



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

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FINANCE AND PERSONNEL COMMITTEE AGENDA

Wednesday, February 4, 2026 at 5:30 PM

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
 - a. Roll Call
- 2) Public Comments on Non-Agenda Items*
- 3) Agenda Items
 - a. Consideration of December 3, 2025 Meeting Minutes
 - b. Presentation of Draft 2026 Financial Management Plan
 - c. Review of 2026 Memberships Report
 - d. Finance Director Report
 - e. Human Resources Manager Report
 - f. Continued Discussion of Potential 2026 Referendum
- 4) Future agenda items
- 5) Meeting adjournment.

*Public Comment Policy

Members of the public are invited to speak at meetings of all Mount Horeb Public Bodies. To comment, please complete a Public Comment Form at the Meeting Room entrance and submit it to staff before the meeting begins. Comments are limited to **three minutes**, must be made from the podium, and the speaker must return to the audience after speaking.

- **Non-agenda item comments** are heard at the start of the meeting. Public Body members and staff will not engage in discussion during public comment but may consider topics for future agendas.
- **Agenda item comments** are heard during the relevant item, after the proposers or staff present the item and before Public Body discussion. All public comments on the item will be heard before any discussion by the Public Body.

Members of the public will only be allowed to speak outside these public comment times if they are invited by the meeting chair to share additional information requested by the Public Body. If so invited to speak, the member of the public must do so from the podium.

Written comments are also welcome. Written comments shall include the name and address of the submitter and should be submitted to the Deputy Treasurer/Governance Coordinator by email at niki.erickson@mounthorebwi.info (subject line: *Public Comment Request-Name of Public Body*) or delivered by to the Village at: 138 E Main Street, Mount Horeb WI, 53572, ATTN *Public Comment Request-Name of Public Body*.

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED

INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GAFFNEY, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-9404.

**VILLAGE OF MOUNT HOREB
FINANCE/PERSONNEL COMMITTEE MINUTES
WEDNESDAY, DECEMBER 3, 2025**

The Finance/Personnel Committee met in regular session in-person on the above date.

Call to Order/Roll Call: Chair Jones called the meeting to order at 5:30pm. Present were Committee members Fendrick, Hook, Healy, and Best. Also present were Administrator Owen, Treasurer/Finance Director Schwenn and Village Clerk Gaffney.

Public Comments: None

Consideration of November 5, 2025 Meeting Minutes: Healy moved, Fendrick seconded to approve the minutes. Motion carried by unanimous voice vote.

Consideration of Dog & Cat Licensing Fees Increase: The committee discussed the licensing fees. Best moved, Jones seconded to retain the fees as is. Motion carried by unanimous voice vote.

Finance Director Report: Schwenn presented her report.

Human Resources Director Report: Murleau presented her report.

Discussion on Timeline for Decisions on Potential 2026 Referendum: The committee discussed the timeline and process.

Future Agenda Items: Future items mentioned included: referendum discussion, leases & rents, and capital investments.

Meeting Adjournment: There being no further business before the Committee, Healy moved, Best seconded to adjourn the meeting at 6:14pm. Motion carried by unanimous voice vote.

Minutes by Alyssa Gaffney, Village Clerk



AGENDA ITEM REPORT

| MEETING DATE | PREPARED BY |
|---------------------|------------------------------|
| February 4, 2026 | Nicholas Owen, Administrator |

AGENDA ITEM # 3.b

Presentation of Draft 2026 Financial Management Plan

BACKGROUND

Finance Director Schwenn and I met with representatives of Baird to walk through the first draft of the Financial Management Plan. Having some time now to review the plan, the high points are that we are well positioned with a strong debt capacity due to our increasing assessed value and steady continued debt retirement, our 5-year operating budget and capital plan are good tools to help us look to the future, and overall, our utilities are healthy and performing well. The report also reviews the Moody's Bond rating process and criteria and the one area we need to focus on improving is our general fund balance, which we knew going in and is a primary reason for performing this planning process. Our Baird team, Adam Ruechel, Jennifer Engel, and Kevin Mullen will be presenting the draft report tonight, opening the process up to committee questions and comments.

RECOMMENDATION

ATTACHMENTS

1. DRAFT 2026 Village of Mount Horeb (Financial Management Plan) 11326

**Baird Financial Management Plan
Village of Mount Horeb, Wisconsin**



2026 Financial Management Plan

Prepared by:
Robert W. Baird & Co.
Public Finance
777 E. Wisconsin Ave.
Milwaukee, WI 53202
800.792.2473

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Village of Mount Horeb Officials

Village Board

| | |
|--------------------|-----------|
| Ryan Czyzewski | President |
| Nate Gauger | Trustee |
| Tim White | Trustee |
| Ben Jones | Trustee |
| Marc Schellpfeffer | Trustee |
| Sarah Best | Trustee |
| Jason Fendrick | Trustee |

Village Staff

| | |
|----------------|-------------------------------|
| Nicholas Owen | Village Administrator |
| Denise Schwenn | Finance Director/Treasurer |
| Alyssa Gaffney | Village Clerk/Utility Manager |



Report Prepared by: Baird Public Finance

| | |
|-----------------|--------------------------|
| Kevin Mullen | Director |
| Emily Timmerman | Senior Vice President |
| Matthew McCrea | Assistant Vice President |
| Jennifer Engel | Vice President |
| Adam Ruechel | Vice President |

Types of Municipal Debt

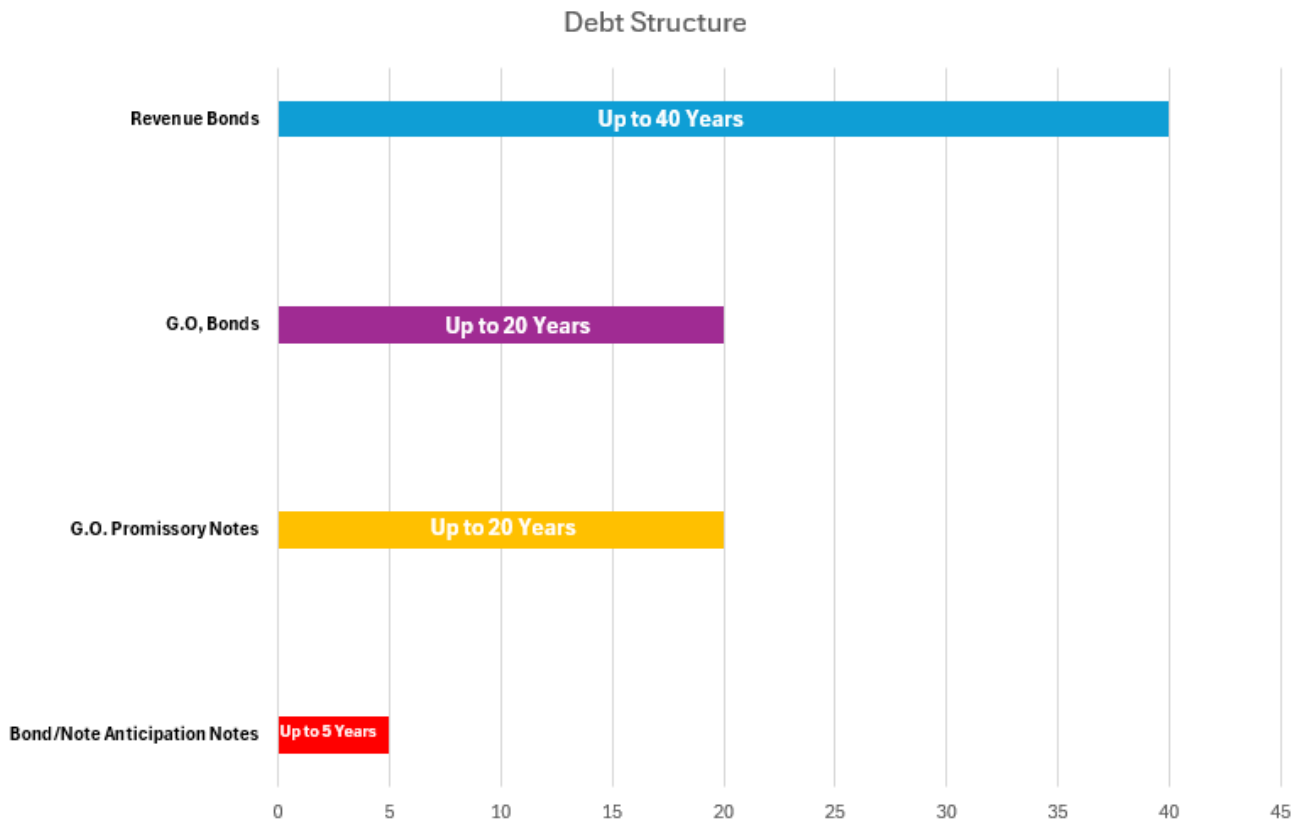
General Obligation

- Supported by **the full faith and credit of the issuer** (the authority to levy tax)
- Council/Board Resolution assigns a direct and irrevocable annual tax levy sufficient to repay the principal and interest on the bonds
- Generally **lower** interest rates due to less risk associated with the unlimited security pledge to levy a tax to repay the securities compared to revenue bonds of the same issuer
- State law limitations

Revenue Obligations

- Supported by revenue (e.g., revenue received from water and sewer bills)
- Used for more complex issues, issuers **pledge revenues** toward debt service and are generally required to meet certain tests and have special funds set aside for payments
- Generally **higher** interest rates due to more risk associated with limited security pledge to use available revenue to repay the securities compared to general obligation bonds of the same issuer

Debt Structures



The structure will depend upon the issuer's goals, purpose/project type, state statutes, etc.



Current Financial Position

General Obligation Debt Schedules

| CALENDAR YEAR | TID #3 SUPPORTED | | | | TID #3 SUPPORTED | | | | PARTIALLY TID #5 SUPPORTED | | | | TID #5 | |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------|--------|-----------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------|--------|-----------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----------------------|-------------|-----------|-----------|
| | PRINCIPAL (4/1) | RATE | INTEREST (4/1 & 10/1) | TOTAL | PRINCIPAL (4/1) | RATE | INTEREST (4/1 & 10/1) | TOTAL | PRINCIPAL (4/1) | RATE | INTEREST (4/1 & 10/1) | TOTAL | PRINCIPAL | INTEREST |
| | Issue: 1 Amount: \$3,035,000 Type: G.O. Refunding Bonds (AR) Dated: 8/28/2014 Callable: '25-'27 Callable 4/1/24 @ Par | | | | Issue: 2 Amount: \$3,055,000 Type: G.O. Refunding Bonds, Series 2017A (AR) Dated: 11/1/2017 Callable: '27 Callable 4/1/26 @ Par | | | | Issue: 3 Amount: \$6,470,000 Type: G.O. Refunding Bonds, Series 2018A (CR) Dated: 7/2/2018 Callable: '28-'38 Callable 4/1/27 @ Par | | | | | |
| 2025 | \$400,000 | 3.000% | \$30,000 | \$430,000 | \$400,000 | 2.500% | \$37,600 | \$437,600 | \$370,000 | 4.000% | \$204,200 | \$574,200 | \$20,000 | \$14,800 |
| 2026 | \$400,000 | 3.000% | \$18,000 | \$418,000 | \$400,000 | 4.000% | \$24,600 | \$424,600 | \$455,000 | 4.000% | \$187,700 | \$642,700 | \$20,000 | \$14,000 |
| 2027 | \$400,000 | 3.000% | \$6,000 | \$406,000 | \$415,000 | 4.000% | \$8,300 | \$423,300 | \$605,000 | 4.000% | \$166,500 | \$771,500 | \$20,000 | \$13,200 |
| 2028 | | | | | | | | | \$460,000 | 4.000% | \$145,200 | \$605,200 | \$25,000 | \$12,300 |
| 2029 | | | | | | | | | \$490,000 | 4.000% | \$126,200 | \$616,200 | \$25,000 | \$11,300 |
| 2030 | | | | | | | | | \$520,000 | 4.000% | \$106,000 | \$626,000 | \$25,000 | \$10,300 |
| 2031 | | | | | | | | | \$230,000 | 4.000% | \$91,000 | \$321,000 | \$25,000 | \$9,300 |
| 2032 | | | | | | | | | \$245,000 | 4.000% | \$81,500 | \$326,500 | \$30,000 | \$8,200 |
| 2033 | | | | | | | | | \$265,000 | 4.000% | \$71,300 | \$336,300 | \$30,000 | \$7,000 |
| 2034 | | | | | | | | | \$290,000 | 4.000% | \$60,200 | \$350,200 | \$30,000 | \$5,800 |
| 2035 | | | | | | | | | \$310,000 | 4.000% | \$48,200 | \$358,200 | \$30,000 | \$4,600 |
| 2036 | | | | | | | | | \$325,000 | 4.000% | \$35,500 | \$360,500 | \$30,000 | \$3,400 |
| 2037 | | | | | | | | | \$350,000 | 4.000% | \$22,000 | \$372,000 | \$35,000 | \$2,100 |
| 2038 | | | | | | | | | \$375,000 | 4.000% | \$7,500 | \$382,500 | \$35,000 | \$700 |
| 2039 | | | | | | | | | | | | | | |
| 2040 | | | | | | | | | | | | | | |
| TOTAL | \$1,200,000 | | \$54,000 | \$1,254,000 | \$1,215,000 | | \$70,500 | \$1,285,500 | \$5,290,000 | | \$1,353,000 | \$6,643,000 | \$380,000 | \$117,000 |
| | AR of 2007 G.O. Refunding Bonds Fiscal Agent: Village | | | | AR of 2009 G.O. Refunding Bonds Fiscal Agent: Assocaited Trust | | | | Term Bonds '31-'32, '33-'34, '35-'36, & '37-'38 CR of 2017 NAN Fiscal Agent: Zions | | | | | |



TID #5 SUPPORTED

Issue: 4
Amount: \$3,765,000
Type: Taxable G.O. Refunding Bonds, Series 2018B (CR)
Dated: 7/2/2018
Callable: '30-'38 Callable 4/1/28 @ Par

Issue: 5
Amount: \$2,000,000
Type: G.O. Promissory Notes
Dated: 6/13/2019
Callable: '28-'29 Callable 4/1/27 @ Par

POTENTIALLY TID #3 AMENDMENT SUPPORTED

Issue: 6
Amount: \$2,280,000
Type: G.O. Promissory Notes (Part CR)
Dated: 4/7/2021
Callable: '30-'31 Callable 4/1/29 @ Par

TID #3 AMENDMENT

CALENDAR
YEAR

| CALENDAR YEAR | TID #5 SUPPORTED | | | | POTENTIALLY TID #3 AMENDMENT SUPPORTED | | | | TID #3 AMENDMENT | | | | | |
|---------------|------------------|---------|-----------------------|-------------|----------------------------------------|--------|-----------------------|-------------|------------------|----------|----------|-------------|-----------|---------|
| | PRINCIPAL (4/1) | RATE | INTEREST (4/1 & 10/1) | TOTAL | PRINCIPAL (4/1) | RATE | INTEREST (4/1 & 10/1) | TOTAL | PRINCIPAL | INTEREST | | | | |
| 2025 | \$150,000 | 4.000% | \$126,018 | \$276,018 | \$175,000 | 4.000% | \$34,300 | \$209,300 | \$320,000 | 2.000% | \$24,500 | \$344,500 | \$50,000 | \$1,600 |
| 2026 | \$160,000 | 4.250% | \$119,618 | \$279,618 | \$180,000 | 4.000% | \$27,200 | \$207,200 | \$270,000 | 2.000% | \$18,600 | \$288,600 | \$55,000 | \$550 |
| 2027 | \$175,000 | 4.250% | \$112,499 | \$287,499 | \$185,000 | 4.000% | \$19,900 | \$204,900 | \$155,000 | 2.000% | \$14,350 | \$169,350 | | |
| 2028 | \$180,000 | 4.2500% | \$104,955 | \$284,955 | \$200,000 | 4.000% | \$12,200 | \$212,200 | \$155,000 | 2.000% | \$11,250 | \$166,250 | | |
| 2029 | \$195,000 | 3.8000% | \$97,425 | \$292,425 | \$205,000 | 4.000% | \$4,100 | \$209,100 | \$160,000 | 2.000% | \$8,100 | \$168,100 | | |
| 2030 | \$205,000 | 3.8000% | \$89,825 | \$294,825 | | | | | \$160,000 | 2.000% | \$4,900 | \$164,900 | | |
| 2031 | \$220,000 | 3.9000% | \$81,640 | \$301,640 | | | | | \$165,000 | 2.000% | \$1,650 | \$166,650 | | |
| 2032 | \$230,000 | 3.9000% | \$72,865 | \$302,865 | | | | | | | | | | |
| 2033 | \$245,000 | 4.0000% | \$63,480 | \$308,480 | | | | | | | | | | |
| 2034 | \$255,000 | 4.0000% | \$53,480 | \$308,480 | | | | | | | | | | |
| 2035 | \$265,000 | 4.1000% | \$42,948 | \$307,948 | | | | | | | | | | |
| 2036 | \$285,000 | 4.1000% | \$31,673 | \$316,673 | | | | | | | | | | |
| 2037 | \$295,000 | 4.2000% | \$19,635 | \$314,635 | | | | | | | | | | |
| 2038 | \$320,000 | 4.2000% | \$6,720 | \$326,720 | | | | | | | | | | |
| 2039 | | | | | | | | | | | | | | |
| 2040 | | | | | | | | | | | | | | |
| TOTAL | \$3,180,000 | | \$1,022,779 | \$4,202,779 | \$945,000 | | \$97,700 | \$1,042,700 | \$1,385,000 | | \$83,350 | \$1,468,350 | \$105,000 | \$2,150 |

Term Bonds '29-'30, '31-'32, '33-'34, '35-'36, & '37-'38 Fiscal Agent: Zions
CR of 2018 Taxable NAN
Fiscal Agent: Zions

Fiscal Agent: Zions
CR of 2012 Bonds
CR of 2015 Bank Loan
Bid Premium of \$40,944.46

Term Bond '30-'31



Issue: 7
 Amount: \$1,885,000
 Type: Taxable G.O. Refunding Bonds (CR)
 Dated: 4/7/2021
Callable: '30-'35 Callable 4/1/29 @ Par

Issue: 8
 Amount: \$2,250,000
 Type: G.O. Promissory Notes
 Dated: 6/15/2023
Callable: '31-'33 Callable 4/1/30 @ Par

| CALENDAR YEAR | PRINCIPAL | RATE | INTEREST | TOTAL |
|---------------|--------------------|--------|------------------|--------------------|
| | (4/1) | | (4/1 & 10/1) | |
| 2025 | \$130,000 | 0.900% | \$25,425 | \$155,425 |
| 2026 | \$135,000 | 1.150% | \$24,064 | \$159,064 |
| 2027 | \$135,000 | 1.300% | \$22,410 | \$157,410 |
| 2028 | \$135,000 | 1.500% | \$20,520 | \$155,520 |
| 2029 | \$140,000 | 1.700% | \$18,318 | \$158,318 |
| 2030 | \$140,000 | 1.850% | \$15,833 | \$155,833 |
| 2031 | \$145,000 | 2.000% | \$13,088 | \$158,088 |
| 2032 | \$145,000 | 2.000% | \$10,188 | \$155,188 |
| 2033 | \$150,000 | 2.000% | \$7,238 | \$157,238 |
| 2034 | \$155,000 | 2.250% | \$3,994 | \$158,994 |
| 2035 | \$100,000 | 2.250% | \$1,125 | \$101,125 |
| 2036 | | | | |
| 2037 | | | | |
| 2038 | | | | |
| 2039 | | | | |
| 2040 | | | | |
| TOTAL | \$1,510,000 | | \$162,200 | \$1,672,200 |

| CALENDAR YEAR | PRINCIPAL | RATE | INTEREST | TOTAL |
|---------------|--------------------|--------|------------------|--------------------|
| | (4/1) | | (4/1 & 10/1) | |
| 2025 | \$250,000 | 5.000% | \$106,250 | \$356,250 |
| 2026 | \$210,000 | 5.000% | \$94,750 | \$304,750 |
| 2027 | \$220,000 | 5.000% | \$84,000 | \$304,000 |
| 2028 | \$230,000 | 5.000% | \$72,750 | \$302,750 |
| 2029 | \$240,000 | 5.000% | \$61,000 | \$301,000 |
| 2030 | \$255,000 | 5.000% | \$48,625 | \$303,625 |
| 2031 | \$270,000 | 5.000% | \$35,500 | \$305,500 |
| 2032 | \$280,000 | 5.000% | \$21,750 | \$301,750 |
| 2033 | \$295,000 | 5.000% | \$7,375 | \$302,375 |
| 2034 | | | | |
| 2035 | | | | |
| 2036 | | | | |
| 2037 | | | | |
| 2038 | | | | |
| 2039 | | | | |
| 2040 | | | | |
| TOTAL | \$2,250,000 | | \$532,000 | \$2,782,000 |

Fiscal Agent: Zions
CR of 2016 Bank Loan

Fiscal Agent: Zions
Bid premium of \$83,976.62
AA AGM Insured

Term Bonds '32-'33 & '34-'35



Issue: 9
 Amount: \$5,000,000
 Type: State Trust Fund Loan
 Dated: 12/19/2024
Callable: 1/1-8/31 Each Year

Issue: 10
 Amount: \$5,285,000
 Type: G.O. Promissory Notes
 Dated: 5/8/2025
Callable: '34-'40 Callable 4/1/33 @ Par

| CALENDAR YEAR | PRINCIPAL | RATE | INTEREST | TOTAL | PRINCIPAL | RATE | INTEREST | TOTAL |
|---------------|--------------------|--------|--------------------|--------------------|--------------------|--------|--------------------|--------------------|
| | (3/15) | | (3/15) | | (4/1) | | (4/1 & 10/1) | |
| 2025 | | | | | | | | |
| 2026 | \$395,414 | 5.250% | \$324,349 | \$719,763 | \$225,000 | 5.000% | \$346,405 | \$571,405 |
| 2027 | \$478,022 | 5.250% | \$241,741 | \$719,763 | \$500,000 | 5.000% | \$228,200 | \$728,200 |
| 2028 | \$502,525 | 5.250% | \$217,238 | \$719,763 | \$450,000 | 5.000% | \$204,450 | \$654,450 |
| 2029 | \$529,501 | 5.250% | \$190,262 | \$719,763 | \$225,000 | 5.000% | \$187,575 | \$412,575 |
| 2030 | \$557,300 | 5.250% | \$162,463 | \$719,763 | \$250,000 | 5.000% | \$175,700 | \$425,700 |
| 2031 | \$586,558 | 5.250% | \$133,205 | \$719,763 | \$325,000 | 5.000% | \$161,325 | \$486,325 |
| 2032 | \$617,072 | 5.250% | \$102,691 | \$719,763 | \$300,000 | 5.000% | \$145,700 | \$445,700 |
| 2033 | \$649,749 | 5.250% | \$70,014 | \$719,763 | \$315,000 | 5.000% | \$130,325 | \$445,325 |
| 2034 | \$683,860 | 5.250% | \$35,903 | \$719,763 | \$335,000 | 5.000% | \$114,075 | \$449,075 |
| 2035 | | | | | \$350,000 | 5.000% | \$96,950 | \$446,950 |
| 2036 | | | | | \$370,000 | 5.000% | \$78,950 | \$448,950 |
| 2037 | | | | | \$385,000 | 4.250% | \$61,519 | \$446,519 |
| 2038 | | | | | \$400,000 | 4.250% | \$44,838 | \$444,838 |
| 2039 | | | | | \$420,000 | 4.250% | \$27,413 | \$447,413 |
| 2040 | | | | | \$435,000 | 4.250% | \$9,244 | \$444,244 |
| TOTAL | \$5,000,000 | | \$1,477,867 | \$6,477,867 | \$5,285,000 | | \$2,012,668 | \$7,297,668 |

Fiscal Agent: Village

Finance purchase of land for park and development
 Village plans to payoff STFL with developer funds

Fiscal Agent: Zions Bancorporation

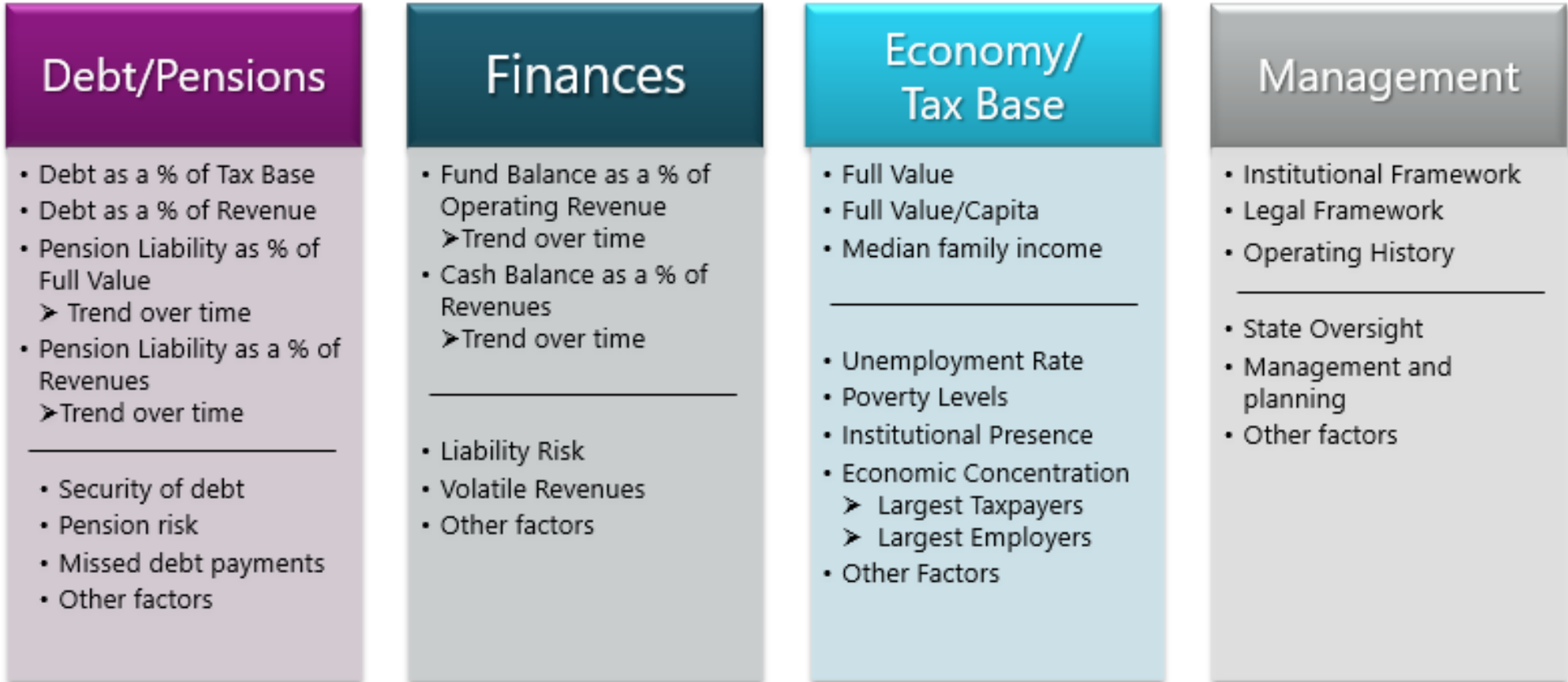
Bid Premium: \$48,198.50

Credit: Aa3

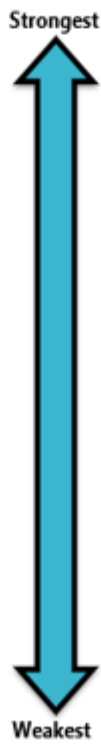


| CALENDAR YEAR | COMBINED DEBT SERVICE | | | LESS: TID #3 SUPPORTED DEBT SERVICE | | LESS: TID #3 AMENDMENT SUPPORTED DEBT SERVICE | | LESS: TID #5 SUPPORTED DEBT SERVICE | | NET LEVY SUPPORTED DEBT SERVICE | | | NET LEVY SUPPORTED & AMENDMENT DEBT SERVICE | | |
|---------------|-----------------------|--------------------|---------------------|-------------------------------------|--------------------|-----------------------------------------------|------------------|-------------------------------------|----------------------|---------------------------------|--------------------|---------------------|---------------------------------------------|--------------------|---------------------|
| | PRINCIPAL | INTEREST | TOTAL | PRINCIPAL | INTEREST | PRINCIPAL | INTEREST | PRINCIPAL | INTEREST | PRINCIPAL | INTEREST | TOTAL | PRINCIPAL | INTEREST | TOTAL |
| 2025 | \$2,195,000 | \$588,293 | \$2,783,293 | (\$800,000) | (\$67,600) | (\$50,000) | (\$1,600) | (\$170,000) | (\$140,818) | \$1,175,000 | \$378,275 | \$1,553,275 | \$1,225,000 | \$379,875 | \$1,604,875 |
| 2026 | \$2,830,414 | \$1,185,286 | \$4,015,699 | (\$800,000) | (\$42,600) | (\$55,000) | (\$550) | (\$180,000) | (\$133,618) | \$1,795,414 | \$1,008,518 | \$2,803,932 | \$1,850,414 | \$1,009,068 | \$2,859,482 |
| 2027 | \$3,268,022 | \$903,900 | \$4,171,922 | (\$815,000) | (\$14,300) | | | (\$195,000) | (\$125,699) | \$2,258,022 | \$763,901 | \$3,021,923 | \$2,258,022 | \$763,901 | \$3,021,923 |
| 2028 | \$2,312,525 | \$788,563 | \$3,101,088 | | | | | (\$205,000) | (\$117,255) | \$2,107,525 | \$671,308 | \$2,778,833 | \$2,107,525 | \$671,308 | \$2,778,833 |
| 2029 | \$2,184,501 | \$692,980 | \$2,877,481 | | | | | (\$220,000) | (\$108,725) | \$1,964,501 | \$584,255 | \$2,548,756 | \$1,964,501 | \$584,255 | \$2,548,756 |
| 2030 | \$2,087,300 | \$603,346 | \$2,690,646 | | | | | (\$230,000) | (\$100,125) | \$1,857,300 | \$503,221 | \$2,360,521 | \$1,857,300 | \$503,221 | \$2,360,521 |
| 2031 | \$1,941,558 | \$517,408 | \$2,458,966 | | | | | (\$245,000) | (\$90,940) | \$1,696,558 | \$426,468 | \$2,123,026 | \$1,696,558 | \$426,468 | \$2,123,026 |
| 2032 | \$1,817,072 | \$434,694 | \$2,251,766 | | | | | (\$260,000) | (\$81,065) | \$1,557,072 | \$353,629 | \$1,910,701 | \$1,557,072 | \$353,629 | \$1,910,701 |
| 2033 | \$1,919,749 | \$349,732 | \$2,269,481 | | | | | (\$275,000) | (\$70,480) | \$1,644,749 | \$279,252 | \$1,924,001 | \$1,644,749 | \$279,252 | \$1,924,001 |
| 2034 | \$1,718,860 | \$267,651 | \$1,986,512 | | | | | (\$285,000) | (\$59,280) | \$1,433,860 | \$208,371 | \$1,642,232 | \$1,433,860 | \$208,371 | \$1,642,232 |
| 2035 | \$1,025,000 | \$189,223 | \$1,214,223 | | | | | (\$295,000) | (\$47,548) | \$730,000 | \$141,675 | \$871,675 | \$730,000 | \$141,675 | \$871,675 |
| 2036 | \$980,000 | \$146,123 | \$1,126,123 | | | | | (\$315,000) | (\$35,073) | \$665,000 | \$111,050 | \$776,050 | \$665,000 | \$111,050 | \$776,050 |
| 2037 | \$1,030,000 | \$103,154 | \$1,133,154 | | | | | (\$330,000) | (\$21,735) | \$700,000 | \$81,419 | \$781,419 | \$700,000 | \$81,419 | \$781,419 |
| 2038 | \$1,095,000 | \$59,058 | \$1,154,058 | | | | | (\$355,000) | (\$7,420) | \$740,000 | \$51,638 | \$791,638 | \$740,000 | \$51,638 | \$791,638 |
| 2039 | \$420,000 | \$27,413 | \$447,413 | | | | | | | \$420,000 | \$27,413 | \$447,413 | \$420,000 | \$27,413 | \$447,413 |
| 2040 | \$435,000 | \$9,244 | \$444,244 | | | | | | | \$435,000 | \$9,244 | \$444,244 | \$435,000 | \$9,244 | \$444,244 |
| TOTAL | \$27,260,000 | \$6,866,063 | \$34,126,063 | (\$2,415,000) | (\$124,500) | (\$105,000) | (\$2,150) | (\$3,560,000) | (\$1,139,779) | \$21,180,000 | \$5,599,635 | \$26,779,635 | \$21,285,000 | \$5,601,785 | \$26,886,785 |

General Obligation Bond Rating Factors & Indicators



- Rated issues generally provide lower interest cost to the issuer as it provides investors an objective view of the financial health of the entity
- Help to increase investor demand
- The **higher** the rating, the **lower** the interest rate



| Moody's Long-term | S&P Long-term | Rating Description |
|-------------------|---------------|----------------------------------|
| Aaa | AAA | Prime |
| Aa1 | AA+ | High grade |
| Aa2 | AA | |
| Aa3 | AA- | |
| A1 | A+ | Upper medium grade |
| A2 | A | |
| A3 | A- | |
| Baa1 | BBB+ | Lower medium grade |
| Baa2 | BBB | |
| Baa3 | BBB- | |
| Ba1 | BB+ | Non-investment grade speculative |
| Ba2 | BB | |
| Ba3 | BB- | |
| B1 | B+ | Highly speculative |
| B2 | B | |
| B3 | B- | |

Note: Ratings measured on a scale that generally ranges from AAA or Aaa (highest) to D or C (lowest)

| Moody's | Rated |
|----------------|------------|
| Aaa | 5 |
| Aa1 | 11 |
| Aa2 | 47 |
| Aa3 | 39 |
| A1 | 31 |
| A2 | 3 |
| A3 | 2 |
| Baa1 and below | 2 |
| Total | 140 |

General Obligation Bond Credit Rating Analysis

HIGHLIGHTS FROM APRIL 7, 2025, GO BOND RATING REPORT (MOODY'S): Aa3

On April 7, 2025, the Village of Mount Horeb's General Obligation Promissory Notes continued to be assigned a "Aa3" rating by Moody's Investor Services (Moody's). Below is a highlight of the information from April 7, 2025, Rating Report:

The rating reflects their assessment of the following factors for Mount Horeb.

- Strong Local Economy
 - A strong bedroom community within the Madison metropolitan area.
 - Resident income ratio around 135%
 - Full value per capita approximately \$164,000
- Low Leverage
 - Long-term liabilities ratio is moderate at 225% and expected to remain stable as the Village issues debt biennially for infrastructure improvements
- Modest but Improving Fund Balance
 - Fiscal 2024 shows a \$450,000 general fund deficit (unaudited)
 - Available fund balance ratio projected to rise to ~15% (up from 7% in 2023)
 - Improvement due to repayment of advance from capital projects fund
 - Ratio still somewhat suppressed by advances to tax increment districts
- Debt Security
 - General obligation unlimited tax rating and issuer rating at same level due to full faith and credit pledge and availability of property tax for debt service



BAIRD INTERNAL VILLAGE OF MOUNT HOREB GENERAL OBLIGATION BOND CREDIT ANALYSIS: USING 2024 AUDIT AND AVAILABLE INFORMATION

On the following pages is Baird’s internal general obligation bond credit analysis for the Village of Mount Horeb:

U.S. LOCAL GOVERNMENT GENERAL OBLIGATION SCORECARD
Issuer: **Mount Horeb (Village)**

| | <i>Very Strong</i> | <i>Strong</i> | <i>Moderate</i> | <i>Weak</i> | <i>Poor</i> | <i>Very Poor</i> | | | |
|---------------------------------------|----------------------|------------------------------------------|-------------------------------------|---------------------------------------|--------------------------------------|----------------------|----------------------------------------------|----------------------|-----------------------|
| | Current Value | Aaa | Aa | A | Baa | Ba | B & Below | Implied Score | Implied Rating |
| ECONOMY | | | | | | | | | |
| Resident Income (10%) | 134.0% | ≥ 120% | 100 to 120% | 80 to 100% | 65 to 80% | 50 to 65% | < 50% | 1.32 | Aaa |
| Full Value per Capita (10%) | \$163,512 | ≥ \$180,000 | \$100,000 to \$180,000 | \$60,000 to \$100,000 | \$40,000 to \$60,000 | \$25,000 to \$40,000 | < \$25,000 | 2.12 | Aa1 |
| Economic Growth (10%) | 0.1% | ≥ 0% | -1 to 0% | -2.5 to -1% | -4.5 to -2.5% | -7 to -4.5% | < -7% | 1.46 | Aaa |
| FINANCIAL PERFORMANCE | | | | | | | | | |
| Available Fund Balance Ratio (20%) | 7.8% | ≥ 35% | 25 to 35% | 15 to 25% | 5 to 15% | 0 to 5% | < 0% | 9.66 | Baa3 |
| Liquidity Ratio (10%) | 24.5% | ≥ 40% | 30 to 40% | 20 to 30% | 12.5 to 20% | 5 to 12.5% | < 5% | 6.15 | A2 |
| INSTITUTIONAL FRAMEWORK | | | | | | | | | |
| Determination of Operating Rev. (10%) | 6.00 | Very strong ability to determine revenue | Strong ability to determine revenue | Moderate ability to determine revenue | Limited ability to determine revenue | Not Applicable | Not Applicable | 6.00 | A2 |
| LEVERAGE | | | | | | | | | |
| Long-term Liabilities Ratio (20%) | 198.0% | ≤ 100% | 100 to 200% | 200 to 350% | 350 to 500% | 500 to 700% | > 700% | 4.44 | Aa3 |
| Fixed-Costs Ratio (10%) | 13.2% | ≤ 10% | 10 to 15% | 15 to 20% | 20 to 25% | 25 to 35% | > 35% | 3.41 | Aa2 |
| | | | | | | | Unadjusted Cumulative Rating | 4.87 | A1 |
| Notching Factors | | | | | | | | | |
| | | | | | | | Very High Full Value Per Capita | - | |
| | | | | | | | Extremely High Resident Income | 0.5 | |
| | | | | | | | Limited Scale of Operations | - | |
| | | | | | | | Weak Financial Reporting | - | |
| | | | | | | | Potential Cost Shift to or from State | - | |
| | | | | | | | Potential for Significant Change in Leverage | - | |
| | | | | | | | Total Notching Factors | 0.5 | |
| | | | | | | | Cumulative Rating | 4.37 | Aa3 |

| | |
|------------------------------------------------|--|
| Scorecard-Indicated Outcome: 4.37 (Aa3) | |
| Score for Upgrade to Aa2: 3.50 | |
| Score for Downgrade to A1: 4.50 | |



GENERAL OBLIGATION BOND CREDIT RATING COMPARISON ANALYSIS

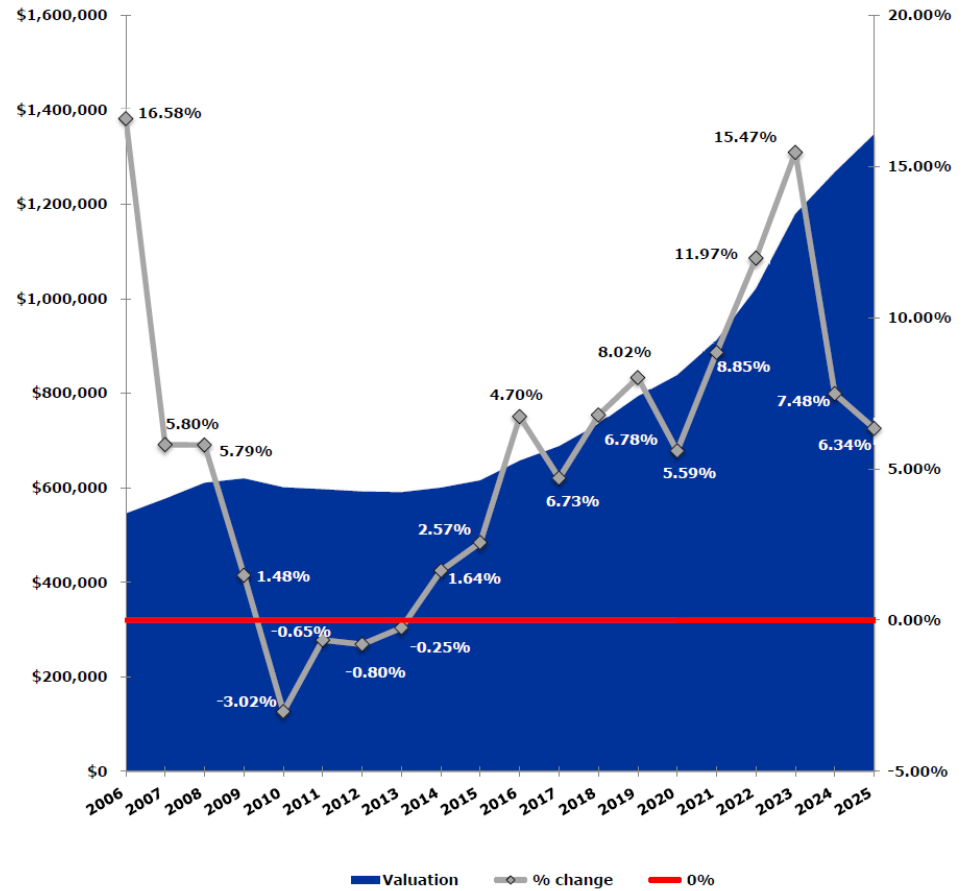
| Village of Mount Horeb - Rating Comparison | | | | | |
|-------------------------------------------------------|-------------------|-------------------|------------------------|----------------------|--------------------------|
| | City of Stoughton | Village of Oregon | Village of Mount Horeb | Village of McFarland | Village of Cottage Grove |
| Rating (Moody's/S&P) | Aa2 | Aa2 | Aa3 | Aa2 | AA |
| 2025 Equalized Valuation (TID IN) | \$2,118,068,100 | \$2,129,359,300 | \$1,348,232,100 | \$1,836,335,200 | \$1,545,983,000 |
| % Change in Equalized Valuations (TID IN) Since 2021 | 57.91% | 50.83% | 47.77% | 50.84% | 70.55% |
| WI DOA Population and Housing Unit Estimates 1/1/2025 | 13,461 | 12,441 | 8,006 | 9,737 | 9,470 |
| Full Value per capita | \$157,348 | \$171,157 | \$168,403 | \$188,594 | \$163,251 |
| Equalized valuation from five years prior (TID-IN) | \$1,341,278,100 | \$1,411,777,900 | \$912,391,800 | \$1,217,439,600 | \$906,457,000 |
| Statutory Debt Limit (5% of Equalized Valuation) | \$105,903,405 | \$106,467,965 | \$67,411,605 | \$91,816,760 | \$77,299,150 |
| Direct GO Debt (12/31/2024)* | \$46,333,447 | \$42,042,266 | \$21,975,000 | \$46,965,000 | \$31,936,707 |
| % of Statutory Debt Limit Incurred | 43.75% | 39.49% | 32.60% | 51.15% | 41.32% |
| % of Statutory Debt Limit Available | 56.25% | 60.51% | 67.40% | 48.85% | 58.68% |
| Direct Debt per Capita | \$3,442.05 | \$3,379.33 | \$2,744.82 | \$4,823.35 | \$3,372.41 |
| 2024 Total General Fund Balance | \$6,611,391 | \$2,810,772 | \$1,530,111 | \$1,955,060 | \$2,614,555 |
| % of 2024 General Fund Expenditures | 54.15% | 36.62% | 23.81% | 24.38% | 33.53% |
| 2024 Unassigned General Fund Balance | \$2,902,815 | \$2,579,086 | \$0 | \$1,426,045 | \$2,107,051 |
| % of 2024 General Fund Expenditures | 23.78% | 33.60% | 0.00% | 17.78% | 27.02% |

*Per Most Up To Date 2024 Audited Financial Statements

Financial Plan Data Tables & Key Assumptions

EQUALIZED VALUE TID IN (HISTORICAL)

| <u>Year</u> | <u>Valuation</u> | <u>% change</u> |
|-------------|------------------|-----------------|
| 2006 | \$545,578,300 | 16.58% |
| 2007 | \$577,230,400 | 5.80% |
| 2008 | \$610,664,500 | 5.79% |
| 2009 | \$619,718,800 | 1.48% |
| 2010 | \$600,982,700 | -3.02% |
| 2011 | \$597,049,500 | -0.65% |
| 2012 | \$592,285,700 | -0.80% |
| 2013 | \$590,807,400 | -0.25% |
| 2014 | \$600,480,400 | 1.64% |
| 2015 | \$615,899,600 | 2.57% |
| 2016 | \$657,349,900 | 6.73% |
| 2017 | \$688,229,600 | 4.70% |
| 2018 | \$734,901,000 | 6.78% |
| 2019 | \$793,824,100 | 8.02% |
| 2020 | \$838,224,300 | 5.59% |
| 2021 | \$912,391,800 | 8.85% |
| 2022 | \$1,021,582,400 | 11.97% |
| 2023 | \$1,179,583,900 | 15.47% |
| 2024 | \$1,267,869,500 | 7.48% |
| 2025 | \$1,348,232,100 | 6.34% |



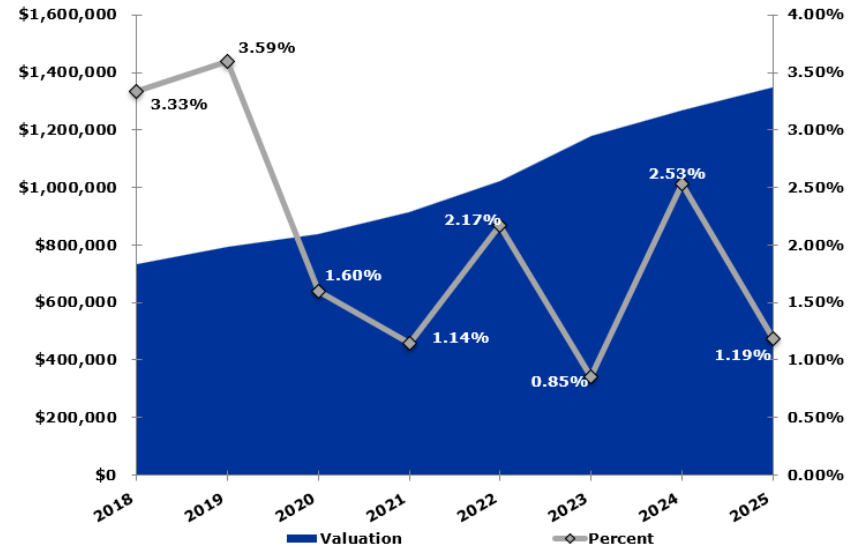
Twenty Year Average Annual Growth Rate..... 4.63%



EQUALIZED VALUE TID IN AND NET NEW CONSTRUCTION (HISTORICAL)

| <u>Year</u> | <u>Valuation</u> | <u>Net New Construction</u> | <u>Percent</u> |
|-------------|------------------|-----------------------------|----------------|
| 2018 | \$734,901,000 | \$24,494,900 | 3.33% |
| 2019 | \$793,824,100 | \$28,519,500 | 3.59% |
| 2020 | \$838,224,300 | \$13,383,600 | 1.60% |
| 2021 | \$912,391,800 | \$10,439,100 | 1.14% |
| 2022 | \$1,021,582,400 | \$22,127,400 | 2.17% |
| 2023 | \$1,179,583,900 | \$10,021,700 | 0.85% |
| 2024 | \$1,267,869,500 | \$32,112,200 | 2.53% |
| 2025 | \$1,348,232,100 | \$16,024,800 | 1.19% |

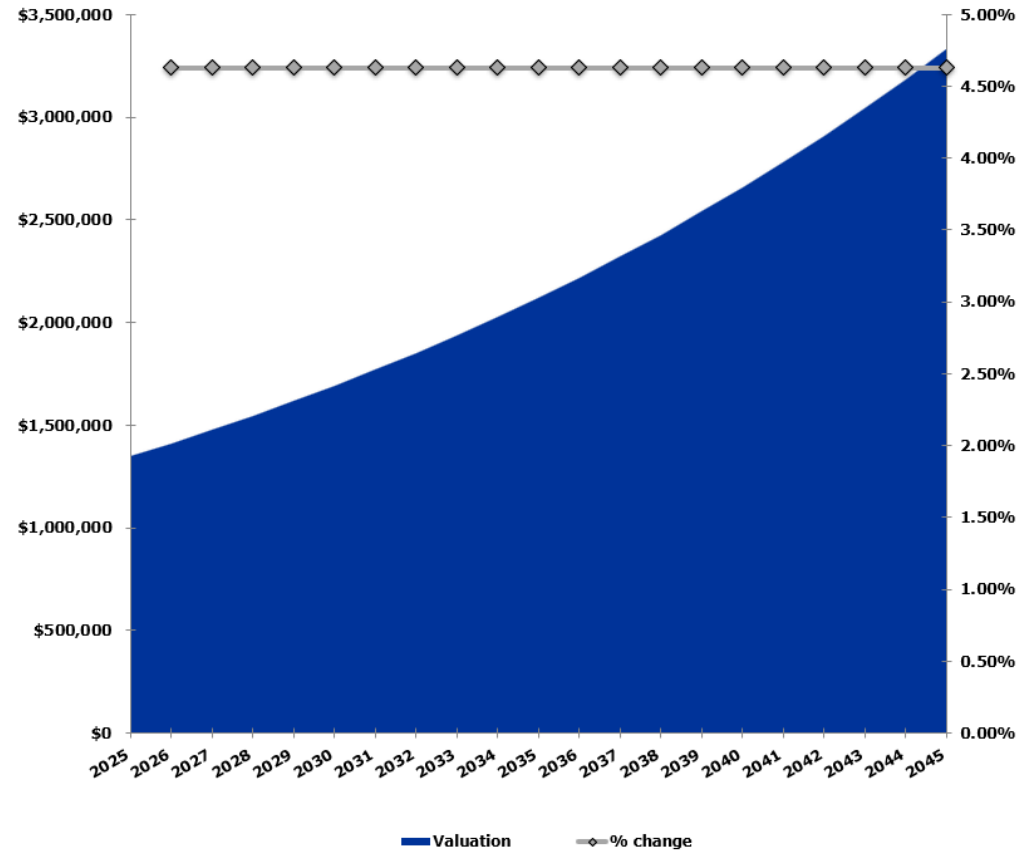
Eight Year Average Net New Construction..... **\$19,640,400** **2.05%**





EQUALIZED VALUE TID IN (PROJECTED FUTURE USING HISTORICAL AVERAGE)

| <u>Year</u> | <u>Valuation</u> | <u>% change</u> |
|-------------|------------------|-----------------|
| 2025 | \$1,348,232,100 | |
| 2026 | \$1,410,620,015 | 4.63% |
| 2027 | \$1,475,894,861 | 4.63% |
| 2028 | \$1,544,190,226 | 4.63% |
| 2029 | \$1,615,645,882 | 4.63% |
| 2030 | \$1,690,408,067 | 4.63% |
| 2031 | \$1,768,629,789 | 4.63% |
| 2032 | \$1,850,471,131 | 4.63% |
| 2033 | \$1,936,099,590 | 4.63% |
| 2034 | \$2,025,690,408 | 4.63% |
| 2035 | \$2,119,426,940 | 4.63% |
| 2036 | \$2,217,501,025 | 4.63% |
| 2037 | \$2,320,113,376 | 4.63% |
| 2038 | \$2,427,473,998 | 4.63% |
| 2039 | \$2,539,802,611 | 4.63% |
| 2040 | \$2,657,329,104 | 4.63% |
| 2041 | \$2,780,294,002 | 4.63% |
| 2042 | \$2,908,948,962 | 4.63% |
| 2043 | \$3,043,557,285 | 4.63% |
| 2044 | \$3,184,394,456 | 4.63% |
| 2045 | \$3,331,748,707 | 4.63% |





OPERATING BUDGET PROJECTIONS

2026 Financial Management Plan

Village of Mount Horeb
Operating Budget Projections
General Fund Summary

| | Historical Data | | | | |
|-------------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| | 2020 Actual | 2021 Actual | 2022 Actual | 2023 Actual | 2024 Actual |
| Revenues | | | | | |
| Taxes | \$ 2,821,028 | \$ 2,883,406 | \$ 2,930,703 | \$ 3,032,662 | \$ 3,053,059 |
| Intergovernmental | \$ 857,153 | \$ 769,265 | \$ 717,870 | \$ 879,575 | \$ 1,166,756 |
| Licenses and permits | \$ 115,179 | \$ 124,778 | \$ 140,875 | \$ 104,599 | \$ 104,358 |
| Fines, forfeits and penalties | \$ 36,423 | \$ 42,936 | \$ 35,312 | \$ 30,698 | \$ 26,434 |
| Public charges for services | \$ 488,539 | \$ 703,811 | \$ 757,076 | \$ 751,887 | \$ 817,074 |
| Investment Income | \$ 57,580 | \$ 14,026 | \$ 32,695 | \$ 154,183 | \$ 33,289 |
| Miscellaneous | \$ 143,833 | \$ 276,675 | \$ 194,491 | \$ 178,362 | \$ 202,801 |
| Total revenues | \$4,519,735 | \$4,814,897 | \$4,809,022 | \$5,131,966 | \$5,403,771 |
| % Change | 2.57% | 6.53% | -0.12% | 6.72% | 5.30% |
| Expenditures | | | | | |
| General government | \$ 791,820 | \$ 802,408 | \$ 827,897 | \$ 922,349 | \$ 888,856 |
| Public safety | \$ 2,326,810 | \$ 2,513,582 | \$ 2,681,915 | \$ 2,811,679 | \$ 3,259,920 |
| Public works | \$ 1,244,679 | \$ 1,220,583 | \$ 1,240,753 | \$ 1,341,237 | \$ 1,535,938 |
| Culture, recreation and education | \$ 410,159 | \$ 512,610 | \$ 544,835 | \$ 579,644 | \$ 560,259 |
| Conservation and development | \$ 89,239 | \$ 132,482 | \$ 127,590 | \$ 176,388 | \$ 180,793 |
| Capital outlay | \$ - | \$ - | \$ - | \$ - | \$ - |
| Debt service | | | | | |
| Principal | \$ - | \$ - | \$ - | \$ - | \$ - |
| Interest and fiscal charges | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total expenditures | \$4,862,707 | \$5,181,665 | \$5,422,990 | \$5,831,297 | \$6,425,766 |
| % Change | 2.05% | 6.56% | 4.66% | 7.53% | 10.19% |
| Other financing sources (uses) | | | | | |
| Operating transfers in (out) | \$ 425,325 | \$ 415,255 | \$ 393,892 | \$ 437,808 | \$ 478,812 |
| Property Sales | \$ - | \$ 60 | \$ - | \$ - | \$ - |
| Net other financing sources (uses) | \$425,325 | \$415,315 | \$393,892 | \$437,808 | \$478,812 |
| Surplus (Deficit) | \$82,353 | \$48,547 | -\$220,076 | -\$261,523 | -\$543,183 |
| Fund balances - beginning of year | \$2,423,993 | \$2,506,346 | \$2,554,893 | \$2,334,817 | \$2,073,294 |
| Fund balances - end of year | \$2,506,346 | \$2,554,893 | \$2,334,817 | \$2,073,294 | \$1,530,111 |
| Fund Balance as % of Expenditures | 51.54% | 49.31% | 43.05% | 35.55% | 23.81% |

| | Budget Year | | | | |
|-------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| | 2025 Budget | 2026 Budget | 2027 Projection | 2028 Projection | 2029 Projection |
| Revenues | | | | | |
| Taxes | \$ 3,168,314 | \$ 3,088,265 | \$ 3,119,148 | \$ 3,150,339 | \$ 3,181,843 |
| Intergovernmental | \$ 1,167,566 | \$ 1,100,131 | \$ 1,111,132 | \$ 1,122,244 | \$ 1,133,466 |
| Licenses and permits | \$ 148,151 | \$ 119,175 | \$ 120,367 | \$ 121,570 | \$ 122,786 |
| Fines, forfeits and penalties | \$ 50,000 | \$ 30,500 | \$ 30,805 | \$ 31,113 | \$ 31,424 |
| Public charges for services | \$ 835,181 | \$ 838,972 | \$ 847,362 | \$ 855,835 | \$ 864,394 |
| Investment Income | \$ 60,000 | \$ 70,000 | \$ 70,700 | \$ 71,407 | \$ 72,121 |
| Miscellaneous | \$ 407,071 | \$ 205,723 | \$ 207,780 | \$ 209,858 | \$ 211,957 |
| Total revenues | \$ 5,836,283 | \$ 5,452,766 | \$ 5,507,294 | \$ 5,562,367 | \$ 5,617,990 |
| % Change | 8.00% | -6.57% | 1.00% | 1.00% | 1.00% |
| Expenditures | | | | | |
| General government | \$ 1,010,870 | \$ 1,015,981 | \$ 1,026,141 | \$ 1,036,402 | \$ 1,046,766 |
| Public safety | \$ 3,316,461 | \$ 3,477,810 | \$ 3,512,588 | \$ 3,547,714 | \$ 3,583,191 |
| Public works | \$ 1,489,891 | \$ 1,511,047 | \$ 1,526,157 | \$ 1,541,419 | \$ 1,556,833 |
| Culture, recreation and education | \$ 605,114 | \$ 620,430 | \$ 626,634 | \$ 632,901 | \$ 639,230 |
| Conservation and development | \$ 403,259 | \$ 124,572 | \$ 125,818 | \$ 127,076 | \$ 128,347 |
| Capital outlay | \$ - | \$ - | \$ - | \$ - | \$ - |
| Debt service | | | | | |
| Principal | \$ - | \$ - | \$ - | \$ - | \$ - |
| Interest and fiscal charges | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total expenditures | \$6,825,595 | \$ 6,749,840 | \$ 6,817,338 | \$ 6,885,512 | \$ 6,954,367 |
| % Change | 6.22% | -1.11% | 1.00% | 1.00% | 1.00% |
| Other financing sources (uses) | | | | | |
| Operating transfers in (out) | \$ 461,080 | \$ 503,733 | \$ 508,770 | \$ 513,858 | \$ 518,997 |
| Property Sales | \$ - | \$ - | \$ - | \$ - | \$ - |
| Net other financing sources (uses) | \$461,080 | \$503,733 | \$508,770 | \$513,858 | \$518,997 |
| Surplus (Deficit) | -\$528,232 | -\$793,341 | -\$801,274 | -\$809,287 | -\$817,380 |
| Fund balances - beginning of year | \$1,530,111 | \$1,001,879 | \$208,538 | -\$592,736 | -\$1,402,024 |
| Fund balances - end of year | \$1,001,879 | \$208,538 | -\$592,736 | -\$1,402,024 | -\$2,219,404 |
| Fund Balance as % of Expenditures | 14.68% | 3.09% | -8.69% | -20.36% | -31.91% |



2026 Financial Management Plan

Village of Mount Horeb
Operating Budget Projections
General Fund Summary

| | Historical Data | | | | |
|-------------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| | 2020 Actual | 2021 Actual | 2022 Actual | 2023 Actual | 2024 Actual |
| Revenues | | | | | |
| Taxes | \$ 2,821,028 | \$ 2,883,406 | \$ 2,930,703 | \$ 3,032,662 | \$ 3,053,059 |
| Referendum | | | | \$ - | |
| Intergovernmental | \$ 857,153 | 769,265 | 717,870 | 879,575 | 1,166,756 |
| Licenses and permits | \$ 115,179 | 124,778 | 140,875 | 104,599 | 104,358 |
| Fines, forfeits and penalties | \$ 36,423 | 42,936 | 35,312 | 30,698 | 26,434 |
| Public charges for services | \$ 488,539 | 703,811 | 757,076 | 751,887 | 817,074 |
| Investment Income | \$ 57,580 | 14,026 | 32,695 | 154,183 | 33,289 |
| Miscellaneous | \$ 143,833 | 276,675 | 194,491 | 178,362 | 202,801 |
| Total revenues | \$4,519,735 | \$4,814,897 | \$4,809,022 | \$5,131,966 | \$5,403,771 |
| % Change | 2.57% | 6.53% | -0.12% | 6.72% | 5.30% |
| Expenditures | | | | | |
| General government | \$ 791,820 | \$ 802,408 | \$ 827,897 | \$ 922,349 | \$ 888,856 |
| Public safety | \$ 2,326,810 | \$ 2,513,582 | \$ 2,681,915 | \$ 2,811,679 | \$ 3,259,920 |
| Public works | \$ 1,244,679 | \$ 1,220,583 | \$ 1,240,753 | \$ 1,341,237 | \$ 1,535,938 |
| Culture, recreation and education | \$ 410,159 | \$ 512,610 | \$ 544,835 | \$ 579,644 | \$ 560,259 |
| Conservation and development | \$ 89,239 | \$ 132,482 | \$ 127,590 | \$ 176,388 | \$ 180,793 |
| Capital outlay | \$ - | \$ - | \$ - | \$ - | \$ - |
| Debt service | | | | | |
| Principal | \$ - | \$ - | \$ - | \$ - | \$ - |
| Interest and fiscal charges | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total expenditures | \$4,862,707 | \$5,181,665 | \$5,422,990 | \$5,831,297 | \$6,425,766 |
| % Change | 2.05% | 6.56% | 4.66% | 7.53% | 10.19% |
| Other financing sources (uses) | | | | | |
| Operating transfers in (out) | \$ 425,325 | \$ 415,255 | \$ 393,892 | \$ 437,808 | \$ 478,812 |
| Property Sales | \$ - | \$ 60 | \$ - | \$ - | \$ - |
| Net other financing sources (uses) | \$425,325 | \$415,315 | \$393,892 | \$437,808 | \$478,812 |
| Surplus (Deficit) | \$82,353 | \$48,547 | -\$220,076 | -\$261,523 | -\$543,183 |
| Fund balances - beginning of year | \$2,423,993 | \$2,506,346 | \$2,554,893 | \$2,334,817 | \$2,073,294 |
| Fund balances - end of year | \$2,506,346 | \$2,554,893 | \$2,334,817 | \$2,073,294 | \$1,530,111 |
| Fund Balance as % of Expenditures | 51.54% | 49.31% | 43.05% | 35.55% | 23.81% |

| | Budget Year | | | | |
|-------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| | 2025 Budget | 2026 Budget | 2027 Projection | 2028 Projection | 2029 Projection |
| Revenues | | | | | |
| Taxes | \$ 3,168,314 | \$ 3,088,265 | \$ 3,119,148 | \$ 3,150,339 | \$ 3,181,843 |
| Referendum | | | \$ 1,325,000 | \$ 1,325,000 | \$ 1,325,000 |
| Intergovernmental | \$ 1,167,566 | \$ 1,100,131 | \$ 1,111,132 | \$ 1,122,244 | \$ 1,133,466 |
| Licenses and permits | \$ 148,151 | \$ 119,175 | \$ 120,367 | \$ 121,570 | \$ 122,786 |
| Fines, forfeits and penalties | \$ 50,000 | \$ 30,500 | \$ 30,805 | \$ 31,113 | \$ 31,424 |
| Public charges for services | \$ 835,181 | \$ 838,972 | \$ 847,362 | \$ 855,835 | \$ 864,394 |
| Investment Income | \$ 60,000 | \$ 70,000 | \$ 70,700 | \$ 71,407 | \$ 72,121 |
| Miscellaneous | \$ 407,071 | \$ 205,723 | \$ 207,780 | \$ 209,858 | \$ 211,957 |
| Total revenues | \$ 5,836,283 | \$ 5,452,766 | \$ 6,832,294 | \$ 6,887,367 | \$ 6,942,990 |
| % Change | 8.00% | -6.57% | 25.30% | 0.81% | 0.81% |
| Expenditures | | | | | |
| General government | \$ 1,010,870 | \$ 1,015,981 | \$ 1,026,141 | \$ 1,036,402 | \$ 1,046,766 |
| Public safety | \$ 3,316,461 | \$ 3,477,810 | \$ 3,512,588 | \$ 3,547,714 | \$ 3,583,191 |
| Public works | \$ 1,489,891 | \$ 1,511,047 | \$ 1,526,157 | \$ 1,541,419 | \$ 1,556,833 |
| Culture, recreation and education | \$ 605,114 | \$ 620,430 | \$ 626,634 | \$ 632,901 | \$ 639,230 |
| Conservation and development | \$ 403,259 | \$ 124,572 | \$ 125,818 | \$ 127,076 | \$ 128,347 |
| Capital outlay | \$ - | \$ - | \$ - | \$ - | \$ - |
| Debt service | | | | | |
| Principal | \$ - | \$ - | \$ - | \$ - | \$ - |
| Interest and fiscal charges | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total expenditures | \$6,825,595 | \$ 6,749,840 | \$ 6,817,338 | \$ 6,885,512 | \$ 6,954,367 |
| % Change | 6.22% | -1.11% | 1.00% | 1.00% | 1.00% |
| Other financing sources (uses) | | | | | |
| Operating transfers in (out) | \$ 461,080 | \$ 503,733 | \$ 508,770 | \$ 513,858 | \$ 518,997 |
| Property Sales | \$ - | \$ - | \$ - | \$ - | \$ - |
| Net other financing sources (uses) | \$461,080 | \$503,733 | \$508,770 | \$513,858 | \$518,997 |
| Surplus (Deficit) | -\$528,232 | -\$793,341 | \$523,726 | \$515,713 | \$507,620 |
| Fund balances - beginning of year | \$1,530,111 | \$1,001,879 | \$208,538 | \$732,264 | \$1,247,976 |
| Fund balances - end of year | \$1,001,879 | \$208,538 | \$732,264 | \$1,247,976 | \$1,755,596 |
| Fund Balance as % of Expenditures | 14.68% | 3.09% | 10.74% | 18.12% | 25.24% |

LONG-TERM CAPITAL FINANCE PLAN

Long-range capital planning is a vital tool for any organization

- Allows room for forward thought and discussion
- Better prepares an organization for change
- Creates opportunities that may otherwise be overlooked

Governments faced with increasing expenditure/revenue limitations

- Creative solutions must be developed to meet these demands
- Long-range planning is key to an entity's success
- Funding sources/uses are matched over a multiple-year timeframe

Integrates capital improvement planning into annual budget process

- CIP is the initial step in the annual process
- Operational – Staffing, org. structure, systems (70-80% of budget)
- Capital – Infrastructure, maintenance, and equipment



The Village of Mount Horeb provides Baird with an updated Long-Term Capital Improvement Plan annually to strategically update the Village’s long-term hypothetical borrowing plan. It also allows for forward planning in the event a large one-time expenditure is expected soon.

The screenshot below displays the beginning of the Capital Improvement Plan included in the 2026 approved budget.

| Village of Mount Horeb / Mount Horeb Utilities 2025-2030 Capital Improvement Plan | carried forward - incomplete in 2024 | | carried forward - incomplete in 2025 | | | 2026 | | | 2027 | | | 2028 | | | 2029 | | | 2030 | | |
|--------------------------------------------------------------------------------------|--------------------------------------|---------------|--------------------------------------|---------------|---------------|---------------|----------------|---------------|----------------|----------------|---------------|---------------|----------------|---------------|---------------|----------------|---------------|---------------|----------|--|
| | Expense | Other Revenue | Levy/Rate | Expense | Other Revenue | Levy/Rate | Expense | Other Revenue | Levy/Rate | Expense | Other Revenue | Levy/Rate | Expense | Other Revenue | Levy/Rate | Expense | Other Revenue | Levy/Rate | | |
| VILLAGE | | | | | | | | | | | | | | | | | | | | |
| Administration | | | | | | | | | | | | | | | | | | | | |
| Municipal Building - Cable Broadcasting equip-Vizrt Tricaster | 15,000 | | 15,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| Municipal Building - Security Cameras | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| Administration Total | 15,000 | - | 15,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| Police | | | | | | | | | | | | | | | | | | | | |
| New Police Vehicle with equipment | 82,000 | 8,000 | 74,000 | - | - | - | 173,000 | 36,027 | 136,973 | 83,000 | 8,000 | 75,000 | 83,000 | 10,000 | 73,000 | 84,000 | 10,000 | 74,000 | | |
| AED lifecycle replacements (3/year) | - | - | - | - | - | - | - | - | - | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | | |
| Server Upgrade | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Equipment (computers) | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | | |
| Records Management Software | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Bike Patrol | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| K-9 Program | - | - | - | - | - | - | 5,000 | 5,000 | 5,000 | - | - | - | - | - | - | - | - | - | | |
| Drone | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Taser Upgrade | 11,986 | 11,986 | 11,986 | 11,986 | 11,986 | 11,986 | 11,986 | 11,986 | 11,986 | 11,986 | 11,986 | 11,986 | 11,986 | 11,986 | 11,986 | 11,986 | 11,986 | 11,986 | | |
| Dictation Equipment | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Body camera / Squad camera system | - | - | - | 12,500 | 12,500 | 12,500 | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Police Building improvements | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Police Total | 98,986 | 8,000 | 90,986 | 29,486 | - | 29,486 | 194,986 | 36,027 | 158,959 | 105,986 | 8,000 | 97,986 | 105,986 | 10,000 | 95,986 | 106,986 | 10,000 | 96,986 | | |
| Public Services | | | | | | | | | | | | | | | | | | | | |
| Street Projects | | | | | | | | | | | | | | | | | | | | |
| Crackfill and Seal Coat | 1,909,738 | 1,909,738 | - | 2,068,300 | 2,068,300 | - | 906,000 | 906,000 | - | 365,000 | 365,000 | - | 115,000 | 115,000 | - | - | - | - | | |
| Highway 92 Pavement Project - DOT | 100,000 | - | 100,000 | 100,000 | 100,000 | 100,000 | 125,000 | 125,000 | 125,000 | 150,000 | 150,000 | 150,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | | |
| Replace two rusted doors at PW Shop | 14,000 | - | 14,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Replace Shop Garage Overhead Doors | 50,000 | - | 50,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Facility Needs Study - Village Garage | 25,000 | - | 25,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Storm Sewer | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Sidewalk Installation | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Lake Street Stormwater Improvements share wDaneCity | 50,000 | 50,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| 33 Lighted Snowflakes for Main St Lightpoles | - | - | - | - | - | - | 25,000 | 25,000 | 25,000 | - | - | - | - | - | - | - | - | - | | |
| Replace 1998 Pressure Washer | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| STREET MACHINERY: | | | | | | | | | | | | | | | | | | | | |
| 2008 ODB Leaf Vac | - | - | - | - | - | - | 350,000 | 350,000 | 350,000 | - | - | - | - | - | - | - | - | - | | |
| 2014 Chevy Silverado 3500 replacement | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| 2014 John Deere 2032 Utility Tractor | - | - | - | 30,000 | 3,000 | 27,000 | - | - | - | - | - | - | - | - | - | - | - | - | | |
| 2015 International 7400 Patrol Truck/7600 Patrol Truck | - | - | - | - | - | - | - | - | - | - | - | - | 260,000 | 260,000 | 260,000 | 260,000 | 260,000 | 260,000 | | |
| 2017 Ford F-350 1-ton Dump Truck | - | - | - | - | - | - | 85,000 | 85,000 | 85,000 | - | - | - | - | - | - | - | - | - | | |
| 2018 John Deere Gator Utility Vehicle | - | - | - | - | - | - | - | - | - | 10,000 | 10,000 | 10,000 | - | - | - | - | - | - | | |
| 2019 Tennant Street Sweeper | - | - | - | 400,000 | 400,000 | 400,000 | - | - | - | - | - | - | - | - | - | - | - | - | | |
| 2013 Western Star Patrol Truck | - | - | - | - | - | - | - | - | - | 225,000 | 225,000 | 225,000 | - | - | - | - | - | - | | |
| Replace 12' Snow Pusher for cleaning downtown | 19,000 | - | 19,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Wacker asphalt roller replacement (replaced in 2023) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Parks/Forestry | | | | | | | | | | | | | | | | | | | | |
| PARK EQUIPMENT: | | | | | | | | | | | | | | | | | | | | |
| 2023 Morbark Chipper 50% (50% Elec Util) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| 2016 John Deere 1585 mower/snbrow/broom | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| 2015 Ford F250 Pickup (2025) | 60,000 | 5,000 | 55,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| 2018 John Deere 1580 Mower | 35,000 | - | 35,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| 2006 Fertilizer Spreader (2025) | 6,000 | - | 6,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| 2025 H&H 82x16 Utility Trailer | 6,000 | - | 6,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Purchase Wide Area Mower 11 (2027) | - | - | - | - | - | - | 60,000 | 60,000 | 60,000 | - | - | - | - | - | - | - | - | - | | |
| Playground Equipment Replacement | 200,000 | 50,000 | 150,000 | 74,000 | 74,000 | 74,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | | |
| Access control for Grundahl, Liberty, Sunrise Parks | 11,000 | 11,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Timed Restroom Locks, Grundahl and Liberty | 4,700 | - | 4,700 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Ball Field Improvements, Sunrise Park | 20,000 | - | 20,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Grundahl Ball Diamond Lighting | 190,000 | - | 190,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Grundahl Park Concession/Storage/Restroom Building | - | - | - | 417,000 | 50,000 | 367,000 | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Emerald Ash Borer Treatment | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |



GENERAL OBLIGATION CAPITAL FINANCE PLAN (UPDATED ANNUALLY IN COLLABORATION WITH VILLAGE OFFICIALS)

**Village of Mount Horeb
CAPITAL IMPROVEMENT FINANCING PLAN**

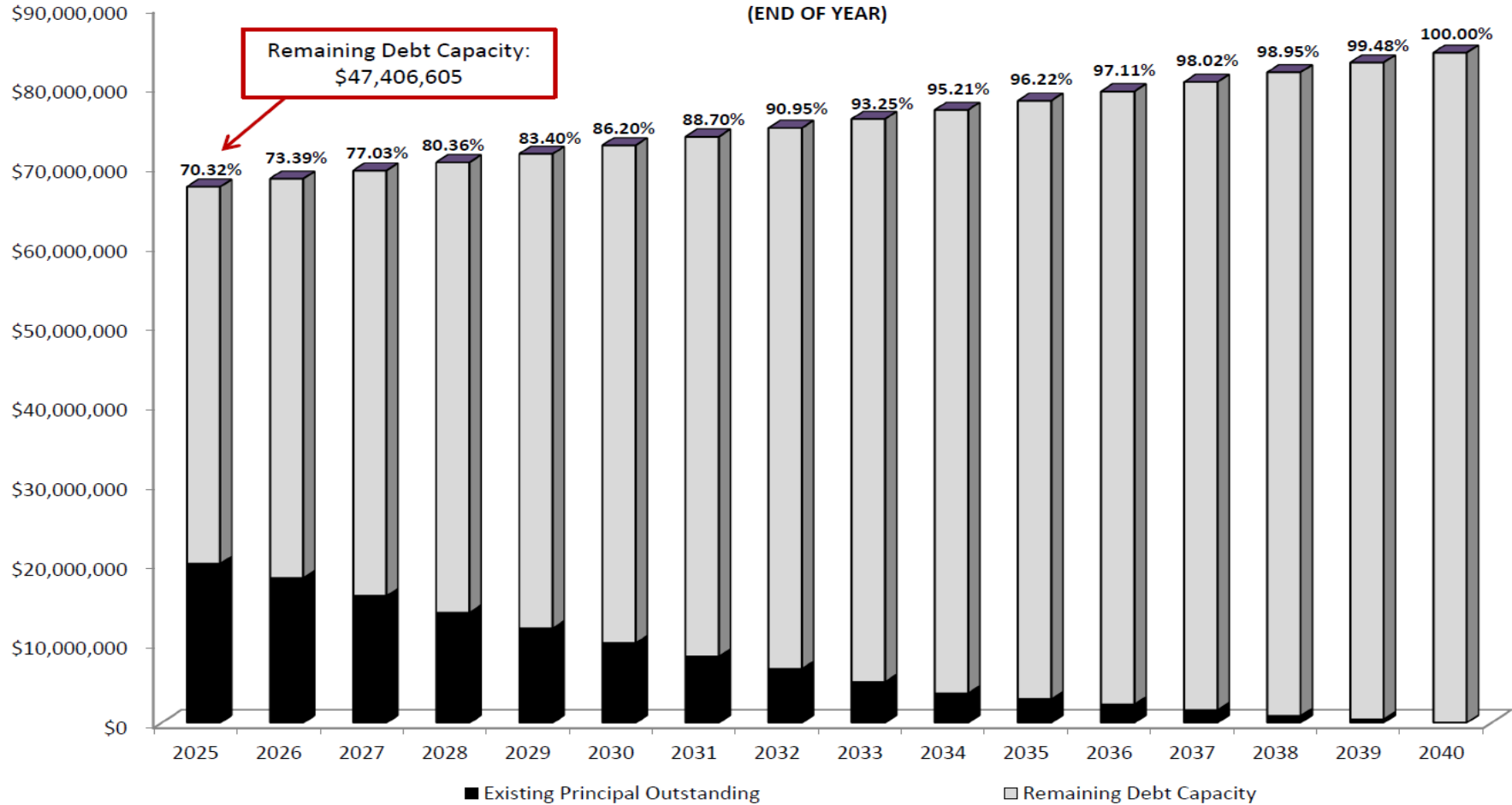
| LEVY YEAR | YEAR DUE | EXISTING DEBT SERVICE (Levy & Amendment Supported) (A) | 2025-26 CIP \$5,285,000 G.O. PROMISSORY NOTES - FINAL Dated May 8, 2025 (First interest 4/1/2026) | | | | LAND PURCHASE (B) \$1,500,000 G.O. PROMISSORY NOTES Dated July 1, 2026 (First interest 4/1/2027) | | HYPOTHETICAL FUTURE BORROWINGS (B) (C) | COMBINED DEBT SERVICE (Levy & Amendment Supported) | COMBINED MILL RATE (D) | YEAR DUE |
|-----------|----------|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------|-------------------|--------------------|---------------------------------------------------------------------------------------------------------------------|---------------|-------------------------------------------|-------------------------------------------------------|---------------------------|----------|
| | | | PRINCIPAL (4/1) | INTEREST (4/1 & 10/1) TIC= 4.35% | LESS: BID PREMIUM | TOTAL | TOTAL | AVG= 4.75% | | | | |
| 2024 | 2025 | \$1,604,875 | | | | | | | \$1,604,875 | \$1.38 | 2025 | |
| 2025 | 2026 | \$1,568,314 | \$225,000 | \$346,405 | (\$48,199) | \$523,207 | | | \$2,091,520 | \$1.77 | 2026 | |
| 2026 | 2027 | \$1,573,960 | \$500,000 | \$228,200 | | \$728,200 | \$89,063 | | \$2,391,223 | \$2.00 | 2027 | |
| 2027 | 2028 | \$1,404,620 | \$450,000 | \$204,450 | | \$654,450 | \$149,350 | \$178,125 | \$2,386,545 | \$1.97 | 2028 | |
| 2028 | 2029 | \$1,416,418 | \$225,000 | \$187,575 | | \$412,575 | \$150,431 | \$410,969 | \$2,390,393 | \$1.94 | 2029 | |
| 2029 | 2030 | \$1,215,058 | \$250,000 | \$175,700 | | \$425,700 | \$156,156 | \$590,675 | \$2,387,589 | \$1.91 | 2030 | |
| 2030 | 2031 | \$916,938 | \$325,000 | \$161,325 | | \$486,325 | \$166,288 | \$819,506 | \$2,389,056 | \$1.88 | 2031 | |
| 2031 | 2032 | \$745,238 | \$300,000 | \$145,700 | | \$445,700 | \$141,538 | \$821,481 | \$2,153,956 | \$1.67 | 2032 | |
| 2032 | 2033 | \$758,913 | \$315,000 | \$130,325 | | \$445,325 | \$142,144 | \$621,900 | \$1,968,281 | \$1.51 | 2033 | |
| 2033 | 2034 | \$473,394 | \$335,000 | \$114,075 | | \$449,075 | \$142,513 | \$855,300 | \$1,920,281 | \$1.45 | 2034 | |
| 2034 | 2035 | \$424,725 | \$350,000 | \$96,950 | | \$446,950 | \$142,644 | \$861,575 | \$1,875,894 | \$1.39 | 2035 | |
| 2035 | 2036 | \$327,100 | \$370,000 | \$78,950 | | \$448,950 | \$142,538 | \$856,188 | \$1,774,775 | \$1.30 | 2036 | |
| 2036 | 2037 | \$334,900 | \$385,000 | \$61,519 | | \$446,519 | \$142,194 | \$854,256 | \$1,777,869 | \$1.28 | 2037 | |
| 2037 | 2038 | \$346,800 | \$400,000 | \$44,838 | | \$444,838 | \$141,613 | \$445,519 | \$1,378,769 | \$0.98 | 2038 | |
| 2038 | 2039 | | \$420,000 | \$27,413 | | \$447,413 | \$140,794 | \$445,331 | \$1,033,538 | \$0.72 | 2039 | |
| 2039 | 2040 | | \$435,000 | \$9,244 | | \$444,244 | \$139,738 | | \$583,981 | \$0.40 | 2040 | |
| 2040 | 2041 | | | | | | \$143,325 | | \$143,325 | \$0.10 | 2041 | |
| | | <u>\$13,111,250</u> | <u>\$5,285,000</u> | <u>\$2,012,668</u> | <u>(\$48,199)</u> | <u>\$7,249,469</u> | <u>\$2,130,325</u> | | <u>\$30,251,869</u> | | | |

(A) Net of 12/19/2024 State Trust Fund Loan per the Village.
 (B) This information is provided for information purposes only. It does not recommend any future issuances and is not intended to be, and should not be regarded as, advice.
 (C) Assumes future \$3,000,000 CIP borrowings in 2027 and 2029 amortized over 10 years at an interest rate of 4.75%.
 (D) Mill rate based on the 2024 Equalized Valuation (TID-OUT) of \$1,160,929,900 with annual growth of 1.50%.

GENERAL OBLIGATION BONDING CAPACITY

**Village of Mount Horeb
DEBT CAPACITY AS OF 12/31**

PERCENT OF CAPACITY REMAINING
(END OF YEAR)



Note: Future capacity based on the 2025 Equalized Valuation (TID-IN) of \$1,348,232,100 with annual growth of 1.50% thereafter.



Projected Property Tax Impacts (After Future Hypothetical General Obligation Borrowing)

2026 Financial Management Plan
Village of Mount Horeb
Property Tax Impacts

| | Historical Data | | | | Budget and Projection Years | | | | |
|------------------------------------------------------|---------------------|---------------------|---------------------|---------------------|-----------------------------|---------------------|---------------------|---------------------|---------------------|
| | 2021 Actual | 2022 Actual | 2023 Actual | 2024 Actual | 2025 Budget | 2026 Budget | 2027 Projection | 2028 Projection | 2029 Projection |
| Tax Levy | | | | | | | | | |
| General Fund | \$ 2,843,093 | \$ 2,890,576 | \$ 2,992,302 | \$ 3,022,228 | \$ 3,121,844 | \$ 3,050,896 | \$ 3,081,405 | \$ 3,112,219 | \$ 3,143,341 |
| Capital Projects | \$ 270,000 | \$ 270,001 | \$ 250,000 | \$ 249,999 | \$ 214,000 | \$ 300,000 | \$ 303,000 | \$ 306,030 | \$ 309,090 |
| Other Governmental | \$ 609,495 | \$ 603,444 | \$ 678,161 | \$ 686,212 | \$ 662,625 | \$ 659,595 | \$ 666,191 | \$ 672,853 | \$ 679,581 |
| Debt Service | \$ 1,654,430 | \$ 1,652,159 | \$ 1,601,120 | \$ 1,700,000 | \$ 1,757,391 | \$ 3,011,998 | \$ 3,021,923 | \$ 2,778,833 | \$ 2,548,756 |
| Total Village Tax Levy | \$ 5,377,018 | \$ 5,416,180 | \$ 5,521,583 | \$ 5,658,439 | \$ 5,755,860 | \$ 7,022,489 | \$ 7,072,519 | \$ 6,869,935 | \$ 6,680,769 |
| % Change | -1.84% | 0.73% | 1.95% | 2.48% | 1.72% | 22.01% | 0.71% | -2.86% | -2.75% |
| Equalized Value (TID Out) | \$ 763,522,800 | \$ 828,453,300 | \$ 929,808,500 | \$ 1,085,832,200 | \$ 1,160,929,900 | \$ 1,226,401,700 | \$ 1,283,184,099 | \$ 1,342,595,522 | \$ 1,404,757,695 |
| % Change | 4.83% | 8.50% | 12.23% | 16.78% | 6.92% | 5.64% | 4.63% | 4.63% | 4.63% |
| Equalized Value (TID In) | \$ 838,224,300 | \$ 912,391,800 | \$ 1,021,582,400 | \$ 1,179,583,900 | \$ 1,267,869,500 | \$ 1,348,232,100 | \$ 1,410,655,246 | \$ 1,475,968,584 | \$ 1,544,305,930 |
| % Change | 5.59% | 8.85% | 11.97% | 15.47% | 7.48% | 6.34% | 4.63% | 4.63% | 4.63% |
| TID | | | | | | | | | |
| TID Current Value | \$ 106,587,900 | \$ 115,824,900 | \$ 119,712,200 | \$ 121,690,000 | \$ 132,935,100 | \$ 147,825,900 | \$ 154,670,239 | \$ 161,831,471 | \$ 169,324,268 |
| % Change | 9.50% | 8.67% | 3.36% | 1.65% | 9.24% | 11.20% | 4.63% | 4.63% | 4.63% |
| TID Value Increment | 74,701,500 | 83,938,500 | 91,773,900 | 93,751,700 | 106,939,600 | 121,830,400 | 127,471,148 | 133,373,062 | 139,548,234 |
| % Change | 14.12% | 12.37% | 9.33% | 2.16% | 14.07% | 13.92% | 4.63% | 4.63% | 4.63% |
| 12% Equalized Value Test | 8.91% | 9.20% | 8.98% | 7.95% | 8.43% | 9.04% | 9.04% | 9.04% | 9.04% |
| Village TID Increment Levy | \$ 526,076 | \$ 548,765 | \$ 544,991 | \$ 488,555 | \$ 530,204 | \$ 697,612 | \$ 702,582 | \$ 682,457 | \$ 663,666 |
| % Change | 6.86% | 4.31% | -0.69% | -10.36% | 8.52% | 31.57% | 0.71% | -2.86% | -2.75% |
| TID Increment Levy - All Taxing Entities | \$ 1,460,403 | \$ 1,559,656 | \$ 1,562,418 | \$ 1,569,494 | \$ 1,756,956 | \$ 2,106,521 | \$ 2,127,586 | \$ 2,148,862 | \$ 2,170,351 |
| % Change | 8.83% | 6.80% | 0.18% | 0.45% | 11.94% | 19.90% | 1.00% | 1.00% | 1.00% |
| Village Tax Levy + Village TID Increment Levy | \$ 5,903,094 | \$ 5,964,945 | \$ 6,066,574 | \$ 6,146,994 | \$ 6,286,064 | \$ 7,720,101 | \$ 7,775,101 | \$ 7,552,392 | \$ 7,344,435 |
| % Change | -1.13% | 1.05% | 1.70% | 1.33% | 2.26% | 22.81% | 0.71% | -2.86% | -2.75% |
| Equalized Mill Rate | | | | | | | | | |
| General Fund | \$ 3.39 | \$ 3.17 | \$ 2.93 | \$ 2.56 | \$ 2.46 | \$ 2.26 | \$ 2.18 | \$ 2.11 | \$ 2.04 |
| Capital Projects | \$ 0.32 | \$ 0.30 | \$ 0.24 | \$ 0.21 | \$ 0.17 | \$ 0.22 | \$ 0.21 | \$ 0.21 | \$ 0.20 |
| Other Governmental | \$ 0.73 | \$ 0.66 | \$ 0.66 | \$ 0.58 | \$ 0.52 | \$ 0.49 | \$ 0.47 | \$ 0.46 | \$ 0.44 |
| Debt Service | \$ 1.97 | \$ 1.81 | \$ 1.57 | \$ 1.44 | \$ 1.39 | \$ 2.23 | \$ 2.14 | \$ 1.88 | \$ 1.65 |
| TIF Districts | \$ 0.63 | \$ 0.60 | \$ 0.53 | \$ 0.41 | \$ 0.42 | \$ 0.52 | \$ 0.50 | \$ 0.46 | \$ 0.43 |
| Total Equalized Mill Rate | \$ 7.04 | \$ 6.54 | \$ 5.94 | \$ 5.21 | \$ 4.96 | \$ 5.73 | \$ 5.51 | \$ 5.12 | \$ 4.76 |
| % Change | -6.36% | -7.17% | -9.17% | -12.25% | -4.86% | 15.49% | -3.74% | -7.16% | -7.06% |

- 1) 27-29 General Fund Levy, Capital Projects Levy and Other Governmental Levy projected growth of 1.00% annually
- 2) 26-29 Debt Service Fund Tax Levy projected increase based on 2025 Debt Service Future Schedule-includes amendment debt service
- 3) 27-29 Equalized value TID In and TID Out projected increase 4.63% annually.
- 4) 27-29 TID Current Value projected increase 1.00% annually
- 5) 27-29 TID Increment Levy-All Taxing Entities projected increase 1.00% annually



2026 Financial Management Plan
Village of Mount Horeb
Property Tax Impacts

| | Historical Data | | | | Budget and Projection Years | | | | |
|-----------------------------------|---------------------|---------------------|---------------------|---------------------|-----------------------------|---------------------|---------------------|---------------------|---------------------|
| | 2021 Actual | 2022 Actual | 2023 Actual | 2024 Actual | 2025 Budget | 2026 Budget | 2027 Projection | 2028 Projection | 2029 Projection |
| Tax Levy | | | | | | | | | |
| General Fund | \$ 2,843,093 | \$ 2,890,576 | \$ 2,992,302 | \$ 3,022,228 | \$ 3,121,844 | \$ 3,050,896 | \$ 3,081,405 | \$ 3,112,219 | \$ 3,143,341 |
| Capital Projects | \$ 270,000 | \$ 270,001 | \$ 250,000 | \$ 249,999 | \$ 214,000 | \$ 300,000 | \$ 303,000 | \$ 306,030 | \$ 309,090 |
| Other Governmental | \$ 609,495 | \$ 603,444 | \$ 678,161 | \$ 686,212 | \$ 662,625 | \$ 659,595 | \$ 666,191 | \$ 672,853 | \$ 679,581 |
| Debt Service | \$ 1,654,430 | \$ 1,652,159 | \$ 1,601,120 | \$ 1,700,000 | \$ 1,757,391 | \$ 3,011,998 | \$ 3,021,923 | \$ 2,778,833 | \$ 2,548,756 |
| Total Village Tax Levy | \$ 5,377,018 | \$ 5,416,180 | \$ 5,521,583 | \$ 5,658,439 | \$ 5,755,860 | \$ 7,022,489 | \$ 7,072,519 | \$ 6,869,935 | \$ 6,680,769 |
| % Change | -1.84% | 0.73% | 1.95% | 2.48% | 1.72% | 22.01% | 0.71% | -2.86% | -2.75% |
| Assessed Value | | | | | | | | | |
| Assessment Ratio | 0.895548912 | 0.834322667 | 0.761198372 | 1.002566074 | 0.94119939 | 0.891239721 | 0.860319333 | 0.830471687 | 0.801659566 |
| Assessed Value | \$ 750,670,860 | \$ 761,229,160 | \$ 777,626,860 | \$ 1,182,610,800 | \$ 1,193,318,000 | \$ 1,201,598,000 | \$ 1,213,613,980 | \$ 1,225,750,120 | \$ 1,238,007,621 |
| % Change | 1.70% | 1.41% | 2.15% | 52.08% | 0.91% | 0.69% | 1.00% | 1.00% | 1.00% |
| Assessed Mill Rate TID IN | | | | | | | | | |
| General Fund | \$ 3.79 | \$ 3.80 | \$ 3.85 | \$ 2.56 | \$ 2.62 | \$ 2.54 | \$ 2.54 | \$ 2.54 | \$ 2.54 |
| Capital Projects | \$ 0.36 | \$ 0.35 | \$ 0.32 | \$ 0.21 | \$ 0.18 | \$ 0.25 | \$ 0.25 | \$ 0.25 | \$ 0.25 |
| Other Governmental | \$ 0.81 | \$ 0.79 | \$ 0.87 | \$ 0.58 | \$ 0.56 | \$ 0.55 | \$ 0.55 | \$ 0.55 | \$ 0.55 |
| Debt Service | \$ 2.20 | \$ 2.17 | \$ 2.06 | \$ 1.44 | \$ 1.47 | \$ 2.51 | \$ 2.49 | \$ 2.27 | \$ 2.06 |
| TIF Districts | \$ 0.70 | \$ 0.72 | \$ 0.70 | \$ 0.41 | \$ 0.44 | \$ 0.58 | \$ 0.58 | \$ 0.56 | \$ 0.54 |
| Total Assessed Mill Rate | \$ 7.86 | \$ 7.84 | \$ 7.80 | \$ 5.20 | \$ 5.27 | \$ 6.42 | \$ 6.41 | \$ 6.16 | \$ 5.93 |
| % Change | -2.78% | -0.35% | -0.44% | -33.37% | 1.34% | 21.97% | -0.28% | -3.83% | -3.72% |
| Assessed Mill Rate TID OUT | | | | | | | | | |
| General Fund | \$ 3.79 | \$ 3.80 | \$ 3.85 | \$ 2.56 | \$ 2.62 | \$ 2.54 | \$ 2.54 | \$ 2.54 | \$ 2.54 |
| Capital Projects | \$ 0.36 | \$ 0.35 | \$ 0.32 | \$ 0.21 | \$ 0.18 | \$ 0.25 | \$ 0.25 | \$ 0.25 | \$ 0.25 |
| Other Governmental | \$ 0.81 | \$ 0.79 | \$ 0.87 | \$ 0.58 | \$ 0.56 | \$ 0.55 | \$ 0.55 | \$ 0.55 | \$ 0.55 |
| Debt Service | \$ 2.20 | \$ 2.17 | \$ 2.06 | \$ 1.44 | \$ 1.47 | \$ 2.51 | \$ 2.49 | \$ 2.27 | \$ 2.06 |
| Total Assessed Mill Rate | \$ 7.16 | \$ 7.12 | \$ 7.10 | \$ 4.78 | \$ 4.82 | \$ 5.84 | \$ 5.83 | \$ 5.60 | \$ 5.40 |
| % Change | -3.49% | -0.67% | -0.20% | -32.62% | 0.81% | 21.17% | -0.28% | -3.83% | -3.72% |

1) 27-29 General Fund Levy, Capital Projects Levy and Other Governmental Levy projected growth of 1.00% annually
 2) 26-29 Debt Service Fund Tax Levy projected increase based on 2025 Debt Service Future Schedule-includes amendment debt service
 3) 27-29 Assessed Value Projected increase at 1.00% annually.



2026 Financial Management Plan
Village of Mount Horeb
Property Tax Impacts

| | Historical Data | | | |
|-----------------------------------|---------------------|---------------------|---------------------|---------------------|
| | 2021 Actual | 2022 Actual | 2023 Actual | 2024 Actual |
| Tax Levy | | | | |
| General Fund | \$ 2,843,093 | \$ 2,890,576 | \$ 2,992,302 | \$ 3,022,228 |
| Referendum | | | | |
| Capital Projects | \$ 270,000 | \$ 270,001 | \$ 250,000 | \$ 249,999 |
| Other Governmental | \$ 609,495 | \$ 603,444 | \$ 678,161 | \$ 686,212 |
| Debt Service | \$ 1,654,430 | \$ 1,652,159 | \$ 1,601,120 | \$ 1,700,000 |
| Total Village Tax Levy | \$ 5,377,018 | \$ 5,416,180 | \$ 5,521,583 | \$ 5,658,439 |
| % Change | -1.84% | 0.73% | 1.95% | 2.48% |
| Equalized Mill Rate | | | | |
| General Fund | \$ 3.39 | \$ 3.17 | \$ 2.93 | \$ 2.56 |
| Referendum | | | | |
| Capital Projects | \$ 0.32 | \$ 0.30 | \$ 0.24 | \$ 0.21 |
| Other Governmental | \$ 0.73 | \$ 0.66 | \$ 0.66 | \$ 0.58 |
| Debt Service | \$ 1.97 | \$ 1.81 | \$ 1.57 | \$ 1.44 |
| TIF Districts | \$ 0.63 | \$ 0.60 | \$ 0.53 | \$ 0.41 |
| Total Equalized Mill Rate | \$ 7.04 | \$ 6.54 | \$ 5.94 | \$ 5.21 |
| % Change | -6.36% | -7.17% | -9.17% | -12.25% |
| Assessed Value | | | | |
| Assessment Ratio | 0.895548912 | 0.834322667 | 0.761198372 | 1.002566074 |
| Assessed Value | \$ 750,670,860 | \$ 761,229,160 | \$ 777,626,860 | \$ 1,182,610,800 |
| % Change | 1.70% | 1.41% | 2.15% | 52.08% |
| Assessed Mill Rate TID IN | | | | |
| General Fund | \$ 3.79 | \$ 3.80 | \$ 3.85 | \$ 2.56 |
| Referendum | | | | |
| Capital Projects | \$ 0.36 | \$ 0.35 | \$ 0.32 | \$ 0.21 |
| Other Governmental | \$ 0.81 | \$ 0.79 | \$ 0.87 | \$ 0.58 |
| Debt Service | \$ 2.20 | \$ 2.17 | \$ 2.06 | \$ 1.44 |
| TIF Districts | \$ 0.70 | \$ 0.72 | \$ 0.70 | \$ 0.41 |
| Total Assessed Mill Rate | \$ 7.86 | \$ 7.84 | \$ 7.80 | \$ 5.20 |
| % Change | -2.78% | -0.35% | -0.44% | -33.37% |
| Assessed Mill Rate TID OUT | | | | |
| General Fund | \$ 3.79 | \$ 3.80 | \$ 3.85 | \$ 2.56 |
| Referendum | | | | |
| Capital Projects | \$ 0.36 | \$ 0.35 | \$ 0.32 | \$ 0.21 |
| Other Governmental | \$ 0.81 | \$ 0.79 | \$ 0.87 | \$ 0.58 |
| Debt Service | \$ 2.20 | \$ 2.17 | \$ 2.06 | \$ 1.44 |
| Total Assessed Mill Rate | \$ 7.16 | \$ 7.12 | \$ 7.10 | \$ 4.78 |
| % Change | -3.49% | -0.67% | -0.20% | -32.62% |

| | Budget and Projection Years | | | | |
|-----------------------------------|-----------------------------|---------------------|---------------------|---------------------|---------------------|
| | 2025 Budget | 2026 Budget | 2027 Projection | 2028 Projection | 2029 Projection |
| Tax Levy | | | | | |
| General Fund | \$ 3,121,844 | \$ 3,050,896 | \$ 3,081,405 | \$ 3,112,219 | \$ 3,143,341 |
| Referendum | | | \$ 1,350,000 | \$ 1,350,000 | \$ 1,350,000 |
| Capital Projects | \$ 214,000 | \$ 300,000 | \$ 303,000 | \$ 306,030 | \$ 309,090 |
| Other Governmental | \$ 662,625 | \$ 659,595 | \$ 666,191 | \$ 672,853 | \$ 679,581 |
| Debt Service | \$ 1,757,391 | \$ 3,011,998 | \$ 3,021,923 | \$ 2,778,833 | \$ 2,548,756 |
| Total Village Tax Levy | \$ 5,755,860 | \$ 7,022,489 | \$ 8,422,519 | \$ 8,219,935 | \$ 8,030,769 |
| % Change | 1.72% | 22.01% | 19.94% | -2.41% | -2.30% |
| Equalized Mill Rate | | | | | |
| General Fund | \$ 2.46 | \$ 2.26 | \$ 2.18 | \$ 2.11 | \$ 2.04 |
| Referendum | | | \$ 0.96 | \$ 0.91 | \$ 0.87 |
| Capital Projects | \$ 0.17 | \$ 0.22 | \$ 0.21 | \$ 0.21 | \$ 0.20 |
| Other Governmental | \$ 0.52 | \$ 0.49 | \$ 0.47 | \$ 0.46 | \$ 0.44 |
| Debt Service | \$ 1.39 | \$ 2.23 | \$ 2.14 | \$ 1.88 | \$ 1.65 |
| TIF Districts | \$ 0.42 | \$ 0.52 | \$ 0.59 | \$ 0.55 | \$ 0.52 |
| Total Equalized Mill Rate | \$ 4.96 | \$ 5.73 | \$ 6.56 | \$ 6.12 | \$ 5.72 |
| % Change | -4.86% | 15.49% | 14.63% | -6.72% | -6.62% |
| Assessed Value | | | | | |
| Assessment Ratio | 0.94119939 | 0.891239721 | 0.860319333 | 0.830471687 | 0.801659566 |
| Assessed Value | \$ 1,193,318,000 | \$ 1,201,598,000 | \$ 1,213,613,980 | \$ 1,225,750,120 | \$ 1,238,007,621 |
| % Change | 0.91% | 0.69% | 1.00% | 1.00% | 1.00% |
| Assessed Mill Rate TID IN | | | | | |
| General Fund | \$ 2.62 | \$ 2.54 | \$ 2.54 | \$ 2.54 | \$ 2.54 |
| Referendum | | | \$ 1.11 | \$ 1.10 | \$ 1.09 |
| Capital Projects | \$ 0.18 | \$ 0.25 | \$ 0.25 | \$ 0.25 | \$ 0.25 |
| Other Governmental | \$ 0.56 | \$ 0.55 | \$ 0.55 | \$ 0.55 | \$ 0.55 |
| Debt Service | \$ 1.47 | \$ 2.51 | \$ 2.49 | \$ 2.27 | \$ 2.06 |
| TIF Districts | \$ 0.44 | \$ 0.58 | \$ 0.69 | \$ 0.67 | \$ 0.64 |
| Total Assessed Mill Rate | \$ 5.27 | \$ 6.42 | \$ 7.63 | \$ 7.37 | \$ 7.13 |
| % Change | 1.34% | 21.97% | 18.75% | -3.37% | -3.27% |
| Assessed Mill Rate TID OUT | | | | | |
| General Fund | \$ 2.62 | \$ 2.54 | \$ 2.54 | \$ 2.54 | \$ 2.54 |
| Referendum | | | \$ 1.11 | \$ 1.10 | \$ 1.09 |
| Capital Projects | \$ 0.18 | \$ 0.25 | \$ 0.25 | \$ 0.25 | \$ 0.25 |
| Other Governmental | \$ 0.56 | \$ 0.55 | \$ 0.55 | \$ 0.55 | \$ 0.55 |
| Debt Service | \$ 1.47 | \$ 2.51 | \$ 2.49 | \$ 2.27 | \$ 2.06 |
| Total Assessed Mill Rate | \$ 4.82 | \$ 5.84 | \$ 6.94 | \$ 6.71 | \$ 6.49 |
| % Change | 0.81% | 21.17% | 18.75% | -3.37% | -3.27% |

1) 27-29 General Fund Levy, Capital Projects Levy and Other Governmental Levy projected growth of 1.00% annually
 2) 26-29 Debt Service Fund Tax Levy projected increase based on 2025 Debt Service Future Schedule-includes amendment debt service
 3) 27-29 Equalized value TID In and TID Out projected increase 4.63% annually.
 4) 27-29 TID Current Value projected increase 1.00% annually
 5) 27-29 TID Increment Levy-All Taxing Entities projected increase 1.00% annually

Tax Increment Finance Districts & Economic Development Initiatives

EXECUTIVE SUMMARY

Tax Incremental Districts (“TIDs”) are one of the most powerful economic development tools available to municipalities. Mount Horeb has leveraged Tax Incremental Districts (TIDs) 3, 5 and 6 as strategic instruments to advance tax base growth, remediate blighted areas, facilitate the orderly development of newly designated commercial and industrial parcels, and enhance employment opportunities within the community.

Existing TIDs

- TID #3: East Side Corridor
- TID #5: Downtown Redevelopment
- TID #6: Former Karakahl site redevelopment

TID #3 was created in 2004, TID # 5 was created in 2016, and TID #6 will be created officially January 1, 2026. Incremental value growth, that is, the increase in equalized property values, within TIDs #3 and #5 at August 2025 is over \$121.8 million. This incremental value computes to over 9.04% of the Village’s equalized value. Adding in the base value of properties in TID #6, the total value will be over \$122.5 million, and computes to 9.09% of the Village’s equalized value. Once incremental value exceeds 12% of equalized value the result is that the Village cannot create a new TID or amend boundaries of any existing TIDs until the capacity is under the 12% limit.

CHALLENGES

TID project plans are required to include an economic feasibility analysis. A component of the analysis projects annual TID revenues compared to annual TID expenditures. A challenge facing all TIDs is the “fixed” nature of the expenditures versus the “variable” nature of the revenues. For example, TID expenditures are often funded by the issuance of debt. That debt typically has fixed payments over a long-term period (up to 20 years for General Obligation debt). The revenue stream, comprised predominantly of tax revenue, varies annually based on changes to property value, equalized tax rates and legislation changes to name a few. As with any projection, further into the future the projection spans, the confidence placed on subsequent years’ projections is reduced.

Additional challenges that can have had a significant impact on TID revenues include the following:

- State legislative changes
- Department of Revenue assessment practice changes

BRIEF EXPLANATION OF TID

Tax Incremental Financing (“TIF”) is an economic development tool available to Wisconsin communities. The community administers the Tax Incremental District (“TID”), however, all taxing entities overlapping the TID benefit from the improvements the TID fosters. Those benefits include the expansion of tax base, expansion/stabilization of employment and workforce base and orderly community development/redevelopment.

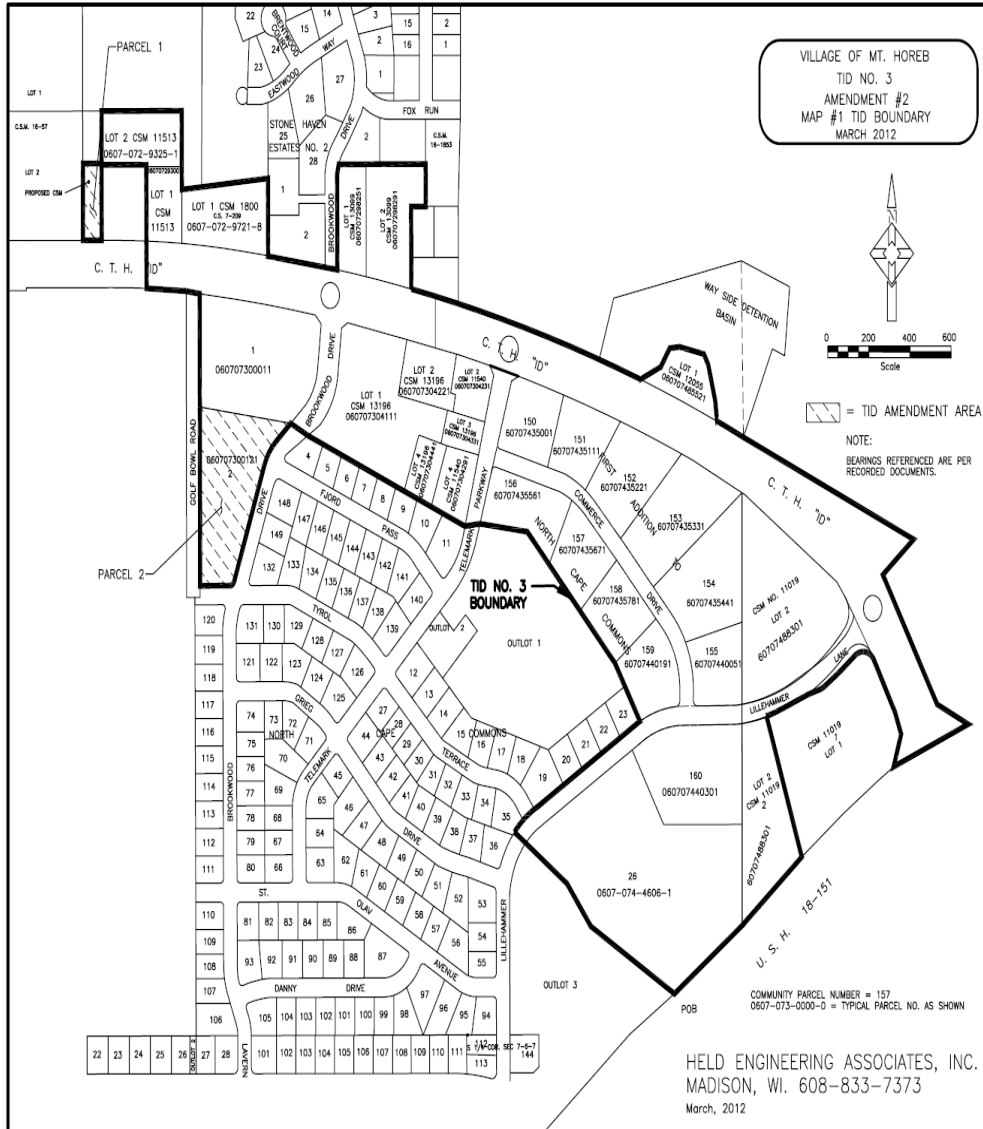


A TID is comprised of geographically contiguous parcels in need of development or redevelopment. The property value of a TID is frozen at the time of creation – this frozen value is referred to as the “base value”. Overlapping taxing entities (Village, School District, County and Technical College District) continue to collect tax revenue on the base value over the life of the TID. Tax revenue on the incremental value (the “tax increment”) accrues to the TID rather than the overlapping taxing jurisdictions. TID revenues are comprised primarily of taxes collected on the incremental value but also include land sale revenue, lease revenue, certain state aid payments and investment earnings on accumulated fund balance. These revenues fund projects are intended to foster economic development. Once sufficient TID revenue has been received to pay TID project costs, the TID closes, and the newly created tax increment becomes a component of the total valuation of all overlapping taxing jurisdictions.

2025 TIF Value Limitation Report
Wisconsin Department of Revenue

| | TID Co-Muni | TID No. | Base Year | 2025 TID Current Value | 2025 TID Value Increment | 2025 Total Muni Equalized Value | 5% Test | 7% Test | 12% Test |
|-------------------------|----------------|------------|--------------|------------------------------|--------------------------------|---------------------------------------|------------|------------|--------------|
| Municipality | 13157 | 003 | 2004 | \$72,417,900 | \$70,036,300 | | | | |
| | | 005 | 2016 | 75,408,000 | 51,794,100 | | | | |
| Municipal Totals | | | | \$147,825,900 | \$121,830,400 | \$1,348,232,100 | | | 9.04% |

TID #3 SUMMARY



TID # 3 was created on March 24, 2004, as an industrial district. It was then amended in 2006.

- Used to make road improvements for part of Springdale Street (formerly known as County Highway ID)
- Expansion of the roadway, new light poles, stonework, and over 400 new trees are expected to be paid for and supported by new commercial developments occurring along the roadway and through the development of North Cape Commons.
- In addition to the County Highway ID improvements, water and sanitary sewer improvements, including water tower and well improvements occurred in the East Corridor area.
- The Village anticipated making expenditures of approximately \$8 million to undertake the projects listed in the plan. Plan Amendment occurred on September 27, 2006. Expenditures will occur within the 18-year allowable expenditure period ending March 24, 2022, with the last year to collect tax increments in 2027.



CASHFLOW PROFORMA – CURRENT STATUS

Annual Balance

**Village of Mount Horeb
Tax Increment District No. 3 with Amendment
Cash Flow Proforma Analysis**

| Assumptions | |
|-------------------------------------------------------|---------|
| Annual Inflation During Life of TID..... | 0.50% |
| 2025 Gross Tax Rate (per \$1000 Equalized Value)..... | \$17.29 |
| Annual Adjustment to tax rate..... | 0.00% |
| Investment rate..... | 1.00% |
| Data above dashed line are actual | |

| Year | Background Data | | | | | Revenues | | | | | | Expenditures | | | TID Status | | | Year |
|------|------------------------|---------------------|------------------------|-------------------------|----------|-------------|-----------------------|--------------|-----------------------|---------------------|----------------|-----------------------|---------------------|-----------------------|----------------|-----------------------------|------------------------|------|
| | (a) | (b) | (c) | (d) | (e) | (f) | (a) | (q) | (h) | (i) | (i) | (k) | (l) | (m) | (n) | (o) | (p) | |
| | TIF District Valuation | Inflation Increment | Construction Increment | TIF Increment Over Base | Tax Rate | Tax Revenue | Transfer General Fund | Computer Aid | Personal Property Aid | Investment Proceeds | Total Revenues | Existing Debt Service | Administrative Fees | Combined Expenditures | Annual Balance | Year End Cumulative Balance | Cost Recovery | |
| | <i>(January 1)</i> | | | | | | | | | | | | | | | | | |
| | Base Value | (1) | | | | | | | | | | | | | | | | |
| | \$2,381,600 | | | | | | | | | | | | | | | | | |
| 2024 | \$62,109,000 | | | \$70,036,300 | \$16.43 | \$801,826 | \$54,427 | \$3,463 | \$11,163 | \$3,775 | \$874,654 | \$894,375 | \$3,893 | \$898,268 | (\$23,614) | (\$237,562) | Per 2024 Audit | 2024 |
| 2025 | \$72,417,900 | \$362,090 | | \$70,191,890 | \$17.29 | \$981,321 | | \$3,463 | \$11,163 | \$0 | \$995,947 | \$919,200 | \$5,000 | \$924,200 | \$71,747 | (\$165,815) | | 2025 |
| 2026 | \$72,573,290 | \$362,866 | | \$70,347,856 | \$17.29 | \$1,210,959 | | \$3,463 | \$11,163 | \$0 | \$1,225,586 | \$898,150 | \$5,000 | \$903,150 | \$322,436 | \$156,621 | | 2026 |
| 2027 | \$72,729,456 | \$363,647 | | \$70,504,803 | \$17.29 | \$1,213,646 | | \$3,463 | \$11,163 | \$1,566 | \$1,229,839 | \$829,300 | \$5,000 | \$834,300 | \$395,539 | \$552,159 | Expenditures Recovered | 2027 |
| | | \$1,088,603 | \$0 | | | \$3,405,927 | \$0 | \$10,388 | \$33,490 | \$1,566 | \$4,326,025 | \$2,646,650 | \$15,000 | \$2,661,650 | | | | |

Type of TID: Industrial
2004 TID Inception (3/24/04)
2022 Final Year to Incur TIF Related Costs
2027 Maximum Legal Life of TID (23 Years)

(1) 2004 Base Value was recertified in 2024 from \$2,588,300 to \$2,381,600



CASHFLOW PROFORMA – CURRENT STATUS

Preliminary

Village of Mount Horeb
Tax Increment District No. 5
Cash Flow Proforma Analysis

| Assumptions | |
|--------------------------------------------------|---------|
| Annual Inflation During Life of TID | 1.00% |
| 2025 Gross Tax Rate (per \$1000 Equalized Value) | \$17.29 |
| Annual Adjustment to tax rate | 0.00% |
| Investment rate | 0.00% |
| Data above dashed line are actual | |

| Year | Background Data | | | | | Revenues | | | | (j) Existing Debt Service | (k) Administrative Fees | (l) Combined Expenditures | TID Status | | | Year |
|------|------------------------------------------|------------------------|---------------------------|----------------------------|-------------|----------------|-----------------|------------------------|-------------------|------------------------------------|-------------------------------|---------------------------------|-------------------|----------------------------------------------------|---------------|------------------------|
| | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | | | | (m) | (n) | (o) | |
| | TIF District Valuation (January 1) | Inflation Increment | Construction Increment | TIF Increment Over Base | Tax Rate | Tax Revenue | Computer Aid | Investment Proceeds | Total Revenues | | | | Annual Balance | Year End Cumulative Balance (December 31) | Cost Recovery | |
| | Base Value | | | | | | | | | | | | | | | |
| | \$23,613,900 | | | | | | | | | | | | | | | |
| 2023 | \$71,205,500 | | | \$47,212,200 | \$16.74 | | | | | | | | | | | |
| 2024 | \$70,826,100 | | | \$51,794,100 | \$16.43 | | | | | | | | | | | |
| 2025 | \$75,408,000 | \$754,080 | | \$52,548,180 | \$17.29 | \$775,669 | \$3,462 | \$0 | \$779,131 | \$310,818 | \$2,500 | \$624,135 | \$154,996 | \$522,740 | | Per 2024 Audit |
| 2026 | \$76,162,080 | \$761,621 | | \$53,309,801 | \$17.29 | \$895,544 | \$3,462 | \$0 | \$899,006 | \$313,618 | \$2,500 | \$629,735 | \$269,271 | \$677,736 | | |
| 2027 | \$76,923,701 | \$769,237 | | \$54,079,038 | \$17.29 | \$908,582 | \$3,462 | \$0 | \$912,044 | \$320,699 | \$2,500 | \$643,898 | \$268,146 | \$1,215,153 | | |
| 2028 | \$77,692,938 | \$776,929 | | \$54,855,967 | \$17.29 | \$921,751 | \$3,462 | \$0 | \$925,213 | \$322,255 | \$2,500 | \$647,010 | \$278,203 | \$1,493,356 | | |
| 2029 | \$78,469,867 | \$784,699 | | \$55,640,666 | \$17.29 | \$935,051 | \$3,462 | \$0 | \$938,513 | \$328,725 | \$2,500 | \$659,950 | \$278,563 | \$1,771,919 | | |
| 2030 | \$79,254,566 | \$792,546 | | \$56,433,212 | \$17.29 | \$948,485 | \$3,462 | \$0 | \$951,947 | \$330,125 | \$2,500 | \$662,750 | \$289,197 | \$2,061,116 | | |
| 2031 | \$80,047,112 | \$800,471 | | \$57,233,683 | \$17.29 | \$962,052 | \$3,462 | \$0 | \$965,514 | \$335,940 | \$2,500 | \$674,380 | \$291,134 | \$2,352,250 | | Expenditures Recovered |
| 2032 | \$80,847,583 | \$808,476 | | \$58,042,158 | \$17.29 | \$975,756 | \$3,462 | \$0 | \$979,218 | \$341,065 | \$2,500 | \$684,630 | \$294,588 | \$2,646,838 | | Expenditures Recovered |
| 2033 | \$81,656,058 | \$816,561 | | \$58,858,719 | \$17.29 | \$989,596 | \$3,462 | \$0 | \$993,058 | \$345,480 | \$2,500 | \$693,460 | \$299,598 | \$2,946,436 | | Expenditures Recovered |
| 2034 | \$82,472,619 | \$824,726 | | \$59,683,445 | \$17.29 | \$1,003,575 | \$3,462 | \$0 | \$1,007,037 | \$344,280 | \$2,500 | \$691,060 | \$315,977 | \$3,262,413 | | Expenditures Recovered |
| 2035 | \$83,297,345 | \$832,973 | | \$60,516,419 | \$17.29 | \$1,017,694 | \$3,462 | \$0 | \$1,021,156 | \$342,548 | \$2,500 | \$687,595 | \$333,561 | \$3,595,974 | | Expenditures Recovered |
| 2036 | \$84,130,319 | \$841,303 | | \$61,357,722 | \$17.29 | \$1,031,954 | \$3,462 | \$0 | \$1,035,416 | \$350,073 | \$2,500 | \$702,645 | \$332,771 | \$3,928,745 | | Expenditures Recovered |
| 2037 | \$84,971,622 | \$849,716 | | \$62,207,438 | \$17.29 | \$1,046,356 | \$3,462 | \$0 | \$1,049,818 | \$351,735 | \$2,500 | \$705,970 | \$343,848 | \$4,272,594 | | Expenditures Recovered |
| 2038 | \$85,821,338 | \$858,213 | | \$63,065,651 | \$17.29 | \$1,060,903 | \$3,462 | \$0 | \$1,064,365 | \$362,420 | \$2,500 | \$727,340 | \$337,025 | \$4,609,619 | | Expenditures Recovered |
| 2039 | \$86,679,551 | \$866,796 | | \$63,932,447 | \$17.29 | \$1,075,595 | \$3,462 | \$0 | \$1,079,057 | \$2,500 | \$2,500 | \$1,076,557 | \$1,076,557 | \$5,686,175 | | Expenditures Recovered |
| 2040 | \$87,546,347 | \$875,463 | | \$64,807,910 | \$17.29 | \$1,090,434 | \$3,462 | \$0 | \$1,093,896 | \$2,500 | \$2,500 | \$1,091,396 | \$1,091,396 | \$6,777,571 | | Expenditures Recovered |
| 2041 | \$88,421,810 | \$884,218 | | \$65,692,129 | \$17.29 | \$1,105,421 | \$3,462 | \$0 | \$1,108,883 | \$2,500 | \$2,500 | \$1,106,383 | \$1,106,383 | \$7,883,954 | | Expenditures Recovered |
| 2042 | \$89,306,029 | \$893,060 | | \$66,585,189 | \$17.29 | \$1,120,558 | \$3,462 | \$0 | \$1,124,020 | \$2,500 | \$2,500 | \$1,121,520 | \$1,121,520 | \$9,005,474 | | Expenditures Recovered |
| 2043 | \$90,199,089 | \$901,991 | | \$67,487,180 | \$17.29 | \$1,135,847 | \$3,462 | \$0 | \$1,139,309 | \$2,500 | \$2,500 | \$1,136,809 | \$1,136,809 | \$10,142,283 | | Expenditures Recovered |
| | | \$15,693,080 | \$0 | | | \$19,000,823 | \$65,778 | \$0 | \$19,066,601 | \$4,699,779 | \$47,500 | \$9,447,058 | | | | |

Type of TID: Rehabilitation
2016 TID Inception (8/10/2016)
2038 Final Year to Incur TIF Related Costs
2043 Maximum Legal Life of TID (27 Years)

TID #6 SUMMARY



TID # 6 was approved on November 6, 2025 and becomes official on January 1, 2026, as a Redevelopment district.

- Used to address blighted/vacant property known as former Karakahl Inn as well as the property across the road on the Village’s east side.
- Purpose to stimulate investment along the commercial corridor and to redevelop and revitalize the Karakahl Inn former property
- 5.43 acres of land is slated for mixed use located on Perimeter Road.
- The Village anticipates making project expenditures of approximately \$7.6 million to undertake the projects listed in the plan. Expenditures will occur within the 27-year allowable expenditure period ending on August 6, 2052.



CASHFLOW PROFORMA – CURRENT STATUS

Preliminary

Village of Mount Horeb
Tax Increment District No. 6
Cash Flow Proforma Analysis

| Assumptions | |
|-------------------------------------------------------|---------|
| Annual Inflation During Life of TID..... | 1.00% |
| 2025 Gross Tax Rate (per \$1000 Equalized Value)..... | \$17.29 |
| Annual Adjustment to tax rate..... | 0.00% |
| Investment rate..... | 0.00% |

Data above dashed line are actual

| Infrastructure Cost |
|-----------------------|
| \$500,000 |
| State Trust Fund Loan |
| Dated June 1, 2027 |

| Year | Background Data | | | | | Revenues | | (h) | (i) | Infrastructure Cost | | (m) | TID Status | | | Year | | |
|------|------------------------|---------------------|------------------------|-------------------------|----------|---------------------|---------------------|--------------------|--------------------|----------------------|----------------------|------------------|--------------------|------------|----------------------|------------------------|-----------------------|----------------|
| | (a) | (b) | (c) | (d) | (e) | (f) | (g) | | | (j) | (k) | | (l) | (n) | (o) | | (p) | |
| | TIF District Valuation | Inflation Increment | Construction Increment | TIF Increment Over Base | Tax Rate | Tax Revenue | Total Revenues | | | Payment to Developer | Payment to Developer | | Principal | Interest | Debt Service | | Combined Expenditures | Annual Balance |
| | <i>(January 1)</i> | | | | | | | | | (3/15) | (3/15) | | | | <i>(December 31)</i> | | | |
| | Base Value | | | | | | | | | (2) | AVG= | | | | | | | |
| | \$694,887 | | | | | | | | | | 6.25% | | | | | | | |
| 2025 | \$694,887 | \$6,949 | | \$6,949 | \$17.29 | | | | | | | | | \$0 | \$0 | | 2025 | |
| 2026 | \$701,836 | \$7,089 | \$18,000,000 | \$18,014,037 | \$17.29 | \$120 | \$120 | | \$44 | | | \$44 | \$0 | \$0 | | 2026 | | |
| 2027 | \$18,708,924 | \$190,850 | | \$18,204,887 | \$17.29 | | | \$143,910 | \$0 | \$19,282 | \$24,658 | \$43,940 | \$275,730 | \$35,741 | \$35,817 | | 2027 | |
| 2028 | \$18,899,774 | \$194,725 | | \$18,399,612 | \$17.29 | \$311,471 | \$311,471 | \$143,910 | \$0 | \$13,895 | \$30,045 | \$43,940 | \$275,730 | \$39,041 | \$74,858 | | 2028 | |
| 2029 | \$19,094,499 | \$198,698 | | \$18,598,310 | \$17.29 | \$314,771 | \$314,771 | \$143,910 | \$0 | \$14,764 | \$29,176 | \$43,940 | \$275,730 | \$39,401 | \$117,266 | | 2029 | |
| 2030 | \$19,293,197 | \$202,773 | \$10,000,000 | \$28,801,083 | \$17.29 | \$318,138 | \$318,138 | \$143,910 | \$0 | \$15,606 | \$28,254 | \$43,940 | \$275,730 | \$42,408 | \$177,266 | | 2030 | |
| 2031 | \$29,495,970 | \$313,106 | \$10,000,000 | \$39,114,189 | \$17.29 | \$321,573 | \$321,573 | \$143,910 | \$116,006 | \$16,686 | \$28,254 | \$43,940 | \$391,736 | (\$70,163) | \$47,103 | | 2031 | |
| 2032 | \$39,809,076 | \$426,807 | | \$39,540,996 | \$17.29 | \$497,984 | \$497,984 | \$143,910 | \$106,150 | \$16,592 | \$27,348 | \$43,940 | \$464,887 | \$36,104 | \$83,207 | | 2032 | |
| 2033 | \$40,235,883 | \$435,697 | | \$39,976,693 | \$17.29 | \$676,302 | \$676,302 | \$143,910 | \$189,097 | \$17,704 | \$26,236 | \$43,940 | \$464,887 | \$211,475 | \$294,682 | | 2033 | |
| 2034 | \$40,671,580 | \$444,819 | | \$40,421,512 | \$17.29 | \$683,682 | \$683,682 | \$143,910 | \$192,070 | \$18,810 | \$25,130 | \$43,940 | \$467,800 | \$215,882 | \$510,564 | Expenditures Recovered | 2034 | |
| 2035 | \$41,116,399 | \$454,181 | | \$40,875,693 | \$17.29 | \$691,215 | \$691,215 | \$143,910 | \$195,070 | \$19,986 | \$23,954 | \$43,940 | \$470,800 | \$220,415 | \$730,980 | Expenditures Recovered | 2035 | |
| 2036 | \$41,570,580 | \$463,790 | | \$41,339,483 | \$17.29 | \$698,906 | \$698,906 | \$143,910 | \$198,097 | \$21,173 | \$22,767 | \$43,940 | \$473,827 | \$225,079 | \$956,059 | Expenditures Recovered | 2036 | |
| 2037 | \$42,034,370 | \$473,654 | | \$41,813,137 | \$17.29 | \$706,759 | \$706,759 | \$143,910 | \$199,191 | \$22,558 | \$21,382 | \$43,940 | \$474,921 | \$231,838 | \$1,187,897 | Expenditures Recovered | 2037 | |
| 2038 | \$42,508,024 | \$483,781 | | \$42,296,918 | \$17.29 | \$714,778 | \$714,778 | \$143,910 | \$202,352 | \$23,968 | \$19,972 | \$43,940 | \$478,082 | \$236,697 | \$1,424,594 | Expenditures Recovered | 2038 | |
| 2039 | \$42,991,805 | \$494,180 | | \$42,791,097 | \$17.29 | \$722,968 | \$722,968 | \$143,910 | \$205,541 | \$25,466 | \$18,474 | \$43,940 | \$481,271 | \$241,697 | \$1,666,291 | Expenditures Recovered | 2039 | |
| 2040 | \$43,485,984 | \$504,859 | | \$43,295,956 | \$17.29 | \$731,333 | \$731,333 | \$143,910 | \$208,758 | \$27,011 | \$16,929 | \$43,940 | \$484,488 | \$246,845 | \$1,913,136 | Expenditures Recovered | 2040 | |
| 2041 | \$43,990,843 | \$515,827 | | \$43,811,783 | \$17.29 | \$739,878 | \$739,878 | \$143,910 | \$210,043 | \$28,746 | \$15,194 | \$43,940 | \$485,773 | \$254,105 | \$2,167,241 | Expenditures Recovered | 2041 | |
| 2042 | \$44,506,670 | \$527,094 | | \$44,338,878 | \$17.29 | \$748,607 | \$748,607 | \$143,910 | \$213,396 | \$30,543 | \$13,397 | \$43,940 | \$489,126 | \$259,481 | \$2,426,722 | Expenditures Recovered | 2042 | |
| 2043 | \$45,033,765 | \$538,670 | | \$44,877,548 | \$17.29 | \$757,526 | \$757,526 | \$143,910 | \$216,778 | \$32,451 | \$11,489 | \$43,940 | \$492,508 | \$265,018 | \$2,691,739 | Expenditures Recovered | 2043 | |
| 2044 | \$45,572,435 | \$550,565 | | \$45,428,113 | \$17.29 | \$766,639 | \$766,639 | \$143,910 | \$220,189 | \$34,454 | \$9,486 | \$43,940 | \$495,919 | \$270,720 | \$2,962,460 | Expenditures Recovered | 2044 | |
| 2045 | \$46,123,000 | \$562,788 | | \$45,990,901 | \$17.29 | \$775,953 | \$775,953 | \$143,910 | \$223,629 | \$36,633 | \$7,307 | \$43,940 | \$499,359 | \$276,594 | \$3,239,054 | Expenditures Recovered | 2045 | |
| 2046 | \$46,685,788 | \$575,352 | | \$46,566,253 | \$17.29 | \$785,473 | \$785,473 | \$143,910 | \$225,139 | \$38,923 | \$5,017 | \$43,940 | \$500,869 | \$284,604 | \$3,523,658 | Expenditures Recovered | 2046 | |
| 2047 | \$47,261,140 | \$588,267 | | \$47,154,520 | \$17.29 | \$795,204 | \$795,204 | \$143,910 | \$228,719 | \$41,355 | \$2,585 | \$43,940 | \$504,449 | \$290,755 | \$3,814,413 | Expenditures Recovered | 2047 | |
| 2048 | \$47,849,407 | \$601,545 | | \$47,756,065 | \$17.29 | \$805,152 | \$805,152 | | | | | | | \$805,152 | \$4,619,564 | Expenditures Recovered | 2048 | |
| 2049 | \$48,450,952 | \$615,199 | | \$48,371,263 | \$17.29 | \$815,323 | \$815,323 | | | | | | | \$815,323 | \$5,434,887 | Expenditures Recovered | 2049 | |
| 2050 | \$49,066,150 | \$629,240 | | \$49,000,503 | \$17.29 | \$825,724 | \$825,724 | | | | | | | \$825,724 | \$6,260,611 | Expenditures Recovered | 2050 | |
| 2051 | \$49,695,390 | | | | \$17.29 | \$836,361 | \$836,361 | | | | | | | \$836,361 | \$7,096,973 | Expenditures Recovered | 2051 | |
| 2052 | | | | | | \$847,241 | \$847,241 | | | | | | | \$847,241 | \$7,944,214 | Expenditures Recovered | 2052 | |
| | | | | | | \$11,000,503 | \$38,000,000 | | | | | | \$8,944,867 | | | | | |
| | | | | | | \$16,889,080 | \$16,889,080 | \$2,878,200 | \$3,430,269 | \$500,000 | \$378,799 | \$878,799 | \$8,944,867 | | | | | |

Type of TID: Blight Elimination
2025 TID Inception (8/6/2025)
2047 Final Year to Incur TIF Related Costs
2052 Maximum Legal Life of TID (27 Years)

(1) Increment per Village Estimates.
(2) Proposed Costs are based on State Trust Fund Loan to be issued in 2027



Current Financial Position of Water Utility

WATER UTILITY DEBT SCHEDULES

| CALENDAR YEAR | Issue: 1 Amount: \$1,765,000 Type: Waterworks System Revenue Refunding Bonds (CR) Dated: 6/17/2015 Callable: '25-'26 Callable 5/1/24 @ Par | | | | Issue: 2 Amount: \$3,840,000 Type: Waterworks System Revenue Bonds, Series 2023 Dated: 9/5/2023 Callable: '32-'43 Callable 5/1/31 @ Par | | | | COMBINED DEBT SERVICE | | |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|--------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|--------------------------|--------------------|------------------------------|--------------------|--------------------|
| | PRINCIPAL (5/1) | RATE | INTEREST (5/1 & 11/1) | TOTAL | PRINCIPAL (5/1) | RATE | INTEREST (5/1 & 11/1) | TOTAL | PRINCIPAL | INTEREST | TOTAL |
| 2025 | \$175,000 | 3.000% | \$8,025 | \$183,025 | \$50,000 | 5.000% | \$161,700 | \$211,700 | \$225,000 | \$169,725 | \$394,725 |
| 2026 | \$180,000 | 3.000% | \$2,700 | \$182,700 | \$50,000 | 5.000% | \$159,200 | \$209,200 | \$230,000 | \$161,900 | \$391,900 |
| 2027 | | | | | \$150,000 | 5.000% | \$154,200 | \$304,200 | \$150,000 | \$154,200 | \$304,200 |
| 2028 | | | | | \$160,000 | 5.000% | \$146,450 | \$306,450 | \$160,000 | \$146,450 | \$306,450 |
| 2029 | | | | | \$165,000 | 5.000% | \$138,325 | \$303,325 | \$165,000 | \$138,325 | \$303,325 |
| 2030 | | | | | \$175,000 | 5.000% | \$129,825 | \$304,825 | \$175,000 | \$129,825 | \$304,825 |
| 2031 | | | | | \$185,000 | 5.000% | \$120,825 | \$305,825 | \$185,000 | \$120,825 | \$305,825 |
| 2032 | | | | | \$195,000 | 4.000% | \$112,300 | \$307,300 | \$195,000 | \$112,300 | \$307,300 |
| 2033 | | | | | \$200,000 | 4.000% | \$104,400 | \$304,400 | \$200,000 | \$104,400 | \$304,400 |
| 2034 | | | | | \$210,000 | 4.000% | \$96,200 | \$306,200 | \$210,000 | \$96,200 | \$306,200 |
| 2035 | | | | | \$215,000 | 4.000% | \$87,700 | \$302,700 | \$215,000 | \$87,700 | \$302,700 |
| 2036 | | | | | \$225,000 | 4.000% | \$78,900 | \$303,900 | \$225,000 | \$78,900 | \$303,900 |
| 2037 | | | | | \$235,000 | 4.000% | \$69,700 | \$304,700 | \$235,000 | \$69,700 | \$304,700 |
| 2038 | | | | | \$245,000 | 4.000% | \$60,100 | \$305,100 | \$245,000 | \$60,100 | \$305,100 |
| 2039 | | | | | \$255,000 | 4.000% | \$50,100 | \$305,100 | \$255,000 | \$50,100 | \$305,100 |
| 2040 | | | | | \$265,000 | 4.000% | \$39,700 | \$304,700 | \$265,000 | \$39,700 | \$304,700 |
| 2041 | | | | | \$275,000 | 4.000% | \$28,900 | \$303,900 | \$275,000 | \$28,900 | \$303,900 |
| 2042 | | | | | \$285,000 | 4.000% | \$17,700 | \$302,700 | \$285,000 | \$17,700 | \$302,700 |
| 2043 | | | | | \$300,000 | 4.000% | \$6,000 | \$306,000 | \$300,000 | \$6,000 | \$306,000 |
| TOTAL | \$355,000 | | \$10,725 | \$365,725 | \$3,840,000 | | \$1,762,225 | \$5,602,225 | \$4,195,000 | \$1,772,950 | \$5,967,950 |
| | X.XXX% | Term Bonds '22-'23, & '24-'25 | | | X.XXX% | Term Bonds '32-'33, '34-'35, '36-'37, '38-'39, '40-'41, & '42-'43 | | | | | |
| | | CR of 2006 Waterworks and Sewage System Revenue Bonds | | | | DSRF Requirement \$396,707.67 | | | | | |



WATER UTILITY COVERAGE ANALYSIS

Combined Statement of Revenues and Expenses with Projections

| Water System | Audited Financials | | | | | Budget Projections | | | |
|-------------------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-----------------------|-----------------------|-----------------------|
| | 2020 Actual | 2021 Actual | 2022 Actual | 2023 Actual | 2024 Actual | 2025 Budget (1) | 2029 Projected (2) | 2027 Projected (2) | 2028 Projected (2) |
| OPERATING REVENUES | | | | | | | | | |
| Charges for Services | \$1,185,409 | \$1,193,687 | \$1,206,909 | \$1,290,559 | \$1,223,481 | \$1,323,897 | \$1,337,136 | \$1,350,507 | \$1,364,012 |
| Other | \$60,106 | \$66,513 | \$42,026 | \$27,701 | \$31,854 | \$ 50,460 | \$ 50,965 | \$ 51,474 | \$ 51,989 |
| TOTAL WATER OPERATING REVENUES | \$1,245,515 | \$1,260,200 | \$1,248,935 | \$1,318,260 | \$1,255,335 | \$1,374,357 | \$1,388,101 | \$1,401,982 | \$1,416,001 |
| OPERATING EXPENSES | | | | | | | | | |
| Operation and Maintenance | \$529,359 | \$527,857 | \$583,928 | \$712,117 | \$672,278 | \$719,478 | \$726,673 | \$733,940 | \$741,279 |
| Depreciation | \$361,920 | \$369,062 | \$402,222 | \$444,166 | \$465,766 | \$384,576 | \$388,422 | \$392,306 | \$396,229 |
| TOTAL WATER OPERATING EXPENSES | \$891,279 | \$896,919 | \$986,150 | \$1,156,283 | \$1,138,044 | \$1,104,054 | \$1,115,095 | \$1,126,245 | \$1,137,508 |
| Operating Income (Loss) | \$354,236 | \$363,281 | \$262,785 | \$161,977 | \$117,291 | \$270,303 | \$273,006 | \$275,736 | \$278,493 |
| Plus Depreciation | \$361,920 | \$369,062 | \$402,222 | \$444,166 | \$465,766 | \$384,576 | \$388,422 | \$392,306 | \$396,229 |
| Plus Investment Income | \$13,675 | \$5,346 | \$28,828 | \$136,831 | \$200,688 | \$104,000 | \$105,040 | \$106,090 | \$107,151 |
| Minus Payment in Lieu of Taxes | (\$224,039) | (\$213,008) | (\$204,270) | (\$234,525) | (\$249,436) | (\$238,772) | (\$241,160) | (\$243,571) | (\$246,007) |
| Subtotal | \$151,556 | \$161,400 | \$226,780 | \$346,472 | \$417,018 | \$249,804 | \$252,302 | \$254,825 | \$257,373 |
| Net Revenues Available for Debt Service (Water) | \$505,792 | \$524,681 | \$489,565 | \$508,449 | \$534,309 | \$520,107 | \$525,308 | \$530,561 | \$535,867 |
| Annual Rate Covenant Test | | | | | | | | | |
| Annual Revenue Bond Debt Service (Water) | | | | | | \$394,725 | \$391,900 | \$ 304,200 | \$ 306,450 |
| Coverage Ratio | | | | | | 1.32 | 1.34 | 1.74 | 1.75 |

- Net Revenues shall not be less than 1.10x Annual Debt Service

(1) 2025 amounts taken from Village 2025 Budget

(2) A uniform 1% increase is reflected across both revenue and expenditures in 2026-2028.



Current Financial Position of Sewer Utility

SEWER UTILITY DEBT SCHEDULES

| CALENDAR YEAR | Clean Water Fund Loan | | | | Clean Water Fund Loan | | | | COMBINED DEBT SERVICE | | |
|---------------|--------------------------------------------------------------------------------------------------------------|--------|--------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------|--------|--------------------------|---------------------|-----------------------|--------------------|---------------------|
| | PRINCIPAL (5/1) | RATE | INTEREST (5/1 & 11/1) | TOTAL | PRINCIPAL (5/1) | RATE | INTEREST (5/1 & 11/1) | TOTAL | PRINCIPAL | INTEREST | TOTAL |
| | Issue: 1 Amount: \$1,774,300 Type: Sewage System Revenue Bonds Dated: 9/25/2013 Callable: | | | | Issue: 2 Amount: \$16,750,660 Type: Sewage System Revenue Bonds, Series 2017 Dated: 12/13/2017 Callable: | | | | | | |
| 2025 | \$90,240 | 2.625% | \$22,516 | \$112,756 | \$798,037 | 1.757% | \$195,779 | \$993,816 | \$888,278 | \$218,295 | \$1,106,573 |
| 2026 | \$92,609 | 2.625% | \$20,116 | \$112,725 | \$812,059 | 1.757% | \$181,634 | \$993,693 | \$904,668 | \$201,750 | \$1,106,418 |
| 2027 | \$95,040 | 2.625% | \$17,653 | \$112,693 | \$826,327 | 1.757% | \$167,241 | \$993,568 | \$921,367 | \$184,894 | \$1,106,261 |
| 2028 | \$97,535 | 2.625% | \$15,126 | \$112,661 | \$840,845 | 1.757% | \$152,595 | \$993,440 | \$938,380 | \$167,721 | \$1,106,101 |
| 2029 | \$100,095 | 2.625% | \$12,532 | \$112,627 | \$855,619 | 1.757% | \$137,692 | \$993,310 | \$955,714 | \$150,223 | \$1,105,937 |
| 2030 | \$102,723 | 2.625% | \$9,870 | \$112,593 | \$870,652 | 1.757% | \$122,526 | \$993,178 | \$973,375 | \$132,396 | \$1,105,771 |
| 2031 | \$105,419 | 2.625% | \$7,138 | \$112,557 | \$885,950 | 1.757% | \$107,094 | \$993,044 | \$991,369 | \$114,232 | \$1,105,601 |
| 2032 | \$108,186 | 2.625% | \$4,334 | \$112,521 | \$901,516 | 1.757% | \$91,392 | \$992,907 | \$1,009,702 | \$95,726 | \$1,105,428 |
| 2033 | \$111,026 | 2.625% | \$1,457 | \$112,484 | \$917,355 | 1.757% | \$75,413 | \$992,768 | \$1,028,382 | \$76,870 | \$1,105,252 |
| 2034 | | | | | \$933,473 | 1.757% | \$59,153 | \$992,626 | \$933,473 | \$59,153 | \$992,626 |
| 2035 | | | | | \$949,874 | 1.757% | \$42,608 | \$992,482 | \$949,874 | \$42,608 | \$992,482 |
| 2036 | | | | | \$966,564 | 1.757% | \$25,772 | \$992,336 | \$966,564 | \$25,772 | \$992,336 |
| 2037 | | | | | \$983,546 | 1.757% | \$8,640 | \$992,187 | \$983,546 | \$8,640 | \$992,187 |
| TOTAL | \$902,874 | | \$110,742 | \$1,013,616 | \$11,541,817 | | \$1,367,540 | \$12,909,357 | \$12,444,691 | \$1,478,282 | \$13,922,973 |
| | Project 4375-08 | | | | Project 4375-10 | | | | | | |



SEWER UTILITY COVERAGE ANALYSIS

Combined Statement of Revenues and Expenses with Projections

| Sewer System | Audited Financials | | | | | Budget Projections | | | |
|------------------------------------------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-----------------------|-----------------------|-----------------------|
| | 2020 Actual | 2021 Actual | 2022 Actual | 2023 Actual | 2024 Actual | 2025 Budget (1) | 2026 Projected (2) | 2027 Projected (2) | 2028 Projected (2) |
| OPERATING REVENUES | | | | | | | | | |
| Charges for Services | \$2,471,216 | \$2,440,152 | \$2,513,328 | \$2,601,074 | \$2,554,016 | \$2,704,658 | \$2,731,705 | \$2,759,022 | \$2,786,612 |
| Other | \$44,397 | \$14,280 | \$253,990 | \$7,920 | \$7,399 | \$10,101 | \$10,202 | \$10,304 | \$10,407 |
| TOTAL SEWER OPERATING REVENUES | \$2,515,613 | \$2,454,432 | \$2,767,318 | \$2,608,994 | \$2,561,415 | \$2,714,759 | \$2,741,907 | \$2,769,326 | \$2,797,019 |
| OPERATING EXPENSES | | | | | | | | | |
| Operation and Maintenance | \$957,030 | \$992,320 | \$1,154,112 | \$1,188,062 | \$1,257,089 | \$1,284,906 | \$1,297,755 | \$1,310,733 | \$1,323,840 |
| Depreciation | \$1,053,476 | \$1,156,026 | \$1,174,981 | \$1,199,910 | \$1,211,311 | \$1,200,000 | \$1,212,000 | \$1,224,120 | \$1,236,361 |
| TOTAL SEWER OPERATING EXPENSES | \$2,010,506 | \$2,148,346 | \$2,329,093 | \$2,387,972 | \$2,468,400 | \$2,484,906 | \$2,509,755 | \$2,534,853 | \$2,560,201 |
| Operating Income (Loss) | \$505,107 | \$306,086 | \$438,225 | \$221,022 | \$93,015 | \$229,853 | \$232,152 | \$234,473 | \$236,818 |
| Plus Depreciation | \$1,053,476 | \$1,156,026 | \$1,174,981 | \$1,199,910 | \$1,211,311 | \$1,200,000 | \$1,212,000 | \$1,224,120 | \$1,236,361 |
| Plus Investment Income | \$23,961 | \$9,584 | \$39,259 | \$94,496 | \$162,911 | \$10,000 | \$10,100 | \$10,201 | \$10,303 |
| Subtotal | \$1,077,437 | \$1,165,610 | \$1,214,240 | \$1,294,406 | \$1,374,222 | \$1,210,000 | \$1,222,100 | \$1,234,321 | \$1,246,664 |
| Net Revenues Available for Debt Service (Sewer) | \$1,582,544 | \$1,471,696 | \$1,652,465 | \$1,515,428 | \$1,467,237 | \$1,439,853 | \$1,454,252 | \$1,468,794 | \$1,483,482 |
| Annual Rate Covenant Test | | | | | | | | | |
| Annual Revenue Bond Debt Service (Sewer) | | | | | | \$1,106,573 | \$1,106,418 | \$1,106,261 | \$1,106,101 |
| Coverage Ratio | | | | | | 1.30 | 1.31 | 1.33 | 1.34 |
| <i>- Net Revenues shall not be less than 1.10x Annual Debt Service</i> | | | | | | | | | |

(1) 2025 amounts taken from Village 2025 Budget

(2) A uniform 1% increase is reflected across both revenue and expenditures in 2026-2028.



Current Financial Position of Electric Utility

ELECTRIC UTILITY DEBT SCHEDULES

Issue: 1
 Size: \$4,626,000
 Type: Electric System Revenue Bond
 Dated: November 21, 2022

**ELECTRIC SYSTEM REVENUE
DEBT SERVICE**

Callable: '30-'42 Callable in Whole on Any Payment Date Starting 5/1/2029

| Calendar Year | | | | ELECTRIC SYSTEM REVENUE DEBT SERVICE | | | |
|---------------|--------------------|--------|-----------------------|---------------------------------------------|--------------------|--------------------|--------------------|
| | PRINCIPAL (5/1) | RATE | INTEREST (5/1 & 11/1) | TOTAL | PRINCIPAL | INTEREST | TOTAL |
| 2025 | \$164,000 | 4.200% | \$177,492 | \$341,492 | \$164,000 | \$177,492 | \$341,492 |
| 2026 | \$171,000 | 4.200% | \$170,457 | \$341,457 | \$171,000 | \$170,457 | \$341,457 |
| 2027 | \$178,000 | 4.200% | \$163,128 | \$341,128 | \$178,000 | \$163,128 | \$341,128 |
| 2028 | \$186,000 | 4.200% | \$155,484 | \$341,484 | \$186,000 | \$155,484 | \$341,484 |
| 2029 | \$193,000 | 4.200% | \$147,525 | \$340,525 | \$193,000 | \$147,525 | \$340,525 |
| 2030 | \$202,000 | 4.200% | \$139,230 | \$341,230 | \$202,000 | \$139,230 | \$341,230 |
| 2031 | \$210,000 | 4.200% | \$130,578 | \$340,578 | \$210,000 | \$130,578 | \$340,578 |
| 2032 | \$219,000 | 4.200% | \$121,569 | \$340,569 | \$219,000 | \$121,569 | \$340,569 |
| 2033 | \$229,000 | 4.200% | \$112,161 | \$341,161 | \$229,000 | \$112,161 | \$341,161 |
| 2034 | \$239,000 | 4.200% | \$102,333 | \$341,333 | \$239,000 | \$102,333 | \$341,333 |
| 2035 | \$249,000 | 4.200% | \$92,085 | \$341,085 | \$249,000 | \$92,085 | \$341,085 |
| 2036 | \$260,000 | 4.200% | \$81,396 | \$341,396 | \$260,000 | \$81,396 | \$341,396 |
| 2037 | \$271,000 | 4.200% | \$70,245 | \$341,245 | \$271,000 | \$70,245 | \$341,245 |
| 2038 | \$282,000 | 4.200% | \$58,632 | \$340,632 | \$282,000 | \$58,632 | \$340,632 |
| 2039 | \$294,000 | 4.200% | \$46,536 | \$340,536 | \$294,000 | \$46,536 | \$340,536 |
| 2040 | \$307,000 | 4.200% | \$33,915 | \$340,915 | \$307,000 | \$33,915 | \$340,915 |
| 2041 | \$320,000 | 4.200% | \$20,748 | \$340,748 | \$320,000 | \$20,748 | \$340,748 |
| 2042 | \$334,000 | 4.200% | \$7,014 | \$341,014 | \$334,000 | \$7,014 | \$341,014 |
| | \$4,308,000 | | \$1,830,528 | \$6,138,528 | \$4,308,000 | \$1,830,528 | \$6,138,528 |

Callable Maturities X.XXX% Installment Payments '23-'42
 Truist Bank Private Placement



ELECTRIC UTILITY COVERAGE ANALYSIS

Combined Statement of Revenues and Expenses with Projections

| Electric System | Audited Financials | | | | | Budget Projections | | | |
|----------------------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-----------------------|-----------------------|-----------------------|
| | 2020 Actual | 2021 Actual | 2022 Actual | 2023 Actual | 2024 Actual | 2025 Budget (1) | 2026 Projected (2) | 2027 Projected (2) | 2028 Projected (2) |
| OPERATING REVENUES | | | | | | | | | |
| Charges for Services | \$5,904,280 | \$6,231,495 | \$7,007,801 | \$6,883,686 | \$7,016,498 | \$7,799,661 | \$7,877,658 | \$7,956,434 | \$8,035,999 |
| Other | \$55,466 | \$76,863 | \$71,437 | \$53,306 | \$49,892 | \$53,121 | \$53,652 | \$54,189 | \$54,731 |
| TOTAL ELECTRIC OPERATING REVENUES | \$5,959,746 | \$6,308,358 | \$7,079,238 | \$6,936,992 | \$7,066,390 | \$7,852,782 | \$7,931,310 | \$8,010,623 | \$8,090,729 |
| OPERATING EXPENSES | | | | | | | | | |
| Operation and Maintenance | \$5,414,628 | \$5,692,925 | \$6,404,098 | \$6,234,642 | \$5,921,998 | \$6,914,604 | \$6,983,750 | \$7,053,588 | \$7,124,123 |
| Depreciation | \$467,151 | \$487,088 | \$503,004 | \$542,554 | \$619,137 | \$501,848 | \$506,866 | \$511,935 | \$517,054 |
| TOTAL ELECTRIC OPERATING EXPENSES | \$5,881,779 | \$6,180,013 | \$6,907,102 | \$6,777,196 | \$6,541,135 | \$7,416,452 | \$7,490,617 | \$7,565,523 | \$7,641,178 |
| Operating Income (Loss) | \$77,967 | \$128,345 | \$172,136 | \$159,796 | \$525,255 | \$436,330 | \$440,693 | \$445,100 | \$449,551 |
| Plus Depreciation | \$467,151 | \$487,088 | \$503,004 | \$542,554 | \$619,137 | \$501,848 | \$506,866 | \$511,935 | \$517,054 |
| Plus Investment Income | \$25,831 | \$8,274 | \$52,220 | \$291,343 | \$274,333 | \$7,141 | \$7,212 | \$7,285 | \$7,357 |
| Minus Payment in Lieu of Taxes | (\$196,805) | (\$193,325) | (\$187,428) | (\$195,776) | (\$225,497) | (\$213,908) | (\$216,047) | (\$218,208) | (\$220,390) |
| Subtotal | \$296,177 | \$302,037 | \$367,796 | \$638,121 | \$667,973 | \$295,081 | \$298,032 | \$301,012 | \$304,022 |
| Net Revenues Available for Debt Service (Electric) | \$374,144 | \$430,382 | \$539,932 | \$797,917 | \$1,193,228 | \$731,411 | \$738,725 | \$746,112 | \$753,573 |

No Debt Covenants on Electric System Debt

(1) 2025 amounts taken from Village 2025 Budget

(2) A uniform 1% increase is reflected across both revenue and expenditures in 2026-2028.

Review Policies & Observations

- **Fund Balance Policy:** Effective in 2013. Unassigned Portion should remain at 20-25% of the budgeted General Fund expenditures for the year. At end of the year, an unassigned General Fund reserve balance in excess of 25% of General Fund operating expenditures shall be transferred to the Capital Improvement Projects Fund to reduce future borrowing needs. During the annual budgeting process, if the General Fund unassigned balance is less than 20% of the budgeted General Fund expenditures for the upcoming year, the General Fund budget shall be adjusted to achieve the target level.
- **Investment Management Policy:** Effective in 2012.
- **Debt Management Policy:** Effective in 2020. The Village aims to maintain total outstanding general obligation debt at no more than 50% of the statutory limit, and non-utility, non-TIF related general obligation debt at no more than 40% of that limit, unless otherwise approved by the Village Board. Debt levels should align with the Village's credit objectives and long-term financial plan. The annual debt service for general obligation debt—excluding amounts funded by proprietary operations and TIF—should not exceed 25% of the Village's total operating expenses, net of capital outlay, unless otherwise approved by the Village Board.

The Village of Mount Horeb has strong management policies in place. They should continue to be reviewed on an ongoing basis.

As of December 31, 2024, the General Fund had no unassigned fund balance, as indicated in the audit, which is not in compliance with the Village's policy. Furthermore, based on the 2025 Village budget, the total projected fund balance as of December 31, 2025, is anticipated to fall outside the 20-25% range. This issue warrants attention and action by the Village board.



Disclosures

Robert W. Baird & Co. Incorporated is providing this information to you for discussion purposes. The materials do not contemplate or relate to a future issuance of municipal securities. Baird is not recommending that you take any action, and this information is not intended to be regarded as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934 or the rules thereunder.

Village of Mount Horeb
Memberships Listing (as requested by Finance & Personnel Committee)
As of February 2026

Current Year Renewal not found, djs 1/29/2026

| Organization | Staff Member | Description | Effective Date | Term End Date | Cost | Subtotal | Length | General Ledger Information | | |
|------------------------------------------|---------------------------|------------------------------|------------------|-------------------|--------------------|---------------------|-------------|----------------------------|-------------------------------------------|--------------|
| | | | | | | | | GL Code | Description | |
| International City/Cty Mgmt Assn | Nic Owen | ICMA Membership | 5/1/2025 | 4/30/2026 | \$ 422.50 | | 1 yr | 100-514100-335 | Admin Training | ADMIN |
| League of Wisconsin Municipalities | Nic Owen | Membership Dues | 1/1/2026 | 12/31/2026 | \$ 4,654.19 | | 1 yr | 100-511000-320 | Village Board Fees & Dues (ds cc) | ADMIN |
| Mt Horeb Area Chamber of Commerce | Nic Owen | Grow Level Membership | 1/1/2026 | 12/31/2026 | \$ 3,000.00 | | 1 yr | 100-511000-320 | 2026 Chamber Membership | ADMIN |
| Mt Horeb Area Historical Society | Nic Owen | 2024 Membership | 2/26/2024 | 12/31/2024 | \$ 2,500.00 | | 1 yr | 100-567000-290 | Economic Development MH Membership | ADMIN |
| Sustain Dane | Nic Owen | Gov/NonProf-Leaf Member | 1/11/2026 | 1/10/2027 | \$ 300.00 | | 1 yr | 100-511000-320 | Village Board Fees & Dues | ADMIN |
| Bird City Wisconsin | Nic Owen | Bird City Membership | 12/12/2025 | | \$ 175.00 | | | 100-511000-320 | Bird City Membership | ADMIN |
| WI City/County Management Assn. | Nic Owen | Membership | 1/1/2026 | 12/31/2026 | \$ 202.00 | | 1 yr | 100-514100-320 | Admin Fees & Dues | ADMIN |
| Mount Horeb Mail | Nic Owen | Subscription | 7/1/2025 | 6/30/2026 | \$ 50.00 | | 1 yr | 100-514100-320 | MH Mail subscription | ADMIN |
| WI Economic Development Corp | Nic Owen | Connect Communities Member | 7/23/2025 | 7/22/2026 | \$ 200.00 | | 1 yr | 100-567000-240 | Economic Dev Misc Exp | ADMIN |
| | | | | | | \$ 11,503.69 | | | | |
| WI Municipal Court Clerks Assn | Court | JMC Member Dues | 3/1/2026 | 2/28/2027 | \$ 55.00 | | 1 yr | 100-512000-335 | Municipal Court Training | C |
| WI Municipal Judges Assn | Court | JM Member Dues | 3/1/2026 | 2/28/2027 | \$ 150.00 | | 1 yr | 100-512000-335 | Municipal Court Training | C |
| Greater Madison Areat SHRM | Murleau | AM Member Renewal | 9/1/2024 | | \$ 100.00 | | 1 yr | 100-514100-390 | Admin Misc Expenses | CCC |
| WI Municipal Clerks Assoc | Gaffney | AG Membership | 1/1/2024 | 12/31/2024 | \$ 65.00 | | 1 yr | 100-514200-320 | Clerk Fees & Dues | CC |
| WI Municipal Clerks Assoc | Gaffney | KJ Membership | 1/1/2024 | 12/31/2024 | \$ 50.00 | | 1 yr | 100-514200-320 | Clerk Fees & Dues | CC |
| Assoc of Public Treasurers | Schwenn | New Member Fee | 8/1/2025 | 7/31/2026 | \$ 159.00 | | 1 yr | 100-515200-320 | Treasurer Training/Resources | CCC |
| Municipal Treasurers Assn | Schwenn | New Member Fee | 5/1/2025 | 4/30/2026 | \$ 60.00 | | 1 yr | 100-515200-320 | Treasurer Training/Resources | CCC |
| | | | | | | \$ 639.00 | | | | |
| Dane County Chiefs of Police | Vierck | DCCOPA Dues-DV/JJ | 3/1/2025 | 2/28/2026 | \$ 100.00 | | 1 yr | 100-521100-320 | PD Admin Fees & Dues | PD |
| WI Chiefs of Police Assn | Vierck | WI Chiefs dues | 1/1/2025 | 12/31/2025 | \$ 150.00 | | 1 yr | 100-521100-320 | PD Admin Fees & Dues | PD |
| Int'l Asoc of Chiefs of Police | Vierck | ICACP Membership | 2/1/2025 | 1/31/2026 | \$ 270.00 | | 1 yr | 100-521100-320 | PD Admin Fees & Dues | PD |
| | | | | | | \$ 520.00 | | | | |
| American Public Works Assn | Gorman | Membership/Chapter Dues | 1/1/2026 | 12/31/2026 | \$ 260.00 | | 1 yr | 100-531000-335 | Hwy & Street Admin Training | PRF |
| Int'l Society of Arboriculture | Gorman | Annual Membership/Dues | 11/1/2025 | 10/31/2026 | \$ 275.00 | | 1 yr | 100-531000-335 | Hwy & Street Admin Training | PRF |
| Int'l Society of Arboriculture | DeRoek | WI Chapter Dues | 9/29/2025 | | \$ 45.00 | | 1 yr | 100-531000-335 | Hwy & Street Admin Training | PRF |
| WI Parks & Recreation Assn Inc | Gorman | WPRA Membership-Gorman | 1/1/2026 | 12/31/2026 | \$ 150.00 | | 1 yr | 100-531000-335 | Hwy & Street Admin Training | PRF |
| WI Parks & Recreation Assn Inc | Dudley | WPRA Membership-Dudley | 11/1/2025 | 10/31/2026 | \$ 150.00 | | 1 yr | 100-553000-320 | Rec Admin Fees & Dues | PRF |
| WI Parks & Recreation Assn Inc | Dudley | WPRA Membership-Staeger | 11/1/2025 | 10/31/2026 | \$ 150.00 | | 1 yr | 100-553000-320 | Rec Admin Fees & Dues | PRF |
| | | | | | | \$ 1,030.00 | | | | |
| WI Community Media Inc | Stojanovich | Membership Dues | 3/1/2025 | 2/28/2026 | \$ 230.00 | | 1 yr | 225-516100-320 | Cable Prog Fees & Dues | CCC |
| | | | | | | \$ 230.00 | | | | |
| American Library Assn | Jessica Gretzinger | AB Membership | 11/1/2025 | 10/31/2026 | \$ 125.00 | | 1 yr | 240-551100-320 | Library Fees & Dues | L |
| American Library Assn | Jessica Gretzinger | MR Membership | 11/1/2025 | 10/31/2026 | \$ 125.00 | | 1 yr | 240-551100-320 | Library Fees & Dues | L |
| American Library Assn | Jessica Gretzinger | SN Membership | 11/1/2025 | 10/31/2026 | \$ 55.00 | | 1 yr | 240-551100-320 | Library Fees & Dues | L |
| American Library Assn | Jessica Gretzinger | JG Membership | 11/1/2025 | 10/31/2026 | \$ 140.00 | | 1 yr | 240-551100-320 | Library Fees & Dues | L |
| American Library Assn | Jessica Gretzinger | HKM Membership | 11/1/2025 | 10/31/2026 | \$ 180.00 | | 1 yr | 240-551100-320 | Library Fees & Dues | L |
| Mt Horeb Area Chamber of Commerce | Jessica Gretzinger | Non-Profit Membership | 1/1/2025 | 12/31/2025 | \$ 177.00 | | 1 yr | 240-551100-320 | Library Fees & Dues | L |
| WI Library Assn Inc | Jessica Gretzinger | Institutional Membership | 10/1/2025 | 9/30/2026 | \$ 224.00 | | 1 yr | 240-551100-335 | Library Training & Mileage | L |
| | | | | | | \$ 1,026.00 | | | | |
| Municipal Electric Utilities of WI | Schmitz | 2025 Membership Dues | 1/1/2026 | 12/31/2026 | \$ 5,467.50 | | 1 yr | 910-593000-300 | Elec. Miscellaneous General | E |
| Municipal Electric Utilities of WI | Schmitz | 2025 Membership Dues | 1/1/2026 | 12/31/2026 | \$ 1,822.50 | | 1 yr | 910-542600-300 | Elec. Influencing Expense | E |
| Municipal Environmental Group-WW | Brace | Membership Dues | 1/1/2025 | 12/31/2025 | \$ 812.57 | | 1 yr | 930-585500-200 | Sewer Regulatory Comm Exp | WW |
| | | | | | | \$ 8,102.57 | | | | |
| | | | | | | <u>\$ 23,051.26</u> | | | | |
| | | | | | | <u>\$ 23,051.26</u> | | | | |



HERITAGE
COMMUNITY
OPPORTUNITY

VILLAGE OF MOUNT HOREB

E. Main Street
Mount Horeb, WI 53572
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Finance & Personnel Committee Meeting February 2026 (no meeting in January) FINANCE DIRECTOR REPORT

1. Financial Reporting Update
 - a. Internal financial reporting is complete thru November 2025.
 - b. We have completed year-end reporting for various requirements and entities including: WRS Retirement reporting, employee W-2 preparations, and Vendor 1099 reporting.
 - c. In February, we will be focusing on preparing for the 2025 audits.
2. Property Taxes
 - a. 2025 Collections are officially over as of last Friday (1/30/26).
 - b. In December, office staff collected \$8,300,790.08 in real estate taxes. As of January 28, 2026, the total collections reached \$15,136,048.09 in real estate taxes. This collection represents approximately 72.86% of total billed taxes. (Previous year = 77.6%)
 - c. Once again, staff has done a great job of jumping in and getting the payments processed with as much urgency as possible, along with maintaining their regular daily workloads. I want to express sincere thanks to Sara and Katie in the front lines of our office, and Niki in the Finance department for their hard work to coordinate the collections, hundreds of transactions, and multiple deposits on behalf of our residents.
3. Baird Financial Management Plan Update—Our financial advisors with BAIRD have been working on an in-depth Financial Management Plan for the Village of MH and MHU. Nic and I met with Baird on January 13 to discuss their progress and to review the project timeline. (Nic's update was included in this agenda). We will be requesting that Baird present their final report to this Committee upon completion of the final draft. This is anticipated for (April/May 2026).
4. 2025 Final Quarter Permit Fees review has been delayed until March 2026. Staff had some questions regarding combining reporting formats from two 2025 inspectors and needs more time to make sure the information is reported accurately.
5. Future Item Notes as Discussed in previous F&P meetings:
 - a. 2025 Q4 Permits & Fees reporting deferred to March 2026

Denise J. Schwenn
Finance Director / Treasurer

Annual Recurring items:

Jan-Property Tax update, Year-End P/R Tax Reporting Update
Feb-Q4 Permit Fees Reported, Memberships Reporting, Vendor Review Begins
Mar-Vendor Review status update; F&P Annual PILOT review
Apr-Vendor Review status update, Lease rates updated (NORSK; based on financials)
May-Q1 Permit Fees Reported, Vendor Review Summary Provided
Jun-Baker Tilly audit presentations (VB/UTIL Comm); Budget Calendar
Jul-Denise & Niki attending UW-GB Treasurer training classes
Aug-Q2 Permit Fees Reported, budget process under way
Sep-Budget planning continues; prepare to discuss budgeting options that include Referendum vs. Wheel Tax discussions
Oct-Weekly meetings—BUDGET
Nov-Q3 Permit Fees Reported, Discuss addt'l non-Property Tax revenue ideas (Park Fees? Other Fees? Rec Fees?), update on collections as noted in Sept 2025 FD report (pilot, room taxes, RLF).
Dec-



Finance and Personnel Committee Report February 4, 2026

Staffing Updates

Hires

- Sam Erickson – MHPD – Officer – 01.07.2026
- Peter Castro – Public Services – Crewperson - 01.26.2026

Separations

- Cole Blumer – Library - Clerk – 01.07.2026

Other

- Spencer Stadele - Electric Utility - promoted from part-time to full-time effective 01.26.2026. Spencer has been an apprentice through the WI Youth Apprenticeship program since June of 2025. He is officially a high school graduate as of mid January and will begin the Journeyman Apprenticeship Program fall 2026.

Recruitment Efforts

- **Library Clerk – Mount Horeb Public Library**
 - Position was posted on 01.09.26 and will close on 01.31.2026.
- **Public Services- Mechanic**
 - Position was posted 11.13.25
 - Checking references on a candidate – with an offer anticipated soon.



Human Resources Updates

Administration

- Wrapping up various year end items as it relates to payroll, benefits, and annual reporting.
- SMART Goal creation for 2026 is in process with Administrator and Department Heads.

Compensation Study

- Met with two organizations to discuss needs for compensation study. Will provide updates at the March F&P Meeting

OSHA Reporting

- Completed OSHA 300 form for 2025.
- **Summary:** 4 reportable injuries occurred during the year. We had no lost time. We averaged 90 employees and Village Staff worked a total of 134,057 hours.

Upcoming HR Conference

- Attending the 2026 Workplace Policy Conference February 18 & 19 in Madison.