

**Village of Somers
7511 12th Street
Somers, WI 53171**

**Village Board Meeting
Agenda
Wednesday, November 9, 2022
5:30 p.m.**

Village Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Making A Difference Citizen Recognition Awards Plaque Presentation
4	Consent and Approval of Minutes of Regular meetings on October 25, 2022 Vouchers dated October 27, 2022 and November 3, 2022
5	Correspondence:
6	Citizens Comments
7	President and Trustee Comments
8	Public Hearing on “Class A” and Class “A” combo alcohol license application for 7-Eleven, Inc.
9	Action on “Class A” and Class “A” combo alcohol license application for 7- Eleven, Inc.
10	Action on Tobacco & Cigarette application for 7-Eleven, Inc. for 2022-2023
11	Action to receive and file 2021 Audit
12	Action on Village Administrator Employment Agreement with Jason J. Peters, term ending December 31st, 2025
13	Action on proposed First Amendment to Development Agreement Between the Village of Somers and SCS Pike Creek, LLC for “The Savannah at Pike Creek”
14	Discussion and possible action on request for partial payment #1 from Globe Contractors, Inc. in the amount of \$137,443.15 for 2022 Stormwater Utility Improvements Program (12th Avenue & 56th Avenue)
15	Approval of Operator’s Licenses: None
16	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the November 9, 2022 Village Board Meeting & Agenda in 1 public place & on the Village website.

Dated this 4th day of November 2022

Brandi Baker, Clerk-Treasurer

Requests from person with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at 262-859-2822 with as much notice as possible. **Notice is hereby given that members of the Village Board may participate telephonically. Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken**



**VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM**

MEETING DATE: November 9th, 2022

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #3 Making A Difference Citizen Recognition Awards Plaque Presentation

BACKGROUND:

In July 2021 the Village Board passed a Resolution to establish the Making a Difference Recognition Policy. This is a way to recognize citizens and former employees of Somers for the ways they have served and greatly contributed to the Community.

On October 18th, Trustee Sinnen and Nelson presented the following Nominations for consideration of the Making a Difference Citizen Recognition Award:

- Larry Gitzlaff, Somers Resident, for his donation of almost 24 acres to Somers to be used as a park/ recreational area.
- Ruth Teuscher, Somers Resident, who donated home and land which is now known as Hawthorn Hollow.
- Minnie Ozanne, Historian that chronicled Somers history for over 60 years. Was a Teacher at Burr Oak and Bullamore Forks Schools.
- Ernest and Dolores Tabbert, Somers Residents for over 75 years, Ernest served the Somers Fire Department for over 50 years and is an Army Veteran. Dolores served on Somers Fire and rescue for over 20 years and has and is still serving as a Chief Election Inspector for many years.

The above Making A Difference Citizen Recognition Awards were unanimously approved at our October 25th Board Meeting.

PRIOR ACTION TAKEN:

Trustee Sinnen has submitted the plaque designs to the engravers. A presentation of the finished plaques will take place at our November 9th Board Meeting. The plaques will then be installed the Village/Town Hall Lobby.

**Village of Somers
Proceedings from the Regular Board Meeting October 25, 2022**

President Stoner called the meeting to order at 5:30p.m.

President Stoner led the Pledge of Allegiance.

Present: President George Stoner, Trustees Gregg Sinnen, Jack Aupperle, Joe Smith, Ben Harbach, and Trustee Jackie Nelson and Trustee Karl Ostby. Also present: Administrator Jason Peters, Attorney Jeff Davison, and Clerk/Treasurer Brandi Baker.

Consent and Approval of Minutes of Regular meetings on October 11, 2022 Vouchers dated October 13, 2022 and October 20, 2022 & July 2022 ACH Payments, August 2022 ACH Payments, September 2022 ACH Payments

Trustee Aupperle moved to approve the of Minutes of Regular meetings on October 11, 2022 Vouchers dated October 13, 2022 and October 20, 2022 & July 2022 ACH Payments, August 2022 ACH Payments, September 2022 ACH Payments

Seconded by Trustee Nelson. Motion carried. 7-0 vote

Correspondence

None

Citizen Comments

Paul Gitzlaff- 2441 100th Ave- Spoke on the need to repair 100th Ave.

President and Trustee Comments

Trustee Sinnen spoke about attending the League of Municipalities conference and encouraged Board members to attend future conferences.

President Stoner spoke about interesting projects that are occurring in November and December

Plan Commission Recommendations (Bobcat Plus):

- a. Action on Request by Enrico Mosconi Declaration of Trust, 715 Benson Ln., Libertyville, IL60048 (Owner), Rocco Castellano, Design Studio, Inc., 30 N. Vincennes Cir., North Bay, WI 53402 (Agent), for rezoning from A-1 Agricultural Preservation Dist. & R-2 Suburban Single-Family Residential Dist. to B-3 Highway Business Dist. & PUD Planned Unit Development Overlay Dist., on Tax Parcel #82-4-221-131-0201, located in the NE 1/4 of Section 13, T2N, R21E, Village of Somers.**

Trustee Aupperle moved to approve request by Enrico Mosconi Declaration of Trust, 715 Benson Ln., Libertyville, IL60048 (Owner), Rocco Castellano, Design Studio, Inc., 30 N. Vincennes Cir., North Bay, WI 53402 (Agent), for rezoning from A-1 Agricultural Preservation Dist. & R-2 Suburban Single-Family Residential Dist. to B-3 Highway Business Dist. & PUD Planned Unit Development Overlay Dist., on Tax Parcel #82-4-221-131-0201, located in the NE 1/4 of Section 13, T2N, R21E, Village of Somers, subject to the following conditions:

1. Subject to final plans being reviewed and approved by Village Planning;
2. Subject to final engineering plans being reviewed and approved by Village Engineer; and
3. Execution of a Developer's Agreement between the Village of Somers and Bobcat Plus for a large size vehicle or equipment sales involving extensive outdoor display and storage in the B-3 Highway Business Dist. on Tax Parcel #82-4-221-131-0201.

Seconded by Trustee Ostby Motion carried. 7-0 vote

b. Action on Request by Enrico Mosconi Declaration of Trust, 715 Benson Ln., Libertyville, IL60048 (Owner), Rocco Castellano, Design Studio, Inc., 30 N. Vincennes Cir., North Bay, WI 53402 (Agent), for a Conditional Use Permit for large size vehicle or equipment sales involving extensive outdoor display and storage in the B-3 Highway Business Dist. on Tax Parcel #82-4-221-131-0201, located in the NE 1/4 of Section 13, T2N, R21E, Village of Somers.

Trustee Ostby moved to approve the approve request by Enrico Mosconi Declaration of Trust, 715 Benson Ln., Libertyville, IL60048 (Owner), Rocco Castellano, Design Studio, Inc., 30 N. Vincennes Cir., North Bay, WI 53402 (Agent), for a Conditional Use Permit for large size vehicle or equipment sales involving extensive outdoor display and storage in the B-3 Highway Business Dist. on Tax Parcel #82-4-221-131-0201, located in the NE 1/4 of Section 13, T2N, R21E, Village of Somers, subject to the following conditions:

1. Subject to conditions as listed in Planning Memo dated September 27th, 2022;
2. Subject to final plans being reviewed and approved by Village Planning;
3. Subject to final engineering plans being reviewed and approved by Village Engineer; and
4. Execution of a Developer's Agreement between the Village of Somers and Bobcat Plus for a large size vehicle or equipment sales involving extensive outdoor display and storage in the B-3 Highway Business Dist. on Tax Parcel #82-4-221-131-0201."

Seconded by Trustee Nelson. Motion carried. 7-0 vote.

- c. Action on Request by Enrico Mosconi Declaration of Trust, 715 Benson Ln., Libertyville, IL60048 (Owner), Rocco Castellano, Design Studio, Inc., 30 N. Vincennes Cir., North Bay, WI 53402 (Agent), for approval of overall site plan and exterior fenestration on part of Tax Parcel #82-4-221-131-0201, located in the NE 1/4 of Section 13, T2N, R21E, Village of Somers.**

Trustee Ostby moved to approve request by Enrico Mosconi Declaration of Trust, 715 Benson Ln., Libertyville, IL60048 (Owner), Rocco Castellano, Design Studio, Inc., 30 N. Vincennes Cir., North Bay, WI 53402 (Agent), for approval of overall site plan and exterior fenestration on part of Tax Parcel #82-4-221-131-0201, located in the NE 1/4 of Section 13, T2N, R21E, Village of Somers, subject to the following conditions:

1. Subject to final plans being reviewed and approved by Village Planning;
2. Subject to final engineering plans being reviewed and approved by Village Engineer; and
3. Execution of a Developer's Agreement between the Village of Somers and Bobcat Plus for a large size vehicle or equipment sales involving extensive outdoor display and storage in the B-3 Highway Business Dist. on Tax Parcel #82-4-221-131-0201."

Seconded by Trustee Aupperle. Motion carried. 7-0 vote

Plan Commission Recommendation (Mister Carwash):

- a. Action on request by RCG SOMERS LLC, 3060 Peachtree Rd NW Ste 400, Atlanta, GA 30305 (owner), Jeana Kedrowski, ISG, Inc., 7900 International Drive, Ste 550, Bloomington, MN 55425 (Agent), for approval of a site plan and exterior fenestration for a proposed car wash on Tax Parcel 82-4-222-271-0339, located in the NE ¼ of Section 27, T2N, R22E, Village of Somers. (For information purposes only, this property is located at Market Center Subdivision, Lots 2 of CSM #3015 fka Lot 15 in Somers Market Center)**

Trustee Aupperle moved to approve request by RCG SOMERS LLC, 3060 Peachtree Rd NW Ste 400, Atlanta, GA 30305 (owner), Jeana Kedrowski, ISG, Inc., 7900 International Drive, Ste 550, Bloomington, MN 55425 (Agent), for approval of a site plan and exterior fenestration for a proposed car wash on Tax Parcel 82-4-222-271-0339, located in the NE ¼ of Section 27, T2N, R22E, Village of Somers subject to following conditions:

1. Execution of a Developer's Agreement between the Village of Somers and Mister Car Wash for a proposed car wash on Tax Parcel 82-4-222-271-0339

Seconded by Trustee Sinnen. Motion carried.

Trustee Nelson asked about fenestration and was shown an example.

Trustee Sinnen offered an amendment to that this approval is tentative to staff receiving the specification of all exterior products and it includes their warranties.

Seconded by Trustee Nelson. Motion carried. 7-0 vote on amendment.

Trustee Nelson spoke on the update on recommendations from Kenosha County Planning notes from July 22, 2022.

Trustee Smith asked that they take care of the property all the way to the road.

Trustee Aupperle moved to approve request by RCG SOMERS LLC, 3060 Peachtree Rd NW Ste 400, Atlanta, GA 30305 (owner), Jeana Kedrowski, ISG, Inc., 7900 International Drive, Ste 550, Bloomington, MN 55425 (Agent), for approval of a site plan and exterior fenestration for a proposed car wash on Tax Parcel 82-4-222-271-0339, located in the NE ¼ of Section 27, T2N, R22E, Village of Somers subject to following conditions:

1. Execution of a Developer's Agreement between the Village of Somers and Mister Car Wash for a proposed car wash on Tax Parcel 82-4-222-271-0339
2. With the amendment that this is tentative to staff receiving and reviewing specifications to exterior products.

Seconded by Trustee Sinnen. Motion carried. 7-0 vote.

b. Action on proposed developer's agreement the Village of Somers and Mister Car Wash for a proposed car wash on Tax Parcel 82-4-222-271-0339

Trustee Harbach moved to approve proposed developer's agreement the Village of Somers and Mister Car Wash for a proposed car wash on Tax Parcel 82-4-222-271-0339"

Seconded by Trustee Sinnen. Motion carried. 7-0 vote

Public Hearing on Final Resolution 2022-019, Resolution to levy special charges to the tax Roll

President Stoner opened the Public hearing at 6:02pm.

No discussion.

President Stoner closed the Public Hearing at 6:03pm

Action on Final Resolution 2022-019, Resolution to levy special charges to the tax Roll

Trustee Nelson moved to approve Final Resolution 2022-019 for levying special charges on the tax roll

Seconded by Trustee Sinnen. Motion carried. 7-0 vote

Action on 2023-2024 contract with Kenosha County for Planning & Development Services

Trustee Ostby moved to approve 2023-2024 contract with Kenosha County for Planning & Development Services

Seconded by Trustee Nelson. Motion carried. 7-0 vote.

Trustee Harbach asked about the details of the work changed.

Trustee Sinnen expressed his support of the contract.

Action on proposed Resolution 2022-017, A Resolution to Request a Modification of the Boundaries for the Village of Somers United States Postal Service Zip Code Designation through the Request for Zip Code and Boundary Review Process.

Trustee Aupperle moved to approve proposed Resolution 2022-017, A Resolution to Request a Modification of the Boundaries for the Village of Somers United States Postal Service Zip Code Designation through the Request for Zip Code and Boundary Review Process

Seconded by Trustee Nelson. Motion carried. 7-0 vote

Trustee Sinnen expressed his gratitude towards Trustee Nelson, Administrator Peters, and Staff for their hard work on this project.

Trustee Harbach also shared his appreciation.

Motion to approve Making a Difference Plaque Nominations

Trustee Nelson moved to approve Making a Difference Plaque Nominations for Larry Gitzlaff, Ruth Teuscher, Minnie Ozanne, and Ernest and Dolores Tabbert

Seconded by Trustee Ostby. Motion carried. 7-0 vote

Discussion and possible action on change order #4 and change order #5 from A.W. Oakes and Son's Inc. for Sheridan Road Area Water Main Improvements

Trustee Sinnen moved to approve action on change order #4 and change order #5 from A.W. Oakes and Son's Inc. for Sheridan Road Area Water Main Improvements.

Seconded by Trustee Ostby. Motion carried. 7-0 vote

Discussion and possible action on request for partial payment #3 from Willkomm Excavating & Grading, Inc. in the amount of \$93,387.70 for work on 2022 Water Mains (Becknell & First Park 94)

Trustee Sinnen moved to approve request for partial payment #3 from Willkomm Excavating & Grading, Inc. in the amount of \$93,387.70 for work on 2022 Water Mains (Becknell & First Park 94)

Seconded by Trustee Nelson. Motion carried. 7-0 vote

Action on Resolution 2022-018, A Resolution 2022-018 regarding inclusion of the Wisconsin Deferred Compensation Program

Trustee Smith moved to approve Resolution 2022-018 regarding inclusion of the Wisconsin Deferred Compensation Program.

Seconded by Trustee Ostby. Motion carried. 7-0 vote

Approval of Operator's Licenses: Nicole Schopp.

Trustee Aupperle moved to approve Operators Licenses: Nicole Schopp.

Seconded by Trustee Ostby. Motion carried. 7-0 vote

Adjourn

Trustee Harbach moved to adjourn at 6:18 pm

Seconded by Trustee Nelson. Motion carried. 7-0 vote.

Drafted this 26th day of October by Brandi Baker Clerk/Treasurer

These minutes are not official until approved by the Village Board.

User: jmartin
 DB: Somers

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
10/27/2022	POOL	60925	ACCURATE	ACCURATE PRINTING CO., INC	60.00
10/27/2022	POOL	60926	BTM001	BOUND TREE MEDICAL LLC	581.37
10/27/2022	POOL	60927	SPECTRUM	CHARTER COMMUNICATIONS	21.90
10/27/2022	POOL	60928	SPECTRUM	CHARTER COMMUNICATIONS	344.16
10/27/2022	POOL	60929	EMC	EMC INSURANCE COMPANIES	48,156.20
10/27/2022	POOL	60930	EME001	EMERGENCY MEDICAL PRODUCTS INC	659.39
10/27/2022	POOL	60931	UHS001	FROEDTERT SOUTH INC	41.20
10/27/2022	POOL	60932	GOLDENWEST	GOLDEN WEST INDUSTRIAL SUPPLY INC	315.44
10/27/2022	POOL	60933	JCLICHT	JC LICHT LLC	26.47
10/27/2022	POOL	60934	JEF001	JEFFERSON FIRE & SAFETY INC	4,638.62
10/27/2022	POOL	60935	SCRUGGS	JOE SCRUGGS	330.00
10/27/2022	POOL	60936	KCOTR	KENOSHA COUNTY TREASURER	784.25
10/27/2022	POOL	60937	KCOTR	KENOSHA COUNTY TREASURER	740.00
10/27/2022	POOL	60938	KEN002	KENOSHA COUNTY TREASURER	2.12
10/27/2022	POOL	60939	MCDEVITTS	MCDEVITTS TOWING & REPAIR	4,325.40
10/27/2022	POOL	60940	MEN001	MENARDS - RACINE	97.54
10/27/2022	POOL	60941	NAP001	NAPA AUTO PARTS	4.97
10/27/2022	POOL	60942	RICOHUSA	RICOH USA, INC	193.43
10/27/2022	POOL	60943	SHI001	SHERWIN INDUSTRIES INC	1,700.00
10/27/2022	POOL	60944	STAPLEAD	STAPLES	41.27
10/27/2022	POOL	60945	REFUND UB	TRACY PIERCE	34.70
10/27/2022	POOL	60946	WEE001	WE ENERGIES	20.66
10/27/2022	POOL	60947	WILLEXC	WILLKOMM EXCAVATING & GRADING	93,387.70

POOL TOTALS:

Total of 23 Checks:	156,506.79
Less 0 Void Checks:	0.00
Total of 23 Disbursements:	<u>156,506.79</u>

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
11/03/2022	POOL	60949	BRUM	ANN BRUMBACK	47.15
11/03/2022	POOL	60950	AAC001	ASSOCIATED APPRAISAL	2,670.66
11/03/2022	POOL	60951	AT&T001	AT&T	115.44
11/03/2022	POOL	60952	BAKER	BRANDI BAKER	148.59
11/03/2022	POOL	60953	BRIGHTLY	BRIGHTLY SOFTWARE INC	10,262.77
11/03/2022	POOL	60954	TRI-VISA	CARDMEMBER SERVICE	2,159.99
11/03/2022	POOL	60955	DINGES	DINGES FIRE COMPANY	2,311.46
11/03/2022	POOL	60956	EME001	EMERGENCY MEDICAL PRODUCTS INC	197.91
11/03/2022	POOL	60957	GENERAL	GENERAL CODE	3,835.24
11/03/2022	POOL	60958	STO001	GEORGE STONER	311.99
11/03/2022	POOL	60959	AVILA	JAIMES AVILA	40.00
11/03/2022	POOL	60960	JCLICHT	JC LICHT LLC	22.99
11/03/2022	POOL	60961	SCRUGGS	JOE SCRUGGS	180.18
11/03/2022	POOL	60962	SOR001	JOHN E SORENSEN	58.72
11/03/2022	POOL	60963	JOHNS	JOHNS DISPOSAL SERVICE INC	47,610.20
11/03/2022	POOL	60964	KWU001	KENOSHA WATER UTILITY	44,209.92
11/03/2022	POOL	60965	POIRIER	KEVIN POIRIER	1,240.00
11/03/2022	POOL	60966	MEN001	MENARDS - RACINE	220.05
11/03/2022	POOL	60967	MTP001	MT PLEASANT SEWER UTILITY	35,496.00
11/03/2022	POOL	60968	OLENICZAK	OLENICZAK LAW LLC	896.70
11/03/2022	POOL	60969	PAT001	PATS SERVICES INC	150.00
11/03/2022	POOL	60970	PAY001	PAYNE & DOLAN INC	1,265.71
11/03/2022	POOL	60971	SHI001	SHERWIN INDUSTRIES INC	3,039.75
11/03/2022	POOL	60972	STERICYCLE	STERICYCLE INC	16.01
11/03/2022	POOL	60973	STRY001	STRYKER SALES LLC	18,618.37
11/03/2022	POOL	60974	THEJOURNAL	THE JOURNAL TIMES	86.31
11/03/2022	POOL	60975	TKITZ	TIMOTHY KITZMAN	20.50
11/03/2022	POOL	60976	WIL002	WIL-KIL PEST CONTROL	168.70
11/03/2022	POOL	60977	WAM001	WILLIAM A MORRIS	149.42

POOL TOTALS:

Total of 29 Checks:	175,550.73
Less 0 Void Checks:	0.00
Total of 29 Disbursements:	175,550.73



**VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM**

MEETING DATE: November 9th, 2022

TO: Village President Stoner and Village Trustees

PREPARED BY: Brandi Baker, Clerk/Treasurer

AGENDA ITEM: #8 Public Hearing on “Class A” and Class “A” combo alcohol license application for 7-Eleven, Inc.

#9 Public Hearing on “Class A” and Class “A” combo alcohol license application for 7-Eleven, Inc.

#10 Action on Tobacco & Cigarette application for 7-Eleven, Inc. for 2022-2023

BACKGROUND:

Current owner of the current 7-eleven located at 1150 Green Bay Rd in Somers WI, is selling the business back to the 7-Eleven, Inc. As a result, 7-Eleven, Inc. must apply for an original “Class A” and Class “A” Combo Alcohol License. 7-Eleven, Inc must also apply for an original Tobacco License.

PRIOR ACTION TAKEN:

Both license requests were reviewed at our November 1st Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Clerk Baker would recommend approval of both license requests. In the event that the Village Board agrees with the suggested action, the suggested motions to approve would be as follows:

#8

“Motion to open Public Hearing on “Class A” and Class “A” combo alcohol license application for 7-Eleven, Inc.”

Hold Public Hearing

“Motion to close Public Hearing on “Class A” and Class “A” combo alcohol license application for 7-Eleven, Inc.”

#9

Motion to approve “Class A” and Class “A” combo alcohol license application for 7-Eleven, Inc.”

#10

“Motion to approve Tobacco & Cigarette Application for 7-Eleven, Inc. for 2022-2023”

ATTACHMENTS:

7-Eleven Original Alcohol License application

7-Eleven Tobacco & Cigarette Application

Original Alcohol Beverage Retail License Application

(Submit to municipal clerk.)

For the license period beginning: _____ ending: 06/30/2023
(mm dd yyyy) (mm dd yyyy)

To the Governing Body of the: Town of } Somers
 Village of }
 City of }

County of Kenosha Aldermanic Dist. No. _____
(if required by ordinance)

Check one: Individual Limited Liability Company
 Partnership Corporation/Nonprofit Organization

Applicant's Wisconsin Seller's Permit Number <u>456-0000140841-04</u>	
FEIN Number <u>15-1085131</u>	
TYPE OF LICENSE REQUESTED	FEE
<input checked="" type="checkbox"/> Class A beer	\$ 100.00
<input type="checkbox"/> Class B beer	\$
<input type="checkbox"/> Class C wine	\$
<input checked="" type="checkbox"/> Class A liquor	\$ 50.00
<input type="checkbox"/> Class A liquor (cider only)	\$ N/A
<input type="checkbox"/> Class B liquor	\$
<input type="checkbox"/> Reserve Class B liquor	\$
<input type="checkbox"/> Class B (wine only) winery	\$
Publication fee	\$ <u>40.00</u>
TOTAL FEE	\$ <u>640.00</u>

RI
CHK
3537
3538

Name (individual / partners give last name, first, middle; corporations / limited liability companies give registered name)
7-Eleven, Inc.

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the full name and place of residence of each person.

0% President / Member Last Name <u>De Pinto</u>	(First) <u>Joseph</u>	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code) <u>2212 Vagurokstate's Westlake, TX 76262</u>
0% Vice President / Member Last Name <u>Gasaway</u>	(First) <u>Rankin</u>	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code) <u>17623 Cedar Creek Canyon Southlake TX 76092</u>
Secretary / Member Last Name <u>"</u>	(First) <u>"</u>	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code) <u>" "</u>
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Agent Last Name <u>Walters</u>	(First) <u>Stacy</u>	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code) <u>8993 N. Park Plaza Ct #315 Brown Deer WI 53223</u>
Directors / Managers Last Name <u>Walters</u>	(First) <u>Stacy</u>	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code) <u>8993 N. Park Plaza Ct. #315 Brown Deer WI 53223</u>

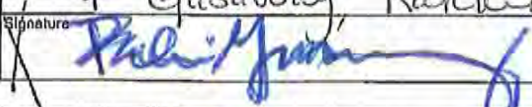
1. Trade Name 7-Eleven #35842J Business Phone Number (262) 553-9940
 2. Address of Premises 1150 Green Bay Rd. Post Office & Zip Code Kenosha, WI 53144

3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)
1 level convenience store with back room and office
Back room and office

4. Legal description (omit if street address is given above): _____
 5. (a) Was this premises licensed for the sale of liquor or beer during the past license year? Yes No
 (b) If yes, under what name was license issued?
NJ Convenience Inc. d/b/a 7-Eleven #35842A

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? If yes, explain Yes No
7. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant? Yes No
If yes, explain.
8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? If yes, explain Yes No
9. (a) Corporate/limited liability company applicants only: Insert state Texas and date _____ of registration.
- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? If yes, explain Yes No
- (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? Yes No
If yes, explain.
7-Eleven # 35048 J 2703 E. Bellline Hwy. Madison WI 53713
10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] Yes No
11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 286-2776] Yes No
12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? Yes No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

Contact Person's Name (Last, First, M.I.) <u>P Gasaway Rankin</u>	Title/Member <u>VP/Sec</u>	Date <u>9.1.2022</u>
Signature 	Phone Number <u>(972) 828-7011</u>	Email Address

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk	Date reported to council / board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? **If yes, explain** Yes No
7. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant? Yes No
If yes, explain.
8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? **If yes, explain** Yes No
9. (a) Corporate/limited liability company applicants only: Insert state Texas and date _____ of registration.
- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? **If yes, explain** Yes No
- (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? Yes No
If yes, explain.
7-Eleven # 35848 J 2703 E. Beltline Hwy. Madison WI 53713
10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] Yes No
11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] Yes No
12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? Yes No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

Contact Person's Name (Last, First, M.I.) <u>P Gasaway Rankin</u>	Title/Member <u>VP/Sec</u>	Date <u>9.1.2022</u>
Signature <u>[Signature]</u>	Phone Number <u>(972)828-7011</u>	Email Address

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <u>10/4/22</u>	Date reported to council / board <u>9/11-9-22</u>	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

AT-106 (R. 3-19)

Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name (please print) (last name)		(first name)		(middle name)	
WALTERS		STACY		A	
Home Address (street/route)		Post Office	City	State	Zip Code
8993 N PARK PLAZA CT		APT 315	Brown Deer	WI	53223
Home Phone Number		Age	Date of Birth	Place of Birth	
414-393-7927		39	4/02/1983	Laurel Mississippi	

The above named individual provides the following information as a person who is (check one):

- Applying for an alcohol beverage license as an **individual**.
- A member of a **partnership** which is making application for an alcohol beverage license.
- manager/Agent of 7-Eleven Inc.
(Officer/Director/Member/Manager/Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)
- which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

- How long have you continuously resided in Wisconsin prior to this date? 1989
- Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? Yes No
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
- Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? Yes No
 If yes, describe status of charges pending.
- Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? Yes No
 If yes, identify. _____
(Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? Yes No
 If yes, identify. _____
(Name of Wholesale Licenses or Permittee) (Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name	Employer's Address	Employed From	To
TARGET	2950 S. CAASE Ave Milwaukee	2/2015	5/2017
Potawatami Casino	1721 W Canal St. Milwaukee	5/2017	8/2017

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.

Stacy Walters
(Signature of Named Individual)



315289



Jan R. Lofgren
city clerk
www.milwaukee.gov/license

CLASS D OPERATOR'S LICENSE

BART - 0235294
EFF DATE: 01/01/2021 EXP DATE: 12/31/2022

STACY AJ WALTERS



City Hall - Room 105 - 200 East Wells Street - Milwaukee, WI 53202-3570 - Phone (414) 286-2238 - Fax (414) 286-3057
Email: license@milwaukee.gov - Website: www.milwaukee.gov/license

city of milwaukee
www.milwaukee.gov/
license



license required to be displayed or carried

EXPIRATION DATE: 12/31/2022
LIC. NO: BART 0235294
LICENSE: CLASS D OPERATOR'S LICENSE
STACY AJ WALTERS
W450-7810-3622-00

STACY AJ WALTERS
8993 N PARK PLAZA CT, APT
BROWN DEER, WI 53223-7822



Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: Town Village of Somers County of Kenosha
 City

The undersigned duly authorized officer/member/manager of 7-Eleven INC.
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as 7-Eleven #35842J

located at 1150 Green Bay Rd. Kenosha WI 53144
(Trade Name)

appoints Stacy Walters
(Name of Appointed Agent)
 8993 N PARK PLAZA Ct #315 Brown Deer WI
(Home Address of Appointed Agent) 53223

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? Yes No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 1989

Place of residence last year 8993 N PARK PLAZA Ct #315 Brown Deer WI
53223

For: 7-Eleven, Inc.
(Name of Corporation / Organization / Limited Liability Company)

By: [Signature]
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

ACCEPTANCE BY AGENT

I, Stacy Walters, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

Stacy Walter 8/15/22 Agent's age 39
(Signature of Agent) (Date)

8993 N Park Plaza Ct #315 Brown Deer WI Date of birth 4/28/83
(Home Address of Agent) 53223

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)

Application for Cigarette and Tobacco Products Retail License

Submit to municipal clerk.

MUNICIPAL USE ONLY

License Number
Period Covered
Date of Issuance

Applicant's Wisconsin 15-digit Sales Tax Account Number
456-0000140841-04

← This must be issued in the same Legal Name of the licensee below.

Legal Name (corporation, limited liability company, partnership or sole proprietorship) 7-Eleven Inc.		Federal Employer Identification No. (FEIN) 75-1085131	
Trade or Business Name (if different than Legal Name) 7-Eleven # 35842 J		Telephone Number ()	
Business Address (License Location) 1150 Green Bay Rd.		Business Located In <input checked="" type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town	Business Telephone (262) 553-9940
Municipality Kenosha	State WI	Zip Code 53144	County Kenosha
Mailing Address (if different than Business Address) P.O. Box 139044		Municipality Dallas	State TX
		Zip Code 75313	


Organization (check one)

Sole Proprietor Wisconsin Corporation – Enter date incorporated: _____
 Partnership Out-of-State Corporation – Are you registered to do business in Wisconsin? Yes No
 Other (describe) _____

- Yes No 1. Does the applicant understand that they must purchase cigarettes and tobacco products only from distributors, jobbers, or subjobbers, who hold a permit with the Wisconsin Department of Revenue?
- Yes No 2. Does the applicant understand that they must obtain a Tobacco Products Distributor permit if purchasing untaxed tobacco products from an out-of-state company? (Tobacco Products Distributor permit is available from the Wisconsin Department of Revenue at 608-266-6701. See application form CTP-129, revenue.wi.gov/dorforms/ctp-129.pdf.)
- Yes No 3. Does the applicant understand that they cannot purchase/exchange cigarettes or tobacco products from another retailer, including transferring existing stock to a new owner?
- Yes No 4. Does the applicant understand that they must provide employees with tobacco sales training approved by the Wisconsin Department of Health Services? (<https://witobaccocheck.org>)
- Yes No 5. Does the applicant understand that they may not sell, give or otherwise provide cigarettes/tobacco products and nicotine products to minors (including electronic cigarettes containing nicotine)?
- Yes No 6. Does the applicant understand that they may not sell single cigarettes?
- Yes No 7. Does the applicant understand that cigarette and tobacco products invoices must be kept on the licensed premises for two years from the date of the invoice and be available for inspection by the Wisconsin Department of Revenue/law enforcement and that failure to comply can result in criminal penalties, including loss of cigarettes/tobacco products?
- Yes No 8. Does the applicant understand that only cigarettes and roll-your-own (RYO) tobacco products listed on the Wisconsin Department of Justice's website labeled "Directory of Certified Tobacco Manufacturers and Brands" at www.doj.state.wi.us/dls/tobacco-directory may be sold in Wisconsin?

Cigarettes / Tobacco will be sold over counter through vending machine both

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the applicant. Applicant agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, cannot be assigned to another. Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.


(Officer of Corporation / Member / Manager of Limited Liability Company / Partner / Individual)

Applicable Laws and Rules

This document provides statements or interpretations of the following laws and regulations in effect as of September 19, 2019: Sections 134.65, 134.66, 139.321, 139.79, 139.76, 995.10, and 995.12, Wis. Stats.

**VILLAGE OF SOMERS
VILLAGE BOARD
VILLAGE BOARD ITEM MEMORANDUM**

MEETING DATE: November 9th, 2022

TO: Village President Stoner and Village Trustees

FROM: Jason J. Peters, Administrator

AGENDA ITEM: #11 Action to receive and file 2021 Audit

BACKGROUND:

Our 2021 Audit has been completed by Andrea & Orendorff, LLP. Kathryn Andrea will be attending the meeting, if you have any additional questions.

PRIOR ACTION TAKEN:

This matter was reviewed and discussed at our November 1st Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

As of the time of this memorandum, the final corrects to the attached draft were being finalized by the auditor. The final version will be available on Monday. This packet will be updated to include the final audit to receive and file. Paper copies will be available in your mailboxes.

The audit has been especially challenging given the turnover that the Village experienced in late 2021 and 2022. Administrator Peters would like to point out the efforts of Accounting Manager Ealy and Accountant I Kelly in getting all the necessary documentation to Andrea & Orendorff and making the necessary journal entries to complete this very large task. Andrea & Orendorff also went above and beyond to help our new staff understand our process and get them the information they needed. Staff would recommend receiving and filing the 2021 Audit. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

“Motion to receive and receive and file 2021 Audit”

ATTACHMENTS:

2021 Audit



2021 Internal Controls letter

2021 Management Representation letter

DRAFT

**VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN**

**FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR'S REPORT
FOR THE YEAR ENDED
DECEMBER 31, 2021**

Andrea & Orendorff LLP
6300 76th Street Suite 200
Kenosha, WI 53142
262 657-7716

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INDEPENDENT AUDITOR'S REPORT

To the Village Board
Village of Somers
Kenosha County, Wisconsin

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Village of Somers, Wisconsin as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements as listed in the Table of Contents.

In our opinion, the financial statements referred to previously present fairly the financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Village of Somers, Wisconsin, as of December 31, 2021, or the changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 21, and the OPEB and pension schedules on pages 94 through 98 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village of Somers, Wisconsin's basic financial statements. The combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements.

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

Report on Summarized Comparative Information

We have previously audited the Village of Somers 2020 financial statements, and we expressed an unmodified opinion on those audited financial statements in our report dated November 9, 2021. In our opinion, the summarized comparative information for the government funds presented herein as of and for the year ended December 31, 2020, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Andrea & Orendorff LLP
Kenosha, Wisconsin
November 9, 2022

Our discussion and analysis of the Village of Somers's financial performance provides an overview of the Village's financial activities for the year ended December 31, 2021.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position, the Statement of Activities and the Fund financial statements provide information about the long-term finances and the activities of the Village as a whole. Governmental activities reflect how services were financed in the short-term and what balance remains for future spending. The Village's fund financial statements report the Village's operations in more detail than government-wide statements. The Statement of Net Position and Statement of Activities provide information about the Village's most significant funds. Our analysis of the Village as a whole begins on page 22.

Reporting the Village as a Whole

One of the most important questions asked about the Village's finances - "Is the Village as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the Village as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting. Most private-sector companies use accrual basis of accounting. All the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the Village's net position and changes in them. You can think of the Village's net position - the difference between assets and liabilities - as one way to measure the Village's financial health, or financial position. Over time, increases or decreases in the Village's net position are one indicator of whether its financial health is improving or deteriorating. To fully assess the Village's financial health, you will need to consider other non-financial factors, such as changes in the Village's property tax base and the condition of the Village's roads, both of which have shown significant improvement.

To aid in the understanding of the Statement of Activities, some additional explanation is given. Of particular interest is the format that is significantly different than a typical Statement of Revenues, Expenses, and Changes in Fund Balance. You will notice that expenses are listed in the first column with revenues from that particular program reported to the right. The result is a Net (Expense)/Revenue. The reason for this kind of format is to highlight the relative financial burden of each of the functions on the Village's taxpayers. It also identifies how much each function draws from the general revenues or if it is self-financing, through fees and grants.

In the Statement of Net Position and the Statement of Activities, we divide the Village into three kinds of activities:

Governmental activities: Most of the Village's basic services are reported here, including public safety, highway, parks, planning, capital projects, and administration. Property taxes, licensure fees, fines, donations and state and federal grants finance most of these activities.

Reporting the Village as a Whole (continued)

Governmental Activities: (continued)

The functions and programs of the primary government, along with the composition of each function by Village department are listed below.

- General Government includes the Village Board, Municipal Court, Village office, Clerk-Treasurer, Elections, Board of Review, Village Assessor, audit fees, legal fees, engineering, Village Hall, membership dues, advertising and publications, property and liability insurance, and Debt Service payments.
- Public Safety includes the Somers Fire and Rescue department and the Village's Building Inspection department. The Village entered into a contract to provide general law enforcement services with the Kenosha County Sheriff's Department for 24 hours per day beginning January 1, 2021.
- Public Works includes the maintenance of all Village & Town roads, operation of municipal sewer & water utilities, related facilities and street lighting.
- Solid Waste Collection is a contracted service for garbage and recycling pickup.
- Leisure Activities includes a recreation program which offers softball, soccer, golf & basketball.
- Conservation and Development includes the Plan Commission, the Board of Appeals, the Park Committee and the eleven Tax Incremental Districts. In an effort to save costs, the Village contracts with Kenosha County Planning & Development for zoning oversight.

Business-type activities:

The Village charges fees to customers for the business-type services it provides. The business-type activities include the Somers Water Utility, Storm Water Utility and the two sewer utilities – KR and Utility District #1. Water rates are established by the Public Service Commission of Wisconsin based on fact and circumstances presented in rate case petitions by the water utility management. Once granted, water rates are implemented with the review and approval of the Somers Water Commissioners. Rates for sewer service are established by the sewer utility management subject to approval by the Village of Somers Sewer Commission.

Fiduciary activities:

The Village collects property taxes on behalf of other governments. Collected taxes are included in cash and offset with a matching liability to the government. Uncollected taxes are recorded as a receivable.

Reporting the Village's Most Significant Funds

The fund financial statements provide detailed information about the most significant funds - not the Village as a whole. The Village, by the nature of its activity, utilizes three types of funds – governmental, proprietary, and fiduciary, requiring different accounting approaches.

Governmental Funds

Most of the Village's basic services are reported in Governmental Funds, which focus on how money flows in and out of those funds and balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The Governmental Fund statements provide a detailed short-term view of the Village's general government operations and the basic services it provides.

Governmental Fund information helps determine the financial resources that can be spent in the near future to finance the Village's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in reconciliations following the respective Governmental Funds' statements.

The Governmental Funds include the General Fund, a 10-year Capital Projects Fund, Debt Service Funds, and Tax Incremental Districts #1-11. Additionally, the Village reports other governmental activities including park improvement, restricted federal funding, and drainage the non-major Special Revenue funds. The General Fund includes General Government, Public Safety, Public Works, Solid Waste Collection, Leisure Activities, and Conservation and Development. The Capital Projects Fund is used to account for infrastructure projects, developer's incentive payments & on-going TIF project expenses. The Debt Service Fund serves as a clearing account for present and future debt payments.

Proprietary Funds

The Village uses Proprietary Funds to account for its business-type activities such as the Somers Water Utility, Storm Water Utility, the KR Sewer District and Utility District #1. The Proprietary Funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. The Village's Proprietary Fund is the same as the business-type activities we report in the government-wide statements but provides more detail and additional information such as cash flows.

Fiduciary Funds

The Village uses a Fiduciary Fund to account for taxes collected by the Village on behalf of other municipalities. The fiduciary fund is reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities.

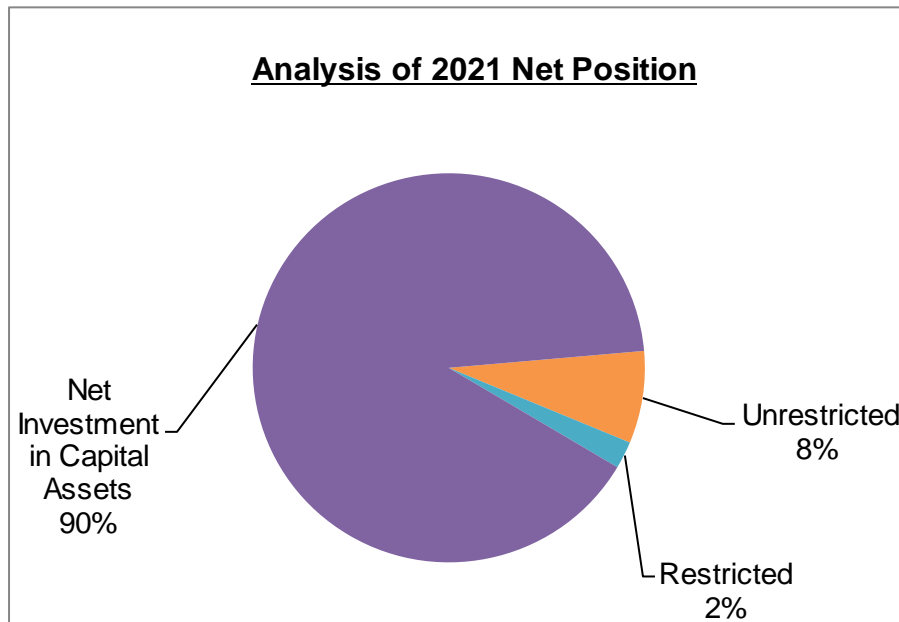
The Village as a Whole

Government-wide Financial Analysis

The condensed financial statements on page 8 and 9 present the net position of the Village and changes in net position. These statements are presented with comparisons to 2020. Net position may serve over time as a useful indicator of a government's financial position. In 2021, the Village's assets exceeded liabilities by \$36,447,257 as compared to having assets in excess of liabilities of \$33,550,965 in 2020.

The largest portion of the Village's 2021 net position (106%, compared to 70% for 2020) reflects the Village's investment in capital assets less any outstanding related debt used to acquire those assets. The Village uses these capital assets to provide services to the citizens; consequently, these assets are not available for future spending. Although the Village's investment in its 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. A deficit of approximately \$3,300,000 (surplus of \$9,476,000 for 2020) is in the category of unrestricted net assets which may be used to meet the Village's ongoing obligations to citizens and creditors. This represents -8% and 28% of total net position each year, respectively.

In 2021, the other 2% of net position reflected the non-expendable use as it relates to the net pension asset as a result of GASB 68. For 2020, restricted net position was also 2% of the total.

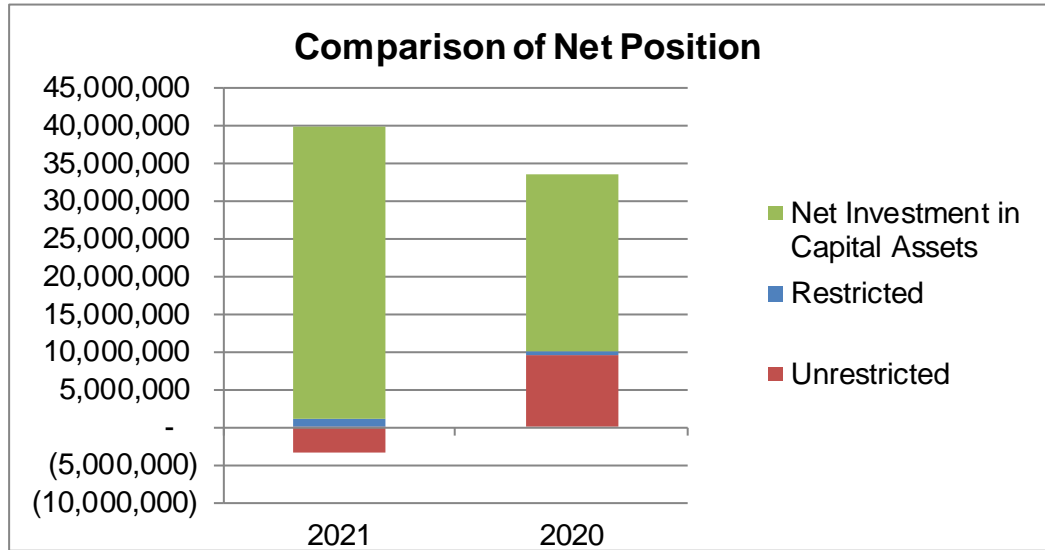


**VILLAGE OF SOMERS
MANAGEMENT'S DISCUSSION AND ANALYSIS
(Unaudited)**

DRAFT

The Village as a Whole (continued)

Government-wide Financial Analysis (continued)



**VILLAGE OF SOMERS
STATEMENT OF NET POSITION
December 31, 2021**

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Current and other assets	\$ 19,193,249	\$ 14,612,134	\$ 8,120,384	\$ 8,970,406	\$ 27,313,633	\$ 23,582,540
Capital assets	16,842,813	16,216,840	57,081,594	37,546,345	73,924,407	53,763,185
Total Assets	<u>36,036,062</u>	<u>30,828,974</u>	<u>65,201,978</u>	<u>46,516,751</u>	<u>101,238,040</u>	<u>77,345,725</u>
Deferred outflow s of resources	1,718,176	1,301,471	246,431	178,215	1,964,607	1,479,686
Long-term liabilities outstanding	31,311,501	18,595,788	13,938,795	10,949,078	45,250,296	29,544,866
Other liabilities	6,176,504	4,212,665	4,013,613	2,072,083	10,190,117	6,284,748
Total liabilities	<u>37,488,005</u>	<u>22,808,453</u>	<u>17,952,408</u>	<u>13,021,161</u>	<u>55,440,413</u>	<u>35,829,614</u>
Deferred inflow s of resources	11,041,067	8,938,035	273,910	506,797	11,314,977	9,444,832
Net position:						
Net investment in capital assets	12,034,561	963,511	26,750,534	22,630,731	38,785,095	23,594,242
Restricted	860,799	428,732	105,565	52,315	966,364	481,047
Unrestricted	(23,670,194)	(1,008,286)	20,365,992	10,483,962	(3,304,202)	9,475,676
Total Net Position	<u>\$ (10,774,834)</u>	<u>\$ 383,957</u>	<u>\$ 47,222,091</u>	<u>\$ 33,167,008</u>	<u>\$ 36,447,257</u>	<u>\$ 33,550,965</u>

**VILLAGE OF SOMERS
MANAGEMENT'S DISCUSSION AND ANALYSIS
(Unaudited)**

DRAFT

The Village as a Whole (continued)

Government-wide Financial Analysis (continued)

**VILLAGE OF SOMERS
CHANGES IN NET POSITION
For the Year Ended December 31, 2021**

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Revenues:						
Program revenues:						
Charges for services	\$ 1,183,444	\$ 1,023,671	\$ 4,461,146	\$ 4,040,667	\$ 5,644,590	\$ 5,064,338
Operating grants and contributions	317,227	346,392	-	5,874	317,227	352,266
General revenues:						
Property taxes	3,469,193	3,462,634	303,707	303,034	3,772,900	3,765,668
Other taxes	3,057,740	3,159,597	-	-	3,057,740	3,159,597
Grants and contributions not restricted to specific programs	483,786	516,440	-	-	483,786	516,440
Other revenues	303,478	535,227	134,714	258,037	438,192	793,264
Total revenues	<u>8,814,868</u>	<u>9,043,961</u>	<u>4,899,567</u>	<u>4,607,612</u>	<u>13,714,435</u>	<u>13,651,573</u>
Expenses:						
General government	1,251,975	1,284,591	-	-	1,251,975	1,284,591
Public safety	2,749,345	2,625,818	-	-	2,749,345	2,625,818
Public works	977,211	1,057,189	-	-	977,211	1,057,189
Solid waste collection	691,149	672,932	-	-	691,149	672,932
Leisure activities	25,613	61,850	-	-	25,613	61,850
Conservation and development	1,048,384	1,029,870	-	-	1,048,384	1,029,870
Interest on long-term debt	752,345	692,105	-	-	752,345	692,105
Sewer	-	-	2,117,970	2,065,359	2,117,970	2,065,359
Water	-	-	1,204,151	1,014,450	1,204,151	1,014,450
Total expenses	<u>7,496,022</u>	<u>7,424,355</u>	<u>3,322,121</u>	<u>3,079,809</u>	<u>10,818,143</u>	<u>10,504,164</u>
Excess (deficiency) of revenues over expenditures	1,318,846	1,619,606	1,577,446	1,527,803	2,896,292	3,147,409
Contributions and transfers	<u>(12,477,637)</u>	<u>(127,746)</u>	<u>12,477,637</u>	<u>1,874,376</u>	<u>-</u>	<u>1,746,630</u>
Increase (decrease) in net position	(11,158,791)	1,491,860	14,055,083	3,402,179	2,896,292	4,894,039
Net position - beginning of year	<u>383,957</u>	<u>(1,107,903)</u>	<u>33,167,008</u>	<u>29,764,829</u>	<u>33,550,965</u>	<u>28,656,926</u>
Net position - end of year	<u>\$ (10,774,834)</u>	<u>\$ 383,957</u>	<u>\$ 47,222,091</u>	<u>\$ 33,167,008</u>	<u>\$ 36,447,257</u>	<u>\$ 33,550,965</u>

The Village as a Whole (continued)

Government-Wide Financial Analysis (Continued)

Revenues:

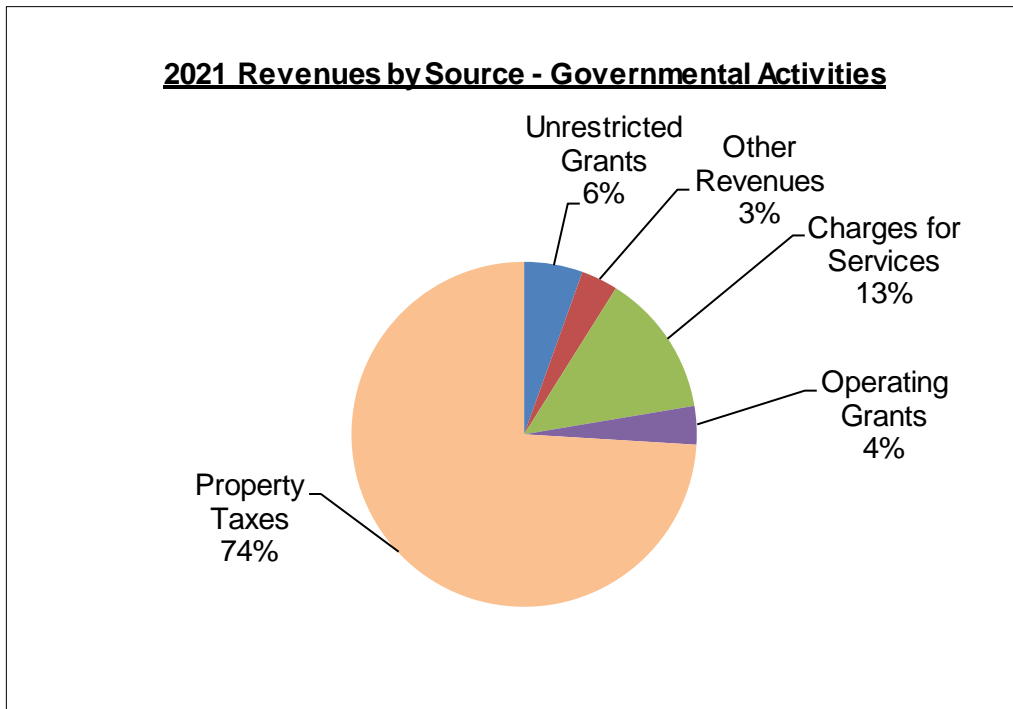
Total revenues for the Village increased by \$62,862 due to significant developer donations in connection with TID development, offset by reductions in other taxes and miscellaneous revenues.

Expenditures:

Expenditures increased by \$313,979 for the Village. This is due to general inflation and increased cost of labor, materials, and other services purchased by the Village.

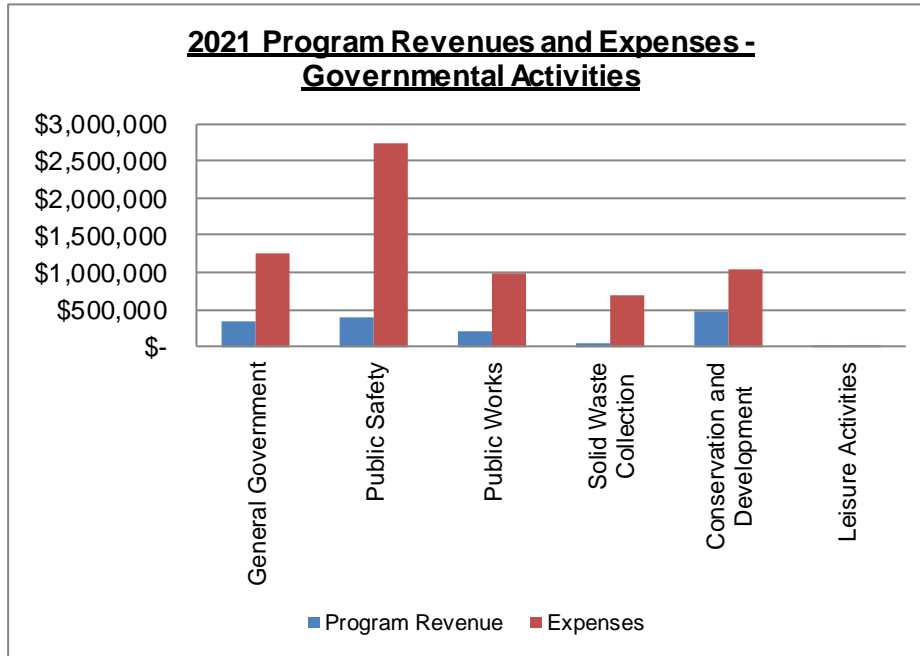
REVENUES BY SOURCE – GOVERNMENTAL ACTIVITIES

This chart illustrates the percent of revenue sources that fund the Village's governmental activities.



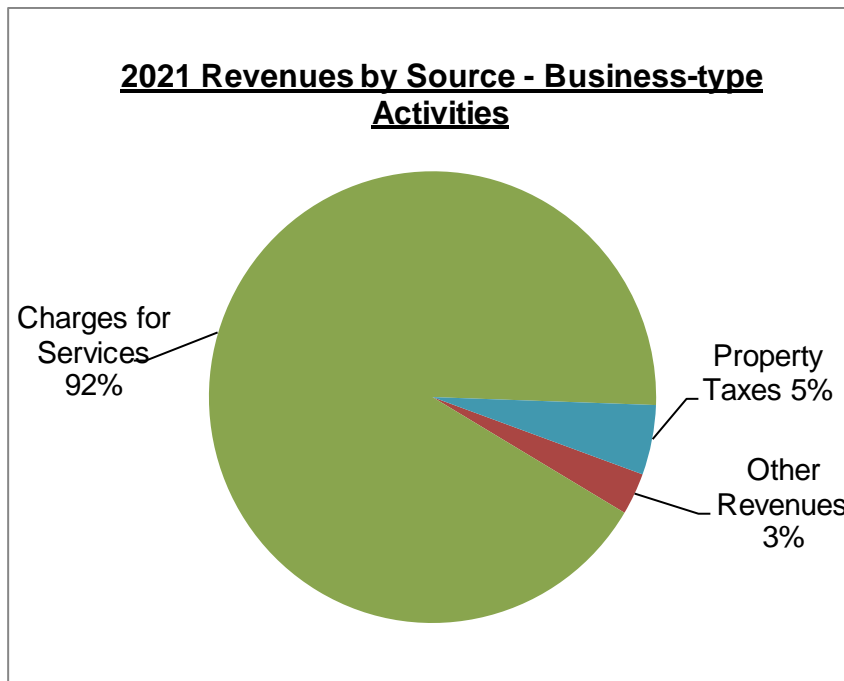
REVENUES BY SOURCE – GOVERNMENTAL ACTIVITIES (continued)

The following chart shows the portion of expenses by function that is covered by program revenues.



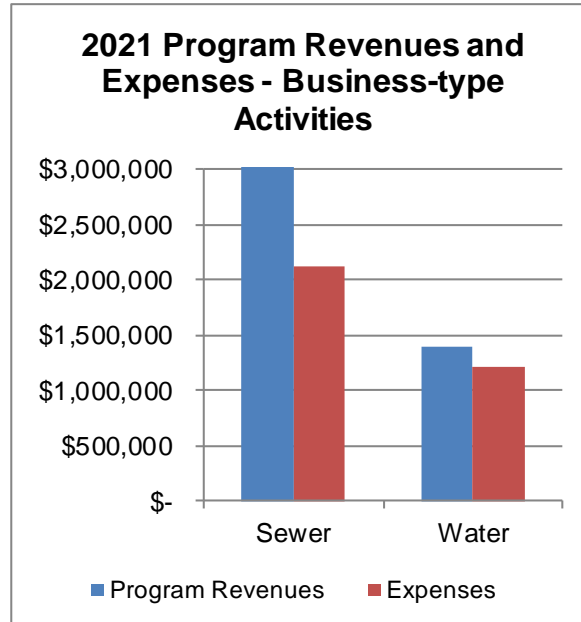
REVENUES BY SOURCE – BUSINESS-TYPE ACTIVITIES

This chart illustrates the percent of revenue sources that fund the Village’s business-type activities.



PROGRAM REVENUES AND EXPENSES – BUSINESS-TYPE ACTIVITIES

The following chart shows the portion of expenses by function that is covered by program revenues for business-type activities.



The Village's Funds

The Village uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. These funds, along with major changes that occurred in the Village's funds are described below.

In 2021, the Village Board continued to follow policies that cover the areas of debt and capitalization. The Village finalized a 10-year Capital Improvement Plan, long-range Financial Management Plan and a Utility study in 2020 and continues to follow those.

General Fund

The General Fund closed out in 2021 with an increase of \$63,838. This happened due to additional intergovernmental revenue and local revenue in excess of anticipated amounts. The Unrestricted General Fund balance of \$3.1 million is 59% of General Fund expenditures. The Village's fund balance policy requires at least a seventeen percent reserve.

The following table shows total General fund balances for the past three years:

	<u>2019</u>	<u>2020</u>	<u>2021</u>
General fund	<u>\$ 3,401,475</u>	<u>\$ 3,026,402</u>	<u>\$ 3,090,240</u>

The Village's Funds (continued)

Special Revenue Funds

The Parks and Drainage funds are long standing funds to be used for park and drainage improvement projects. In 2021, the ARPA fund was added to account for funds received and spent under the American Rescue Plan Act.

Since being involved with the Root-Pike Water Shed Initiative, the Village of Somers has utilized drainage funds to promote educational programs to teach the public about the benefits of preserving our natural resources. The programs chosen for this educational initiative were carefully reviewed to ensure they satisfy the requirements for the State of Wisconsin's Storm Water Management Discharge Permit.

The Park Committee's goal is to increase residents' involvement and enjoyment of their community through park land improvement. A Veteran's Walkway continues to have purchases of Memorial bricks.

The ARPA funding received in 2021 was unspent at year-end, and will be earned over the next two years as allowable expenditures are made.

Capital Projects Fund

The Capital Projects Fund is reviewed on an annual basis & approved by the Village Board. The Board continues to follow a 10-year Capital Projects Budget.

Debt Service Fund

The sole purpose is for servicing governmental debt. All of the Tax Incremental Districts' debt is included in the Debt Service. The fund balance closed out the year with \$4,216,070 compared to \$3,003,750 in 2020.

Tax Incremental Districts

TIF District deficits are anticipated to be funded with future incremental taxes levied over the life of the district.

Tax Incremental District #1

This District has a fund balance of \$1,002,736. This is due to developer incentives, administrative & engineering costs exceeding initial estimates. The fund also has unspent debt proceeds at year-end, resulting in a positive fund balance. Remaining debt proceeds will be spent in the following year.

Tax Incremental District #2

The Village financed projects for TID #2. The fund balance is a deficit of \$359. The fund's expenditures were supported by a transfer from the debt service fund.

Tax Incremental District #3

Located near I-94 and HWY 142. This is a mixed-use district, with commercial and industrial uses proposed. The District encompasses 388.42 acres, with a base valuation of \$1,763,329. The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the District, totals \$71,898,929. During the year, the District issued debt and expended funds for utility improvements, which were contributed to the Utility District. There is an ending fund deficit of \$513,908.

The Village's Funds (continued)

Tax Incremental District #4

Located near CTH E and HWY 31. This is a mixed-use district, with commercial and residential uses proposed. The District encompasses 150.10 acres, with a base valuation of \$1,040,101. The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the District, totals \$71,175,701. The Village financed projects for TID #4, resulting in the fund deficit of \$185,330.

Tax Incremental District #5

Is bisected by CTH L and runs north to south along HWY 31. This is a mixed-use district, with commercial, industrial, and residential uses proposed. The District encompasses 536.47 acres, with a base valuation of \$1,274,382. The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the District, totals \$71,409,982. The Village financed projects for TID #5, resulting in the fund deficit of \$58,665.

Tax Incremental District #6

Located near CTH E and I-94. This is a mixed-use district, with commercial, industrial, institutional, and residential uses proposed. The District encompasses 663.34 acres, with a base valuation of \$2,238,343. The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the District, totals \$72,373,943. During the year, the District issued debt and expended funds for utility improvements, which were contributed to the Utility District. There is an ending fund deficit of \$1,059,967.

Tax Incremental District #7

Located near CTH KR and I-94. This is a mixed-use district, with commercial and industrial uses proposed. The District encompasses 1,678.55 acres, with a base valuation of \$7,976,467. The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the District, totals \$78,082,067. Minimal expenditures were made for the District during the year. There is an ending fund deficit of \$18,350.

Tax Incremental District #8

Located near CTH E and I-94. This is a mixed-use district, with commercial and industrial uses proposed. The District encompasses 220.76 acres, with a base valuation of \$343,953. The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the District, totals \$70,479,553. During the year, the District issued debt and expended funds for utility improvements, which were contributed to the Utility District. There is an ending fund deficit of \$231,948.

Tax Incremental District #9

Located near the lake front on the northern part of HWY 32. This is a mixed-use district, with commercial and industrial uses proposed. The District encompasses 6.23 acres, with a base valuation of \$1,983,575. The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the District, totals \$72,119,175. Minimal expenditures were made for the District during the year. There is an ending fund deficit of \$18,308.

The Village's Funds (continued)

Tax Incremental District #10

Located near 11 Place and HWY 32. This is a mixed-use district, with commercial and industrial uses proposed. The District encompasses 12.47 acres, with a base valuation of \$3,067,895. The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals \$73,203,495. Minimal expenditures were made for the District during the year. There is an ending fund deficit of \$7,235.

Tax Incremental District #11

Located near CTH S and CTH H. This is a mixed-use district, with commercial and industrial uses proposed. District encompasses 66.49 acres, with a base valuation of \$185,414. The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the District, totals \$70,612,301. Minimal expenditures were made for the District during the year. There is an ending fund deficit of \$18,300.

Enterprise Funds

Somers Water Utility, Utility District #1 and KR Sewer Utility all operate as enterprise funds. All of the enterprise funds account for contributed capital as revenue received in the year the capital asset is recognized.

Somers Water Utility Fund

The Water Utility closed 2021 with an increase in net position of \$5,163,110 due to \$5 million of contributed water mains from the TID funds. Management, in concert with consulting engineers and Board oversight, continues to develop Village-wide plans that address new development in areas to be serviced by municipal water.

Sewer Utility District #1 Fund

Overall, the Sewer Utility District #1 closed out the year with an increase in net position of \$3,176,659. Total net operating income for the Sewer Utility District #1 in 2021 was \$1,021,189. This fund has an unrestricted net position at year end 2021 of \$24.3 million.

Sewer system maintenance is critical for the health and safety of our residents. To ensure seamless service to the sewer customer base, Sewer Utility District #1 employs camera aided visual inspection to determine the need and type of periodic maintenance best suited. The District continues to use its VAC truck to maintain the Utility's infrastructure. In 2020, the District continued the sewer lateral program to reduce inflow/infiltration. This proactive approach is fully compliant both with DNR regulation and our collective concern for the environment. In 2020, the Village obtained the loan in the amount of \$5 million for the rehabilitation/replacement of Sewer Mains and laterals in the Sheridan Road Corridor. The loan was granted and the project began in Spring of 2021 and is expected to be completed in 2022.

The Village's Funds (continued)

KR Sewer Utility Fund

The KR Sewer Utility was established to service a small area along the County Highway KR border, Racine County to the north. The sewer line flows into the Mount Pleasant Interceptor Sewer and ultimately east to the Racine Sewer treatment plant.

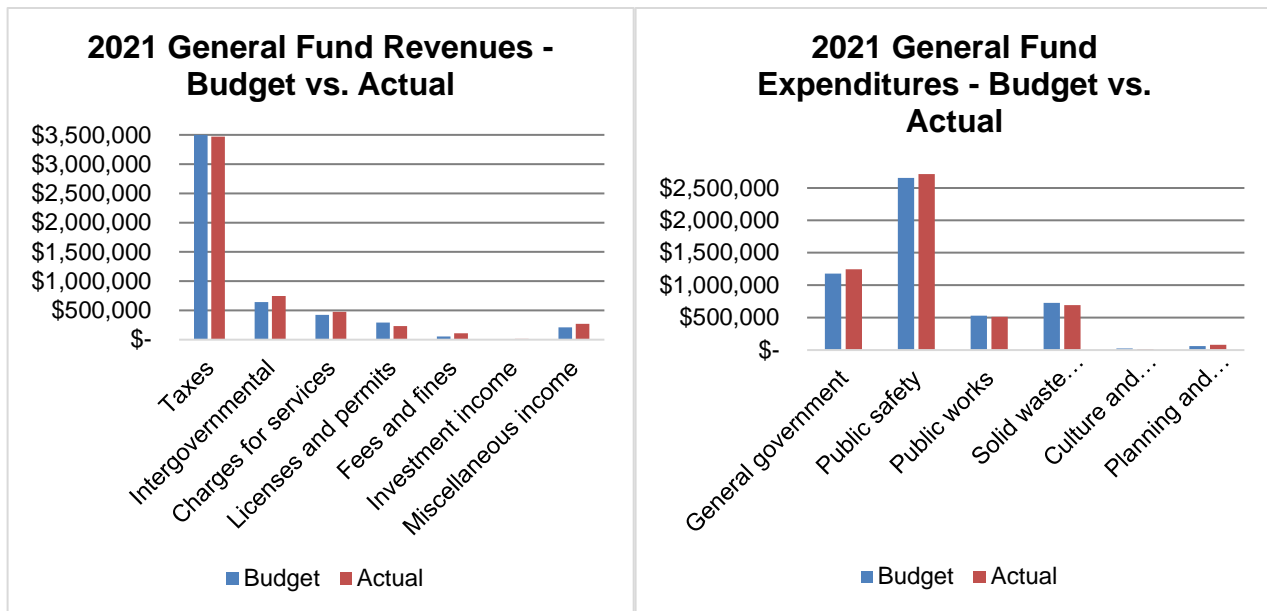
For this service, the utility pays a set amount per quarter to the Village of Mount Pleasant for the treatment of sewer and an annual rental charge for the conveyance line on KR. In 2021, the Utility experienced an operating loss of \$12,289.

The KR Sewer Utility has a multi-jurisdictional agreement to help Racine Sewer Utility reconstruct the aging treatment plant. On an annual basis, a series of calculations based on property values is performed. The agreement and the resulting calculation, determines who owes money to City of Racine Sewer Utility and who receives money.

GENERAL FUND BUDGETARY HIGHLIGHTS

The Village General Fund has fund balance of \$3,090,240 which is a \$63,838 increase from 2020. This is a result of the Village receiving additional intergovernmental revenue.

Below is a summary of the General Fund's actual revenues and expenditures compared to budgeted amounts.



**VILLAGE OF SOMERS
MANAGEMENT'S DISCUSSION AND ANALYSIS
(Unaudited)**

DRAFT

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At the end of December 2021, the Village had \$73,924,407 invested in capital assets including buildings, parks, vehicles, equipment, and infrastructure. See Note IV C. on page 58 for more detail on capital assets. A summary report of capital assets is as follows:

	Governmental		Business-Type		Totals	
	Activities		Activities			
	2021	2020	2021	2020	2021	2020
Intangible Assets	\$ 38,732	\$ 38,732	\$ 60,393	\$ 60,393	\$ 99,125	\$ 99,125
Construction in Progress	-	-	19,496,712	2,163,813	19,496,712	2,163,813
Land	1,143,695	1,032,477	-	-	1,143,695	1,032,477
Land Improvements	5,007,303	4,852,337	-	-	5,007,303	4,852,337
Utility Plant in Service	-	-	48,112,272	44,908,336	48,112,272	44,908,336
Buildings	6,062,626	6,037,764	-	-	6,062,626	6,037,764
Machinery & Equipment	5,976,811	5,860,622	2,806,092	2,799,890	8,782,903	8,660,512
Infrastructure	12,776,508	12,713,311	-	-	12,776,508	12,713,311
Total Capital Assets	31,005,675	30,535,243	70,475,469	49,932,432	101,481,144	80,467,675
Less: Accumulated Depreciation	(14,162,862)	(14,318,403)	(13,393,875)	(12,386,086)	(27,556,737)	(26,704,489)
Total Net Capital Assets	<u>\$ 16,842,813</u>	<u>\$ 16,216,840</u>	<u>\$ 57,081,594</u>	<u>\$ 37,546,346</u>	<u>\$ 73,924,407</u>	<u>\$ 53,763,186</u>

Debt

At the end of the year, the Village's outstanding general obligation (GO) debt and Revenue Bonds totaled \$35,486,780. See Note IV E. on page 62 for more detail on debt.

Debt Outstanding 12/31/20	\$ 30,201,694
Debt Issued	11,336,134
Principal Retired	(6,051,048)
Debt Outstanding 12/31/21	<u>\$ 35,486,780</u>

Breakdown of Outstanding Debt:	
Revenue Bonds	\$ 13,081,134
Capital Leases	25,646
Tax Increment Project Revenue Bond	425,000
General Obligation Debt	21,955,000
Debt Outstanding 12/31/21	<u>\$ 35,486,780</u>

Management has calculated the net pension expense and liability as required by the Governmental Accounting Standards Board (GASB) Statement No. 68 – *Financial Reporting for Post-employment Benefit Plans Other Than Pension Plans*, as well as the expenses and liabilities for other post-employment benefits required by GASB Statement No. 75 - *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. Please see Note V A. on page 74 and Note V B. on page 80 for further information on this calculation.

ECONOMIC FACTORS AND DEVELOPMENT PROJECT UPDATES

Somers is a small community located along Interstate 94 (I-94) in southeastern Wisconsin's Kenosha County, between Milwaukee and Chicago. With a board and management team that have recently instituted a number of fiscal planning practices and policy changes, the Village has seen solid financial performance over the past three fiscal years after recovering from a period of negative reserves and weak budgetary performance. We expect the Village to sustain a structurally balanced budget with very strong reserves going forward. The Village has continued to invest heavily in bringing infrastructure to the I-94 Corridor area. These investments have spurred interest in the area and the Village is starting to see the fruits of its efforts.

The DNR received a straddling community diversion application from the Village of Somers in February 2021. After receiving the application, the DNR invited the public to provide comments on the application and received public testimony at a hearing in November 2021. The Village expects its approval in early 2022. This will allow the Village to divert up to an annual average of 1.2 million gallons of water per day over the subcontinental divide and allow the Village to serve new development with municipal utilities.

Two Tax Incremental Financing Districts were created in 2015 in order to facilitate economic development and have proven to be highly successful. TIF District #1 encompasses the First Park LLC development. The first building was completed in June 2016 and a second building followed shortly thereafter. Both buildings are 100% leased. First Park 94 has continued its efforts to bring a third building to TIF District #1 by having proposed plans reviewed by the Village. In 2021, the Village completed installation of over 4000 feet of sanitary sewer main to help fuel further development in TID #1 and serve areas near the I-94 Corridor.

TIF District #2 runs along the central corridor of the Village. TID #2 abuts a Wal-Mart Supercenter and Sam Club. It is home to a Festival Foods grocery store and Kwik Trip convenience store. It is also home to Somers Market Square Apartments. Phase 1 included 280 units and was completed in 2017. Phase 2 added an additional 50 units and was completed in 2019. They have over a 90% occupancy rate. These apartments spurred additional Commercial Development in TIF District #2. These additions include the following: Burger King; Firestone, Jiffy Lube; multi-tenant building anchored by Starbucks, Shopko Optical, Jersey Mike's, and US Nail Bar; Oakfire Restaurant, a 9700 square foot woodfire pizza restaurant. In 2021, an additional multi-tenant building anchor by a Taco Bell broke ground. A new Popeye's Louisiana Chicken was approved and broke ground in 2021, as well as a Dunkin Donuts.

The Village is working with developers from throughout the country on new development. Based on this strong interest in development, the Village Board established nine (9) new TIF districts in 2018.

TIF District #4 is home to the Hawthorn Luxury Apartments complex. The project was completed in 2021 and added an additional 241 units of market rate apartments. They have over a 90% occupancy rate. The WVRC Emergency Vet Clinic was also completed and occupied in 2021.

TIF District #5 saw its first development take shape in 2021. The Village entered into a development agreement with SCS Pike Creek, LLC to bring 338 units of market rate apartments to the Village. The original 88-acre parcel is located on the Northwest corner of STH 31 and CTH L. Approximately 64 acres will be home to the multi-family project and the remaining acreage will be retained by the original owner for a future commercial project.

TIF District #6 has begun to take shape. In 2020, The Village entered into a development agreement with Tawani Enterprises Inc to bring the Pritzker Archives & Memorial Park Center to Somers. The project will include a Museum Space, archival space, community green space, the world's only Cold War Memorial, and a Firearms Education and Training Center. In 2021, the one-of-a-kind archival center was nearly completed and hopes to open in early 2023. The project brought an estimated \$14.5 Million dollars of sewer and water to the Village. The work on this infrastructure began in 2021 and will be completed in 2022. This infrastructure has opened up over 1,000 acres for potential future development. In 2021, Becknell Industries and the Village entered into an agreement to bring a Class "A" warehousing/industrial building on approximately 50 acres. The building will be approximately 795,000 sq. ft. This building is scheduled to break ground in 2022. Becknell's concept plan also calls for the possibility of two additional buildings totaling approximately 900,000 sq. ft. These buildings would be located in the adjacent TIF District #3.

TIF District #3 had additional development take shape in 2021. The Village entered into a development agreement with Kwik Trip to bring a travel center to CTH S and the East Frontage Road. The project includes a Kwik Trip travel center with convenience store, car wash, and outside dining area, with fueling for autos and trucks and a 105-space truck parking area. This project broke ground in 2021 and is scheduled to be completed in 2022. In late 2021, the Village entered into a development agreement with HSA Acquisitions to bring a "Class A" warehousing/industrial building to approximately 65 acres located off of CTH S. The building would be approximately 905,000 sq. ft. The project is scheduled to begin in 2022.

Development has also taken place outside of the Village's TIF Districts. Bear Development's Pike Ridge project was completed in 2021. This included occupancy of 80 units of senior living and 16 townhomes. Golden Oil completed the construction of a service station & new corporate office building. Along Lake Michigan a new 68-unit multi-family building was approved in 2021 for site that has sat vacant for many years.

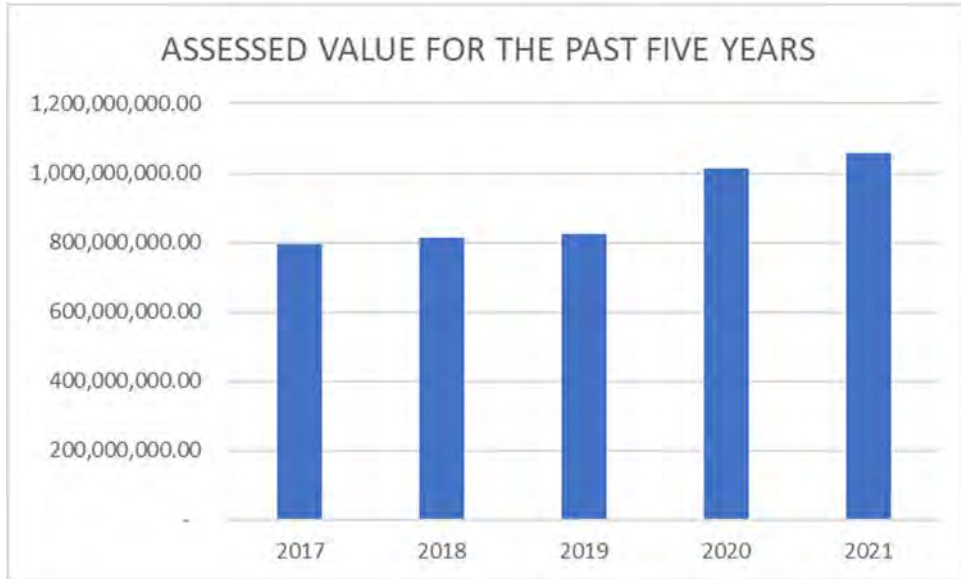
The Paris Intergovernmental Agreement, finalized in 2017, is a historic agreement between the Village of Somers, City of Kenosha & Town of Paris. The agreement opened 2,000 acres of land for development which is estimated at a potential improved value of \$2 billion. In 2021, the Village approved its first attachment of land from the Town of Paris to the Village under said agreement. This attachment was spurred by a developer wishing to bring over 1.8 million square feet of warehousing/industrials building to the growth area. In 2021, this project was approved by the Village of Somers/Town of Paris Intergovernmental Commission is scheduled to begin in 2022.

RATING CHANGE

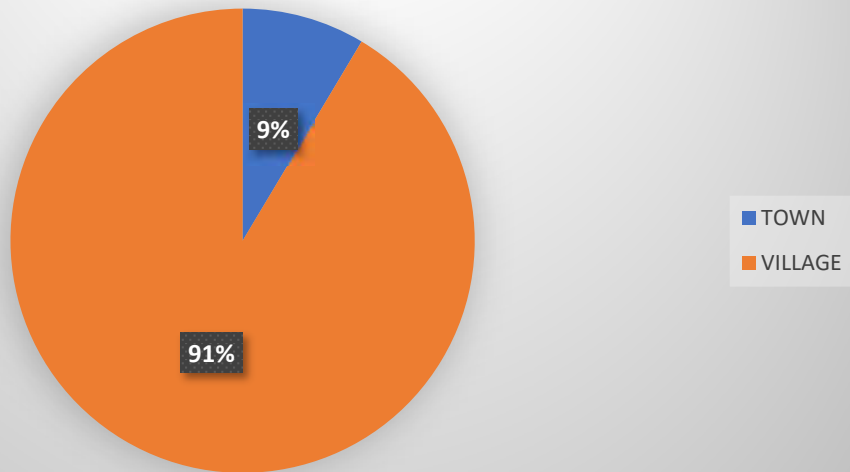
The Village maintains its S&P Global Ratings of 'AA-' rating for taxable general obligation (GO) refunding bonds. The outlook is stable.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

ASSESSED VALUE TRENDS



**2021 COMBINED ASSESSED VALUE
\$1,057,115,600.00**



CONTACTING THE VILLAGE'S FINANCIAL MANAGEMENT

This financial report is designed to provide our residents, taxpayers, customers, and creditors with a comprehensive overview of the Village's finances and to show the Village's accountability for the money it receives. If you have questions about this report or need additional information, contact the Village of Somers at 7511 12th Street, P.O. Box 197, Somers, WI.

Jason Peters
Village Administrator

**VILLAGE OF SOMERS
STATEMENT OF NET POSITION
December 31, 2021**

DRAFT

	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	\$ 11,972,255	\$ 6,905,208	\$ 18,877,463
Receivables	4,800,123	778,919	5,579,042
Prepaid expenses	3,562	1,318	4,880
Restricted assets			
Cash and cash equivalents	695,268	225,571	920,839
Internal balances	144,814	(144,814)	-
Deferred special assessments - noncurrent	716,428	248,617	965,045
Net pension asset	860,799	105,565	966,364
Capital assets			
Land and construction in progress	1,143,693	19,496,710	20,640,403
Other capital assets, net of depreciation	15,699,120	37,584,884	53,284,004
Total capital assets	16,842,813	57,081,594	73,924,407
 Total assets	36,036,062	65,201,978	101,238,040
 DEFERRED OUTFLOW OF RESOURCES			
Related to pension	1,442,247	178,968	1,621,215
Related to post-employment benefits	275,929	67,463	343,392
Total deferred outflows of resources	1,718,176	246,431	1,964,607
 LIABILITIES			
Accounts payable and accrued expenses	2,357,626	2,461,599	4,819,225
Due to other governments	7,386	-	7,386
Deposits & trust accounts	79,885	-	79,885
Accrued interest	142,982	93,652	236,634
Unearned revenues	497,594	-	497,594
Long-term liabilities			
Other post-employment benefits	1,540,775	295,285	1,836,060
Debt due within one year	2,190,832	1,458,362	3,649,194
Debt due in more than one year	30,670,925	13,643,510	44,314,435
Total liabilities	37,488,005	17,952,408	55,440,413
 DEFERRED INFLOWS OF RESOURCES			
Related to property tax levy	8,798,838	-	8,798,838
Related to pension	1,946,256	238,681	2,184,937
Related to post-employment benefits	144,664	35,229	179,893
Deferred gain on refunding	151,309	-	151,309
Total deferred inflows of resources	11,041,067	273,910	11,314,977
 NET POSITION			
Net investment in capital assets	12,034,561	26,750,534	38,785,095
Restricted	860,799	105,565	966,364
Unassigned (deficit)	(23,670,194)	20,365,992	(3,304,202)
Total net position	\$ (10,774,834)	\$ 47,222,091	\$ 36,447,257

See accompanying notes to the financial statements.

**VILLAGE OF SOMERS
STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2021**

DRAFT

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Primary government							
Governmental activities							
General government	\$ 1,251,975	\$ 351,195	\$ -	\$ -	\$ (900,780)	\$ -	\$ (900,780)
Public safety	2,749,345	355,947	49,893	-	(2,343,505)	-	(2,343,505)
Public works	977,211	87,447	129,282	-	(760,482)	-	(760,482)
Solid waste collection	691,149	390	29,872	-	(660,887)	-	(660,887)
Leisure activities	25,613	9,135	-	-	(16,478)	-	(16,478)
Conservation and development	1,048,384	379,330	108,180	-	(560,874)	-	(560,874)
Interest on long-term debt	752,345	-	-	-	(752,345)	-	(752,345)
Total governmental activities	<u>7,496,022</u>	<u>1,183,444</u>	<u>317,227</u>	<u>-</u>	<u>(5,995,351)</u>	<u>-</u>	<u>(5,995,351)</u>
Business-type activities							
Sewer	2,117,970	3,075,800	-	-	-	957,830	957,830
Water	1,204,151	1,385,346	-	-	-	181,195	181,195
Total business-type activities	<u>3,322,121</u>	<u>4,461,146</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,139,025</u>	<u>1,139,025</u>
Total primary government	<u>\$ 10,818,143</u>	<u>\$ 5,644,590</u>	<u>\$ 317,227</u>	<u>\$ -</u>	<u>(5,995,351)</u>	<u>1,139,025</u>	<u>(4,856,326)</u>
General revenues:							
Taxes:							
Property taxes, levied for general purposes					3,469,193	303,707	3,772,900
Property taxes, levied for debt service					3,057,740	-	3,057,740
Grants and contributions not restricted to specific programs					483,786	-	483,786
Unrestricted investment earnings					33,549	5,567	39,116
Miscellaneous					269,929	129,147	399,076
Total general revenues					<u>7,314,197</u>	<u>438,421</u>	<u>7,752,618</u>
Contributions & transfers:							
Capital contributed to utilities					(12,477,637)	12,477,637	-
Total contributions & transfers					<u>(12,477,637)</u>	<u>12,477,637</u>	<u>-</u>
Change in net position					(11,158,791)	14,055,083	2,896,292
Net position - January 1					<u>383,957</u>	<u>33,167,008</u>	<u>33,550,965</u>
Total net position at end of year					<u>\$ (10,774,834)</u>	<u>\$ 47,222,091</u>	<u>\$ 36,447,257</u>

See accompanying notes to the financial statements.

VILLAGE OF SOMERS
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2021

DRAFT

	General Fund	Debt Service Fund	Tax Incremental District #1	Tax Incremental District #6	Nonmajor Governmental Funds	Total Governmental Funds	2020 Total Governmental Funds
ASSETS							
Cash and Investments	\$ 5,666,128	\$ 3,648,716	\$ 1,033,548	\$ 255,359	\$ 1,368,504	\$ 11,972,255	\$ 8,658,790
Receivables							
Property taxes	4,635,395	4,401,267	25,727	-	-	9,062,389	6,881,661
Ambulance fees	73,056	-	-	-	-	73,056	173,701
Miscellaneous	49,077	-	-	-	42,595	91,672	166,520
Due from other funds	1,545,010	-	-	-	-	1,545,010	914,766
Prepaid expenses	3,562	-	-	-	-	3,562	3,513
Restricted cash	22,614	567,354	-	-	105,300	695,268	670,205
Deferred special assessments	-	-	425,968	-	290,460	716,428	796,565
TOTAL ASSETS	<u>\$ 11,994,842</u>	<u>\$ 8,617,337</u>	<u>\$ 1,485,243</u>	<u>\$ 255,359</u>	<u>\$ 1,806,859</u>	<u>\$ 24,159,640</u>	<u>\$ 18,265,721</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES							
Liabilities							
Accounts payable	\$ 279,388	\$ -	\$ 41,875	\$ 1,315,326	\$ 662,984	\$ 2,299,573	\$ 580,195
Accrued compensation	58,054	-	-	-	-	58,054	132,497
Developer deposits	-	-	-	-	25,000	25,000	105,000
Due to other governments	7,386	-	-	-	-	7,386	7,386
Special deposits & trust accounts	54,885	-	-	-	-	54,885	51,308
Due to other funds	4,838,410	-	-	-	988,779	5,827,189	4,082,319
Unearned revenues	-	-	-	-	497,594	497,594	-
TOTAL LIABILITIES	<u>5,238,123</u>	<u>-</u>	<u>41,875</u>	<u>1,315,326</u>	<u>2,174,357</u>	<u>8,769,681</u>	<u>4,958,705</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred property tax levy	3,666,479	4,401,267	25,727	-	-	8,093,473	6,508,987
Special assessments	-	-	414,905	-	290,460	705,365	788,576
Other deferred revenue	-	-	-	-	-	-	74,380
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>3,666,479</u>	<u>4,401,267</u>	<u>440,632</u>	<u>-</u>	<u>290,460</u>	<u>8,798,838</u>	<u>7,371,943</u>
FUND BALANCES							
<i>Nonspendable</i>							
Prepaid items	3,562	-	-	-	-	3,562	3,513
<i>Restricted</i>							
Tax incremental districts	-	-	1,002,736	-	-	1,002,736	17,439
Drainage fund	-	-	-	-	139,214	139,214	139,188
Park fund	-	-	-	-	59,884	59,884	52,456
Debt service	-	4,216,070	-	-	-	4,216,070	3,003,750
<i>Assigned</i>							
Fourth of July Parade	3,773	-	-	-	-	3,773	4,773
Subsequent year expenditures	525,848	-	-	-	-	525,848	29,785
<i>Unassigned</i>	<u>2,557,057</u>	<u>-</u>	<u>-</u>	<u>(1,059,967)</u>	<u>(857,056)</u>	<u>640,034</u>	<u>2,684,169</u>
TOTAL FUND BALANCES	<u>3,090,240</u>	<u>4,216,070</u>	<u>1,002,736</u>	<u>(1,059,967)</u>	<u>(657,958)</u>	<u>6,591,121</u>	<u>5,935,073</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u>\$ 11,994,842</u>	<u>\$ 8,617,337</u>	<u>\$ 1,485,243</u>	<u>\$ 255,359</u>	<u>\$ 1,806,859</u>	<u>\$ 24,159,640</u>	<u>\$ 18,265,721</u>

VILLAGE OF SOMERS
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
December 31, 2021

DRAFT

Fund balance - total governmental funds	\$	6,591,121
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.		16,842,813
Other long-term assets are not available to pay current period expenditures and therefore are deferred in the funds.		
Net pension asset		860,799
Some deferred outflows and inflows of resources reflect changes in long-term liabilities and are not reported in the funds.		
Deferred outflows related to pensions		1,442,247
Deferred inflows related to pensions		(1,946,256)
Deferred outflows related to other postemployment benefits		275,929
Deferred inflows related to other postemployment benefits		(144,664)
		(372,744)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.		
Bonds and notes payable		(32,282,398)
Premium on debt		(345,759)
Compensated absences		(233,600)
Other postemployment benefit		(1,540,775)
Deferred gain on refunding		(151,309)
Accrued interest on long-term obligations		(142,982)
		(34,696,823)
Net position	\$	(10,774,834)

VILLAGE OF SOMERS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2021

DRAFT

	General Fund	Debt Service Fund	Tax Incremental District #1	Tax Incremental District #6	Nonmajor Governmental Funds	Total Governmental Funds	2020 Total Governmental Funds
REVENUES							
Taxes	\$ 3,469,193	\$ 3,057,740	\$ -	\$ -	\$ -	\$ 6,526,933	\$ 6,622,231
Intergovernmental revenues	745,626	-	-	-	55,385	801,011	862,833
Charges for services	473,041	94,880	84,210	4,148	185,149	841,428	661,742
Licenses and permits	232,431	-	-	-	-	232,431	317,655
Fees and fines	109,583	-	-	-	-	109,583	44,274
Investment income	14,528	6,589	12,173	210	49	33,549	111,829
Miscellaneous income	269,929	-	-	-	-	269,929	538,061
Total Revenues	<u>5,314,331</u>	<u>3,159,209</u>	<u>96,383</u>	<u>4,358</u>	<u>240,583</u>	<u>8,814,864</u>	<u>9,158,625</u>
EXPENDITURES							
Current:							
General government	1,245,048	-	-	-	14,742	1,259,790	1,181,007
Public safety	2,691,763	-	-	-	8,948	2,700,711	2,404,999
Public works	510,303	-	-	-	49,079	559,382	540,822
Solid waste collection	691,427	-	-	-	-	691,427	661,164
Leisure activities	11,436	-	-	-	326	11,762	61,591
Conservation and development	79,913	-	54,061	535,279	385,774	1,055,027	1,796,799
Capital outlay	20,603	-	-	111,218	1,356,425	1,488,246	1,225,588
Debt service:							
Principal retirement	-	1,965,754	-	-	-	1,965,754	1,673,652
Interest and other charges	-	642,960	45,070	-	25,968	713,998	683,945
Total Expenditures	<u>5,250,493</u>	<u>2,608,714</u>	<u>99,131</u>	<u>646,497</u>	<u>1,841,262</u>	<u>10,446,097</u>	<u>10,229,567</u>
Excess (deficiency) of revenues over expenditures	63,838	550,495	(2,748)	(642,139)	(1,600,679)	(1,631,233)	(1,070,942)
OTHER FINANCING SOURCES (USES)							
Proceeds from long-term debt	-	415,000	2,425,000	5,239,446	6,388,977	14,468,423	2,153,035
Refunding debt issued	-	885,000	-	-	-	885,000	815,000
Payment to current noteholder	-	(842,042)	-	-	-	(842,042)	(879,579)
Premium on issuance of debt	-	226,630	17,262	-	9,645	253,537	81,855
Capital contributions to utility	-	-	(1,453,007)	(5,510,279)	(5,514,351)	(12,477,637)	-
Transfers from other funds	-	-	-	-	22,763	22,763	1,054,341
Transfers to other funds	-	(22,763)	-	-	-	(22,763)	(1,054,341)
Total Other Financing Sources (Uses)	<u>-</u>	<u>661,825</u>	<u>989,255</u>	<u>(270,833)</u>	<u>907,034</u>	<u>2,287,281</u>	<u>2,170,311</u>
Net change in fund balance	63,838	1,212,320	986,507	(912,972)	(693,645)	656,048	1,099,369
FUND BALANCES - Beginning of Year	3,026,402	3,003,750	16,229	(146,995)	35,687	5,935,073	4,835,704
FUND BALANCES - END OF YEAR	<u>\$ 3,090,240</u>	<u>\$ 4,216,070</u>	<u>\$ 1,002,736</u>	<u>\$ (1,059,967)</u>	<u>\$ (657,958)</u>	<u>\$ 6,591,121</u>	<u>\$ 5,935,073</u>

See accompanying notes to the financial statements.

VILLAGE OF SOMERS
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2021

DRAFT

Net change in fund balances - total governmental funds \$ 656,048

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

Capital asset additions reported as capital outlay in governmental fund statements	1,488,246
Depreciation expense reported in the statement of activities	(862,271)
	625,975

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

Long-term debt issued	(15,678,606)
Premium on debt issued	23,207
Principal repaid	2,807,796
	(12,847,602)

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

Change in accrued interest on long-term debt	10,094
Change in compensated absences	118,535
Pension expense	300,103
Other postemployment benefits expense	(21,944)
	406,788

Change in net assets of governmental activities \$ (11,158,791)

VILLAGE OF SOMERS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND
For the Year Ended December 31, 2021

DRAFT

Description	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues				
Taxes	\$ 3,502,240	\$ 3,502,240	\$ 3,469,193	\$ (33,047)
Intergovernmental revenues	642,118	642,118	745,626	103,508
Charges for services	424,940	424,940	473,041	48,101
Licenses and permits	292,977	292,977	232,431	(60,546)
Fees and fines	55,100	55,100	109,583	54,483
Investment income	10,000	10,000	14,528	4,528
Miscellaneous income	209,700	209,700	269,929	60,229
Total revenues	5,137,075	5,137,075	5,314,331	177,256
Expenditures				
Current:				
General government	1,176,546	1,176,546	1,245,048	(68,502)
Public safety	2,653,757	2,653,757	2,712,366	(58,609)
Public works	528,201	528,201	510,303	17,898
Solid waste collection	725,865	725,865	691,427	34,438
Culture and recreation	21,577	21,577	11,436	10,141
Planning and development	59,914	59,914	79,913	(19,999)
Total expenditures	5,165,860	5,165,860	5,250,493	(84,633)
OTHER FINANCING SOURCES (USES)				
Contingency	28,785	28,785	-	-
Total other financing sources and uses	28,785	28,785	-	-
Net change in fund balance	-	-	63,838	63,838
Fund balance - beginning of year	3,026,402	3,026,402	3,026,402	-
Fund balance - end of year	\$ 3,026,402	\$ 3,026,402	\$ 3,090,240	\$ 63,838

**VILLAGE OF SOMERS
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
December 31, 2021**

DRAFT

Business-Type Activities

	KR Utility District	Utility District #1	Somers Water	Storm Water Utility (Non-major)	Total
ASSETS					
Current assets					
Cash and investments	\$ 437,726	\$ 5,766,333	\$ -	\$ 701,149	\$ 6,905,208
Accounts receivable	16,800	418,234	260,895	-	695,929
Tax levy receivable from General Fund	7,725	76,423	39,503	287,766	411,417
Other receivables	-	30,586	52,404	-	82,990
Due from other funds	29,143	-	-	-	29,143
Prepaid expenses	98	732	488	-	1,318
Restricted cash	-	138,885	86,686	-	225,571
Total current assets	491,492	6,431,193	439,976	988,915	8,351,576
Noncurrent assets					
Due from other funds - noncurrent	323,860	-	-	-	323,860
Utility plant in service	1,662,168	27,771,971	18,678,135	-	48,112,274
Machinery and equipment	-	2,300,415	505,678	-	2,806,093
Construction in progress	5,396,735	6,779,635	7,300,542	19,798	19,496,710
Intangible assets	-	37,027	23,366	-	60,393
Accumulated depreciation	(853,124)	(8,818,971)	(3,721,781)	-	(13,393,876)
Non-Capital Assets:					
Deferred special assessments	30,984	147,927	69,706	-	248,617
Net pension asset	10,675	56,447	38,443	-	105,565
Total noncurrent assets	6,571,298	28,274,451	22,894,089	19,798	57,759,636
Total Assets	7,062,790	34,705,644	23,334,065	1,008,713	66,111,212
DEFERRED OUTFLOW OF RESOURCES					
Deferred outflows - pension contribution	1,906	13,065	6,954	-	21,925
Deferred outflows - pension	15,880	83,973	57,190	-	157,043
Deferred outflows - post-employment benefits	5,023	40,189	22,251	-	67,463
Total deferred outflows of resources	22,809	137,227	86,395	-	246,431
Total Assets and Deferred Outflows of Resources	7,085,599	34,842,871	23,420,460	1,008,713	66,357,643

**VILLAGE OF SOMERS
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
December 31, 2021**

DRAFT

Business-Type Activities

	KR Utility District	Utility District #1	Somers Water	Storm Water Utility (Non-major)	Total
LIABILITIES					
Current liabilities					
Accounts payable	\$ 33,714	\$ 1,198,179	\$ 910,320	\$ 2,338	\$ 2,144,551
Wages payable	591	4,409	2,262	-	7,262
Due to other funds - current	-	-	585,374	-	585,374
Accrued interest	-	68,314	25,338	-	93,652
Other liabilities	-	-	22,020	287,766	309,786
Current portion of long-term debt payable	422	943,612	514,328	-	1,458,362
Total current liabilities	<u>34,727</u>	<u>2,214,514</u>	<u>2,059,642</u>	<u>290,104</u>	<u>4,598,987</u>
Noncurrent liabilities					
Due to other funds - noncurrent	-	-	323,860	-	323,860
Other post-employment benefits	36,737	147,716	110,832	-	295,285
Capital lease obligation	-	25,646	-	-	25,646
General obligation debt payable	2,039	8,005,102	5,610,653	70	13,617,864
Total noncurrent liabilities	<u>38,776</u>	<u>8,178,464</u>	<u>6,045,345</u>	<u>70</u>	<u>14,262,655</u>
Total Liabilities	<u>73,503</u>	<u>10,392,978</u>	<u>8,104,987</u>	<u>290,174</u>	<u>18,861,642</u>
DEFERRED INFLOWS OF RESOURCES					
Deferred inflows - pension	24,136	127,626	86,919	-	238,681
Deferred inflows - post-employment benefits	2,623	20,988	11,618	-	35,229
Total deferred inflows of resources	<u>26,759</u>	<u>148,614</u>	<u>98,537</u>	<u>-</u>	<u>273,910</u>
Total liabilities and deferred inflows of resources	<u>100,262</u>	<u>10,541,592</u>	<u>8,203,524</u>	<u>290,174</u>	<u>19,135,552</u>
NET POSITION					
Invested in capital assets, net of related debt	756,177	17,120,089	8,854,470	19,798	26,750,534
Restricted for net pension asset	10,675	56,447	38,443	-	105,565
Unrestricted	6,218,485	7,124,743	6,324,023	698,741	20,365,992
Total Net Position	<u>\$ 6,985,337</u>	<u>\$ 24,301,279</u>	<u>\$ 15,216,936</u>	<u>\$ 718,539</u>	<u>\$ 47,222,091</u>

VILLAGE OF SOMERS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
For the Year Ended December 31, 2021

DRAFT

	Business-Type Activities				Total
	KR Utility District	Utility District #1	Somers Water	Storm Water Utility (Non-major)	
OPERATING REVENUES					
Charges for services	\$ 207,574	\$ 2,586,533	\$ 1,381,272	\$ 281,573	\$ 4,456,952
Miscellaneous operating revenue	-	120	4,074	-	4,194
Total operating revenues	<u>207,574</u>	<u>2,586,653</u>	<u>1,385,346</u>	<u>281,573</u>	<u>4,461,146</u>
OPERATING EXPENSES					
Personnel	39,351	290,728	143,768	70	473,917
Materials and supplies	740	20,750	446,040	5,824	473,354
Contractual and other services	146,529	607,185	148,877	41,051	943,642
Miscellaneous operating expenses	-	2,348	5,982	-	8,330
Depreciation	33,243	644,453	330,092	-	1,007,788
Total operating expense	<u>219,863</u>	<u>1,565,464</u>	<u>1,074,759</u>	<u>46,945</u>	<u>2,907,031</u>
Operating income (loss)	(12,289)	1,021,189	310,587	234,628	1,554,115
NON-OPERATING REVENUES (EXPENSES)					
Tax levy for debt service	-	303,707	-	-	303,707
Investment income	655	791	4,121	-	5,567
Interest and fiscal charges	-	(239,372)	(118,051)	-	(357,423)
Miscellaneous revenue	572	13,457	8,998	-	23,027
Miscellaneous expenses	-	(46,326)	(11,341)	-	(57,667)
Total non-operating revenue (expenses)	<u>1,227</u>	<u>32,257</u>	<u>(116,273)</u>	<u>-</u>	<u>(82,789)</u>
Income (loss) before capital contributions and transfers	(11,062)	1,053,446	194,314	234,628	1,471,326
CAPITAL CONTRIBUTIONS and TRANSFERS					
Connection fees	-	106,120	-	-	106,120
Capital contributions	5,491,748	2,017,093	4,968,796	-	12,477,637
Total contributions and transfers	<u>5,491,748</u>	<u>2,123,213</u>	<u>4,968,796</u>	<u>-</u>	<u>12,583,757</u>
Change in net position	5,480,686	3,176,659	5,163,110	234,628	14,055,083
Net position at beginning of year	<u>1,504,651</u>	<u>21,124,620</u>	<u>10,053,826</u>	<u>483,911</u>	<u>33,167,008</u>
Total net position at end of year	<u>\$ 6,985,337</u>	<u>\$ 24,301,279</u>	<u>\$ 15,216,936</u>	<u>\$ 718,539</u>	<u>\$ 47,222,091</u>

See accompanying notes to the financial statements.

**VILLAGE OF SOMERS
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended December 31, 2021**

DRAFT

Business-type Activities

	KR Utility District	Utility District #1	Somers Water	Storm Water District (Non-major)	Totals
CASH FLOWS FROM OPERATING ACTIVITIES					
Received from customers	\$ 203,556	\$ 2,729,539	\$ 1,279,324	\$ 275,379	\$ 4,487,798
Paid to suppliers for goods and services	(169,452)	178,693	172,066	(45,797)	135,510
Paid to employees	(28,873)	(195,062)	(102,640)	70	(326,505)
Cash Flows from Operating Activities	<u>5,231</u>	<u>2,713,170</u>	<u>1,348,750</u>	<u>229,652</u>	<u>4,296,803</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES					
Tax levy	-	(3,500)	-	6,194	2,694
Interfund loans payments received (paid)	29,093	-	(110,877)	-	(81,784)
Miscellaneous income/(expense)	572	13,457	8,998	-	23,027
Cash Flows from Noncapital Financing Activities	<u>29,665</u>	<u>9,957</u>	<u>(101,879)</u>	<u>6,194</u>	<u>(56,063)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Debt retired	(1,092)	(2,692,018)	(439,119)	70	(3,132,159)
Interest paid	-	(262,152)	(110,770)	-	(372,922)
Debt issued	-	3,327,554	2,928,578	-	6,256,132
Connection fees received	-	106,120	-	-	106,120
Acquisition and construction of capital assets	(7,472)	(4,428,248)	(3,629,681)	-	(8,065,401)
Cash Flows from Capital and Financing Activities	<u>(8,564)</u>	<u>(3,948,744)</u>	<u>(1,250,992)</u>	<u>70</u>	<u>(5,208,230)</u>
CASH FLOWS FROM INVESTING ACTIVITIES					
Interest income	655	791	4,121	-	5,567
Cash Flows from Investing Activities	<u>655</u>	<u>791</u>	<u>4,121</u>	<u>-</u>	<u>5,567</u>
Net Change in Cash and Cash Equivalents	26,987	(1,224,826)	-	235,916	(961,923)
Cash, Cash Equivalents and Restricted Cash - Beginning of Year	410,739	7,130,044	86,686	465,233	8,092,702
Cash, Cash Equivalents and Restricted Cash - End of Year	<u>\$ 437,726</u>	<u>\$ 5,905,218</u>	<u>\$ 86,686</u>	<u>\$ 701,149</u>	<u>\$ 7,130,779</u>

See accompanying notes to the financial statements.

VILLAGE OF SOMERS
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended December 31, 2021

DRAFT

Business-type Activities

	KR Utility District	Utility District #1	Somers Water	Storm Water District (Non-major)	Totals
RECONCILIATION OF OPERATING INCOME TO CASH FLOWS FROM OPERATING ACTIVITIES					
Operating Income (Loss)	\$ (12,289)	\$ 1,021,189	\$ 310,587	\$ 234,628	\$ 1,554,115
Adjustments to Reconcile Operating Income to Net Cash Flows from Operating Activities:					
Depreciation expense	33,243	644,453	330,092	-	1,007,788
Change in pension related assets, liabilities, and deferred outflows and deferred inflows	(4,086)	(30,366)	(16,194)	-	(50,646)
Miscellaneous Expense	-	(46,326)	(11,341)	-	(57,667)
Change in Other Post Employment Benefits	1,073	10,600	5,514	-	17,187
Changes in assets and liabilities:					
Accounts receivable	(4,018)	142,886	(106,022)	(6,194)	26,652
Prepaid items	(2)	(10)	(7)	-	(19)
Accounts payable	(8,690)	970,744	836,121	1,218	1,799,393
 NET CASH FLOWS FROM OPERATING ACTIVITIES	 <u>\$ 5,231</u>	 <u>\$ 2,713,170</u>	 <u>\$ 1,348,750</u>	 <u>\$ 229,652</u>	 <u>\$ 4,296,803</u>

VILLAGE OF SOMERS
STATEMENT OF FIDUCIARY NET POSITION - FIDUCIARY FUND
December 31, 2021

ASSETS

Cash and cash equivalents	\$ 5,855,172
Taxes receivable	<u>6,299,879</u>
Total Assets	<u><u>\$ 12,155,051</u></u>

LIABILITIES

Due to other governments	<u>\$ 12,155,051</u>
Total Liabilities	<u><u>\$ 12,155,051</u></u>

See accompanying notes to the financial statements.

VILLAGE OF SOMERS
STATEMENT OF CHANGES IN NET POSITION - FIDUCIARY FUND
For the Year Ended December 31, 2021

DRAFT

	<u>Custodial Tax Collection Fund</u>
ADDITIONS	
Taxes Collected on Behalf of Other Taxing Entities	\$ 13,442,660
DEDUCTIONS	
Taxes Remitted to Other Taxing Entities	<u>(13,442,660)</u>
CHANGE IN NET POSITION	-
NET POSITION - BEGINNING	<u>-</u>
NET POSITION - ENDING	<u><u>\$ -</u></u>

See accompanying notes to the financial statements.

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VILLAGE OF SOMERS
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2021

DRAFT

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NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Village of Somers, Wisconsin conform to generally accepted accounting principles as applicable to governmental units.

The Town of Somers was formed in 1843. In January, 2015, the Wisconsin Department of Administration approved the Incorporation application for a portion of the Town to become a Village. The Incorporation Referendum was approved by the voters and Wisconsin issued the Incorporation Certificate on April 24, 2015. This marked the beginning of the Village of Somers which coexists with the Town of Somers. On January 1, 2016, the incorporated Village portion began operations. A remnant of the Town of Somers remains. Please see note *V F. - Intergovernmental Agreement Between Town of Somers and Village of Somers* for more detail. The scope of this audit report specifically covers the Village of Somers. For purposes of clarity in the notes, when the report refers to prior years' information, the term "Village" will be used in place of "Town".

The Village Board is composed of seven Trustees which includes a President who is elected as provided by 61.20(1), Wisconsin Statutes. Each of the Board members are elected to a two-year staggered term. The Village provides the following services: public safety, public works, public health and welfare, culture, recreation, planning and development, sewerage treatment and waterworks.

A. REPORTING ENTITY

This report includes all of the funds of the Village. The reporting entity for the Village consists of (a) the primary government, (b) organizations for which the primary government is financially accountable, and (c) other organizations for which the nature and significance of their relationship with the primary government are such that their exclusion would cause the reporting entity's financial statements to be misleading or incomplete. A legally separate organization should be reported as a component unit if the elected officials of the primary government are financially accountable to the organization. The primary government is financially accountable if it appoints a voting majority of the organization's governing body and (1) it is able to impose its will on that organization or (2) there is a 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.

A legally separate tax exempt organization should be reported as a component unit of a reporting entity if all the following criteria are met: (1) the economic resources received or held by the separate organization are entirely or almost entirely for the direct benefit of the primary government, its component units or its constituents, (2) the primary government is entitled to or has the ability to otherwise access a majority of the economic resources received or held by the separate organization, and (3) the economic resources received or held by an individual organization that the specific primary government, or its component units, is entitled to or has the ability to otherwise access are significant to that primary government. This report does not contain any component units.

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

Government-Wide Financial Statements

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

In addition to assets, the Statement of Net Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Village currently does have assets that qualify for reporting in this category which are the amounts related to pension benefits and other post-employment benefits and the difference between the amount paid to the fund and the actuarially determined value.

In addition to liabilities, the Statement of Net Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The Village has three types of inflows that qualify for reporting in this category: property taxes, other post-employment benefits, and pension liability. These amounts will be recognized as an inflow of resources in the subsequent year for which it was levied.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Indirect expenses are allocated based on management estimates of employees' time spent across the Village's various functions. Program revenues include (1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment, and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment.

Taxes and other items not included among program revenues are reported as general revenues. Internally dedicated resources are reported as general revenues rather than as program revenues.

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (continued)

Fund Financial Statements

Financial statements of the reporting entity are organized into funds, each of which, are considered to be separate accounting entities. Each fund is accounted for by providing a separate set of self-balancing accounts, which constitute its assets, deferred outflows, liabilities, deferred inflows, fund equity, revenues, and expenditures/expenses. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

Funds are organized as major funds or non-major funds within the governmental, proprietary, and fiduciary statements. An emphasis is placed on major funds within the governmental and proprietary categories.

A fund is considered major if it is the primary operating fund of the Village or meets the following criteria:

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

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (continued)

Fund Financial Statements (continued)

The Village reports the following major governmental funds:

Major Governmental Funds

- General Fund – accounts for the Village’s primary operating activities. It is used to account for all financial resources except those required to be accounted for in another fund.
- Debt Service Fund – accounts for resources accumulated and payments made for principal and interest on long-term debt other than enterprise debt. This includes the debt for the Village’s Tax Incremental Districts.
- Tax Incremental District #1 – accounts for all activity related to the First Park LLC development.
- Tax Incremental District #6 – accounts for the Village’s district on the east border of I-94 and Highway E.

The Village reports the following major enterprise funds:

Major Enterprise Funds

- Utility District #1 – accounts for the sewer operations of the Village.
- Somers Water Utility – accounts for water operations of the Village.
- KR Utility District – accounts for the sewer operations of the Village.

The Village reports the following non-major governmental and enterprise funds:

Non-Major Governmental Funds

- Capital Projects Fund - accounts for the acquisition of fixed assets or construction of major capital projects not being financed by proprietary or nonexpendable trust funds accounts for resources legally restricted to supporting expenditures for capital projects. Also includes the following:
 - Tax Incremental District #2 – accounts for all activity related to Somers Market area development.
 - Tax Incremental Districts #3-5 and #7-11. These are new districts in various areas of Somers that the Village intends to develop.
- Special Revenue Funds – used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. These funds are:
 - Park Improvement
 - Drainage
 - American Rescue Plan Act

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (continued)

Fund Financial Statements (continued)

Non-Major Enterprise Funds

- Stormwater Utility Fund – accounts for the stormwater operations of the Village.

The Village reports the following fiduciary funds:

- Custodial Fund – The Village reports the funds that it holds for other governments related to the tax levy and collection in a custodial fund.

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION

Government-Wide Financial Statements

The government-wide Statement of Net Position and Statement of Activities are reported using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used.

Fund Financial Statements

Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Property taxes are recognized as revenues in the year for which they are levied. Taxes receivable for the following year are recorded as receivables and deferred inflows of resources. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider are met. Special assessments are recorded as revenue when earned. Receivables are recorded as revenues when services are provided.

The business-type activities follow all pronouncements of the Governmental Accounting Standards Board and have elected not to follow Financial Accounting Standards Board guidance issued after November 30, 1989.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

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

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION
(continued)

Fund Financial Statements (continued)

The revenues susceptible to accrual are ambulance services. All other Governmental Fund type revenues are recognized when received.

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

Intergovernmental aids and grants are recognized as revenues in the period the Village is entitled to the resources and the amounts are available. Amounts owed to the Village which are not available are recorded as receivables and unearned revenue. Amounts received prior to the entitlement period are also recorded as unearned revenue.

Special assessments are recorded as revenues when they become measurable and available as current assets. Annual installments due in the future years are reflected as receivables and deferred inflows of resources. Delinquent special assessments being held for collection by the Village are reported as receivables and nonspendable fund balance in the General Fund.

Licenses and permits, fines, forfeitures and penalties, public charges for services and commercial revenues (except investment earnings), are recorded as revenues when received in cash because they are generally not measurable until actually received. Investment earnings and mobile home fees are recorded as earned since they are measurable and available.

The Village reports deferred inflows of resources on its governmental funds balance sheet. Deferred inflows of resources arise from taxes levied in the current year which are for subsequent years' operations. For governmental fund financial statements, unearned revenues arise when a potential revenue does not meet both the "measurable" and "available" criteria for recognition in the current period. Unearned revenues also arise when resources are received before the Village has a legal claim to them, as when grant monies are received prior to the incurrence of qualifying expenditures. In subsequent periods, when both revenue recognition criteria are met, or when the Village has a legal claim to the resources, the liability for unearned revenue is removed from the balance sheet and revenue is recognized.

Both the Tax Incremental Financing District No. 1 (TID #1) and Tax Incremental Financing District No. 2 (TID #2) were created in 2015 under the provisions of Wisconsin Statute Section 66.1105. The purpose of that section is to allow a municipality to recover development and improvements costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the district. That tax on the increased value is called a tax increment. Project costs may not be incurred longer than 5 years prior to the termination date of the district. The statutes allow the municipality to collect tax increments until the net project cost has been fully recovered, or maximum life based on the resolution date and type of District, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the municipality.

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION
(continued)

Fund Financial Statements (continued)

For TID #1, the equalized value of the increment of existing tax incremental districts within Somers, plus the base value of the TID #1, totals \$476,300 and it has been declared to be an Industrial District. The plan assumes that development will increase this value to between \$75 million and \$150 million over the span of the project. The project costs for TID #1 were estimated to be \$12,597,000.

For TID #2, the equalized value of the increment of existing tax incremental districts within Somers, plus the base value of the TID #2, totals \$3,665,400 and it has been declared to be a mixed-use development. The plan assumes that development will increase this value to approximately \$57.5 million over the span of the project. The project costs for TID #2 were estimated to be \$9.5 million.

TID #3 is located near I-94 and HWY 142. This is a mixed-use district, with commercial and industrial uses proposed. The District encompasses 388.42 acres, with a base valuation of \$1,763,329. The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the District, totals \$71,898,929.

TID #4 is located near CTH E and HWY 31. This is a mixed-use district, with commercial and residential uses proposed. The District encompasses 150.10 acres, with a base valuation of \$1,040,101. The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the District, totals \$71,175,701.

TID #5 is bisected by CTH L and runs north to south along HWY 31. This is a mixed-use district, with commercial, industrial, and residential uses proposed. The District encompasses 536.47 acres, with a base valuation of \$1,274,382. The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the District, totals \$71,409,982.

TID #6 is located near CTH E and I-94. This is a mixed-use district, with commercial, industrial, institutional, and residential uses proposed. The District encompasses 663.34 acres, with a base valuation of \$2,238,343. The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the District, totals \$72,373,943.

TID #7 is located near CTH KR and I-94. This is a mixed-use district, with commercial and industrial uses proposed. The District encompasses 1,678.55 acres, with a base valuation of \$7,976,467. The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the District, totals \$78,082,067.

TID #8 is located near CTH E and I-94. This is a mixed-use district, with commercial and industrial uses proposed. The District encompasses 220.76 acres, with a base valuation of \$343,953. The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the District, totals \$70,479,553.

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION
(continued)

Fund Financial Statements (continued)

TID #9 is located near the lake front on the northern part of HWY 32. This is a mixed-use district, with commercial and industrial uses proposed. The District encompasses 6.23 acres, with a base valuation of \$1,983,575. The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the District, totals \$72,119,175.

TID #10 is located near 11 Place and HWY 32. This is a mixed-use district, with commercial and industrial uses proposed. The District encompasses 12.47 acres, with a base valuation of \$3,067,895. The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals \$73,203,495.

TID #11 is located near CTH S and CTH H. This is a mixed-use district, with commercial and industrial uses proposed. The District encompasses 66.49 acres, with a base valuation of \$185,414. The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the District, totals \$70,612,301.

The Proprietary and Fiduciary Fund types are accounted for on an economic resources measurement focus using the accrual basis of accounting. Revenues are recorded when they are earned or able to be calculated, including unbilled water and sewer services which are accrued. Expenses are recorded at the time liabilities are incurred.

The proprietary funds have elected to follow all pronouncements of the Governmental Accounting Standards Board and have elected not to follow Financial Accounting Standards Board guidance issued after November 30, 1989. The proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Village's proprietary funds are charges to customers for sales and services. Operating expenses for proprietary funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

All Financial Statements

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

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. ASSETS, LIABILITIES, AND NET POSITION OR EQUITY

1. Deposits and Investments

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

Wisconsin Statutes restrict the investments of the Village to:

- Time deposits in financial institutions
- Securities issued or guaranteed by the Federal governments
- Municipal obligations of Wisconsin entities
- State of Wisconsin Local Government Pooled Investment Fund
- Repurchase agreements which are secured by securities issued or guaranteed by the Federal government
- Securities maturing in seven years or less and having the highest or second highest rating category of nationally recognized rating agency
- Securities of open-end management investment companies or investment trusts if the portfolio is limited to specified securities

No significant violations of these restrictions occurred during the year.

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

The Wisconsin Local Government Investment Pool (LGIP) is part of the State Investment Fund (SIF), and is managed by the State of Wisconsin Investment Board. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2021, the fair value of the Village's share of the LGIP's assets was substantially equal to the amount as reported in these statements.

See Note IV A. for further information.

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. ASSETS, LIABILITIES, AND NET POSITION OR EQUITY (continued)

2. Receivables

Wisconsin cities, villages and towns are charged with the responsibility of assessing taxable property and collecting taxes and making distributions to counties, school districts and other public bodies, including sanitary districts. All assessments are made as of January 1st.

Taxes on real and personal property are levied in December of each year by the Village of Somers in the amounts that when collected in the ensuing year, along with revenues, are sufficient to cover operating expenses, debt service and other expenditures of the Village. The Village’s taxpayers have two options for the payment of their real estate taxes. One option is to pay the total amount of taxes due by January 31st. The other option is to utilize an installment plan whereby one-half of real estate taxes plus total special assessments must be paid by January 31st. The second and final payment must be made not later than July 31st. Taxes unpaid by July 31st become delinquent and are turned over to the county for collection. Personal property taxes are due on or before January 31st.

Initially, all taxes are collected by city, village and town treasurers who then make settlements with counties, school districts and other public bodies including sanitary districts. Kenosha County settles with the Village for all real estate taxes due and payable by January 31st. The Village receives a portion of their real estate levy in February, except for the amount of taxes that have been postponed for payment in July. These postponed taxes are paid to Kenosha County no later than July 31st and the Village receives these funds in August.

The Village has the right under the Wisconsin Statutes to place delinquent water and sewer bills on the tax rolls for collection. No allowance for uncollectible accounts is considered necessary at year end.

Property tax calendar - 2021 tax roll:

Lien date and levy date	December 2021
Tax bills mailed	December 2021
Payment in Full, or First installment due	January 31, 2022
Second installment due	July 31, 2022
Personal property taxes in full	January 31, 2022
Tax settlement with Village:	
First settlement	January 15, 2022
Second settlement	February 20, 2022
Final settlement	August 15, 2022

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. ASSETS, LIABILITIES, AND NET POSITION OR EQUITY (continued)

2. Receivables (continued)

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

3. Inventories and Prepaid Items

Inventories are generally used for construction and the operation and maintenance work and not for resale. They are valued at lower of cost or market based on average prices and charged to construction, operation and maintenance expense when used.

Prepaid balances are for the payments made by the Village in the current year to provide services occurring in the subsequent fiscal year, and the reserve to prepaid items has been recognized to signify that a portion of the fund balance is not available for other subsequent expenditures.

4. Restricted Assets

The General Fund has restricted assets in the amount of \$22,614 on December 31, 2021. These funds are to be used for costs that arise after the land has been developed at Somers Market.

Special Revenue Funds were established to account for impact fees, as required by state statutes, in order to provide funds which may be necessary to pay for capital costs that are required to accommodate land development. At year end, the restricted cash amount in the Drainage Fund was \$46,255.

Another Special Revenue Fund was established called the Park Fund that accumulated impact fees. They were established, by contract between the Village and the developer, to provide funds necessary to pay for the engineering, construction and legal fees during land development. At year end, this amount was \$59,045 which is reported in the Park Fund.

As a requirement of the Village’s Bonds, total restricted cash for bond reserves of \$786,625 was allocated out of the General Fund for debt service. Of this amount, \$215,854 is allocated to debt service for Tax Incremental District #1, \$351,500 is allocated to debt service for Tax Incremental District #2, \$132,586 is allocated to the Utility District #1, and \$86,686 is allocated to the Somers Water Fund.

In the Utility District #1, cash of \$6,299 is restricted for the DNR replacement fund.

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. ASSETS, LIABILITIES, AND NET POSITION OR EQUITY (continued)

5. Capital Assets

Government-Wide Financial Statements

In the government-wide financial statements, fixed assets are accounted for as capital assets. Capital assets are defined by the government as assets with an initial cost of more than \$5,000 for general capital assets and infrastructure assets, and an estimated useful life based on the asset type. All capital assets are valued at historical cost, or estimated historical cost, if actual amounts are unavailable based on the records of the Village. Donated fixed assets are recorded at their estimated fair value at the date of donation.

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

Depreciation of all exhaustible fixed assets is recorded as an allocated expense in the Statement of Activities, with accumulated depreciation reflected in the Statement of Net Position. Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation. The range of estimated useful lives by type of asset is as follows:

Buildings	50-100	Years
Land Improvements	20	Years
Machinery and Equipment	5-40	Years
Infrastructure	15-50	Years

Fund Financial Statements

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

6. Other Assets

In governmental funds, debt issuance costs are recognized as expenditures in the current period.

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. ASSETS, LIABILITIES, AND NET POSITION OR EQUITY (continued)

7. Compensated Absences

Under terms of employment, employees are granted sick leave/casual days and vacation days in varying amounts. Seventy-five percent of all unused accumulated sick leave/casual days will be paid to the employee upon termination of employment with the Village, up to a maximum of 90 days and/or 720 hours. No more than 90 days of sick leave/casual days may be accumulated. Vacation days can be carried over into the next year and must be used within the first quarter of the following year. For employees represented under a contract, vacation benefits are subject to the terms of the Collective Bargaining Agreement.

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

Accumulated liabilities at December 31, 2021 are determined on the basis of current salary rates and salary-related payments.

8. Long-Term Obligations/Conduit Debt

All long-term debt to be repaid from governmental and business-type resources is reported as liabilities in the government-wide statements. The long-term debt consists primarily of notes and bonds payable as well as other postemployment benefits and vested vacation and sick days.

Long-term debt for governmental funds is not reported as liabilities in the fund financial statements. The debt proceeds are reported as other financing sources. The payments of principal and interest are reported as expenditures. The accounting in proprietary funds is the same as it is in the government-wide statements.

For the government-wide statements and proprietary fund statements, bond premiums and discounts are deferred and amortized over the life of the issue using the effective interest method. Gains or losses on prior refundings are amortized over the remaining life of the old debt, or the life of the new debt whichever is shorter. The balance at year end for both premiums/discounts and gains/losses, as applicable, is shown as an increase or decrease in the liability section of the balance sheet.

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. ASSETS, LIABILITIES, AND NET POSITION OR EQUITY (continued)

8. Long-Term Obligations/Conduit Debt (continued)

The Village does not engage in conduit debt transactions.

9. Claims and Judgments

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments are only reported in governmental funds if it has matured.

Claims and judgments are recorded in the government-wide statements and proprietary funds as expenses when the related liabilities are incurred. See Note V D. on commitments and contingencies.

10. Equity Classifications

Government-Wide Financial Statements

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

- a. Net investment in capital assets – includes the Village’s capital assets (net of accumulated depreciation) reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. Restricted net position – includes assets that have third party (statutory, bond covenant, or granting agency) limitations on their use. The Village typically uses restricted assets first, as appropriate opportunities arise, but reserves the right to selectively defer the use until a future project.
- c. Unrestricted net position – typically includes unrestricted liquid assets. The Village has the authority to revisit or alter this designation.

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

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. ASSETS, LIABILITIES, AND NET POSITION OR EQUITY (continued)

10. Equity Classifications (continued)

Fund Financial Statements

Governmental fund equity is classified as fund balance. GASB 54 requires the fund balance amounts to be reported in the following categories:

- a. Nonspendable – Amounts that cannot be spent either because they are in a nonspendable form, or because they are legally or contractually required to be maintained intact.
- b. Restricted – Amounts that can be spent only for the specific purposed stipulated by constitution, external resource providers, or through enabling legislation.
- c. Committed – Amounts that can be used only for the specific purposed determined by a formal action or resolution of the Board of Trustees (the Village’s highest level of decision-making authority).
- d. Assigned – Amounts that are intended to be used for a particular purpose expressed by the Board or other authorized committee or individual.
- e. Unassigned – All amounts not included in other spendable classifications.

The Village’s policy is to use fund balances in the following order: restricted, committed, assigned, and unassigned. The Village has adopted a policy requiring the General Fund to have at least 17% of its operating expenditures in reserve. Proprietary fund equity is classified the same as in the government-wide statements.

NOTE II – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. EXPLANATION OF CERTAIN DIFFERENCES BETWEEN THE GOVERNMENTAL FUND BALANCE SHEET AND THE STATEMENT OF NET POSITION

The governmental fund balance sheet includes a reconciliation between *fund balance – total governmental funds* and *net position – governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that “long-term liabilities applicable to the Village’s governmental activities are not due and payable in the current period, and accordingly, are not reported as fund liabilities.” All liabilities, both current and long-term, are reported in the statement of net position. Following are details of these differences:

Bonds and notes payable December 31, 2020	\$ (21,627,684)
New proceeds	(15,678,606)
Amortization of debt discount and issue costs	23,207
Vacation/sick day accrual	118,536
Other postemployment benefits (OPEB)	(45,780)
Principal retirements	2,807,796
Bonds and notes payable December 31, 2021	<u>\$ (34,402,531)</u>

B. EXPLANATION OF CERTAIN DIFFERENCES BETWEEN THE GOVERNMENTAL FUND STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES AND THE GOVERNMENT-WIDE STATEMENT OF ACTIVITIES

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net changes in fund balances – total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide statement of activities.

One element of that reconciliation states that “bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position.” Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities on the statement of net position. This is the amount by which repayments exceeded debt issued.

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. The details of this (\$12,847,602) difference are as follows:

New proceeds	\$ (15,678,606)
Amortization of bond costs	23,207
Principal repayments – General Obligation debt	2,807,796
Net adjustment to decrease net changes in fund balances – total governmental funds to arrive at changes in net position of governmental activities	<u>\$ (12,847,602)</u>

NOTE III – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. BUDGETARY INFORMATION

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

A budget has been adopted for the general fund, special revenue funds, debt service fund, and capital projects funds and comparisons of actual to budget for the general fund is presented in the general-purpose financial statements. Budgetary comparisons are not required for proprietary funds.

The budgeted amounts presented include any amendments made. Board approvals are required to transfer budgeted amounts within departments, between departments, or changes to the overall budget.

Appropriations lapse at year-end unless specifically carried over.

B. GOVERNMENTAL FUNDS - EXCESS EXPENDITURES OVER APPROPRIATIONS

The Village controls expenditures at the appropriation unit level. The detail of those items can be found in the Village's year end budget to actual report. In 2021, the Village had the following appropriations over budget:

Appropriation	Amount Over Budget	Reason
General government	\$ 68,502	Additional municipal services required
Public safety	\$ 58,609	Additional firefighter hours required
Planning and development	\$ 19,999	Additional planning services required

C. DEFICIT BALANCES

Generally accepted accounting principles require disclosure of individual funds that have deficit balances at year end. The following funds have deficit fund balances as of December 31, 2021:

Fund	Deficit Balance
Tax Incremental District #2	\$ 359
Tax Incremental District #3	513,908
Tax Incremental District #4	185,330
Tax Incremental District #5	58,665
Tax Incremental District #6	1,059,967
Tax Incremental District #7	18,350
Tax Incremental District #8	231,948
Tax Incremental District #9	18,308
Tax Incremental District #10	7,235
Tax Incremental District #11	18,300

The tax incremental districts' deficits are anticipated to be funded with future incremental taxes levied over the life of the district.

NOTE III – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY (continued)

D. LIMITATIONS ON THE VILLAGE’S TAX LEVY RATE AND ITS ABILITY TO ISSUE NEW DEBT

Wisconsin state statutes provide for a limit on the property tax levies for all Wisconsin cities, villages, towns and counties. For the 2021 and 2020 budget years, the increase in the maximum allowable tax levy is limited to the percentage change in the Village's January 1 equalized value as a result of net new construction. 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. The Village is in compliance with the limitation.

NOTE IV – DETAILED NOTES ON ALL FUNDS

A. DEPOSITS AND INVESTMENTS

Cash and cash equivalent balances as disclosed on the accompanying financial statements are comprised of the following:

	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>
Petty cash	\$ 1,714	\$ -	\$ 1,714
Demand deposits			
Interest bearing	9,378,124	786,626	10,164,750
Non-interest bearing	500	-	500
Other cash	9,497,125	134,213	9,631,338
Fiduciary			
Tax deposits	-	5,855,172	5,855,172
Total cash and cash equivalents	<u>\$ 18,877,463</u>	<u>\$ 6,776,011</u>	<u>\$ 25,653,474</u>
Per statement of net position - cash and cash equivalents			\$ 18,877,463
Per statement of net position - restricted cash			920,839
Per statement of fiduciary net position - cash and cash equivalents			5,855,172
			<u>\$ 25,653,474</u>

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

NOTE IV – DETAILED NOTES ON ALL FUNDS (continued)

A. DEPOSITS AND INVESTMENTS (continued)

Wisconsin Local Government Investment Pool (LGIP)

The Village has investments in LGIP of \$9,631,338 at year end. The LGIP is part of the State Investment Fund (SIF), and is managed by the State of Wisconsin Investment Board. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2021, the fair value of the Village's share of the LGIP's assets was substantially equal to the carrying value.

Deposits in the local government investment pool (LGIP) are pooled along with the deposits of all of the LGIP participants. The balance in the LGIP represents a pro-rated share of the total investments in the LGIP portfolio, meaning that the LGIP balance is insured to the same extent that the entire LGIP portfolio is insured. As of December 31, 2021, 84.00% was invested in various US Government investments which are backed by the federal government and not insured; and 16.00% was invested in various certificates of deposits and banker's acceptance notes which are guaranteed by the state deposit guarantee fund up to their insurance limitations.

Fluctuating cash flows during the year due to tax collections, receipt of state aids and/or proceeds from borrowing may have resulted in uninsured balances during the year significantly exceeding uninsured amounts at year end.

The Village maintains cash deposits within the LGIP. The deposit and investment balances of the various fund types on December 31, 2021 were as follows:

Local Government Investment Pool	
General Fund	\$ 9,507,317
Park Fund	59,045
Drainage	46,255
Utility District #1	6,299
Water Fund	12,422
	\$ 9,631,338

The Village has not formally adopted a deposit and investment policy but follows the requirements of the Wisconsin State statutes.

Deposits – Custodial Credit Risk

Custodial credit risk is the risk that in the event of the failure of the custodian holding the Village's deposits, the deposits may not be returned.

The Village has an agreement with the bank for collateralization of its deposits and investments. The bank has pledged \$17,417,355 of various securities as collateralization for the Village's deposits.

NOTE IV – DETAILED NOTES ON ALL FUNDS (continued)

A. DEPOSITS AND INVESTMENTS (continued)

At December 31, 2021, the reported amount of the Village's deposits, including LGIP, was \$25,653,474 and the bank balance, including LGIP, was \$21,977,833. Of this balance, \$7,690,324 was not covered by federal depository insurance, collateralized securities, or by the Wisconsin insurance program. In addition, the Village maintained petty cash funds in the amount of \$1,714. The Village does not have a policy related to credit risk and believes it is not exposed to any major risk of loss in relation to its deposits.

Investments

The Village has no investments.

B. RECEIVABLES

Revenues of the Village are reported net of uncollectible amounts. Total uncollectible amounts related to receivables of the governmental funds increased by \$202,354 to arrive at an ending balance for the current period of \$808,301.

In the Water Fund, the deferred special assessments are recorded net of the uncollectible amount of \$220,362.

**VILLAGE OF SOMERS
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2021**

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NOTE IV – DETAILED NOTES ON ALL FUNDS (continued)

C. CAPITAL ASSETS

The valuation of the Village’s fixed assets of the governmental funds is based on historical costs and an inventory done by the staff. The additions column represents the new assets in 2021. The deletions column represents the assets that were discarded in 2021. Capital asset valuation for the year ended December 31, 2021 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Governmental Activities				
Capital Assets not being depreciated:				
Land	\$ 1,032,477	\$ 111,218	\$ -	\$ 1,143,695
Construction in Progress	-	-	-	-
Land Improvements	4,185,036	-	-	4,185,036
Total Capital Assets not being depreciated	5,217,513	111,218	-	5,328,731
Other Capital Assets:				
Land Improvements	667,301	154,966	-	822,267
Buildings	6,037,764	24,862	-	6,062,626
Machinery & Equipment	5,860,622	780,572	(664,383)	5,976,811
Intangible Assets	38,732	-	-	38,732
Infrastructure	12,713,311	416,626	(353,429)	12,776,508
Total Other Capital Assets at Historical Cost	25,317,730	1,377,026	(1,017,812)	25,676,944
Less: Accumulated Depreciation	(14,318,403)	(862,271)	1,017,812	(14,162,862)
Net Total Other Capital Assets	10,999,327	514,755	-	11,514,082
Net Total Government Activities Capital Assets	\$ 16,216,840	\$ 625,973	\$ -	\$ 16,842,813
	Add: Net book value of fixed assets reported in Proprietary Funds and paid for by Governmental Funds			\$ 15,266,455
	Less debt related to capital assets			(20,813,100)
	Net investment in capital assets for government- wide statements			\$ 11,296,168

**VILLAGE OF SOMERS
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2021**

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NOTE IV – DETAILED NOTES ON ALL FUNDS (continued)

C. CAPITAL ASSETS (continued)

Depreciation expense was charged to functions as follows:

Governmental Activities

General Government	\$	59,032
Public Safety		325,401
Public Works		465,048
Leisure Activities		11,629
Planning & Development		1,161
Total Governmental Activities - D	\$	862,271

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Business-Type Activities				
Capital Assets not being depreciated:				
Intangible Asset - Easement	\$ 21,660	\$ -	\$ -	\$ 21,660
Construction in Progress	2,163,813	19,013,563	(1,680,664)	19,496,712
Total Capital Assets not being depreciated	2,185,473	19,013,563	(1,680,664)	19,518,372
Other Capital Assets:				
Utility Plant in Service	44,908,336	3,374,628	(170,692)	48,112,272
Machinery & Equipment	2,799,890	6,202	-	2,806,092
Intangible Asset - Software	38,733	-	-	38,733
Total Other Capital Assets at Historical Cost	47,746,959	3,380,830	(170,692)	50,957,097
Less: Accumulated Depreciation	(12,386,087)	(1,007,788)	-	(13,393,875)
Net Total Other Capital Assets	35,360,872	2,373,042	(170,692)	37,563,222
Net Total Business-Type Activities Capital Assets	\$ 37,546,345	\$ 21,386,605	\$ (1,851,356)	\$ 57,081,594
Add: Net book value of fixed assets reported in Proprietary Funds and paid for by Governmental Funds				\$ (15,266,455)
Less debt related to capital assets				(15,064,535)
Net investment in capital assets for government- wide statements				\$ 26,750,604

VILLAGE OF SOMERS
 NOTES TO THE FINANCIAL STATEMENTS
 DECEMBER 31, 2021

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NOTE IV – DETAILED NOTES ON ALL FUNDS (continued)

C. CAPITAL ASSETS (continued)

Depreciation expense was charged to functions as follows:

Business - Type Activities		
Utility District #1	\$	644,453
Somers Water Utility		330,092
KR Utility District		33,243
Total Business - Type Activities Dep	\$	1,007,788

D. INTERFUND RECEIVABLES/PAYABLES AND TRANSFERS

The interfund balances shown below reflect a long term loan formalized between the funds due to major projects completed in prior years not funded by external debt. The Water Fund owed \$584,372 to the KR Utility District with an interest rate of 0.17% over 20 years with a maturity date of 2033. As of December 31, 2021, the balance is \$353,003.

	<u>Principal</u>	<u>Interest</u>
For Year Ending December 31,		
2022	\$ 29,143	\$ 600
2023	29,192	551
2024	29,242	501
2025	29,292	451
2026-2030	147,208	1,506
2031-2033	88,926	303
	\$353,003	\$ 3,912

**VILLAGE OF SOMERS
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2021**

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NOTE IV – DETAILED NOTES ON ALL FUNDS (continued)

D. INTERFUND RECEIVABLES/PAYABLES AND TRANSFERS (continued)

The following is a schedule of interfund receivables and payables.

Fund	Amount due from (to) other funds		
	Inter-fund Cash	Inter-fund Taxes	Total
	General Fund	\$ 1,545,010	\$ (4,838,411)
Debt Service	-	4,401,267	4,401,267
TID #1	-	25,727	25,727
TID #2	(320)	-	(320)
TID #3	(518,797)	-	(518,797)
TID #4	(116,179)	-	(116,179)
TID #5	(58,665)	-	(58,665)
TID #7	(18,350)	-	(18,350)
TID #8	(231,948)	-	(231,948)
TID #9	(18,308)	-	(18,308)
TID #10	(7,912)	-	(7,912)
TID #11	(18,300)	-	(18,300)
Water Utility	(556,231)	39,503	(516,728)
KR Utility Dist.	-	7,725	7,725
Utility Dist. #1	-	76,423	76,423
Storm Water Utility	-	287,766	287,766
	\$ -	\$ -	\$ -

All of these balances will be repaid within the year.

All balances resulted from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. For the Statement of Net Position, interfund balances which are owed within the governmental activities or business-type activities are netted and eliminated.

Amounts owed between governmental and business-type activities are shown as “internal balances” on the Statement of Net Position.

**VILLAGE OF SOMERS
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2021**

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NOTE IV – DETAILED NOTES ON ALL FUNDS (continued)

D. INTERFUND RECEIVABLES/PAYABLES AND TRANSFERS (continued)

Generally, transfers are used to (1) move revenues from the fund that collects them to the fund that the budget requires to expend them, (2) move receipts restricted to debt service from the funds collecting the receipts to the debt service fund, and (3) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations. The following are transfers for 2021:

Fund	In	Out	Reason
KR Utility District	\$5,491,748	\$ -	Fund Utility improvements
Utility District #1	2,017,093	-	Fund Utility improvements
Somers Water Fund	4,968,796	-	Fund Utility improvements
TID #1	-	1,453,007	Fund Utility improvements
TID #3	-	3,488,671	Fund Utility improvements
TID #6	-	5,510,279	Fund Utility improvements
TID #8	-	2,025,680	Fund Utility improvements
TID #2	22,763	-	Fund TID development
Debt Service Fund	-	22,763	Fund TID development

E. LONG-TERM OBLIGATIONS

Long-term obligations activity for the year ended December 31, 2021 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Governmental Activities					
Bonds and Notes Payable:					
General Obligation Bond	\$ 6,014,888	\$ 885,000	\$ 928,947	\$ 5,970,941	\$ 1,024,381
General Obligation Corporate Purpose	4,320,000	4,195,000	275,000	8,240,000	465,000
Revenue Bonds	6,265,000	-	200,000	6,065,000	270,000
Promissory Note	507,848	-	507,848	-	-
State Trust Fund Loan	896,001	-	896,001	-	-
Tax Increment Project Revenue Bond	425,000	-	-	425,000	350,000
Add/(Subtract) Deferred Amounts For: (Discounts)/Premiums	43,783	325,183	23,207	345,759	-
Total Bonds and Notes Payable	18,472,520	5,405,183	2,831,003	21,046,700	2,109,381
Other Liabilities:					
Post Retirement Benefits	1,494,994	45,780	-	1,540,774	-
Vested Vacation and Sick Days	352,134	-	118,536	233,598	81,451
Developer Reimbursement Obligation	1,308,036	10,273,423	-	11,581,459	-
Total Other Liabilities	3,155,164	10,319,203	118,536	13,355,831	81,451
Total Governmental Activities-					
Long-Term Liabilities	\$ 21,627,684	\$ 15,724,386	\$ 2,949,539	\$ 34,402,531	\$ 2,190,832

**VILLAGE OF SOMERS
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2021**

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NOTE IV – DETAILED NOTES ON ALL FUNDS (continued)

E. LONG TERM OBLIGATIONS (continued)

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Business-Type Activities					
Bonds and Notes Payable:					
General Obligation Bond	\$ 6,925,112	\$ 1,855,000	\$ 1,036,053	\$ 7,744,059	\$ 1,165,619
Capital Leases	50,389	-	24,743	25,646	25,646
Promissory Note	26,234	-	26,234	-	-
State Trust Fund Loan	2,021,222	-	2,021,222	-	-
Revenue Bonds	2,750,000	4,401,134	135,000	7,016,134	260,546
Add/(Subtract) Deferred Amounts For:					
Premium (Discounts)	174,538	125,218	20,991	278,765	-
Total Bonds and Notes Payable	<u>11,947,495</u>	<u>6,381,352</u>	<u>3,264,243</u>	<u>15,064,604</u>	<u>1,451,811</u>
Other Liabilities:					
Post Retirement Benefits	278,098	17,187	-	295,285	-
Vested Vacation and Sick Days	30,405	12,183	5,320	37,268	5,933
Total Other Liabilities	<u>308,503</u>	<u>29,370</u>	<u>5,320</u>	<u>332,553</u>	<u>5,933</u>
Total Business-Type Activities- Long-Term Liabilities	<u>\$ 12,255,998</u>	<u>\$ 6,410,722</u>	<u>\$ 3,269,563</u>	<u>\$ 15,397,157</u>	<u>\$ 1,457,744</u>

GENERAL OBLIGATION DEBT

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

In accordance with Wisconsin Statutes, total general obligation indebtedness of the Village and Town may not exceed five percent of the equalized value of taxable property within the Village and Town's jurisdiction. The debt limit as of December 31, 2021, was \$46,851,000.

The Village's legal margin for creation of additional general obligation debt on December 31, 2021 was \$24,870,354 as follows:

Equalized valuation of the Village	\$ 937,020,000
Statutory limitation percentage	(x) 5%
General obligation debt limitation, per Section 67.03 of the Wisconsin Statutes	<u>46,851,000</u>
Net outstanding general obligation debt applicable to debt limitation	<u>21,980,646</u>
Legal margin for new debt	<u>\$ 24,870,354</u>

The Village is not obligated in any manner for special assessment debt.

NOTE IV – DETAILED NOTES ON ALL FUNDS (continued)

E. LONG TERM OBLIGATIONS (continued)

GENERAL OBLIGATION DEBT (continued)

General obligation debt currently outstanding is detailed as follows:

	<u>Date of Issue</u>	<u>Final Maturity</u>	<u>Interest Rates</u>	<u>Original Indebtedness</u>	<u>Balance 12/31/21</u>
<u>Governmental Activities - General Obligation Debt</u>					
General Obligation Refunding Bond	2015	2026	2.00 - 3.50%	\$ 199,220	\$ 129,629
General Obligation Corporate Purpose Bonds	2016	2025	2.00 - 3.00%	5,170,000	4,045,000
General Obligation Refunding Bond	2017	2027	2.02%	4,364,002	1,961,312
General Obligation Refunding Bond	2018	2036	3.15% - 4.5%	1,675,000	1,500,000
General Obligation Refunding Bond	2020	2030	2.00%	1,660,000	1,495,000
General Obligation Refunding Bond	2021	2041	0.30% - 3.00%	5,080,000	<u>5,080,000</u>
Total Governmental Activities - General Obligation Debt					<u>\$ 14,210,941</u>

NOTE IV – DETAILED NOTES ON ALL FUNDS (continued)

E. LONG-TERM OBLIGATIONS (continued)

GENERAL OBLIGATION DEBT (continued)

Business type activities debt service requirements to maturity are as follows:

	<u>Date of Issue</u>	<u>Final Maturity</u>	<u>Interest Rates</u>	<u>Original Indebtedness</u>	<u>Balance 12/31/21</u>
<u>Business Type Activities - General Obligation Debt</u>					
Capital Lease	2012	2022	3.63%	\$ 219,986	\$ 25,646
General Obligation Refunding Bond	2015	2027	2.00 - 3.50%	8,975,780	5,840,371
General Obligation Refunding Bond	2017	2027	2.02%	84,098	48,688
General Obligation Refunding Bond	2021	2041	0.30% - 3.00%	1,855,000	<u>1,855,000</u>
Total Business Type Activities - General Obligation Debt					<u>\$ 7,769,705</u>
Total General Obligation Debt					<u><u>\$ 21,980,646</u></u>

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NOTE IV – DETAILED NOTES ON ALL FUNDS (continued)

E. LONG-TERM OBLIGATIONS (continued)

GENERAL OBLIGATION DEBT (continued)

Annual principal and interest maturities of the outstanding general obligation debt of \$25,327,080 on December 31, 2021 are detailed below:

Years	Governmental Activities Debt		Business-Type Activities Debt		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2022	\$ 1,489,381	\$ 402,104	\$ 1,191,265	\$ 228,106	\$ 2,680,646	\$ 630,210
2023	1,544,598	313,624	1,190,402	173,481	2,735,000	487,105
2024	1,115,032	278,321	1,199,968	137,638	2,315,000	415,959
2025	1,100,358	251,161	1,219,642	101,343	2,320,000	352,504
2026	1,150,141	223,109	1,214,859	63,468	2,365,000	286,577
2027-2031	4,091,431	757,592	1,163,569	102,346	5,255,000	859,938
2032-2036	3,320,000	269,641	590,000	23,800	3,910,000	293,441
2037-2041	400,000	20,700	-	-	400,000	20,700
	<u>\$ 14,210,941</u>	<u>\$ 2,516,252</u>	<u>\$ 7,769,705</u>	<u>\$ 830,182</u>	<u>\$ 21,980,646</u>	<u>\$ 3,346,434</u>

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NOTE IV – DETAILED NOTES ON ALL FUNDS (continued).

E. LONG TERM OBLIGATIONS (continued)

REVENUE BONDS

Revenue bonds outstanding on December 31, 2021 totaled \$13,506,134 and was comprised of the following issues:

	<u>Date of Issue</u>	<u>Final Maturity</u>	<u>Interest Rates</u>	<u>Original Indebtedness</u>	<u>Balance 12/31/21</u>
<u>Governmental Activities - Revenue Bonds</u>					
Revenue Bond	2017	2037	3.08%	3,165,000	\$ 2,675,000
Bonds	2018	2036	3.5% - 5%	3,515,000	3,390,000
Tax Increment Project Revenue Bond	2018	2023	None	875,000	<u>425,000</u>
Total Governmental Activities - Revenue Bonds					<u>\$ 6,490,000</u>
	<u>Date of Issue</u>	<u>Final Maturity</u>	<u>Interest Rates</u>	<u>Original Indebtedness</u>	<u>Balance 12/31/21</u>
<u>Business Type Activities - Revenue Bonds</u>					
Revenue Bonds	2016	2036	2.00 - 3.00%	2,055,000	\$ 1,635,000
Revenue Bonds	2017	2037	2.00 - 4.00%	1,420,150	980,000
Safe Drinking Water Loan	2021	2050	1.595%	2,918,578	2,918,578
Clean Water Fund Loan	2021	2050	1.595%		<u>1,482,556</u>
Total Business Type Activities - Revenue Bonds					<u>\$ 7,016,134</u>
Total Revenue Bonds					<u><u>\$ 13,506,134</u></u>

**VILLAGE OF SOMERS
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DECEMBER 31, 2021**

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NOTE IV – DETAILED NOTES ON ALL FUNDS (continued).

E. LONG TERM OBLIGATIONS (continued)

REVENUE BONDS (continued)

Annual principal and interest maturities of the outstanding revenue bonds of \$17,293,577 on December 31, 2021 are detailed below:

Years	Governmental Activities Debt		Business-Type Activities Debt		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2022	\$ 620,000	\$ 236,936	\$ 260,546	\$ 143,327	\$ 880,546	\$ 380,263
2023	400,000	226,596	267,469	139,655	667,469	366,251
2024	340,000	214,866	269,423	134,286	609,423	349,152
2025	345,000	202,591	276,407	128,336	621,407	330,927
2026	345,000	190,041	283,423	121,728	628,423	311,769
2027-2031	2,040,000	700,980	1,503,504	501,355	3,543,504	1,202,335
2032-2036	2,190,000	259,592	1,703,955	307,157	3,893,955	566,749
2037-2041	210,000	3,413	863,975	159,676	1,073,975	163,089
2042-2046	-	-	853,933	92,979	853,933	92,979
2047-2015	-	-	733,499	23,629	733,499	23,629
	<u>\$ 6,490,000</u>	<u>\$ 2,035,015</u>	<u>\$ 7,016,134</u>	<u>\$ 1,752,128</u>	<u>\$ 13,506,134</u>	<u>\$ 3,787,143</u>

Current Refundings

On March 30, 2021, the Village issued \$885,000 in general obligation bonds with an average interest rate of 0.93% to current refund four prior issues, \$842,042 of outstanding STF Loans with an average interest rate of 4.75%. The net proceeds of \$845,899 (after payment of \$31,763 in insurance and other issuance costs less an underwriting discount of \$7,338) were used to prepay the outstanding debt service requirements on the old loans.

The cash flow requirements on the refunded bonds prior to the current refunding was \$1,096,536. The current refunding resulted in an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$112,247.

Governmental-activity revenue bonds

The Bonds are not general obligations of the Village but are special, limited obligations of the Village payable from revenues that are appropriated by the Village Board of the Village. The Village Board fully expects and anticipates that each year debt service is due on the Bonds, it shall appropriate Available Tax Increment to be derived from property in the TID in an amount sufficient to pay such amount in full. If a shortfall does occur, it will appropriate funds from other available funds of the Village sufficient to fund any such shortfall.

NOTE IV – DETAILED NOTES ON ALL FUNDS (continued).

E. LONG TERM OBLIGATIONS (continued)

Business-type activity revenue bonds

The Village has pledged future utility district and water customers revenues, net of specified operating expenses, to repay the utility district and the water revenue bonds.

Other Debt Information

For debt with variable rates, each debt payment has a specified interest rate.

Estimated payments of compensated absences are not included in the debt service requirement schedules. The compensated absences liability attributable to governmental activities will be liquidated primarily by the general fund.

There are a number of limitations and restrictions contained in the various bond indentures and loan agreements. The Village believes it is in compliance with all significant limitations and restrictions.

The Village entered into an agreement with Bear Development for a tax increment revenue bond in exchange for infrastructure improvements paid for by Bear. Payment of the bond is dependent on the Village having sufficient TID revenues and other factors that are expected to occur.

F. RESTRICTED ASSETS

The Village’s Restricted Assets at December 31, 2021 consisted of cash and cash equivalents as follows:

General Fund	\$ 22,614
Debt Service	
Tax Incremental District #1	\$ 215,854
Tax Incremental District #2	351,500
Total Debt Service	\$ 567,354
Special Revenue Funds	
Drainage	\$ 46,255
Ravine Park	25,003
Park	34,042
Total Special Revenue Funds	\$ 105,300
Utility District #1	
Debt Service	\$ 132,586
Utility District Replacement Account	6,299
Total Utility District #1	\$ 138,885
Somers Water	
Debt Service	\$ 86,686
Total Somers Water	\$ 86,686
Total Restricted Cash and Assets	\$ 920,839

NOTE IV – DETAILED NOTES ON ALL FUNDS (continued).

G. LEASE DISCLOSURES

Capital Leases – Lessee/Lessor

The Village entered into a lease-purchase agreement on November 30, 2012 for a customized truck for use by Utility District #1 in the amount of \$319,986 with a down payment of \$100,000 in 2012. The lease amount of \$319,986 began accruing interest on that date at 3.63% maturing on October 31, 2022. The vehicle was delivered in April, 2013 and depreciation began in 2013. The lease has been accrued as a long-term liability in the UD#1 Fund at December 31, 2012. The lease payments have been included in the schedule of debt service requirements in Note E. above and are shown separately below with the depreciation schedule of the truck.

	Utility District #1
Asset	
Machinery and Equipment	\$ 319,986
Less: Accumulated depreciation	(239,990)
Net Machinery and Equipment	\$ 79,996

Future Lease Payments

	<u>Principal</u>	<u>Interest</u>
2022	\$ 25,646	\$ 699
	\$ 25,646	\$ 699

NOTE IV – DETAILED NOTES ON ALL FUNDS (continued)

H. GOVERNMENTAL AND BUSINESS-TYPE ACTIVITIES NET POSITION

Governmental activities net position reported on the government-wide Statement of Net Position at December 31, 2021 includes the following:

GOVERNMENTAL ACTIVITIES

Net Investment in Capital Assets	
Land and construction in progress	\$ 1,143,693
Other capital assets, net of accumulated depreciation	15,699,120
Business-type capital assets bonded with government-type debt	15,266,455
Less: related long-term debt outstanding (net of unspent proceeds of debt and vacation accrual)	(20,074,707)
Total Investment in Capital Assets	<u>12,034,561</u>
Restricted for net pension asset	860,799
Unrestricted (deficit)	<u>(23,670,194)</u>
Total Governmental Activities Net Position	<u><u>\$ (10,774,834)</u></u>

**VILLAGE OF SOMERS
NOTES TO THE FINANCIAL STATEMENTS
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NOTE IV – DETAILED NOTES ON ALL FUNDS (continued)

H. GOVERNMENTAL AND BUSINESS-TYPE ACTIVITIES NET POSITION (continued)

BUSINESS-TYPE ACTIVITIES

	KR Utility District	Utility District #1	Somers Water	Storm Water Utility	Total
Net Investment in Capital Assets					
Land and construction in progress	\$ 5,396,735	\$ 6,779,635	\$ 7,300,542	\$ 19,798	\$ 19,496,710
Other capital assets, net of accumulated depreciation	809,044	21,290,442	15,485,398	-	37,584,884
Less: related long-term debt outstanding					
(net of unspent proceeds of debt and vacation accrual	-	(8,953,066)	(6,111,539)	-	(15,064,605)
Net book value of fixed assets reported in Proprietary					
Funds and paid for by Governmental Funds	(5,449,602)	(1,996,922)	(7,819,931)	-	(15,266,455)
Total Investment in Capital Assets	756,177	17,120,089	8,854,470	19,798	26,750,534
Restricted for net pension asset	10,675	56,447	38,443	-	105,565
Unrestricted	6,218,485	7,124,743	6,324,023	698,741	20,365,992
Total Business-Type Activities Net Position	\$ 6,985,337	\$ 24,301,279	\$ 15,216,936	\$ 718,539	\$ 47,222,091

**VILLAGE OF SOMERS
NOTES TO THE FINANCIAL STATEMENTS
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NOTE IV – DETAILED NOTES ON ALL FUNDS (continued)

H. GOVERNMENTAL AND BUSINESS-TYPE ACTIVITIES NET POSITION (continued)

Governmental fund balances reported on the fund financial statements at December 31, 2021 include the following:

Nonspendable

Major Funds	
General Fund - prepaid expenses	\$ 3,562
Total Nonspendable	<u>\$ 3,562</u>

Restricted

Major Funds	
Debt Service - debt service purposes only	\$4,216,070
Non-Major Funds	
Tax Incremental Districts - TID purposes only	\$1,002,736
Drainage Fund - drainage purposes only	139,214
Park Fund - park purposes only	59,884
Total Restricted	<u>\$5,417,904</u>

Assigned

Major Funds	
Fourth of July Parade	\$ 3,773
General Fund - subsequent year expenditures	524,848
General Fund - unspent donation	1,000
Total Assigned	<u>\$ 529,621</u>

Unassigned

Major Funds	
General Fund - undesignated funds	\$2,557,057
Non-Major Funds	
Tax Incremental Districts - deficit (See Note III C.)	<u>(1,917,023)</u>
Total Unassigned	<u>\$ 640,034</u>

NOTE V – OTHER INFORMATION

A. EMPLOYEES' RETIREMENT SYSTEM

Summary of Significant Accounting Policies

Pensions. For purposes of measuring the Net Pension Liability (Asset), Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions, and Pension Expense (Revenue), information about the fiduciary net position of the Wisconsin Retirement System (WRS) and additions to/deductions from WRS' fiduciary net position have been determined on the same basis as they are reported by the WRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

General Information about the Pension Plan

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

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

Benefits provided. Employees who retire at or after age 65 (54 for protective occupations and 62 for elected officials and executive service retirement plan participants, if hired on or before 12/31/2016) are entitled to a retirement benefit based on a formula factor, their final average earnings, and creditable service.

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

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

NOTE V – OTHER INFORMATION (continued)

A. EMPLOYEES’ RETIREMENT SYSTEM (continued)

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

Year	Core Fund Adjustment (%)	Variable Fund Adjustment (%)
2011	(1.2)	11.0
2012	(7.0)	(7.0)
2013	(9.6)	9.0
2014	4.7	25.0
2015	2.9	2.0
2016	0.5	(5.0)
2017	2.0	4.0
2018	2.4	17.0
2019	0.0	(10.0)
2020	1.7	21.0

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

During the reporting period, the WRS recognized \$182,465 in contributions from the employer.

Contribution rates as of December 31, 2020 are:

Employee Category	Employee	Employer
General (including teachers, executives, and elected officials)	6.75%	6.75%
Protective with Social Security	6.75%	11.65%
Protective without Social Security	6.75%	16.25%

NOTE V – OTHER INFORMATION (continued)

A. EMPLOYEES’ RETIREMENT SYSTEM (continued)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2021, the Village reported a net pension asset of \$966,364 for its proportionate share of the Net Pension Asset. The Net Pension Asset was measured as of December 31, 2020, and the Total Pension Liability used to calculate the Net Pension Liability (Asset) was determined by an actuarial valuation as of December 31, 2019 rolled forward to December 31, 2020. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Village’s proportion of the Net Pension Asset was based on the Village’s share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2020, the Village’s proportion was 0.01547884%, which was an increase of 0.00056012% from its proportion measured as of December 31, 2019.

For the year ended December 31, 2021 the Village recognized pension revenue of (\$158,243).

At December 31, 2021, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 1,398,624	\$ 301,261
Net differences between projected and actual earnings on pension plan investments	-	1,814,270
Changes in assumptions	21,918	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	17,066	69,406
Employer contributions subsequent to the measurement date	183,608	-
Total	\$ 1,621,216	\$ 2,184,937

\$183,608 reported as deferred outflows related to pension resulting from the WRS Employer’s contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (asset) in the year ended December 31, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

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NOTE V – OTHER INFORMATION (continued)

A. EMPLOYEES’ RETIREMENT SYSTEM (continued)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

Year ended December 31	Deferred Outflow of Resources	Deferred Inflows of Resources
2021	\$ 903,365	\$ (1,127,389)
2022	765,300	(824,952)
2023	336,879	(662,475)
2024	140,126	(278,182)
2025	-	-
Total	\$ 2,145,670	\$ (2,892,998)

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

Actuarial Valuation Date:	December 31, 2019
Measurement Date of Net Pension Liability (Asset)	December 31, 2020
Actuarial Cost Method:	Entry Age Normal
Asset Valuation Method:	Fair Value
Long-Term Expected Rate of Return:	7.0%
Discount Rate:	7.0%
Salary Increases:	
Inflation	3.0%
Seniority/Merit	0.1% - 5.6%
Mortality:	Wisconsin 2018 Mortality Table
Post-retirement Adjustments*	1.9%

* No post-retirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience and other factors. 1.9% is the assumed annual adjustment based on the investment return assumption and the post-retirement discount rate.

Actuarial assumptions are based upon an experience study conducted in 2018 that covered a three-year period from January 1, 2015 to December 31, 2017. The Total Pension Liability for December 31, 2020 is based upon a roll-forward of the liability calculated from the December 31, 2019 actuarial valuation.

NOTE V – OTHER INFORMATION (continued)

A. EMPLOYEES’ RETIREMENT SYSTEM (continued)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

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

**Asset Allocation Targets and Expected Returns
 As of December 31, 2019**

Core Fund Asset Class	Asset Allocation %	Long-Term Expected Nominal Rate of Return %	Long-Term Expected Real Rate of Return %
Global Equities	51	7.2	4.7
Fixed Income	25	3.2	0.8
Inflation Sensitive Assets	16	2.0	(0.4)
Real Estate	8	5.6	3.1
Private Equity/Debt	11	10.2	7.6
Multi-Asset	4	5.8	3.3
Total Core Fund	115	6.6	4.1
Variable Fund Asset Class			
U.S. Equities	70	6.6	4.1
International Equities	30	7.4	4.9
Total Variable Fund	100	7.1	4.6

New England Pension Consultants Long Term US CPI (Inflation) Forecast: 2.4%
 Asset Allocations are managed within established ranges; target percentages may differ from actual monthly allocations

NOTE V – OTHER INFORMATION (continued)

A. EMPLOYEES’ RETIREMENT SYSTEM (continued)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

Single Discount rate. A single discount rate of 7.00% was used to measure the Total Pension Liability for the current and prior year. This single discount rate is based on the expected rate of return on pension plan investments of 7.00% and a municipal bond rate of 2.00% (Source: Fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index’s “20-year Municipal GO AA Index” as of December 31, 2020. In describing this index, Fidelity notes that the Municipal Curves are constructed using option-adjusted analytics of a diverse population of over 10,000 tax-exempt securities.). Because of the unique structure of WRS, the 7.00% expected rate of return implies that a dividend of approximately 1.9% will always be paid. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the municipal bond rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Village’s proportionate share of the net pension liability (asset) to changes in the discount rate. The following presents the Village’s proportionate share of the net pension liability (asset) calculated using the discount rate of 7.00 percent, as well as what the Village’s proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00 percent) or 1-percentage-point higher (8.00 percent) than the current rate:

1% Decrease to Discount Rate 6.00%	Current Discount Rate 7.00%	1% Increase to Discount Rate 8.00%
Entity's proportionate share of the net pension liability (asset)	\$ 919,845	\$ (966,364)
	\$ (2,351,773)	

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

NOTE V – OTHER INFORMATION (continued)

B. OTHER POSTEMPLOYMENT BENEFITS (OPEB)

RETIREE HEALTH INSURANCE

Plan Descriptions and Benefit Information

The Village of Somers Retiree Health Insurance Plan is a single-employer plan. The plan is administered by the Village and does not issue a standalone financial report. Certain retirees and certain non-represented employees of the Village, identified by name in the employee manual, are eligible for the benefit, along with the Village's new and existing firefighters. The Village pays a portion of these individuals' health insurance premiums for continued coverage under the then-existing Village group health insurance plan following retirement and until eligibility for Medicare insurance. Alternatively, retirees who have become eligible for Medicare supplemental insurance, may be entitled to payments of a portion of their Medicare supplemental health insurance premiums based upon a pre-determined and approved schedule available in the employee manual. The partial premium payments are for the retiree only and do not include family or spousal coverage. As related to OPEB, retirees are retired firefighters or non-represented employees or who were eligible for health insurance coverage from the Village for a period of not less than five (5) years prior to retirement and who have retired from such employment with the Village in good standing. Apart from the firefighters, no benefit is available for any retiree who was not a full-time, non-represented employee of the Village on or before January 1, 2011.

Funding Policy

The Village contribution is based on actual pay-as-you-go expenditures. Premium payments are made as a reimbursement of eligible costs directly to the retiree according to the details set forth in the employee manual. This manual, and the post-employment benefits offered have been established and can be amended by the Somers Village Board. No assets are accumulated in a trust that meets all of the criteria in GASB Statement No. 75, paragraph 4. The trust does not meet the criterion that the Village's contributions be irrevocable.

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 the 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 effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations. The Village generated an OPEB financial report with a valuation date of December 31, 2020 through the GASB help website, a service of the actuarial firm, Milliman, Inc. This calculation was rolled forward to December 31, 2021. This method is called the Alternative Measurement Method, which is done in place of a full actuarial valuation.

**VILLAGE OF SOMERS
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2021**

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NOTE V – OTHER INFORMATION (continued)

B. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (continued)

RETIREE HEALTH INSURANCE (continued)

Assumptions and methods used in this valuation are summarized as follows:

Age Adjustment Factor:	1.253
Average Retirement Age:	50 for Fire Dept; 65 for others
Employer Future Premium Contribution:	Remain a level % of the total cost over time
Actuarial Cost Method:	Entry Age Normal
Amortization Method:	Level Percentage of Payroll
Assets Backing OPEB Liability:	\$0
Plan Asset Return:	0.000%
Bond Yield:	3.460%
Discount Rate:	3.460%
Measurement Date:	12/31/2020
Prior Measurement Date:	12/31/2019
Prior Year Discount Rate:	3.850%
Projected Salary Increases:	2.00%
Amortization Period:	20
Percentage Participation:	100.00%
NOL and ADC:	Calculated using the Alternative Measurement Method in accordance with GASB methodology.
Mortality Table:	Pub-2010 Public Retirement Plans Mortality Tables, with mortality Improvement projected for 10 years.
Turnover Assumption:	Derived from data maintained by the U.S. Office of Personnel Management regarding the most recent experience of the employee group covered by the Federal Employees Retirement System

The Village adopted the current employee manual providing these other post-employment benefits with an effective date of January 1, 2011. The Village has not established a separate, irrevocable trust to fund the annual OPEB cost. The Village used a 20-year tax-exempt municipal bond yield rate since the plan's net position is not projected to cover benefit payments. The Village administers the plan and has not allocated administrative expenses specifically to the plan.

**VILLAGE OF SOMERS
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2021**

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NOTE V – OTHER INFORMATION (continued)

B. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (continued)

RETIREE HEALTH INSURANCE (continued)

The Village reported an OPEB liability of \$1,260,448 for the year ended December 31, 2021. Below is a calculation of the liability using a discount rate that is 1% greater and 1% less than the baseline rate shown on the previous table:

	1% Decrease	Healthcare Cost Baseline Trend Rate	1% Increase
Net OPEB liability	\$ 1,101,311	\$ 1,260,448	\$ 1,444,504

Changes to the OPEB liability from the prior year to the current year are explained below:

	Increase (Decrease)		
	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (a) - (b)
Balance at December 31, 2020	\$ 1,300,638	\$ -	\$ 1,300,638
Changes for the year:			
Service cost	29,939	-	29,939
Interest	43,567	-	43,567
Contributions and benefit payments	(4,323)	-	(4,323)
Economic/demographic gains or losses	69,592	-	69,592
Changes in assumptions or inputs	(178,965)	-	(178,965)
Net changes	(40,190)	-	(40,190)
Balance at December 31, 2021	\$ 1,260,448	\$ -	\$ 1,260,448

The Village recognized an OPEB expense of (\$31,544) for the year ended December 31, 2021. No payables were outstanding as of the end of the year.

Information about the number of active/inactive employees and retirees was as follows:

Village of Somers Retiree Health Insurance Plan	
Inactive employees or beneficiaries currently receiving benefit payments	6
Active employees	10
	16

NOTE V – OTHER INFORMATION (continued)

B. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (continued)

RETIREE HEALTH INSURANCE (continued)

The healthcare baseline trend rate used in the calculation is as follows:

	Medical	Pharmacy	Dental	Vision
Year 1	4.90%	5.90%	3.50%	3.00%
Year 2	4.80%	4.80%	3.50%	3.00%
Year 3	4.70%	4.70%	3.00%	3.00%
Year 4	4.70%	4.70%	3.00%	3.00%
Year 5	4.60%	4.60%	3.00%	3.00%
Year 6	4.50%	4.50%	3.00%	3.00%
Year 7	4.40%	4.40%	3.00%	3.00%
Year 8	4.30%	4.30%	3.00%	3.00%
Year 9	4.30%	4.30%	3.00%	3.00%
Year 10	4.30%	4.30%	3.00%	3.00%

Below is a calculation of the OPEB liability using a 1% decrease and a 1% increase to the base healthcare trend rates:

	1% Decrease	Healthcare Cost Baseline Trend Rate	1% Increase
Net OPEB liability	\$ 1,101,311	\$ 1,260,448	\$ 1,444,504

LOCAL RETIREE LIFE INSURANCE FUND (LRLIF)

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Other Post-Employment Benefits (OPEB). The fiduciary net position of the Local Retiree Life Insurance Fund (LRLIF) has been determined using the flow of economic resources measurement focus and the accrual basis of accounting. This includes for purposes of measuring the Net OPEB Liability, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Other Post-Employment Benefits, OPEB Expense (Revenue), and information about the fiduciary net position of the LRLIF and additions to/deductions from LRLIFs fiduciary net position have been determined on the same basis as they are reported by LRLIF. For this purpose, benefit payments (including refunds of member contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

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

NOTE V – OTHER INFORMATION (continued)

B. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (continued)

LOCAL RETIREE LIFE INSURANCE FUND (LRLIF) (continued)

OPEB Plan Fiduciary Net Position. ETF issues a standalone Comprehensive Annual Financial Report (CAFR), which can be found at <http://etf.wi.gov/publications/cafr.htm>

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

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

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

Contribution rates as of December 31, 2021 are:

Coverage Type	Employer Contribution
50% Post Retirement Coverage	40% of employee contribution
25% Post Retirement Coverage	20% of employee contribution

Employee contributions are based upon nine age bands through age 69 and an additional eight age bands for those age 70 and over. Participating employees must pay monthly contribution rates per \$1,000 of coverage until the age of 65 (age 70 if active). The employee contribution rates in effect for the year ended December 31, 2020 are as listed below:

Life Insurance Employee Contribution Rates* For the year ended December 31, 2019		
Attained Age	Basic	Supplemental
Under 30	\$0.05	\$0.05
30-34	0.06	0.06
35-39	0.07	0.07
40-44	0.08	0.08
45-49	0.12	0.12
50-54	0.22	0.22
55-59	0.39	0.39
60-64	0.49	0.49
65-69	0.57	0.57
*Disabled members under age 70 receive a waiver-of-premium benefit.		

During the reporting period, the LRLIF recognized \$2,086 in contributions from the employer.

NOTE V – OTHER INFORMATION (continued)

B. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (continued)

LOCAL RETIREE LIFE INSURANCE FUND (LRLIF) (continued)

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEBs

At December 31, 2021, the Village reported a liability of \$575,612 for its proportionate share of the net OPEB liability. The net OPEB liability was measured as of December 31, 2020, and the total OPEB liability used to calculate the net OPEB liability (asset) was determined by an actuarial valuation as of January 1, 2020 rolled forward to December 31, 2020. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Village's proportion of the net OPEB liability (asset) was based on the Village's share of contributions to the OPEB plan relative to the contributions of all participating employers. At December 31, 2020, the Village's proportion was 0.10464300%, which was a decrease of 0.00630900% from its proportion measured as of December 31, 2019.

For the year ended December 31, 2021, the Village recognized OPEB expense of \$61,996 for the Fund. No payables were outstanding as of the end of the year.

At December 31, 2021, the Village reported deferred outflows of resources and deferred inflows of resources related to OPEBs from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ 27,466
Net differences between projected and actual earnings on OPEB plan investments	8,380	-
Changes in assumptions	223,921	39,495
Changes in proportion and differences between employer contributions and proportionate share of contributions	105,068	112,932
Contributions subsequent to the measurement date	6,021	-
Total	\$ 343,390	\$ 179,893

\$6,021 reported as deferred outflows related to OPEB resulting from the LRLIF Employer's contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability (asset) in the year ended December 31, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

VILLAGE OF SOMERS
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2021

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NOTE V – OTHER INFORMATION (continued)

B. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (continued)

LOCAL RETIREE LIFE INSURANCE FUND (LRLIF) (continued)

Year ended December 31	Expense
2021	\$ 29,630
2022	28,724
2023	27,790
2024	26,446
2025	32,514
2026	11,886
Thereafter	486
Total	\$ 157,476

Actuarial assumptions. The total OPEB liability in the January 1, 2019, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	January 1, 2020
Measurement Date of Net OPEB Liability (Asset)	December 31, 2020
Actuarial Cost Method:	Entry Age Normal
20 Year Tax-Exempt Municipal Bond Yield:	2.12%
Long-Term Expected Rated of Return:	4.25%
Discount Rate:	2.25%
Salary Increases	
Inflation:	3.00%
Seniority/Merit:	0.1% - 5.6%
Mortality:	Wisconsin 2018 Mortality Table

Actuarial assumptions are based upon an experience study conducted in 2018 that covered a three-year period from January 1, 2015 to December 31, 2017. The Total OPEB Liability for December 31, 2020 is based upon a roll-forward of the liability calculated from the January 1, 2020 actuarial valuation.

NOTE V – OTHER INFORMATION (continued)

B. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (continued)

LOCAL RETIREE LIFE INSURANCE FUND (LRLIF) (continued)

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

**Local OPEB Life Insurance
 Asset Allocation Targets and Expected Returns
 As of December 31, 2019**

<u>Asset Class</u>	<u>Index</u>	<u>Target Allocation</u>	<u>Long-Term Expected Geometric Real Rate of Return</u>
US Credit Bonds	Barclays Credit	50%	1.47%
US Mortgages	Barclays MBS	50%	0.82%
Inflation			2.20%
Long-Term Expected Rate of Return			4.25%

The long-term expected rate of return and expected inflation rate remained unchanged from the prior year at 4.25% and 2.20% respectively. The long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation.

NOTE V – OTHER INFORMATION (continued)

B. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (continued)

Single Discount rate. A single discount rate of 2.25% was used to measure the Total OPEB Liability for the current year, as opposed to a discount rate of 2.87% for the prior year. The significant change in the discount rate was primarily caused by the decrease in the municipal bond rate from 2.74% as of December 31, 2019 to 2.12% as of December 31, 2020. The Plan’s fiduciary net position was projected to be insufficient to make all projected future benefit payments of current active and inactive members. Therefore, the discount rate for calculating the Total OPEB Liability is equal to the single equivalent rate that results in the same actuarial present value as the long-term expected rate of return applied to benefit payments, to the extent that the plan’s fiduciary net position is projected to be sufficient to make projected benefit payments, and the municipal bond rate applied to benefit payment to the extent that the plan’s fiduciary net position is projected to be insufficient. The plan’s fiduciary net position was projected to be available to make projected future benefit payments of current plan members through December 31, 2036.

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

Sensitivity of the Village’s proportionate share of the net OPEB liability (asset) to changes in the discount rate. The following presents the Village’s proportionate share of the net OPEB liability (asset) calculated using the discount rate of 2.25 percent, as well as what the Village’s proportionate share of the net OPEB liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (1.25 percent) or 1-percentage-point higher (3.25 percent) than the current rate:

	1% Decrease to Discount Rate (1.87%)	Current Discount Rate (2.87%)	1% Increase to Discount Rate (3.87%)
Entity's proportionate share of the net OPEB liability (asset)	\$ 782,997	\$ 575,612	\$ 418,773

OPEB plan fiduciary net position. Detailed information about the OPEB plan’s fiduciary net position is available in separately issued financial statements available at <http://etf.wi.gov/publications/cafr.htm>

NOTE V – OTHER INFORMATION (continued)

C. RISK MANAGEMENT

The Village of Somers is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. It is the policy of the Village of Somers to purchase commercial insurance for the risks of losses to which it is exposed.

D. COMMITMENTS AND CONTINGENCIES

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

Funding for the operating budget of the Village comes from many sources, including property taxes, grants and aids from other units of government, user fees, fines and permits, and other miscellaneous revenues. The State of Wisconsin provides a variety of aid and grant programs which benefit the Village. Those aid and grant programs are dependent on continued approval and funding by the Wisconsin governor and legislature, through their budget processes. Any changes made by the State to funding or eligibility of local aid programs could have a significant impact on the future operating results of the Village.

E. UNCERTAINTIES

The COVID-19 pandemic, whose effects first became known in January 2020, is having a broad and negative impact on commerce and financial markets around the world. The United States and global markets experienced significant declines in value resulting from uncertainty caused by the pandemic. The Village is closely monitoring its assets and its liquidity and is actively working to minimize the impact of these declines. The extent of the impact of COVID-19 on the Village's operational and financial performance will depend on certain developments, including the duration and spread of the outbreak and its impacts on the Village's customers, employees, and vendors, all of which at present, cannot be determined. Accordingly, the extent to which COVID-19 may impact The Village's financial position and changes in net position, fund balance and cash flows is uncertain and the accompanying financial statements include no adjustments relating to the effects of this pandemic.

NOTE V – OTHER INFORMATION (continued)

F. INTERGOVERNMENTAL AGREEMENT BETWEEN TOWN OF SOMERS AND VILLAGE OF SOMERS

On April 24th, 2015, the Secretary of State for the State of Wisconsin issued an incorporation certificate, recognizing the Village of Somers (Village) as an independent Wisconsin municipality consisting of lands that were formerly located in the Town of Somers (Town).

The Town provided municipal services to the property owners and residents of the Town prior to the incorporation of the Village and in order to continue the adequate provision of services on a cost effective basis, the Town and Village entered into an agreement whereby the Village will provide the majority or all municipal services for the benefit of the Town and Village, and the Town and Village will share the costs of these services in accordance with the proportions and other terms listed below.

The Town and Village of Somers did annex a portion of the "Remnant Town" into the Village, leaving the remaining "B" area to be annexed by the City of Kenosha as a result of a boundary agreement between the Town of Somers and the City of Kenosha.

Wisconsin statute §66.0235 requires the Town and Village to apportion assets and liabilities as a result of the recent incorporation of the Village and further apportionment will be required in accordance with the boundary adjustments detailed in the Agreement.

Terms of the Agreement:

Term shall be 10 years from the effective date with mutual 10-year renewal until such time that the "B" Area is annexed to the City. The "Effective Date" shall be Midnight of December 31, 2015.

Apportionments of Assets and Liabilities:

Before apportioning any other asset or liability, all monetary assets and liabilities presently owned or owed by the Town shall be apportioned in accordance with the formula contained at §66.0235(2)(b) based upon the average assessed valuation for the preceding five (5) years of the post-boundary-line change Town and Village areas, respectively. Because all assets permitted by law will be transferred by the Town to the Village, the goal is to ensure that assets and liabilities that must be divided by law are divided in the appropriate proportion before deciding the apportionment of any other tangible asset.

The majority of debt of the Town and Village is General Obligation (GO) Debt issued either through competitive bids, through the State Trust Fund, or by other means and backed by the full faith and credit of the Town prior to incorporation. It is required that this debt be apportioned between the Village and Town regardless of the purpose for which it was issued unless otherwise permitted by law.

Following apportionment, and as determined by the apportionment board, the Town may lease any real estate, buildings, road maintenance equipment, park equipment, vehicles, fire and rescue equipment, garbage and recycling equipment, and other similar non-monetary assets that it retains after apportionment, to the Village in exchange for payment of \$1.00 in annual consideration (the Village's compliance with the other terms and conditions contained in this Agreement will serve as additional consideration for said lease the receipt of which is acknowledged by Town).

NOTE V – OTHER INFORMATION (continued)

F. INTERGOVERNMENTAL AGREEMENT BETWEEN TOWN OF SOMERS AND VILLAGE OF SOMERS
(continued)

Provision of Municipal Services:

All *public works and related services* that were previously provided by the Town for the benefit of the Town shall hereafter be provided by the Village for the benefit of the Town and Village.

The Village shall provide *fire and rescue services* to its own property owners and residents and to the Town's property owners and residents.

Parties to this agreement agree to jointly operate the *Somers Municipal Court* and share in its cost and revenue.

The Town is presently a party to a contract with a private contracted service providing *refuse and recycling services* to property owners and residents. This contract continued in force and effect for the duration of their term. The contract with the private vendor was transferred to the Village on the effective date of this intergovernmental agreement.

The Village shall be responsible for the maintenance of all *parks* located in the Town and Village.

Town and Village shall share all employees and administrative staff. The employees will be employees of the Village and the Town shall contribute to the cost. The record keeping will be performed by the Village staff. All employees of the Town shall be terminated by the Town and rehired by the Village on terms identical to the terms of their current employment with the Town. Any Collective Bargaining Agreement shall be assigned from the Town to the Village as of the Effective Date.

The Town and Village shall appoint a common *Clerk and Treasurer* and share the cost.

Payment of Expenses Related to Shared Services:

Unless otherwise agreed by the Parties, the Town and Village shall be jointly responsible for the cost of all shared services in the nature of public works, public safety, refuse and recycling, parks, administrative staff, and costs resulting from the provision of similar services, as referenced above.

The Town and Village shall each pay the proportion of total expenses equal to their respective share of the total assessed value of all real and personal property located in the Town and Village in the prior year. This value shall be based upon legally taxable value as determined by the Village assessor.

Apportionment of Levy:

The apportionment of the levy shall be based upon the property originally approved by the State Department of Administration to become a Village, plus any subsequent properties annexed to the Village by ordinance adopted by the Village Board. In this case, to the degree practicable, the mill rate of the Village shall equal the mill rate of the Town. For the 2017 budget and subsequent budgets, the apportionment ratio shall be as determined by the Kenosha County Division of Land Information using the best information available as determined by the Division of Land Information. For 2021, the levy was assessed in compliance with these terms.

NOTE V – OTHER INFORMATION (continued)

F. INTERGOVERNMENTAL AGREEMENT BETWEEN TOWN OF SOMERS AND VILLAGE OF SOMERS
(continued)

Assignment of Revenue:

The Town does hereby agree to assign revenues to the Village to the degree allowed by State or Federal agencies.

Contracts:

All contracts held by the Town in 2015 through 2017 were transferred to the Village.

Capital Expenditures:

The cost of any new capital equipment or other asset necessary or useful for the provision of the municipal services contemplated herein shall be apportioned between the Town and Village in a proportion equal to their respective shares of the total assessed value of all real and personal property located in the Town and Village in the prior year.

Capital Financing & Debt:

In accordance with 66.0301, all existing debt of the Town that was not already transferred to the Village on May 26, 2015 (the "Existing Debt") was transferred to the Village. It is the intention of the Village and the Town that each municipality share the cost of the Existing Debt in proportion to the assessed value (TID out) of each municipality. In order to evidence the intention to share the cost of the Existing Debt, the Town shall issue a general obligation promissory note (the "Note") to the Village for its proportionate share of the Existing Debt based upon its share of assessed value.

The Village will issue all future debt (the "New Debt") to fund municipal projects pursuant to this IGA, to include GO debt, leases, revenue bonds, conduit debt, or any other debt needed to fund the joint budget, the Utility, or any TIF district in the Village including refunding bonds. Therefore, in order to be able to adjust the principal amount of the Note to reflect either or both (1) any change in the proportionate share of assessed value and/or (2) additional obligations of the Town in connection with additional debt issued by the Village on behalf of the Town, the Note shall be issued for a two-year term. The payments due in the first year of the Note will reflect the Town's share of debt service on the Existing Debt and the New Debt in that same year and the payments due in the second year will be the remaining principal plus interest.

GO debt service for general fund debt, or other debt intended to be funded by tax levy through operation of this agreement shall be apportioned between the Town and Village based upon assessed value in accord with apportionment and assessment standards.

Resolution No. 2015-19 was signed on December 22, 2015 as a result of the incorporation of the Village and the existence of the Town. This resolution authorizes the issuance of a \$241,410.01 General Obligation promissory note to the Village of Somers to pay the Town's share of the cost of obligations incurred by the Town or on behalf of the Town.

Tax provisions of the note: For the purpose of paying the principal and interest of the note, the full faith, credit, and resources of the Town are irrevocably pledged, and it is levied upon all of the taxable property of the Town as a direct annual irrevocable tax in the years 2020 and 2021 for the payments due in the years 2020 and 2021 in the amounts in the following schedule.

NOTE V – OTHER INFORMATION (continued)

F. INTERGOVERNMENTAL AGREEMENT BETWEEN TOWN OF SOMERS AND VILLAGE OF SOMERS
(continued)

<u>Payment Date</u>	<u>Principal</u>	<u>Interest</u>	<u>Total-Year</u>
3/1/2020	\$ -	\$ 17,323	\$ 17,323
9/1/2020	104,059	-	104,059
3/1/2021	-	12,408	12,408
9/1/2021	85,174	-	85,174

The Town’s revenues are recorded within the Village’s accounts so therefore this note is considered paid to the Village and not an outstanding receivable.

G. INCORPORATION AND CLASSIFICATION OF TOWN RELATED REVENUE AND EXPENDITURES INTO THIS REPORT

According to the IGA, the Village provides all services required by the Town and the Town reimburses these services based on their assessed valuation. The budget and the levy reflect those of both municipalities. Therefore, for accounting and management purposes, the Village records all of the revenues and expenditures of the Town in the Village’s general ledger. For purposes of this audit report, Town revenues from the State or external sources are reported in the same classification in the Village books as the Village revenue. The expenditures of the Town are also reported in this audit report in the same functional categories as the Village expenditures.

H. SUBSEQUENT EVENTS

Management evaluated subsequent events through November 9, 2022, the date the financial statements were available to be issued. In March 2022, the village authorized sale of \$1.067 million General Obligation Promissory Notes to finance construction projects. Management is not aware of any other events that would require disclosure in the financial statement footnotes.

I. UPCOMING ACCOUNTING PRONOUNCEMENTS

In June 2017, the GASB issued Statement No. 87, *Leases*. The Statement establishes a single model for lease accounting based on the principle that leases are financings of the right to use an underlying asset. This statement is effective for reporting periods beginning after June 15, 2021. The Village is currently evaluating the impact this standard will have on the financial statements when adopted.

REQUIRED SUPPLEMENTARY INFORMATION

KENOSHA COUNTY, WISCONSIN

Schedule of Changes in Health Insurance OPEB Liability

Last 10 Fiscal Years

	2018	2019	2020	2021
Total OPEB Liability				
Balance as of Prior Measurement Date	\$1,349,694	\$1,147,677	\$1,159,112	\$1,300,638
Service Cost	46,073	32,110	29,939	29,939
Interest on Total OPEB Liability	34,792	50,745	43,567	43,567
Effect of Plan Changes	-	-	-	-
Effect of Economic/Demographic Gains of Losses	(63,230)	(63,231)	69,592	69,592
Effect of Assumptions Changes or Inputs	(211,463)	-	3,820	(178,965)
Benefit Payments	-	-	-	-
Employer Contributions	(8,189)	(8,189)	(5,392)	(4,323)
Employee Contributions	-	-	-	-
Net Investment Income	-	-	-	-
Administrative Expenses	-	-	-	-
Balance as of Current Measurement Date	<u>\$1,147,677</u>	<u>\$1,159,112</u>	<u>\$1,300,638</u>	<u>\$1,260,448</u>

Schedule of Proportionate Share of the Net OPEB Liability (Asset)

Retiree Health Insurance Plan - Last 10 Fiscal Years*

Plan Year Ending	Net OPEB Liability	Fiduciary Net Position	Covered Employee Payroll	Proportionate Share of the Net OPEB Liability (Asset) as a Percentage of	
				Covered Employee Payroll	Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability (Asset)
12/31/2017	\$ 1,349,694	\$ -	\$ 796,915	0.00%	0.00%
12/31/2018	1,147,677	-	802,342	0.00%	0.00%
12/31/2019	1,159,112	-	1,011,066	0.00%	0.00%
12/31/2020	1,300,638	-	939,915	0.00%	0.00%
12/31/2021	1,260,448	-	910,388	0.00%	0.00%

*This schedule is required to show data for the last ten fiscal years. More years will be added as data becomes available.

See Notes to Required Supplementary Information.

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VILLAGE OF SOMERS

KENOSHA COUNTY, WISCONSIN

Schedule of Proportionate Share of the Net OPEB Liability (Asset) Local Government Life Insurance Fund - Last 10 Fiscal Years*

Plan Year Ending	Proportion of the Net OPEB Liability (Asset)	Proportionate Share of the Net OPEB Liability (Asset)	Covered Employee Payroll	Share of the Net OPEB Liability (Asset) as a Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability (Asset)	
				Covered Employee Payroll	Percentage of Covered Employee Payroll
12/31/2017	0.09932600%	\$ 298,830	\$ 4,176,942	7.15%	44.81%
12/31/2018	0.10632000%	274,341	1,711,000	16.03%	48.69%
12/31/2019	0.11095200%	472,455	1,810,000	26.10%	37.58%
12/31/2020	0.10464300%	575,612	1,889,000	30.47%	31.36%

*This schedule is required to show data for the last ten fiscal years. More years will be added as data becomes available.

See Notes to Required Supplementary Information.

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VILLAGE OF SOMERS

KENOSHA COUNTY, WISCONSIN

Schedule of Proportionate Share of the Net Pension Liability (Asset)

Wisconsin Retirement System - Last 10 Fiscal Years

Fiscal Year Ending	Proportion of the Net Pension Liability (Asset)	Proportionate Share of the Net Pension Liability (Asset)	Covered Employee Payroll	Proportionate Share of the Net Pension Liability (Asset) as a Percentage of Covered Employee Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability (Asset)
12/31/15	0.01304000%	\$ 320,298	\$ 1,376,535	-23.27%	102.74%
12/31/16	0.01232447%	58,610	1,430,073	14.00%	98.2%
12/31/17	0.01962601%	(582,718)	1,709,958	-14.93%	102.93%
12/31/18	0.02081402%	740,497	1,822,913	40.62%	96.45%
12/31/19	0.01491872%	(481,047)	1,902,152	-25.29%	102.96%
12/31/20	0.01547884%	(966,364)	2,010,496	-48.07%	210.52%

Schedule of Employer Contributions

Wisconsin Retirement System - Last 10 Fiscal Years

Fiscal Year Ending	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Covered Employee Payroll	Contributions as a Percentage of Covered Employee Payroll
12/31/15	\$ 115,376	\$ 115,376	\$ -	\$ 1,376,535	8.32%
12/31/16	115,160	115,160	-	1,430,073	8.05%
12/31/17	148,649	148,649	-	1,709,958	8.69%
12/31/18	154,402	154,402	-	1,822,913	8.47%
12/31/19	159,140	159,140	-	1,924,363	8.27%
12/31/20	185,017	185,017	-	1,902,152	9.73%
12/31/21	183,608	183,608	-	2,010,496	9.13%

*These schedules are required to show data for the last ten fiscal years. More years will be added as data becomes available.

See Notes to Required Supplementary Information.

**Notes to Required Supplementary Information
December 31, 2021**

NOTE A – GOVERNMENTAL ACCOUNTING STANDARDS BOARD STATEMENT NOS. 68 AND 71

The Village implemented GASB Statement No. 68, *Accounting and Financial Reporting for Pensions – An Amendment of GASB Statement No. 27* and Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date – An Amendment of GASB Statement No. 68* for the fiscal year ended December 31, 2015. Information for prior years is not available. The amounts presented for each fiscal year were determined as of the calendar year end that occurred with in the fiscal year.

NOTE B – GOVERNMENTAL ACCOUNTING STANDARDS BOARD STATEMENT NO. 75

The Village implemented GASB Statement 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, for the fiscal year ended December 31, 2018. Information for prior years is not available. The Village currently has no assets accumulated in a trust for the single employer plan.

NOTE C – WISCONSIN RETIREMENT SYSTEM

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

The amounts reported for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year. The Village is required to present the last ten fiscal years of data; however, accounting standards allow the presentation of as many years as are available until the ten fiscal years are presented.

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VILLAGE OF SOMERS

KENOSHA COUNTY, WISCONSIN

SUPPLEMENTARY INFORMATION

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**VILLAGE OF SOMERS
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
December 31, 2021**

	Special Revenue Funds				Capital Projects Funds			
	Drainage Fund	Park Fund	ARPA Fund	Total Special Revenue Funds	Tax Incremental District #2	Tax Incremental District #3	Tax Incremental District #4	Tax Incremental District #5
ASSETS								
Cash and investments	\$ 92,959	\$ 25,839	\$ 497,594	\$ 616,392	\$ -	\$ -	\$ -	\$ -
Miscellaneous receivable	-	-	-	-	-	42,212	-	383
Restricted cash	46,255	59,045	-	105,300	-	-	-	-
Deferred special assessments	-	-	-	-	290,460	-	-	-
TOTAL ASSETS	\$ 139,214	\$ 84,884	\$ 497,594	\$ 721,692	\$ 290,460	\$ 42,212	\$ -	\$ 383
LIABILITIES, DEFERRED OUTFLOWS OF RESOURCES AND FUND BALANCES								
Liabilities:								
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ 39	\$ 37,323	\$ 69,151	\$ 383
Due to other funds	-	-	-	-	320	518,797	116,179	58,665
Developer deposits	-	25,000	-	25,000	-	-	-	-
Unearned revenues	-	-	497,594	497,594	-	-	-	-
TOTAL LIABILITIES	-	25,000	497,594	522,594	359	556,120	185,330	59,048
DEFERRED INFLOWS OF RESOURCES								
Deferred special assessments	-	-	-	-	290,460	-	-	-
TOTAL DEFERRED INFLOWS OF RESOURCES	-	-	-	-	290,460	-	-	-
FUND BALANCES								
Restricted								
Drainage fund	139,214	-	-	139,214	-	-	-	-
Park fund	-	59,884	-	59,884	-	-	-	-
Unassigned	-	-	-	-	(359)	(513,908)	(185,330)	(58,665)
Total fund balances (deficit)	139,214	59,884	-	199,098	(359)	(513,908)	(185,330)	(58,665)
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 139,214	\$ 84,884	\$ 497,594	\$ 721,692	\$ 290,460	\$ 42,212	\$ -	\$ 383

VILLAGE OF SOMERS
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS (continued)
December 31, 2021

Capital Projects Funds

	Tax Incremental District #7	Tax Incremental District #8	Tax Incremental District #9	Tax Incremental District #10	Tax Incremental District #11	Capital Projects Fund	Total Capital Project Funds	Total Nonmajor Governmental Funds
ASSETS								
Cash and investments	\$ -	\$ -	\$ -	\$ 720	\$ -	\$ 751,392	\$ 752,112	\$ 1,368,504
Miscellaneous receivable	-	-	-	-	-	-	42,595	42,595
Restricted cash	-	-	-	-	-	-	-	105,300
Deferred special assessments	-	-	-	-	-	-	290,460	290,460
TOTAL ASSETS	\$ -	\$ -	\$ -	\$ 720	\$ -	\$ 751,392	\$ 1,085,167	\$ 1,806,859
LIABILITIES, DEFERRED OUTFLOWS OF RESOURCES AND FUND BALANCES								
Liabilities:								
Accounts payable	\$ -	\$ -	\$ -	\$ 43	\$ -	\$ 556,045	\$ 662,984	\$ 662,984
Due to other funds	18,350	231,948	18,308	7,912	18,300	-	988,779	988,779
Developer deposits	-	-	-	-	-	-	-	25,000
Unearned revenues	-	-	-	-	-	-	-	497,594
TOTAL LIABILITIES	18,350	231,948	18,308	7,955	18,300	556,045	1,651,763	2,174,357
DEFERRED INFLOWS OF RESOURCES								
Deferred special assessments	-	-	-	-	-	-	290,460	290,460
TOTAL DEFERRED INFLOWS OF RESOURCES	-	-	-	-	-	-	290,460	290,460
FUND BALANCES								
Restricted								
Drainage fund	-	-	-	-	-	-	-	139,214
Park fund	-	-	-	-	-	-	-	59,884
Unassigned	(18,350)	(231,948)	(18,308)	(7,235)	(18,300)	195,347	(857,056)	(857,056)
Total fund balances (deficit)	(18,350)	(231,948)	(18,308)	(7,235)	(18,300)	195,347	(857,056)	(657,958)
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ -	\$ -	\$ -	\$ 720	\$ -	\$ 751,392	\$ 1,085,167	\$ 1,806,859

See accompanying notes to financial statements.

VILLAGE OF SOMERS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended December 31, 2021

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	Special Revenue Funds		Capital Projects Funds				
	Drainage Fund	Park Fund	Total Special Revenue Funds	Tax Incremental District #2	Tax Incremental District #3	Tax Incremental District #4	Tax Incremental District #5
REVENUES							
Intergovernmental	\$ -	\$ 7,731	\$ 7,731	\$ -	\$ -	\$ -	\$ -
Charges for services	-	-	-	-	137,533	6,376	41,240
Investment income	26	23	49	-	-	-	-
Total Revenues	<u>26</u>	<u>7,754</u>	<u>7,780</u>	<u>-</u>	<u>137,533</u>	<u>6,376</u>	<u>41,240</u>
EXPENDITURES							
General government	-	-	-	-	-	-	-
Public safety	-	-	-	-	-	-	-
Public works	-	-	-	-	-	-	-
Leisure activities	-	326	326	-	-	-	-
Conservation and development	-	-	-	23,371	178,674	86,175	81,591
Capital outlay	-	-	-	-	-	-	-
Debt service:							
Interest and other charges	-	-	-	961	-	-	-
Total Expenditures	<u>-</u>	<u>326</u>	<u>326</u>	<u>24,332</u>	<u>178,674</u>	<u>86,175</u>	<u>81,591</u>
Excess (deficiency) of revenues over expenditures	<u>26</u>	<u>7,428</u>	<u>7,454</u>	<u>(24,332)</u>	<u>(41,141)</u>	<u>(79,799)</u>	<u>(40,351)</u>
OTHER FINANCING SOURCES (USES)							
Proceeds from general obligation debt	-	-	-	-	3,184,761	-	-
Premium on bonds	-	-	-	-	-	-	-
Capital contributions to utility	-	-	-	-	(3,488,671)	-	-
Transfers in	-	-	-	22,763	-	-	-
Total other financing sources and uses	<u>-</u>	<u>-</u>	<u>-</u>	<u>22,763</u>	<u>(303,910)</u>	<u>-</u>	<u>-</u>
Net change in fund balance	26	7,428	7,454	(1,569)	(345,051)	(79,799)	(40,351)
FUND BALANCES - BEGINNING OF YEAR (DEFICIT)	<u>139,188</u>	<u>52,456</u>	<u>191,644</u>	<u>1,210</u>	<u>(168,857)</u>	<u>(105,531)</u>	<u>(18,314)</u>
FUND BALANCES - END OF YEAR (DEFICIT)	<u>\$ 139,214</u>	<u>\$ 59,884</u>	<u>\$ 199,098</u>	<u>\$ (359)</u>	<u>\$ (513,908)</u>	<u>\$ (185,330)</u>	<u>\$ (58,665)</u>

VILLAGE OF SOMERS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS (continued)
For the Year Ended December 31, 2021

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Capital Projects Funds

	Tax Incremental District #7	Tax Incremental District #8	Tax Incremental District #9	Tax Incremental District #10	Tax Incremental District #11	Capital Projects Fund	Total Capital Projects Funds	Total Nonmajor Governmental Funds
REVENUES								
Intergovernmental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,654	\$ 47,654	\$ 55,385
Charges for services	-	-	-	-	-	-	185,149	185,149
Investment income	-	-	-	-	-	-	-	49
Total Revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>47,654</u>	<u>232,803</u>	<u>240,583</u>
EXPENDITURES								
General government	-	-	-	-	-	14,742	14,742	14,742
Public safety	-	-	-	-	-	8,948	8,948	8,948
Public works	-	-	-	-	-	49,079	49,079	49,079
Leisure activities	-	-	-	-	-	-	-	326
Conservation and development	675	673	674	973	675	12,293	385,774	385,774
Capital outlay	-	-	-	-	-	1,356,425	1,356,425	1,356,425
Debt service:								
Interest and other charges	-	-	-	-	-	25,007	25,968	25,968
Total Expenditures	<u>675</u>	<u>673</u>	<u>674</u>	<u>973</u>	<u>675</u>	<u>1,466,494</u>	<u>1,840,936</u>	<u>1,841,262</u>
Excess (deficiency) of revenues over expenditures	<u>(675)</u>	<u>(673)</u>	<u>(674)</u>	<u>(973)</u>	<u>(675)</u>	<u>(1,418,840)</u>	<u>(1,608,133)</u>	<u>(1,600,679)</u>
OTHER FINANCING SOURCES (USES)								
Proceeds from general obligation debt	-	1,849,216	-	-	-	1,355,000	6,388,977	6,388,977
Premium on bonds	-	-	-	-	-	9,645	9,645	9,645
Capital contributions to utility	-	(2,025,680)	-	-	-	-	(5,514,351)	(5,514,351)
Transfers in	-	-	-	-	-	-	22,763	22,763
Total other financing sources and uses	<u>-</u>	<u>(176,464)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,364,645</u>	<u>907,034</u>	<u>907,034</u>
Net change in fund balance	<u>(675)</u>	<u>(177,137)</u>	<u>(674)</u>	<u>(973)</u>	<u>(675)</u>	<u>(54,195)</u>	<u>(701,099)</u>	<u>(693,645)</u>
FUND BALANCES - BEGINNING OF YEAR (DEFICIT)	<u>(17,675)</u>	<u>(54,811)</u>	<u>(17,634)</u>	<u>(6,262)</u>	<u>(17,625)</u>	<u>249,542</u>	<u>(155,957)</u>	<u>35,687</u>
FUND BALANCES - END OF YEAR (DEFICIT)	<u>\$ (18,350)</u>	<u>\$ (231,948)</u>	<u>\$ (18,308)</u>	<u>\$ (7,235)</u>	<u>\$ (18,300)</u>	<u>\$ 195,347</u>	<u>\$ (857,056)</u>	<u>\$ (657,958)</u>

**VILLAGE OF SOMERS
COMBINING BALANCE SHEET
DEBT SERVICE FUNDS
December 31, 2021**

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Governmental Debt Service Fund	Tax Increment District #1 Debt Service Fund	Tax Increment District #2 Debt Service Fund	Tax Increment District #3 Debt Service Fund	Tax Increment District #4 Debt Service Fund	Tax Increment District #5 Debt Service Fund	Tax Increment District #6 Debt Service Fund
ASSETS						
Cash and investments	\$ 87,073	\$ 2,299,747	\$ 1,110,271	\$ -	\$ 98,602	\$ 3,010
Property taxes receivable	1,152,876	945,868	1,547,204	23,422	688,596	447
Restricted cash	-	215,854	351,500	-	-	-
TOTAL ASSETS	\$ 1,239,949	\$ 3,461,469	\$ 3,008,975	\$ 23,422	\$ 787,198	\$ 3,457
LIABILITIES, DEFERRED OUTFLOWS OF RESOURCES AND FUND BALANCES						
DEFERRED INFLOWS OF RESOURCES						
Deferred property tax levy	1,152,873	945,869	1,547,204	23,422	688,596	447
TOTAL DEFERRED INFLOWS OF RESOURCES	1,152,873	945,869	1,547,204	23,422	688,596	447
FUND BALANCES						
Restricted						
Debt service	87,076	2,515,600	1,461,771	-	98,602	3,010
Total fund balances	87,076	2,515,600	1,461,771	-	98,602	3,010
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 1,239,949	\$ 3,461,469	\$ 3,008,975	\$ 23,422	\$ 787,198	\$ 3,457

See accompanying notes to the financial statements.

**VILLAGE OF SOMERS
COMBINING BALANCE SHEET
DEBT SERVICE FUNDS (continued)
December 31, 2021**

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	Tax Increment District #7 Debt Service Fund	Tax Increment District #8 Debt Service Fund	Tax Increment District #9 Debt Service Fund	Tax Increment District #10 Debt Service Fund	Tax Increment District #11 Debt Service Fund	Total Debt Service Funds
ASSETS						
Cash and investments	\$ 32,944	\$ 689	\$ 4,987	\$ 7,014	\$ 327	\$ 3,648,716
Property taxes receivable	27,799	304	(654)	-	1,002	4,401,267
Restricted cash	-	-	-	-	-	567,354
TOTAL ASSETS	\$ 60,743	\$ 993	\$ 4,333	\$ 7,014	\$ 1,329	\$ 8,617,337
LIABILITIES, DEFERRED OUTFLOWS OF RESOURCES AND FUND BALANCES						
DEFERRED INFLOWS OF RESOURCES						
Deferred property tax levy	27,799	305	(654)	-	1,002	4,401,267
TOTAL DEFERRED INFLOWS OF RESOURCES	27,799	305	(654)	-	1,002	4,401,267
FUND BALANCES						
Restricted						
Debt service	32,944	688	4,987	7,014	327	4,216,070
Total fund balances	32,944	688	4,987	7,014	327	4,216,070
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 60,743	\$ 993	\$ 4,333	\$ 7,014	\$ 1,329	\$ 8,617,337

See accompanying notes to the financial statements.

VILLAGE OF SOMERS
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
DEBT SERVICE FUNDS
For the Year Ended December 31, 2021

	Governmental Debt Service Fund	Tax Increment District #1 Debt Service Fund	Tax Increment District #2 Debt Service Fund	Tax Increment District #3 Debt Service Fund	Tax Increment District #4 Debt Service Fund	Tax Increment District #5 Debt Service Fund
REVENUES						
Taxes	\$ 1,076,125	\$ 1,011,944	\$ 942,859	\$ -	\$ 2,301	\$ -
Charges for services	-	-	-	-	94,880	-
Investment income	-	3,964	2,623	-	1	-
Total Revenues	1,076,125	1,015,908	945,482	-	97,182	-
EXPENDITURES						
Debt service:						
Principal	1,386,795	303,959	275,000	-	-	-
Interest and fiscal charges	139,588	234,263	269,109	-	-	-
Total Expenditures	1,526,383	538,222	544,109	-	-	-
Excess (deficiency) of revenues over expenditures	(450,258)	477,686	401,373	-	97,182	-
OTHER FINANCING SOURCES (USES)						
Proceeds from general obligation debt	415,000	-	-	-	-	-
Refunding debt issued	-	885,000	-	-	-	-
Premium on bonds	87,680	138,950	-	-	-	-
Payment to current noteholder	-	(842,042)	-	-	-	-
Transfers out	-	-	(22,763)	-	-	-
Total other financing sources and uses	502,680	181,908	(22,763)	-	-	-
Net change in fund balance	52,422	659,594	378,610	-	97,182	-
FUND BALANCES - BEGINNING OF YEAR (DEFICIT)	34,654	1,856,006	1,083,161	-	1,420	3,010
FUND BALANCES - END OF YEAR	\$ 87,076	\$ 2,515,600	\$ 1,461,771	\$ -	\$ 98,602	\$ 3,010

See accompanying notes to the financial statements.

VILLAGE OF SOMERS
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
DEBT SERVICE FUNDS (continued)
For the Year Ended December 31, 2021

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	Tax Increment District #6 Debt Service Fund	Tax Increment District #7 Debt Service Fund	Tax Increment District #8 Debt Service Fund	Tax Increment District #9 Debt Service Fund	Tax Increment District #10 Debt Service Fund	Tax Increment District #11 Debt Service Fund	Total Debt Service Funds
REVENUES							
Taxes	\$ 735	\$ 18,136	\$ 216	\$ 2,317	\$ 3,035	\$ 72	\$ 3,057,740
Charges for services	-	-	-	-	-	-	94,880
Investment income	1	-	-	-	-	-	6,589
Total Revenues	<u>736</u>	<u>18,136</u>	<u>216</u>	<u>2,317</u>	<u>3,035</u>	<u>72</u>	<u>3,159,209</u>
EXPENDITURES							
Debt service:							
Principal	-	-	-	-	-	-	1,965,754
Interest and fiscal charges	-	-	-	-	-	-	642,960
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,608,714</u>
Excess (deficiency) of revenues over expenditures	<u>736</u>	<u>18,136</u>	<u>216</u>	<u>2,317</u>	<u>3,035</u>	<u>72</u>	<u>550,495</u>
OTHER FINANCING SOURCES (USES)							
Proceeds from general obligation debt	-	-	-	-	-	-	415,000
Refunding debt issued	-	-	-	-	-	-	885,000
Premium on bonds	-	-	-	-	-	-	226,630
Payment to current noteholder	-	-	-	-	-	-	(842,042)
Transfers out	-	-	-	-	-	-	(22,763)
Total other financing sources and uses	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>661,825</u>
Net change in fund balance	736	18,136	216	2,317	3,035	72	1,212,320
FUND BALANCES - BEGINNING OF YEAR (DEFICIT)	<u>3,315</u>	<u>14,808</u>	<u>472</u>	<u>2,670</u>	<u>3,979</u>	<u>255</u>	<u>3,003,750</u>
FUND BALANCES - END OF YEAR	<u>\$ 4,051</u>	<u>\$ 32,944</u>	<u>\$ 688</u>	<u>\$ 4,987</u>	<u>\$ 7,014</u>	<u>\$ 327</u>	<u>\$ 4,216,070</u>

See accompanying notes to the financial statements.



November 9, 2022

To the Board of Trustees and Village management
Village of Somers
Kenosha County

Following are suggestions for improvement of accounting and internal control procedures that came to our attention as a result of our audit of the financial statements of the Village of Somers (the Village) for the year ended December 31, 2021. While certain matters which came to our attention during the review are presented herein, such a review is not designed for the purpose of making detail recommendations and would not necessarily disclose defalcations or all weaknesses in the existing system. These suggestions are offered for consideration by the Board for improvement of accounting controls and administrative procedures.

Management and the Board have paved the way for economic development in the Village/Town with the addition of many TIF districts and the Intergovernmental Agreement. This progress adds some complexities to the accounting and fiscal information required by the Village/Town Board and management. Improvements in internal controls and efficiencies will help in the future setup of the Village/Town processes. Some of the items listed in this letter are already in process of being addressed by staff. The Village will see many benefits and savings by addressing these items.

Our audit resulted in three material weaknesses in internal controls reported to the Board. Further details and recommendations related to those weaknesses are below.

1. **Financial Reporting**

Village Management and Governance has the ultimate responsibility for preparing complete and accurate financial reports, in accordance with Generally Accepted Accounting Principles (GAAP), as applicable to local governments. Because of inherent limitations encountered by small municipal entities, it is common for these entities to outsource financial statement preparation services to its auditors. It is imperative, however, for management and the Board to possess sufficient understanding of the Village's operations and financial reporting standards to adequately oversee these services. We recommend the Village encourage management to continue increasing their knowledge of financial reporting matters through formal and informal training and education. Related to this, we identified the following:

a. **Fixed Asset Tracking**

The Public Works department and the Fiscal department should continue to improve their communication in the area of recording additions and deletions of fixed assets. Gaps remain in this area. New construction projects should be communicated to the Fiscal department immediately so they may maintain a tracking of the project and status. When a capital project is completed, the Fiscal department should be notified so the related assets may be capitalized and depreciated. Additionally, assets contributed by developers within the TIF districts are not being recorded in the applicable funds. With the TIF projects, the assets often need to get allocated to the water and sewer utilities. The Fiscal department should be made aware of these types of projects and make the appropriate allocations / transfers as the project progresses.

We recommend the Village develop a fixed assets tracking spreadsheet or program. In addition to tracking construction projects, capital purchases, and depreciation, there should be one file that tracks all the statistical information regarding meters, services and hydrants. This information is required by the Public Service Commission. This information should include all assets to be added by the Village, whether they were paid by the Village or contributed by the developers.

A physical inventory of all assets should be taken regularly, and disposals, replacements, and additions should be noted and tracked.

b. Accounting for Debt & Long-Term Obligations

We posted significant entries related to properly accounting for the Village's debt and related deferred items (discounts, premiums, gains on refunding, etc) in accordance with GASB 34. The Village has developed a debt tracking spreadsheet; however, it was not fully updated and maintained for the year, and it does not include identification of items related to debt issuance, such as premiums, discounts, and gains. We recommend adding such items to the spreadsheet and ensuring that the document is consistently updated and reconciled to the accounting ledgers.

The Village should also include a document for tracking other long-term obligations, such as payments due to developers and accrued compensated absences. This activity should be recorded by the Village in its proprietary funds, and tracked on the spreadsheet for governmental funds. Entries for recording debt activity and amortization of related accounts should be recorded timely.

During 2021, the Village missed a payment due to a developer on a long-term obligation. We recommend developing a calendar for debt service and long-term obligation payment due dates to ensure timely payment of all obligations.

c. Accounting for Retirement Benefits

The Village participates in a variety of pension and other post-retirement benefit systems, which require specific accounting treatment and disclosure under GASB 34. The Village may rely on the auditors to propose the journal entries related to these plans; however, we recommend the Village management become familiar with the accounting and disclosure requirements to ensure daily transactions are being properly recorded, and that year-end balances are accurately reported and disclosures are complete.

2. Separation of Duties - Utility Billing and Collection Process

The Village should require a second person perform part of the Utility billing and collections process, as well as the customer records maintenance process. The processes need to be reviewed to utilize the efficiencies offered by the new software. There is some risk in this area as one person performs most of the process and some of the records are kept in Word and Excel off of the system. Our suggestion is to split up some of the process to other staff so there is more segregation of duties. For example, a person other than the one responsible for entering the receipts and preparing the billings should enter new customers and rates. The system's security access should be modified to improve these internal controls and not allow access to the whole module by the utility clerk.

3. Written Accounting Policies & Procedures

The Village experienced turnover of key fiscal staff near the end of 2021 and early in 2022. As a result, certain year-end accounting functions were not identified and performed in absence of these individuals and their base of knowledge. In order to ensure fiscal procedures are performed completely and adequately regardless of who is on staff, we strongly suggest developing a written policies and procedures manual covering all the accounting transactions and processes that should occur, along with a calendar dictating the timeline for these transactions. Specifically, we noted the following recurring and routine transactions were not properly recorded, and posted audit adjustments accordingly:

- a. PSC Regulatory Liability amortization
- b. Annual interest accruals
- c. Annual tax settlement activity, including recognizing property tax revenue and properly recording receivables / deferrals at year-end
- d. Annual special assessments activity, including receivables and deferred amounts
- e. Fire and Ambulance receivables and revenue (November & December 2021)
- f. Accrual for payroll & related taxes/benefits incurred but not yet paid at year-end.
- g. Accounts payable for expenses incurred but not yet paid at year-end
- h. Unearned revenue for grants received but not yet earned at year-end
- i. Prepaid balances for expenses paid but not yet incurred by year-end
- j. Allocation of expenses (particularly administration) among TID funds for the year
- k. Developer payments

In addition to items impacting the internal control material weaknesses identified above, we also identified the following opportunity for process improvement related to technology.

4. Review of ERP Security Settings

Management should perform a periodic review of the ERP security settings to ensure that the controls of the system are in use and match the desired level of internal controls based on individual job duties and management oversight.

We reviewed Security Settings effective as of 6/28/2022, and noted the following employees who were terminated, but who still were included as users of the ERP system. We recommend these users be terminated from the system promptly. We also recommend implementing a procedure by which terminated employees are removed from access to the system immediately upon departure from employment.

- Tim Kitzman
- Anandhi Krishnan
- Mary Cole
- Heather Teigland

5. TIF Reporting & Monitoring

The Village reporting entity includes 11 individual Tax Increment Financing Districts, which are subject to many specific regulatory and reporting requirements. With significant activity ongoing in these Districts, we recommend developing and implementing a system of monitoring and tracking activity to ensure all amounts are properly reported within the correct District funds, and that all reporting and auditing requirements are met in a timely manner.

DRAFT

Thank you for the opportunity to work with you. If you have any questions, please contact us during the year. Our thanks also go to the staff and board for their cooperation and assistance in completing this audit.

Andrea E. Orendorff LLP

Andrea & Orendorff LLP
Certified Public Accountants



DRAFT

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To the Board of Trustees
Village of Somers

In planning and performing our audit of the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Somers (the Village) as of and for the year ended December 31, 2021, in accordance with auditing standards generally accepted in the United States of America, we considered the Village's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, we do not express an opinion on the effectiveness of the Village's internal control.

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

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

- Financial Reporting – Staff does not possess enough knowledge to prepare the annual statements and footnotes. Most governments operate with only enough staff to process monthly transactions and reports and rely on the auditors to prepare certain year end entries and handle the yearend financial reporting. Under the guidelines, these are considered material weaknesses in your internal control.
- Segregation of Duties – There was a separation of duties weakness related to the Utility Billing and collection process because most of the duties are completed by one person. While misstatements were not identified in the current year related to Utility Billing, the lack of separation of duties is required to be reported as a material weakness.
- Written Accounting Policies & Procedures – There do not appear to be documented accounting policies and procedures manuals and calendars in place to guide fiscal decisions and month-and year-end closing procedures. As a result, typical year-end adjustments were not made, causing the financial statements to be materially misstated. Audit adjustments were posted to correct these misstatements.

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

This communication is intended solely for the information and use of management, the Board of Trustees, and others within the Village, and is not intended to be, and should not be, used by anyone other than these specified parties.

Andrea E. Orendorff LLP

Andrea & Orendorff LLP
Kenosha, Wisconsin
November 9, 2022



November 9, 2022

To the Board of Trustees
Village of Somers

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 Village of Somers (the Village) for the year ended December 31, 2021. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated February 1, 2022. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Village are described in Note 1 to the financial statements. We noted no transactions entered into by Village during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period. However, significant audit adjustments were required to recognize certain transactions in the proper period. See our separate letter addressing control weaknesses for further details.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the water and sewer's financial statements were:

- Management's estimate of the depreciation is based on the estimated life of the asset.
- The accrued compensation for vacation hours is based on current rate of pay.
- The estimate for the allowance for uncollectible accounts is based off of the past percentage of collection and the aging report.
- Estimates for net pension and net OPEB obligations and related balances are based on a variety of actuarial valuations and assumptions provided by the State of Wisconsin or actuaries engaged by the Village.

We evaluated the key factors and assumptions used to develop these estimates in determining that it is reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit. However, due to turnover in key financial staff near year-end, we did identify a large number of adjusting entries and were required to spend a significant amount of time examining and correcting accounting related to capital assets, long-term debt, and year-end accruals. There was a delay in obtaining certain supporting documents as a result of this turnover, which delayed completion of our audit and financial reports beyond our initially agreed-upon timeline. We do not anticipate this to be a recurring issue for the audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The misstatements we identified were material individually and in the aggregate. Management has corrected all such misstatements.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated November 9, 2022.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Village's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Village's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the pension and OPEB schedules and the Management Discussion and Analysis, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Restriction on Use

This information is intended solely for the information and use of the Board of Trustees and management of the Village and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Andrea & Orendorff LLP

Andrea & Orendorff LLP

November 9, 2022

Andrea & Orendorff, LLP
10411 Corporate Drive, Suite 104
Pleasant Prairie, WI 53158

This representation letter is provided in connection with your audit of the financial statements of the Village of Somers, which comprise the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information as of December 31, 2021, and the respective changes in financial position and, where applicable, cash flows for the year then ended, and the disclosures (collectively, the "financial statements"), for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, as of November 9, 2022, the following representations made to you during your audit.

Financial Statements

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated February 1, 2022, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for preparation of the supplementary information in accordance with the applicable criteria.
- 2) The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government required by generally accepted accounting principles to be included in the financial reporting entity.
- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) Significant assumptions we used in making accounting estimates, including those measured at fair value, are reasonable.
- 6) Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties, if any, have been appropriately accounted for and disclosed in accordance with U.S. GAAP.
- 7) Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements.
- 8) The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.
- 9) Guarantees, whether written or oral, under which the Village is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

- 10) We have provided you with:
 - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records (including information obtained from outside of the general and subsidiary ledgers), documentation, and other matters.
 - b) Additional information that you have requested from us for the purpose of the audit.
 - c) Unrestricted access to persons within the Village from whom you determined it necessary to obtain audit evidence.
 - d) Minutes of the meetings of Town and Village Boards or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 11) All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- 12) We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- 13) We have no knowledge of any fraud or suspected fraud that affects the Village and involves—
 - Management,
 - Employees who have significant roles in internal control, or
 - Others where the fraud could have a material effect on the financial statements.
- 14) We have no knowledge of any allegations of fraud or suspected fraud affecting the Village's financial statements communicated by employees, former employees, regulators, or others.
- 15) We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or waste or abuse, whose effects should be considered when preparing financial statements.
- 16) We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
- 17) We have disclosed to you the names of the Village's related parties and all the related party relationships and transactions, including any side agreements, if any.

Government-specific

- 18) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 19) We have a process to track the status of audit findings and recommendations.
- 20) We have identified to you any previous audits, attestation engagements, and other studies related to the objectives of the audit and whether related recommendations have been implemented.
- 21) We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.
- 22) The Village has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fund balance or net position.
- 23) We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts, and legal and contractual provisions for reporting specific activities in separate funds.
- 24) We have identified and disclosed to you all instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we believe have a material effect on the financial statements.

- 25) There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
- 26) As part of your audit, you assisted with preparation of the financial statements and disclosures and maintenance of our fixed assets schedule. We acknowledge our responsibility as it relates to those nonaudit services, including that we assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved, and accepted responsibility for those financial statements and disclosures and schedule of fixed assets.
- 27) The Village has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
- 28) The Village has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- 29) The financial statements include all fiduciary activities required by [GASBS No. 84](#).
- 30) The financial statements properly classify all funds and activities in accordance with [GASBS No. 34](#), as amended.
- 31) All funds that meet the quantitative criteria in [GASBS Nos. 34](#) and [37](#) for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- 32) Components of net position (net investment in capital assets; restricted; and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
- 33) Investments are properly valued.
- 34) Provisions for uncollectible receivables have been properly identified and recorded.
- 35) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- 36) Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- 37) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- 38) Deposits and investment securities are properly classified as to risk and are properly disclosed.
- 39) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated or amortized.
- 40) We have appropriately disclosed the Village's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.
- 41) We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.
- 42) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.

43) With respect to the combining statements:

- 1) We acknowledge our responsibility for presenting the combining statements in accordance with accounting principles generally accepted in the United States of America, and we believe the combining statements, including their form and content, are fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the combining statements have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
- 2) If the combining statements are not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.

Signature: _____

Signature: _____

Title: _____

Title: _____



**VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM**

MEETING DATE: November 9th, 2022

TO: Village President Stoner and Village Trustees

PREPARED BY: Brandi Baker, Clerk/Treasurer

AGENDA ITEM: #12 Action on Village Administrator Employment Agreement with Jason J. Peters, term ending December 31st, 2025

BACKGROUND:

Administrator Peters' employment contract with the Village/Town of Somers is set to expire at the end of 2022. The Board discussed a new contract with Administrator Peters in closed work sessions on October 4th and October 18th. Based on these discussions, Attorney Davison drafted and presented to Administrator Peters a new contract to continue serving as your Administrator.

PRIOR ACTION TAKEN:

The Board reviewed and discussed this matter out our November 1st Work Session. The general consensus was that amend the proposed contract to allow for four weeks of vacation and a sixty-day notice period for Administrator Peters.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Major deal points are as follows:

- 3-year term beginning January 1, 2023, and ending December 31st, 2025
- Base salary of \$120,00 in 2023, \$125,000 in 2024, and \$130,000 in 2025
- Super majority to remove without cause
- 4 weeks of vacation
- 60 day notice period.

In the event that the Village Board wishes to approve the contract, the suggested motions to approve would be as follows:

#12

” Motion to approve Village Administrator Employment Agreement with Jason J. Peters, term ending December 31st, 2025”

ATTACHMENTS:

Village Administrator Employment Agreement

EMPLOYMENT AGREEMENT

This Agreement for employment of a Village/Town Administrator is entered into this _____ day of _____, 2022, by and between the Village of Somers (hereinafter called “Employer”) and Jason Peters (hereinafter called “Employee” and also referred to herein as “Administrator”).

ARTICLE I DUTIES AND RESPONSIBILITIES OF EMPLOYEE

The Employee shall have those duties and responsibilities as set forth in Village and Town ordinances and the job description enacted or established by the Village and Town of Somers relative to the position of Village and Town Administrator. The Administrator, subject to the limitations defined in ordinances and resolutions to be adopted by the Village and Town of Somers, from time to time, and the laws of the State of Wisconsin, shall be the Administrator of the Village and Town, responsible to the Village and Town Boards for proper administration of the business affairs of the Village and Town, the statutes of the State of Wisconsin, the ordinances of the Village and Town of Somers, and the resolutions and directives of the Village and Town Boards. The Employee shall be subject to all provisions set forth in the Personnel Policy and Procedures Manual of the Village of Somers that are not in conflict with the terms of this Agreement.

ARTICLE II TERM

The term of this Agreement shall be from January 1, 2023 to December 31, 2025.

ARTICLE III SALARY

The annual base salary of the Employee pursuant to this Employment Agreement shall be One Hundred Twenty Thousand (\$120,000.00) Dollars with an effective date of January 1, 2023. Base salary, for purposes of this Agreement, shall be that salary paid to Employee to discharge his duties as Administrator of the Village and Town of Somers. Base salary shall be adjusted in accordance with this paragraph. In addition to base salary, Employee shall be entitled to additional salary to discharge his duties as Administrator for the Village and Town of Somers by annual increases of Five Thousand (\$5,000.00) Dollars per year, beginning January 1, 2024 (for calendar year 2024) and an additional increase of Five Thousand (\$5,000.00) Dollars beginning on January 1, 2025 (for calendar year 2025) such that the total base salary plus additional salary for the Employee shall be One Hundred Twenty-five Thousand (\$125,000.00) Dollars for calendar year 2024 and One Hundred Thirty Thousand (\$130,000.00) Dollars for calendar year 2025. Future annual salary may be further adjusted upwards based upon performance reviews, which will take into consideration adherence to goals and objectives established by the Village Board.

**ARTICLE IV
HEALTH INSURANCE**

The Employer agrees to provide a health insurance plan for the Employee and his family. The health insurance plan shall have the same benefits as are currently in effect for other non-represented employees of the Village of Somers pursuant to the Wisconsin Retirement System (WRS) Plan currently in effect.

**ARTICLE V
RETIREMENT BENEFITS**

The Employer agrees to pay the maximum eligible contribution which is allowed under state law of the Employee's contribution to the Wisconsin Retirement Fund for which other full-time non-represented employees of the Village of Somers are eligible.

**ARTICLE VI
VACATION DAYS, HOLIDAYS,
PERSONAL LEAVE, SICK LEAVE AND FUNERAL LEAVE**

The Employee shall receive four (4) weeks vacation per year during the term of this Agreement for a total of twenty (20) paid vacation days per year beginning January 1, 2023. The Employee shall receive holidays, personal leave, sick leave and funeral leave in accordance with the same benefits as currently in effect for other non-represented employees of the Village of Somers. All such benefits shall accrue from Commencement Date of the Employee's employment with the Village. Employee periodically shall have a review of performance as is described in the Village's Non-Represented Employee Manual.

**ARTICLE VII
MILEAGE REIMBURSEMENT**

The Employee shall have a privately owned motor vehicle available for duties associated with this Agreement, and shall be reimbursed for the use of the privately owned motor vehicle utilized in the course of his employment at the rate of One Hundred Fifty (\$150.00) Dollars per month for all travel within the Village and Town limits of Somers and within a thirty (30) mile radius of the Village and Town limits of Somers. For all travel beyond the thirty (30) mile radius, the Employee shall be reimbursed on a per mile basis at the then-current IRS approved mileage reimbursement rates. All reimbursement shall be payable on a monthly basis.

**ARTICLE VIII
PROFESSIONAL FEES**

The Employer shall be responsible for payment of Employee's costs of maintaining membership in the Wisconsin City/County Management Association (WCMA). The Employee may attend WCMA and conferences of recognized associations, including the

Wisconsin League of Municipalities Association, whenever sufficient funds are available and if authorized by the Village Board.

**ARTICLE IX
APPOINTMENT, EMPLOYEE TERMINATION**

The Employee shall be appointed on the basis of merit with due regard to training, experience, administrative ability, and general fitness for the office, by a majority vote of the Village Board. The Administrator shall be appointed for a term of January 1, 2023 through December 31, 2025.

The Administrator may be discharged or terminated for cause at any time by a Resolution passed by a vote of the Village Board following a due process hearing on such alleged wrongful conduct pursuant to the Village Employee and Procedures Manual and must be made by a majority of not less than five (5) members of the Village Board.

The Administrator may be discharged or terminated at any time without reason and without cause by a majority vote of not fewer than five (5) members of the Village Board.

If terminated without cause, the Employee shall receive written notice of termination and a copy of the resolution. Following notice of termination as described herein, the Employee shall receive six (6) months salary and health insurance coverage as severance compensation. This severance compensation shall be paid at the Employee's then-current salary at the time of normal Village pay periods. The Employee agrees not to file for unemployment compensation benefits until after aforesaid compensation has expired.

If terminated for cause, the Employee shall not be entitled to receive any severance compensation, but shall be entitled to any accrued vacation or other benefits to which he is entitled under the Village's Employee and Procedure Manual.

The parties agree that the Employee may terminate this Agreement by giving the Employer a minimum of sixty (60) calendar days written notice prior to the Employee's final day of employment. The Employee's final day of employment shall be defined as the last day of actual work in service to the Employer. In the event Employee voluntarily terminates this Agreement and does not give sixty (60) days notice prior to December 31, 2025, he shall not be entitled to any severance compensation, but shall be entitled to any accrued vacation or other benefits to which he is entitled under the Village's Employee and Procedures Manual. Nothing in this paragraph shall prevent the Village and the Employee from mutually agreeing upon further extensions of the term of this Agreement or the Employee's employment by the Village following December 31, 2025.

**ARTICLE X
CONSTRUCTION**

This Agreement shall be construed under the laws of the State of Wisconsin.

**ARTICLE XI
SEVERABILITY**

If any Article or section of this Agreement, or any supplements thereto should be held invalid by operation of law or by any tribunal of confident jurisdiction or if compliance with or enforcement of any matter herein should be restrained by such tribunal, by operation of law, then the remainder of this Agreement and any supplements thereto shall not hereby be affected.

**ARTICLE XII
ASSIGNMENT OF RIGHTS**

The rights of each party under this Agreement are personal to that party and may not be assigned or transferred to any other person, firm, corporation or other entity without the prior, express and written consent of the other party.

**ARTICLE XIII
BINDING EFFECT**

This Agreement shall bind and inure to the benefit of the respective heirs, personal representatives, successors and legal assigns of the parties.

**ARTICLE XIV
NO WAIVER**

The failure of either party to this Agreement to insist upon the performance of any of the terms and conditions of this Agreement, or the waiver of any breach of any of the terms and conditions of this Agreement, shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

**ARTICLE XV
EFFECT OF PARTIAL INVALIDITY**

The invalidity of any portion of this Agreement will not and shall not be deemed to affect the validity of any other provision. In the event that any provision of this Agreement is held to be invalid, the parties agree that the remaining provision shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision.

**ARTICLE XVI
AUTHORITY OF VILLAGE**

By executing this Agreement below, the representative of the Village warrants and represents that the undersigned Village President has full authority to enter into this Agreement, such authority being authorized by motion or resolution at a duly noticed and convened meeting of the Village of Somers, conducted under the laws of the State of Wisconsin.

Dated this _____ day of _____, 2022.

EMPLOYER
Village of Somers

By: _____
George Stoner, President

Attest: _____
Brandi Baker, Clerk/Treasurer

EMPLOYEE/ADMINISTRATOR

By: _____
Jason Peters



**VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM**

MEETING DATE: November 9th, 2022

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #13 Action on proposed First Amendment to Development Agreement Between the Village of Somers and SCS Pike Creek, LLC for “The Savannah at Pike Creek”

BACKGROUND:

In October of 2021, the Village entered into a Developer’s Agreement with SCS Pike Creek, LLC for “The Savannah at Pike Creek” project. As you will recall, this market rate multi-family project composed of single-story buildings and a club house is located at the corner of CTH L and STH 31. It will bring 338 units of multi-family housing to approximately 64 acres.

As a part of the Developer’s Agreement the Village, agreed to reimburse the developer for a portion of their infrastructure costs from TID revenues. In turn the developer guaranteed certain valuations of the project beginning in 2023 and ending in 2026. The Developer’s Agreement also included a provision that states that the PUD and Zoning could be revoked by the Village if the Developer does not commence construction on two buildings by October 2022 complete all the buildings shown in Phase I by January 1st, 2025.

In March of this year work was completed to connect the water main to the property. In August, the developer started mass grading for the site. While the Developer has begun to make progress on the project, they have been slowed down by supply chain issues and a private right of way easement issue. Due to this fact they did not fulfill the October 2022 deadline for commencing the two buildings and they will not make their guaranteed value schedule.

The proposed first amendment shifts the dates of the guaranteed values by one year and shifts the state of completion for all buildings in Phase I to January 1st, 2026.

PRIOR ACTION TAKEN:

The Board reviewed and discussed the proposed amendment to the Developer's Agreement at our November 1st Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Administration would recommend approval of the proposed first amendment to the developer's agreement. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

“Motion to approve proposed First Amendment to Development Agreement Between the Village of Somers and SCS Pike Creek, LLC for “The Savannah at Pike Creek”

ATTACHMENTS:

Proposed First Amendment to Development Agreement

**FIRST AMENDMENT TO
DEVELOPMENT AGREEMENT BETWEEN THE
VILLAGE OF SOMERS AND SCS PIKE CREEK, LLC
FOR “THE SAVANNAH AT PIKE CREEK”
A PROPOSED PLANNED UNIT DEVELOPMENT
BEING A PART OF SECTION 15, TOWN 2 NORTH, RANGE 22 EAST**

WITNESS THIS AGREEMENT made and entered into on this ____ day of _____, 2022, by and between the Village of Somers, Kenosha County, Wisconsin, the Village of Somers Utility District (“District”) and the Village of Somers Water Utility (“Utility”) (the Village of Somers, the Utility and the District are hereinafter collectively referred to as the “Village”) and SCS Pike Creek, LLC, a Wisconsin limited liability company organized and existing under the laws of the State of Wisconsin (referred to as “Developer”).

WHEREAS, on the 28th day of October, 2021, the Village and the Developer entered into a Development Agreement for the development of “The Savannah at Pike Creek”, which Agreement was recorded in the office of the Register of Deeds for Kenosha County, Wisconsin, on November 18, 2021, as Document No. 1916098, and which is referred to herein as the “Development Agreement”; and

WHEREAS, the parties which to modify the Development Agreement relative to the sequencing of various construction activities by the Village for improvements as stated in the Development Agreement and as delineated in this First Amendment to Development Agreement.

NOW, THEREFORE, based upon the mutual promises contained herein, the parties agree as follows:

1. **Modification of Development Agreement.** The parties hereby agree that the Development Agreement as it relates to Section IV.B.1. and 2. entitled “**Guarantee of Incremental Values by Developer**” located at pages 24 and 25 of the Development Agreement shall be modified as follows:

“B. GUARANTEE OF INCREMENTAL VALUES BY DEVELOPER.

Village and Developer agree that the Base Value of the Property is Twenty-four Thousand Fifty-seven and 00/100 (\$24,057.00) Dollars. For purposes of this Agreement, the Developer’s guarantee of the creation of Incremental Value of the Property shall be in addition to the Base Value.

1. Developer guarantees that the Incremental Value of the Residential Component of the Property will be not less than Five Million and 00/100 (\$5,000,000.00) Dollars on January 1, 2024, not less than Twenty Million and no/100 (\$20,000,000) Dollars on January 1, 2025, and not less than Thirty-five Million and 00/100 (\$35,000,000.00) Dollars on January 1, 2026, and not less than Forty-eight Million and 00/100 (\$48,000,000.00) Dollars as of January 1, 2027 (each of the foregoing amounts is referred to herein as the “Guaranteed Incremental Value” and each date as the “Valuation Date”), Developer guarantees that the Forty-eight Million and 00/100 (\$48,000,000.00) Dollars Guaranteed Incremental Value will continue through the Term of this Agreement.

2. For the tax year of the 2024 Valuation Date and thereafter ending with the Term of this Agreement, Developer guarantees that the amount due to Village on the Value of the Residential Component of the Property shall be not less than the Guaranteed Incremental Value in Section IV.B.1. of this Agreement above, plus the Base Value, multiplied by the assessment ratio for the relevant year and multiplied by the mill rate for the relevant year. Developer agrees that, in the event the property taxes due for any year covered by this Agreement are less than the taxes which would be generated on the Base Value plus the Guaranteed Incremental Value in Section IV.B. of this Agreement, Village may submit a bill to Developer for the differential (“Differential Payment”). For example, assume a Valuation Date of January 1, 2024. Assuming the assessment ratio be One Hundred (100%) percent and the mill rate be \$21.61/K, the amount required to be paid to Village under this Agreement (before any Developer reimbursement) for taxes for 2024 is One Hundred Eight Thousand Fifty and 00/100 (\$108,050.00) Dollars. If the assessed amount for the Residential Component of the Property which would be due on the amount of property taxes billed, with the same assumptions, is on January 1, 2024, Four Million and 00/100 (\$4,000,000.00) Dollars, or taxes due of Eighty-six Thousand Four Hundred Forty and 00/100 (\$86,440.00) Dollars, the billable Differential Payment is Twenty-one Thousand Six Hundred Ten and 00/100 (\$21,610.00) Dollars. Such a billing shall be submitted to Developer by Village by January 15 of the year following the relevant tax year and shall be paid in full by Developer, without interest thereon, by February 15 of that year. If not fully paid when due, the amount remaining unpaid on and after February 15 shall accrue interest at the rate of six (6%) percent per annum until fully paid, notwithstanding any other provision of this Agreement.

2. **Additional Modification of Development Agreement.** The parties hereby agree that the Development Agreement as it relates to Section III.F.3. entitled “**P.U.D. APPROVAL AND ZONING; PERMITS AND ASSESSMENTS**” located at page 23 of the Development Agreement shall be modified as follows:

“F. P.U.D. APPROVAL AND ZONING; PERMITS AND ASSESSMENTS.

3. The Planned Unit Development and zoning approvals granted by virtue of this Agreement shall be in effect for an initial period of two (2) years from the date of this Agreement. In the event that the Developer fails to obtain approval for the construction of at least two (2) multi-family buildings and commence construction on such building(s)

Legal Description:

(Phase I)

Part of Lot 1 and all of Lot 4 of Certified Survey Map No. 2995 recorded with the Kenosha County, Wisconsin Register of Deeds Office on November 3, 2021, as Document Number 1914842, being a part of the Southwest 1/4 and Southeast 1/4 of Section 15, Township 2 North, Range 22 East of the Fourth Principal Meridian, in the Village of Somers, County of Kenosha and State of Wisconsin.

(Phase II)

Lot 3, Certified Survey Map No. 2996 recorded with the Kenosha County, Wisconsin Register of Deeds Office on November 3, 2021, as Document Number 1914843, being a part of the Southwest 1/4 and Southeast 1/4 of Section 15, Township 2 North, Range 22 East of the Fourth Principal Meridian, in the Village of Somers, County of Kenosha and State of Wisconsin.



**VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM**

MEETING DATE: November 9th, 2022

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #14 Discussion and possible action on request for partial payment #1 from Globe Contractors, Inc. in the amount of \$137,443.15 for 2022 Stormwater Utility Improvements Program (12th Avenue & 56th Avenue)

BACKGROUND:

The 2022 CIP included two major stormwater projects. The project consisted of installing a new storm sewer on 12th Avenue and replacing a storm sewer pipe from 56th Avenue to the Pike River. On July 12th, the Village Board awarded the bid for the 2022 Stormwater Utility Improvements to Globe Contractors, Inc. in the amount of \$168,338.00.

Globe Contractors, Inc has submitted its request for partial payment #1 in the amount of \$137,443.15.

PRIOR ACTION TAKEN:

The request for partial payment #1 has not been previously reviewed by the Board.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

The project was substantially completed in September. Engineer Biwer has reviewed the request and recommends approval of payment. In the event the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

“Motion to approve request for partial payment #1 from Globe Contractors, Inc. in the amount of \$137,443.15 for 2022 Stormwater Utility Improvements Program (12th Avenue & 56th Avenue)”

ATTACHMENTS:

Engineer Biwer's Recommendation Payment Request #1

October 31, 2022

Brandi Baker, Clerk
Village of Somers
7511 12th Street
Somers, WI 53171

Subject: 2022 Stormwater Utility Improvements -- Payment Recommendation

Dear Brandi,

Enclosed is an Application for Payment from Globe Contractors, Inc., Contractor, for work performed for the 2022 Stormwater Utility Improvements Project. A partial lien waiver is also attached. The following is our opinion of the amount due and payable to the Contractor:

Contract Price	\$168,338.00
Work Completed to Date	\$144,677.00
Less Amount Retained	<u>(\$7,233.85)</u>
Subtotal	\$137,443.15
Less Previous Payments	<u>(\$0.00)</u>
Total Amount Due for Partial Payment 1	\$137,443.15

We recommend payment to Globe Contractors, Inc. for \$137,443.15.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Brett D. Biwer, P.E.

BDB/bdb

Encs.

C/encs.: Jason Peters, Administrator (email)
Doug Snyder, Village Engineer (email)
Jakin Grabau, Globe Contractors (email)

P:\SOMEV\220816-2022 STORMWATER UTIL\CONSTRUCTION\PAY REQUESTS\PAY REQUEST #1 RECOMMENDATION.DOC



N50 W23076 BETKER RD. • P.O. BOX 450 • PEWAUKEE, WISCONSIN 53072
 262-246-0600 • FAX: 262-246-0730

VILLAGE OF SOMERS - 2022 STORMWATER UTILITY IMPROVEMENTS
 Pay Request #1
 October 27th, 2022

	<u>Description</u>		<u>Bid Qty</u>	<u>Installed Qty</u>	<u>Cost/Unit</u>	<u>Total</u>	
1	MOBILIZATION	LS	1	1	3,000.00	3,000.00	
2	CONSTRUCTION LAYOUT & STAKING	LS	1	1	3,500.00	3,500.00	
3	ASPHALT DRIVEWAY REMOVAL	SY	130	118	10.00	1,180.00	
4	CONCRETE DRIVEWAY REMOVAL	SY	18	18	20.00	360.00	
5	HOT MIX ASPHALT DRIVEWAY	SY	148	136	75.00	10,200.00	
6	CRUSHED LIMESTONE SHOULDER	LF	450		10.00	-	
7	ABAN 12" CULVERT W/ FLOWABLE FILL & CAP	LS	1		2,500.00	-	
8	12" CMP CULVERT REMV & REPL	LF	158		80.00	-	
9	12" CMP REMOVAL	LF	60	218	20.00	4,360.00	
10	12" HDPE STORM SEWER	LF	418	548	71.00	38,908.00	
10A	18" HDPE STORM SEWER	LF	560	560	96.00	53,760.00	
11	MEDIUM RIP RAP	CY	6	6	300.00	1,800.00	
12	4" TO 12" PIPE CONNECTION	EA	2	6	500.00	3,000.00	
13	12" INLET W/ GRATE	EA	4	4	1,600.00	6,400.00	
14	REMV ABANDONED INLETS	EA	2	2	250.00	500.00	
15	SILT FENCE	LF	430	60	3.00	180.00	
15A	EROSION MAT	SY	370	143	3.00	429.00	
15B	INLET PROTECTION	EA	3	3	100.00	300.00	
15C	CONSTRUCTION ENTRANCE	EA	1	1	1,600.00	1,600.00	
16	CLEARING & GRUBBING	LS	1	1	3,200.00	3,200.00	
17	TREE REMOVAL	EA	6	-	2,600.00	-	
18	RESTORATION OF LAWNS & PARKWAYS	LS	1	1	9,000.00	9,000.00	
19	TRAFFIC CONTROL & PROTECTION	LS	1	1	3,000.00	3,000.00	
						<i>Work Complete</i>	\$ 144,677.00
						<i>5% Retainage</i>	\$ 7,233.85
						<i>Previous Payments</i>	-
						Amount Due	\$ 137,443.15

If you have any questions regarding this invoice, please contact Jakin Grabau at (414) 828-8980

PARTIAL WAIVER OF LIEN

October 31, 2022

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected altered or repaired and to the appurtenances thereunto,

for **Village of Somers** owner,
by **Globe Contractors, Inc.** contractor,

being situated in **Kenosha** County, State of Wisconsin, described as

Village of Somers – 2022 Stormwater Utility Improvements

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except,...

Requested to Date: \$137,443.15

Globe Contractors, Inc.



Jakin A. Grabau - Secretary