For The Year Ended December 31, 2011

Comprehensive Annual Financial Report

City of West Allis
Wisconsin

CITY AT THE CENTER
WEST ALLIS

COMPREHENSIVE ANNUAL FINANCIAL REPORT

CITY OF WEST ALLIS, WISCONSIN
for the year ended December 31, 2011

CITY AT THE CENTER
WEST ALLIS

PREPARED BY THE FINANCE DIVISION

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On the Cover:

The design on the cover shows a welcome sign that serves as a gateway to the City of West Allis, near the 70th street business corridor. Paul Bodshaug who works in the print shop created the design for this years cover.

INTRODUCTORY SECTION

CITY OF WEST ALLIS, WISCONSIN
December 31, 2011

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CITY AT THE CENTER
WEST ALLIS

DEPARTMENT OF ADMINISTRATION & FINANCE
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July 30, 2012

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, 2011. This report has been prepared by the City's Finance Division. Although the Financial Statements were examined by independent auditors, as stated in their report on page 17, 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, 2011, 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. Due to changes required by implementing GASB 34 in 2003 several of the charts will only reflect nine years of information. Also, in 2010 the City implemented GASB 54 so one of the charts will reflect only two 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 2011 population 60,365, which is a decrease of 46 as compared to 2010.

City of West Allis, 7525 West Greenfield Avenue, West Allis, Wisconsin 53214 ■ Phone (414)302-8260 ■ Fax (414)302-8255
www.westalliswi.gov

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, 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 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 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 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 514 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 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).

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 currently has an Aa2 rating from Moody's and an AA rating from S&P. 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

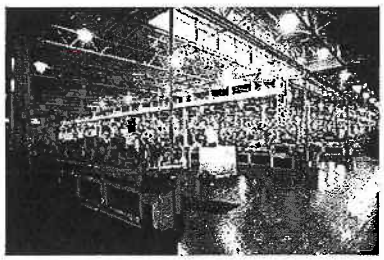
TIF 2 (Veterans' Park)

Base value:	$1,681,600
Current value:	$9,295,600
Original property taxes:	$46,900
Current property taxes:	$241,127
Tax Increment:	$208,097
Debt & net Fund Balance:	$328,789
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)



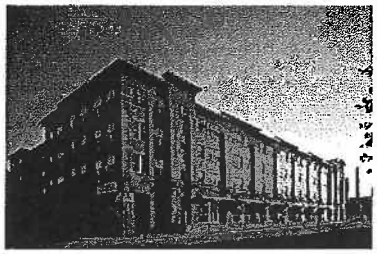
Base value:	$4,307,500
Current value:	$16,567,200
Original property taxes:	$120,100
Current property taxes:	$424,383
Tax Increment:	$335,069
Debt & net Fund Balance	$135,543
Date TIF is to expire:	19 years (2013)

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. Pay off anticipated 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:	$45,400,300
Future value:	$93,000,000
Original Property Taxes:	$516,600
Current property taxes:	$1,215,653
Projected property taxes:	$2,300,000
Tax Increment:	$734,554
Debt & net Fund Balance	$18,587,221
Date TIF is to expire:	31 years (2031)

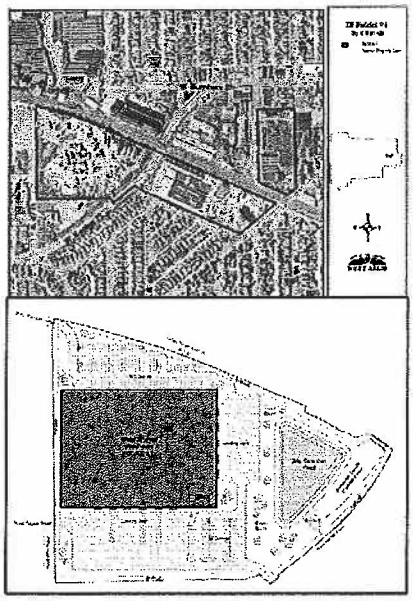


Tax Incremental District No. Five consists of approximately 44 acres of land located in a four block long by two block wide corridor in the northeastern portion of West Allis commonly referred to as the "Six Point/Farmer's Market" Neighborhood. The creation of the District was necessary to eliminate 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 is anticipated to begin in 2012 with the addition of two buildings consisting of 112 units bringing an additional $10 million in value. In total, phase two will consist of five buildings worth $22 million containing 245 condos, townhomes, and apartments. 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 will contain 20,000 square feet of commercial space on the ground floor, and upon completion will have an overall value of $12 million, 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:	$0
Original property taxes:	$38,054
Current property taxes:	$21,304
Projected property taxes:	$245,100
Property Tax Increment:	$ -0-
Debt & net Fund Balance:	$2,080,578
Date TIF is to expire:	17 years
(2021)	



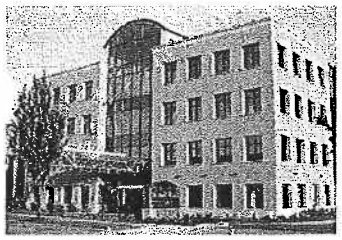
Tax Incremental District No. Six consists of 11.61 acres of land located at 1960 S. 67 Place. The site had been used as a carbide gas manufacturing plant, a waste storage and transfer facility, an oil/hazardous waste trucking terminal, a

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. The site will support a 200,000 sq. ft. light industrial building and should attract 200 jobs.

TIF 7 (Summit Place)

Base value:	$15,914,400
Current value:	$68,864,800
Original property taxes:	$435,432
Current Property taxes:	$1,766,391
Tax Increment:	$1,447,182
Debt & net Fund Balance:	$5,336,623
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.

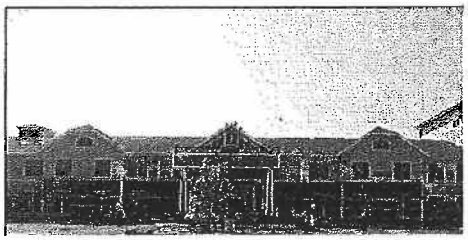
For the City of West Allis and Milwaukee County, the legacy of Allis-Chalmers could be a one-of-a kind office facility that would be the second largest office complex in the Metro Milwaukee area. The project was being financed primarily through the sale of bonds, land sale proceeds, the use of New Market 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.

TIF 9 (Pioneer Neighborhood)

Base value:	$2,299,600
Current value:	$12,995,800
Original property taxes:	$45,950
Current property taxes:	$341,365
Tax Increment:	$292,337
Debt & net Fund Balance:	$2,028,645
Date TIF is to expire: (estimate)	15 years (2023)

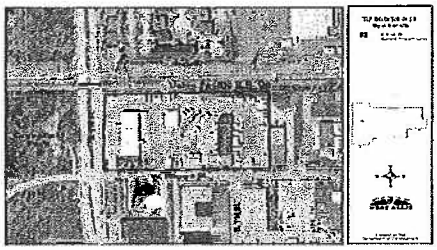


Tax Incremental District No. Nine consists of approximately five acres of land located along the south portion of National Avenue between S. 77 St. and S. 80 St. The District is commonly described as the Pioneer Neighborhood District based upon a collection of historic buildings that abut National Avenue. 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 is expected to add nearly $20 million in new taxable value and 70 jobs.

TIF 10 (Yellow Freight)

Base value:	$3,463,600
Current value:	$2,895,500
Original property taxes:	$82,433
Current property taxes:	$38,480
Tax Increment:	$0
Debt & net Fund Balance:	$1,579,741
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.

TIF 11 (84th and Greenfield)

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. 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.

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 2011, 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 will take place in 2012 for this trail with construction set for 2013.

Cash Management and Investment Policy

Cash temporarily idle during the year was invested in repurchase agreements, Wisconsin Local Government Investment Pool, MBIA Investment Pool, 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 2011, the highest concentrations of the City's cash portfolio were maintained in the American Deposit Corporation, Tri-City Investment account, and municipal securities through M&I Bank. These investment vehicles continued to provide one of the highest rates of return available with low risk for liquid cash holdings. Investment and special assessment revenue in 2011 was $676,415 as compared to $838,209 in 2010. The decline is a result of continued historically low interest rates available in the investment market. Since one of the top priorities of the investment policy is to ensure safety – the interest earned continued to decline but none of the city funds were at risk.

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 the City 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 $3.9 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 continues to be a slightly above the state wide average but 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 2011, the City's unemployment rate was 7.2% as compared to 7.6% in 2010. The City maintains a Aa2 bond rating from Moody's Investors service and an AA from Standard & Poor's which was based on participation in a diverse Milwaukee metropolitan area economy and by having strong financial operations with a high level of reserves.

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 2011, unassigned fund balance was 37% of expenditures and taking assigned and unassigned fund balances into consideration the percentage of expenditures was 56%. The City maintains such balances to provide a cushion against unforeseen budget events 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 will benefit from employee contributions of 5.9% of their salary in 2012, 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.

The 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 Market 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. Establishing a Skateboard Plaza for the youth of the City.
5. Assisting with the establishment of a 100-room hotel and banquet facility within TID #11.
6. Technology upgrades include deploying a new city website, upgrading the City internet connection, and offering wireless hotspots throughout the City for public Internet use.

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, 2010. This was the fifteenth 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,

Kris Moen, CPA
Acting Manager of Finance/Comptroller

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, 2010

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.

President

Executive Director

CITY OF WEST ALLIS, WISCONSIN
General Information

ELECTED CITY OFFICIALS

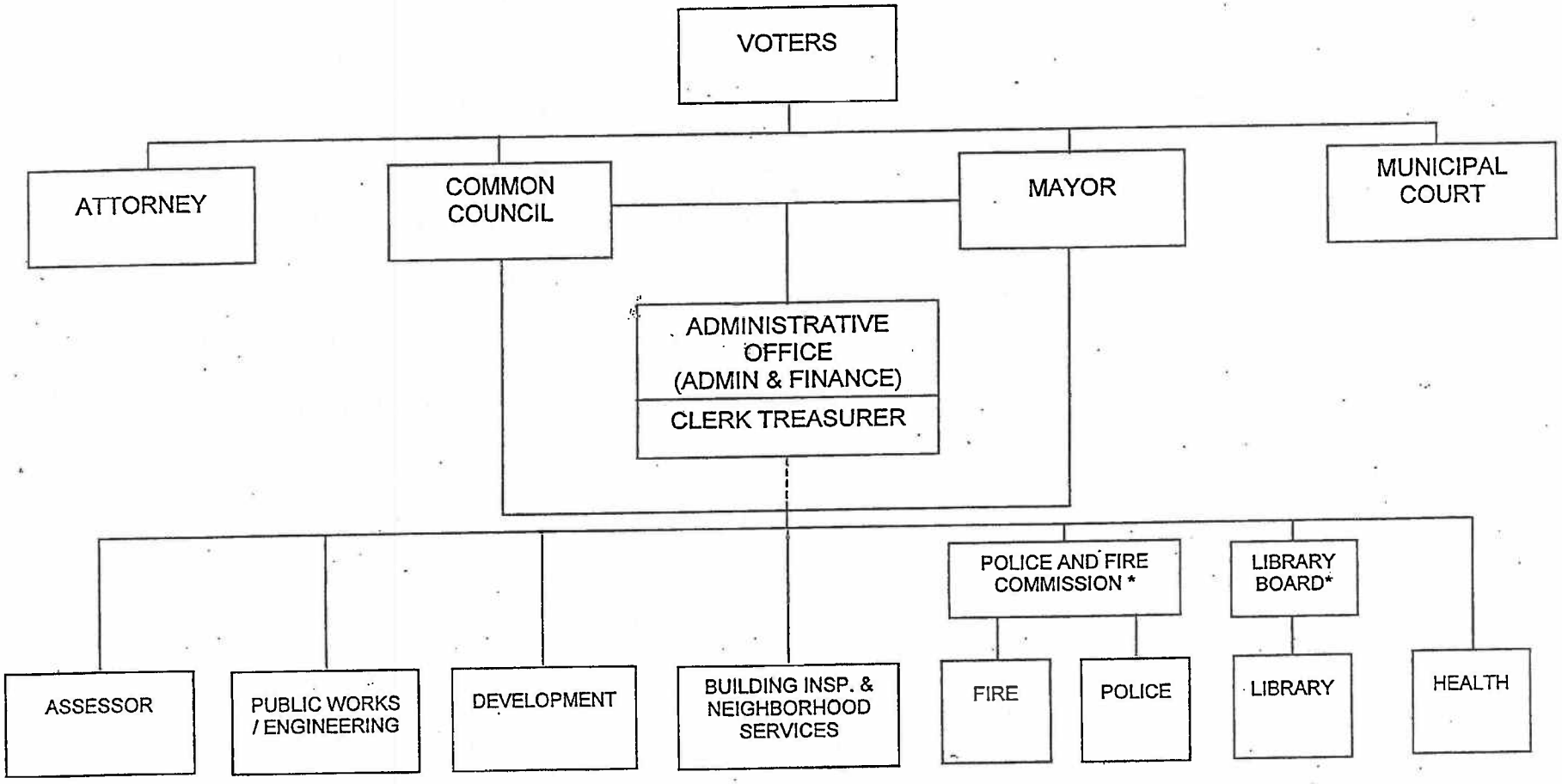
Mayor and Council

	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
James W. Sengstock, Alderperson	4/1972	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.

FINANCIAL SECTION

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CPAs AND SO MUCH MORE.

INDEPENDENT AUDITORS' REPORT ON BASIC FINANCIAL STATEMENTS AND SUPPLEMENTARY SCHEDULES OF EXPENDITURES OF FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE

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

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discreetly 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, 2011, which collectively comprise the City's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the City of West Allis, Wisconsin's management. Our responsibility is to express opinions on these basic 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 also includes consideration of internal control over financial reporting as a basis for designing 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 over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall basic financial statement presentation. We believe that our audit provides a reasonable basis for our 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 discreetly presented component units, each major fund, and the aggregate remaining fund information of the City as of December 31, 2011, and the respective changes in financial position and cash flows, where applicable, thereof and the respective budgetary comparison for the general fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated July 30, 2012, on our consideration of the City's internal control over financial reporting and 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* and should be considered in assessing the results of our audit.

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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 20 through 35 and 79 through 80 be presented to supplement the financial statements. Such information, although not part of the financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the 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 response to our inquiries, the financial statements, and other knowledge we obtained during our audit of the 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.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, financial information listed in the table of contents as supplemental information, the statistical section, and the accompanying 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, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The supplemental 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 financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole. The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Schenck SC

Certified Public Accountants
Green Bay, Wisconsin
July 30, 2012

MANAGEMENT'S DISCUSSION AND ANALYSIS

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, 2011. 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 $252,669,664 (*net assets*). Of this amount, $36,376,928 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 an increase of $4,072,644 from what was available at the end of 2010 when we had a positive $32,304,284 in unrestricted net assets.

- The City's net assets for the governmental activities decreased by $1,058,937 (please see page 38 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 $2,875,591. 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 $5,234,809 for 2011. 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 $2,301,507. 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 $1,058,937.

- As of the close of the current year, the City's governmental funds reported combined 2011 ending fund balances of $35,254,454 as compared to $35,731,822 at the end of 2010. Approximately 21% of $35,254,454 or $7,383,968 is unassigned.

- At the end of the current year, unassigned fund balance for the general fund was $10,024,801 or approximately 18% of total general fund expenditures compared to $6,439,209 or approximately 12% at the end of 2010. While Parking violation revenues were down compared to the 2011, other revenues related to public charges and permits exceeded the budget. Additionally 2011 expenditures came in below budget which allowed for a positive increase in the over all unassigned fund balance area.

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 the Senior Citizen's Housing.

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 36-38 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 29 individual governmental funds during 2011. 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 27 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 39 of this report.

Proprietary funds. The City maintains two different types of proprietary funds. Enterprise funds are used to report the functions of the Water Utility, Sanitary Sewer Utility, Storm Water Utility, Solid Waste Fund, Parking Utility, and the Senior Citizen's Housing and 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 44 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 50-78 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 79 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 81 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 $252,669,664 at the close of 2011 compared to $245,707,106 at the close of 2010. 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
	2011	2010	2011	2010	2011	2010
Current and other assets	$147,622	$144,538	$16,868	$10,116	$164,490	$154,653
Capital assets	210,412	210,805	77,350	74,689	287,762	285,495
Total assets	358,034	355,343	94,218	84,805	452,252	440,148
Long-term liabilities						
Outstanding	79,887	77,011	23,876	22,092	103,763	99,103
Other Liabilities	93,641	92,767	2,179	2,571	95,820	95,338
Total liabilities	173,528	169,778	26,055	24,663	199,613	194,441
Net assets:						
Invested in capital assets, net of related debt	161,499	159,590	54,611	53,470	216,100	213,060
Restricted	183	343	0	0	183	343
Unrestricted	22,824	25,632	13,553	6,672	36,407	32,304
Total net assets	$184,506	$185,565	$68,164	$60,142	$252,670	$245,707

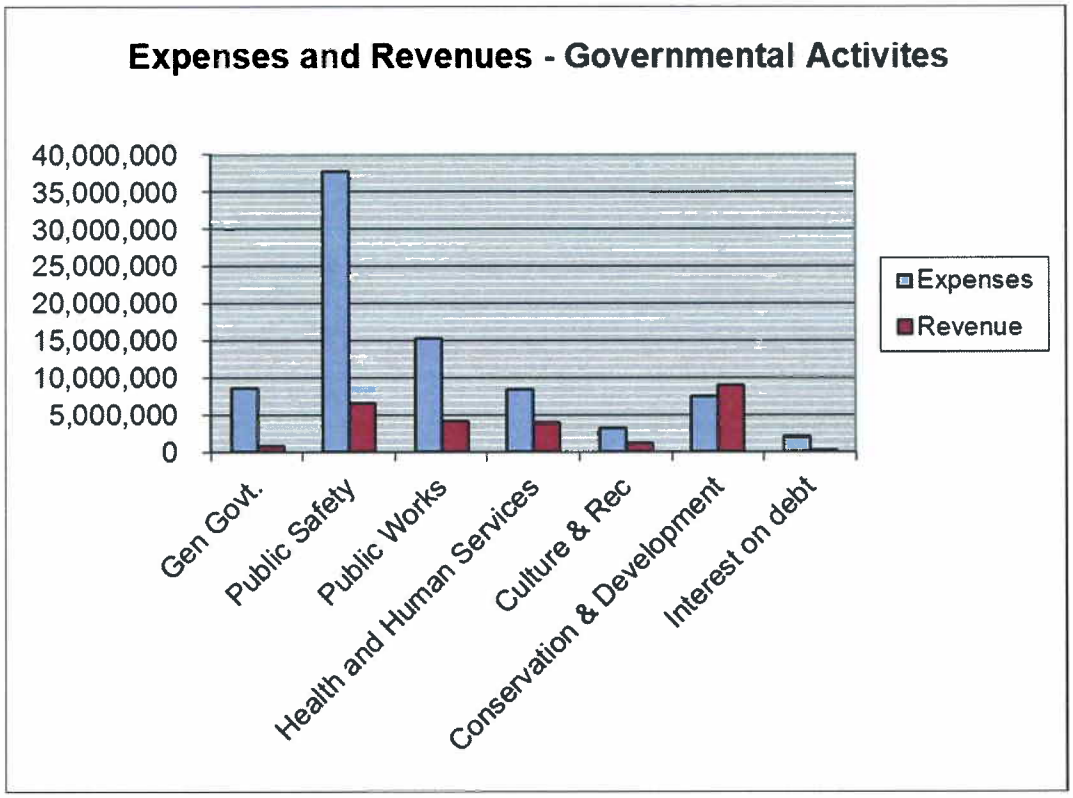
An additional portion of the City's net assets (.07%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net assets, a positive $36,766,928, is available to meet the government's ongoing obligations to citizens and creditors. 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.

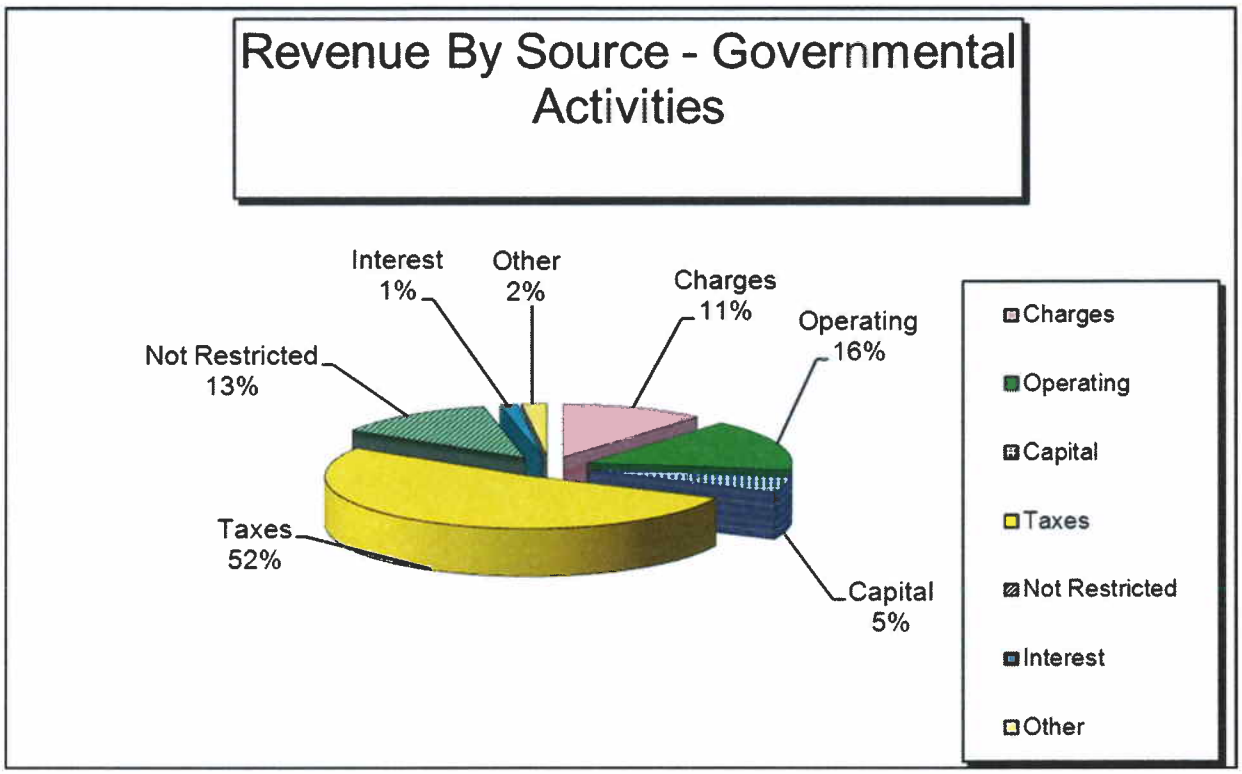
City of West Allis Changes in Net Assets

	Governmental Activities		Business-type Activities		Total	
	2011	2010	2011	2010	2011	2010
Revenues:						
Program Revenues:						
Charges for services	$9,160,753	$7,315,204	$20,038,337	$18,362,363	$29,199,090	$25,677,567
Operating grants and contributions	12,721,782	10,832,253	238,266	368,559	12,960,048	11,200,812
Capital grants and contributions	3,901,104	12,535,576	8,678	427,276	3,909,782	12,962,852
General Revenues:						
Property taxes	41,176,093	40,121,731	43,000	40,000	41,219,093	40,161,731
Other taxes	881,385	927,282	0	0	881,385	927,282
Grants and contributions not restricted to specific programs	10,311,505	10,359,503	0	0	10,311,505	10,359,503
Other	2,674,986	6,999,883	5,332,263	69,152	8,007,249	7,069,035
Total Revenues	$80,827,608	$89,091,432	$25,660,544	$19,267,350	$106,488,152	$108,358,782
Expenses						
General Government	8,586,090	7,806,361	0	0	8,586,090	7,806,361
Public Safety	37,815,973	37,491,260	0	0	37,815,973	37,491,260
Public Works	15,308,926	16,122,988	0	0	15,308,926	16,122,988
Health and Human Services	8,380,438	10,898,842	0	0	8,380,438	10,898,842
Culture & Recreation	3,223,701	3,189,297	0	0	3,223,701	3,189,297
Development	7,583,983	12,187,021	0	0	7,583,983	12,187,021
Interest on long-term debt	2,187,395	2,912,763	0	0	2,187,395	2,912,763
Water Utility	0	0	6,186,233	6,110,946	6,186,233	6,110,946
Sanitary Sewer Utility	0	0	5,902,207	5,695,049	5,902,207	5,695,049
Storm Sewer Utility	0	0	2,254,241	2,215,521	2,254,241	2,215,521
Solid Waste Utility	0	0	1,635,879	1,681,268	1,635,879	1,681,268
Parking Utility	0	0	64,651	42,601	64,651	42,601
Senior Citizen's Housing	0	0	395,877	335,881	395,877	335,881
Total Expenses	$83,086,506	$90,608,532	$16,439,088	$16,081,266	$99,525,594	$106,689,798
Increase in net assets before transfer	-2,258,898	-1,517,100	9,221,456	3,186,084	6,962,558	1,668,984
Transfers	1,199,961	1,003,754	-1,199,961	-1,003,754	0	0
Change in net assets	-1,058,937	-513,346	8,021,495	2,182,330	6,962,558	1,668,984
Net assets - January 1	185,565,209	186,078,555	60,141,897	57,959,567	245,707,106	244,038,122
Prior Period Adjustment	0	0	0	0	0	0
Net assets - January 1 restated	185,565,209	186,078,555	60,141,897	57,959,567	245,707,106	244,038,122
Net assets - December 31	$184,506,272	$185,565,209	$68,163,392	$60,141,897	$252,669,664	$245,707,106

Governmental activities. Governmental activities decreased the City's net assets by $1,058,937 compared to $513,346 in 2010. Key elements of this net decrease are as follows:

- Other Post-Employment Benefits created a negative adjustment of $5,234,809.
- Depreciation expense for governmental activities reflected in the statement of activities is $9,866,068. 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 $9,571,461 for a net negative adjustment of $294,607.
- Net between general obligation debt issued and paid created a positive net adjustment of $2,301,507.





Business-type activities. Business-type activities increased the City's net assets by $8,021,495. Key elements of this net increase in assets are as follows:

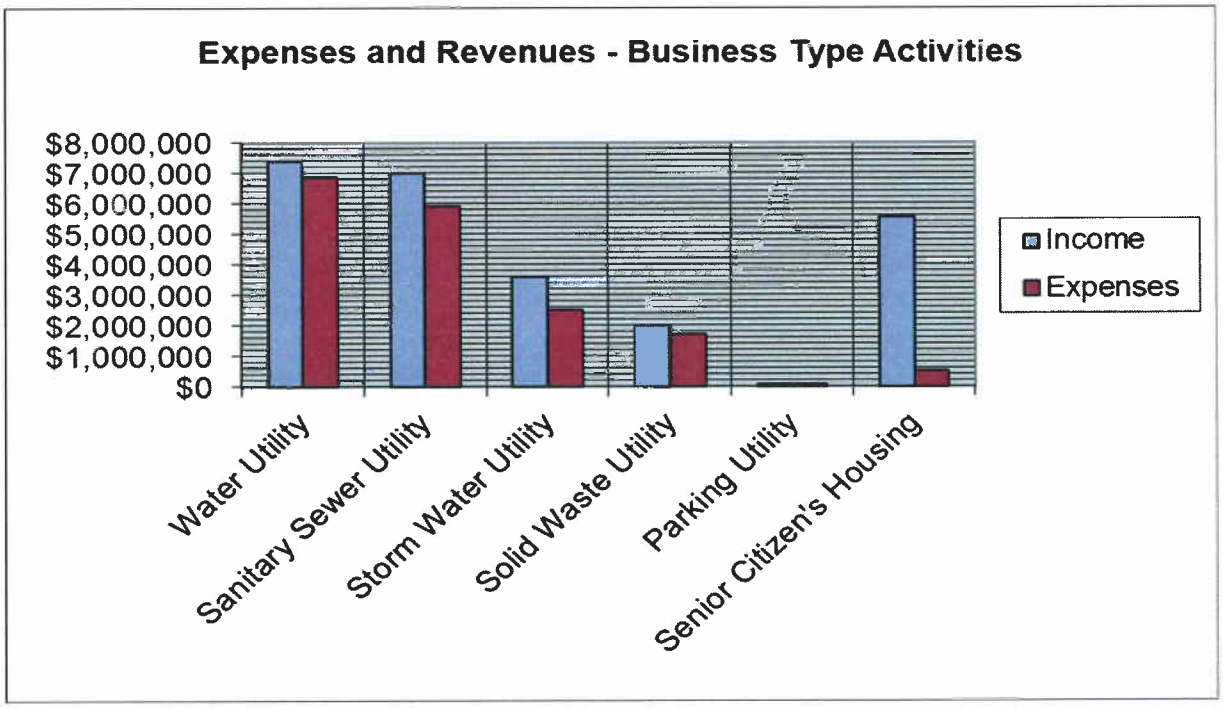
- The Water Utility increased net assets by $515,580 as compared to an increase of $420,468 in 2010. The utility realized a 7.83% rate of return in 2011 as compared to 7.80% in 2010 based on the Public Service Commission calculation. The City received a rate increase, effective July 27, 2011, from the Public Service Commission intended to allow us to cover part of our OPEB charges and to increase our cash flow to cover to additional debt being issued to cover the needed infrastructure of the Utility.

- The Sanitary Sewer Utility increased net assets by $1,089,741 as compared to an increase of $486,386 in 2010. The rate was increased in 2011 to $1.41 per ccf (750 gallons) compared to $1.06 per ccf in 2010. We are estimating that the rate will continue to increase annually for the next several years. The reason for maintaining the higher 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. Over the past several years the amount of required repairs has risen significantly because of new DNR regulations.

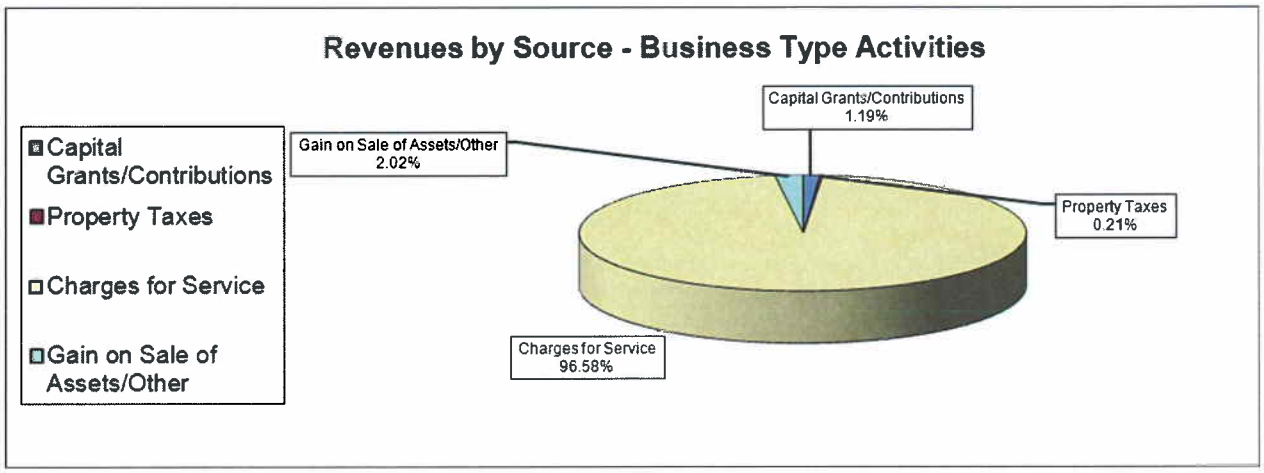
- The Storm Water Utility increased net assets by $1,018,010 as compared to an increase of $1,216,149 in 2010, however it should be noted that a large portion of the 2010 increase in net assets was due to customer contributions of $416,826. In 2011 the rate was $6.11 per month versus $5.50 in 2010 – an 11.1% increase. The Storm Water Utility expenditures on infrastructure continue to increase due to efforts to address the recent flooding that has occurred in the City.

- The Solid Waste Utility was established in 2006 to provide a revenue source to fund the costs of the state mandated city-recycling program and other costs related to waste management. The Utility increased net assets by $265,961 as compared to an increase of $103,989 in 2010. In 2011 the rate was $6.84 per month compared to $5.49 per month in 2010. The major increase in rate was to assist in the cash flow needs of the fund and the increasing costs associated with the collection process.

- The Parking Utility decreased net assets by $1,355 as compared to an increase of $15,281 in 2010. The decrease in net assets was attributable to the increase in snow removal costs that were incurred during the winter of 2011. The utility continues to have losses because the collection of parking permit revenue has dropped off significantly over the past several years due to the loss of some retailers in the area.



- The Senior Citizen's Housing Fund increased net assets by $5,043,558 as compared to a decrease of $59,943 in 2010. The significant increase is a result of the gain on the sale of the housing complex to an LLC created by an investor group in December 2011. The LLC is making significant upgrades to the housing complex with funding from the federal Low Income Housing Tax Credit program and city loans.



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, 2011 the City's governmental funds reported combined ending fund balances of $35,254,454 a decrease of $477,368 in comparison with the prior year. Of the total fund balance, $7,383,968 constitutes unassigned fund balance, which is available for spending at the government's discretion. The remaining fund balance is made up of $1,403,843 in Non-spendable Funds, $1,508,320 in Restricted Funds, $1,801,549 in Committed Funds and $23,156,774 in assigned funds. The major items within the assigned funds as it relates to the General Fund may be fund on page 71 – Note C.

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 $10,024,801, while total fund balance was $32,404,327. 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 19% of total general fund expenditures, while total fund balance represents 61% of total general fund expenditures. The fund balance increased by $1,611,040 due to better than expected permitting revenues, public charges for service, and interest income in addition to under spending in the salary and fringe benefit area related to various open positions and a reduction in retirees utilizing the health insurance plan.

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 following table.

Unrestricted Assets:	**2011**	**2010**
Water Utility	$2,395,441	$1,953,797
Sanitary Sewer Utility	$2,402,409	$2,115,652
Storm Water Utility	$1,456,891	$1,065,655
Solid Waste Fund	$1,291,901	$995,580
Parking Utility	$191,072	$192,427
Senior Citizen's Housing	$5,814,991	$348,773
	$13,552,705	$6,671,884

- The change to the Sanitary Sewer Utility and Storm Water Utility is due to the ongoing work required by the Milwaukee Metropolitan Sewerage District and the related rate increases. The change to the Senior Citizen's Housing Fund is due to the sale of the complex in December 2011 to an investor group LLC that will fund significant upgrades to the complex via tax credit financing and city loans.

General Fund Budgetary Highlights

Differences between the original budget and the final amended budget amounted to an increase in appropriations of $1,232,341 with the major items being as follows:

- Carry-over requests from 2010 for budgeted projects and expenditures that were unfinished at the end of the year totaled $344,778.

- Encumbrances carried over from 2010 for budgeted projects and expenditures that were still open at the end of the year totaled $239,604. Purchases from the Contingency Account ($51,000) included an ambulance ($42,000) and Parking Ticket software for the Police Department ($9,000). The ambulance was budgeted for in 2012 to reimburse the general fund.

- Purchases requested from the Contingency Fund in 2010 and repaid with 2011 budgeted dollars included - $84,600 for (4) squad cars and $115,893 for Public Works vehicles.

Revenues were more than budgetary estimates – explanation:

During this year, revenues were higher than budget by $808,526. Although Fines, Forfeitures and Penalties were under budget by $251,915; other revenues that came in permitted the city to exceed the budget. Significant positive variances included: Interest income exceeding budgeted amounts by $174,915, Licenses and Permits, (primarily Building Permits), exceeding the budget by $110,563; net Ambulance Fees being a positive $99,720; public works truck rental $162,697; and higher than expected funds under miscellaneous primarily due to subrogation on a few workers compensation cases - $192,755.

Expenditures were less than budgetary estimates – explanation:

Actual operating expenditures were less than final budget by $3,360,450. The City realized savings of $767,142 in fringe benefit costs because of a decrease in retirees utilizing the insurance program and various open positions in city departments, $634,500 in equipment purchases delayed into 2012, open encumbrances of $642,315 delayed into 2012, and carry-overs of $297,054 delayed into 2012. Unfilled vacancies in the Fire Department and Public Works Department also accounted for significant savings.

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, 2011, rounded and net of accumulated depreciation amounts to $287,762,683. Total investment in capital assets prior to accumulated depreciation was $552,508,252. This investment in capital assets includes land, buildings, machinery and equipment, vehicles, and infrastructure including roads, sewers, bridges, parking lot improvements, and lighting. The total net increase in the government wide activities investment in capital assets for the current fiscal year was a $2,268,041 or a 0.79% increase (a 0.19% decrease for governmental activities and a 3.56% increase for business-type activities). Major capital asset events during the current fiscal year included the following:

Governmental Activities:

- Infrastructure improvements added $4,828,840 to capital assets.
- The hospital added over $4,489,891 between buildings and equipment.
- The city expects to see a net decline to its net assets in the future because its depreciation is ticking away faster than what we can financially replace. The majority of our capital project account is dedicated to repairs as opposed to replacement or the adding of new streets.

Business Type Activities:

- The Water Utility increased total assets by $1,326,452 for water distribution mains, services, hydrants, and meters. The majority was for replacement of assets.
- The Storm Water Utility increased assets by $1,166,721. The majority was for infrastructure replacement.
- The Sanitary Sewer Utility increased assets by y $1,922,389 for main replacement.
- The Senior Citizens Housing Fund decreased net assets by $1,731,890 when the buildings were sold to an investor group LLC as part of a tax credit financing plan to renovate the housing complex.

City of West Allis Capital Assets

	Governmental Activities 2011	Governmental Activities 2010	Business-Type Activities 2011	Business-Type Activities 2010	Total 2011	Total 2010
Land	$12,519,043	$12,519,043	$963,716	$1,068,702	$13,482,759	$13,587,745
Construction in Progress	$894,415	$1,895,699	$103,059	$1,824,673	$997,474	$3,720,372
Buildings	$149,507,612	$148,206,987	$496,728	$2,123,632	$150,004,340	$150,330,619
Improvements other than Buildings	$1,988,330	$1,988,330	$0	$0	$1,988,330	$1,988,330
Machinery and Equipment	$130,183,911	$133,822,105	$5,062,887	$4,813,410	$135,246,798	$138,635,515
Infrastructure	$150,716,848	$145,888,008	$100,071,703	$94,184,004	$250,788,551	$240,072,012
Total Assets	$445,810,159	$444,320,172	$106,698,093	$104,014,421	$552,508,252	$548,334,593
Less Accumulated Depreciation	($235,397,737)	($233,515,011)	($29,347,832)	($29,324,940)	($264,745,569)	($262,839,951)
Net Fixed Assets	$210,412,422	$210,805,161	$77,350,261	$74,689,481	$287,762,683	$285,494,642
Percentage Change	-0.19%		3.56%		0.79%	

Additional information on the City's capital assets can be found in the footnote A-6f (page 54) and footnote C-3 (pages 62-63).

Long-term debt. At the end of the current fiscal year, the City had total bonded debt outstanding of $78,518,268 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 $781,401 or .99% during the current year. The City issued $5,862,065 in debt while paying down $6,643,466 in debt. The breakdown of new debt issued in 2011 was for the following purposes: the Water Utility issued $1,400,000, the Sewer Utility issued $1,727,065, and the General Fund issued $2,735,000. The continual pay down of the Hospital debt ($645,000) without the issuance of new debt accounts for the majority of the overall decrease.

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 40.11% of its limitation of $195,314,410 compared to 38.4% in 2010. The City's outstanding general obligation debt is $78,334,947, net of the debt service reserve fund of $183,321. The City's net total indebtedness for Business type activities increased by $1,512,106.

City of West Allis Outstanding Debt
General Obligation Notes and Bonds

	Governmental Activities		Business-Type Activities		Total	
	2011	2010	2011	2010	2011	2010
General Obligation Notes	$12,668,069	$13,838,951	$170,434	$188,018	$12,838,503	$14,026,969
General Obligation Bonds	43,110,625	44,241,250	22,569,140	21,031,450	65,679,765	65,272,700
Anticipation Notes	0	0	0	0	0	0
	$55,778,694	$58,080,201	$22,739,574	$21,219,468	$78,518,268	$79,299,669

Additional information on the City's long-term debt can be found in the footnotes on pages 66-69 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 TIF Districts.

- The general fund finished the year with an unassigned fund balance of $10,024,801, an increase of $3,585,592 from the previous year. A strong fund balance is available to meet unforeseen events and needs, and to provide stability in tax rates. The City budgeted to use up to $1.3 of its fund balance in 2012.

- The pension contribution rates for 2012 remained constant at 11.8% for general city employees, however WI Acts 10 & 32 require employees to contribute half of this (5.9%). Previously, the city paid the employee's share so this legislative change reduces the city's pension expense for 2012 for general employees. The City remains obligated to pay the full share for public safety employees, subject to contract negotiations.

- The continued low interest rates are expected to again have a negative impact on the investment earnings of the General Fund.

- 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 and uncertainty remains regarding additional cuts to various state aids.

All of these factors were considered in preparing the City's budget for the 2012 fiscal year and are being monitored closely when considering future year budgets as well.

Requests for Information

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

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

BASIC FINANCIAL STATEMENTS

CITY OF WEST ALLIS, WISCONSIN
Statement of Net Assets
December 31, 2011

	Governmental Activities	Business-type Activities	Total	Component Units
ASSETS				
Cash and investments	$ 107,271,404	$ 6,375,718	$ 113,647,122	$ 4,184,640
Receivables				
Taxes	21,191,398	43,000	21,234,398	-
Accounts	745,697	6,191,743	6,937,440	68,415
Notes and loans	7,417,874	2,937,131	10,355,005	-
Special assessments	1,415,627	-	1,415,627	-
Interest	97,325	8,369	105,694	-
Internal balances	306,397	(306,397)	-	-
Due from component unit	(193,604)	-	(193,604)	193,604
Due from other governments	4,721,589	-	4,721,589	-
Inventories and prepaid items	1,403,843	1,596,909	3,000,752	-
Deferred charges	-	21,490	21,490	-
Deposit with CVMIC	3,244,299	-	3,244,299	-
Capital assets				
Land	12,519,043	963,716	13,482,759	-
Construction in progress	894,415	103,059	997,474	-
Buildings	149,507,612	496,728	150,004,340	-
Improvements other than buildings	1,988,330	-	1,988,330	-
Machinery and equipment	130,183,911	5,062,887	135,246,798	11,500
Infrastructure	150,716,848	100,071,703	250,788,551	-
Less: Accumulated depreciation	(235,397,737)	(29,347,832)	(264,745,569)	(10,743)
TOTAL ASSETS	358,034,271	94,218,224	452,252,495	4,447,416
LIABILITIES				
Accounts payable	5,931,764	280,964	6,212,728	40,301
Accrued liabilities	3,988,780	140,068	4,128,848	339
Due to other governments	37,870,385	1,384,512	39,254,897	-
Accrued interest payable	578,905	180,798	759,703	-
Deposits	2,569,186	42,522	2,611,708	1,557,323
Unearned revenues	42,702,105	149,558	42,851,663	-
Long-term obligations				
Due within one year	5,563,051	1,905,847	7,468,898	-
Due in more than one year	74,323,823	21,970,563	96,294,386	-
TOTAL LIABILITIES	173,527,999	26,054,832	199,582,831	1,597,963
NET ASSETS				
Invested in capital assets, net of related debt	161,498,728	54,610,687	216,109,415	-
Restricted for debt service	183,321	-	183,321	-
Unrestricted	22,824,223	13,552,705	36,376,928	2,849,453
TOTAL NET ASSETS	$ 184,506,272	$ 68,163,392	$ 252,669,664	$ 2,849,453

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, 2011

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Governmental Activities				
General government	$ 8,586,090	$ 502,025	$ 329,144	$ -
Public safety	37,815,973	4,086,394	2,463,313	-
Public works	15,308,926	884,235	2,650,923	715,858
Health and human services	8,380,438	276,256	486,115	3,146,291
Culture and recreation	3,223,701	816,763	269,612	38,955
Conservation and development	7,583,983	2,466,220	6,522,675	-
Interest on debt	2,187,395	128,860	-	-
Total Governmental Activities	83,086,506	9,160,753	12,721,782	3,901,104
Business-type Activities				
Water utility	6,186,233	7,329,218	-	5,267
Sanitary sewer utility	5,902,207	6,999,071	-	-
Storm water utility	2,254,241	3,578,777	-	3,411
Solid waste utility	1,635,879	1,763,574	238,266	-
Parking utility	64,651	20,296	-	-
Senior citizen housing	395,877	347,401	-	-
Total Business-type Activities	16,439,088	20,038,337	238,266	8,678
Total	$ 99,525,594	$ 29,199,090	$ 12,960,048	$ 3,909,782
Component Units				
Terchak Endowment Fund	$ 48,730	$ -	$ -	$ -
FIRE	253,044	1,436,105	-	934
	$ 301,774	$ 1,436,105	$ -	$ 934

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 assets

Net assets - January 1

Net assets - December 31

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

Net (Expense) Revenue and Changes in Net Assets			
Governmental Activities	Business-type Activities	Total	Component Units
$ (7,754,921)	$ -	$ (7,754,921)	$ -
(31,266,266)	-	(31,266,266)	-
(11,057,910)	-	(11,057,910)	-
(4,471,776)	-	(4,471,776)	-
(2,098,371)	-	(2,098,371)	-
1,404,912	-	1,404,912	-
(2,058,535)	-	(2,058,535)	-
(57,302,867)	-	(57,302,867)	-
-	1,148,252	1,148,252	-
-	1,096,864	1,096,864	-
-	1,327,947	1,327,947	-
-	365,961	365,961	-
-	(44,355)	(44,355)	-
-	(48,476)	(48,476)	-
-	3,846,193	3,846,193	-
(57,302,867)	3,846,193	(53,456,674)	-
-	-	-	(48,730)
-	-	-	1,183,995
-	-	-	1,135,265
34,778,853	43,000	34,821,853	-
6,397,240	-	6,397,240	-
881,385	-	881,385	-
			-
10,311,505	-	10,311,505	-
1,124,538	8,369	1,132,907	19,870
-	4,904,003	4,904,003	-
1,550,448	419,891	1,970,339	-
1,199,961	(1,199,961)	-	-
56,243,930	4,175,302	60,419,232	19,870
(1,058,937)	8,021,495	6,962,558	1,155,135
185,565,209	60,141,897	245,707,106	1,694,318
$ 184,506,272	$ 68,163,392	$ 252,669,664	$ 2,849,453

CITY OF WEST ALLIS, WISCONSIN
Balance Sheet
Governmental Funds
December 31, 2011

	General	Debt Service	Other Governmental Funds	Total Governmental Funds
ASSETS				
Cash and investments	$ 89,946,848	$ 183,321	$ 5,450,191	$ 95,580,360
Receivables				
Taxes	11,627,179	6,480,000	-	18,107,179
Delinquent personal property taxes	284,219	-	-	284,219
Accounts	291,945	-	383,011	674,956
Notes and loans	690,750	-	6,727,124	7,417,874
Special assessments	-	-	1,415,627	1,415,627
Interest	97,209	-	116	97,325
Due from other funds	3,669,013	-	1,927	3,670,940
Due from other governmental units	2,723,581	-	1,998,008	4,721,589
Inventories and prepaid items	1,208,155	-	195,688	1,403,843
TOTAL ASSETS	$ 110,538,899	$ 6,663,321	$ 16,171,692	$ 133,373,912
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable	$ 600,192	$ -	$ 1,448,653	$ 2,048,845
Accrued liabilities	3,946,843	-	40,882	3,987,725
Due to other funds	1,927	-	3,362,616	3,364,543
Due to other governmental units	37,866,264	-	4,121	37,870,385
Due to component unit	193,604	-	-	193,604
Deposits	2,485,676	-	41,879	2,527,555
Deferred revenue	33,040,066	6,480,000	8,606,735	48,126,801
Total Liabilities	78,134,572	6,480,000	13,504,886	98,119,458
Fund Balances				
Nonspendable				
Inventories and prepaid items	1,208,155	-	195,688	1,403,843
Restricted				
Bondholders	-	183,321	-	183,321
Grantors	-	-	1,324,999	1,324,999
Committed	939,369		862,180	1,801,549
Assigned	20,232,002	-	2,924,772	23,156,774
Unassigned, reported in				
General fund	10,024,801	-	-	10,024,801
Capital projects funds	-	-	(2,640,833)	(2,640,833)
Total Fund Balances	32,404,327	183,321	2,666,806	35,254,454
TOTAL LIABILITIES AND FUND BALANCES	$ 110,538,899	$ 6,663,321	$ 16,171,692	$ 133,373,912

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Balance Sheet (Continued)
Governmental Funds
December 31, 2011

Reconciliation to the Statement of Net Assets

Total Fund Balances from previous page		$ 35,254,454
Capital assets used in governmental activities are not financial resources and, therefore are not reported in the funds.		210,412,422
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	$ 1,415,627	
Delinquent taxes	284,219	
Loans receivable	6,717,909	
Net adjustment		8,417,755
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 assets.		10,887,420
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	$ (55,778,694)	
Unfunded pension liability	(775,000)	
Employee benefits	(23,333,180)	
Accrued interest on long-term obligations	(578,905)	
Net adjustment		(80,465,779)
Net Assets of Governmental Activities as Reported on the Statement of Net Assets (see page 36)		$ 184,506,272

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, 2011

	General	Debt Service	Other Governmental Funds	Total Governmental Funds
Revenues				
Taxes	$ 33,209,507	$ 6,397,240	$ -	$ 39,606,747
Special assessments	-	-	785,050	785,050
Intergovernmental	13,408,802	207,450	9,262,535	22,878,787
Licenses and permits	1,409,206	-	-	1,409,206
Fines, forfeitures and penalties	1,725,585	-	-	1,725,585
Public charges for services	2,649,807	-	715,466	3,365,273
Loan repayments	-	-	296,005	296,005
Payment from hospital	-	700,238	-	700,238
Interest	676,415	-	4,897	681,312
Miscellaneous	1,063,060	128,860	399,624	1,591,544
Total Revenues	54,142,382	7,433,788	11,463,577	73,039,747
Expenditures				
Current				
General government	6,375,030	-	-	6,375,030
Public safety	31,416,202	-	2,101,250	33,517,452
Public works	11,139,859	-	112,308	11,252,167
Health	2,045,684	-	486,073	2,531,757
Culture and recreation	2,362,520	-	427,573	2,790,093
Conservation and development	-	-	7,511,521	7,511,521
Fringe benefits	552,288	-	-	552,288
Debt service				
Principal retirement	-	5,036,507	-	5,036,507
Interest and fiscal charges	-	2,747,079	424	2,747,503
Capital outlay	-	-	5,224,038	5,224,038
Total Expenditures	53,891,583	7,783,586	15,863,187	77,538,356
Excess of Revenues Over (Under) Expenditures	250,799	(349,798)	(4,399,610)	(4,498,609)
Other Financing Sources (Uses)				
General obligation debt issued	-	-	2,735,000	2,735,000
Transfers in	1,561,241	828,835	1,130,024	3,520,100
Transfers out	(201,000)	(638,565)	(1,394,294)	(2,233,859)
Total Other Financing Sources (Uses)	1,360,241	190,270	2,470,730	4,021,241
Net Change in Fund Balances	1,611,040	(159,528)	(1,928,880)	(477,368)
Fund Balances - January 1	30,793,287	342,849	4,595,686	35,731,822
Fund Balances - December 31	$ 32,404,327	$ 183,321	$ 2,666,806	$ 35,254,454

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Statement of Revenues, Expenditures and Changes in Fund Balances (Continued)
Governmental Funds
For the Year Ended December 31, 2011

Reconciliation to the Statement of Activities

Net Change in Fund Balances from previous page		$ (477,368)
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	$ 9,571,461	
Depreciation expense	(9,866,068)	
Net adjustment		(294,607)
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to decrease net assets.		(98,132)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		1,750,239
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 assets. 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	$ (2,735,000)	
Principal paid on long-term debt	5,036,507	
Unfunded pension liability payment	57,711	
Health insurance benefit	(5,234,809)	
Net adjustment		(2,875,591)
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.		560,108
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.		376,414
Change in Net Assets of Governmental Activities as Reported in the Statement of Activities (see pages 37 - 38)		$ (1,058,937)

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, 2011

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes	$ 33,017,094	$ 33,017,094	$ 33,209,507	$ 192,413
Intergovernmental	13,371,809	13,371,809	13,408,802	36,993
Licenses and permits	1,298,643	1,298,643	1,409,206	110,563
Fines, forfeitures and penalties	1,977,500	1,977,500	1,725,585	(251,915)
Public charges for services	2,326,760	2,326,760	2,649,807	323,047
Interest	501,500	501,500	676,415	174,915
Miscellaneous	840,550	840,550	1,063,060	222,510
Total Revenues	53,333,856	53,333,856	54,142,382	808,526
Expenditures				
Current				
General government	5,244,104	7,544,105	6,375,030	1,169,075
Public safety	21,266,724	32,149,979	31,416,202	733,777
Health	1,522,281	2,110,835	2,045,684	65,151
Public works	8,419,408	11,599,465	11,139,859	459,606
Culture and recreation	1,967,925	2,528,219	2,362,520	165,699
Fringe benefits	17,599,250	1,319,430	552,288	767,142
Total Expenditures	56,019,692	57,252,033	53,891,583	3,360,450
Excess of Revenues Over (Under) Expenditures	(2,685,836)	(3,918,177)	250,799	4,168,976
Other Financing Sources (Uses)				
Transfers in	1,435,836	1,435,836	1,561,241	125,405
Transfers out	-	-	(201,000)	(201,000)
Total Other Financing Sources (Uses)	1,435,836	1,435,836	1,360,241	(75,595)
Net Change in Fund Balance	(1,250,000)	(2,482,341)	1,611,040	4,093,381
Fund Balance - January 1	30,793,287	30,793,287	30,793,287	-
Fund Balance - December 31	$ 29,543,287	$ 28,310,946	$ 32,404,327	$ 4,093,381

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

CITY OF WEST ALLIS, WISCONSIN
Statement of Net Assets
Proprietary Funds
December 31, 2011

	Business-type Activities - Enterprise Funds			
	Water Utility	Sanitary Sewer Utility	Storm Water Utility	Solid Waste Fund
ASSETS				
Current Assets				
Cash and investments	$ -	$ 2,036,461	$ 647,410	$ 756,243
Receivables				
Taxes	-	-	-	-
Accounts	2,846,798	1,904,907	888,034	543,151
Interest	-	-	-	-
Inventories and prepaid items	1,476,889	-	-	-
Deferred charges	-	7,623	13,867	-
Total Current Assets	4,323,687	3,948,991	1,549,311	1,299,394
Capital Assets				
Land	57,990	-	-	-
Construction in progress	35,463	48,376	19,220	-
Buildings	496,728	-	-	-
Infrastructure	31,376,403	29,254,086	39,441,214	-
Machinery and equipment	2,261,647	740,017	1,371,777	580,386
Accumulated depreciation	(13,142,699)	(6,076,674)	(9,676,629)	(342,770)
Total Capital Assets	21,085,532	23,965,805	31,155,582	237,616
Noncurrent Assets				
Notes receivable	-	-	-	-
Deposit with CVMIC	-	-	-	-
Total Noncurrent Assets	21,085,532	23,965,805	31,155,582	237,616
TOTAL ASSETS	25,409,219	27,914,796	32,704,893	1,537,010
LIABILITIES				
Current Liabilities				
Accounts payable	157,213	49,590	69,998	2,464
Accrued liabilities	178,720	112,480	22,422	5,029
Deposits	42,522	-	-	-
Due to other funds	306,397	-	-	-
Due to other governmental units	-	1,384,512	-	-
Long-term obligations due within one year	693,750	1,147,097	65,000	-
Unearned revenue	106,558	-	-	-
Total Current Liabilities	1,485,160	2,693,679	157,420	7,493
Long-term Obligations				
General obligation debt	7,250,000	12,013,727	1,570,000	-
Other post employment benefits	1,136,836	-	-	-
Total Long-term Obligations	8,386,836	12,013,727	1,570,000	-
Total Liabilities	9,871,996	14,707,406	1,727,420	7,493
NET ASSETS				
Invested in capital assets, net of related debt	13,141,782	10,804,981	29,520,582	237,616
Unrestricted	2,395,441	2,402,409	1,456,891	1,291,901
TOTAL NET ASSETS	$ 15,537,223	$ 13,207,390	$ 30,977,473	$ 1,529,517

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

Business-type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
Parking Utility	Senior Citizen's Housing	Total	
$ 191,940	$ 2,743,664	$ 6,375,718	$ 11,691,044
43,000	-	43,000	2,800,000
-	8,853	6,191,743	70,741
-	8,369	8,369	-
-	120,020	1,596,909	-
-	-	21,490	-
234,940	2,880,906	14,237,229	14,561,785
905,726	-	963,716	-
-	-	103,059	-
-	-	496,728	-
-	-	100,071,703	-
109,060	-	5,062,887	-
(109,060)	-	(29,347,832)	-
905,726	-	77,350,261	-
-	2,937,131	2,937,131	-
-	-	-	3,244,299
905,726	2,937,131	80,287,392	3,244,299
1,140,666	5,818,037	94,524,621	17,806,084
716	983	280,964	3,882,919
152	2,063	320,866	1,055
-	-	42,522	41,631
-	-	306,397	-
-	-	1,384,512	-
-	-	1,905,847	-
43,000	-	149,558	2,993,059
43,868	3,046	4,390,666	6,918,664
-	-	20,833,727	-
-	-	1,136,836	-
-	-	21,970,563	-
43,868	3,046	26,361,229	6,918,664
905,726	-	54,610,687	-
191,072	5,814,991	13,552,705	10,887,420
$ 1,096,798	$ 5,814,991	$ 68,163,392	$ 10,887,420

CITY OF WEST ALLIS, WISCONSIN
Statement of Revenues, Expenses and Changes in Net Assets
Proprietary Funds
For the Year Ended December 31, 2011

	Business-type Activities - Enterprise Funds			
	Water Utility	Sanitary Sewer Utility	Storm Water Utility	Solid Waste Fund
Operating Revenues				
Charges for services	$ 7,166,433	$ 6,999,071	$ 3,578,777	$ 1,763,574
Rents	144,760	-	-	-
Parking fees and permits	-	-	-	-
Total Operating Revenues	7,311,193	6,999,071	3,578,777	1,763,574
Operating Expenses				
Operation and maintenance	5,255,693	5,027,876	1,641,557	1,605,519
Insurance claims and estimate changes	-	-	-	-
Depreciation	632,731	385,350	538,146	30,360
Total Operating Expenses	5,888,424	5,413,226	2,179,703	1,635,879
Operating Income (Loss)	1,422,769	1,585,845	1,399,074	127,695
Nonoperating Revenues (Expenses)				
Interest income	-	-	-	-
Interest and amortization expense	(297,809)	(463,648)	(74,538)	-
Interest rate subsidy	21,551	16,127	25,745	-
State grants	-	-	-	238,266
Property taxes	-	-	-	-
Gain (loss) on sale of capital assets	-	(25,333)	-	-
Income (expense) from merchandising and jobbing	18,025	-	-	-
Miscellaneous	43,090	(1,532)	4,318	-
Total Nonoperating Revenues (Expenses)	(215,143)	(474,386)	(44,475)	238,266
Income (Loss) Before Contributions and Transfers	1,207,626	1,111,459	1,354,599	365,961
Customer contributions	5,267	-	3,411	-
Transfers out	(697,313)	(21,718)	(250,000)	(100,000)
Change in Net Assets	515,580	1,089,741	1,108,010	265,961
Net Assets - January 1	15,021,643	12,117,649	29,869,463	1,263,556
Net Assets - December 31	$ 15,537,223	$ 13,207,390	$ 30,977,473	$ 1,529,517

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	Senior Citizen's Housing	Total	
$ -	$ -	$ 19,507,855	$ 14,939,231
-	347,401	492,161	-
20,296	-	20,296	-
20,296	347,401	20,020,312	14,939,231
64,651	366,263	13,961,559	-
-		-	17,367,868
-	29,614	1,616,201	-
64,651	395,877	15,577,760	17,367,868
(44,355)	(48,476)	4,442,552	(2,428,637)
-	8,369	8,369	91,331
-	-	(835,995)	-
-	-	63,423	-
-	-	238,266	-
43,000	-	43,000	2,800,000
-	4,904,003	4,878,670	-
-	-	18,025	-
-	310,592	356,468	-
43,000	5,222,964	4,770,226	2,891,331
(1,355)	5,174,488	9,212,778	462,694
-	-	8,678	-
-	(130,930)	(1,199,961)	(86,280)
(1,355)	5,043,558	8,021,495	376,414
1,098,153	771,433	60,141,897	10,511,006
$ 1,096,798	$ 5,814,991	$ 68,163,392	$ 10,887,420

CITY OF WEST ALLIS, WISCONSIN
Proprietary Funds
Statement of Cash Flows
For the Year Ended December 31, 2011

	Business-type Activities - Enterprise Funds		
	Water Utility	Sanitary Sewer Utility	Storm Water Utility
Cash Flows from Operating Activities			
Cash received from customers	$ 7,108,914	$ 6,812,547	$ 3,505,687
Cash from interfund services provided	-	-	-
Cash paid to suppliers	(4,412,507)	(4,841,279)	(1,203,240)
Cash paid to employees	(960,127)	(333,072)	(479,901)
Net Cash Provided (Used) by Operating Activities	1,736,280	1,638,196	1,822,546
Cash Flows from Noncapital Financing Activities			
Transfers to other funds	(697,313)	(21,718)	(250,000)
State grants	-	-	-
Property taxes	-	-	-
Net Cash Provided (Used) by Noncapital Financing Activities	(697,313)	(21,718)	(250,000)
Cash Flows from Capital and Related Financing Activities			
Acquisition and construction of capital assets	(1,594,829)	(1,973,478)	(1,190,032)
Customer contributions	5,267	-	3,411
Proceeds from sale of capital assets	-	-	-
Proceeds from debt issued	1,400,000	1,727,065	-
Principal paid on long-term debt	(587,500)	(954,459)	(65,000)
Interest paid on long-term debt	(283,456)	(458,704)	(73,696)
Net Cash Provided (Used) by Capital and Related Financing Activities	(1,060,518)	(1,659,576)	(1,325,317)
Cash Flows from Investing Activities			
Interest received	21,551	16,127	25,745
Notes receivable issued	-	-	-
Total Cash Flows from Investing Activities	21,551	16,127	25,745
Change in Cash and Cash Equivalents	-	(26,971)	272,974
Cash and Cash Equivalents - January 1	-	2,063,432	374,436
Cash and Cash Equivalents - December 31	$ -	$ 2,036,461	$ 647,410
Cash Flows from Operating Activities			
Operating income (loss)	$ 1,422,769	$ 1,585,845	$ 1,399,074
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities			
Depreciation and amortization	632,731	385,350	538,146
Depreciation charged to operating accounts	61,309	-	-
Merchandising and jobbing non-operating expense	18,025	-	-
Miscellaneous nonoperating income (expense)	43,090	(1,532)	4,318
Changes in assets and liabilities			
Accounts receivable	(202,279)	(186,524)	(73,090)
Inventories and prepaid items	47,485	-	-
Deferred charges	2,488	-	-
Accounts payable	(146,688)	(142,903)	(42,727)
Accrued liabilities	13,991	(12,769)	(3,175)
Deposits	6,654	-	-
Unearned revenue	6,041	-	-
Due to other funds	(433,718)	-	-
OPEB liability	264,382	-	-
Due to other governmental units	-	10,729	-
Net Cash Provided (Used) by Operating Activities	$ 1,736,280	$ 1,638,196	$ 1,822,546

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	Senior Citizen's Housing	Total	
$ 1,651,325	$ 20,296	$ 338,548	$ 19,437,317	$ -
-	-	-	-	14,877,851
(1,206,367)	(47,438)	(96,805)	(11,807,636)	(16,576,953)
(449,964)	(17,650)	(109,297)	(2,350,011)	-
(5,006)	(44,792)	132,446	5,279,670	(1,699,102)
(100,000)	-	(130,930)	(1,199,961)	(86,280)
238,266	-	-	238,266	-
-	43,000	-	43,000	2,800,000
138,266	43,000	(130,930)	(918,695)	2,713,720
-	-	-	(4,758,339)	-
-	-	-	8,678	-
-	-	5,297,049	5,297,049	-
-	-	-	3,127,065	-
-	-	-	(1,606,959)	-
-	-	-	(815,856)	-
-	-	5,297,049	1,251,638	-
-	-	-	63,423	91,331
-	-	(2,937,131)	(2,937,131)	-
-	-	(2,937,131)	(2,873,708)	91,331
133,260	(1,792)	2,361,434	2,738,905	1,105,949
622,983	193,732	382,230	3,636,813	10,585,095
$ 756,243	$ 191,940	$ 2,743,664	$ 6,375,718	$ 11,691,044
$ 127,695	$ (44,355)	$ (48,476)	$ 4,442,552	$ (2,428,637)
30,360	-	29,614	1,616,201	-
-	-	-	61,309	-
-	-	-	18,025	-
-	-	310,592	356,468	-
(112,249)	-	(8,853)	(582,995)	(61,380)
-	-	(120,020)	(72,535)	-
-	-	-	2,488	-
(48,250)	(452)	(627)	(381,647)	787,931
(2,562)	15	(186)	(4,686)	20
-	-	(29,598)	(22,944)	2,964
-	-	-	6,041	-
-	-	-	(433,718)	-
-	-	-	264,382	-
-	-	-	10,729	-
$ (5,006)	$ (44,792)	$ 132,446	$ 5,279,670	$ (1,699,102)

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, 2011. 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, 2011. 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 assets 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)

SENIOR CITIZEN'S HOUSING
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 and Net Assets or Equity

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 reported as "advances to other funds" and 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 assets 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.

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.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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 assets. 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.

h. Deferred Revenue

Governmental funds report deferred revenue in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period or for resources that have been received, but not yet recognizable.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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 assets. Bond premiums and discounts, as well as issuance costs, 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 reported as deferred charges and amortized over the term of the related debt.

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.

j. Fund Equity

GOVERNMENTAL FUND FINANCIAL STATEMENTS

GASB Statement No. 54 *Fund Balance Reporting and Governmental Fund Type Definitions* provides more clearly defined fund balance classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which fund balance amounts can be spent. 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. These constraints can only be removed or changed by the City Council using the same action that was used to create them.

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

- Unassigned fund balance - Amounts that are available for any purpose. 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.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

GOVERNMENT-WIDE AND PROPRIETARY FUND STATEMENTS

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

- Invested in capital assets, net of related debt - 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 assets - Amount of net assets that are 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 assets - Net assets that are neither classified as restricted nor as invested in capital assets, net of related debt.

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.

l. Special Revenue Funds
The City reports the following special revenue funds, including purpose and significant revenue source:

Fund	Purpose	Significant Revenues
Block Grant	Administer grant program	Grantor revenues
Stimulus Programs	Administer grant program	Grantor revenues
H.O.M.E. Program	Administer grant program	Loan repayments
HUD Development Grant	Administer grant program	Grantor revenues
CDBG-EAP	Administer grant program	Grantor revenues
Rental Energy Loans	Administer grant program	Loan repayments
Housing Programs	Administer grant program	Grantor revenues
Library Endowment	Account for donations	Donor revenues
Cable Communications	Local cable TV programming	User fees
Health Grants	Administer grant program	Grantor revenues
Police Grants	Administer grant program	Grantor revenues
Fire Grants	Administer grant program	Grantor revenues
Information Technology	Shared technology services	User fees
Miscellaneous Grants	Administer grant program	Grantor revenues
Centennial	Centennial celebration	Donor revenues

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 reservations of fund balance and do not constitute expenditures or liabilities because the commitments will be honored during the subsequent year.

   The City did not have any material violation of legal or contractual provisions for the fiscal year ended December 31, 2011.

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, 2011 as follows:

Fund	Function/Activity/Department	Excess Expenditures
General Fund		
Municipal court	General government	$ 24,620
Police and fire commission	Public safety	12,921
Building and electrical division	Public works	23,725
Inventory services	Public works	36,051
Special Revenue Funds		
Block grant	Conservation and development	250,638
H.O.M.E. program	Conservation and development	377,855
Cable communications	Culture and recreation	16,147
Health grants	Health	83,973
Police grants	Public safety	236,215

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, 2011:

Fund	Deficit Fund Equity
Capital Projects Funds	
Public Works Improvements	$ 1,115,358
Tax Increment District No. 5	472,640
Tax Increment District No. 6	315,578
Tax Increment District No. 11	699,012
Tax Increment District No. 12	10,639
Tax Increment District No. 13	27,606

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 $113,647,122 on December 31, 2011 as summarized below:

Petty cash funds	$ 11,394
Deposits with financial institutions	95,137,435
Investments	18,498,293
	$ 113,647,122

Additional information on the above deposits and investments follows:

Basic financial statements	
Primary government	$ 113,647,122

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 time and savings deposits and $250,000 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 all time accounts, savings accounts and interest bearing demand deposit accounts per official custodian per depository institution. Deposits with credit unions are insured by the National Credit Union Share Insurance Fund (NCUSIF) in the amount of $250,000 per credit union member. In addition, the City's non-interest bearing transaction accounts are fully insured through December 31, 2012. 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.

As of December 31, 2011, none of the City's deposits with financial institutions were in excess of federal depository insurance limits and uncollateralized.

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

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
MBIA Class Pool	$ 1,232,487	$ -	$ -	$ -	$ 1,232,487
Federal Home Loan Bank	2,052,287	-	2,052,287	-	-
Federal Home Loan Mortgage	1,455,458	-	1,455,458	-	-
Federal National Mortgage	1,450,000	-	1,450,000	-	-
Federal Farm Credit Bank	756,751	-	756,751	-	-
Corporate bonds	1,086,254	-	-	1,086,254	-
Municipal bonds	8,933,610	-	377,563	8,556,047	-
Wisconsin local government investment pool	1,531,446	-	-	-	1,531,446
Totals	$ 18,498,293	$ -	$ 6,092,059	$ 9,642,301	$ 2,763,933

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 Home Loan Mortgage Corp.	Mortgage securities	$ 1,455,458
Federal National Mortgage Corp.	Mortgage securities	1,450,000
Federal Home Loan Bank	Mortgage securities	2,052,287

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

Interest Rate Risk

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

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

		Remaining Maturity (in Months)			
Investment Type	Amount	12 Months or Less	13 to 24 Months	25 to 60 Months	More Than 60 Months
MBIA Class Pool	$ 1,232,487	$ 1,232,487	$ -	$ -	$ -
Federal Home Loan Bank	2,052,287	-	-	551,685	1,500,602
Federal Home Loan Mortgage	1,455,458	-	-	305,458	1,150,000
Federal National Mortgage	1,450,000	-	-	1,250,000	200,000
Federal Farm Credit Bank	756,751	-	-	506,751	250,000
Corporate bonds	1,086,254	-	-	1,086,254	-
Municipal bonds	8,933,610	747,618	1,665,182	4,563,227	1,957,583
Wisconsin local government investment pool	1,531,446	1,531,446	-	-	-
Totals	$ 18,498,293	$ 3,511,551	$ 1,665,182	$ 8,263,375	$ 5,058,185

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.	$4,957,745

Investment in Wisconsin Local Government Investment Pool

The City has investments in the Wisconsin local government investment pool of $1,531,446 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, 2011, the fair value of the City's share of the LGIP's assets was substantially equal to the carrying value.

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

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 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, 2011 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Capital assets, not being depreciated:				
Land	$ 12,519,043	$ -	$ -	$ 12,519,043
Construction in progress	1,895,699	894,415	1,895,699	894,415
Total capital assets, not being depreciated	14,414,742	894,415	1,895,699	13,413,458
Capital assets, being depreciated:				
Improvements other than buildings	1,988,330	-	-	1,988,330
Buildings	148,206,987	1,300,625	-	149,507,612
Machinery and equipment	133,822,105	2,983,253	6,621,447	130,183,911
Infrastructure	145,888,008	6,288,867	1,460,027	150,716,848
Subtotals	429,905,430	10,572,745	8,081,474	432,396,701
Less accumulated depreciation for:				
Land improvements	1,639,345	19,381	-	1,658,726
Buildings	62,751,808	4,461,183	-	67,212,991
Machinery and equipment	104,538,200	2,328,403	6,541,854	100,324,749
Infrastructure	64,585,658	3,057,101	1,441,488	66,201,271
Subtotals	233,515,011	9,866,068	7,983,342	235,397,737
Total capital assets, being depreciated, net	196,390,419	706,677	98,132	196,998,964
Governmental activities capital assets, net	$ 210,805,161	$ 1,601,092	$ 1,993,831	$ 210,412,422

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities:				
Capital assets, not being depreciated:				
Land	$ 1,068,702	$ -	$ 104,986	$ 963,716
Construction in progress	1,824,673	103,059	1,824,673	103,059
Total capital assets, not being depreciated	2,893,375	103,059	1,929,659	1,066,775
Capital assets, being depreciated:				
Buildings	2,123,632	-	1,626,904	496,728
Machinery and equipment	4,813,410	370,108	120,631	5,062,887
Infrastructure	94,184,004	6,108,176	220,477	100,071,703
Subtotals	101,121,046	6,478,284	1,968,012	105,631,318
Less accumulated depreciation for:				
Buildings	1,676,800	45,165	1,338,844	383,121
Machinery and equipment	3,464,210	260,625	120,631	3,604,204
Infrastructure	24,183,930	1,371,720	195,143	25,360,507
Subtotals	29,324,940	1,677,510	1,654,618	29,347,832
Total capital assets, being depreciated, net	71,796,106	4,800,774	313,394	76,283,486
Business-type activities capital assets, net	$ 74,689,481	$ 4,903,833	$ 2,243,053	$ 77,350,261

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

Governmental activities	
General government	$ 177,235
Public safety	597,178
Public works	3,448,868
Health and human services	5,507,425
Culture and recreation	135,362
Total depreciation expense - governmental activities	$ 9,866,068
Business-type activities	
Water utility	$ 632,731
Sanitary sewer utility	385,350
Storm water utility	538,146
Solid waste fund	30,360
Senior citizen's housing	29,614
Total depreciation expense - business-type activities	$ 1,616,201

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, 2011 are detailed below:

	Interfund Receivables	Interfund Payables
Governmental Funds		
Operating Accounts Between Funds		
General Fund	$ 3,669,013	$ 1,927
Nonmajor Governmental Funds		
Special Revenue Funds		
Block grant	-	454,110
Stimulus programs	1,927	34,068
Police grants	-	214,553
HUD Development grant	-	334,801
CDBG-EAP grant	-	716,786
Capital Projects Funds		
Public works improvements	-	65,945
Tax Increment Districts		
No. 5	-	460,387
No. 6	-	315,185
No. 11	-	728,536
No. 12	-	10,639
No. 13	-	27,606
Total Nonmajor Governmental Funds	1,927	3,362,616
Enterprise Funds		
Water utility	-	306,397
Total	$ 3,670,940	$ 3,670,940

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, 2011 were as follows:

	Transfers In			
	General Fund	Debt Service	Nonmajor Governmental	Total
Transfers Out				
General Fund	$ -	$ -	$ 201,000	$ 201,000
Debt Service Fund	-	-	638,565	638,565
Nonmajor Governmental Funds	275,000	828,835	290,459	1,394,294
Proprietary Funds				
Water utility	697,313	-	-	697,313
Sanitary sewer utility	21,718	-	-	21,718
Storm water utility	250,000	-	-	250,000
Solid waste fund	100,000	-	-	100,000
Senior citizen's housing	130,930	-	-	130,930
Insurance management internal service fund	86,280	-	-	86,280
	$ 1,561,241	$ 828,835	$ 1,130,024	$ 3,520,100

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.

5. Deferred Revenues

Governmental activities and governmental funds defer revenue recognition in connection with resources that have been received, but not yet earned. Governmental funds also report deferred revenue in connection with receivables for resources that are not considered to be available to liquidate liabilities of the current period. At the end of the current fiscal year, the various components of deferred revenue and unearned revenue were as follows:

	Unavailable	Unearned
Subsequent year tax levy receivable		
General fund	$ -	$ 32,445,077
Debt service fund	-	6,480,000
Internal service fund		
Health insurance fund	-	2,800,000
Delinquent personal property taxes		
General fund	284,219	-
Special assessments		
Nonmajor governmental funds	1,415,627	-
Revenues received for subsequent year		
General fund	-	310,770
Nonmajor governmental funds	-	473,199
Internal service fund		
Health insurance fund	-	193,059
Notes and loan receivable		
Nonmajor governmental funds	6,717,909	-
Totals	$ 8,417,755	$ 42,702,105

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

6. Long-term Obligations

The following is a summary of changes in long-term obligations of the City for the year ended December 31, 2011:

	Outstanding 1/1/11	Issued	Retired	Outstanding 12/31/11	Due Within One Year
Governmental activities:					
General Obligation Debt					
General City					
Bonds	$ 17,995,000	$ 2,735,000	$ 1,965,000	$ 18,765,000	$ 2,375,000
Notes	4,563,385	-	768,385	3,795,000	425,000
Tax Incremental Districts					
Bonds	24,596,250	-	1,255,625	23,340,625	1,465,625
Notes	9,275,566	-	402,497	8,873,069	692,426
West Allis Hospital					
Bonds	1,650,000	-	645,000	1,005,000	515,000
Total General Obligation Debt	58,080,201	2,735,000	5,036,507	55,778,694	5,473,051
Prior service pension liability					
Municipal police and firefighters	497,034	-	38,034	459,000	70,000
Post-retirement benefits payable					
Health insurance	18,098,371	5,234,809	-	23,333,180	-
Workers compensation	335,677	-	19,677	316,000	20,000
Governmental activities					
Long-term obligations	$ 77,011,283	$ 7,969,809	$ 5,094,218	$ 79,886,874	$ 5,563,051
Business-type activities:					
General Obligation Debt					
Notes	$ 188,018	$ -	$ 17,584	$ 170,434	$ 15,925
Bonds	21,031,450	3,127,065	1,589,375	22,569,140	1,889,922
Post-retirement benefits payable					
Health insurance	872,454	264,382	-	1,136,836	-
Business-type activities					
Long-term obligations	$ 22,091,922	$ 3,391,447	$ 1,606,959	$ 23,876,410	$ 1,905,847

Interest paid during the year on long-term debt totaled $3,578,952.

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

General Obligation Debt
General obligation debt currently outstanding is detailed as follows:

Bonds	
$1,470,000 issued 8/1/02; $145,000 to $160,000 due annually through 2014; interest 5.0%	$ 460,000
$3,240,000 issued 8/1/02; $445,000 due in 2012; interest 5.0%	445,000
$4,380,000 issued 8/1/02; $465,000 due in 2012 and $490,000 due in 2013; interest 3.70% to 3.875%	955,000
$3,780,000 issued 4/1/04; $105,000 to $315,000 due annually through 2020; interest 2.90% to 3.90%	1,575,000
$2,275,000 issued 4/1/04; $90,000 to $95,000 due annually through 2014; interest 3.0% to 3.25%	275,000
$4,425,000 issued 4/1/04; $530,000 to $565,000 due annually through 2016; interest 4.0% to 4.625%	2,715,000
$5,040,000 issued 5/1/05; $145,000 to $410,000 due annually through 2020; interest 3.8% to 4.0%	2,605,000
$4,940,000 issued 5/1/06; $150,000 to $395,000 due annually through 2021; interest 4.0% to 5.0%	2,965,000
$3,695,000 issued 10/1/06; $130,000 to $340,000 due annually through 2021; interest 4.0%	2,875,000
$4,955,000 issued 5/1/07; $160,000 to $415,000 due annually through 2022; interest 4.0%	3,285,000
$6,600,000 issued 6/1/08; $235,000 to $545,000 due annually through 2023; interest 3.5% to 4.25%	4,965,000
$2,945,000 issued 3/27/09; $185,000 to $210,000 due annually through 2024; interest 3.0% to 4.35%	2,565,000
$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 1.6% to 5.75%	17,250,000
$2,445,000 issued 3/29/10; $65,000 to $360,000 due annually through 2028; interest 1.2% to 4.2%	1,940,000
$6,975,000 issued 4/1/10; $110,000 to $505,000 due annually through 2030; interest 1.3% to 5.75%	6,510,000
$2,005,496 authorized 10/27/10; $1,554,765 drawn as of 12/31/11; $65,547 to $100,451 due annually through 2030; interest 2.4%	1,554,765
$5,635,000 issued 5/19/11; $190,000 to $470,000 due annually through 2026; interest 2.0% to 3.5%	5,635,000
Total Bonds	65,679,765

(Continued)

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

Notes	
$400,000 issued 1/1/95; $3,482 to $39,302 due 2013 to 2025; interest 1.7756%	400,000
$1,000,000 issued 10/26/05; $43,505 to $77,264 due annually through 2025; interest 4.50%	825,194
$1,500,000 issued 11/18/05; $65,084 to $115,587 due annually through 2025; interest 4.50%	1,234,486
$1,000,000 issued 7/26/06; $37,839 to $75,118 due annually through 2026; interest 5.0%	818,456
$144,426 issued 11/22/06; $7,221 due annually through 2026; interest 0.5%	108,320
$507,716 issued 04/11/07; $26,722 due annually through 2027; interest 0.5%	400,828
$345,902 issued 1/23/08; $18,205 due annually through 2026; interest 0.5%	273,080
$353,377 issued 6/11/08; $19,632 due annually through 2026; interest 0.5%	294,481
$50,697 issued 12/23/08; $2,816 due annually through 2026; interest 0.5%	42,247
$6,885,000 issued 4/1/09; $550,000 to $865,000 due annually through 2019; interest 3.0% to 4.0%	5,935,000
$177,372 issued 9/24/09; $17,490 to $23,829 due annually through 2019; interest 4.5%	164,214
$529,589 issued 9/29/09; $52,193 to $71,105 due annually through 2019; interest 4.5%	490,020
$1,500,000 issued 1/14/10; $25,000 to $127,840 due annually through 2029; interest 5.5%	1,490,000
$250,000 issued 1/14/10; $61,716 to $66,131 due annually through 2014; interest 3.5%	191,743
$188,018 issued 7/2/10; $15,925 to $22,240 due annually through 2020; interest 4.25%	170,434
Total Notes	12,838,503
Total General Obligation Debt	$ 78,518,268

Annual principal and interest maturities of the outstanding general obligation debt of $78,518,268 on December 31, 2011 are detailed below:

Year Ended	Governmental Activities		Business-type Activities		Totals	
December 31	Principal	Interest	Principal	Interest	Principal	Interest
2011	$ 5,473,051	$ 2,221,154	$ 1,905,847	$ 809,910	$ 7,378,898	$ 3,031,064
2012	5,104,887	2,041,264	1,913,117	748,712	7,018,004	2,789,976
2013	4,818,983	1,865,536	1,925,434	685,103	6,744,417	2,550,639
2014	4,621,347	1,670,222	1,807,820	621,134	6,429,167	2,291,356
2015	4,651,099	1,504,529	1,820,265	557,419	6,471,364	2,061,948
2016-2020	18,374,551	5,069,431	8,498,315	1,791,023	26,872,866	6,860,454
2021-2025	10,725,935	1,622,217	3,930,880	555,322	14,656,815	2,177,539
2026-2030	2,008,841	146,091	937,896	73,520	2,946,737	219,611
	$ 55,778,694	$ 16,140,444	$ 22,739,574	$ 5,842,143	$ 78,518,268	$ 21,982,587

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, 2011 as $116,979,463 as follows:

Equalized valuation of the City		$ 3,906,288,200
Statutory limitation percentage		(x) 5%
General obligation debt limitation, per Section 67.03 of the Wisconsin Statutes		195,314,410
Total outstanding general obligation debt applicable to debt limitation	$ 78,518,268	
Less: Amounts available for financing general obligation debt		
Debt service fund	183,321	
Net outstanding general obligation debt applicable to debt limitation		78,334,947
Legal Margin for New Debt		$ 116,979,463

Unfunded Pension Liability

The City's unfunded pension liability on December 31, 2011 consists of an unfunded liability of $459,000 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.

7. 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, 2011 there were five series of Industrial Revenue Bonds outstanding, with the aggregate principal amount payable undetermined.

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

8. Fund Equity

Government-wide and Proprietary Fund Statements

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

a. Invested in capital assets, net of related debt - 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 assets - Amount of net assets that are 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 assets - Net assets that are neither classified as restricted nor as invested in capital assets, net of related debt.

Net assets of the governmental activities reported on the government-wide statement of net assets at December 31, 2011 include the following:

Invested in capital assets, net of related debt	
Land	$ 12,519,043
Construction in progress	894,415
Improvements other than buildings	1,988,330
Buildings	149,507,612
Machinery and equipment	130,183,911
Infrastructure	150,716,848
Less: Accumulated depreciation	(235,397,737)
Less: Related long-term debt outstanding	(48,943,694)
Total Invested in Capital Assets, Net of Related Debt	161,468,728
Restricted	
Debt service	183,321
Unrestricted	22,854,223
Total Governmental Activities Net Assets	$ 184,506,272

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, 2011, fund balance was committed as follows:

General Fund	
Committed for subsequent year's budget	$ 939,369
Special Revenue Funds	
Committed for Cable Communications Fund	$ 793,929
Committed for Information Technology Joint Ventures Fund	68,251
	$ 862,180

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, 2011, fund balance assigned was as follows:

General Fund	
Subsequent years expenditures	$ 1,711,357
Contingency	2,683,049
Land/building acquisition	820,863
Capital accumulation	1,914,233
Insurance	1,200,000
Workers compensation	1,500,000
Dental insurance	50,000
Unfunded pension liability	7,765,000
Productivity/operation improvement	100,000
Public access	500,000
Tax levy reduction	1,590,000
Strategic planning	97,500
Capital replacement	200,000
Tax refunds	100,000
	$ 20,232,002

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

9. 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 assets 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
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 assets 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 525 active and 508 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	$ 9,519,392
Interest on net OPEB	673,582
Adjustment to annual required contribution	(628,260)
Annual OPEB cost (expense)	9,564,714
Contributions made	4,065,523
Change in net OPEB obligation	5,499,191
OPEB obligation - beginning of year	18,970,825
OPEB obligation - end of year	$ 24,470,016

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) 5% 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, 2011 is 28 years, and the remaining amount is $122,041,691.

Trend Information - The annual OPEB cost, the percentage of the annual OPEB cost contributed to the plan, and the net OPEB obligation for 2011 for the plan is as follows:

Fiscal Year Ended	Annual OPEB Cost	Percentage Of Annual OPEB Cost Contributed	Net OPEB Obligation
12/31/2009	$ 10,153,106	34%	$ 13,111,634
12/31/2010	9,593,483	39%	18,970,825
12/31/2011	9,564,714	43%	24,470,016

NOTE D - OTHER POST-EMPLOYMENT BENEFITS (Continued)

Funded Status and Funding Progress - As of the most recent actuarial valuations, conducted during 2011, the plan's unfunded actuarial accrued liability (UAAL) was $122,041,691. The annual payroll for active employees covered by the plan for the 2011 fiscal year was $35,910,808 for a ratio of the UAAL to covered payroll of 340%.

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 2011 actuarial valuation, the projected unit credit method was used. The actuarial assumptions included a rate of 5% 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, 2011 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 permanent employees hired before July1, 2011 and expected to work over 600 hours a year (440 hours for teachers and educational support employees) or hired on or after July 1, 2011 and expected to work over 1,200 hours a year (880 hours for teachers and educational support employees) are eligible to participate in the WRS. Covered employees in the General category are required by statute to contribute 6.2% of their salary (3.2% for Executives and Elected Officials, 5.5% for Protective Occupations with Social Security, and 3.9% for Protective Occupations without Social Security) to the plan. Employers may make these contributions to the plan on behalf of employees. Employers are required to contribute an actuarially determined amount necessary to fund the remaining projected cost of future benefits.

   The payroll for City employees covered by the WRS for the year ended December 31, 2011 was $34,965,359; the employer's total payroll was $35,690,083. The total required contribution for the year ended December 31, 2011 was $4,788,043, which consisted of $2,783,840, or 7.96% of covered payroll from the employer and $2,004,203, or 5.73% of covered payroll from employees. The required contribution for employees for the year ended December 31, 2011 was financed by the City. Total contributions for the years ending December 31, 2010 and 2009 were $4,544,118 and $4,307,313, respectively, equal to the required contributions for each year.

NOTE E - OTHER INFORMATION (Continued)

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 occupations 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. Final average earnings is the average of the employee's three highest year's earnings. Employees terminating covered employment and submitting an 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 or after April 24, 1998 are immediately vested.

The WRS also provides death and disability benefits for employees. Eligibility and the amount of all benefits is determined under Chapter 40 of Wisconsin Statutes. The WRS issues an annual financial report which 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, a multiple employer defined benefit plan, established under Chapter 62 of the Wisconsin Statutes. These funds were closed to new members effective January 1, 1948. The plan is administered by the Wisconsin Department of Employee Trust Funds, and is funded 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 $459,000 and is included in the Statement of Net Assets. The total City contribution to the Fund during 2011 was $38,034.

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.

NOTE E - OTHER INFORMATION (Continued)

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, 2011 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 $30,000 and $370,108 for the dental and the workers' compensation plan, respectively are reported as accrued liabilities in the General Fund, and the health claims liability of $2,351,000 is reported as accrued liabilities in the Health Insurance Internal Service Fund at December 31, 2011. 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, 2011 and 2010 are as follows:

	Beginning of Fiscal Year Liability	Current Year Claims and Changes in Estimates	Claim Payments	End of Fiscal Year Liability
2011	$ 2,120,000	$ 17,367,868	$ 17,136,868	$ 2,351,000
2010	1,842,000	16,185,901	15,907,901	2,120,000

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	$ 328,847	$ -	$ 18,795,674	$ 2,079,473
Outstanding debt	$ 460,000	$ 445,000	$ 18,114,581	$ 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	$ 5,335,943	$ 2,028,669	$ 1,579,911	$ 697,140
Outstanding debt	$ 7,628,914	$ 2,118,456	$ 1,681,743	$ -

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. The City's share of that borrowing as of December 31, 2011 is approximately $30,610.

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 2011. The Hospital also reimbursed the City $700,238 for its share of the City's 2011 debt service payments related to construction of Hospital capital assets.

NOTE E - OTHER INFORMATION (Continued)

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 2011 budget year, the increase in the maximum allowable tax levy is limited to the greater of the percentage change in the City's January 1 equalized value as a result of net new construction or 3.0% per year. The actual limit for the City for the 2011 budget was 3.0%. For the 2012 budget year, Wisconsin statutes limit the increase in the maximum allowable tax levy to the change in the City's January 1 equalized value as a result of net new construction. The actual limit for the City for the 2012 budget was 0.10%. 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. Subsequent Events
   During 2012, the City issued $6,015,000 of taxable general obligation bonds and $6,205,000 of general obligation bonds.

9. 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.

REQUIRED SUPPLEMENTAL INFORMATION

CITY OF WEST ALLIS, WISCONSIN
Schedule of Funding Progress
Other Post-Employment Benefit Plan
December 31, 2011

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%
2009	-	128,614,356	0.00%	128,614,356	36,801,382	349%
2010	-	122,041,691	0.00%	122,041,691	35,910,808	340%
2011	-	122,041,691	0.00%	122,041,691	35,910,808	340%

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
December 31, 2011

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%

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

SUPPLEMENTAL INFORMATION

CITY OF WEST ALLIS, WISCONSIN
General Fund
Schedule of Budgeted and Actual Revenues
For the Year Ended December 31, 2011

	Original and Final Budget	Actual	Variance Positive (Negative)
Taxes			
General City property taxes	$ 31,921,583	$ 31,921,583	$ -
Delinquent personal property taxes	-	54,374	54,374
Omitted taxes	-	270	270
Mobile home and trailer taxes	78,000	76,203	(1,797)
Hotel and motel taxes	30,000	44,659	14,659
State sales taxes	-	(371)	(371)
Tax equivalents			
Medical office	579,511	606,438	26,927
Holie	69,000	74,822	5,822
Other	74,000	79,634	5,634
Tax delinquencies and penalties	265,000	351,895	86,895
Total Taxes	33,017,094	33,209,507	192,413
Intergovernmental			
State shared revenues	8,266,170	8,302,417	36,247
Expenditure restraint program	1,615,559	1,615,559	-
Transportation aid	2,534,080	2,533,566	(514)
Exempt computer aid	187,000	186,079	(921)
Fire insurance	130,000	142,425	12,425
Municipal services payment	319,000	329,144	10,144
Milwaukee County Library	290,000	269,612	(20,388)
State fair service contract	30,000	30,000	-
Total Intergovernmental	13,371,809	13,408,802	36,993
Licenses and Permits			
Liquor/tavern licenses	96,025	96,132	107
Business operators license	165,180	147,550	(17,630)
Permits			
Construction	581,000	711,471	130,471
Parking	370,100	337,335	(32,765)
Engineering	47,975	77,627	29,652
Health	16,063	17,465	1,402
Other licenses and permits	22,300	21,626	(674)
Total Licenses and Permits	1,298,643	1,409,206	110,563

(Continued)

CITY OF WEST ALLIS, WISCONSIN
General Fund
Schedule of Budgeted and Actual Revenues (Continued)
For the Year Ended December 31, 2011

	Original and Final Budget	Actual	Variance Positive (Negative)
Public Charges for Services			
General government	11,400	16,996	5,596
Building inspection	42,960	56,720	13,760
Police	135,800	151,811	16,011
Ambulance	1,320,000	1,419,720	99,720
Fire	19,050	17,924	(1,126)
Milwaukee County paramedic aid	168,000	190,000	22,000
Health	260,650	258,791	(1,859)
Senior center	6,700	5,777	(923)
Public works	273,900	436,597	162,697
Library	88,300	95,471	7,171
Total Public Charges for Services	2,326,760	2,649,807	323,047
Fines, Forfeitures and Penalties			
Court fines, costs and fees	875,000	832,212	(42,788)
Parking violations	1,100,000	870,809	(229,191)
Judgments and damages	2,500	22,564	20,064
Total Fines, Forfeitures and Penalties	1,977,500	1,725,585	(251,915)
Interest			
Interest on investments	500,000	673,576	173,576
Interest on special assessments	1,500	2,839	1,339
Total Interest	501,500	676,415	174,915
Miscellaneous			
Rental of City buildings	170,000	188,798	18,798
Sale of material and equipment	98,900	109,857	10,957
Contributions	350,000	350,000	-
Miscellaneous	221,650	414,405	192,755
Total Miscellaneous	840,550	1,063,060	222,510
TOTAL GENERAL FUND REVENUES	$ 53,333,856	$ 54,142,382	$ 808,526

CITY OF WEST ALLIS, WISCONSIN
General Fund
Schedule of Budgeted and Actual Expenditures
For the Year Ended December 31, 2011

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
General Government				
Common council	$ 101,440	$ 276,842	$ 272,750	$ 4,092
Mayor	80,396	125,978	125,170	808
City attorney	479,198	667,492	662,378	5,114
Municipal court	293,806	394,141	418,761	(24,620)
City assessor	350,187	539,342	523,774	15,568
Administration	148,463	207,417	205,041	2,376
Information technology	770,676	1,074,472	939,810	134,662
Purchasing/central services	505,820	1,096,569	996,618	99,951
Human resources	312,558	445,945	422,838	23,107
Finance	336,093	485,980	450,647	35,333
City clerk/treasurer	440,862	613,916	549,788	64,128
Promotions, celebrations and awards	92,925	104,399	83,956	20,443
Other general government	1,331,680	1,511,612	723,499	788,113
Total General Government	5,244,104	7,544,105	6,375,030	1,169,075
Public Safety				
Police department	11,618,656	17,570,043	17,439,834	130,209
Fire department	8,652,507	13,116,411	12,568,211	548,200
Police and fire commission	14,900	19,900	32,821	(12,921)
Building inspections and zoning	805,911	1,203,168	1,161,282	41,886
Planning	174,750	240,457	214,054	26,403
Total Public Safety	21,266,724	32,149,979	31,416,202	733,777
Health	1,522,281	2,110,835	2,045,684	65,151
Public Works				
Engineering	885,081	1,263,053	1,207,751	55,302
Public works administration office	244,553	310,485	226,369	84,116
Building and electrical division	2,490,553	3,340,605	3,364,330	(23,725)
Sanitation and street division	2,443,983	3,535,856	3,321,255	214,601
Forestry division	1,032,842	1,407,858	1,295,278	112,580
Fleet services	1,176,654	1,500,005	1,447,222	52,783
Inventory services	145,742	241,603	277,654	(36,051)
Total Public Works	8,419,408	11,599,465	11,139,859	459,606
Culture and Recreation				
Senior center	169,748	224,405	195,927	28,478
Library	1,798,177	2,303,814	2,166,593	137,221
Total Culture and Recreation	1,967,925	2,528,219	2,362,520	165,699
Undistributed Fringe Benefits	17,599,250	1,319,430	552,288	767,142
TOTAL GENERAL FUND EXPENDITURES	$ 56,019,692	$ 57,252,033	$ 53,891,583	$ 3,360,450

CITY OF WEST ALLIS, WISCONSIN
Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2011

	Block Grant	Stimulus Programs	H.O.M.E. Program	HUD Development Grant	CDBG-EAP	Rental Energy Loans	Housing Programs	Library Endowment
ASSETS								
Cash and investments	$ 51,982	$ -	$ 107,698	$ 20,220	$ -	$ 432,709	$ 497,139	$ 38,829
Receivables								
Accounts	474	-	713	508	-	-	416	-
Notes and loans	1,661,463	59,705	2,903,347	-	-	-	413,292	-
Special assessments	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	116	-
Due from other funds	-	1,927	-	-	-	-	-	-
Due from other governmental units	467,225	48,831	192,675	334,349	719,293	-	-	-
Prepaid items	-	-	-	-	-	-	195,688	-
TOTAL ASSETS	$ 2,181,144	$ 110,463	$ 3,204,433	$ 355,077	$ 719,293	$ 432,709	$ 1,106,651	$ 38,829
LIABILITIES AND FUND BALANCE								
Liabilities								
Accounts payable	$ 53,654	$ 12,123	$ 8,349	$ 20,276	$ 2,507	$ -	$ 1,617	$ -
Accrued liabilities	11,917	15	412	-	-	-	16,025	-
Due to other funds	454,110	34,068	-	334,801	716,786	-	-	-
Due to other governments	-	-	-	-	-	-	-	-
Customer deposits	-	-	-	-	-	-	-	-
Deferred revenue								
Special assessments	-	-	-	-	-	-	-	-
Notes and loans	1,661,463	61,632	2,904,060	-	-	-	401,437	-
Received in advance	-	-	-	-	-	-	11,855	-
Total Liabilities	2,181,144	107,838	2,912,821	355,077	719,293	-	430,934	-
Fund Balance (Deficit)								
Nonspendable								
Inventories and prepaid items	-	-	-	-	-	-	195,688	-
Restricted								
Grantors	-	2,625	291,612	-	-	432,709	480,029	38,829
Committed	-	-	-	-	-	-	-	-
Assigned	-	-	-	-	-	-	-	-
Unassigned (deficit)	-	-	-	-	-	-	-	-
Total Fund Balance (Deficit)	-	2,625	291,612	-	-	432,709	675,717	38,829
TOTAL LIABILITIES AND FUND BALANCE	$ 2,181,144	$ 110,463	$ 3,204,433	$ 355,077	$ 719,293	$ 432,709	$ 1,106,651	$ 38,829

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Combining Balance Sheet
Nonmajor Governmental Funds (Continued)
December 31, 2011

	Cable Commun-ications	Health Grants	Police Grants	Fire Grants	Information Technology Joint Ventures	Miscellaneous Grants	Centennial	Total Special Revenue Funds
ASSETS								
Cash and investments	$ 644,604	$ 63,908	$ 1,000	$ 62,363	$ 68,251	$ 93,731	$ 33	$ 2,082,467
Receivables								
Accounts	155,026	-	193,407	-	-	-	-	350,544
Notes and loans	-	-	-	-	-	-	-	5,037,807
Special assessments	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	116
Due from other funds	-	-	-	-	-	-	-	1,927
Due from other governmental units	-	152,424	66,028	17,183	-	-	-	1,998,008
Prepaid items	-	-	-	-	-	-	-	195,688
TOTAL ASSETS	$ 799,630	$ 216,332	$ 260,435	$ 79,546	$ 68,251	$ 93,731	$ 33	$ 9,666,557
LIABILITIES AND FUND BALANCE								
Liabilities								
Accounts payable	$ 18	$ 21,616	$ 40,994	$ 426	$ -	$ -	$ -	$ 161,580
Accrued liabilities	5,683	4,347	767	-	-	-	-	39,166
Due to other funds	-	-	214,553	-	-	-	-	1,754,318
Due to other governments	-	-	4,121	-	-	-	-	4,121
Customer deposits	-	-	-	-	-	-	-	-
Deferred revenue								
Special assessments	-	-	-	-	-	-	-	-
Notes and loans	-	-	-	-	-	-	-	5,028,592
Received in advance	-	190,327	-	-	-	93,731	-	295,913
Total Liabilities	5,701	216,290	260,435	426	-	93,731	-	7,283,690
Fund Balance (Deficit)								
Nonspendable								
Inventories and prepaid items	-	-	-	-	-	-	-	195,688
Restricted								
Grantors	-	42	-	79,120	-	-	33	1,324,999
Committed	793,929	-	-	-	68,251	-	-	862,180
Assigned	-	-	-	-	-	-	-	-
Unassigned (deficit)	-	-	-	-	-	-	-	-
Total Fund Balance (Deficit)	793,929	42	-	79,120	68,251	-	33	2,382,867
TOTAL LIABILITIES AND FUND BALANCE	$ 799,630	$ 216,332	$ 260,435	$ 79,546	$ 68,251	$ 93,731	$ 33	$ 9,666,557

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Combining Balance Sheet
Nonmajor Governmental Funds (Continued)
December 31, 2011

	Public Works Improvements	Tax Increment Districts				
		No. 2	No. 3	No. 5	No. 6	No. 7
ASSETS						
Cash and investments	$ -	$ 131,211	$ 752,029	$ -	$ -	$ 2,292,334
Receivables						
Accounts	1,350	-	-	-	-	20
Notes and loans	-	-	997,017	692,300	-	-
Special assessments	1,415,627	-	-	-	-	-
Interest	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-
Due from other governmental units	-	-	-	-	-	-
Prepaid items	-	-	-	-	-	-
TOTAL ASSETS	$ 1,416,977	$ 131,211	$ 1,749,046	$ 692,300	$ -	$ 2,292,354
LIABILITIES AND FUND BALANCE						
Liabilities						
Accounts payable	$ 830,669	$ -	$ 442,539	$ 12,216	$ -	$ -
Accrued liabilities	929	-	33	37	393	63
Due to other funds	65,945	-	-	460,387	315,185	-
Due to other governments	-	-	-	-	-	-
Customer deposits	41,879	-	-	-	-	-
Deferred revenue						
Special assessments	1,415,627	-	-	-	-	-
Notes and loans	-	-	997,017	692,300	-	-
Received in advance	177,286	-	-	-	-	-
Total Liabilities	2,532,335	-	1,439,589	1,164,940	315,578	63
Fund Balance (Deficit)						
Nonspendable						
Inventories and prepaid items	-	-	-	-	-	-
Restricted						
Grantors	-	-	-	-	-	-
Committed	-	-	-	-	-	-
Assigned	-	131,211	309,457	-	-	2,292,291
Unassigned (deficit)	(1,115,358)	-	-	(472,640)	(315,578)	-
Total Fund Balance (Deficit)	(1,115,358)	131,211	309,457	(472,640)	(315,578)	2,292,291
TOTAL LIABILITIES AND FUND BALANCE	$ 1,416,977	$ 131,211	$ 1,749,046	$ 692,300	$ -	$ 2,292,354

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2011

	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	$ 89,811	$ 102,339	$ -	$ -	$ -	$ 3,367,724	$ 5,450,191
Receivables							
Accounts	-	-	31,097	-	-	32,467	383,011
Notes and loans	-	-	-	-	-	1,689,317	6,727,124
Special assessments	-	-	-	-	-	1,415,627	1,415,627
Interest	-	-	-	-	-	-	116
Due from other funds	-	-	-	-	-	-	1,927
Due from other governmental units	-	-	-	-	-	-	1,998,008
Prepaid items	-	-	-	-	-	-	195,688
TOTAL ASSETS	$ 89,811	$ 102,339	$ 31,097	$ -	$ -	$ 6,505,135	$ 16,171,692
LIABILITIES AND FUND BALANCE							
Liabilities							
Accounts payable	$ -	$ 337	$ 1,312	$ -	$ -	$ 1,287,073	$ 1,448,653
Accrued liabilities	-	-	261	-	-	1,716	40,882
Due to other funds	-	-	728,536	10,639	27,606	1,608,298	3,362,616
Due to other governments	-	-	-	-	-	-	4,121
Customer deposits	-	-	-	-	-	41,879	41,879
Deferred revenue							
Special assessments	-	-	-	-	-	1,415,627	1,415,627
Notes and loans	-	-	-	-	-	1,689,317	6,717,909
Received in advance	-	-	-	-	-	177,286	473,199
Total Liabilities	-	337	730,109	10,639	27,606	6,221,196	13,504,886
Fund Balance (Deficit)							
Nonspendable							
Inventories and prepaid items	-	-	-	-	-	-	195,688
Restricted							
Grantors	-	-	-	-	-	-	1,324,999
Committed	-	-	-	-	-	-	862,180
Assigned	89,811	102,002	-	-	-	2,924,772	2,924,772
Unassigned (deficit)	-	-	(699,012)	(10,639)	(27,606)	(2,640,833)	(2,640,833)
Total Fund Balance (Deficit)	89,811	102,002	(699,012)	(10,639)	(27,606)	283,939	2,666,806
TOTAL LIABILITIES AND FUND BALANCE	$ 89,811	$ 102,339	$ 31,097	$ -	$ -	$ 6,505,135	$ 16,171,692

CITY OF WEST ALLIS, WISCONSIN
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended December 31, 2011

	Block Grant	Stimulus Programs	H.O.M.E. Program	HUD Development Grant	CDBG-EAP	Rental Energy Loans	Housing Programs	Library Endowment
Revenues								
Special assessments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Intergovernmental	1,693,523	651,752	183,864	231,653	791,539	-	2,711,408	-
Public charges for services	-	-	-	-	-	-	-	-
Loan repayments	172,208	-	123,797	-	-	-	-	-
Interest	-	-	2,175	-	-	-	1,085	21
Miscellaneous	-	2,625	-	5,386	2,006	-	-	38,955
Total Revenues	1,865,731	654,377	309,836	237,039	793,545	-	2,712,493	38,976
Expenditures								
Current								
Public safety	-	4,201	-	-	-	-	-	-
Public works	-	-	-	-	-	-	-	-
Health	-	-	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-	-	46,367
Conservation and development	1,865,731	571,559	1,267,164	232,672	793,545	-	2,726,965	-
Capital outlay	-	-	-	-	-	-	-	-
Debt Service								
Interest	-	-	-	-	-	-	-	-
Total Expenditures	1,865,731	575,760	1,267,164	232,672	793,545	-	2,726,965	46,367
Excess of Revenues Over (Under) Expenditures	-	78,617	(957,328)	4,367	-	-	(14,472)	(7,391)
Other Financing Sources (Uses)								
General obligation debt issued	-	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-	-	-
Transfers out	-	(75,992)	-	(4,367)	-	-	-	-
Total Other Financing Sources (Uses)	-	(75,992)	-	(4,367)	-	-	-	-
Net Change in Fund Balances	-	2,625	(957,328)	-	-	-	(14,472)	(7,391)
Fund Balances - January 1	-	-	1,248,940	-	-	432,709	690,189	46,220
Fund Balances - December 31	$ -	$ 2,625	$ 291,612	$ -	$ -	$ 432,709	$ 675,717	$ 38,829

(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, 2011

	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	-	486,115	2,073,353	27,535	-	376,293	-	9,227,035
Public charges for services	715,466	-	-	-	-	-	-	715,466
Loan repayments	-	-	-	-	-	-	-	296,005
Interest	-	-	-	-	-	-	-	3,281
Miscellaneous	16	-	-	-	18,820	-	33	67,841
Total Revenues	715,482	486,115	2,073,353	27,535	18,820	376,293	33	10,309,628
Expenditures								
Current								
Public safety	-	-	2,073,353	23,696	-	-	-	2,101,250
Public works	-	-	-	-	-	112,308	-	112,308
Health	-	486,073	-	-	-	-	-	486,073
Culture and recreation	381,206	-	-	-	-	-	-	427,573
Conservation and development	-	-	-	-	-	53,885	-	7,511,521
Capital outlay	-	-	-	-	-	-	-	-
Debt Service								
Interest	-	-	-	-	-	-	-	-
Total Expenditures	381,206	486,073	2,073,353	23,696	-	166,193	-	10,638,725
Excess of Revenues Over (Under) Expenditures	334,276	42	-	3,839	18,820	210,100	33	(329,097)
Other Financing Sources (Uses)								
General obligation debt issued	-	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	4,367	-	4,367
Transfers out	(275,000)	-	-	-	-	(210,100)	-	(565,459)
Total Other Financing Sources (Uses)	(275,000)	-	-	-	-	(205,733)	-	(561,092)
Net Change in Fund Balances	59,276	42	-	3,839	18,820	4,367	33	(890,189)
Fund Balances - January 1	734,653	-	-	75,281	49,431	(4,367)	-	3,273,056
Fund Balances - December 31	$ 793,929	$ 42	$ -	$ 79,120	$ 68,251	$ -	$ 33	$ 2,382,867

(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, 2011

	Public Works Improvements	Tax Increment Districts				
		No. 2	No. 3	No. 5	No 6	No. 7
Revenues						
Special assessments	$ 785,050	$ -	$ -	$ -	$ -	$ -
Intergovernmental	35,500	-	-	-	-	-
Public charges for services	-	-	-	-	-	-
Loan repayments	-	-	-	-	-	-
Interest	-	59	492	-	-	871
Miscellaneous	23,890	-	-	30,044	-	216,976
Total Revenues	844,440	59	492	30,044	-	217,847
Expenditures						
Current						
Public safety	-	-	-	-	-	-
Public works	-	-	-	-	-	-
Health	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-
Conservation and development	-	-	-	-	-	-
Capital outlay	4,726,863	1,700	3,065	151,660	26,625	2,456
Debt Service						
Interest	-	-	-	98	-	-
Total Expenditures	4,726,863	1,700	3,065	151,758	26,625	2,456
Excess of Revenues Over (Under) Expenditures	(3,882,423)	(1,641)	(2,573)	(121,714)	(26,625)	215,391
Other Financing Sources (Uses)						
General obligation debt issued	2,735,000	-	-	-	-	-
Transfers in	201,000	38,100	-	210,100	75,992	548,433
Transfers out	-	-	(98,007)	(429,213)	(127,107)	-
Total Other Financing Sources (Uses)	2,936,000	38,100	(98,007)	(219,113)	(51,115)	548,433
Net Change in Fund Balances	(946,423)	36,459	(100,580)	(340,827)	(77,740)	763,824
Fund Balances - January 1	(168,935)	94,752	410,037	(131,813)	(237,838)	1,528,467
Fund Balances - December 31	$ (1,115,358)	$ 131,211	$ 309,457	$ (472,640)	$ (315,578)	$ 2,292,291

(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, 2011

	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	$ -	$ -	$ -	$ -	$ -	$ 785,050	$ 785,050
Intergovernmental	-	-	-	-	-	35,500	9,262,535
Public charges for services	-	-	-	-	-	-	715,466
Loan repayments	-	-	-	-	-	-	296,005
Interest	23	171	-	-	-	1,616	4,897
Miscellaneous	-	-	60,873	-	-	331,783	399,624
Total Revenues	23	171	60,873	-	-	1,153,949	11,463,577
Expenditures							
Current							
Public safety	-	-	-	-	-	-	2,101,250
Public works		-	-	-	-	-	112,308
Health	-	-	-	-	-	-	486,073
Culture and recreation	-	-	-	-	-	-	427,573
Conservation and development	-	-	-	-	-	-	7,511,521
Capital outlay	3,796	55,190	214,443	10,637	27,603	5,224,038	5,224,038
Debt Service							
Interest	-	-	321	2	3	424	424
Total Expenditures	3,796	55,190	214,764	10,639	27,606	5,224,462	15,863,187
Excess of Revenues Over (Under) Expenditures	(3,773)	(55,019)	(153,891)	(10,639)	(27,606)	(4,070,513)	(4,399,610)
Other Financing Sources (Uses)							
General obligation debt issued	-	-	-	-	-	2,735,000	2,735,000
Transfers in	52,032	-	-	-	-	1,125,657	1,130,024
Transfers out	-	(174,508)	-	-	-	(828,835)	(1,394,294)
Total Other Financing Sources (Uses)	52,032	(174,508)	-	-	-	3,031,822	2,470,730
Net Change in Fund Balances	48,259	(229,527)	(153,891)	(10,639)	(27,606)	(1,038,691)	(1,928,880)
Fund Balances - January 1	41,552	331,529	(545,121)	-	-	1,322,630	4,595,686
Fund Balances - December 31	$ 89,811	$ 102,002	$ (699,012)	$ (10,639)	$ (27,606)	$ 283,939	$ 2,666,806

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, 2011

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Intergovernmental	$ 1,385,728	$ 1,693,523	$ 307,795
Loan repayments	229,365	172,208	(57,157)
Total Revenues	1,615,093	1,865,731	250,638
Expenditures			
Conservation and development	1,615,093	1,865,731	(250,638)
Net Change in Fund Balance	-	-	-
Fund Balance - January 1	-	-	-
Fund Balance - December 31	$ -	$ -	$ -

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, 2011

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Intergovernmental	$ 492,000	$ 183,864	$ (308,136)
Loan repayments	285,000	123,797	(161,203)
Interest	-	2,175	2,175
Total Revenues	777,000	309,836	(467,164)
Expenditures			
Conservation and development	889,309	1,267,164	(377,855)
Net Change in Fund Balance	(112,309)	(957,328)	(845,019)
Fund Balance - January 1	1,248,940	1,248,940	-
Fund Balance - December 31	$ 1,136,631	$ 291,612	$ (845,019)

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, 2011

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Loan repayments	$ -	$ -	$ -
Expenditures	-	-	-
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, 2011

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Intergovernmental	$ 2,576,775	$ 2,711,408	$ 134,633
Interest	20,000	1,085	(18,915)
Total Revenues	2,596,775	2,712,493	115,718
Expenditures			
Conservation and development	2,822,512	2,726,965	95,547
Net Change in Fund Balance	(225,737)	(14,472)	211,265
Fund Balance - January 1	690,189	690,189	-
Fund Balance - December 31	$ 464,452	$ 675,717	$ 211,265

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, 2011

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Public charges for services	$ 600,000	$ 715,466	$ 115,466
Miscellaneous	-	16	16
Total Revenues	600,000	715,482	115,482
Expenditures			
Culture and recreation	365,059	381,206	(16,147)
Excess of Revenues Over (Under) Expenditures	234,941	334,276	99,335
Other Financing Sources (Uses)			
Transfers out	(275,000)	(275,000)	-
Net Change in Fund Balance	(40,059)	59,276	99,335
Fund Balance - January 1	734,653	734,653	-
Fund Balance - December 31	$ 694,594	$ 793,929	$ 99,335

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, 2011

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Intergovernmental	$ 402,100	$ 486,115	$ 84,015
Expenditures			
Health	402,100	486,073	(83,973)
Net Change in Fund Balance	-	42	42
Fund Balance - January 1	-	-	-
Fund Balance - December 31	$ -	$ 42	$ 42

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, 2011

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Intergovernmental	$ 1,837,138	$ 2,073,353	$ 236,215
Expenditures			
Public safety	1,837,138	2,073,353	(236,215)
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, 2011

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Intergovernmental	$ 264,000	$ 27,535	$ (236,465)
Expenditures			
Public safety	264,000	23,696	240,304
Net Change in Fund Balance	-	3,839	3,839
Fund Balance - January 1	75,281	75,281	-
Fund Balance - December 31	$ 75,281	$ 79,120	$ 3,839

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, 2011

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Property taxes	$ 6,192,000	$ 6,397,240	$ 205,240
Intergovernmental	217,102	207,450	(9,652)
Miscellaneous			
Payment from hospital	700,238	700,238	-
Other	114,645	128,860	14,215
Total Revenues	7,223,985	7,433,788	209,803
Expenditures			
Debt service			
Principal retirement			
City purposes	4,391,507	4,391,507	-
Hospital	645,000	645,000	-
Interest and fiscal charges			
City purposes	2,791,815	2,667,858	123,957
Hospital	55,238	55,238	-
Debt issuance costs	45,026	23,983	21,043
Total Expenditures	7,928,586	7,783,586	145,000
Excess of Revenues Over (Under) Expenditures	(704,601)	(349,798)	354,803
Other Financing Sources (Uses)			
Transfers in	995,739	828,835	(166,904)
Transfers out	(509,882)	(638,565)	(128,683)
Total Other Financing Sources (Uses)	485,857	190,270	(295,587)
Net Change in Fund Balance	(218,744)	(159,528)	59,216
Fund Balance - January 1	342,849	342,849	-
Fund Balance - December 31	$ 124,105	$ 183,321	$ 59,216

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, 2011

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Intergovernmental	$ 1,352,500	$ 35,500	$ (1,317,000)
Special assessments	1,051,500	785,050	(266,450)
Miscellaneous	-	23,890	23,890
Total Revenues	2,404,000	844,440	(1,559,560)
Expenditures			
Capital outlay	5,118,000	4,726,863	391,137
Excess of Revenues Over (Under) Expenditures	(2,714,000)	(3,882,423)	(1,168,423)
Other Financing Sources			
General obligation debt issued	2,714,000	2,735,000	21,000
Transfers in	-	201,000	201,000
Total Other Financing Sources	2,714,000	2,936,000	222,000
Net Change in Fund Balance	-	(946,423)	(946,423)
Fund Balance - January 1	(168,935)	(168,935)	-
Fund Balance - December 31	$ (168,935)	$ (1,115,358)	$ (946,423)

CITY OF WEST ALLIS, WISCONSIN
Internal Service Funds
Combining Statement of Net Assets
December 31, 2011

	Insurance Management Fund	Health Insurance Fund	Total
ASSETS			
Cash and investments	$ -	$ 11,691,044	$ 11,691,044
Receivables			
Taxes	-	2,800,000	2,800,000
Accounts	-	70,741	70,741
Deposit with CVMIC	3,244,299	-	3,244,299
Total Assets	3,244,299	14,561,785	17,806,084
LIABILITIES			
Current Liabilities			
Accounts payable	-	3,882,919	3,882,919
Accrued liabilities	-	1,055	1,055
Deposits	-	41,631	41,631
Unearned revenue	-	2,993,059	2,993,059
Total Liabilities	-	6,918,664	6,918,664
NET ASSETS			
Unrestricted	$ 3,244,299	$ 7,643,121	$ 10,887,420

CITY OF WEST ALLIS, WISCONSIN
Internal Service Funds
Combining Statement of Revenues, Expenses and Changes in Net Assets
For the Year Ended December 31, 2011

	Insurance Management Fund	Health Insurance Fund	Totals
Operating Revenues			
Charges to City departments, employees and retirees	$ -	$ 14,939,231	$ 14,939,231
Operating Expenses			
Insurance claims and estimate changes	-	17,367,868	17,367,868
Operating Income (Loss)	-	(2,428,637)	(2,428,637)
Nonoperating Revenues			
Property taxes	-	2,800,000	2,800,000
Interest income	86,280	5,051	91,331
Total Nonoperating Revenues	86,280	2,805,051	2,891,331
Income Before Transfers	86,280	376,414	462,694
Transfers out	(86,280)	-	(86,280)
Change in Net Assets	-	376,414	376,414
Net Assets - January 1	3,244,299	7,266,707	10,511,006
Net Assets - December 31	$ 3,244,299	$ 7,643,121	$ 10,887,420

CITY OF WEST ALLIS, WISCONSIN
Internal Service Funds
Combining Statement of Cash Flows
For the Year Ended December 31, 2011

	Insurance Management Fund	Health Insurance Fund	Total
Cash Flows from Operating Activities			
Cash from interfund services provided	$ -	$ 14,877,851	$ 14,877,851
Cash paid for insurance	-	(16,445,836)	(16,445,836)
Cash paid to consultants and suppliers	-	(131,117)	(131,117)
Net Cash Provided (Used) by Operating Activities	-	(1,699,102)	(1,699,102)
Cash Flows from Noncapital Financing Activities			
Property taxes	-	2,800,000	2,800,000
Transfers to other funds	(86,280)	-	(86,280)
Net Cash Provided (Used) by Noncapital Financing Activities	(86,280)	2,800,000	2,713,720
Cash Flows from Investing Activities			
Interest received	86,280	5,051	91,331
Increase in Cash and Cash Equivalents	-	1,105,949	1,105,949
Cash and Cash Equivalents - January 1	-	10,585,095	10,585,095
Cash and Cash Equivalents - December 31	$ -	$ 11,691,044	$ 11,691,044
Reconciliation of Operating Loss to Net Cash Used by Operating Activities			
Operating loss	$ -	$ (2,428,637)	$ (2,428,637)
Adjustments to reconcile operating loss to net cash used by operating activities			
Changes in assets and liabilities			
Accounts receivable	-	(61,380)	(61,380)
Accounts payable	-	787,931	787,931
Accrued liabilities	-	20	20
Deposits	-	2,964	2,964
Net Cash Provided (Used) by Operating Activities	$ -	$ (1,699,102)	$ (1,699,102)

CITY OF WEST ALLIS, WISCONSIN
Schedule of Governmental Capital Assets - By Source
December 31, 2011

Governmental Capital Assets	
City Government	
Land	$ 12,434,105
Buildings	18,533,459
Machinery and equipment	20,230,941
Infrastructure	150,716,848
	201,915,353
West Allis Memorial Hospital	
Land	84,938
Construction in progress	894,415
Land improvements	1,988,330
Buildings	130,974,153
Machinery and equipment	109,952,970
	243,894,806
Total Governmental Capital Assets	$ 445,810,159

Investment in Governmental Capital Assets By Source	
General fund	$ 167,444,857
Special revenue funds	
Federal and state grants	5,579,232
Capital projects funds	
General obligation debt	28,891,264
Hospital Funds	
Cash	184,764,806
Bonds	59,130,000
Total Investment in Governmental Capital Assets By Source	$ 445,810,159

CITY OF WEST ALLIS, WISCONSIN
Schedule of Governmental Capital Assets - By Function
December 31, 2011

Function and Activity	Land	Construction in Progress	Land Improvements	Buildings	Machinery and Equipment	Infrastructure	Total
City Government							
General government	$ 562,857	$ -	$ -	$ 1,857,610	$ 2,051,770	$ -	$ 4,472,237
Public safety	186,826	-	-	10,935,386	7,283,400	-	18,405,612
Public works	9,673,688	-	-	1,491,614	9,693,015	150,716,848	171,575,165
Health	64,000	-	-	796,605	65,868	-	926,473
Culture and recreation	1,093,379	-	-	3,452,244	1,065,639	-	5,611,262
Development	853,355	-	-	-	71,249	-	924,604
Total City Government	12,434,105	-	-	18,533,459	20,230,941	150,716,848	201,915,353
West Allis Memorial Hospital	84,938	894,415	1,988,330	130,974,153	109,952,970	-	243,894,806
Total	$ 12,519,043	$ 894,415	$ 1,988,330	$ 149,507,612	$ 130,183,911	$ 150,716,848	$ 445,810,159

CITY OF WEST ALLIS, WISCONSIN
Schedule of Changes in Governmental Capital Assets - by Function
For the Year Ended December 31, 2011

Function and Activity	Balance 1/1/2011	Additions	Deletions	Balance 12/31/2011
City Government				
General government	$ 4,451,923	$ 20,314	$ -	$ 4,472,237
Public safety	18,424,124	160,330	178,842	18,405,612
Public works	167,229,767	6,796,625	2,451,227	171,575,165
Health	926,473	-	-	926,473
Culture and recreation	5,611,262	-	-	5,611,262
Development	924,604	-	-	924,604
Total City Government	197,568,153	6,977,269	2,630,069	201,915,353
West Allis Memorial Hospital	246,752,019	4,489,891	7,347,104	243,894,806
Total	$ 444,320,172	$ 11,467,160	$ 9,977,173	$ 445,810,159

CITY OF WEST ALLIS, WISCONSIN
Component Units
Combining Statement of Net Assets
December 31, 2011

	Terchak Endowment Fund	FIRE	Total
ASSETS			
Cash and investments	$ 946,490	$ 3,238,150	$ 4,184,640
Accounts receivable	-	68,415	68,415
Due from City of West Allis	-	193,604	193,604
Capital Assets			
Furniture and fixtures	-	11,500	11,500
Accumulated depreciation	-	(10,743)	(10,743)
Total Assets	946,490	3,500,926	4,447,416
LIABILITIES			
Current Liabilities			
Accounts payable	-	40,301	40,301
Accrued liabilities	-	339	339
Unearned revenue	-	1,557,323	1,557,323
Total Liabilities	-	1,597,963	1,597,963
NET ASSETS			
Unrestricted	$ 946,490	$ 1,902,963	$ 2,849,453

CITY OF WEST ALLIS, WISCONSIN
Component Units
Combining Statement of Revenues, Expenses and Changes in Net Assets
For the Year Ended December 31, 2011

	Terchak Endowment Fund	FIRE	Totals
Revenues			
Service fees	$ -	$ 1,436,105	$ 1,436,105
Interest	17,077	2,793	19,870
Contributions	-	934	934
Total Revenues	17,077	1,439,832	1,456,909
Expenses			
Capital outlay	48,730	-	48,730
Development projects	-	249,211	249,211
Depreciation	-	3,833	3,833
Total Expenses	48,730	253,044	301,774
Change in Net Assets	(31,653)	1,186,788	1,155,135
Net Assets - January 1	978,143	716,175	1,694,318
Net Assets - December 31	$ 946,490	$ 1,902,963	$ 2,849,453

STATISTICAL SECTION

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. State estimated 2011 population 60,365.

Located near, and servicing West Allis, are two airports, one for commercial aviation and one for general aviation, both owned and operated by Milwaukee County. Milwaukee County also runs the Countywide Transit System, which includes 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 are also the home of The Pettit Olympic Ice Arena, which is the only operating Olympic sized ice rink in North America and the site of Olympic speed skating training. Also on the State Fair Grounds is a one-mile racetrack.

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.

The City of West Allis sponsors several parades and celebrations annually, including National Night Out and the Western Days festivities, the latter of which includes the largest non-motorized parade in the world, which is held during the month of June.

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 Midwest Express 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 held throughout the summer.

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

Revenue Capacity 120

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

Debt Capacity 124

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 128

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

Operating Information 130

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 eight fiscal years
Schedule 1

	Fiscal Year								
	2003	2004	2005	2006	2007	2008	2009	2010	2011
Governmental Activities									
Invested in capital assets, net of related debt	206,742,069	189,521,112	180,296,657	176,761,317	170,149,762	162,229,941	156,725,902	159,589,960	161,498,728
Restricted for debt service	57,218	1,058,313	1,193,095	1,567,709	1,226,225	763,508	503,693	342,849	183,321
Unrestricted	(32,645,921)	(26,422,360)	(23,147,843)	(18,171,436)	(11,799,923)	39,160,362	28,848,960	25,632,400	22,824,223
Total governmental activities net assets	174,153,366	164,157,065	158,341,909	160,157,590	159,576,064	202,153,811	186,078,555	185,565,209	184,506,272
Business-type Activities									
Invested in capital assets, net of related debt	43,714,471	44,981,330	45,788,584	47,447,540	48,933,047	50,148,025	52,695,082	53,470,013	54,610,687
Restricted	-	-	-	-	-	-	-	-	-
Unrestricted	5,524,471	5,310,092	5,121,503	4,813,800	5,840,800	5,810,658	5,264,485	6,671,884	13,552,705
Total business-type activities net assets	49,238,942	50,291,422	50,910,087	52,261,340	54,773,847	55,958,683	57,959,567	60,141,897	68,163,392
Primary government									
Invested in capital assets, net of related debt	250,456,540	234,502,442	226,085,241	224,208,857	219,082,809	212,377,966	209,420,984	213,059,973	216,109,415
Restricted for debt service	57,218	1,058,313	1,193,095	1,567,709	1,226,225	763,508	503,693	342,849	183,321
Unrestricted	(27,121,450)	(21,112,268)	(18,026,340)	(13,357,636)	(5,959,123)	44,971,020	34,113,445	32,304,284	36,376,928
Total primary government net assets	223,392,308	214,448,487	209,251,996	212,418,930	214,349,911	258,112,494	244,038,122	245,707,106	252,669,664

Data source: City of West Allis Audited Financial Statements

(a) According to GASB 44, a ten year trend should be shown. We implemented GASB 34 in the 2003 fiscal year. Until a 10 year trend is compiled, we will show the trend of the most current years reflecting GASB 34 standards.

(b) 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.

(c) 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.

(d) 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 eight fiscal years
Schedule 2

	Fiscal Year								
	2003	2004	2005	2006	2007	2008	2009	2010	2011
Expenses									
Governmental Activities:									
General Government	8,474,859	6,640,927	5,894,021	8,650,622	9,158,568	7,931,317	8,584,181	7,806,361	8,586,090
Public Safety	29,623,206	33,749,668	32,016,133	31,527,661	32,209,833	35,322,808	38,122,733	37,491,260	37,815,973
Public Works	19,165,148	16,123,615	16,959,467	16,043,132	15,492,747	19,059,398	20,775,195	16,122,988	15,308,926
Health & Human Services	18,218,324	11,280,551	9,381,305	12,051,827	10,603,940	11,422,393	11,851,638	10,898,842	8,380,438
Culture, recreation & education	2,943,649	2,752,129	2,984,956	2,716,521	4,204,967	2,953,551	3,415,253	3,189,297	3,223,701
Conservation & development	7,947,593	13,729,073	11,706,621	9,383,343	7,639,845	5,225,216	8,867,397	12,187,021	7,583,983
Interest & Fiscal Charges	2,476,752	2,424,149	2,506,934	2,706,602	2,865,726	2,624,692	2,634,191	2,912,763	2,187,395
Total government activities expense	88,849,531	86,700,112	81,449,437	83,079,708	82,175,626	84,539,375	94,250,588	90,608,532	83,086,506
Business-type Activities:									
Water Utility	5,168,868	4,826,042	5,178,821	5,712,773	5,937,617	6,497,676	6,339,034	6,110,946	6,186,233
Sanitary Sewer Utility	3,871,234	4,304,157	4,432,519	4,167,597	4,305,675	4,866,936	5,147,842	5,695,049	5,902,207
Storm Water Utility	1,470,733	1,188,528	1,671,865	1,762,488	1,566,017	1,633,786	1,744,227	2,215,521	2,254,241
Solid Waste Utility	-	-	-	684,466	792,116	917,135	1,553,697	1,681,268	1,635,879
Parking Utility	25,778	28,190	42,955	83,259	58,847	86,878	53,062	42,601	64,651
Senior Citizen's Housing	211,847	204,207	339,568	245,991	250,681	358,993	281,149	335,881	395,877
Total business-type activities expense	10,748,460	10,551,124	11,665,728	12,656,574	12,910,953	14,361,404	15,119,011	16,081,266	16,439,088
Total Primary Government Expense	99,597,991	97,251,236	93,115,165	95,736,282	95,086,579	98,900,779	109,369,599	106,689,798	99,525,594
Program Revenues									
Governmental Activities:									
Charges for Services									
General Government	1,301,553	464,243	281,013	743,626	285,483	267,843	316,022	239,886	502,025
Public Safety	3,807,899	4,465,649	5,320,922	4,557,511	3,666,842	5,335,900	4,953,984	5,021,529	4,086,394
Public Works	379,653	476,106	455,930	613,372	1,770,323	629,056	437,743	397,319	884,235
Health & Human Services	206,797	218,372	229,657	239,713	238,583	237,879	287,905	301,641	276,256
Culture, recreation & education	593,763	627,705	627,549	97,710	105,208	687,370	717,577	817,404	816,763
Conservation & development	1,439,000	2,513,496	702,387	168,819	992,456	954,634	640,158	349,862	2,466,220
Interest & Fiscal Charges	898,989	1,245,870	720,953	580,360	492,999	476,460	319,909	187,563	128,860
Charges for Services	8,627,654	10,011,441	8,338,411	7,001,111	7,551,894	8,589,142	7,673,298	7,315,204	9,160,753
Operating Grants and Contributions	10,935,684	11,172,364	10,724,072	10,089,394	10,386,842	10,417,700	10,853,418	10,832,253	12,721,782
Capital Grants and Contributions	8,533,191	4,672,912	2,914,568	11,270,770	5,655,109	1,473,666	3,415,312	12,535,576	3,901,104
Total governmental activities program revenues	28,096,529	25,856,717	21,977,051	28,361,275	23,593,845	20,480,508	21,942,028	30,683,033	25,783,639

City of West Allis

Changes in Net Assets
Last eight fiscal years
Schedule 2

	Fiscal Year								
	2003	2004	2005	2006	2007	2008	2009	2010	2011
Business-type activities:									
Charges for Services	13,347,564	12,387,928	13,277,530	14,206,554	15,481,812	15,789,002	17,597,067	18,362,363	20,038,337
Operating Grants and Contributions	12,000	-	-	308,070	307,758	389,162	350,296	368,559	238,266
Capital Grants and Contributions	2,167,980	26,364	107,784	466,915	526,703	633,848	91,039	427,276	8,678
Total business-type activities program revenues	15,527,544	12,414,292	13,385,314	14,981,539	16,316,273	16,812,012	18,038,402	19,158,198	20,285,281
Total Primary Government Program Revenues	43,624,073	38,271,009	35,362,365	43,342,814	39,910,118	37,292,520	39,980,430	49,841,231	46,068,920
Net (Expense)/Revenue									
Governmental Activities	(60,753,002)	(60,843,395)	(59,472,386)	(54,718,433)	(58,581,781)	(64,058,867)	(72,308,560)	(59,925,499)	(57,302,867)
Business-type Activities	4,779,084	1,863,168	1,719,586	2,324,965	3,405,320	2,450,608	2,919,391	3,076,932	3,846,193
Total Primary Government Net Expense	(55,973,918)	(58,980,227)	(57,752,800)	(52,393,468)	(55,176,461)	(61,608,259)	(69,389,169)	(56,848,567)	(53,456,674)
(continued)									
General Revenues and Other changes in Net Assets									
Governmental Activities:									
Property Taxes	30,094,484	33,265,713	34,793,918	36,461,684	37,339,842	38,500,753	38,465,332	40,121,731	41,176,093
Other Taxes	3,528,232	1,010,549	1,019,110	729,680	713,241	736,287	852,851	927,282	881,385
Intergovt'l revenues not restr to spec programs	11,985,990	10,942,051	11,009,228	11,050,357	11,112,106	11,277,255	11,139,189	10,359,503	10,311,505
Investment Income	1,300,744	1,208,740	1,954,222	3,283,220	4,144,656	4,495,730	1,561,576	1,257,250	1,124,538
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
Gain on sale/disposal of capital assets	-	-	-	-	-				
Transfers	1,010,527	1,168,236	1,110,924	1,045,687	966,593	966,470	967,347	1,003,754	1,199,961
Total Governmental Activities	47,919,977	50,847,094	53,657,230	56,534,114	58,000,255	58,733,093	56,233,304	59,412,153	56,243,930
Business-type Activities:									
Investment Income	74,208	528	3	3,782	-	-	-	69,152	8,369
Property Taxes	-	10,000	10,000	10,000	20,000	22,000	22,000	40,000	43,000
Miscellaneous	-	-	-	58,193	43,013	12,698	26,840	-	419,891
Gain on sale/disposal of capital assets	-	-	-	-	10,767	-	-	-	4,904,003
Transfers	(1,010,527)	(1,168,236)	(1,110,924)	(1,045,687)	(966,593)	(966,470)	(967,347)	(1,003,754)	(1,199,961)
Total Business-type Activities	(936,319)	(1,157,708)	(1,100,921)	(973,712)	(892,813)	(931,772)	(918,507)	(894,602)	4,175,302
Total Primary Government	46,983,658	49,689,386	52,556,309	55,560,402	57,107,442	57,801,321	55,314,797	58,517,551	60,419,232
Change in Net Assets									
Governmental Activities	(12,833,025)	(9,996,301)	(5,815,156)	1,815,681	(581,526)	(5,325,774)	(16,075,256)	(513,346)	(1,058,937)
Business-type Activities	3,842,765	705,460	618,665	1,351,253	2,512,507	1,518,836	2,000,884	2,182,330	8,021,495
Total Primary Government	(8,990,260)	(9,290,841)	(5,196,491)	3,166,934	1,930,981	(3,806,938)	(14,074,372)	1,668,984	6,962,558

Data Source: City of West Allis Audited Financial Statements

(a) According to GASB 44, a ten year trend should be shown. We implemented GASB 34 in the 2003 fiscal year. Until a 10 year trend is compiled, we will show the trend of the most current years reflecting GASB 34 standards.

City of West Allis

Fund Balances, Governmental Funds
First Fiscal Year
Schedule 3

	Fiscal Year 2010	Fiscal Year 2011
General Fund		
Nonspendable	3,786,310	1,208,155
Restricted	-	-
Committed	584,382	939,369
Assigned	19,983,386	20,232,002
Unassigned	6,439,209	10,024,801
Total General Fund	30,793,287	32,404,327
All Other Governmental Funds		
Nonspendable		
Special Revenue Funds	202,242	195,688
Restricted		
Debt Service Funds	342,849	183,321
Special Revenue Funds	2,291,097	1,324,999
Committed		
Special Revenue Funds	784,084	862,180
Assigned		
Capital Projects Funds	2,406,337	2,924,772
Unassigned		
Special Revenue Funds	(4,367)	-
Capital Projects Funds	(1,083,707)	(2,640,833)
Total All Other Governmental Funds	4,938,535	2,850,127
Total Fund Balances	35,731,822	35,254,454

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.)

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									
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Revenues:										
Taxes	30,392,386	30,778,728	31,437,849	32,995,348	34,688,461	35,607,427	36,961,227	36,796,445	38,579,707	39,606,747
Special assessments	749,766	886,211	821,266	716,993	1,036,694	1,042,923	812,257	966,982	1,138,632	785,050
Intergovernmental revenues	20,380,830	22,921,674	22,114,415	22,397,093	20,778,580	21,302,282	21,795,547	22,499,361	27,066,761	22,878,787
Licenses & permits	1,101,433	1,260,379	1,543,094	1,789,784	1,462,298	1,533,882	1,517,233	1,366,852	1,443,159	1,409,206
Fines, forfeits, & penalties	1,719,444	1,562,255	1,766,324	1,925,439	1,839,392	2,126,327	2,121,677	2,016,671	1,984,350	1,725,585
Public charges for services	4,941,005	3,032,456	2,649,089	2,785,375	2,929,828	2,985,813	3,512,731	3,110,472	3,252,825	3,365,273
Interdepartmental charges (effective 2004)	-	-	490,599	52,205	61,050	57,608	67,119	87,231	74,276	-
Interest and loan repayments	1,887,878	959,360	618,787	585,904	493,911	770,737	280,063	457,430	357,949	296,005
Received from hospital	3,354,741	3,278,989	3,310,271	3,301,166	3,315,360	2,542,999	2,534,341	2,544,909	2,499,951	700,238
Interest (effective 2003)	-	931,668	840,571	1,586,216	2,609,497	3,472,435	2,401,617	1,150,572	855,044	681,312
Miscellaneous revenues	8,109,506	1,343,003	2,536,074	1,558,381	2,470,219	1,975,751	1,686,852	1,400,971	3,547,633	1,591,544
Total revenues	72,636,989	66,954,723	68,128,339	69,693,904	71,685,290	73,418,184	73,690,664	72,397,896	80,800,287	73,039,747
Expenditures:										
Current:										
General government	3,694,833	3,664,436	4,714,952	5,711,014	5,489,267	5,027,547	5,627,880	5,658,712	5,966,552	6,375,030
Public safety	18,919,393	20,174,728	23,429,045	29,587,580	29,527,478	30,091,482	31,369,218	33,253,377	34,029,635	33,517,452
Public works and engineering	8,666,138	8,919,652	9,431,093	12,613,752	11,809,623	12,670,476	12,510,021	12,655,807	10,969,343	11,252,167
Health & human services	1,611,506	1,615,340	1,869,194	2,232,919	2,338,163	2,372,616	2,447,441	2,522,597	2,585,138	2,531,757
Culture & recreation	2,052,382	2,304,435	2,194,548	2,765,816	2,634,225	3,492,521	2,900,481	2,991,494	2,749,018	2,790,093
Conservation & development	6,188,413	6,231,145	7,341,495	5,269,768	4,499,810	4,871,881	4,195,633	4,506,446	9,260,338	7,511,521
Fringe benefits	12,736,540	13,191,555	11,111,343	370,532	312,267	407,448	756,071	820,134	326,782	552,288
miscellaneous	225,114	88,101	-	-	-	-	-	-		
Debt Service:										
Principal	5,915,139	7,337,682	20,014,156	6,816,294	7,076,916	6,145,781	6,407,222	6,299,082	14,070,285	5,036,507
Interest & fiscal charges	2,595,668	2,145,924	1,803,501	2,534,472	2,637,646	2,766,150	2,755,037	2,703,323	2,709,030	2,747,503
Capital Projects:	6,552,476	10,661,448	11,455,458	13,338,958	10,987,383	5,058,638	9,616,221	9,500,536	7,115,930	5,224,038
Total expenditures	69,157,602	76,334,446	93,364,785	81,241,105	77,312,778	72,904,540	78,585,225	80,911,508	89,782,051	77,538,356
Excess of revenues Over/(under) expenditures	3,479,387	(9,379,723)	(25,236,446)	(11,547,201)	(5,627,488)	513,644	(4,894,561)	(8,513,612)	(8,981,764)	(4,498,609)

(continued)

City of West Allis

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

	Fiscal Year									
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Other financing sources/(uses)										
Debt										
General obligation debt issued	4,750,000	2,100,000	12,110,000	12,770,000	8,084,426	2,992,716	3,749,975	9,336,961	4,465,000	2,735,000
Refunded general obligation debt	13,555,947	3,337,128	12,538,000	-	-	-	-	5,505,000	19,600,000	-
Premium on debt issued	-	-	52,975	49,787	-	-	-	95,912	-	-
Payment to escrow agent	(13,375,085)	(3,258,000)	(1,694,182)	-	-	-	-	(5,505,000)	(15,173,966)	-
Other sources (uses)	-	-	-	-	-	-	-	-	-	-
Transfers in	1,084,770	3,278,352	5,347,183	1,946,719	3,116,324	4,369,537	5,525,469	4,164,840	6,460,046	3,520,100
Transfers out	(1,084,770)	(2,267,825)	(4,178,947)	(835,795)	(2,070,637)	(3,402,944)	(4,558,999)	(3,129,170)	(5,387,972)	(2,233,859)
Total other financing sources/(uses)	4,930,862	3,189,655	24,175,029	13,930,711	9,130,113	3,959,309	4,716,445	10,468,543	9,963,108	4,021,241
Net change in fund balances	8,410,249	(6,190,068)	(1,061,417)	2,383,510	3,502,625	4,472,953	(178,116)	1,954,931	981,344	(477,368)
Fund balances (Deficit)										
Beginning of year	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	35,731,822
Residual equity transfer	-	-	-	-	-	-	-	-	-	-
Prior year adjustments	-	(2,465,189)	-	-	-	-	-	-	-	-
End of year	32,331,249	23,675,992	22,614,575	24,998,085	28,500,710	32,973,663	32,795,547	34,750,478	35,731,822	35,254,454
Capital Outlay - (a)	6,552,476	11,291,357	10,744,736	9,083,803	15,661,198	7,982,293	10,089,678	5,354,789	10,142,319	9,571,461
Debt Service as a percentage of noncapital expe	13.59%	14.58%	26.41%	12.96%	15.76%	13.73%	13.38%	11.91%	21.07%	11.45%

Data source: City of West Allis Audited Financial Statements

(a) According to GASB 44, a ten year trend should be shown. We implemented GASB 34 in the 2003 fiscal year. For years prior to 2003 the Capital Projects Expenditure number was used for comparative reason.

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
2001	1,718,621,300	839,461,230	93,095,800	-	2,651,178,330	11.35	2,912,336,900	10.33	91.03%
2002	1,990,562,900	972,192,162	86,617,500	-	3,049,372,562	10.48	3,115,860,000	10.26	97.87%
2003	1,997,472,300	975,494,762	83,662,900	-	3,056,629,962	10.56	3,278,962,400	9.84	93.22%
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%

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
2002	2003	8.29	1.08	0.92	0.01	0.18	10.48	8.15	2.05	6.52	1.74	0.20	(1.32)	27.82
2003	2004	8.64	0.94	0.80	0.01	0.17	10.56	8.88	2.12	5.13	1.70	0.21	-	28.60
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

Data source: City of West Allis Tax File

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

		2011 Assessed Value			2002 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	$42,066,400	1	1.0%	N/02		N/02
William Blake	Lincoln Crest Apartments	21,221,600	2	0.5%	17,710,000	3	0.6%
Ramco-Gershenson Prop	Towne Center - Office	19,968,600	3	0.5%	18,812,550	2	0.6%
JDN West Allis Assoc	Strip Mall - Pick'n Save/Kohls	18,077,200	4	0.4%	17,428,100	4	0.6%
Toldt Development Inc.	Apartments	17,644,700	5	0.4%	N/02		N/02
Quad Graphics	Printing Facility	16,947,700	6	0.4%	19,512,300	1	0.6%
Metropolitan Holding Company	The Hills Apartments	14,832,000	7	0.4%	11,898,760	7	0.4%
Sam's Real Estate	Sam's Club	13,834,000	8	0.3%	11,821,117	8	0.4%
1126 West Allis Operating	Commercial - Office	12,502,400	9	0.3%	12,077,681	6	0.4%
Harold Wilde	Car Dealership	11,967,100	10	0.3%	N/02		N/02
Kenneth Hendricks	Warehouses - (HOBO)	11,834,200	11	0.3%	8,655,000	15	0.3%
Dayton-Hudson Corp.	Commercial - Target	11,816,300	12	0.3%	6,520,560		0.2%
Heritage 6 LLC (MSP Real Estate)	Apartments	11,722,200	13	0.3%	N/02		N/02
LBS Ltd Partnership	Apartments	11,387,800	14	0.3%	9,374,765	12	0.3%
Home Depot	Home Depot	11,305,700	15	0.3%	10,943,727	9	0.4%
Centerpoint Properties -CJF2, LLC	Warehouses	N/11		N/11	13,218,700	5	0.4%
Great Lakes REIT.	Commercial - Offices	N/11		N/11	8,893,400	14	0.3%
James Krahn	Various Apartments	N/11		N/11	9,502,400	11	0.3%
Renaissance Faire	Commercial - Offices	N/11		N/11	N/02		N/02
NDC, LLC	Pick'n Save	N/11		N/11	8,923,300	13	0.3%
Charles Benidt	P&S/Storage/Gas Station	N/11		N/11	10,683,152	10	0.4%
Total		$247,127,900		5.8%	$195,975,512		6.4%

Data Source: City of West Allis - Assessors Office

(a) Based on total Assessed Value
1/1/2002 $3,049,372,562
1/1/2011 $4,079,339,700
(b) This table represents the current year and ten years ago, 2002.
(c) N/11 = Not a top 15 Principal Property Tax Payer in 2011
(d) N/02 = Not a top 15 Principal Property Tax Payer in 2002

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
2002	2003	89,880,473	89,777,065	99.88%	87,782	89,864,847	99.98%
2003	2004	92,096,669	92,013,615	99.91%	55,527	92,069,142	99.97%
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%	42,116	93,562,879	99.98%
2006	2007	97,020,376	96,970,309	99.95%	33,437	97,003,746	99.98%
2007	2008	101,348,833	101,266,466	99.92%	53,212	101,319,678	99.97%
2008	2009	102,739,447	102,685,524	99.95%	18,436	102,703,960	99.97%
2009	2010	107,265,288	107,214,684	99.95%	13,248	107,227,932	99.97%
2010	2011	109,084,702	109,032,984	99.95%	14,362	109,047,346	99.97%
2011	2012	110,126,451	106,779,438	96.96%	*		

* Data for the 2011 collection year is not yet available.
(1) Includes all special assessments and charges placed on tax roll for all taxing entities.

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
2002	57,247,131	88,084	57,159,047	3,115,860,000	1.83%	3,049,372,562	1.87%	61,114	935.29
2003	51,275,560	57,218	51,218,342	3,278,962,400	1.56%	3,056,629,962	1.68%	60,923	840.71
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

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
2002	57,159,047	-	57,159,047	3,115,860,000	1.83%	3,049,372,562	1.87%	61,114	935.29
2003	51,218,342	-	51,218,342	3,278,962,400	1.56%	3,056,629,962	1.68%	60,923	840.71
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

Data sources: Equalized Value - Wisconsin Department of Revenue
Estimated Population - Wisconsin Department of Administration
Debt - City of West 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
2002	14,999,947	10,393,111	22,915,000	48,308,058	-	-	-	8,939,073	57,247,131	0.86%	936.73
2003	15,200,179	8,649,885	20,565,000	44,415,064	-	-	-	6,860,496	51,275,560	0.66%	841.65
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	*	1,300.73

Data source: Wisconsin Department of Revenue and Wisconsin Department of Administration
*Note: Data for 2011 Personal Income is not yet available.

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

	Fiscal Years								
	2002	2003	2004	2005	2006	2007	2008	2009	2010
Equalized Value of Real and Personal Property	3,115,860,000	3,278,962,400	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
General Obligation Debt Limit	**155,793,000**	**163,948,120**	**174,694,725**	**192,316,025**	**213,570,130**	**222,935,980**	**223,889,595**	**218,056,010**	**205,621,090**
Five (5) Percent of Equalized Valuation per Section 67.03 of the Wisconsin Statutes									
Amount of Debt Applicable to Debt Limitation:									
General Obligation Bonds/Notes	57,247,131	51,275,560	59,277,480	59,565,880	59,421,446	58,285,695	59,264,073	69,732,577	79,299,669
Less: Amount Available for Financing GO Debt	(88,084)	(57,218)	(1,058,313)	(1,193,095)	(1,567,709)	(1,226,225)	(763,508)	(503,693)	(342,849)
Net O/S GO Debt Applicable to Debt Limitation	**57,159,047**	**51,218,342**	**58,219,167**	**58,372,785**	**57,853,737**	**57,059,470**	**58,500,565**	**69,228,884**	**78,956,820**
Legal margin for New Debt	**98,633,953**	**112,729,778**	**116,475,558**	**133,943,240**	**155,716,393**	**165,876,510**	**165,389,030**	**148,827,126**	**126,664,270**
Total net debt applicable to the limit as a percentage of debt limit	36.69%	31.24%	33.33%	30.35%	27.09%	25.59%	26.13%	31.75%	38 40%

Only incluedes debt required under state law.

Source: City of West Allis Finance Division Records

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

	2002	2003	2004	2005	2006	2007	2008	2009	2010
Equalized Value of Real and Personal Property	3,115,860,000	3,278,962,400	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
General Obligation Debt Limit	**155,793,000**	**163,948,120**	**174,694,725**	**192,316,025**	**213,570,130**	**222,935,980**	**223,889,595**	**218,056,010**	**205,621,090**
Five (5) Percent of Equalized Valuation per Section 67.03 of the Wisconsin Statutes									
Amount of Debt Applicable to Debt Limitation:									
General Obligation Bonds/Notes	57,247,131	51,275,560	59,277,480	59,565,880	59,421,446	58,285,695	59,264,073	69,732,577	79,299,669
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	(88,084)	(57,218)	(1,058,313)	(1,193,095)	(1,567,709)	(1,226,225)	(763,508)	(503,693)	(342,849)
Net O/S GO Debt Applicable to Debt Limitation	**57,159,047**	**51,218,342**	**66,984,167**	**73,997,785**	**75,818,737**	**74,264,470**	**74,705,565**	**79,588,884**	**78,956,820**
Legal margin for New Debt	**98,633,953**	**112,729,778**	**107,710,558**	**118,318,240**	**137,751,393**	**148,671,510**	**149,184,030**	**138,467,126**	**126,664,270**
Total net debt applicable to the limit as a percentage of debt limit	36.69%	31.24%	38.34%	38.48%	35.50%	33.31%	33.37%	36.50%	38.40%

Includes Anticipation Notes although not required under state law.

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	12/31/2011 General Obligation Bonded Debt Outstanding	Percentage Applicable to City	Amount Applicable to City
City - all outstanding debt (schedule 11a)	78,334,947	100%	78,334,947
Milwaukee Area Technical College	107,945,000	5.22%	5,632,462
Milwaukee County	816,346,695	6.39%	52,192,310
West Allis/West Milwaukee School District	42,249,569	85.22%	36,003,055
Milwaukee Metropolitan Sewage District	960,306,731	6.54%	62,771,410
Total Overlapping	1,926,847,995		156,599,237
Total Direct and Overlapping Debt	2,005,182,942		234,934,184

Percentage based on equalized value of the City as it relates to the over all value of each district

Data source: By Ehlers Inc. - financial consultants from information provided by the individual taxing units.

Governmental Unit	12/31/2002 General Obligation Bonded Debt Outstanding	Percentage Applicable to City	Amount Applicable to City
City - all outstanding debt (schedule 11a)	57,159,047	100%	57,159,047
Milwaukee Area Technical College	78,430,000	5.86%	4,595,998
Milwaukee County	408,714,780	7.04%	28,773,521
West Allis/West Milwaukee School District	4,320,000	86.57%	3,739,824
Milwaukee Metropolitan Sewage District	636,371,600	7.20%	45,818,755
Total Overlapping	1,127,836,380		82,928,098
Total Direct and Overlapping Debt	1,184,995,427		140,087,145

Percentage based on equalized value of the City as it relates to the over all value of each district

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

			Per Capita Adjusted Gross Income			Unemployment Rates as of December not seasonally adjusted		
Year	Population	Personal Income (in thousands)	City of West Allis	Milwaukee County	State of Wisconsin	City of West Allis	Milwaukee County	State of Wisconsin
2001	61,254	1,075,068,954	17,551	18,083	20,091	4.2%	5.3%	4.4%
2002	61,114	1,044,316,032	17,088	17,492	19,809	5.5%	6.6%	5.3%
2003	60,923	1,041,539,608	17,096	17,900	20,606	6.0%	7.0%	5.6%
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	*	*	*	*	8.1%	9.0%	6.6%

* : 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

		2011			2002		
Employer	Type of Business	Employees	Rank	Percentage of Total County Employment	Employees	Rank	Percentage of Total County Employment
West Allis Memorial Hospital	Regional Hospital	2300	1	0.54%	1549	1	0.35%
West Allis School District	Elementary/Secondary Education	900	2	0.19%	975	2	0.22%
Quad Graphics	Commercial Printer	914	3	0.22%	770	3	0.18%
City of West Allis	Municipal Government	515	4	0.11%	559	4	0.12%
*Aurora Visiting Nurses Assn. Of Milwaukee	Social Service Agency	384	5	0.08%	185	13	0.04%
Anthem Blue Cross	Health Insurance	350	6	0.08%	N/02		N/01
Brookdale Senior Living (previously Alterra)	Assisted Care Health Provider	350	7	0.08%	N/02		N/01
*Covenant Health Systems	Health Care Services	321	8	0.07%	285	7	0.07%
Milwaukee Technical Area College	Technical College	300	9	0.06%	171	18	0.04%
Village of Manor Park	Nursing Home & Retirement Facility	293	10	0.06%	375	5	0.09%
Chr. Hansen Lab, Inc.	Food Additive Manufacturer	285	11	0.06%	201	12	0.04%
*US Bank	Banking Services	261	12	0.06%	N/02		N/01
Sullivan/Schein Dental Products	Dental Equipment Distributor	220	13	0.05%	173	15	0.04%
*Motor Castings Company	Foundry	225	14	0.05%	190	17	0.04%
Wilde Toyota	Auto Dealership	209	15	0.04%	130	24	0.03%
ReGENco (Now Toshiba International Corp)	Fabrication/Repair Turbines	175	16	0.04%	N/01		N/01
C & H Distributors	Industrial Products Direct Marketer	173	17	0.04%	213	10	0.05%
*Rogers Memorial Hospital	Psychiatric Hospital	173	18	0.04%	158	19	0.04%
Mitchell Manor/Meadowmere Campus	Assisted Living	170	19	0.04%	N/02		N/01
Unit Drop Forge Company	Iron, Steel Forgings	161	20	0.03%	121		0.03%
Grebes Bakery	Commercial Bakery	150	21	0.03%	200	11	0.05%
Poblocki & Sons	Custom Electrical Signs	130	22	0.03%	148	21	0.03%
Poblocki Paving Corp.	Paving Contractor	120	23	0.03%	125	25	0.03%
International Auto's	Auto Dealership	118	24	0.03%	115	17	0.03%
HM Graphics	Advertising/Marketing	110	25	0.03%	185	14	0.04%
Colders Furniture Showplace	Furniture/Appliance Dealership	116		0.03%	255	8	0.02%
Aurora Home Medical Services	Social Service Agency	N/11		N/11	N/02		0.10%
Metal Technologies (Milwaukee Ductile Iron Inc)	Foundry	N/11		N/11	300	6	0.06%
Sentry-Crestwood Bakery	Commercial Bakery	N/11		N/11	259	16	0.06%
Home Depot	Retail Hardware	N/11		N/11	150	20	0.03%
Pressed Steel Tank Company	High Pressure Tanks	N/11		N/11	117		0.03%
Langer Roofing	Roofing/Construction	N/11		N/11	130	22	0.03%
Office Electronic Business Forms Inc.	Design & printing of business forms	N/11		N/11	N/02		0.03%
Maximus	Consulting & Program Services	N/11		N/11	119		0.03%
Graybar Electric, Inc.	Electrical Supplier	N/11		N/11	N/02		0.02%
Briggs & Stratton	Gasoline Engines	N/11		N/11	250	9	
SaAl Specialty Assoc.	Roofing Technologies	N/11		N/11	130	23	
Total		9264		2.20%	7420		1.60%

Data source: City of West Allis - telephone survey of employers within the City & Information gathered by Ehlers & Associates, Inc.
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									
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Mayor	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
City Attorney	6.00	6.00	5.50	5.87	5.87	6.05	6.05	6.25	6.25	6.25
Municipal Court	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75
City Assessor	6.00	6.00	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	7.75	6.75	7.00	7.30	7.30	7.30	8.30	8.15	8.75
Purchasing/Central Services	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Human Resources	4.50	4.50	4.25	4.25	4.25	4.25	4.25	4.33	4.38	4.38
Finance	5.90	5.90	5.90	5.90	5.85	5.85	5.85	5.85	5.85	5.85
Clerk/Treasurer	8.00	8.00	6.00	6.00	6.00	6.00	5.75	5.75	5.75	5.75
Police Depatment	162.00	162.00	159.00	159.00	158.00	154.00	155.00	157.25	157.25	157.25
Fire Department	119.00	119.00	116.00	113.00	113.00	110.00	110.00	110.00	110.00	110.00
Planning (Development)	1.95	1.87	1.87	1.78	1.78	1.78	1.78	1.88	2.10	2.40
Building Inspection & Zoning	12.00	12.00	12.00	12.00	12.00	11.50	11.50	12.00	12.50	12.05
Health Department	26.45	26.45	25.54	24.35	24.35	24.81	24.81	25.11	25.11	25.40
Senior Center	3.00	3.00	2.50	2.50	2.50	2.10	2.10	2.10	2.10	2.10
Public Library	23.80	24.80	23.80	22.80	22.30	22.30	22.30	22.30	21.30	21.00
Public Works										
Administrative Office	4.75	4.75	4.75		4.50	4.50	4.50	4.50	4.50	4.25
Building and Electrical	32.00	32.00	31.00	30.00	30.00	30.00	30.00	30.00	30.00	29.50
Street and Sanitation	67.50	67.50	60.00	57.00	56.25	56.00	56.00	56.00	56.00	56.00
Forestry	16.75	16.75	16.75	16.75	16.75	15.75	15.75	15.75	15.75	16.00
Equipment Repair	14.00	14.00	14.00	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	5.00	5.00	4.00	3.50
Engineering	21.00	20.00	18.00	18.00	18.00	18.00	17.00	17.00	17.00	16.50
Total	558.10	559.02	536.11	521.70	524.20	515.69	515.44	519.87	518.49	517.43
Public Safety										
Police Stations	1	1	1	1	1	1	1	1	1	1
Police Sub Station	0	0	0	0	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	177	177	175	177	177
Storm Sewer (miles) (changed calc method 2009)	152	152	152	152	152	152	152	163	163	163
Street Lights (in 2010 added double lights)	7,086	7,086	7,086	7,086	7,086	7,086	7,086	7,086	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	1,099,768	1,100,995	1,100,995	1,101,346	1,102,207	1,102,205	1,102,466	1,102,557	1,102,428	1,102,941
Number of Hydrants	2,610	2,621	2,622	2,622	2,622	2,623	2,619	2,619	2,620	2,621
Daily Average Used (gallons)	6,222,852	6,245,732	6,074,126	5,827,548	5,658,540	5,523,307	6,364,132	5,933,825	5,933,825	5,244,126
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
Nine Year Trend
Schedule 16

	Fiscal Year									
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Public Safety										
Fire										
Alarm Data										
Fire	N/A	227	194	234	184	172	160	167	172	145
Rupture/Explosion	N/A	7	3	8	5	2	3	-	3	4
Hazardous Condition	N/A	182	233	254	245	231	243	283	259	248
Service	N/A	377	316	403	382	392	453	375	153	145
Good Intent	N/A	246	240	224	267	289	269	286	252	257
False Alarms	N/A	388	411	418	532	515	496	557	519	517
Weather	N/A	3	-	4	2	1	16	1	2	1
Other	N/A	4	6	4	5	1	3	5	2	2
Total Alarm	-	1,434	1,403	1,549	1,622	1,603	1,643	1,674	1,362	1,319
Emergency Medical Services										
Paramedic Unit (Advance Life)	N/A	775	939	1,194	1,209	1,310	1,400	1,549	1,536	1,964
Fire Rescue Unit (Basic Life)	N/A	3,200	3,385	3,777	3,747	3,424	3,587	2,696	3,269	3,086
Other Units on Scene	N/A	5	81	50	60	92	80	51	78	44
Total Patient Transports	-	3,980	4,405	5,021	5,016	4,826	5,067	4,296	4,883	5,094
Bureau of Fire Prevention Activity										
Compliance Inspections	8,090	8,642	8,399	8,628	8,546	8,613	8,516	8,430	8,793	9,723
Plan Reviews	121	218	340	427	433	397	361	322	364	277
Site Inspections	54	146	173	211	286	214	273	263	226	150
General Government										
Building Permits Issued	1,242	1,761	1,928	1,919	1,811	1,648	1,649	1,480	1,673	1,592
Building Permit Value	$21,107,063	$32,734,798	$50,029,340	$62,729,841	$38,452,724	$50,101,452	$39,108,752	$20,636,858	$23,791,748	$32,812,843
Library										
Registered Borrowers	42,252	39,305	41,720	33,402	35,172	37,500	34,116	36,603	38,798	33,910
References	57,028	56,371	58,845	55,301	51,766	47,642	68,194	89,064	109,470	75,086
Library Visits	269,328	34,436	349,544	358,956	339,612	294,528	287,970	295,308	371,332	309,898
Circulation Transactions	795,905	786,414	734,253	745,932	764,674	718,185	688,048	735,736	778,409	774,833
Items Loaned	45,290	66,616	82,264	88,446	91,099	58,875	48,001	51,564	67,116	73,733
Items Received	36,790	43,213	47,649	46,166	49,513	54,709	51,005	60,832	78,309	83,118
Library Collection										
Books Owned	208,101	212,063	215,767	218,251	224,868	218,567	217,983	217,747	211,993	208,223
Audio Materials	12,639	12,702	12,634	13,225	13,526	14,200	14,611	15,181	15,547	16,401
Data Bases	-	-	8	10	8	10	19	21	18	67
Video Materials	10,655	12,260	12,993	14,270	14,859	14,883	14,114	15,346	16,198	16,019
Subscriptions	438	363	372	398	396	439	357	326	307	309
Other - Includes Electronic Format	727	878	616	984	1,001	985	1,044	799	760	865
Electronic Books/Audio/Video(new) (continued)	-	-	-	-	-	-	-	16,026	17,871	38,049
Water Utility										
Number of Metered Customers										
Residential	17,382	17,377	17,367	17,343	17,365	17,387	17,385	17,369	17,348	17,349
Commercial	2,032	2,027	2,032	2,040	2,043	2,039	2,038	2,036	2,031	2,031
Industrial	80	82	81	80	75	73	70	65	64	64
Public Authority (new 2008)	N/A	N/A	N/A	N/A	N/A	N/A	79	78	78	78
Total	19,494	19,486	19,480	19,463	19,483	19,499	19,572	19,548	19,521	19,522
Gallons Sold (thousands)										
Residential	1,156,716	1,148,136	1,130,735	1,149,784	962,445	1,044,385	1,021,885	1,011,479	958,161	963,787
Commercial	642,621	638,303	622,127	611,083	640,416	623,803	653,641	588,911	599,183	585,032
Industrial	323,796	320,467	330,502	254,734	266,289	222,001	177,749	143,208	82,047	86,900
Public Authority (new 2008)	N/A	N/A	N/A	N/A	N/A	N/A	128,421	131,863	132,134	123,465
Total	2,123,133	2,106,906	2,083,364	2,015,601	1,869,150	1,890,189	1,981,696	1,875,461	1,771,525	1,759,184
Gallons Pumped into System (1,000)	2,471,341	2,537,559	2,392,526	2,503,403	2,314,713	2,295,387	2,322,908	2,165,846	1,953,640	1,914,106
Total Gallons Sold (1,000)	2,271,341	2,279,692	2,217,056	2,127,055	2,065,367	2,016,007	1,981,696	1,875,461	1,771,525	1,759,184
Lost Water Unaccounted For (1,000)	172,994	228,380	143,552	325,442	208,324	206,585	213,365	160,385	155,115	154,922
Percent of water lost	7%	9%	6%	13%	9%	9%	9%	7%	8%	8%
Total KWH used for pumping	905,305	1,070,128	972,296	1,056,791	1,002,582	1,115,140	1,169,460	1,323,425	1,271,438	1,004,555

(a) According to GASB 44, a ten year trend should be shown. We first implemented this statiscial table in 2002. Until a 10 year trend is compiled, we will show the trend of the most current years reflecting GASB 34 standards.

ADDITIONAL INDEPENDENT AUDITORS' REPORT FOR BASIC FINANCIAL STATEMENTS

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CPAs AND SO MUCH MORE.

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

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

We have audited 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 West Allis, Wisconsin, as of and for the year ended December 31, 2011, which collectively comprise the City of West Allis, Wisconsin's basic financial statements and have issued our report thereon dated July 30, 2012. 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. 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

Management of the City of West Allis, Wisconsin, is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit, we considered the City of West Allis, Wisconsin's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion of the effectiveness of the City of West Allis, Wisconsin's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the City of West Allis, Wisconsin's internal control over financial reporting.

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.

Our consideration of internal control over financial reporting 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 financial reporting that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

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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 basic 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*.

We noted certain matters that we reported to management of City of West Allis, Wisconsin in a separate letter dated July 30, 2012.

This report is intended solely for the information and use of the Mayor and City Council, and is not intended to be and should not be used by anyone other than these specified parties.

Schenck SC

Certified Public Accountants
Green Bay, Wisconsin
July 30, 2012

SINGLE AUDIT SECTION

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REPORT ON COMPLIANCE WITH REQUIREMENTS THAT COULD HAVE A DIRECT AND MATERIAL EFFECT ON EACH MAJOR FEDERAL AND STATE PROGRAM AND INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133 AND THE STATE SINGLE AUDIT GUIDELINES

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

Compliance

We have audited 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 its major federal and state programs for the year ended December 31, 2011. 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. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal and state programs is the responsibility of City of West Allis, Wisconsin's management. Our responsibility is to express an opinion on City of West Allis, Wisconsin's compliance based on our audit.

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. Our audit does not provide a legal determination on City of West Allis, Wisconsin's compliance with those requirements.

In our opinion, City of West Allis, Wisconsin complied, in all material respects, with the 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, 2011.

Internal Control Over Compliance

Management of City of West Allis, Wisconsin is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal and state programs. In planning and performing our audit, we considered City of West Allis, Wisconsin's internal control over compliance with the requirements that could have a direct and material effect on a major federal or state program to determine the auditing procedures for the purpose of expressing our opinion on compliance 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's internal control over compliance.

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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.

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 deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of the Common Council, management, others within the City, and federal and state awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Schenk SC

Certified Public Accountants
Green Bay, Wisconsin
July 30, 2012

CITY OF WEST ALLIS, WISCONSIN
Schedule of Expenditures of Federal Awards
For the Year Ended December 31, 2011

Grantor Agency/Pass-through Agency/Program Title	Federal CFDA Number	(Accrued) Deferred 1/1/11	Cash Receipts	Accrued (Deferred) 12/31/11	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	$ (48,047)	$ 174,023	$ 112,924	$ 238,900	$ 238,900
State Administrative Mayching Grants	10.561	-	8,212	7,368	15,580	15,580
WIC Farmers' Market Nutrition Program	10.572	(600)	600	-	-	-
Total U.S. Department of Agriculture		(48,647)	182,835	120,292	254,480	254,480
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT						
Direct Programs						
Community Development Block Grants	14.218	(332,220)	1,558,518	467,225	1,693,523	1,693,523
Recovery Act - Community Development Block Grant	14.253	(170)	97,772	-	97,602	97,602
Recovery Act - Homelessness Prevention and Rapid Re-Housing Program	14.257	(98,257)	328,278	32,875	262,896	262,896
Section 8 Housing Choice Vouchers	14.871	-	2,322,530	-	2,322,530	2,322,530
Section 8 Housing Choice Vouchers - VASH	14.871	-	119,905	-	119,905	119,905
Total Section 8 Housing Choice Vouchers		-	2,442,435	-	2,442,435	2,442,435
Passed through Wisconsin Department of Commerce						
Community Development Block Grant - State's Program	14.228	(2,051,502)	2,123,748	719,293	791,539	791,539
Passed through the City of Milwaukee, Wisconsin						
Community Development Block Grant - State's Program	14.228	(587,154)	489,844	328,963	231,653	231,653
Total Community Development Block Grant - State's Program		(2,638,656)	2,613,592	1,048,256	1,023,192	1,023,192
Passed through Milwaukee County						
HOME Investment Partnerships Program	14.239	(96,848)	88,036	192,676	183,864	183,864
Total U.S. Department of Housing and Urban Development		(3,166,151)	7,128,631	1,741,032	5,703,512	5,703,512
U.S. DEPARTMENT OF JUSTICE						
Direct Program						
Public Safety Partnerships and Community Policing Grants	16.710					
Secure Our Schools - Project #2008-CK-WX-0768		-	372,042	-	372,042	372,042
Passed through WI Department of Justice						
Passed through Milwaukee County						
Byrne Memorial Justice Assistance Grant	16.738	(2,520)	999	2,520	999	999
Passed through Milwaukee County, Wisconsin						
Recovery Act - Edward Byrne Memorial Justice Assistance Grant	16.804	(9,470)	9,969	3,703	4,202	4,202
Total U.S. Department of Justice		(11,990)	383,010	6,223	377,243	377,243

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Schedule of Expenditures of Federal Awards (Continued)
For the Year Ended December 31, 2011

Grantor Agency/Pass-through Agency/Program Title	Federal CFDA Number	(Accrued) Deferred 1/1/11	Cash Receipts	Accrued (Deferred) 12/31/11	Total Revenues	Total Expenditures
U.S. DEPARTMENT OF TRANSPORTATION						
Passed through Wisconsin Department of Transportation						
Highway Safety	20.600					
Project #0950-30-40 YA CARD Enforcement Grant		(784)	4,550	-	3,766	3,766
Project #0950-80-02 Pedestrian Safety Grant		-	2,000	-	2,000	2,000
Project #0950-30-21 Alcohol Enforcement Grant		(17,072)	37,259	9,373	29,560	29,560
Project #0950-80-08 Bicycle Safety Program		-	2,000	-	2,000	2,000
Click it or Ticket		-	-	4,393	4,393	4,393
Project #0950-40-20 Speed Int Aggr Driver		(6,996)	22,185	9,726	24,915	24,915
Passed through WI Department of Justice						
Passed through Milwaukee County						
OWI Task Force	20.601	-	6,618	962	7,580	7,580
Total U.S. Department of Transportation		(24,852)	74,612	24,454	74,214	74,214
Direct Program						
Brownfield's Assessment and Cleanup Cooperative Agreements	66.818					
Project #BF-00E44901-0		(4,234)	21,482	-	17,248	17,248
U.S. DEPARTMENT OF ENERGY						
Direct Program						
Recovery Act - Energy Efficiency and Conservation Block Grant	81.128	(1,648)	276,447	12,253	287,052	287,052
FEDERAL EMERGENCY MANAGEMENT AGENCY						
Passed through Wisconsin Department of Military Affairs						
Public Assistance Grants	83.544	(27,408)	27,408	-	-	-
Public Assistance Grants - Snow Removal Grant	83.544	-	95,555	-	95,555	95,555
Total Federal Emergency Management Agency		(27,408)	122,963	-	95,555	95,555
U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES						
Passed through Wisconsin Department of Health Services						
Public Health Emergency Preparedness	93.069	8,318	56,992	14,621	79,931	79,931
Centers for Disease Control and Preventions Investigations	93.283	-	9,786	-	9,786	9,786
Strengthening Public Health Infrastructure	93.507	-	2,483	12,517	15,000	15,000
ARRA - Immunization grant	93.712	(12,808)	27,153	-	14,345	14,345
Medical Assistance Program	93.778	-	1,697	-	1,697	1,697
Preventive Health and Health Services Block Grant	93.991	-	6,289	-	6,289	6,289
Maternal and Child Health Services Block Grant	93.994	-	22,238	-	22,238	22,238
Passed through Community Advocates, Inc.						
Block Grants for Prevention and Treatment of Substance Abuse	93.959	(5,921)	37,199	39,054	70,332	70,332
Total U.S. Department of Health and Human Services		(10,411)	163,837	66,192	219,618	219,618

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Schedule of Expenditures of Federal Awards (Continued)
For the Year Ended December 31, 2011

Grantor Agency/Pass-through Agency/Program Title	Federal CFDA Number	(Accrued) Deferred 1/1/11	Cash Receipts	Accrued (Deferred) 12/31/11	Total Revenues	Total Expenditures
U.S. DEPARTMENT OF HOMELAND SECURITY						
Direct Program						
Assistance to Firefighters Grant	97.044					
Project #EMW-2008-FO-06640		(728)	583	17,182	17,037	17,037
Total U.S. Department of Homeland Security		(728)	583	17,182	17,037	17,037
EXECUTIVE OFFICE OF THE PRESIDENT						
Direct Program						
High Intensity Drug Trafficking Area Program	N/A	(514,114)	1,737,237	193,812	1,416,935	1,416,935
TOTAL FEDERAL FINANCIAL ASSISTANCE		$ (3,810,183)	$ 10,091,637	$ 2,181,440	$ 8,462,894	$ 8,462,894

The notes to the schedules of expenses 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, 2011

Grantor Agency/Pass-through Agency/Program Title	State I.D. Number	(Accrued) Deferred Revenue 1/1/11	Cash Receipts	Accrued (Deferred) Revenue 12/31/11	Total Revenues	Total Expenditures
WISCONSIN DEPARTMENT OF NATURAL RESOURCES						
Brownfield Site Assessments	370.687					
SAG #537		$ (2,228)	$ 2,228	$ -	$ -	$ -
Plate Engineering Site		(51,251)	48,451	-	(2,800)	(2,800)
Total Wisconsin Department of Natural Resources		(53,479)	50,679	-	(2,800)	(2,800)
WISCONSIN DEPARTMENT OF HEALTH AND FAMILY SERVICES						
WIC Farmers' Market	435.154720	-	-	1,784	1,784	1,784
WWWP-GPR	435.157000	-	76,873	-	76,873	76,873
Maternal and Child Health Services	435.159320	-	1,697	-	1,697	1,697
Total Wisconsin Department of Health and Family Services		-	78,570	1,784	80,354	80,354
WISCONSIN DEPARTMENT OF MILITARY AFFAIRS						
State Match - Federal Disaster Assistance	465.503	-	16,752	-	16,752	16,752
WISCONSIN DEPARTMENT OF ADMINISTRATION						
NCHIP eReferral Project	N/A	(20,601)	20,601	-	-	-
Beat Patrol Grant #2009-BP-01-1579-3	505.603	-	134,926	-	134,926	134,926
Total Wisconsin Department of Administration		(20,601)	155,527	-	134,926	134,926
WISCONSIN DEPARTMENT OF COMMERCE						
Brownfields Grants	N/A					
Project #BF FY07-17657		49,114	-	(49,114)	-	-
Project #BF FY08- 444		-	210,000	-	210,000	210,000
Petroleum Storage Environment Grant		-	35,500	35,500	71,000	71,000
Total Wisconsin Department of Commerce		49,114	245,500	(13,614)	281,000	281,000
WISCONSIN PUBLIC SERVICE COMMISSION						
Passed through Milwaukee County						
E-911	N/A	-	3,909	-	$ 3,909	3,909
TOTAL STATE FINANCIAL ASSISTANCE		$ (24,966)	$ 550,937	$ (11,830)	$ 514,141	$ 514,141

The notes to the schedules of expenses 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
December 31, 2011

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, supplemental 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 2011 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, 2011

Section I - Summary of Auditors' Results

Basic Financial Statements	
Type of auditors' report issued:	Unqualified Opinion
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	Unqualified
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
14.871	Section 8 Housing Choice Vouchers
14.218	Community Development Block Grant
14.253	Community Development Block Grant ARRA
14.257	Homelessness Prevention and Rapid Re-housing ARRA
81.128	Energy Efficiency and Conservation Block Grant ARRA

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	Unqualified
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	Brownfields Grants

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, 2011.

Section III - Federal Award Findings and Questioned Costs

There are no audit findings and questioned costs required to be reported under OMB Circular A-133 "Audits of States, Local Governments, and Non-Profit Organizations" and the State Single Audit Guidelines for the year ended December 31, 2011.

CITY OF WEST ALLIS, WISCONSIN
Schedule of Prior Year Audit Findings and Corrective Action Plan
For the Year Ended December 31, 2011

Prior Year Audit Findings

There were no findings or questioned costs for federal awards for the year ended December 31, 2010.

Corrective Action Plan

No corrective action plan is required.