deferred 1/1/13	Cash Receipts	Accrued (Deferred) 12/31/13	Total Revenues	Total Expenditures
U.S. DEPARTMENT OF TRANSPORTATION						
Passed through Wisconsin Department of Transportation						
Highway Safety	20.600					
Pedestrian Safety Grant		-	2,000	-	2,000	2,000
Alcohol Enforcement Grant		(4,871)	37,977	3,086	36,192	36,192
Bicycle Safety Program		-	2,000	-	2,000	2,000
Click it or ticket		(2,322)	13,561	-	11,239	11,239
Speed Inforcement Aggressive Driver		(5,930)	22,779	-	16,849	16,849
Total U.S. Department of Transportation		(13,123)	78,317	3,086	68,280	68,280
U.S. ENVIRONMENTAL PROTECTION AGENCY						
Passed through the WI Department of Natural Resources						
Ready for Reuse Grant	66.469	(8,600)	-	19,091	10,491	10,491
U.S. DEPARTMENT OF ENERGY						
Direct Program						
Recovery Act - Energy Efficiency and Conservation Block Grant	81.128	(157)	37,188	2,054	39,085	39,085
U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES						
Passed through Wisconsin Department of Health Services						
Public Health Emergency Preparedness	93.069	-	6,000	6,283	12,283	12,283
Public Health Emergency Preparedness Aligned Cooperative Agreements	93.074	-	72,758	4,972	77,730	77,730
Immunization Cooperative Agreements	93.268	(10,560)	23,005	1,907	14,352	14,352
Centers for Disease Control and Prevention Investigations and Technical Assistance	93.283	(2,303)	-	-	(2,303)	(2,303)
Strengthening Public Health Infrastructure for Improved Health Outcomes	93.507	-	9,021	979	10,000	10,000
Medical Assistance Program	93.778	(185.00)	1,116	471	1,402	1,402
Preventive Health and Health Services Block Grant	93.991	-	8,002	16,792	24,794	24,794
Maternal and Child Health Services Block Grant	93.994	(2,486)	18,363	7,744	23,621	23,621
Passed through Community Advocates, Inc.						
Block Grants for Prevention and Treatment of Substance Abuse	93.959	(34,333)	34,333	-	-	-
Total U.S. Department of Health and Human Services		(49,867)	172,598	39,148	161,879	161,879

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Schedule of Expenditures of Federal Awards (Continued)
For the Year Ended December 31, 2013

Grantor Agency/Pass-through Agency/Program Title	Federal CFDA Number	(Accrued) Deferred 1/1/13	Cash Receipts	Accrued (Deferred) 12/31/13	Total Revenues	Total Expenditures
U.S. DEPARTMENT OF HOMELAND SECURITY						
Direct Program						
Assistance to Firefighters Grant	97.044					
Project #EMW-2008-FO-06640		(18,823)	17,184	-	(1,639)	(1,639)
Total U.S. Department of Homeland Security		(18,823)	17,184	-	(1,639)	(1,639)
EXECUTIVE OFFICE OF THE PRESIDENT						
Direct Program						
High Intensity Drug Trafficking Area Program	95.001	(311,589)	1,512,423	284,590	1,485,424	1,485,424
TOTAL FEDERAL FINANCIAL ASSISTANCE		$ (967,656)	$ 6,570,620	$ 731,624	$ 6,334,588	$ 6,334,588

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

CITY OF WEST ALLIS, WISCONSIN
Schedule of State Financial Assistance
For the Year Ended December 31, 2013

Grantor Agency/Pass-through Agency/Program Title	State I.D. Number	(Accrued) Deferred Revenue 1/1/13	Cash Receipts	Accrued (Deferred) Revenue 12/31/13	Total Revenues	Total Expenditures
WISCONSIN DEPARTMENT OF NATURAL RESOURCES						
Brownfield Site Assessments	370.687					
Direct Program						
Plate Engineering Site		$ -	$ 51,745	$ -	$ 51,745	$ 51,745
Passed through Wisconsin Economic Development Corporation						
SAG #WEDC BF SAG FY 13-21408	370.587	-	-	37,749	37,749	37,749
Municipal Flood Control Program	370.unknown	-	-	106,419	106,419	106,419
Total Wisconsin Department of Natural Resources		-	51,745	144,168	195,913	195,913
WISCONSIN DEPARTMENT OF HEALTH AND FAMILY SERVICES						
WIC Farmers' Market	435.154720	-	-	1,739	1,739	1,739
WWWP-GPR	435.157000	(11,003)	60,964	25,035	74,996	74,996
CONS CONTRACTS CHHD LD	435.157720	-	2,738	4,110	6,848	6,848
Maternal and Child Health Services	435.159320	(185)	1,116	471	1,402	1,402
Total Wisconsin Department of Health and Family Services		(11,188)	64,818	31,355	84,985	84,985
WISCONSIN DEPARTMENT OF ADMINISTRATION						
Beat Patrol Grant #2009-BP-01-1579-3	505.603	-	121,434	-	121,434	121,434
Total Wisconsin Department of Administration		-	121,434	-	121,434	121,434
WISCONSIN DEPARTMENT OF COMMERCE						
Brownfields Grants	N/A					
Project #BF FY07-17657		49,114	(49,114)	-	-	-
Total Wisconsin Department of Commerce		49,114	(49,114)	-	-	-
TOTAL STATE FINANCIAL ASSISTANCE		$ 37,926	$ 188,883	$ 175,523	$ 402,332	$ 402,332

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

CITY OF WEST ALLIS, WISCONSIN
Notes to the Schedule of Expenditures of Federal Awards
and the Schedule of State Financial Assistance
For the Year Ended December 31, 2013

NOTE A - BASIS OF PRESENTATION

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

NOTE B - SIGNIFICANT ACCOUNTING POLICIES

Revenues and expenditures in the schedule are presented in accordance with the modified accrual basis of accounting and are generally in agreement with revenues and expenditures reported in the City's 2013 financial statements. Accrued revenue at year-end consists of federal and state program expenditures scheduled for reimbursement to the City in the succeeding year while deferred revenue represents advances for federal and state programs that exceed recorded City expenditures.

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

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

NOTE C - OVERSIGHT AGENCIES

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

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

CITY OF WEST ALLIS, WISCONSIN
Schedule of Findings and Questioned Costs
For the Year Ended December 31, 2013

Section I - Summary of Auditors' Results

Basic Financial Statements	
Type of auditors' report issued:	Unmodified
Internal control over financial reporting:	
• Material weakness(es) identified?	No
• Significant deficiencies identified?	None Reported
Noncompliance material to basic financial statements noted?	No
Federal Awards Programs	
Internal control over major program:	
• Material weakness(es) identified?	No
• Significant deficiencies identified?	None Reported
Type of auditors' report issued on compliance for major programs	Unmodified
Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of Circular A-133?	No
Audit threshold used to determine between Type A and Type B programs:	$300,000
Auditee qualified as low-risk auditee	Yes

Identification of major federal programs:

CFDA Number	Name of Federal Program
14.218	Community Development Block Grant
95.001	High Intensity Drug Trafficking Areas Program

State Awards Programs	
Internal control over major program:	
• Material weakness(es) identified?	No
• Significant deficiencies identified?	None Reported
Type of auditors' report issued on compliance for major programs	Unmodified
Any audit findings disclosed that are required to be reported in accordance with State Single Audit Guidelines?	No
Audit threshold used to determine between Type A and Type B programs:	$100,000
Auditee qualified as low-risk auditee	Yes

Identification of major state programs:

State ID Number	Name of State Program
N/A	Municipal Flood Control Grant Program
505.603	Beat Patrol Grant

Section II - Financial Statement Findings

There are no findings related to the basic financial statements required to be reported under governmental auditing standards generally accepted in the United States of America for the year ended December 31, 2013.

Section III - Federal and State Award Findings and Questioned Costs

There are no findings related to the federal and state awards for the year ended December 31, 2013.

CITY OF WEST ALLIS, WISCONSIN
Schedule of Prior Year Audit Findings and Corrective Action Plan
For the Year Ended December 31, 2013

Prior Year Audit Findings

Finding 2012-01 – Grant Reporting Using the SF-425 Report and the Section 1512 Report.

The Energy Efficiency and Conservation Block Grant (CFDA number 81.128) ended in fiscal year ending December 31, 2013 and the expenditures were below the Type A and B risk assessment thresholds. Therefore, the program was not tested as a major program in 2013. However, we conducted additional tests related to the prior year finding and determined that the finding was satisfactorily addressed in 2013.

Corrective Action Plan

There were no findings or questioned costs for federal awards and state financial assistance for the year ended December 31, 2013.