

Wilmot Union High School District, Wisconsin

Annual Report for Fiscal Year Ended June 30, 2017

Filing Requirements:

Attached are updates of the following required operating data: (i) District Property Values; (ii) District Indebtedness; and (iii) District Tax Rates, Levies and Collections.

The District's Annual Financial Report for the fiscal year ended June 30, 2017 was filed separately on March 13, 2018.

CUSIP 971838 - General Obligation

| <u>Dated Date</u> | <u>Final Maturity</u> | <u>Amount</u> | <u>Issue name</u> | <u>Scheduled for Call</u> |
|-------------------|-----------------------|---------------|---|---------------------------|
| 6/4/2014 | 3/1/2025 | \$3,620,000 | General Obligation Refunding Bonds 2014 | 3/1/2019 |
| 9/15/2015 | 3/1/2024 | \$28,215,000 | Taxable General Obligation Refunding Bonds, Series 2015 | |
| 9/14/2017 | 3/1/2025 | \$3,560,000 | General Obligation Refunding Bonds, Series 2017A | |

Issuer Contact Information:

Name: David Betz, Business Manager
Employer: Wilmot Union High School District
Address: 11112 308th Avenue; PO Box 8
City, State, Zip: Wilmot, WI 53192-0008
Telephone: 262-862-9005 x 302
Email Address: betzd@wilmot.k12.wi.us
Issuer Website Address: <https://wilmothighschool.com/>
Client #: 005323

Phone: 651-223-3000

Fax: 651-223-3046

Email: bond_services@springsted.com

Website: www.springsted.com



Public Sector Advisors

DISTRICT PROPERTY VALUES

Trend of Values

| | <u>Equalized Value</u> | <u>Net Equalized Value</u> | <u>Tax Increment</u> |
|------|------------------------|----------------------------|----------------------|
| 2017 | \$2,130,755,047 | \$2,119,568,847 | \$11,186,200 |
| 2016 | 1,994,771,517 | 1,990,920,717 | 3,850,800 |
| 2015 | 1,930,712,796 | 1,930,712,796 | -0- |
| 2014 | 1,881,953,457 | 1,881,953,457 | -0- |
| 2013 | 1,867,121,760 | 1,867,121,760 | -0- |

Source: Wisconsin Department of Revenue, <http://www.revenue.wi.gov/>.

2017 Equalized Value by Class of Property

| | | |
|----------------------|-------------------|-------------|
| Real Estate: | | |
| Residential | \$1,951,392,047 | 91.58% |
| Commercial | 130,813,638 | 6.14 |
| Manufacturing | 10,085,039 | 0.47 |
| Agricultural | 2,452,224 | 0.12 |
| Other | 17,250,351 | 0.81 |
| Personal Property | <u>18,761,748</u> | <u>0.88</u> |
| 2017 Equalized Value | \$2,130,755,047 | 100.00% |

Source: Wisconsin Department of Revenue, <http://www.revenue.wi.gov/>.

2017 Equalized Value by Municipality

| | <u>Composition of District's Equalized Value</u> | | <u>Percent of Municipality's Value in District</u> |
|----------------------|--|----------------|--|
| | <u>Amount</u> | <u>Percent</u> | |
| Towns: | | | |
| Randall | \$ 529,655,300 | 24.86% | 100.00% |
| Salem | 588,953,654 | 27.64 | 52.33 |
| Wheatland | 63,908,790 | 3.00 | 19.93 |
| Villages: | | | |
| Genoa City | 340,400 | 0.02 | 0.18 |
| Paddock Lake | 290,903 | 0.01 | 0.13 |
| Silver Lake | 177,102,300 | 8.31 | 100.00 |
| Twin Lakes | <u>770,503,700</u> | <u>36.16</u> | 100.00 |
| 2017 Equalized Value | \$2,130,755,047 | 100.00% | |

Source: Wisconsin Department of Revenue, <http://www.revenue.wi.gov/>.

Ten of the Largest Taxpayers in the District

| <u>Taxpayer</u> | <u>Type of Business</u> | <u>2017 Assessed Value</u> |
|-------------------------|-------------------------|----------------------------|
| Richter Enterprises | Grocery/Commercial | \$ 5,938,800 |
| Parrish Properties | Real Estate | 5,918,900 |
| Mills Enterprises | Industrial | 5,326,100 |
| Individuals | Marital Trust | 4,781,500 |
| Salem Business Park LLC | Commercial | 4,753,500 |
| Serenity Investments | Financial Services | 2,544,000 |
| Mills Berwick LLC | Apartment | 2,254,200 |
| Individual | Marital Trust | 2,237,400 |
| Individuals | Residential | 2,189,300 |
| GAK LLC | Industrial | <u>2,158,800</u> |
| Total | | \$38,102,500* |

* Represents 1.8% of the District's 2017 equalized value of \$2,130,755,047.

Sources: Village of Salem Lakes and Village of Twin Lakes.

DISTRICT INDEBTEDNESS

Legal Debt Limit and Debt Margin

| | |
|---|-------------------|
| Legal Debt Limit (5% of 2017 Equalized Value) | \$106,537,752 |
| Less: Outstanding Debt Subject to Limit | <u>29,675,000</u> |
| Legal Debt Margin as of March 1, 2018 | \$ 76,862,752 |

NOTE: Pursuant to State statute, the total indebtedness of the District may not exceed five percent of the equalized value of property in the District.

General Obligation Debt*

| <u>Date of Issue</u> | <u>Original Amount</u> | <u>Purpose</u> | <u>Final Maturity</u> | <u>Est. Principal Outstanding As of 3-1-18</u> |
|----------------------|------------------------|----------------|-----------------------|--|
| 9-15-15 | \$28,215,000 | Refunding | 3-1-2024 | \$26,115,000 |
| 9-14-17 | 3,560,000 | Refunding | 3-1-2025 | <u>3,560,000</u> |
| Total | | | | \$29,675,000 |

* These issues are subject to the legal debt limit.

Estimated Calendar Year Debt Service Payments

| Year | General Obligation Debt | |
|---------------|-------------------------|----------------------|
| | Principal | Principal & Interest |
| 2018 (at 3-1) | \$ 3,505,000 | \$ 4,164,576 |
| 2019 | 3,560,000 | 4,167,982 |
| 2020 | 3,630,000 | 4,169,624 |
| 2021 | 3,705,000 | 4,165,735 |
| 2022 | 3,795,000 | 4,164,719 |
| 2023 | 3,900,000 | 4,165,394 |
| 2024 | 4,020,000 | 4,169,702 |
| 2025 | <u>3,560,000</u> | <u>3,604,500</u> |
| Total | \$29,675,000 | \$32,772,232 |

Overlapping Debt

| Taxing Unit ^(a) | 2017 Net Equalized Value | Est. G.O. Debt As of 3-1-18 ^(b) | Debt Applicable to Value in District | |
|--|-----------------------------|---|---|------------------|
| | | | Percent | Amount |
| <i>County:</i> | | | | |
| Kenosha County | \$13,233,219,300 | \$124,355,000 | 16.02% | \$19,921,671 |
| <i>Towns:</i> | | | | |
| Randall | 529,655,300 | 2,855,000 | 100.00 | 2,855,000 |
| Salem | 1,120,771,000 | 26,363,930 | 52.13 | 13,743,517 |
| <i>Villages:</i> | | | | |
| Genoa City | 340,400 | 6,925,000 | 100.00 | 6,925,000 |
| Paddock Lake | 222,852,300 | 3,030,000 | 0.13 | 3,939 |
| Twin Lakes | 764,042,000 | 3,527,458 | 100.00 | 3,527,458 |
| <i>Feeder Districts/Schools:</i> | | | | |
| Lakewood Elementary (Twin Lakes S.D. #4) | 520,936,919 | 10,110,000 | 100.00 | 10,110,000 |
| Riverview Elementary (Silver Lake S.D. J1) | 368,059,356 | 6,970,000 | 100.00 | 6,970,000 |
| Trevor-Wilmot Consolidated Grade School | 342,424,419 | 8,350,000 | 100.00 | 8,350,000 |
| Wheatland Center Grade School (Wheatland S.D. J1) | 404,356,809 | 355,000 | 100.00 | 355,000 |
| <i>Technical College:</i> | | | | |
| Gateway Technical College District | 40,911,627,308 | 70,735,000 | 5.18 | <u>3,664,073</u> |
| Total | | | | \$76,425,658 |

(a) Only those taxing units with general obligation debt outstanding are shown here.

(b) Includes general obligation bonds, promissory notes, and State Trust Fund Loans. Excludes tax and revenue anticipation bonds and revenue debt.

Other Debt Obligations

Capital Leases

Please reference page 24, Note B – Detailed Notes on All Funds – 5. Long-Term Obligations of the District’s Annual Financial Report for the year ended June 30, 2017.

Debt Ratios

| | <u>G.O. Direct Debt</u> | <u>G.O. Direct & Overlapping Debt</u> |
|---|-----------------------------|---|
| To 2017 Equalized Value (\$2,130,755,047) | 1.39% | 4.98% |
| Per Capita (18,920 – 2016 U.S. Census Estimate) | \$1,568 | \$5,608 |

* Excludes other debt obligations.

DISTRICT TAX RATES, LEVIES AND COLLECTIONS

Tax Rates, Levies and Collections

| <u>Levy/Collect</u> | <u>District Tax Rate</u> | <u>Amount of Levy</u> | <u>Percent Collected</u> |
|---------------------|------------------------------|-----------------------|----------------------------|
| 2017/18 | \$5.74 | \$12,169,231 | (In Process of Collection) |
| 2016/17 | 6.11 | 12,169,231 | 100.0% |
| 2015/16 | 6.31 | 12,190,990 | 100.0 |
| 2014/15 | 6.33 | 11,908,520 | 100.0 |
| 2013/14 | 6.33 | 11,814,668 | 100.0 |

2017 Proportionate Amounts of Local Tax Revenue Per Municipality Based on 2017 Equalized Values

| <u>Municipality</u> | <u>2017 Equalized Valuation (TID OUT)</u> | <u>Percent of Levy</u> | <u>Amount of Levy</u> |
|-------------------------|---|------------------------|-----------------------|
| Town of Randall | \$ 529,655,300 | 24.988822% | \$ 3,040,948 |
| Town of Salem | 584,229,154 | 27.563585 | 3,354,276 |
| Town of Wheatland | 63,908,790 | 3.015179 | 366,924 |
| Village of Genoa City | 340,400 | 0.016060 | 1,954 |
| Village of Paddock Lake | 290,903 | 0.013725 | 1,670 |
| Village of Silver Lake | 177,102,300 | 8.355581 | 1,016,810 |
| Village of Twin Lakes | <u>764,042,000</u> | <u>36.047048</u> | <u>4,386,649</u> |
| Total | \$2,119,568,847 | 100.000000% | \$12,169,231 |

Wisconsin Act 237 (the “Act”) exempted business computers from being subject to property taxes beginning with the 1999 property tax levy collected in 2000. The Act also provides for a state aid payment to offset the loss of revenue collected from this taxable property. The amount of state aid the District received for the 2016/17 fiscal year for this purpose was \$2,629.