

**NOTICE OF MEETING
VILLAGE OF FOX POINT
VILLAGE BOARD MEETING**

**SCHWEMER HALL – MUNICIPAL BUILDING
7200 N. SANTA MONICA BLVD
FOX POINT, WI 53217**

**Tuesday, August 18, 2026
7:00 PM**

NOTE: THE VILLAGE BOARD WILL BE MEETING IN PERSON AT VILLAGE HALL, WITH A REMOTE ATTENDANCE OPTION, PER THE HYBRID MEETING PROCEDURES FURTHER DESCRIBED IN SECTION 19-32 D. OF THE VILLAGE CODE. THIS MEETING IS OPEN TO ALL CITIZENS IN PERSON AT VILLAGE HALL, OR THROUGH THE ZOOM PARTICIPANT INFORMATION SHOWN BELOW, SUBJECT TO THE FOLLOWING: NO ASSURANCE IS PROVIDED TO THOSE GOVERNING BODY MEMBERS AND CITIZENS INTENDING TO ATTEND REMOTELY THAT THE TECHNOLOGY WILL PERFORM SUFFICIENTLY TO ALLOW FOR THEIR PARTICIPATION AND THE MEETING WILL PROCEED REGARDLESS. PUBLIC OFFICIALS AND CITIZENS WISHING TO ENSURE THEY CAN PARTICIPATE ARE ENCOURAGED TO ATTEND IN PERSON. CITIZENS ARE ENCOURAGED TO SUBMIT ANY COMMENTS IN WRITING IN ADVANCE OF THE MEETING TO THE [VILLAGE MANAGER](#), HOWEVER THERE IS NO LARGER RIGHT TO COMMENT REMOTELY OR IN WRITING THAN IN PERSON.

Zoom Participant

<https://us02web.zoom.us/j/87335256142>

Meeting ID: 873 3525 6142

Dial: (312) 626-6799

AGENDA

1. Roll Call

2. Persons Desiring to be Heard

At this time, individuals can address the Village Board on one or more topics for up to three-minutes with time extensions at the Village President's discretion. Citizen comment when agenda items are called will be heard at the discretion of the chair, subject to the overall three-minute limit. In connection with non-agenda items, no action will be taken except for possible referrals to individuals or committees. NOTE: No comments will be heard during this agenda item concerning a pending application for a zoning code amendment, as the appropriate time for such comments will be at the duly noticed public hearing, so that all interested persons can hear the comments and due process is preserved.

3. Committee Reports

- a. Plan Commission
- b. Centennial Committee (Pg. 4)

4. Public Hearing

- a. Public Hearing on a Conditional Use Permit application by Chucho's Red Tacos to operate a restaurant with drive-through, located at 310 W Bradley Road, as required per Village Code Section 745-18.

5. Consent Agenda

All items listed under the Consent Agenda will be approved in one motion without discussion unless any Board member requests that the item be removed for individual discussion and possible action. Any item(s) so removed shall be considered individually prior to consideration of any New Business agenda items in the same order in which they were originally listed in the Consent Agenda.

- a. Approve the minutes of the July 14, 2026 Village Board meeting. (Pg. 5-11)
- b. Approve payment of the bills in the amount of \$569,341.31 for the period July 1, 2026 through July 31, 2026 per the report submitted by the Village Manager. (Pg. 12-24)
- c. Approve Change Order No. 2 from Kapur & Associates in the amount of \$21,075 for additional storm sewer design associated with the stormwater channel located east of Lake Drive between Links Circle and Bradley Road. (Pg. 25-34)
- d. Approve Change Order No. 2 from Kapur & Associates in the amount of \$35,890 for the incorporation of pedestrian paths on Bell Road and Yates Road. (Pg. 35-38)
- e. Approve Change Order No. 4 from All-Ways Contractors in the amount of \$66,242 for additional storm sewer and bluff stabilization work as well as pavement striping along Beach Drive. (Pg. 39-43)
- f. Approve the construction management contract from Kapur & Associates in the amount of \$20,730 for the Fox Lane storm sewer improvement project. (Pg. 44-48)
- g. Cooperation Agreement Between Milwaukee County and the Village of Fox Point Related to the Application, Eligibility and Use of Community Development Block Grant Funds. (Pg. 49-55)
- h. Adopt the proclamation declaring September 19 through September 27 as Wisconsin Stormwater week in Fox Point. (Pg. 56-57)

6. Unfinished Business

7. New Business

- a. Consideration of a Conditional Use Permit application by Chucho's Red Tacos to operate a restaurant with drive-through, located at 310 W Bradley Road, as required per Village Code Section 745-18. (Pg. 58-89)
- b. Consideration of an Ordinance to Amend Chapter 573 of the Village of Fox Point Code to Impose a Tax on Residential Dwelling Short Term Rentals. (Pg. 90-94)
- c. Consideration of an Ordinance to Amend Chapter 745 of the Fox Point Municipal Code to Clarify Regulations of Accessory Structures in Irregular Circumstances. (Pg. 95-98)
- d. Village Board will consider and may act upon an ordinance to regulate the play of pickleball in the Village. (Requested by Trustee Aelion.) (Pg. 99)
- e. Discussion and Possible Action Re: FY 2025 Draft Village Audit. (Pg. 100-211)

8. Future Agenda Items

Upon motion made and seconded, the Village Board will act on any Trustee requests to place additional matters on an upcoming agenda, without discussion.

9. Announcements

The following individuals will be given the opportunity to make announcements at the meeting in regard to (i) actions taken since the previous Village Board meeting on behalf of the Village, (ii) future Village activities and (iii) communications received from citizens. These matters will not be discussed or acted on, and Board members shall not comment on matters announced by others. Referrals may be made to committees and/or individuals.

- a. Village President Symchych
- b. Trustee Ollman
- c. Trustee Aelion
- d. Trustee Freedman
- e. Trustee Miller
- f. Trustee Barry
- g. Trustee McDonagh
- h. Village Manager Kreklow

10. Adjournment

NEXT VILLAGE BOARD MEETING: September 8, 2026

PLEASE NOTE:

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. Also, upon reasonable notice, best efforts will be used to ensure that members of the public lacking access to the virtual meeting platform are provided alternative reasonable methods to attend. For additional information or to request these services, contact the Village Clerk at (414) 351-8900. "Persons requiring an interpreter or other assistance should contact the Village Clerk's office 72 hours prior to the meeting. Notice is hereby given that a majority any other board, commission or committee may be present at the meeting to gather information about a subject in which they are interested. This constitutes a meeting of any other board, commission or committee pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 2d 408 (1993), and must be noticed as such, although said boards, commissions or committees will not take any formal action at this meeting."

Published and Posted:

Centennial Committee Update for August 2026 Village Board

Submitted by Emily Silverson

Centennial Fall Event - Saturday, September 5, 2026, 11:00am to 2:00pm, Chipstone Foundation

- The Chipstone exterior grounds will be open to visitors 11:00am to 2:00pm. Visitors are invited to stroll around the grounds, observe landscaping and bring in a packed lunch (“old-fashioned picnic”) if so desired.
- The Carriage House will be open with possible artists demonstrating woodworking and the contemporary art gallery on the second floor. Open to all ages.
- Chipstone will conduct 4 free tours of 12 people each. Online sign up required and organized by Centennial Planning Committee. Tours open to visitors ages 14 and up. Tours currently booked.
- The Fox Point historical book will be released and complimentary copies will be given out at this event. Douglas Frazer will be on hand to sign copies. All leftover books will be made available at the Village Hall for residents to pick up. PDF of book will be placed on the Village website as well.
- Free giveaways/lemonade will be available at the Centennial tent on the grounds.
- Parking is limited in the Club Circle neighborhood, walking and biking will be encouraged. Centennial Committee planning to reserve shuttle transportation to/from the property so attendees can park offsite (Longacre Pavilion). Steve Kreklow discussed with Chief Freedy the parking situation and FPPD will post No Parking signs on one side of Club Circle.
- Continuing to meet with Chipstone staff on final details. Hope to have Village DPW assistance on providing Type 3 barricades and some trash cans prior to Sept 5 on the Chipstone property.
- Volunteers are needed: <https://www.signupgenius.com/go/4090D4BA9A929A7FC1-59891839-february>
- Visit the Village’s Centennial page: www.villageoffoxpoint.com/100years for more information.

Emily Silverson will provide final Centennial Committee & budget report at October/November Village Board Meeting.

VILLAGE OF FOX POINT
VILLAGE BOARD AMENDED AGENDA- CUP AMENDMENT MEETING MINUTES
July 14, 2026

A. Roll Call

A meeting and public hearing of the Fox Point Village Board was held by a combination of in-person and virtual attendance via telephonic and video conferencing on Tuesday, July 14, 2026 in Schwemer Hall, 7200 N. Santa Monica Boulevard. Village President Symchych called the meeting to order at 7:00 PM and asked the Village Clerk to take roll call. Roll Call of the Village Board present included:

Village President Christine Symchych
Trustee Greg Ollman
Trustee Elizabeth Aelion
Trustee Mark Freedman
Trustee David Miller
Trustee Max Barry - via zoom
Trustee Mike McDonagh

Also present were Village Manager Steve Kreklow, Attorney Remzy Bitar, Public Works Director Scott Brandmeier, Village Clerk/Treasurer Jennifer Boehm, Assistant Village Manager Kevin Ausman, and Police Chief Chris Freedy.

Notice of the meeting was provided to the North Shore Now and to all others as required by State open meetings laws and posted on the official bulletin board at 7200 N Santa Monica Boulevard, as well as the village website, as per 2015 Wisconsin Act 79 and as described in Village Ordinance Chapter 116-2, 116-2(C).

B. Persons Desiring to be Heard

At this time, individuals can address the Village Board on one or more topics for up to three-minutes with time extensions at the Village President's discretion. Citizen comment when agenda items are called will be heard at the discretion of the chair, subject to the overall three-minute limit. In connection with non-agenda items, no action will be taken except for possible referrals to individuals or committees. NOTE: No comments will be heard during this agenda item concerning a pending application for a zoning code amendment, as the appropriate time for such comments will be at the duly noticed public hearing, so that all interested persons can hear the comments and due process is preserved.

Mikail Dance, 7821 N Lake Drive, spoke about flock cameras. He would like to know when our contract is up and if we can discontinue use.

BB (Child), 7470 N Port Washington Road, asked the Board to allow go carts on the roads.

Karen Schzpino, 6405 N Berkeley Blvd, spoke in favor of pickleball and asked the Board to reconsider the days the courts would be closed for pickleball.

Linda Freedman, 920 E Wye Lane, spoke in favor of pickleball and asked for regulation courts.

Richard Winter, 7110 N Yates Rd, spoke in favor of pickleball and asked for regulation

courts.

Samir Sabins, 308 E Green Tree Rd, spoke in favor of pickleball and asked for proper pickleball nets and striping.

Amy Barth, 7815 N Boyd Way, is disappointed that the Board is approving pickleball without doing a sound study.

Cary Milton, 500 W Bradley Rd, spoke in favor of pickleball.

C. Committee Reports

None

D. Public Hearing

- a. Public Hearing on a Conditional Use Permit amendment application to allow a massage therapist to operate inside of an existing tanning and wellness facility, proposed for 8783 N Port Washington Rd, as required per Village Code Sections 745-18. (Pg. 5)

Motion by Village President Symchych, seconded by Trustee Aelion, and carried by roll call vote (7-0), to open the public hearing at 7:21p.m.

There were no comments.

Motion by Village President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to close the public hearing at 7:22p.m.

- b. Public Hearing on a Conditional Use Permit to construct a commercial multitenant building including a restaurant (coffee shop) with drive-through, located at 8739 N Port Washington Road as required per Village Code Sections 745-18. (Pg. 6)

Motion by Village President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to open the public hearing at 7:22p.m.

There were no comments.

Motion by Village President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to close the public hearing at 7:23p.m.

E. Consent Agenda

All items listed under the Consent Agenda will be approved in one motion without discussion unless any Board member requests that the item be removed for individual discussion and possible action. Any item(s) so removed shall be considered individually prior to consideration of any New Business agenda items in the same order in which they were originally listed in the Consent Agenda.

- a. Approve the minutes of the June 9, 2026 Village Board meeting. (Pg. 7-16)

- b. Approve payment of the bills in the amount of \$675,553.72 for the period June 1, 2026 through June 30, 2026 per the report submitted by the Village Manager. (Pg. 17-30)
- c. Accept the quote of Asphalt Contractors, Inc. in an amount not to exceed \$133,180.30 for roadway patches at various locations in the Village and authorize the Village Manager to sign the agreement per the Director of Public Works' memorandum. (Pg. 31-33)
- d. Accept the bid of Cudahy Roofing & Supply, Inc. in the amount of \$58,400 for repairs to the Village Hall and DPW roof pursuant to the Director of Public Works' memorandum dated June 25, 2026. (Pg. 34-40)
- e. Approve the Base Bid and Alternate Bid No. 2 from WSO Grading & Excavating in an amount not to exceed \$141,005 for the Storm Sewer Replacement Project and authorize the Village President and Village Clerk/Treasurer to execute the contract. (Pg. 41-45)
- f. Accept the bid of Compass Minerals in the amount of \$85.61 per ton for sodium chloride. (Pg. 46-48)
- g. Authorize the submittal of a Community Development Block Grant application for the reimbursement of lease costs for the LX Club, a community based senior group pursuant to the Director of Public Works' memorandum. (Pg. 49-50)
- h. Approve the Local Roads Improvement Program (LRIP) State Municipal Agreement between the Wisconsin Department of Transportation and the Village of Fox Point and authorize the Village President and Village Clerk/Treasurer to sign the agreement. (Pg. 51-55)
- i. Approval of Professional Services Agreement with E-Plan Exam for Commercial and Building Permit Plan Review Services. (Pg. 56-73)

Trustee Aelion requested the removal of Consent agenda item h.
Trustee Ollman requested the removal of Consent agenda item c.

Motion by President Symchych, seconded by Trustee Freedman, and carried by roll call vote (7-0), to approve the consent agenda, absent consent agenda item h and c.

Consent Agenda Item c

Accept the quote of Asphalt Contractors, Inc. in an amount not to exceed \$133,180.30 for roadway patches at various locations in the Village and authorize the Village Manager to sign the agreement per the Director of Public Works' memorandum.

Motion by President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to accept the quote of Asphalt Contractors, Inc. in an amount not to exceed \$133,180.30 for roadway patches at various locations in the Village and authorize the Village Manager to sign the agreement per the Director of Public Works' memorandum.

Consent Agenda Item h

Approve the Local Roads Improvement Program (LRIP) State Municipal Agreement between the Wisconsin Department of Transportation and the Village of Fox Point and authorize the Village President and Village Clerk/Treasurer to sign the agreement.

Motion by President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to approve the Local Roads Improvement Program (LRIP) State Municipal Agreement between the Wisconsin Department of Transportation and the Village of Fox Point and authorize the Village President and Village Clerk/Treasurer to sign the agreement.

F. Unfinished Business

- a. Consideration of an F Institutional District & Outdoor Recreational Areas and Facilities Request by the Village of Fox Point Under Sections 745-20 and 745-10 for existing court areas at Indian Creek Park (generally located east of Indian Creek Parkway and south of Dean Road, on portions of Tax Keys 0600121000 and 0600122000, and Longacre Park (Tax Key 0969961000). (Pg. 74-96)

Motion by Trustee Aelion, seconded by Trustee Freedman, and carried by roll call vote (7-0), to accept the Conditional Use Permit for F Institutional District & Outdoor Recreational Areas and Facilities Request by the Village of Fox Point Under Sections 745-20 and 745-10 for existing court areas at Indian Creek Park (generally located east of Indian Creek Parkway and south of Dean Road, on portions of Tax Keys 0600121000 and 0600122000, and Longacre Park (Tax Key 0969961000) with the amendments of 4 pickleball courts at Longacre and Indian Creek and Tuesdays and Saturdays are designated no pickleball play days.

With unanimous consent, the Village Board moved on with New Business while information was being gathered.

- b. The Village Board will consider signage and striping options for pickle ball play at Longacre Park and Indian Creek Park and may take action to direct staff accordingly. (Pg. 97-98)

Motion by President Symchych, seconded by Trustee Miller, and by roll call vote (7-0), to direct staff to stripe the courts, purchase nets, and create signage as discussed and amended with up to a \$7,500 budget.

Cont. New Business

G. New Business

- a. Consideration of a Conditional Use Permit to construct a commercial multitenant building including a restaurant (coffee shop) with drive-through, located at 8739 N Port Washington Road as required per Village Code Sections 745-18. (Pg. 99-128)

Trustee Miller stated that the Plan Commission approved the hours of operation from 5am-8pm, 18 cars can be queued in line, and there are 19 parking spots. There will not be outdoor music.

Dan Meyer, 740 Honey Creek Pkwy, Wauwatosa, spoke about the queueing of the

cars.

Motion by President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to approve a Conditional Use Permit to construct a commercial multitenant building including a restaurant (coffee shop) with drive-through, located at 8739 N Port Washington Road as required per Village Code Sections 745-18 as presented in the amended Conditional Use Permit.

- b. Consideration of a Conditional Use Permit amendment application to allow a massage therapist to operate inside of an existing tanning and wellness facility, proposed for 8783 N Port Washington Rd, as required per Village Code Sections 745-18. (Pg.129-135)

Trustee Miller stated that they will have Sunday hours.

Motion by President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to approve a Conditional Use Permit amendment application to allow a massage therapist to operate inside of an existing tanning and wellness facility, proposed for 8783 N Port Washington Rd, as required per Village Code Sections 745-18.

- c. Consideration of a Resolution Authorizing the Issuance and Sale of \$3,060,000 General Obligation Promissory Notes, Series 2026A. (Pg.136-156)

A representative from Baird gave a brief presentation.

Motion by Village President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to adopt a Resolution authorizing the issuance and sale of \$3,060,000 general obligation promissory notes, Series 2026A.

Cont. Unfinished Business

- d. Consideration of an ordinance to amend Chapter 591 of the Village of Fox Point Municipal Code to clarify the regulation of Bicycles, Electric Bicycles and Electric Scooters. (Pg. 157-183)

Cesar Bolivar, 7470 N Port Washington Rd, asked the Board for permission to ride go-carts on the roads.

Police Chief Freedy gave a brief presentation.

Motion by Village President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to approve an ordinance to amend Chapter 591 of the Village of Fox Point Municipal Code to clarify the regulation of Bicycles, Electric Bicycles and Electric Scooters.

- e. Consideration of the Repeal and Replacement of Chapter 756 Concerning Building Construction. (Pg.184-241)

Motion by Village President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to approve the repeal and replacement of Chapter 756 concerning building construction.

- f. Consideration of an amendment to the Fox Point Fires and Fire Prevention Ordinance. (Pg. 242-263)

Motion by Village President Symchych, seconded by Trustee Freedman , and carried by roll call vote (7-0), to approve an amendment to the Fox Point Fires and Fire Prevention Ordinance.

- g. Fee Schedule Amendment Regarding Board of Appeals Application Fee. (Pg. 264-269)

Motion by Village President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to approve a fee schedule amendment regarding Board of Appeals application fee.

- h. Rescheduling of the August 11, 2026 Village Board meeting. (Pg. 270)

Motion by Village President Symchych, seconded by Trustee Ollman, and carried by roll call vote (7-0), to reschedule the August 11, 2026 Village board meeting to August 18, 2026 at 7:00pm.

H. Future Agenda Items

The Village Board will act on any Trustee requests to place additional matters on an upcoming agenda, without discussion.

Trustee Aelion asked the Board to consider and act upon an Ordinance for the regulation of the play of pickleball in the Village.

I. Announcements

The following individuals will be given the opportunity to make announcements at the meeting in regard to (i) actions taken since the previous Village Board meeting on behalf of the Village, (ii) future Village activities and (iii) communications received from citizens. These matters will not be discussed or acted on, and Board members shall not comment on matters announced by others. Referrals may be made to committees and/or individuals.

- a. Village President Symchych

Thanked the Foundation for the great Fourth of July event. She attended the ICC meeting last week.

- b. Trustee Ollman

He appreciates the amount of information in the Administrative Report by Village Manager Steve Kreklow.

- c. Trustee Aelion

None

- d. Trustee Freedman

None

- e. Trustee Miller

None

f. Trustee Barry

None

g. Trustee McDonagh

None

h. Village Manager Kreklow

None

J. Adjournment

Motion by Village President Symchych, seconded by Trustee Aelion, and carried by roll call vote (7-0), to adjourn the meeting at 9:42pm.

Respectfully submitted,

Jennifer Boehm

Clerk/Treasurer

This is to certify that the attached is true and correct list of bills due for a period from July 1-30, 2026, in the total amount of \$569,341.31. Each bill has been approved in writing by the official department head or employee authorized to incur the obligations and which bills have been audited by the undersigned pursuant to resolution of the Village Board.



Steven Kreklow
Village Manager
Village of Fox Point

This is to certify that the above listed accounts and demands have been presented and allowed and ordered paid by the Village Board at a meeting thereof held on August 11, 2026.

Christine Symchych
Village President

Jennifer Boehm
Village Clerk/Treasurer
Village of Fox Point

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
10-13100 ACCOUNTS RECEIVABLE - SUNDRY						
535	MUNICIPAL LAW & LITIGATION	180113	VLG ATTORNEY	07/06/2026	95.00	07/10/2026
Total 10-13100 ACCOUNTS RECEIVABLE - SUNDRY:					95.00	
10-21525 UNION DUES						
185	FOX POINT POLICE PROT. ASS	JULY 2026	POLICE DUES	07/15/2026	540.00	07/17/2026
Total 10-21525 UNION DUES:					540.00	
10-21530 DEFERRED COMPENSATION						
77	MissionSquare - 303753	PR0702261	Deferred Comp ICMA-PRETAX	07/01/2026	50.00	07/02/2026
77	MissionSquare - 303753	PR0716261	Deferred Comp ICMA-PRETAX	07/15/2026	50.00	07/17/2026
77	MissionSquare - 303753	PR0730261	Deferred Comp ICMA-PRETAX	07/29/2026	50.00	07/30/2026
375	NORTH SHORE BANK, FSB	PR0702262	Deferred Comp NORTH SHORE	07/01/2026	1,135.00	07/02/2026
375	NORTH SHORE BANK, FSB	PR0716262	Deferred Comp NORTH SHORE	07/15/2026	1,135.00	07/17/2026
375	NORTH SHORE BANK, FSB	PR0730262	Deferred Comp NORTH SHORE	07/29/2026	1,135.00	07/30/2026
814	GREAT-WEST TRUST COMPAN	PR0702261	Deferred Comp WI DEFER - PRE	07/01/2026	5,384.91	07/02/2026
814	GREAT-WEST TRUST COMPAN	PR0702261	Deferred Comp WI DEFER - RO	07/01/2026	1,198.00	07/02/2026
814	GREAT-WEST TRUST COMPAN	PR0716261	Deferred Comp WI DEFER - PRE	07/15/2026	5,284.91	07/17/2026
814	GREAT-WEST TRUST COMPAN	PR0716261	Deferred Comp WI DEFER - RO	07/15/2026	1,195.00	07/17/2026
814	GREAT-WEST TRUST COMPAN	PR0730261	Deferred Comp WI DEFER - PRE	07/29/2026	5,284.91	07/30/2026
814	GREAT-WEST TRUST COMPAN	PR0730261	Deferred Comp WI DEFER - RO	07/29/2026	1,198.00	07/30/2026
Total 10-21530 DEFERRED COMPENSATION:					23,100.73	
10-44120 LIQUOR/TOBACCO LICENSES						
727	WI DEPT. OF JUSTICE	06/30/2026	BARTENDER	06/30/2026	7.00	07/02/2026
727	WI DEPT. OF JUSTICE	07/01/2026	BARTENDER	07/01/2026	7.00	07/02/2026
727	WI DEPT. OF JUSTICE	07/07/2026	BARTENDERS	07/08/2026	14.00	07/10/2026
727	WI DEPT. OF JUSTICE	07/10/2026	BARTENDER	07/10/2026	7.00	07/17/2026
Total 10-44120 LIQUOR/TOBACCO LICENSES:					35.00	
10-44560 RIGHT-OF-WAY/EXCAVATION						
2580	MR ROOTER PLUMBING	1.000062332	8401 N FOX LANE	07/01/2026	1,000.00	07/02/2026
Total 10-44560 RIGHT-OF-WAY/EXCAVATION:					1,000.00	
10-46710 PAVILION RENTALS						
1300	RAGAN, KATIE	1.000062679	PAVILLION DEPOSIT	05/08/2026	50.00	07/02/2026
2158	JOHNSON, JIJU	1.000062780	PAVILLION DEPOSIT	06/01/2026	100.00	07/30/2026
2167	FOX POINT BAYSIDE PTO, INC	1.000062818	PAVILLION DEPOSIT	06/29/2026	250.00	07/02/2026
2581	HUDON, BILL	22.000000289	REFUND DEPOSIT	04/27/2026	500.00	07/17/2026
2583	BUBB, AARON	1.000062433	PAVILLION DEPOSIT	03/05/2026	50.00	07/24/2026
2584	CARRILLO, JOYCE	22.000000322	PAVILLION DEPOSIT	06/11/2026	50.00	07/30/2026
Total 10-46710 PAVILION RENTALS:					1,000.00	
10-51100-310 SUPPLIES/EXPENSES						
727	WI DEPT. OF JUSTICE	07/06/2026	BOARD	07/07/2026	7.00	07/10/2026
Total 10-51100-310 SUPPLIES/EXPENSES:					7.00	
10-51100-396 VILLAGE OPEN HOUSE						
57	JPMORGAN CHASE BANK NA	06/27/2026	MISC	07/07/2026	29.12	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	MISC	07/07/2026	45.10	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	MISC	07/07/2026	39.05	07/10/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
57	JPMORGAN CHASE BANK NA	06/27/2026	MISC	07/07/2026	38.04	07/10/2026
Total 10-51100-396 VILLAGE OPEN HOUSE:					151.31	
10-51200-395 COUNTY COURT FEES						
330	MILWAUKEE COUNTY TREASU	JUNE 2026	DRIVER SUR/JAIL FEE	07/09/2026	508.80	07/10/2026
552	WISCONSIN STATE OF - COURT	JUNE 2026	JUNE	07/09/2026	1,488.59	07/10/2026
Total 10-51200-395 COUNTY COURT FEES:					1,997.39	
10-51300-211 LABOR ATTORNEY						
1692	VON BRIESEN & ROPER, S. C.	536806	PROFESSIONAL SRVCS	07/24/2026	242.50	07/30/2026
Total 10-51300-211 LABOR ATTORNEY:					242.50	
10-51300-218 VILLAGE ATTORNEY						
535	MUNICIPAL LAW & LITIGATION	180113	VLG ATTORNEY	07/06/2026	3,521.00	07/10/2026
Total 10-51300-218 VILLAGE ATTORNEY:					3,521.00	
10-51300-219 VILLAGE PROSECUTOR						
965	PADWAY & PADWAY LTD	07/24/2026	PROSECUTOR	07/29/2026	1,035.00	07/30/2026
965	PADWAY & PADWAY LTD	JUNE 22, 2026	PROSECUTOR	06/29/2026	1,290.00	07/02/2026
Total 10-51300-219 VILLAGE PROSECUTOR:					2,325.00	
10-51410-191 EMPLOYEE RECOGNITION						
57	JPMORGAN CHASE BANK NA	06/27/2026	EMPLOYEE REG.	07/07/2026	60.00	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	EMPLOYEE REG.	07/07/2026	50.00	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	EMPLOYEE REG.	07/07/2026	60.00	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	EMPLOYEE REG.	07/07/2026	50.00	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	EMPLOYEE REG.	07/07/2026	68.59	07/10/2026
Total 10-51410-191 EMPLOYEE RECOGNITION:					288.59	
10-51410-310 SUPPLIES/ MISC EXPENSES						
57	JPMORGAN CHASE BANK NA	06/27/2026	CLERK	07/07/2026	20.00	07/10/2026
Total 10-51410-310 SUPPLIES/ MISC EXPENSES:					20.00	
10-51410-321 PROFESSIONAL DUES/MEETINGS						
57	JPMORGAN CHASE BANK NA	06/27/2026	CLERK	07/07/2026	600.00	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	CLERK	07/07/2026	600.00	07/10/2026
Total 10-51410-321 PROFESSIONAL DUES/MEETINGS:					.00	
10-51420-321 PROFESSIONAL DUES/MEETINGS						
57	JPMORGAN CHASE BANK NA	06/27/2026	CLERK	07/07/2026	195.00	07/10/2026
Total 10-51420-321 PROFESSIONAL DUES/MEETINGS:					195.00	
10-51440-310 SUPPLIES/EXPENSES						
57	JPMORGAN CHASE BANK NA	06/27/2026	ELECTIONS	07/07/2026	30.74	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	ELECTIONS	07/07/2026	77.26	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	ELECTIONS	07/07/2026	159.98	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	ELECTIONS	07/07/2026	20.90	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	ELECTIONS	07/07/2026	99.99	07/10/2026
774	ELECTION SYSTEMS & SOFTW	CD2156083	LICENSE	07/10/2026	265.00	07/17/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
1568	PARAGON DEVELOPMENT SYS	15338280	ENGAGE ONE PRO/	07/10/2026	7,144.00	07/17/2026
2565	QUALITY AWARDS LLC	34580	RESOLUTION	07/27/2026	161.26	07/30/2026
2565	QUALITY AWARDS LLC	34581	RESOLUTION	07/27/2026	151.26	07/30/2026
2565	QUALITY AWARDS LLC	34582	RESOLUTION	07/27/2026	86.26	07/30/2026
Total 10-51440-310 SUPPLIES/EXPENSES:					8,196.65	
10-51520-321 PROFESSIONAL DUES/MEETINGS						
57	JPMORGAN CHASE BANK NA	06/27/2026	MISC	07/07/2026	25.00	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	FINANCIAL	07/07/2026	70.00	07/10/2026
Total 10-51520-321 PROFESSIONAL DUES/MEETINGS:					95.00	
10-51530-210 CONTRACT SERVICES						
2706	ASSOCIATED APPRAISAL CON	187066	MONTHLY/REVALUATION	07/10/2026	3,808.48	07/17/2026
2706	ASSOCIATED APPRAISAL CON	187570	MONTHLY/REVALUATION	07/24/2026	3,808.48	07/30/2026
Total 10-51530-210 CONTRACT SERVICES:					7,616.96	
10-51600-210 CONTRACT SERVICES						
57	JPMORGAN CHASE BANK NA	06/27/2026	ZOOM	07/07/2026	40.00	07/10/2026
477	TAYLOR COMPUTER SERVICES	29745	MANAGED SERVICES	07/15/2026	1,175.50	07/17/2026
Total 10-51600-210 CONTRACT SERVICES:					1,215.50	
10-51600-220 GAS-HEAT						
536	WE-ENERGIES	6/24/26	0702787382-00002	06/30/2026	25.33	07/02/2026
Total 10-51600-220 GAS-HEAT:					25.33	
10-51600-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	07/07/2026	0702787382-00009	07/15/2026	21.39	07/17/2026
536	WE-ENERGIES	6/24/26	0702787382-00002	06/30/2026	1,334.11	07/02/2026
Total 10-51600-221 ELECTRIC UTILITIES:					1,355.50	
10-51600-234 VILLAGE HALL MAINTENANCE						
892	SPECTRUM	07/07/2026	8348 10 012 0042231 VLG	07/23/2026	19.81	07/24/2026
1246	SECURE FIRE & SAFETY LLC	59794	ANNUAL VH	07/07/2026	934.50	07/10/2026
1710	UP NORTH SERVICES	4942	PEST CONTROL VLG	06/26/2026	55.00	07/02/2026
1762	SOS ELECTRONICS	26-07013	REPAIR	07/17/2026	190.00	07/24/2026
Total 10-51600-234 VILLAGE HALL MAINTENANCE:					1,199.31	
10-51600-310 SUPPLIES/MISC EXPENSES						
57	JPMORGAN CHASE BANK NA	06/27/2026	AMAZON	07/07/2026	8.83	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	VILLAGE	07/07/2026	93.66	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	AMAZON	07/07/2026	96.87	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	AMAZON	07/07/2026	40.26	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	AMAZON	07/07/2026	37.28	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	AMAZON	07/07/2026	17.98	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	AMAZON	07/07/2026	41.46	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	AMAZON	07/07/2026	29.97	07/10/2026
Total 10-51600-310 SUPPLIES/MISC EXPENSES:					366.31	
10-51600-396 VILLAGE OPEN HOUSE						
57	JPMORGAN CHASE BANK NA	06/27/2026	MISC	07/07/2026	232.83	07/10/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
327	MENARDS - MILWAUKEE	25261	MISC	07/06/2026	70.01	07/10/2026
Total 10-51600-396 VILLAGE OPEN HOUSE:					302.84	
10-51700-511 GROUP HEALTH - RETIREES						
435	RIES, DANIEL	94	HEALTH	07/01/2026	492.75	07/02/2026
520	WICHMAN, MICHELLE	39	MONTHLY	07/01/2026	408.51	07/02/2026
2194	OBREMSKI, DANIEL	43	SUPPLEMENTAL PAY	07/01/2026	408.51	07/30/2026
2246	BOTCHER, SCOTT	4	HEALTH REIMBURSEMENT	07/01/2026	374.29	07/02/2026
Total 10-51700-511 GROUP HEALTH - RETIREES:					1,684.06	
10-52100-180 RECRUITMENT						
229	ORGANIZATION DEVELOPEME	14497	ASSESSMENT	07/09/2026	795.00	07/10/2026
Total 10-52100-180 RECRUITMENT:					795.00	
10-52100-210 POLICE MAINTENANCE CONTRACTS						
1246	SECURE FIRE & SAFETY LLC	59795	ANNUAL POLICE	07/09/2026	419.50	07/10/2026
1560	FP SOLUTIONS LLC	34863	ANNUAL FIRE	07/13/2026	650.00	07/17/2026
1710	UP NORTH SERVICES	4941	POLICE PEST CONTROL	06/29/2026	55.00	07/02/2026
1763	TACTICAL SOLUTIONS	11513	CERTIFICATION	07/13/2026	388.00	07/17/2026
5152	JAMES IMAGING SYSTEMS, IN	1715076	MONTHLY PD	07/15/2026	222.24	07/17/2026
5839	LEXISNEXIS	1100331548	MONTHLY FEE	07/06/2026	208.00	07/10/2026
Total 10-52100-210 POLICE MAINTENANCE CONTRACTS:					1,942.74	
10-52100-217 DISPATCHING CONTRACT SERVICES						
61	BAYSIDE, VILLAGE OF	2600002761	DISPATCH	07/07/2026	85,127.50	07/10/2026
Total 10-52100-217 DISPATCHING CONTRACT SERVICES:					85,127.50	
10-52100-220 GAS UTILITIES						
536	WE-ENERGIES	06/24/2026	0702787382-00008	06/29/2026	206.08	07/02/2026
Total 10-52100-220 GAS UTILITIES:					206.08	
10-52100-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	06/24/2026	0702787382-00015	06/29/2026	35.89	07/02/2026
536	WE-ENERGIES	06/24/2026	0702787382-00006	06/29/2026	2,092.52	07/02/2026
Total 10-52100-221 ELECTRIC UTILITIES:					2,128.41	
10-52100-222 TELEPHONE UTILITIES						
892	SPECTRUM	20260701OTA	8348 10 012 0041845 POLICE	07/15/2026	19.81	07/17/2026
892	SPECTRUM	238770901070126	238770901	07/13/2026	599.00	07/17/2026
2101	IPITOMY COMMUNICATIONS LL	84180	SIP TRUNK 85995	07/01/2026	241.86	07/02/2026
5312	AT & T- VILLAGE	287329447591X061	287329447591-PD	06/29/2026	418.26	07/02/2026
5312	AT & T- VILLAGE	287329447591X071	287329447591-PD	07/20/2026	418.74	07/24/2026
Total 10-52100-222 TELEPHONE UTILITIES:					1,697.67	
10-52100-232 VEHICLE MAINTENANCE						
57	JPMORGAN CHASE BANK NA	06/27/2026	POLICE	07/07/2026	54.95	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	POLICE	07/07/2026	38.35	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	POLICE	07/07/2026	34.97	07/10/2026
503	VILLAGE HARDWARE - DPS	259936	NUTS BOLTS	07/14/2026	8.06	07/17/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 10-52100-232 VEHICLE MAINTENANCE:					136.33	
10-52100-233 EQUIPMENT MAINTENANCE						
57	JPMORGAN CHASE BANK NA	06/27/2026	POLICE	07/07/2026	25.99	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	POLICE	07/07/2026	106.63	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	POLICE	07/07/2026	32.00	07/10/2026
671	AIRGAS	9173675143	OXYGEN POLICE DEPT	07/24/2026	136.56	07/30/2026
904	CKC GRAPHICS & SIGNS	1311revised	GRAPHICS	07/06/2026	50.00	07/10/2026
2350	POLICE & SHERIFFS PRESS IN	135815	ID CARDS	06/29/2026	40.00	07/02/2026
Total 10-52100-233 EQUIPMENT MAINTENANCE:					391.18	
10-52100-238 RADIO MAINTENANCE						
1763	TACTICAL SOLUTIONS	11548	MISC	07/27/2026	16.80	07/30/2026
Total 10-52100-238 RADIO MAINTENANCE:					16.80	
10-52100-310 SUPPLIES/EXPENSES						
57	JPMORGAN CHASE BANK NA	06/27/2026	POLICE	07/07/2026	51.92	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	POLICE	07/07/2026	25.78	07/10/2026
Total 10-52100-310 SUPPLIES/EXPENSES:					77.70	
10-52100-334 JANITORIAL SUPPLIES						
57	JPMORGAN CHASE BANK NA	06/27/2026	POLICE	07/07/2026	30.75	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	POLICE	07/07/2026	71.62	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	POLICE	07/07/2026	22.76	07/10/2026
2241	ITU ABSORB TECH INC	8757993	113971-006 POLICE TOWELS	07/14/2026	122.84	07/17/2026
Total 10-52100-334 JANITORIAL SUPPLIES:					247.97	
10-52100-335 SCHOOL EXPENSES						
511	WAUKESHA COUNT TECH. COL	899013	TRAINING	07/06/2026	73.06	07/10/2026
727	WI DEPT. OF JUSTICE	fls263-072026-6010	TRAINING	07/23/2026	275.00	07/24/2026
Total 10-52100-335 SCHOOL EXPENSES:					348.06	
10-52100-343 FUEL						
57	JPMORGAN CHASE BANK NA	06/27/2026	POLICE	07/07/2026	69.15	07/10/2026
Total 10-52100-343 FUEL:					69.15	
10-52200-377 2% FIRE DUES(NSFD)						
54	NORTH SHORE FIRE DEPARTM	2026 FIRE DUES	FIRE DUES	07/17/2026	53,125.14	07/24/2026
Total 10-52200-377 2% FIRE DUES(NSFD):					53,125.14	
10-53300-221 STREET LIGHTS - ELECTRIC						
536	WE-ENERGIES	07/07/2026	0702787382-00001	07/15/2026	168.18	07/17/2026
536	WE-ENERGIES	07/10/2026	0702787382-00013	07/21/2026	17.44	07/24/2026
Total 10-53300-221 STREET LIGHTS - ELECTRIC:					185.62	
10-53300-405 STREET MATERIALS						
458	SHERWIN INDUSTRIES, INC.	SC055875	FIBER BULK	07/28/2026	493.29	07/30/2026
671	AIRGAS	9173804545	EYEWARE	07/22/2026	75.62	07/24/2026
671	AIRGAS	9960126796	OXYGEN	07/21/2026	827.08	07/24/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
1273	WOLF PAVING CO. INC.	55602	GRADE 5	06/29/2026	271.04	07/02/2026
5506	HANKE TERMINALS	217302a	SCREENINGS	06/29/2026	1,153.00	07/02/2026
Total 10-53300-405 STREET MATERIALS:					2,820.03	
10-53300-495 MISCELLANEOUS SUPPLIES & TOOLS						
327	MENARDS - MILWAUKEE	21440	MISC	07/02/2026	189.88	07/10/2026
Total 10-53300-495 MISCELLANEOUS SUPPLIES & TOOLS:					189.88	
10-53400-221 BUS STOP-ELECTRIC						
536	WE-ENERGIES	07/10/2026	0702787382-00005	07/21/2026	15.23	07/24/2026
536	WE-ENERGIES	07/10/2026	0702787382-00016	07/21/2026	15.23	07/24/2026
536	WE-ENERGIES	07/10/2026	0702787382-00003	07/21/2026	17.08	07/24/2026
Total 10-53400-221 BUS STOP-ELECTRIC:					47.54	
10-53630-370 LANDFILL FEES						
1298	WASTE MANAGEMENT OF WI-M	0001234-1996-2	MSW	07/08/2026	11,018.22	07/10/2026
Total 10-53630-370 LANDFILL FEES:					11,018.22	
10-53642-400 MATERIALS						
1298	WASTE MANAGEMENT OF WI-M	0076173-2286-7	YARDWASTE	07/08/2026	1,132.99	07/10/2026
1298	WASTE MANAGEMENT OF WI-M	0076299-2286-0	YARDWASTE	07/23/2026	1,116.20	07/24/2026
Total 10-53642-400 MATERIALS:					2,249.19	
10-53700-300 MISCELLANEOUS EXPENSE						
2241	ITU ABSORB TECH INC	8750679	SHOP	06/26/2026	11.56	07/02/2026
2241	ITU ABSORB TECH INC	8757990	SHOP	07/13/2026	11.56	07/17/2026
2241	ITU ABSORB TECH INC	8765369	SHOP	07/24/2026	11.86	07/30/2026
2546	NIPPON SANSO MATHESON, IN	0033489567	CYLINDER RENTAL	06/22/2026	.00	07/10/2026
2546	NIPPON SANSO MATHESON, IN	0033637198	CYLINDER RENTAL	07/23/2026	52.50	07/24/2026
Total 10-53700-300 MISCELLANEOUS EXPENSE:					87.48	
10-53700-341 REPAIR PARTS						
327	MENARDS - MILWAUKEE	24837	SHOP	06/29/2026	13.99	07/02/2026
327	MENARDS - MILWAUKEE	24944	MISC	06/29/2026	9.99	07/02/2026
349	MONROE TRUCK EQUIPMENT	861977	PARTS	07/14/2026	1,678.55	07/17/2026
436	RITTER TECHNOLOGY LLC	g73606-001	HOSE AND FITTING	07/24/2026	313.47	07/30/2026
547	ROLAND MACHINERY	40144741	LUBE SPIN	07/14/2026	392.35	07/17/2026
631	FACTORY MOTOR PARTS	1-11934443	PARTS	07/21/2026	25.30	07/24/2026
631	FACTORY MOTOR PARTS	1-11934463	PARTS	07/21/2026	76.26	07/24/2026
631	FACTORY MOTOR PARTS	160-291543	PARTS	06/26/2026	31.77	07/02/2026
631	FACTORY MOTOR PARTS	160-292898	MISC	07/13/2026	21.08	07/17/2026
631	FACTORY MOTOR PARTS	160-295136	PARTS	07/29/2026	39.88	07/30/2026
631	FACTORY MOTOR PARTS	50-68119201	PARTS	07/01/2026	18.06	07/02/2026
776	GRAINGER INC.	1588735789	MISC	06/22/2026	.00	07/10/2026
776	GRAINGER INC.	9973434658	PART	07/07/2026	25.71	07/10/2026
976	GORDIE BOUCHER FORD OF M	874240	MISC PARTS	07/13/2026	544.66	07/17/2026
1629	CASPER'S TRUCK EQUIPMENT	0067245	PARTS	07/13/2026	47.21	07/17/2026
2192	EGELHOFF LAWN MOWER SER	346493	PARTS	06/29/2026	24.20	07/02/2026
3234	WALDSCHMIDTS TOWN & COU	932121	PARTS	07/28/2026	47.97	07/30/2026
5980	MILWAUKEE TRACTOR & EQUIP	CREDIT 3/27/26	CREDIT	07/28/2026	159.55	07/30/2026
5980	MILWAUKEE TRACTOR & EQUIP	IM20366	PARTS	07/28/2026	194.26	07/30/2026
101685	FASTENAL COMPANY	WIGOV8097	PARTS	06/29/2026	96.31	07/02/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
101685	FASTENAL COMPANY	WIMI2192067	PARTS	07/28/2026	15.10	07/30/2026
102169	TRUCK COUNTRY OF WISCON	X207087645	MISC PARTS	06/26/2026	124.14	07/02/2026
Total 10-53700-341 REPAIR PARTS:					3,580.71	
10-53700-343 FUEL						
2179	EDWARD H. WOLF & SONS INC	584635	FUEL	06/26/2026	2,944.05	07/02/2026
2179	EDWARD H. WOLF & SONS INC	584647	FUEL	06/26/2026	2,886.99	07/02/2026
2179	EDWARD H. WOLF & SONS INC	598651	FUEL	07/13/2026	2,881.86	07/17/2026
2179	EDWARD H. WOLF & SONS INC	598670	FUEL	07/13/2026	898.16	07/17/2026
2179	EDWARD H. WOLF & SONS INC	615635	FUEL	07/28/2026	2,210.20	07/30/2026
2179	EDWARD H. WOLF & SONS INC	615644	FUEL	07/28/2026	2,551.32	07/30/2026
Total 10-53700-343 FUEL:					14,372.58	
10-53700-344 OIL						
2103	HARTLAND LUBRICANTS & CH	1033058-00	OIL	07/21/2026	1,505.30	07/24/2026
Total 10-53700-344 OIL:					1,505.30	
10-53700-346 MISC DPW SHOP TOOLS						
776	GRAINGER INC.	9962465135	SMALL TOOLS	06/26/2026	189.66	07/02/2026
776	GRAINGER INC.	9964773114	SMALL TOOLS	06/26/2026	227.38	07/02/2026
Total 10-53700-346 MISC DPW SHOP TOOLS:					417.04	
10-53800-220 GAS UTILITIES						
536	WE-ENERGIES	6/24/26	0702787382-00002	06/30/2026	25.33	07/02/2026
Total 10-53800-220 GAS UTILITIES:					25.33	
10-53800-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	6/24/26	0702787382-00002	06/30/2026	1,334.11	07/02/2026
Total 10-53800-221 ELECTRIC UTILITIES:					1,334.11	
10-53800-224 CELL PHONES						
57	JPMORGAN CHASE BANK NA	06/27/2026	APPLE	07/07/2026	.99	07/10/2026
2136	VERIZON WIRELESS	*6147542424	787000169-00001	07/15/2026	17.70	07/17/2026
5312	AT & T- VILLAGE	07152026	287334403697 VLG	07/28/2026	142.92	07/30/2026
Total 10-53800-224 CELL PHONES:					161.61	
10-53800-300 MISCELLANEOUS EXPENSE						
57	JPMORGAN CHASE BANK NA	06/27/2026	DPW	07/07/2026	5.28	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	DPW	07/07/2026	83.63	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	DPW	07/07/2026	223.40	07/10/2026
2241	ITU ABSORB TECH INC	8750681	TOWELS/MATS	06/26/2026	208.17	07/02/2026
2241	ITU ABSORB TECH INC	8757992	DPW	07/13/2026	5.59	07/17/2026
2241	ITU ABSORB TECH INC	8765371	TOWELS/MATS	07/24/2026	274.79	07/30/2026
2241	ITU ABSORB TECH INC	CR-A000090127	CREDIT	06/29/2026	224.62	07/02/2026
Total 10-53800-300 MISCELLANEOUS EXPENSE:					576.24	
10-53800-333 SAFETY PROGRAM						
5691	CINTAS CORPORATION	5345151712	FIRST AID CABINET	07/02/2026	568.56	07/10/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 10-53800-333 SAFETY PROGRAM:					568.56	
10-53900-310 SUPPLIES/EXPENSES						
57	JPMORGAN CHASE BANK NA	06/27/2026	INDEED	07/07/2026	538.02	07/10/2026
Total 10-53900-310 SUPPLIES/EXPENSES:					538.02	
10-54100-214 HUMANE SOCIETY/MADACC						
619	MADACC	2399	CAPITAL PROJECTS	07/01/2026	9.07	07/02/2026
619	MADACC	2399	3QTR	07/01/2026	474.94	07/02/2026
Total 10-54100-214 HUMANE SOCIETY/MADACC:					484.01	
10-54100-215 CONTRACT - HEALTH						
2091	NORTH SHORE HEALTH DEPT	26-0001884	3RD QTR SERVICES	07/15/2026	13,947.00	07/17/2026
Total 10-54100-215 CONTRACT - HEALTH:					13,947.00	
10-55100-210 CONTRACT SERVICES						
61	BAYSIDE, VILLAGE OF	2600002761	LIBRARY OPERATIONS	07/07/2026	67,336.95	07/10/2026
Total 10-55100-210 CONTRACT SERVICES:					67,336.95	
10-55200-435 PLAYGROUND MATERIALS						
502	VILLAGE HARDWARE - VH	259370/1	MISC	06/26/2026	8.07	07/02/2026
502	VILLAGE HARDWARE - VH	260055/1	NUTS BOLTS	07/20/2026	18.36	07/24/2026
Total 10-55200-435 PLAYGROUND MATERIALS:					26.43	
10-55400-430 LX CLUB MATERIALS						
890	FOX POINT BAYSIDE LX CLUB	6.2.2026	LX CLUB FEES	07/28/2026	200.00	07/30/2026
890	FOX POINT BAYSIDE LX CLUB	6.22.2026	LX CLUB FEES	06/30/2026	200.00	07/02/2026
890	FOX POINT BAYSIDE LX CLUB	7.8.2026	LX CLUB FEES	07/09/2026	390.00	07/17/2026
Total 10-55400-430 LX CLUB MATERIALS:					790.00	
10-55440-220 GAS UTILITIES						
536	WE-ENERGIES	07/10/2026	0702787382-00011	07/21/2026	28.13	07/24/2026
Total 10-55440-220 GAS UTILITIES:					28.13	
10-55440-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	07/10/2026	0702787382-00010	07/21/2026	117.01	07/24/2026
Total 10-55440-221 ELECTRIC UTILITIES:					117.01	
10-55440-450 SKATE RINK MATERIALS						
776	GRAINGER INC.	9011612612	BAGS	07/22/2026	69.70	07/24/2026
Total 10-55440-450 SKATE RINK MATERIALS:					69.70	
10-56100-125 FORESTRY CONSULTANT						
5933	WACHTEL TREE SCIENCE & SE	172494	FORESTRY REQUESTS	06/29/2026	5,025.00	07/02/2026
Total 10-56100-125 FORESTRY CONSULTANT:					5,025.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
10-56100-465 TREE MAINTENANCE						
327	MENARDS - MILWAUKEE	24944	MISC	06/29/2026	9.96	07/02/2026
502	VILLAGE HARDWARE - VH	259612/1	NUTS/BOLTS	07/02/2026	26.86	07/10/2026
Total 10-56100-465 TREE MAINTENANCE:					36.82	
21-71000-400 MATERIALS						
2566	SERVICE SANITATION INC.	9373634	PORT REST SVCS	06/29/2026	113.00	07/02/2026
2566	SERVICE SANITATION INC.	9397977	PORT REST SVCS	07/20/2026	113.00	07/24/2026
2566	SERVICE SANITATION INC.	9398149	PORT REST SVCS	07/28/2026	113.00	07/30/2026
2566	SERVICE SANITATION INC.	R9373451	PORT REST SVCS	06/29/2026	113.00	07/02/2026
Total 21-71000-400 MATERIALS:					452.00	
21-72000-220 GAS UTILITIES						
536	WE-ENERGIES	07/10/2026	0702787382-00004	07/21/2026	10.91	07/24/2026
Total 21-72000-220 GAS UTILITIES:					10.91	
21-72000-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	07/10/2026	0702787382-00004	07/21/2026	100.07	07/24/2026
536	WE-ENERGIES	07/10/2026	0702787382-00007	07/21/2026	20.39	07/24/2026
Total 21-72000-221 ELECTRIC UTILITIES:					120.46	
21-73000-310 SUPPLIES/EXPENSES						
57	JPMORGAN CHASE BANK NA	06/27/2026	CONFLUENCE	07/07/2026	355.90	07/10/2026
Total 21-73000-310 SUPPLIES/EXPENSES:					355.90	
21-73000-400 MATERIALS						
50	BADGER METER, INC.	80242756	HOSTING SERV UNIT	06/26/2026	347.52	07/02/2026
5312	AT & T- VILLAGE	07152026	287334403697 VLG	07/28/2026	87.64	07/30/2026
Total 21-73000-400 MATERIALS:					435.16	
22-53650-210 CONTRACT SERVICES						
1299	WASTE MANAGEMENT OF WI-M	8339598	RECYCLING	07/02/2026	3,454.09	07/10/2026
Total 22-53650-210 CONTRACT SERVICES:					3,454.09	
22-53800-310 SUPPLIES/EXPENSES						
5312	AT & T- VILLAGE	07152026	287334403697 VLG	07/28/2026	87.64	07/30/2026
Total 22-53800-310 SUPPLIES/EXPENSES:					87.64	
24-52400-210 CONTRACT SERVICES						
2549	NORTH SHORE INSPECTION S	JUNE 2026	INSPECTION SERVICES	06/29/2026	16,410.45	07/02/2026
Total 24-52400-210 CONTRACT SERVICES:					16,410.45	
25-53420-483 LANDSCAPING						
2192	EDELHOFF LAWN MOWER SER	348055	MOWER	07/24/2026	578.95	07/30/2026
Total 25-53420-483 LANDSCAPING:					578.95	
25-53800-210 CONTRACT SERVICES						
5312	AT & T- VILLAGE	07152026	287334403697 VLG	07/28/2026	25.61	07/30/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 25-53800-210 CONTRACT SERVICES:					25.61	
25-55410-310 SUPPLIES/EXPENSES						
57	JPMORGAN CHASE BANK NA	06/27/2026	CONFLUENCE	07/07/2026	355.90	07/10/2026
Total 25-55410-310 SUPPLIES/EXPENSES:					355.90	
25-91500-800 WPDES COMPLIANCE PROGRAM						
776	GRAINGER INC.	9011612612	PET WASTE BAGS	07/22/2026	477.94	07/24/2026
776	GRAINGER INC.	9960126796	PET WASTE BAGS	06/24/2026	.00	07/10/2026
2016	BAXTER & WOODMAN INC.	0286795	INDIAN CREEK LOMR	07/01/2026	3,937.50	07/02/2026
Total 25-91500-800 WPDES COMPLIANCE PROGRAM:					4,415.44	
25-91500-833 STORM SEWER SYSTEM IMPROVE.						
535	MUNICIPAL LAW & LITIGATION	180113	VLG ATTORNEY	07/06/2026	180.00	07/10/2026
Total 25-91500-833 STORM SEWER SYSTEM IMPROVE.:					180.00	
25-91500-835 STORM SEWER SYSTEM (MISC)						
535	MUNICIPAL LAW & LITIGATION	180113	VLG ATTORNEY	07/06/2026	65.00	07/10/2026
1015	BRIDGETOWER OPCO LLC	745878679	PUBLIC NOTICE	06/23/2026	.00	07/10/2026
Total 25-91500-835 STORM SEWER SYSTEM (MISC):					65.00	
25-91500-846 STORM SEWER ASSESSMENTS						
1259	GREAT LAKES TV SEAL, INC	24160	TELEWISE	07/01/2026	225.00	07/10/2026
Total 25-91500-846 STORM SEWER ASSESSMENTS:					225.00	
40-91100-803 BOARD ROOM IMPROVEMENTS						
477	TAYLOR COMPUTER SERVICES	29661	COMPUTER	07/15/2026	6,958.65	07/17/2026
Total 40-91100-803 BOARD ROOM IMPROVEMENTS:					6,958.65	
40-91100-816 SMALL EQUIPMENT PURCHASES						
57	JPMORGAN CHASE BANK NA	06/27/2026	MISC	07/07/2026	757.04	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	MISC	07/07/2026	8.41	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	MISC	07/07/2026	19.99	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	MISC	07/07/2026	13.92	07/10/2026
707	FIRST RESPONDERS PSYCHOL	0626FPPD	ANNUAL VISITS	07/14/2026	2,237.50	07/17/2026
Total 40-91100-816 SMALL EQUIPMENT PURCHASES:					3,036.86	
40-91400-801 DUMP TRUCK						
1629	CASPER'S TRUCK EQUIPMENT	0067211	DUMP TRUCK 17	07/02/2026	22,150.00	07/10/2026
102169	TRUCK COUNTRY OF WISCON	X207087645	MISC PARTS	06/26/2026	1,272.04	07/02/2026
Total 40-91400-801 DUMP TRUCK:					23,422.04	
40-91500-801 STREET RESURFACING						
574	UPI, LLC	Pay App 8_Final	BRADLEY RD	02/25/2026	1,009.35	07/10/2026
Total 40-91500-801 STREET RESURFACING:					1,009.35	
40-91600-800 STORMWATER ROAD PROJECT						
574	UPI, LLC	Pay App 8_Final	BRADLEY RD	02/25/2026	39,483.04	07/10/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 40-91600-800 STORMWATER ROAD PROJECT:					39,483.04	
40-91600-821 BUILDING REPAIRS-GARAGE DOOR						
2160	PAUL REILLY COMPANY	138012-A	DOOR REPAIR	07/01/2026	5,981.61	07/02/2026
2160	PAUL REILLY COMPANY	138012-B	DOOR REPAIR	07/01/2026	5,981.61	07/02/2026
2160	PAUL REILLY COMPANY	138015-A	DOOR REPAIR	07/01/2026	5,557.81	07/02/2026
2160	PAUL REILLY COMPANY	138015-B	DOOR REPAIR	07/01/2026	5,557.81	07/02/2026
2160	PAUL REILLY COMPANY	138906	DOOR REPAIR	07/02/2026	5,295.00	07/10/2026
2160	PAUL REILLY COMPANY	138907	DOOR REPAIR	07/02/2026	3,437.70	07/10/2026
Total 40-91600-821 BUILDING REPAIRS-GARAGE DOOR:					31,811.54	
40-91600-830 SIGN REPLACEMENT						
101644	TAPCO	830518	MISC	07/17/2026	76.50	07/24/2026
Total 40-91600-830 SIGN REPLACEMENT:					76.50	
40-91600-833 TREE REPLACEMENT						
3251	CRAWFORD TREE & LANDSCA	33124	INJECTION EAB	07/09/2026	21,888.45	07/17/2026
Total 40-91600-833 TREE REPLACEMENT:					21,888.45	
50-81000-601 SOURCE OF WATER SUPPLY						
378	NORTH SHORE WATER COMM	123	MONTHLY	07/01/2026	26,519.25	07/02/2026
Total 50-81000-601 SOURCE OF WATER SUPPLY:					26,519.25	
50-81000-640 OPERATIONS LABOR WATER MAINS						
2839	CITY WATER LLC	1375	HOURLY	07/06/2026	625.50	07/10/2026
2839	CITY WATER LLC	1375	MONTHLY MANAGEMENT FEE	07/06/2026	6,500.00	07/10/2026
Total 50-81000-640 OPERATIONS LABOR WATER MAINS:					7,125.50	
50-81000-641 OPERATIONS SUPPLY AND EXPENSE						
57	JPMORGAN CHASE BANK NA	06/27/2026	WATER DEPT	07/07/2026	5.33	07/10/2026
474	CORE & MAIN LP	Z338390	PARTS	07/08/2026	2,298.74	07/24/2026
1535	WISCONSIN UTILITY EXPOSUR	84698	VAC EXCAUATE	06/30/2026	1,600.27	07/17/2026
2546	NIPPON SANSO MATHESON, IN	0033447988	WATER DEPT	06/18/2026	.00	07/10/2026
Total 50-81000-641 OPERATIONS SUPPLY AND EXPENSE:					3,904.34	
50-81000-651 MAINTENANCE OF MAINS						
458	SHERWIN INDUSTRIES, INC.	SC055875	FIBER BULK	07/28/2026	493.29	07/30/2026
474	CORE & MAIN LP	Z225606	HYMAX	06/17/2026	1,000.00	07/02/2026
2241	ITU ABSORB TECH INC	8750680	WATER	06/26/2026	48.60	07/02/2026
2241	ITU ABSORB TECH INC	8757991	WATER DEPT	07/13/2026	8.37	07/17/2026
2241	ITU ABSORB TECH INC	8765370	WATER	07/24/2026	50.01	07/30/2026
Total 50-81000-651 MAINTENANCE OF MAINS:					1,600.27	
50-81000-654 MAINTENANCE OF HYDRANTS						
908	WISCONSIN HYDRANT REPAIR	26186	REPAIR	07/10/2026	690.00	07/17/2026
Total 50-81000-654 MAINTENANCE OF HYDRANTS:					690.00	
50-81000-800 CAPITAL OUTLAY						
574	UPI, LLC	Pay App 8_Final	BRADLEY RD	02/25/2026	43,409.03	07/10/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 50-81000-800 CAPITAL OUTLAY:					43,409.03	
50-81000-903 SUPPLIES AND EXPENSE						
50	BADGER METER, INC.	80242756	HOSTING SERV UNIT	06/26/2026	347.53	07/02/2026
Total 50-81000-903 SUPPLIES AND EXPENSE:					347.53	
50-81000-921 OFFICE SUPPLIES AND EXPENSE						
57	JPMORGAN CHASE BANK NA	06/27/2026	APPLE	07/07/2026	.99	07/10/2026
57	JPMORGAN CHASE BANK NA	06/27/2026	CONFLUENCE	07/07/2026	355.90	07/10/2026
2136	VERIZON WIRELESS	*6147542424	787000169-00001	07/15/2026	17.70	07/17/2026
5312	AT & T- VILLAGE	07152026	287334403697 VLG	07/28/2026	87.64	07/30/2026
Total 50-81000-921 OFFICE SUPPLIES AND EXPENSE:					462.23	
Grand Totals:					569,341.31	

Date Approved: _____

Village Manager: _____

Village Board: _____



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

Village Hall
7200 N. Santa Monica Blvd.
Fox Point, WI 53217-3505
414-351-8900

To: Village Board

From: Scott Brandmeier, DPW Director

CC: Steve Kreklow, Village Manager

Date: August 18, 2026

Re: Approve Change Order No. 2 from Kapur & Associates in the amount of \$21,075 for additional storm sewer design associated with the stormwater channel located east of Lake Drive between Links Circle and Bradley Road. (Pg. 25-34)

Overview

The Village Board will consider and may act on a proposal from the engineering firm Kapur & Associates in the amount of \$21,075 for additional design for the replacement of 230 feet of deteriorated stone wall and drainage improvements.

Background

Kapur & Associates was retained to perform design activities for three storm sewer locations in the Village: two on Fox Lane and one on the east side of Lake Drive between Links Circle and Bradley Road. The Village Board approved the contract on April 15, 2026 with an amendment approved on June 9, 2026 (to add the second location on Fox Lane). While all three locations were bid out this summer, staff discovered during the pre-bid walk-through that the storm sewer outfall location off Lake Drive suffered additional damage from the April 2026 storm event.

Staff had not inspected this area prior to receiving the proposal from Kapur which was approved at the April meeting.

The Lannon stone retaining wall extends approximately 230 feet from the outlet of the storm sewer pipe and has begun to fall into the channel. In addition, the channel is concrete lined and is showing signs of failure, including heaving in locations along the channel. Staff has determined that the channel, which resides within an easement area, needs to be replaced, the channel removed, and improvements made to replace the pipe and improve drainage through the start of this ravine.

Request

Staff has reviewed the hours and fees associated with the change order request and find them to be reasonable given the access issues (heavily wooded) and design challenges

(maintaining the work within the existing easement). Therefore, it is staff's recommendation that the Village Board approve Change Order No. 2 for Kapur & Associates in the amount of \$21,075 and authorize the Village President and Village Clerk/Treasurer sign the change order on behalf of the Village.

Recommendation

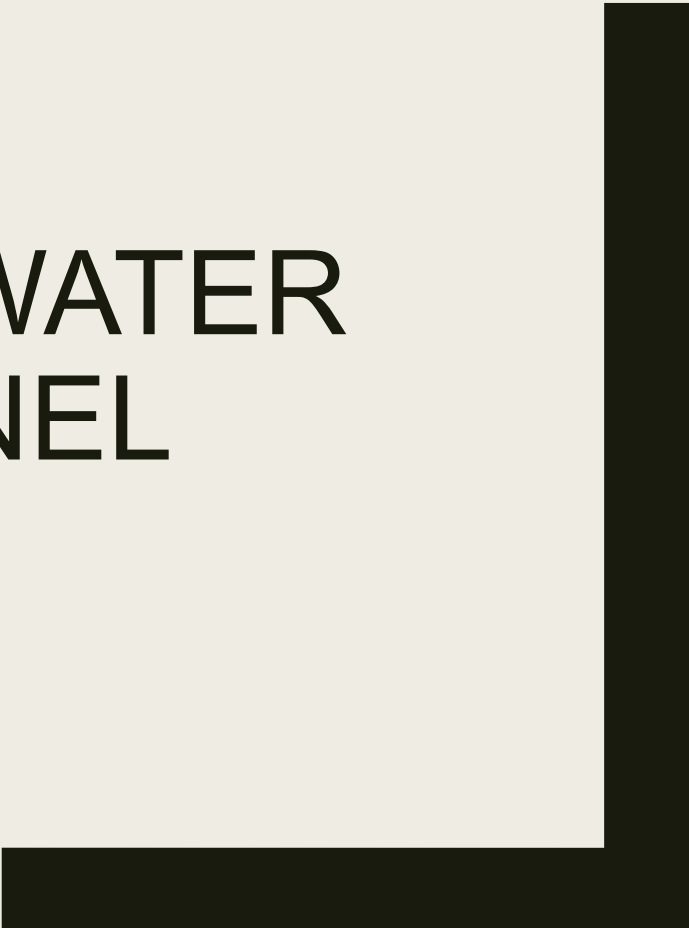
Attachments

1. Lake Drive stormwater channel
2. Kapur Storm sewer improvements CO 2



LAKE DRIVE STORMWATER DRAINAGE CHANNEL

August 18, 2026



View of channel looking east



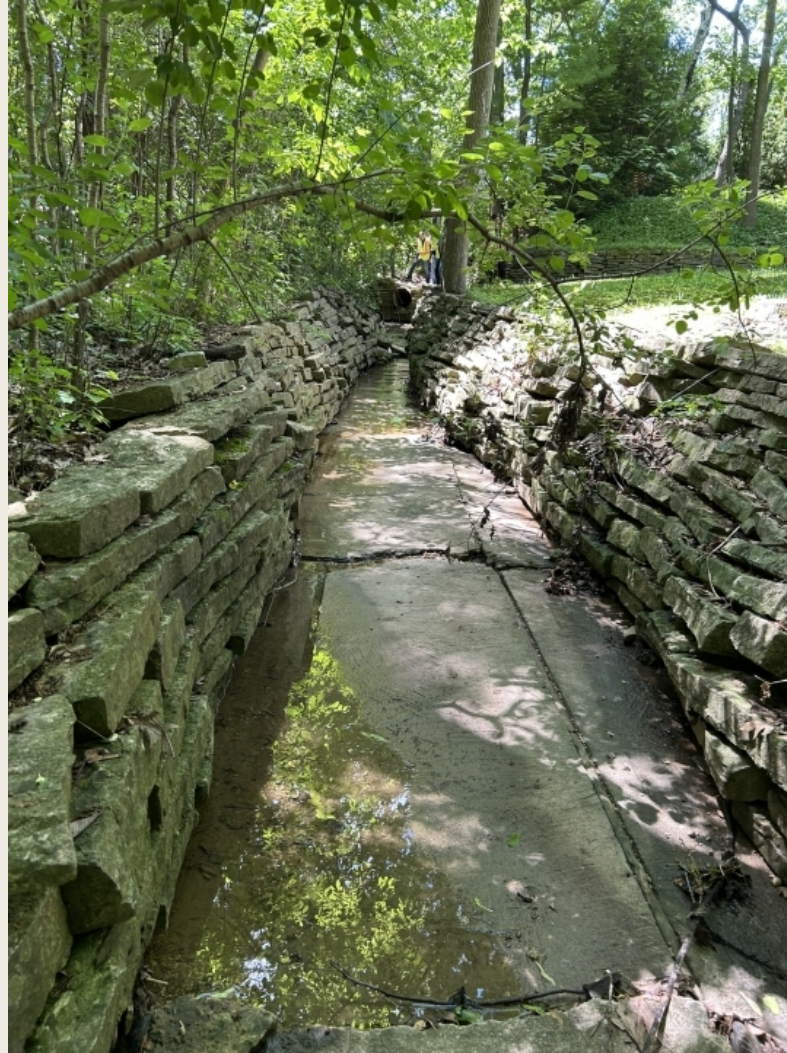
Heaved and broken concrete channel



View of channel looking west



View of channel looking west



View of channel looking west



CONTRACT CHANGE ORDER NO. 2

2026 STORM SEWER IMPROVEMENTS PROJECT VILLAGE OF FOX POINT, WI

Contract Document made and entered into by and between the Village of Fox Point and Kapur & Associates, Inc., dated April 15, 2026, and June 9, 2026, is hereby amended as set forth as follows, which is annexed and made a part of the original Contracts.

Additional work proposed to be performed:

- Meetings with the Village Staff
- On site review and verification of existing stone retaining wall
- Additional field survey: full topographic survey within the project limit and right of way, topo base mapping
- Design for replacement of approximately 230 feet of deteriorated stone wall with cure-in-place stamped reinforced retaining wall
- Incorporate additional design into previous bidding document
- Engineering cost estimate and pre-bidding walk through
- Advertising, attendance at the bid opening, finalizing the bid tab upon review of the bids received and letter of recommendation.

Our fees for the additional engineering services are \$21,075.00 and are detailed on the attached Fee Schedule.

Contract Amount

The following is a summary of the revised contract amount:

Original Contract Amount	\$ 17,940.00
Contract Change Order No. 1	\$ 7,940.00
Additional Fees (Contract Change Order No. 2)	\$ 21,075.00
Revised Contract Amount	\$ 49,955.00

Receipt of a signed copy of this document will constitute an executed agreement.

For: Kapur & Associates, Inc.,

By: _____

Yuriy Amelyan, P.E.
Associate/Project Manager

Date: _____

7-10-2026

For: Village of Fox Point,

By: _____

Christine Symchych
Village President

Date: _____

By: _____

Jennifer Boehm
Village Clerk

Date: _____

Corporate Headquarters

7711 N Port Washington Road
Milwaukee, WI 53217



414.751.7200



www.kapurinc.com

CCO #2

**2026 STORM SEWER IMPROVEMENTS PROJECT
VILLAGE OF FOX POINT, WISCONSIN**

TASK	Project Manager	Project Engineer	Project Surveyor	One Main Survey Crew	Cad Technician	Total Task Hours	Total Task Cost
	\$190.00	\$145.00	\$170.00	\$160.00	\$125.00		
1 Meetings with the Village Staff	1	1				2	\$335.00
2 On site review and verification of existing stone retaining wall	2	2				4	\$670.00
3 Additional field survey: Full topographic survey within the project limit and right of way, topo base mapping	2	2	4	16	16	40	\$5,910.00
5 Design for replacement of approximately 120 feet of deteriorated stone wall with cure-in-place stamped reinforced retaining wall	8	24			24	56	\$8,000.00
6 Incorporate additional design into previous bidding document	8	8			8	24	\$3,680.00
7 Engineering cost estimate and pre-bidding walk through	2	4				6	\$960.00
8 Advertising, attendance at the bid opening, finalizing the bid tab upon review of the bids received and letter of recommendation.	8					8	\$1,520.00
TOTAL CCO #2:	31	41	4	16	48	140	\$21,075.00



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

Village Hall
7200 N. Santa Monica Blvd.
Fox Point, WI 53217-3505
414-351-8900

To: Village Board

From: Scott Brandmeier, DPW Director

CC: Steve Kreklow, Village Manager

Date: August 18, 2026

Re: Approve Change Order No. 2 from Kapur & Associates in the amount of \$35,890 for the incorporation of pedestrian paths on Bell Road and Yates Road. (Pg. 35-38)

Overview

Kapur & Associates was retained by the Village of Fox Point in September 2024 to perform design activities for Bell, Thorne and Yates Roads in the Village of Fox Point. Among other things, the original scope of services requested that Kapur evaluate the placement of a pedestrian path on one side of the road along Yates. During various Village Board meetings, comments were made that staff should evaluate a pedestrian path along the east side of Yates Road. Staff has also been approached by residents requesting a safer route to schools along Bell Road

Background

Request

Staff requested that Kapur prepare a change order to incorporate a path on Bell Road between Lake Drive and Longacre Road and to evaluate an option of a path (approximately 2,150 feet long) on the east side of Yates Road. Part of the work will include coordinating the design and layout of a the path across the Union Pacific Railroad tracks on Bell Road. Incorporating a path along the east side of Yates Road will provide residents with another option to consider during an upcoming public information meeting (early to late winter). Also, the intent is to incorporate a pedestrian path on the south side of Bell Road from Lake to Longacre as there appear to be fewer impacts to property owners and allows young children to exit the path near Longacre Pavilion.

I have reviewed the proposed change order and am of the opinion the hours and fees are reasonable. Therefore, it is my recommendation that the Village Board approve the change order and authorize the Village President and Village Clerk/Treasurer to sign the change order on behalf of the Village.

Recommendation

Attachments

1. Yates Road and Bell Road CCO 2

**CONTRACT CHANGE ORDER NO. 2
YATES ROAD, BELL ROAD AND THORNE LANE - ROAD AND UTILITY
RECONSTRUCTION PROJECT
VILLAGE OF FOX POINT, WI**

Contract Document made and entered into by and between the Village of Fox Point and Kapur & Associates, Inc., dated September 10, 2024, and CCO 1 dated August 12, 2025 is hereby amended as follows, which is annexed and made a part of the original Contracts.

Additional work proposed to be performed at N. Bell Road:

- Topographic survey and base mapping
- Design for the new 5-foot-wide pedestrian path from N. Lake Drive to N. Longacre Road (approximately 1,100 feet)
- Agency/Utilities coordination
- UP Railroad permits

Additional work proposed to be performed at N. Yates Road:

- Engineering evaluation for a proposed pedestrian path 5-foot-wide along the east side of Yates Road (approximately 2,150 feet)

Our fee for the additional engineering services is \$35,890.00 and are detailed in the attached Fee Schedule.

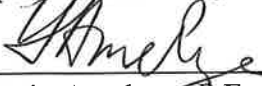
Contract Amount

The following is a summary of the revised contract amount:

Original Contract Amount	\$ 168,705.00
Contract Change Order No. 1	\$ 5,460.00
<u>Additional Fees (Contract Change Order No. 2)</u>	<u>\$ 35,890.00</u>
Revised Contract Amount	\$ 210,055.00

Receipt of a signed copy of this document will constitute an executed agreement.

For Kapur & Associates, Inc.,

By: 
Yuriy Amelyan, P.E.,
Associate/Project Manager

Date: 8-03-2026

For the Village of Fox Point,

By: _____
Christine Symchych
Village President

Date: _____

By: _____
Jennifer Boehm
Village Clerk/Treasurer

Date: _____

COST NOT TO EXCEED
CCO No.2 DESIGN FOR THE ROAD AND UTILITY RECONSTRUCTION PROJECT OF YATES ROAD, BELL ROAD AND THORNE ROAD
VILLAGE OF FOX POINT, WISCONSIN

TASK	Project Manager	Project Engineer	Staff Engineer	RLS	One Man Survey Crew	Cad Technician	Total Task Hours	Total Task Cost
Topographic Survey and Base Mapping	2			3	24	12	41	\$6,230.00
Design for the new 5-foot-wide pedestrian path from N. Lake Drive to N. Longacre Road (approximately 1,100 feet)	8	40				32	80	\$11,320.00
Engineering evaluation for a proposed pedestrian path 5-foot-wide along the east side of Yates Road (approximately 2,150 feet)	8	32				24		\$9,160.00
Agency/Utilities Coordination	8	8	8				24	\$3,760.00
UP Railroad permits	8	16	8			4	36	\$5,420.00
TOTAL CCO No. 2:	34	96	16	3	24	72	181	\$35,890.00



VILLAGE OF FOX POINT
ROAD AND UTILITY RECONSTRUCTION PROJECT
YATES ROAD, BELL ROAD AND THORNE ROAD



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

Village Hall
7200 N. Santa Monica Blvd.
Fox Point, WI 53217-3505
414-351-8900

To: Village Board

From: Scott Brandmeier, DPW Director

CC: Steve Kreklow, Village Manager

Date: August 18, 2026

Re: Approve Change Order No. 4 from All-Ways Contractors in the amount of \$66,242 for additional storm sewer and bluff stabilization work as well as pavement striping along Beach Drive. (Pg. 39-43)

Overview

All-Ways Contractors is currently reconstructing Beach Drive from Lake Drive to the bottom of the bluff and, during construction, site conditions have dictated change orders for the work being performed. This change order addresses additional drainage and slope related issues along with pavement striping.

Background

All-Ways was the low bidder on the project. To date, three change orders have been signed and this request is for change order no. 4 as described below.

1. Prior to the start of work, staff discovered a sink hole that formed above a storm sewer pipe approximately half way down the bluff (above the pedestrian path). This storm sewer required replacement and All-Ways provided a cost of \$9,660 for the replacement of this section of pipe (change order no. 1). There are four other storm sewer sections similarly situated which we were going to have lined but the lining contractor has increased its cost to perform the work so we solicited a price from All-Ways to complete the work instead (change order no. 4). The cost to replace the other four sections of pipe is \$27,XXX which is approximately \$5,000 less than lining the pipes.
2. Change order no. 2 is related to a change in the asphalt mix whereby it was determined that adding a fiber mix to the asphalt will extend the life of the pavement. Like change order no. 1, this was signed internally.
3. Change order no. 3 is related to the excavation below subgrade work on the road. The original contract anticipated that approximately 50% of the road would need additional subgrade repair (more excavation and placement with stone) and, as the contractor got into the project, realized that more of the road needed excavation below subgrade. The contractor reduced the unit price understanding that the entire road would receive subgrade stabilization and this change order, in the amount of \$29,690, was signed internally.
4. Change order no. 4 includes the cost to replace the other four storm sewer pipes (noted in

paragraph 1 above), placement of gabions behind the retaining wall and pavement striping along the road. It was determined that gabions were needed to be installed in order to alleviate the steepness of the slope adjacent to the bluff north of the retaining wall. The gabions will be placed behind the wall with rip rap filled in on the back side of each gabion. It was also determined that our consultant inadvertently omitted the pavement striping from the original bid so we requested that the contractor provide us with a price to perform the work. The total cost of change order no. 4 is \$66,242.

Request

Staff is recommending that the Village Board approve Change Order No. 4 in the amount of \$66,242 for the replacement of the storm sewer pipes under the pedestrian path, for the placement of the gabion walls along the north side of the retaining wall, and for the pavement striping. Staff is also requesting that the Village President and Village Clerk/Treasurer be authorized to sign the change order on behalf of the Village.

Recommendation**Attachments**

1. doc20260811144851

CONTRACT CHANGE ORDER

Change Order: 4

Date: August 11, 2026

Name of Project: North Beach Drive (Hill) Roadway & Drainage Improvements

OWNER: Village of Fox Point, WI

CONTRACTOR: All-Ways Contractors, Inc.

ENGINEER: Kapur, Inc.

The following changes are hereby made to the Contract Documents:

Additional work associated with N. Beach Drive Roadway & Drainage Improvements Project will be performed by: All-Ways Contractors, Inc.

1. Replacement of 12" Storm Sewer Pipe between new catch basins and storm manholes at the ravine bank:

Section #1	20 LF @ \$397.00 per LF	\$7,940.00
Section #2	19 LF @ \$397.00 per LF	\$7,543.00
Section #3	11 LF @ \$397.00 per LF	\$4,367.00
Section #4	19 LF @ \$397.00 per LF	\$7,543.00

Total Price for Storm Sewer Replacement: **\$27,393.00**

2. Installation of 2'x2'x9' Gabion Baskets – (15 Each with a total length of 135 feet)

15 Baskets EACH @ \$1,933.00 per EACH Basket: **\$28,995.00**

3. 4" Asphalt Pavement Marking

2,600 LF @ \$3.79 per LF: **\$9,854.00**

Total for Items 1, 2 and 3: \$66,242.00

Change to CONTRACT PRICE:	\$ <u>66,242.00</u>
Original CONTRACT PRICE:	\$ <u>1,048,385.00</u>
Current CONTRACT PRICE adjusted by previous CHANGE ORDER:	\$ <u>1,112,138.50</u>
The CONTRACT PRICE due to this CHANGE ORDER increased by:	\$ <u>66,242.00</u>
New CONTRACT PRICE, including this CHANGE ORDER will be:	\$ <u>1,178,380.50</u>

The CONTRACT TIME will be (increased) (decreased) by 10 calendar days.

This document will become a supplement to the contract, and all provisions will apply hereto.

(Name & Title)
Y. H. Lee Date 8-11-2026
(Signature)

(Name & Title) _____
(Signature) _____ Date 8-11-2026

(Name & Title) _____ Date _____
(Signature) _____

Scott Batchelor

From: Yuriy Amelyan <yamelyan@kapurinc.com>
Sent: Tuesday, August 11, 2026 10:52 AM
To: Scott Batchelor
Cc: Scott Brandmeier; Yuriy Amelyan
Subject: Beach Hill CCO 4
Attachments: CCO 4.pdf

Scott (All-Ways),

Please sign attached CCO 4 and send it to the Village.

Thanks,



YURIY AMELYAN, , PE
Associate / Senior Project Manager

7711 N Port Washington Road, Milwaukee, WI 53217
o: 414.751.7285 m: 414.313.4342
yamelyan@kapurinc.com

[Call me](#) on Microsoft Teams
[Chat/Message me](#) on Microsoft Teams

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www.kapurinc.com



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

Village Hall
7200 N. Santa Monica Blvd.
Fox Point, WI 53217-3505
414-351-8900

To: Village Board

From: Scott Brandmeier, DPW Director

CC: Steve Kreklow, Village Manager

Date: August 18, 2026

Re: Approve the construction management contract from Kapur & Associates in the amount of \$20,730 for the Fox Lane storm sewer improvement project. (Pg. 44-48)

Overview

Kapur & Associates was retained to perform design services for the storm sewer replacement project on Fox Lane. The project was bid out and awarded to WSO Grading & Excavating at the July Village Board meeting. Staff requested that Kapur provide part time construction inspection/management services for the project.

Background

After discussing the project with WSO, staff is anticipating that the project will last approximately three weeks and, based on that estimate, requested that Kapur provide part-time inspection services of approximately 4 to 6 hours per day (some days may need more, others less). They have submitted a proposal in the amount of \$20,730 that includes survey staking (approximately \$3,300) and inspection services (approximately \$10,600) among other things such as management of pay requests, preparation of as-built documents and project close out.

I have reviewed the hours and fees associated with the proposal and recommend that the Village Board approve the contract from Kapur & Associates in the amount of \$20,730 and authorize the Village President and Village Clerk/Treasurer to sign the contract.

Request

Recommendation

Attachments

1. Fox Lane Storm Sewer Improvements Inspection Contract

August 10, 2026

Mr. Scott Brandmeier, PE
Director of Public Works
Village of Fox Point
7200 North Santa Monica Boulevard
Fox Point, WI 53217

RE: 2026 Storm Water Improvements Construction Management

Dear Scott,

Kapur is pleased to submit this proposed contract to provide construction management services for the 2026 storm water improvements at following locations:

- E. Fox Lane from E. Goodrich Lane to 1501 E. Fox Lane
- E. Fox Lane west of N. Gray Log Lane

The work associated with the 2026 Stormwater Improvements Project includes the following estimated major quantities:

- Replacement deteriorated 24-Inch CMP storm sewer pipe with 24-inch reinforced concrete RCP Class III 24-Inch – 105 LF
- Replacement deteriorated 12-inch CMP Storm Sewer Pipe with Reinforced Concrete RCP Class III 12-Inch – 10 LF
- Replacement deteriorated 15- inch CMP with Storm Sewer Pipe WITH Reinforced Concrete RCP Class III 15-Inch – 15 LF
- Installation Manholes 5-FT Diameter – 2 Each
- Replacement deteriorated 12 – inch CMP with 12-inch PVC Storm Sewer SDR 26 12-Inch – 340 LF
- Installation Nyloplast Drain Basin 24-Inch – 5 Each
- Ditches Regrading - 300 feet;
- HMA Pavement – 50 Ton
- Landscaping Restoration

SCOPE OF SERVICES INCLUDES:

The scope of construction management services for the 2026 Stormwater Improvements Project includes:

- Meetings with the Village Staff, Contractors and Residents
- Shop drawing/submittals review and approval
- Construction staking for storm sewer pipe and structures installation, driveway culvert replacement and ditches regrading
- Construction inspection assumes 3 weeks of construction at 24 hours per week for a total of 72 hours
- Quantities review and payment recommendation
- Project close out activities, As-Builts, incorporation into GIS system

SCHEDULE

Construction management will be performed in fall 2026.

FEES AND BILLINGS

The professional fees for the work as described above and in the attached breakdown are estimated to be: \$20,730.00

The fees will be charged as time and materials not to exceed.

ACCEPTANCE

If this proposal is acceptable, please sign and date this original copy on Standard General Contract Terms and return it to our office.

Thank you for the opportunity to submit this proposed contract. We look forward to working with you on this project. Should you have any questions, or require further information, please call us at (414) 751-7200.

**STANDARD GENERAL CONTRACT TERMS
FOR PROFESSIONAL ENGINEER/SURVEY SERVICES**

Article 1 Scope of Services

ENGINEER shall provide CLIENT with services in connection with the Project as described in Scope of Services. ENGINEER shall use the standard of care typically exercised in conducting professional practices outlined in the Scope of Services. ENGINEER makes no warranties, express or implied, under this Agreement or otherwise, in connection with the ENGINEER's service.

Unless otherwise specifically included in the proposal, ENGINEER's scope of services does not include geotechnical or environmental audits for the identification of hazardous wastes, wetlands, floodplains or any other structural or environmental qualities of the land, air or water.

Article 2 Schedule of Services

ENGINEER shall start and complete work as set forth in the Scope of Services. ENGINEER shall conduct the work in an expeditious manner subject to limitations such as weather, information acquisition, communications and other factors outside of ENGINEER's control. Both parties recognize that the schedule of services is subject to factors that may be unknown at the time of this Agreement.

Article 3 CLIENT's Responsibility

CLIENT shall do the following in a timely manner so as not to delay the service of ENGINEER:

3.1 Provide all criteria and full information as to CLIENT's requirements for the Project, including design objectives and constraints.

3.2 Assist ENGINEER by placing at ENGINEER's disposal all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project; all of which the ENGINEER may use and rely upon in performing the services under this Agreement. Verification of the accuracy and completeness of any information provided by the CLIENT is beyond the scope of this agreement.

Article 4 Payment Terms

CLIENT agrees to pay all fees within 45 days of the date of the invoice. Balances due over 45 days will be assessed an interest rate of 1.5 % per month. CLIENT agrees to pay for any costs of collection including, but not limited to lien costs, court costs or attorneys' fees involved in or arising out of collecting any unpaid or past due balances.

CLIENT understands and agrees to pay for all services rendered regardless of CLIENT's ability or inability to proceed with the project for any reason, gain governmental approvals or permits or secure financing for the project.

Article 5 Term and Termination

ENGINEER's obligation to render services under this Agreement will extend for a period that may reasonably be required for the services to be provided, including extra work and required extensions. If CLIENT fails to give prompt authorization to proceed with any phase of services after completion of the immediately preceding phase, or if ENGINEER's services are delayed or suspended by CLIENT for more than three months for reasons beyond ENGINEER's control, ENGINEER may, after giving seven days' written notice to CLIENT, suspend or terminate services under this Agreement.

If payment is not received within 45 days of the date of invoice, ENGINEER reserves the right, after giving seven days' written notice to CLIENT, to suspend services to the CLIENT or to terminate this Agreement. ENGINEER shall not be liable to CLIENT or any third parties for any damages caused by the suspension or termination of work for non-payment. CLIENT may terminate this Agreement for any reason or without cause upon 30 days' written notice to ENGINEER. If any work covered by this Agreement is suspended, terminated or abandoned for any reason other than ENGINEER'S breach of the Agreement, the CLIENT shall compensate the ENGINEER for services rendered to the date of written notification of such suspension, termination or abandonment.

Article 6 Indemnity

CLIENT and ENGINEER each agree to indemnify and hold the other harmless, and their respective officers, employees, agents and representatives, from and against liability for all claims, losses, damages and expenses, including reasonable attorneys' fees, to the extent such claims, losses, damages or expenses are caused by the indemnifying party's negligent or intentional acts, errors or omissions. In the event claims, losses, damages or expenses are caused by the joint or concurrent negligence of CLIENT and ENGINEER, they shall be borne by each party in proportion to its negligence. Nothing contained within this Agreement is intended to be a waiver or estoppel of the contracting municipality CLIENT or its insurer to rely upon the limitations, defenses, and immunities contained within Wisconsin law, including those contained within Wisconsin Statutes §§ 893.80, 895.52, and 345.05. To the extent that indemnification is available and enforceable, the municipality CLIENT or its insurer shall not be liable in indemnity or contribution for an amount greater than the limits of liability for municipal claims established by Wisconsin Law.

Article 7 Ownership and Copyright of Documents

All documents prepared or furnished by ENGINEER pursuant to this Agreement are instruments of ENGINEER's professional service, and ENGINEER shall retain an ownership and property interest therein, including all copyrights. ENGINEER grants CLIENT a license to use instruments of ENGINEER's professional service for the purpose of purchasing or identifying property or constructing the project. Reuse or modification of any such documents by CLIENT, without ENGINEER's written permission, shall be at CLIENT's sole risk, and CLIENT agrees to indemnify and hold ENGINEER harmless from all claims, damages and expenses, including attorneys' fees, arising out of such use by CLIENT or by others acting through the CLIENT.

Article 8 Electronic Media

Copies of documents that may be relied upon by the CLIENT are limited to the printed copies (also known as hard copies) that are signed or sealed by ENGINEER. Files in electronic formats, or other types of information furnished by ENGINEER to CLIENT such as text, data or graphics, are only for the convenience of CLIENT. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic formats, ENGINEER makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software applications packages, operating systems or computer hardware differing from those in use by ENGINEER at the beginning of this project.

ENGINEER

Kapur

By: 
Print: Yuriv Amelvan
Title: Associate/Senior Project Manager
Date: 8/10/2026

The above and foregoing proposal is hereby accepted and ENGINEER is authorized to proceed with the work.
CLIENT

Village of Fox Point

By: _____ By: _____
Print: _____ Print: _____
Title: _____ Title: _____
Date: _____ Date: _____

COST NOT TO EXCEED

2026 STORM SEWER IMPROVEMENT CONSTRUCTION MANAGEMENT
VILLAGE OF FOX POINT, WISCONSIN

TASK		Project Manager	Construction Inspector	RLS	Survey Crew	Cad Technician	Total Task Hours	Total Task Cost
		\$195.00	\$125.00	\$165.00	\$160.00	\$125.00		
1	Meetings with the Village Staff, Contractors and Residents	2	2				4	\$640.00
2	Shop drawing/submittals review and approval	2	2				4	\$640.00
3	Construction staking (storm sewer piping, ditches regrading and storm sewer structures)	2	2	4	8	6	22	\$3,330.00
4	Construction inspection (assuming 3 weeks of construction at 24 hours per week):	8	72				80	\$10,560.00
5	Quantities review and payment recommendation	6	4				10	\$1,670.00
7	Project close out activities: final walk through, punch list, As-Builts, incorporation into GIS system	2	8			16	26	\$3,390.00
8	Reimbursable expenses							\$500.00
	TOTAL CONSTRUCTION MANAGEMENT:	22	90	4	8	22	146	\$20,730.00



2026 STORM WATER IMPROVEMENT CONSTRUCTION MANAGEMENT
Village of Fox Point



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

Village Hall
7200 N. Santa Monica Blvd.
Fox Point, WI 53217-3505
414-351-8900

To: Village Board

From: Steve Kreklow, Village Manager

CC:

Date: August 18, 2026

Re: Cooperation Agreement Between Milwaukee County and the Village of Fox Point Related to the Application, Eligibility and Use of Community Development Block Grant Funds. (Pg. 49-55)

Overview

Background

The Village of Fox Point has historically participated as a partner with Milwaukee County in the Community Development Block Grant program. We have been receiving approximately \$6,500 per year that has been used to support LX Club activities. In June, the Board approved a motion authorizing staff to apply for these funds. However, Milwaukee County has requested that the Board approve the attached agreement affirming the conditions the Federal Government places on these funds. These conditions are consistent with conditions included in previous agreements. The conditions are included in the resolution and pertain to Federal goals related to fair housing and civil rights.

Request

Staff is requesting that the Board approve the attached agreement required to apply for Community Development Grant Funds.

Recommendation

Approve the Cooperation Agreement Between Milwaukee County and the Village of Fox Point Related to the Application, Eligibility and Use of Community Development Grant Funds.

Attachments

1. Milw Cnty Cooperation Agreement 2027-2028-2029 - Draft

COOPERATION AGREEMENT

THIS AGREEMENT is entered into on this 18th day of August, 2026, by and between Milwaukee County, Wisconsin, (hereinafter referred to as the "County") and the Village of Fox Point, (hereinafter referred to as the "Municipality").

WITNESSETH:

WHEREAS, the United States Congress enacted the Housing and Community Development Act of 1974 (P.L. 93-383) as amended, (hereinafter referred to as the "Act") providing Federal assistance for the support of community development activities which are directed toward the specific objectives identified in Section 101 of the Act; and

WHEREAS, the United States Congress also enacted the Cranston-Gonzalez National Affordable Housing Act (P.L. 100-625) as amended, (hereinafter referred to as "NAHA") providing Federal assistance for, among other things, the HOME Investment Partnership program (hereinafter referred to as "HOME") which is intended to increase the number of families served with decent, safe, sanitary, and affordable housing and to expand the long-term supply of affordable housing; and

WHEREAS, the Act makes possible the allocation of funds to Milwaukee County for the purpose of undertaking only community development program activities identified in Section 105 of the Act; and

WHEREAS, NAHA makes possible the allocation of funds to Milwaukee County for the purpose of undertaking housing programs identified in Section 211 of NAHA; and

WHEREAS, the County intends to apply to the U.S. Department of Housing and Urban Development (hereinafter referred to as "HUD") for funds authorized under the Act and NAHA; and

WHEREAS, the Act recognizes that the Municipality may enter into cooperation agreements with the County in order to undertake housing and community development activities as authorized in Section 105 of the Act; and

WHEREAS, the County and the Municipality have determined that joint action is an effective way to accomplish the purposes of said Act and NAHA; and

WHEREAS, counties in Wisconsin, pursuant to Wisconsin Statutes Sec. 59.01 and municipalities in Wisconsin, pursuant to Wisconsin Statutes Sec. 66.0301 have the necessary authority to enter into contracts of the type herein contemplated.

NOW, THEREFORE, upon the consideration of the mutual promises contained herein, it is agreed between the County and the Municipality as follows:

PROVISIONS:

1. Purpose. The purpose of this Agreement is to establish the mutual desire to cooperate to undertake, or assist in undertaking, essential community renewal and lower income housing assistance activities, by means of submitting to HUD a Consolidated Plan and Annual Action Plan for both HUD Community Development Block Grant Funds (“CDBG”) as an Urban County from Federal Fiscal Years 2027, 2028, and 2029 appropriation and from any program income generated from the expenditure of such funds, and HUD HOME and ESG funds from appropriations in the same three (3) federal fiscal years and from any program income generated from the expenditure of such funds.

2. Consideration: This Agreement covers the following formula funding programs administered by HUD where the County is awarded and accepts funding directly from HUD: the CDBG Program, the HOME Program and the ESG Program. The participating Municipality understands and agrees that it may receive a formula allocation under the HOME and ESG Programs only through the Urban County. This does not preclude the Urban County or Municipality from applying for HOME or ESG funds from the State, if the State allows.

A Municipality may expend each year’s allocation using one or both of the following options. The Municipality can 1) submit a proposed project(s) for funding consideration, and/or 2) have all or some of its allotment for that year applied to the Home Repair Program. These two options are described in more detail below.

Proposed Project(s): A Municipality must have a proposed project(s) that 1) meets a National Objective of the CDBG Program (Benefit to Low- and Moderate Income Persons, Prevention or Elimination of Slum and Blight, or meeting an Urgent Need); 2) is an eligible activity under the CDBG program; and 3) meets one or more of the Goals and Objectives of the current Consolidated Plan. A Municipality’s allocation may be impacted by past project performance and outcomes, past project compliance with applicable regulations, and compliance with this Cooperation Agreement. The County agrees to include the Municipality as part of its Annual Action Plan to be submitted to HUD under the terms and conditions of the Housing and Community Development Act.

Home Repair Program: Since 1976, the Home Repair program has been providing low- and no-interest loans for home repair, including the removal of architectural barriers for disabled low-income homeowners and tenants. Funding for the Home Repair Program is provided by CDBG and HOME funds. The overall intent of the program is to rehabilitate, maintain, and expand the supply of decent, safe and sanitary housing within suburban Milwaukee County. Administrative control is exercised by the Milwaukee County Housing Division with the Home Repair Review Board having final policy-making and loan approval/denial authority. A Municipality may choose to have all or some of its allocation included in that year’s CDBG funding for the Home Repair Program. An effort would be made to provide assistance under this program to income qualified homeowners/tenants within the Municipality’s jurisdiction.

3. Restrictions. Neither the County nor the Municipality shall have a veto or other restrictive power which would in any way limit the cooperation of the parties to this Agreement or obstruct the implementation of the approved Consolidated Plan during the period covered by this Agreement.

4. Term. This Agreement shall remain in effect for the three-year program period of Federal Fiscal Years 2027, 2028, and 2029, and until funds granted and program income received during the three-year program period are expended and the funded activities completed. Neither the County nor the Municipality may terminate, withdraw, or be removed from the program during the three-year program period.

This Agreement will renew automatically for participation for one three-year Urban County qualification period, unless the Municipality or the County provide written notice to the other party that it elects not to participate in the new qualification period. The terminating party shall send a copy of the notice of termination to the HUD field office by the date specified on the HUD.gov Urban Counties Website. The County will notify the Municipality in writing of the Municipality's right to make this election. A copy of the County's notification must be sent to the HUD field office by the date specified on the HUD.gov Urban Counties website.

The Parties agree to adopt amendment(s) to this Agreement as may be required by HUD to meet any new Urban County Qualification requirement(s) for subsequent qualification cycles, where applicable. Failure by either Party to adopt such amendment, and to submit such amendment to HUD, will void the automatic renewal of such qualification period.

5. Obligations.

- a. Milwaukee County and the Village of Fox Point shall take all actions necessary to assure compliance with the County's certification under Section (104)b of Title I of the Housing and Community Development Act of 1974, as amended, that the grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964, and the implementing regulations at 24 CFR Part 1, and the Fair Housing Act, and the implementing regulations at 24 CFR Part 100, and will comply with the obligation to affirmatively further fair housing.

Milwaukee County and the Municipality shall comply with Section 109 of Title I of the Housing and Community Development Act of 1974, and the implementing of regulations at 24 CFR Part 6, which incorporates Section 504 of the Rehabilitation Act of 1973, and the implementing of regulations at 24 CFR Part 8, Title II of the Americans with Disabilities Act of 1974, and the implementing regulations at 28 CFR Part 35, the Age Discrimination Act of 1975, and the implementing regulations at 24 CFR Part 146, and Section 3 of the Housing and Urban Development Act of 1968, and all other applicable laws and regulations.

Milwaukee County and the Municipality agree that Urban County funding in no event will be used for activities in, or in support of, any cooperating unit of local government that impedes the County's actions to comply with the County's fair housing certification and duty to affirmatively further fair housing.

Pursuant to 24 CFR 570.501(b), the Municipality is subject to the same requirements applicable to sub-recipients, including the requirement of a written agreement as described in 24 CFR 570.503.

The municipality shall complete and sign the assurances and certifications as noted in HUD 424-B.

- b. Urban County funding is prohibited for activities in, or support of, any cooperating unit of local government that does not affirmatively further fair housing within its own jurisdiction or that impedes the County's actions to comply with its fair housing certification.

The Municipality shall select at least three (3) action items from the list below to affirmatively further fair housing for the duration of this Agreement. The Municipality shall keep records documenting actions taken to affirmatively further fair housing and provide an annual report to the County of such actions within fifteen (15) days of the end of the calendar year.

- i. Provide Milwaukee County Housing Division and make available to developers an inventory of developable land that is suitable for affordable, high-density, multi-family housing.
 - ii. Provide a list to the Milwaukee County Housing Division annually of all Tax Incremental Financing (TIF) Districts that will terminate within the next five (5) years and plans to extend the TIF to create affordable multi-family housing.
 - iii. Work with Southeast Wisconsin Regional Plan Commission and/or Metropolitan Milwaukee Fair Housing Council to review and revise ordinances to remove barriers to affordable housing. Zoning ordinances, building ordinances, and fair housing ordinances are examples of the types of ordinances that may impact housing.
 - iv. Make changes to zoning districts to better connect transportation to areas zoned for multi-family housing.
 - v. Work with Milwaukee County Housing Choice Voucher program to identify and outreach to landlords in the Municipality to encourage participation in the Housing Choice Voucher program and provide landlords with fair housing information.
 - vi. Train elected officials serving on the governing board (common council/board of trustees) and volunteers serving on the plan commission, board of appeals, and other bodies impacting housing in fair housing laws and the requirement to affirmatively further fair housing.
 - vii. Train "first point of contact" staff to ensure that persons requesting assistance for possible fair housing violations obtain timely and accurate information from anyone who may answer a phone or field fair housing inquiries from the public.
 - viii. Any other activity listed in the recommendations section of the Regional Analysis of Impediments to Fair Housing (October 2, 2020 edition and any updated Analysis) with approval from the Milwaukee County Housing Division.
- c. Nothing contained in this Agreement shall deprive any Municipality of any power of zoning, development control or other lawful authority that it presently possesses.

- d. Pursuant to HUD regulations, the Municipality may not apply for grants under the Small Cities or State CDBG Programs from appropriations for fiscal years during the period in which it is participating in the Urban County's CDBG program.
- e. Pursuant to HUD regulations, the Municipality may not participate in a HOME consortium except through the County, regardless of whether the County receives a HOME formula allocation. However, this Agreement does not preclude The County or the Municipality from applying for State HOME funds.
- f. The Municipality attests that it has adopted and is enforcing:
 - i. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
 - ii. A policy of enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.
- g. The Municipality must inform the County of any income generated by the expenditure of CDBG funds received by the Municipality.
 - i. Any such program income must be paid to the County, or if the completion of an approved activity should require the use of program income, the Municipality may retain said income upon mutual agreement of the County and the Municipality.
 - ii. Any program income the Municipality is authorized to retain may only be used for eligible activities in accordance with all CDBG requirements as may then apply.
- h. The Municipality must establish and maintain appropriate record keeping and reporting of any retained program income and make such available to the County in order that the County can meet its monitoring and reporting responsibilities to HUD.
- i. If the Milwaukee County Urban County Community Development program is, at some future date, closed-out, or if the status of the Municipality's participation in the Milwaukee County Urban County Community Development program changes, any program income retained by the Municipality, or received subsequent to the close-out or change in status, shall be paid to the County.
- j. If the Municipality utilizes in whole or in part, funds covered by this Agreement to acquire and/or improve real property which will be within the control of the Municipality, then the following standards shall apply:

- i. The Municipality will notify the County in advance of any modification or change in the use of real property from that planned at the time of the acquisition or improvement, including disposition;
 - ii. The Municipality will, if acquired or improved property is sold or transferred for a use which is not an eligible CDBG activity, reimburse the County in an amount equal to the current fair market value (less any portion thereof attributable to expenditures of non-CDBG funds); and
 - iii. Program income generated from the disposition or transfer of property acquired and/or improved in whole or in part with CDBG funds prior to or subsequent to the close-out, change of status, or termination of this Cooperation Agreement shall be treated under the provisions of this Agreement concerning program income.
- k. As required by the Transportation, Housing and Urban Development, and related Agencies Appropriations Act, 2014, Pub. L. 113-76, a local unit of general government may not sell, trade or otherwise transfer all or any portion of the CDBG funds to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under Title I of the Housing and Community Development Act of 1974, as amended.

6. Authorization.

- a. The County has executed this Agreement pursuant to action taken by its Board of Supervisors on [insert date], Resolution File No. [insert file number] (copy attached).
- b. The Municipality has executed this Agreement pursuant to action taken by its governing body on August 18, 2026, by law (copy attached).

SIGNATURE PAGE FOLLOWS:

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day, month and year first above written.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK].



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

Village Hall
7200 N. Santa Monica Blvd.
Fox Point, WI 53217-3505
414-351-8900

To: Village Board

From: Scott Brandmeier, DPW Director

CC: Steve Kreklow, Village Manager

Date: August 18, 2026

Re: Adopt the proclamation declaring September 19 through September 27 as Wisconsin Stormwater week in Fox Point. (Pg. 56-57)

Overview

Background

Adopt the proclamation declaring September 19 through September 27 as Wisconsin Stormwater week in Fox Point.

Request

The Village of Fox Point continues to take steps to decrease pollutants entering area rivers and lakes through both Village Green Infrastructure projects and ongoing education of residents.

Maintenance of water quality is important to wildlife, ecosystems, recreational activities, and drinking water. The Wisconsin Stormwater Week is another method to educate the public on strategies to maintain storm water quality.

Recommendation

Staff recommends that the Village Board adopt the proclamation declaring September 19 through September 27 as Wisconsin Stormwater week in Fox Point

Attachments

1. Storm Water Week Proclamation 2026

Proclamation

Wisconsin Stormwater Week
September 19-27, 2026

WHEREAS, a significant source of pollutants entering the navigable waters of Wisconsin comes from polluted stormwater runoff that flows directly into our waters; and

WHEREAS, polluted stormwater runoff entering into rivers, lakes, streams, and other waterways can negatively affect wildlife, ecosystems, quality of drinking water, and recreational activity; and

WHEREAS, common sources of stormwater pollution are sediments, road salt, automotive chemicals, litter and debris, household hazardous chemicals, bacteria, nutrients, and yard and pet waste; and

WHEREAS, it is imperative that pollutants be prevented from entering stormwater runoff from Fox Point's roadways, homes, and businesses; and

WHEREAS, Fox Point has made significant strides to improve water quality by implementing green infrastructure projects: and

WHEREAS, this week provides an opportunity to educate and encourage greater efforts across Fox Point and Wisconsin to reduce stormwater pollution and adopt green infrastructure practices;

Now, Therefore, I, Christine Symchych, President of Village of Fox Point, do hereby recognize the week of September 19 through September 27, as Fox Point, Wisconsin Stormwater week.

Dated this 18th day of August, 2026.

Signed: _____
Village President Christine Symchych

Attest: _____
Village Clerk Jennifer Boehm



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

Village Hall
7200 N. Santa Monica Blvd.
Fox Point, WI 53217-3505
414-351-8900

To: Village Board

From: Kevin Ausman, Assistant Village Manager

CC: Steve Kreklow, Village Manager

Date: August 18, 2026

Re: Consideration of a Conditional Use Permit application by Chucho's Red Tacos to operate a restaurant with drive-through, located at 310 W Bradley Road, as required per Village Code Section 745-18. (Pg. 58-89)

Overview

Chucho's Red Tacos LLC has submitted a Conditional Use Permit (CUP) application for the interior and exterior remodel of the vacant former Port China restaurant building located at 310 Bradley Road. The applicant proposes to convert the existing 2,538 sqft building into a restaurant, Chucho's Red Tacos, offering dine-in, drive-thru, and carryout.

Background

The subject site is located at the northwest corner of Bradley Road and Mohawk Road, within the D Business District. The existing building was formerly operated as Port China, a restaurant, which has been vacant for quite some time.

Process

On August 10, the Plan Commission met to study and investigate the application, and made a unanimous recommendation to the Village Board for approval. The Village Board will hold a public hearing prior to making a determination.

Request

The applicant proposes a full interior remodel and a partial exterior façade update of the existing building, with no change to the existing building footprint, and a temporary food truck operation while renovations are underway.

Recommendation

Staff recommends that the Village Board approve the Conditional Use Permit subject to the conditions listed within the conditional use order.

Attachments

1. Chucho's Facade
2. Operational Plan
3. Architectural Plans
4. Chucho's 1973 Survey
5. Chucho's Flyer
6. Chucho's Menu
7. Exterior Can Lights
8. Wall Mounted Lantern Spec Sheet
9. Temporary Food Truck Site Plan
10. 2026-07 - CUP Order - Chucho's Red Tacos - DRAFT



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

Village Hall
7200 N. Santa Monica Blvd.
Fox Point, WI 53217-3505
414-351-8900

To: Plan Commission

From: Kevin Ausman, Assistant Village Manager

CC: Steve Kreklow, Village Manager

Date: August 3, 2026

Re: Consideration of a Conditional Use Permit application by Chucho's Red Tacos to operate a restaurant with drive-through, located at 310 W Bradley Road, as required per Village Code Section 745-18.

Overview

Chucho's Red Tacos LLC has submitted a Conditional Use Permit (CUP) application for the interior and exterior remodel of the vacant former Port China restaurant building located at 310 Bradley Road. The applicant proposes to convert the existing 2,538 sqft building into a restaurant, Chucho's Red Tacos, offering dine-in, drive-thru, and carryout.

Background

The subject site is located at the northwest corner of Bradley Road and Mohawk Road, within the D Business District. The existing building was formerly operated as Port China, a restaurant, which has been vacant for quite some time.

Process

The proposed restaurant use is a Conditional Use under Sections 745-18(D)(1)(h) and 745-18(D)(1)(g). The project also includes exterior building and site work which also requires site plan review and approval by the Village Board under Section 745-18(E). The Plan Commission will study and investigate the application and make a recommendation to the Village Board. The Village Board will hold a public hearing prior to making a determination and issuing a Conditional Use Permit.

Request

The applicant proposes a full interior remodel and a partial exterior façade update of the existing building, with no change to the existing building footprint. The proposed site plan indicates a new site entrance for dedicated automobile ingress and egress, 15 parking stalls, and the addition to a drive-thru lane with a pick-up window along the west facade. No building expansion is proposed. A replacement of the existing fence along Mohawk Road and the

addition of landscaping on the site is included.

Operations

The restaurant will operate seven days per week from 11 AM – 9 PM, offering dine-in, drive-thru, and carryout. Drive-thru stacking can accommodate nine vehicles circulating counter-clockwise, with a streamlined initial menu to reduce queue times, and adequate space for a pass-by lane. Deliveries will be received at the north of the structure using a rear loading area.

The applicant has also requested approval to temporarily operate one of its existing food trucks on-site during remodeling of the structure.

The Chief of Police does not have any concerns with the automobile queue and internal circulation.

Zoning Analysis

Parking

- Per Section 745-18(F)(7), 5 parking stalls are required for every 1,000 sqft of non-storage area. The applicant has met this requirement by providing 15 stalls.

Exterior Lighting

- Section 670-55, "In no case shall illuminance level from any outdoor light fixture(s), individually or combined, measure above 0.2 footcandle at any location beyond the property line."
 - The applicant proposes new lighting fixtures on the site. Staff recommend a photometric plan which meets the requirements of Section 670-55 be submitted to the Director of Public Works.

Temporary Food Truck

- The applicant's request to operate a food truck on-site during remodeling is not an enumerated use under Section 745-18. However, Staff believe this request falls within the intent of the D Business District as accessory to the primary use as a restaurant subject to conditions.
 - Staff recommend the approval of a temporary food truck subject to limitations being placed on hours and days of the week, prohibiting the sale of alcohol, food may only be sold for take-out purposes and must be consumed off-premise, no music, and the expiration of food truck operations after one year or construction completion (whichever comes first).

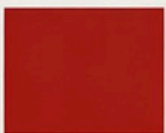
Recommendation

Staff recommends that the Plan Commission recommend the Village Board approve the Conditional Use Permit following a mandatory public hearing, subject to the following conditions, in addition to any conditions raised during discussion:

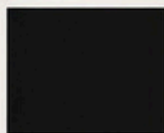
1. Establishing hours of operation. If noise complaints or early morning/late-night disturbance complaints are received, the applicant shall take corrective action to resolve those complaints to the satisfaction of the Village Manager.
2. Establishing conditions related to the temporary operation of a food truck as detailed in this report.
3. Lighting must meet the requirements of Section 670-55. Details of such shall be submitted to the Director of Public Works.
4. Obtaining other required licenses, permits, and approvals. This includes but is not limited to site plan approval, building permits, Engineering/DPW permits completed to the satisfaction of the Director of Public Works, Milwaukee County or State of Wisconsin approvals, and right-of-way agreements.

Attachments

1. Chucho's Facade
2. Operational Plan
3. Architectural Plans
4. Chucho's 1973 Survey
5. Chucho's Flyer
6. Chucho's Menu
7. Exterior Can Lights
8. Wall Mounted Lantern Spec Sheet



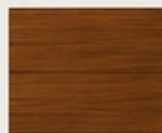
PRIMARY RED
Siding &
Accent Trim



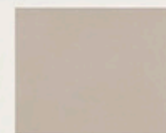
CHARCOAL
Shutters, Lights
& Sign Base



LIMESTONE
Existing Stone
(Keep)



WARM WOOD
Planter Boxes
& Sign Accent



WARM LIGHTING
Exterior Lights for
Ambiance

DESIGN HIGHLIGHTS

- Bold red siding on sides for strong brand presence
- Limestone front with red architectural accents
- Large exterior logo mural with clean, bold look
- Warm lighting for an inviting, memorable look
- Elevated LED signage for visibility and impact



Operational Plan

Conditional Use Permit Application

Village of Fox Point, Wisconsin

Prepared for:

Chucho's Red Tacos LLC

Prepared by:

Thaime Gómez, Owner

Mission: To transport people's mouths to paradise.

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2. About Chucho's Red Tacos
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9. Safety, Security & Food Safety
10. Waste, Recycling & Grease Management
11. Alcohol Service
12. Community Commitment
13. Temporary Food Truck Operations
14. Proposed Menu
15. Our Promise and Vision
16. Owner's Commitment

1. Executive Summary

Chucho's Red Tacos respectfully submits this Operational Plan in support of its Conditional Use Permit application for the proposed Fox Point location. This document demonstrates our commitment to operating a clean, safe, professionally managed fast-casual restaurant that complements the Village, respects neighboring properties, and provides a positive dining experience.

The systems described in this plan are procedures already used successfully throughout our existing operations.

2. About Chucho's Red Tacos

Chucho's Red Tacos is a locally owned, woman-owned restaurant company founded in 2020. The brand has grown by focusing on authentic food, exceptional hospitality, and operational excellence. Today, Chucho's operates multiple locations and serves guests at major sports and entertainment venues throughout the Milwaukee area.

Beyond food, Chucho's invests in community events, supports nonprofit organizations, creates local employment opportunities, and strives to be a positive community partner wherever it operates.

3. Why Fox Point

Fox Point represents an opportunity to bring a unique, high-quality fast-casual dining experience to the community. Our intention is to become a long-term business partner by maintaining an attractive property, operating responsibly, and building relationships with residents, neighboring businesses, and Village staff.

4. Business Concept

The restaurant will operate seven days per week from 11:00 a.m. until 9:00 p.m., serving lunch and dinner.

Services include:

- Dine-In
- Drive-Thru
- Carryout
- Online Ordering
- Third-Party Delivery

The fast-casual model allows guests to enjoy quick service without compromising quality.

5. Daily Operations

Peak periods will typically be staffed with approximately seven employees, while off-peak periods will operate with three to five employees. Weekend staffing will increase based on anticipated demand.

Every shift is supervised by a manager or shift leader responsible for food safety, customer service, cleanliness, and operational compliance.

6. Parking, Traffic & Drive-Thru

The site provides 17 parking spaces. Employees will utilize designated rear parking, and many employees are expected to carpool, reducing parking demand.

The drive-thru accommodates approximately nine vehicles on-site using a one-way circulation pattern. A streamlined menu may initially be used to reduce wait times and maintain efficient traffic flow.

7. Deliveries & Loading

Deliveries are generally scheduled between 6:00 a.m. and 9:00 a.m. using the rear loading area. Trash, recycling, and grease collection also occur from the rear to minimize impacts on customer traffic.

8. Operational Management

Standard operating procedures include opening and closing checklists, sanitation schedules, preventive maintenance, inventory controls, employee training, cash handling, customer service standards, and routine inspections of the interior and exterior of the property.

9. Safety, Security & Food Safety

The restaurant will utilize interior and exterior security cameras, standardized security procedures, certified food protection managers, employee food safety training, temperature monitoring, and full compliance with Health Department inspections.

10. Waste, Recycling & Grease Management

Waste Management provides refuse and cardboard recycling services four times each week, with frequency adjusted if needed. A licensed contractor collects cooking grease, and the grease interceptor is serviced at least monthly.

11. Alcohol Service

Beer and margaritas will be offered as an accessory to food service. Chucho's is not intended to operate as a bar. Traditional aguas frescas and other non-alcoholic beverages will also be available.

12. Community Commitment

Chucho's is committed to creating jobs, participating in community events, maintaining an attractive property, and responding promptly to concerns raised by neighbors or Village staff.

13. Temporary Food Truck Operations

During rehabilitation and construction of the site, Chucho's requests approval to temporarily operate one of its existing food trucks on-site to introduce the brand to the community while maintaining safe operations and complying with all Village requirements.

14. Proposed Menu

Signature Items:

- Birria Tacos
- Quesabirrias
- Birria Ramen
- Birria Pizza
- Birria Grilled Cheese

Favorites:

- Burritos
- Tacos
- Quesadillas
- Nachos
- Rice & Beans

Sides:

- Chips & Salsa

- Guacamole
- Queso

Desserts:

- Churros, chocoflan and tres leches

Beverages:

- Aguas Frescas
- Soft Drinks
- Beer
- Margaritas

15. Our Promise and Vision

Our Promise

Our promise is to create a restaurant experience that is flavorful, welcoming, efficient, and dependable every time a guest visits. Chucho's Red Tacos will uphold high standards of food quality, hospitality, cleanliness, safety, and responsible operations. We will listen to our guests, respond respectfully to our neighbors, and continually improve our systems so that the Fox Point location remains a positive and well-managed part of the community.

Our Vision

Our vision is for Chucho's Red Tacos to become a trusted neighborhood restaurant in Fox Point: a place where families, residents, employees, and visitors feel welcome; where authentic food is served quickly without sacrificing quality; and where a locally owned, woman-owned business contributes to the economic and cultural vitality of the Village. We envision this location as a long-term community investment that creates jobs, supports local and nonprofit initiatives, and builds meaningful relationships for years to come.

Our Mission

Our mission remains at the center of that vision: to transport people's mouths to paradise through exceptional flavor, warm hospitality, and memorable experiences.

16. Owner's Commitment

Receiving a Conditional Use Permit is both a privilege and a responsibility. My team and I are committed to operating a restaurant that reflects the highest standards of professionalism, hospitality, cleanliness, safety, and community partnership. We look forward to earning the trust of the Village of Fox Point and becoming a valued member of the community.

PROPOSED REMODELING FOR:

CHUCHO'S RED TACOS

310 WEST BRADLEY RD
FOX POINT, WISCONSIN 53217

SHEET INDEX:

DESIGNED BY:



THOMAS E VAVRA IV
OWNER/DESIGNER

414-732-9163
vavradesign@gmail.com

MAIL
P.O. BOX 70087
MILWAUKEE, WI 53207

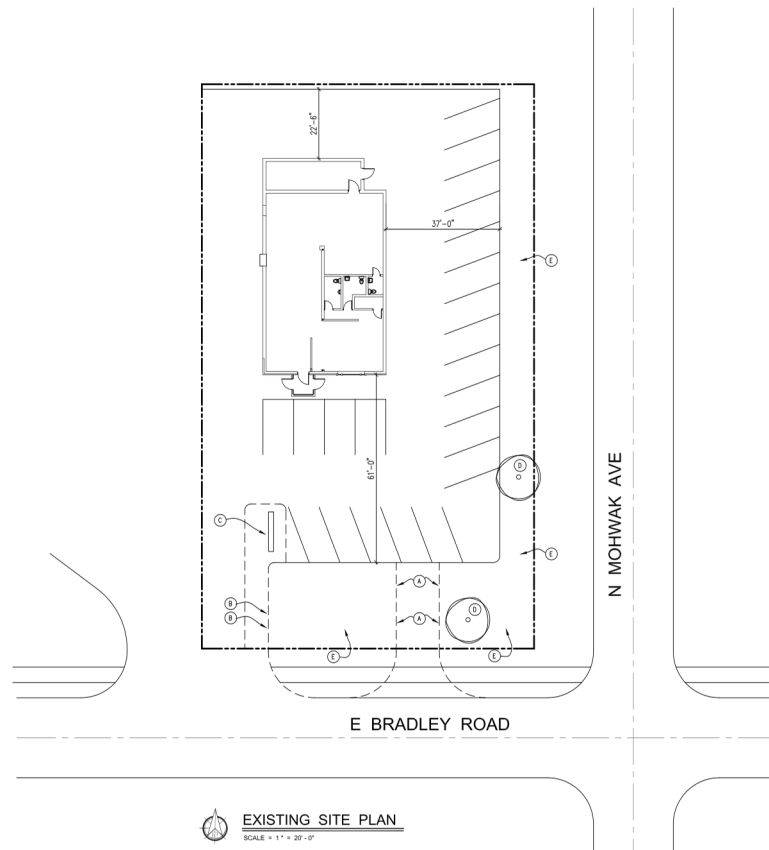
STUDIO
1905 S. FIRST ST.
MILWAUKEE, WI 53204

IN ASSOCIATION WITH:



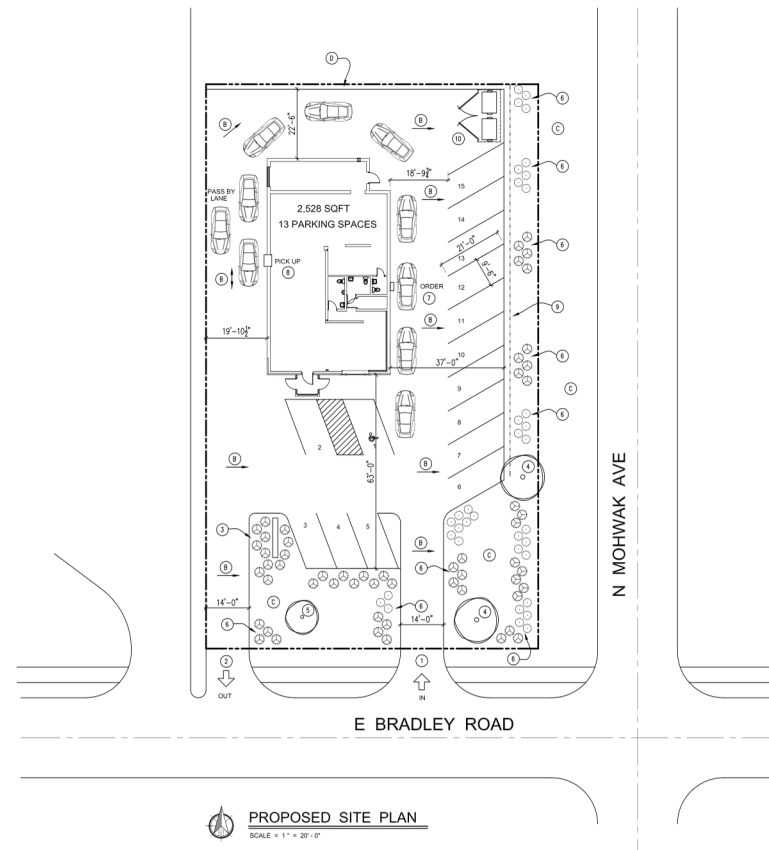
JAMES F JENDUSA, P.E.

- T - TITLE SHEET
- A1-00 - SITE PLANS
- A2-00 - DEMOLITION PLAN
- A2-01 - FLOOR PLAN
- WALL TYPES
- A2-02 - CEILING PLAN
- A2-03 - EQUIPMENT PLAN
- A3-00 - EXTERIOR ELEVATIONS



EXISTING SITE PLAN
SCALE = 1" = 20'-0"
EXISTING ASPHALT PAVING = 12,721 SQFT

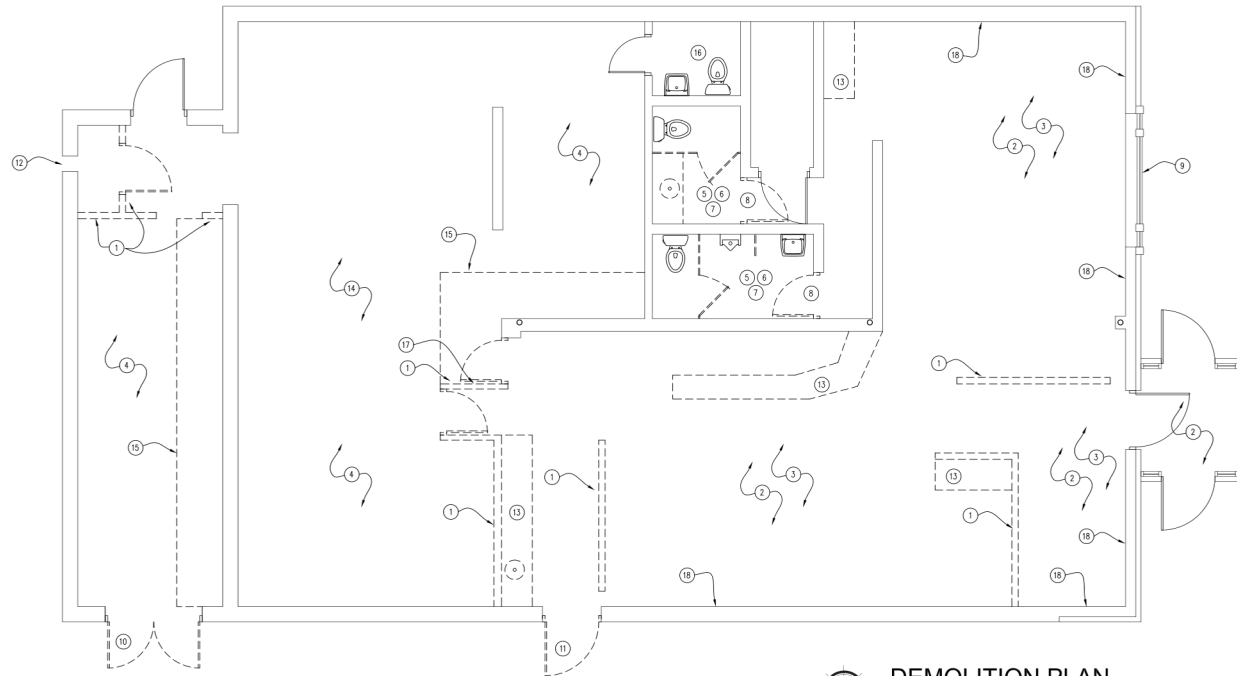
- EXISTING SITE PLAN KEYED NOTES**
- (A) REMOVE THE EXISTING LANDSCAPING FOR THE NEW DRIVEWAY
 - (B) REMOVE THE EDGE OF THE EXISTING DRIVEWAY FOR THE NEW CONFIGURATION
 - (C) THE EXISTING SIGN TO REMAIN, REMOVE THE ASPHALT AROUND THE SIGN FOR A NEW LANDSCAPE ISLAND
 - (D) THE EXISTING TREE TO REMAIN
 - (E) THE EXISTING SHRUBS TO BE PRUNED AND OR REMOVED FOR NEW LANDSCAPING TO BE INSTALLED



PROPOSED SITE PLAN
SCALE = 1" = 20'-0"
PROPOSED ASPHALT PAVING = 12,310 SQFT

- GRADING PLAN KEYED NOTES**
- (A) THE EXISTING PAVEMENT WILL BE PAVED AND NEW ASPHALT WILL BE INSTALLED IN ALL THE EXISTING PAVED AREAS INCLUDING THE NEW DRIVEWAY ENTRY. THE PAVEMENT WILL FOLLOW THE EXISTING GRADING. SEE NOTE B FOR THE DIRECTION OF THE FLOW.
 - (B) PAVEMENT TO FLOW IN THIS DIRECTION
 - (C) EXISTING GRASS AREA TO REMAIN TO ALLOW THE WATER TO ABSORB INTO THE GROUND
 - (D) THE EXISTING GRASS AREA TO BE DUG OUT AND REPLACED WITH 1" CLEAR STONE TO ALLOW FOR DRAINAGE

- PROPOSED SITE PLAN KEYED NOTES**
- (1) NEW DRIVEWAY
 - (2) RECONFIGURED DRIVEWAY
 - (3) NEW LANDSCAPE ISLAND AROUND THE EXISTING SIGN
 - (4) EXISTING TREE TO REMAIN
 - (5) NEW TREE
 - (6) NEW LANDSCAPING
 - (7) DRIVE THRU MENU ORDERING LOCATION
 - (8) DRIVE THRU PICK-UP WINDOW LOCATED IN THE EXISTING DOOR LOCATION
 - (9) REPLACE THE EXISTING 48" HIGH WOOD FENCE ALONG THE ENTIRE EDGE OF THE PARKING LOT
 - (10) NEW DUMPSTER ENCLOSURE TO BE 6'-0" CHAINLINK FENCE WITH PRIVACY SLATS WITH CHAINLINK FENCE GATES WITH PRIVACY SLATS ATTACHED TO 4" STEEL PIPE SET INTO THE GROUND A MIN 48"



DEMOLITION PLAN

SCALE = 1/4" = 1' - 0"

DEMOLITION PLAN KEYED NOTES

- 1 REMOVE THE EXISTING WALLS AND THE MECHANICALS WITHIN
- 2 ALL OF THE EXISTING FLOORING IN THE EXISTING DINING AREAS AND THE ENTRY TO BE REMOVED AND PREP FOR NEW FLOORING
- 3 ALL OF THE EXISTING CEILING, CEILING SUPPORT STRUCTURE, LIGHTING, AND THE HVAC DUCTS IN THE EXISTING DINING AREAS TO BE REMOVED AND PREP FOR NEW DROP CEILING
- 4 THE KITCHEN FLOOR TO REMAIN AND BE CLEANED
- 5 THE BATHROOM FLOORS TO REMAIN AND BE CLEANED
- 6 THE EXISTING WALL TILE IN THE BATHROOMS TO REMAIN AND BE PREPPED FOR PAINTING
- 7 THE EXISTING PLUMBING FIXTURES, PARTITIONS AND LAVATORY TO BE REMOVED AND PREPPED FOR NEW FIXTURES. THE EXISTING FLOOR MOUNTED URINAL TO REMAIN
- 8 THE EXISTING BATHROOM DOOR TO BE REMOVED AND PREPPED FOR A NEW DOOR
- 9 THE EXISTING GLAZING TO BE REMOVED AND PREPPED FOR NEW GLAZING
- 10 THE EXISTING DOOR AND FRAME TO BE REMOVED AND PREPPED FOR NEW MASONRY WALL INFILL
- 11 THE EXISTING DOOR AND FRAME TO BE REMOVED AND PREPPED FOR THE NEW DRIVE-THRU WINDOW
- 12 THE EXISTING VENT IN THE MASONRY WALL TO BE REMOVED AND PREPPED FOR NEW MASONRY INFILL
- 13 REMOVE THE EXISTING CASEWORK
- 14 REMOVE THE DROP CEILING AND PREP FOR A NEW CEILING
- 15 REMOVE THE HVAC DUCT AND FRAMING
- 16 REMOVE THE EXISTING BATHROOM FIXTURES AND PREP FOR NEW FIXTURES
- 17 REMOVE THE EXISTING ELECTRICAL PANELS IN THE WALL
- 18 REMOVE THE EXISTING EXTERIOR WALL FINISHES AND MECHANICALS AND EXPOSE THE MASONRY BLOCK TO PREP FOR NEW EXTERIOR WALL FRAMING

- FLOOR PLAN KEYED NOTES

1

THE EXISTING MASONRY BLOCK WALL TO BE PAINTED BY THE OWNER

2

ALL NEW FIXTURES IN THE BATHROOMS. PAINT THE WALL TILE. CLEAN THE TILE FLOOR. PAINT THE DRYWALL CEILING. NEW 32" SOLID WOOD DOOR WITH A PRIVACY LEVER LOCKSET WITH NO CLOSURE.

3

NEW FIXTURES IN THE STAFF BATHROOM AND PAINT THE WALLS AND CEILING

4

CLEAN AND PAINT THE MASONRY BLOCK WALL

5

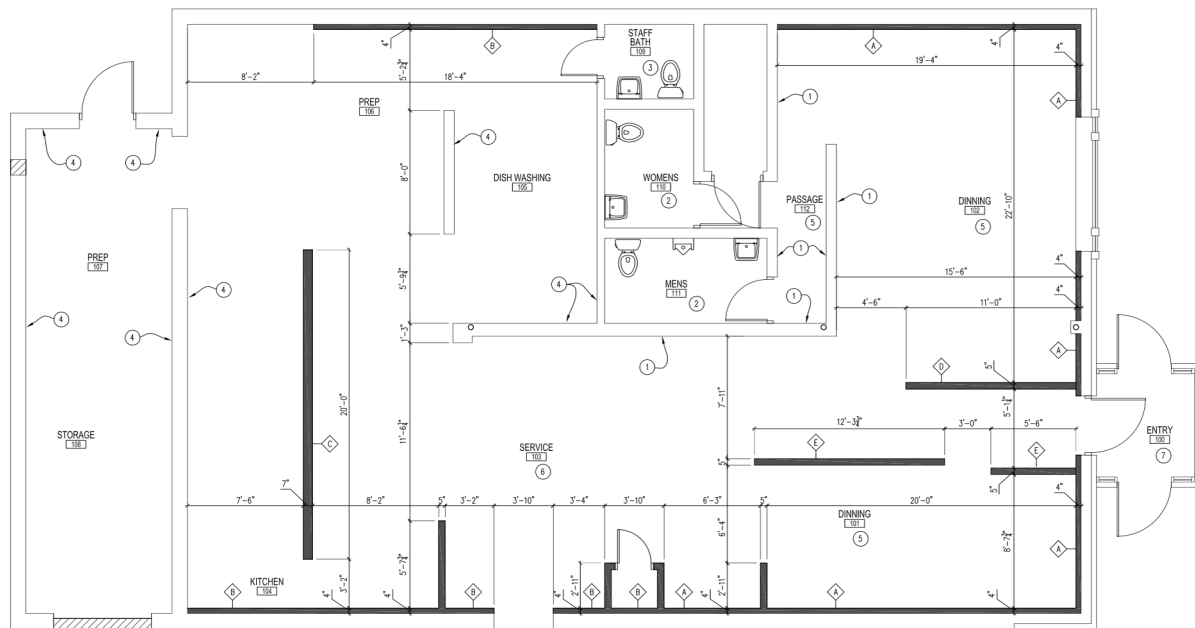
ROOMS 101, 102, AND 112 TO HAVE NEW LVP FLOORING WITH A 4" VINYL COVE BASE.

6

SERVICE AREA 103 TO HAVE A NEW HEAT WELDED COMMERCIAL KITCHEN FLOOR INSTALLED WITH A 4" COVE BASE.

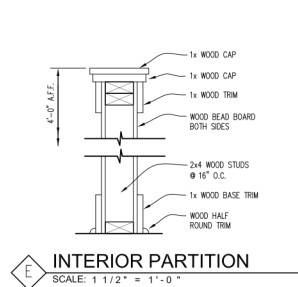
7

ENTRY 100 TO HAVE A PORCELAIN TILE FLOOR AND BASE INSTALLED



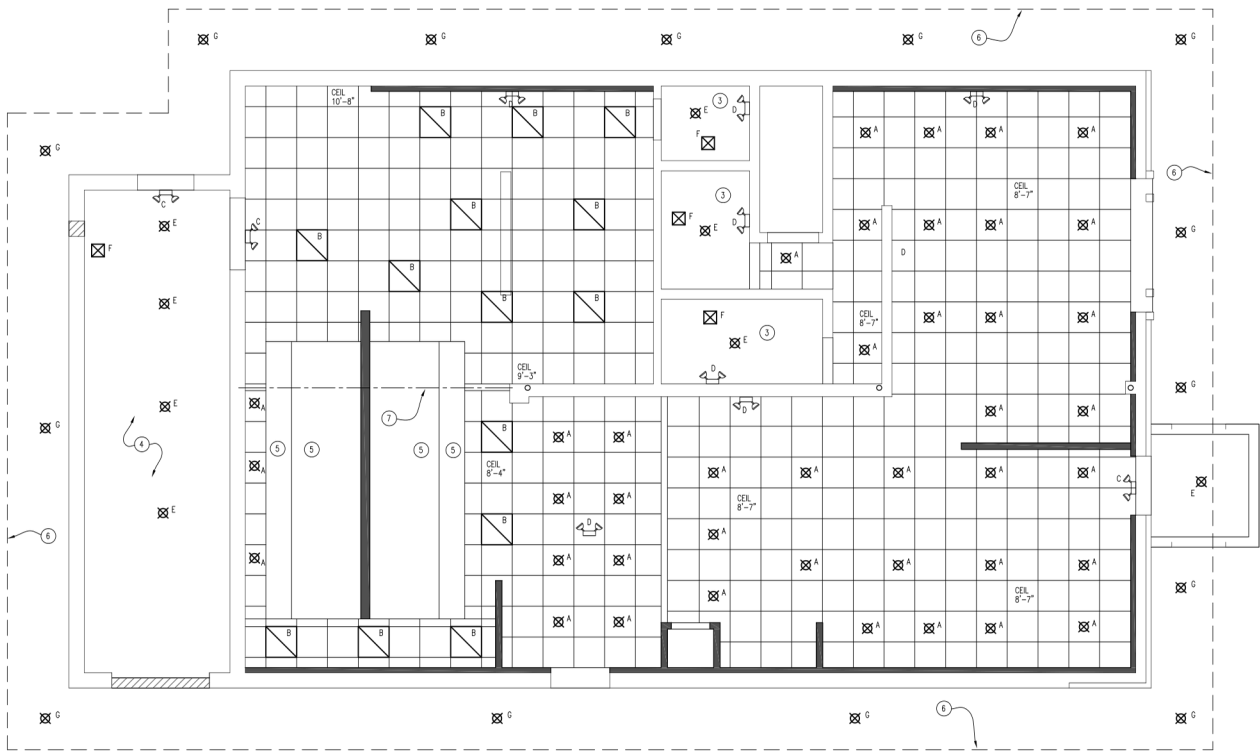
FLOOR PLAN

SCALE = 1/4" = 1'-0"



LIGHTING KEY		
SYMBOL	TYPE	NOTES
	RECESSED CAN LED FIXTURE WITH A LENS	
	2x2 LED LAY-IN FIXTURE	
	EXIT/EMERGENCY LIGHT	LED EXIT WITH TWO EGRESS LIGHTS
	EGRESS EMERGENCY LIGHT	WITH TWO EGRESS LIGHTS
	SURFACE MOUNTED LED FIXTURE	
	RECESSED LED CAN LIGHT FIXTURE	REPLACE THE EXISTING LIGHTS

CEILING KEYED NOTES	
1	THE CEILING IN THE KITCHEN AREAS TO BE 2x2 DROP CEILING GRID WITH 2x2 PVC VINYL CEILING TILES
2	THE DINING ROOM CEILING TO BE 2x2 DROP CEILING GRID WITH 2x2 ACOUSTICAL CEILING TILES
3	THE EXISTING DRYWALL CEILING TO REMAIN. PATCH AND PAINT AS REQUIRED
4	THE EXISTING PAINTED PLYWOOD CEILING TO REMAIN. PATCH AND PAINT AS REQUIRED
5	EMPTY AREA REPRESENTS THE EXHAUST HOOD AND SUPPLY
6	EDGE OF THE EXISTING ROOF
7	EXISTING STEEL BEAM. BOTTOM @ 9'-0" A.F.F.



 **CEILING PLAN**
SCALE = 1/4" = 1'-0"





CEILING PLAN

CHUCHO'S RED TACOS

310 WEST BRADLEY RD

FOX POINT, WISCONSIN 53217

PROJECT TITLE

DATE: 7/20/2026

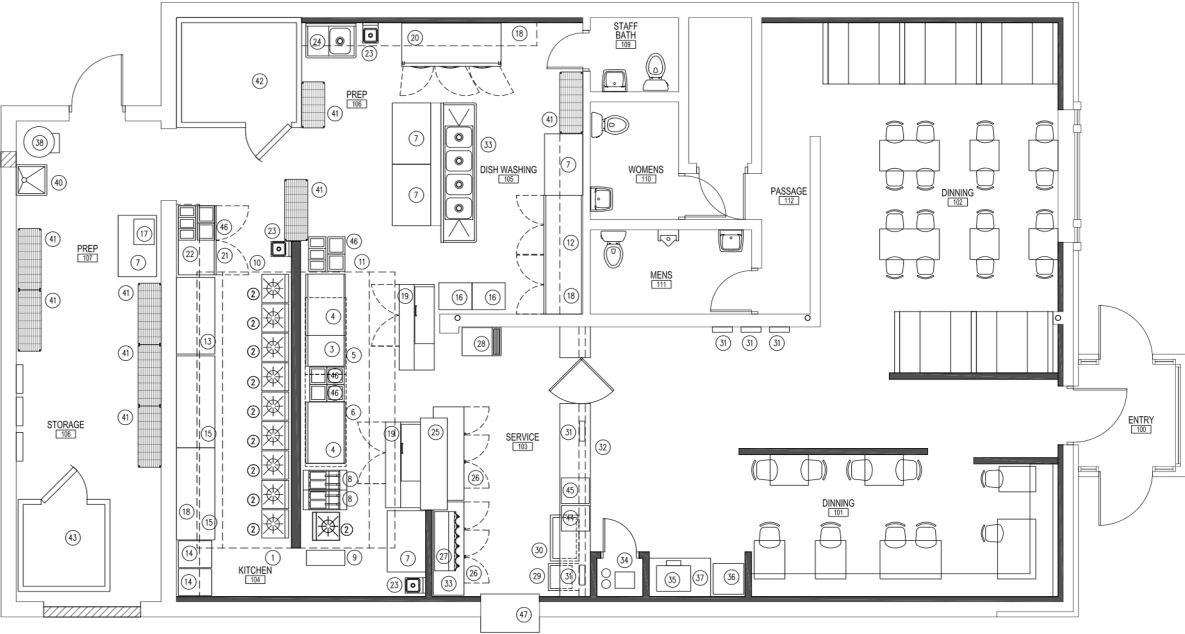
REVISION DATE:

JOB NO.: 2026065.00

DRAWN BY: TEV

A2-02

KEY	DESCRIPTION
1	6" STEEL STUD WALL COVERED IN STAINLESS STEEL
2	STOCK POT BURNER
3	24" FLAT TOP GRIDDLE
4	48" FLAT TOP GRIDDLE
5	72" CHEF BASE
6	60" CHEF BASE
7	48" x 30" STAINLESS STEEL PREP TABLE
8	DEEP FRYER
9	12" x 30" STAINLESS STEEL PREP TABLE
10	NEW 18"-0" x 4'-0" STAINLESS STEEL EXHAUST HOOD
11	NEW 18"-0" x 4'-0" STAINLESS STEEL EXHAUST HOOD
12	93" REFRIGERATED WORKTOP
13	48" x 30" STAINLESS STEEL PREP TABLE
14	SPEED RACK
15	72" x 30" STAINLESS STEEL PREP TABLE
16	DISH AND PAN DRYING RACK
17	(2) MICROWAVES
18	18" NSF WIRE SHELVING ATTACHED TO THE WALL
19	NEW 67" 2 DOOR REFRIGERATED SANDWICH PREP
20	72" 3 DOOR REACH-IN REFRIGERATOR
21	55" 2 DOOR REACH-IN REFRIGERATOR
22	CHIPS STORAGE
23	STAINLESS STEEL HAND SINK
24	STAINLESS STEEL PREP SINK
25	NEW 60" HIGH STAINLESS STEEL PASS
26	NEW 72" 3 DOOR UNDER COUNTER REFRIGERATOR
27	NEW ICE DRINK DISPENSER
28	NEW ICE MAKER AND BIN
29	NEW STAINLESS STEEL DUMP SINK
30	NEW STAINLESS STEEL ICE BIN
31	NEW PASS
32	NEW 34" HIGH TRANSACTION COUNTER
33	NEW STAINLESS STEEL FOUR COMPARTMENT SINK
34	NEW SODA MACHINE BAG IN THE BOX
35	NEW SODA MACHINE
36	NEW GARBAGE / RECYCLING BIN
37	NEW 34" HIGH COUNTER
38	NEW HOT WATER HEATER
39	GREASE TRAP (PLUMBER TO DETERMINE THE BEST LOCATION)
40	SERVICE MOP SINK
41	NEW NSF APPROVED SHELVING UNITS
42	EXISTING WALK-IN COOLER
43	EXISTING WALK-IN FREEZER
44	ELECTRIC HOT FOOD HOLDING & DISPLAY CABINET
45	REFRIGERATED DESERT COOLER
46	STEAM FOOD HOLDING UNIT
47	DRIVE THRU PICK UP WINDOW



EQUIPMENT PLAN

SCALE = 1/4" = 1' - 0"

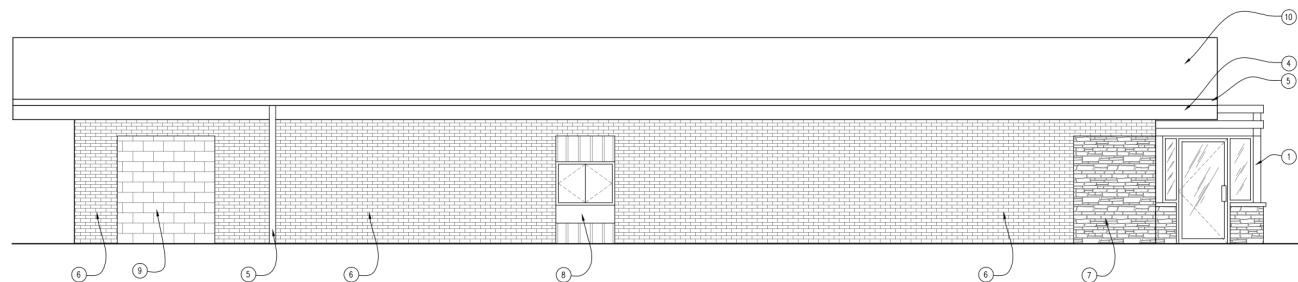
EQUIPMENT PLAN

CHUCHO'S RED TACOS
310 WEST BRADLEY RD
FOX POINT, WISCONSIN 5317

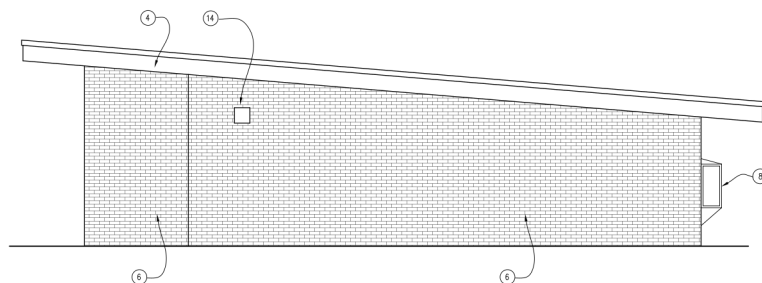
DATE: 7/20/2026
REVISION DATE:

JOB NO.: 2026065.00
DRAWN BY: TEV

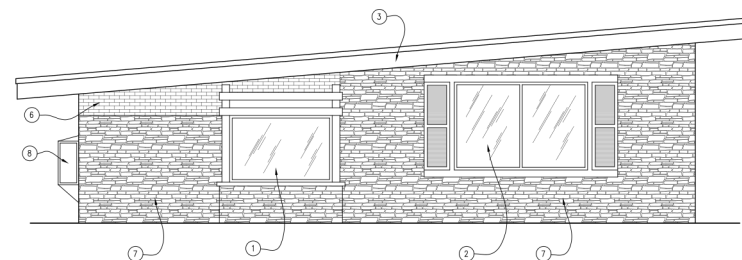
A2-03



**PROPOSED
WEST EXTERIOR ELEVATION**
SCALE - 1/4" = 1' - 0"



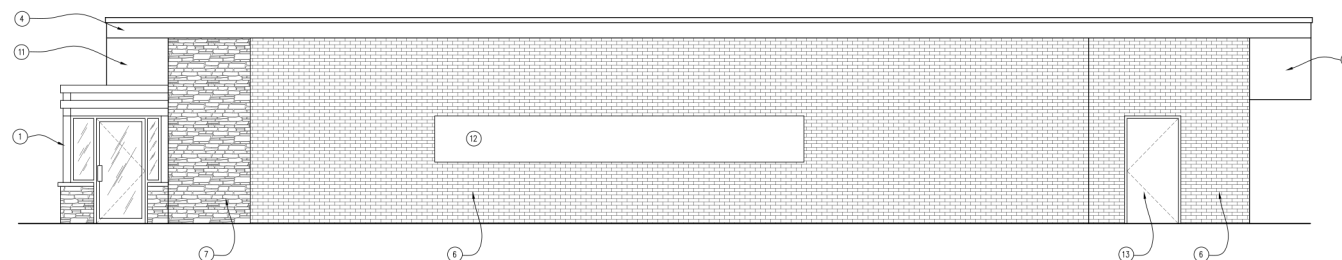
**PROPOSED
NORTH EXTERIOR ELEVATION**
SCALE - 1/4" = 1' - 0"



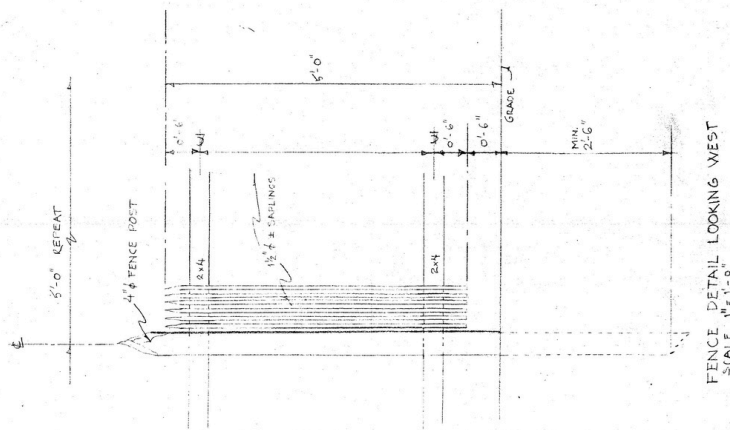
**PROPOSED
SOUTH EXTERIOR ELEVATION**
SCALE - 1/4" = 1' - 0"

EXTERIOR ELEVATIONS KEYED NOTES

- 1 THE EXISTING ENTRY STRUCTURE TO REMAIN. PATCH THE EXISTING WOOD FRAMING AND PAINT THE WOOD RED. THE EXISTING STOREFRONT GLAZING AND DOORS TO REMAIN. THE EXISTING STONE TO REMAIN AS IS.
- 2 THE EXISTING WOOD FRAMED WINDOW TO BE REMOVED AND REPLACED WITH ALUMINUM STOREFRONT GLAZING WITH 1" CLEAR INSULATED GLASS. THE WINDOW OPENING TO HAVE A BUILT UP WOOD FRAME FACED WITH 1/2" WOOD TRIM PAINTED RED. THE TOP AND BOTTOM TO EXTEND 18" TO FRAME OUT NEW ALUMINUM PAINTED SHUTTERS.
- 3 THE EXISTING FASCIA TO HAVE AN ALUMINUM CAP INSTALLED AND PAINTED RED
- 4 THE EXISTING FASCIA TO BE PAINTED RED
- 5 THE EXISTING GUTTER AND DOWNSPOUT TO REMAIN AND BE PAINTED RED
- 6 THE EXISTING MASONRY BRICK TO BE PAINTED RED
- 7 THE EXISTING STONE TO REMAIN AS IS
- 8 REMOVE THE EXISTING DOOR AND FRAME AND INSTALL A NEW ALUMINUM DRIVE THRU WINDOW. INFILL THE TOP AND BOTTOM OF THE WINDOW WITH WOOD FRAMING FACED WITH 1/2" VERTICAL SIDING
- 9 REMOVE THE EXISTING DOOR AND FRAME AND INSTALL NEW MASONRY BLOCK AND TO BE PAINTED RED
- 10 THE EXISTING EPDM ROOF TO BE REPLACED WITH A NEW EPDM ROOF
- 11 PAINT THE EXISTING WOOD SOFFIT RED
- 12 THE EXISTING WOOD PANEL TO BE PAINTED RED
- 13 PAINT THE EXISTING DOOR AND FRAME RED
- 14 INFILL THE EXISTING MECHANICAL VENT WITH MASONRY BLOCK AND PAINT RED



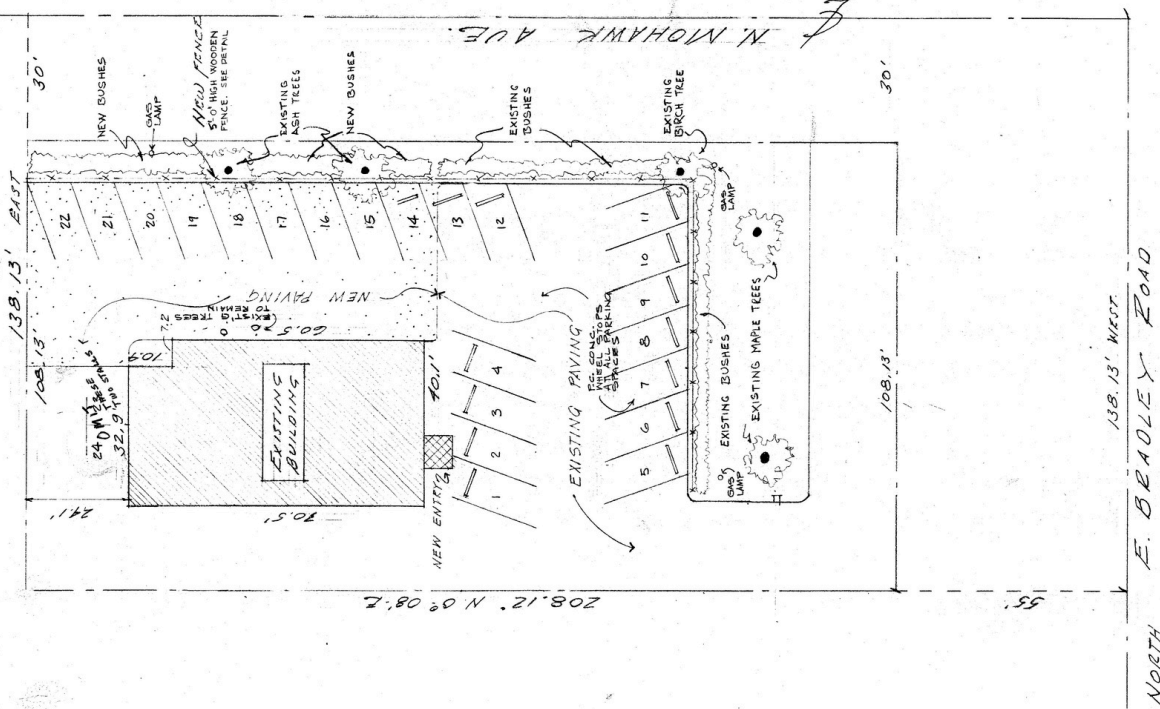
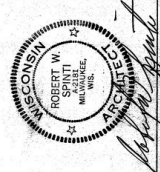
**PROPOSED
EAST EXTERIOR ELEVATION**
SCALE - 1/4" = 1' - 0"



APPROVED
 CONTINGENT UPON COMPLIANCE WITH ALL CODES
 VILLAGE OF FOX POINT
 DATE Sept. 16, 1973
 BY Ed M. Schenk

BUILDING PLANS
Conditionally
APPROVED
 DEPARTMENT OF PUBLIC WORKS AND HUMAN RELATIONS
 CITY OF FOX POINT, WISCONSIN
8-22-73

JOB 3232	RESTAURANT FOR
DATE 9/12/73	KARL CHENG
DRAWN RWS	310 WEST BRADLEY ROAD
SHEET	VILLAGE OF FOX POINT, WIS.
1	ESCHMEIER, SCHNEIDER & ASSOCIATES, INC.
OF FOUR	R C H I E C T S
	720 EAST MASON STREET
	MILWAUKEE, WISCONSIN 53202



PLOT PLAN
 SCALE 1/8" = 1'-0"



Fast-Casual Restaurant

Food Truck

Catering

Ballpark

Stadium

Mission

To transport people's mouths to paradise through exceptional flavor, warm hospitality, and memorable experiences.

Brand Snapshot

- Flagship established in 2020 at 4511 S 6th St, Milwaukee
- Signature dishes of beef or chicken birria with consommé (flavorful soup)
- Dine-in, pickup, delivery, catering, and food trucks
- 24 Team members
- Woman / Latina-owned

3-Year Goals

- Open second brick & mortar location
- Expand production capacity
- Build scalable operations
- Grow into a Wisconsin statewide brand
- Continue leading Latino entrepreneurship and community impact

Chucho's Red Tacos is Milwaukee's #1 birria taco brand. They helped lead the local birria movement with a crave-worthy concept centered on famous red tacos you dip.

Strategic Partnerships

American Family Field, Fiserv Forum, Ope! Brewing Co., Zócalo Food Truck Park

Brand Recognition & Audience Power

- 15,000+ Instagram followers
- 21,000+ Facebook followers
- 30,000+ Customer database / email & SMS reach
- Google favorite / highly rated local destination
- Strong organic word-of-mouth and repeat customer base

Community Impact

Ownership has been recognized for entrepreneurship, leadership, and neighborhood revitalization.





Thaime Gómez (Nañez), Owner

Awards & Recognition

- Milwaukee Business Journal Women of Influence (2023)
- SBA Wisconsin Emerging Small Business Person of The Year (2020), the first Latina to receive this recognition in Wisconsin
- Heart of Gateway of Milwaukee (2019) for economic and community impact
- Mayor's Design Award (2017) for property transformation
- Trusted relationships with Tri City National Bank, MEDC, MADC, and WWBIC

Meet The Owner

Thaime Gómez (Nañez) is a Venezuelan native who made Milwaukee her home 18 years ago. She is an owner of two incredible businesses: The Farmhouse Paint Bar, a fantastic studio that offers unique art and cultural experiences for patrons, families, and private organizations; and Chucho's Red Tacos, the #1 Birriera in Milwaukee that transports its patrons to paradise with the most delicious birria tacos in Wisconsin.

As a talented business strategist, Thaime created The Sales to Profit System to help independent entrepreneurs organize their finances and grow profits.

Beyond her own ventures, Thaime serves as the first bilingual business coach at BizStarts Wisconsin and teaches business finance at the Wisconsin Women's Business Initiative Corporation (WWBIC). She is passionate about painting, dancing, and CrossFit and highly values family, education, and community building. Thaime's ultimate vision is to scale her business to new heights while educating more entrepreneurs on business finances.



Appetizers

NACHOS

\$13.90

Our home made crispy tortilla chips with melted cheddar cheese sauce, topped with your favorite meat choice, lettuce, tomato, and salsa, jalapenos on the side.



LOADED FRIES

\$13.90

Fresh fried potato fries with melted cheddar cheese sauce, topped with your favorite meat choice, lettuce, tomato, and salsa, jalapenos on the side.



EMPANADAS

\$5.75 EACH
BEEF AND CHEESE OR CHICKEN.
SERVED WITH OUR DELICIOUS
GARLIC SAUCE!



SPICY QUESO DIP

\$6.95

MELTED CHEDDAR CHEESE WITH PICO SALSA
SERVED WITH CRUNCHY TORTILLA CHIPS.



CHIPS & SALSA \$3.95
(VEGETARIAN FRIENDLY)

RICE \$4.25 **BEANS \$4.25**
(VEGETARIAN FRIENDLY 12OZ) (VEGETARIAN FRIENDLY 12OZ)

BEEF CONSOME (DIPPING SAUCE)
SMALL \$2.99 (8 OZ NO MEAT)

LARGE \$13.99
(24 OZ COMES WITH CHOICE OF MEAT
AND 4 CORN TORTILLAS)



Family Trays

QTY 12 TACOS CORN \$43.95
QTY 40 TACOS CORN \$145.90

QTY 12 QUESITACOS CORN \$57.90
QTY 40 QUESITACOS CORN \$175.90



Menu

Meat / Filling Choices:
BEEF BIRRIA, CHICKEN BIRRIA, STEAK, BEANS

RED TACO MOST POPULAR!

Single Taco: Corn \$3.95 Flour \$4.95
Plate (3 tacos + Rice & Beans): Corn \$15.25 Flour \$17.25

Delicious perfectly toasted red tortilla with your choice of savory meat filling. Fresh cilantro, onions, lime, and your choice of green or red salsa served on the side. Available in corn or flour tortilla. Make it a PLATE with rice & beans!



QUESITACO

Single Quesitaco: Corn \$4.75 Flour \$5.75
Plate (3 tacos + Rice & Beans): Corn \$17.60 Flour \$19.75

Perfectly toasted red tortilla with our delicious melted cheese and your choice of savory meat filling. Fresh cilantro, onions, lime, and your choice of green or red salsa served on the side. Available in corn or flour tortilla. Make it a PLATE with rice and beans!



CRUNCHY TACO

Single Crunchy Taco: Corn \$4.75 (Only available in corn)
Plate (3 tacos + Rice & Beans): Corn \$17.30

CRUNCHY fresh fried tortilla with your choice of savory meat filling, topped with fresh lettuce and fine shredded COLBY JACK cheese, lime, and your choice of green or red salsa served on the side. Available in corn tortilla only. Make it a PLATE with rice and beans!



"KETO" TACO CHEESE SHELL

Single Keto Taco: \$4.99 (cheese shell)
Plate (3 tacos + Rice & Beans): \$17.95

Incredible fried cheese tortilla with your choice of savory meat filling, fresh cilantro, onions, lime, and your choice of green or red salsa served on the side. Make it a PLATE with rice and beans!



BIRRIA PIZZA

YOUR CHOICE OF MEAT. SHREDDED BEEF,
SHREDDED CHICKEN OR STEAK \$14.95

Delicious thin crust pizza with whole milk shredded mozzarella and our famous meat choices!



BURRITO

Our tasty flour tortilla with your choice of savory meat filling. Stuffed with cheese, rice, beans, fresh cilantro, onions, and your choice of green or red salsa served on the side. Make it a COMBO with rice & beans on the side for \$4 more! **\$12.95**

COMBO W/ RICE AND BEANS \$16.95



QUESADILLA

Giant tasty flour tortilla with your choice of savory meat filling. Stuffed with loads of cheese! Fresh Cilantro, onions, and your choice of green or red salsa served on the side. Make it a COMBO with rice & beans on the side for \$4 more. **\$12.70**

COMBO W/ RICE AND BEANS \$16.90



RAMEN

32 OZ \$13.25

Our famous beef consome with classic ramen noodles, your choice of savory meat filling, topped with fresh cilantro, onions, green onions, fried onions and crispy fried garlic!



BIRRIA PLATE \$14.95

Everything you love in one plate! Your choice of meat, with rice and beans. Fresh cilantro, onions, limes and your choice of salsa on the side. Comes with four corn red tortillas!

MOST POPULAR!



Dessert

CHOCOFLAN \$8.90
TRES LECHES CAKE \$8.90
CHURRO \$3.25
VANILLA FILLING



Sides

RED OR GREEN SALSA \$0.75
AVOCADO 1 OZ CUP \$1.60
LIMES \$0.75
LETTUCE & TOMATO \$1.35
SOUR CREAM \$1.00
CHEDDAR CHEESE \$2.00
NACHO STYLE JALAPENOS \$1.25



QTY 12 QUESITACOS CORN \$54.90

Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of food borne illness, especially if you have certain medical conditions. In this facility we use egg and dairy products.



FEATURES & SPECIFICATIONS

INTENDED USE — LED downlight for retrofit of installed commercial mounting frames with incandescent, compact fluorescent (CFL), or high intensity discharge (HID) sources.

CONSTRUCTION — Innovative housing design that simultaneously retains and centers the fixture in the existing mounting frame.

See table for compatible ceiling opening and thickness ranges.

All installation can be performed from the room side without removing the existing mounting frame.

OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Multiple lumen packages to replace the installed base of CFL or HID sources with energy savings of 50%-80%. See Lumen Equivalency Chart.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) eldoLED 0-10V dimming drivers available in 10% or 1% minimum dimming levels.

70% lumen maintenance at 60,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

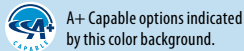
Specifications subject to change without notice.

Catalog Number
Notes
Type

LDNRV



Open and Wallwash LED RETROFIT



ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6RV 35/30 LR6AR LSS MVOLT EZ10

Series	Color temperature	Lumens ¹	Aperture/Trim Color
LDN4RV 4-5" retrofit	27/ 2700K	05 500 lumens	LR Downlight
LDN6RV 6" retrofit	30/ 3000K	10 1000 lumens	LRW Wallwash
LDN7RV 7" retrofit	35/ 3500K	15 1500 lumens	4 4-5" aperture
LDN8RV 8" retrofit	40/ 4000K	20 2000 lumens	6 6" aperture
LDN9RV 9" retrofit	50/ 5000K	25 2500 lumens	7 7" aperture
LDN10RV 10" retrofit		30 3000 lumens	8 8" aperture
			9 9" aperture
			10 10" aperture
			AR Clear
			WR ² White
			BR ² Black

Finish	Voltage	Driver	Options
LSS Semi-specular	MVOLT Multi-volt	GZ10 0-10V driver dims to 10%	SF ³ Single Fuse
LD Matte diffuse	120 120V	GZ1 0-10V driver dims to 1%	TRW ⁴ White painted flange
LS Specular	277 277V	EZ1 eldoLED 1% 0-10V	TRBL ⁴ Black painted flange
			LH ⁵ Lower overall height
			NLTAIR2 ^{6,7,8,9} nLight® Air enabled
			NLTAIRER2 ^{6,7,8} nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit
			NLTAIREM2 ^{6,7,8} nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit with battery pack options.
			90CRI High CRI (90+) available with 5000lm and below

Accessories: Order as separate catalog number.

RK2 SDT 347/120 75VA U	347V step-down transformer mounted in box installed by others up to 5000lm
LDN_RVRGINIFB	Install from below rough-in frame. Fill in the blank with appropriate aperture size (Example: LDN6RVRGIN IFB). Refer to pg. 7
LDN_RVRGIN	New Construction rough-in frame. Fill in blank with appropriate aperture size (Example: LDN6RVRGIN). Refer to pg. 8
nPP16 D EFP ³	nLight network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).
nPP16 D ER EFP ³	nLight network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.
NPS80EZ	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ10).
NPS80EZER	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency

Notes

- Refer to Available Lumen Package Table for lumen range available per aperture size. 8"-10" trims utilize different trims based on lumen package selected. 5000lm and below supplied with low lumen ("LL") trim; 6000lm and above with high lumen ("HL") trim.
- Not available with finishes.
- Must specify voltage 120V or 277V.
- Available with clear (AR) trim color only.
- Select LH option for lower overall height. Consult table on Page 2 and dimensional drawings.
- Not available with ELV, CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options.
- NLTAIR2, NLTAIRER2 and NLTAIREM2 not recommended for metal ceiling installations.
- NLTAIR2, NLTAIRER2 and NLTAIREM2 refer to nLight AIR Max Lumens Table.
- When combined with EZ1 or EZ10 drivers, can be used as a normal power sensing device for nLight AIR devices and luminaires with EM options

Available Lumen Package Table												
Series	500	1000	1500	2000	2500	3000	4000	5000	6000	8000	10000	12000
LDN4RV												
LDN6RV												
LDN7RV												
LDN8RV												
LDN9RV												
LDN10RV												
Approx. LED Wattage	8.5W	13W	20W	23W	30W	35W	44W	55W	68W	98W	117W	146W
Comparable Fluorescent	18W	26W	32W	1/42W 2/26W	2/32W 1/57W	>2/32W	2/42W	2/57W				
Comparable HID					50W	70W			100W	150W	>175W	250W
Comparable Incandescent	65W BR30	120W BR40	150W A21	200W A21		300W BR40						
Comparable Halogen PAR	50W	75W	90W	100W								

Dimensions*										
Series	Standard Height Max Lumens	Standard Height	LH Height Max Lumens	LH Height	Min Ceiling Opening	Ceiling Thickness at Min Opening	Max Ceiling Opening	Ceiling Thickness at Max Opening	Reflector Aperture	Reflector Flange Diameter
LDN4RV	2000LM	7-1/4"	N/A	N/A	4-7/8"	1/2"-1-1/2"	5-1/8"	1/2"-1-1/2"	4-5/8"	5-3/8"
LDN6RV	3000LM	8-1/4"	1500LM	6-1/2"	6"	1/2" - 2"	6-7/8"	1"-2"	5-1/4"	7-3/16"
LDN7RV	5000LM	8-7/8"	N/A	N/A	6-7/8"	1/2" - 2"	7-3/4"	1"-2"	6-1/4"	8-1/16"
LDN8RV	12,000LM	13 11/16"	5000LM	8-5/8" +	7-7/8"	1/2" - 2"	8-3/4"	3/4"-2"	7"	9-3/16"
LDN9RV	12,000LM	13 11/16"	4000LM	9-1/2"	8-7/8"	1/2" - 2"	9-7/8"	3/4"-2"	8-1/4"	11-7/16"
LDN10RV	12,000LM	13 11/16"	4000LM	9-1/2"	9-3/4"	3/4"-2"	10-3/4"	1"-2"	8-1/4"	11-7/16"
* All dimensions are in inches + LH height 9-7/8" for 5000LM +Max ceiling thickness with NLTAIR2 option is 1.5"										

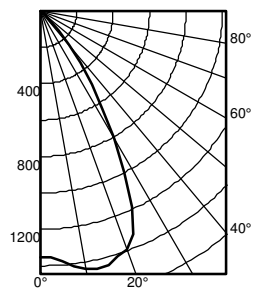
NLIGHT AIR MAX LUMENS TABLE		
	Without LH Option	With LH Option
LDN4RV	2000lm	N/A
LDN6RV	3000lm	1500lm
LDN7RV	5000lm	N/A
LDN8RV	5000lm	5000lm
LDN9RV	5000lm	4000lm
LDN10RV	5000lm	4000lm

PHOTOMETRY

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for a Single Luminaire
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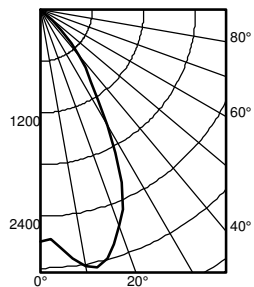
LDN4RV 35/10 LR4AR LS, input watts: 10.58, delivered lumens: 1085.2, LM/W=102.57, Spacing criterion at 0=1.04. ISF 30712P544

	Ave	Lumens	Zone	Lumens	% Lamp	pf pc pw	80%			20%			50%			50% beam - 55.6°	10% beam - 78.0°
							50%	30%	10%	50%	30%	10%	50%	30%	10%		
							119	119	119	116	116	116	111	111	111		
							111	108	106	109	107	105	105	103	101		
0	1353		0° - 30°	1064.0	73.7	0	119	119	119	116	116	116	111	111	111		
5	1382	134	0° - 40°	1372.4	95.1	1	111	108	106	109	107	105	105	103	101		
15	1442	405	0° - 60°	1443.1	100.0	2	103	99	96	102	98	95	98	95	93		
25	1191	525	0° - 90°	1443.8	100.0	3	96	92	88	95	91	87	92	89	86		
35	491	308	90° - 120°	0.0	0.0	4	90	85	81	89	84	80	87	83	79		
45	69	68	90° - 130°	0.0	0.0	5	85	79	75	84	78	74	82	77	74		
55	1	2	90° - 150°	0.0	0.0	6	79	73	69	79	73	69	77	72	68		
65	1	1	90° - 180°	0.0	0.0	7	75	69	64	74	68	64	73	68	64		
75	0	0	0° - 180°	1443.8	*100.0	8	70	64	60	70	64	60	69	63	60		
85	0	0	*Efficiency				9	66	60	56	66	60	65	60	56		
90	0					10	63	57	53	62	57	53	61	56	53		



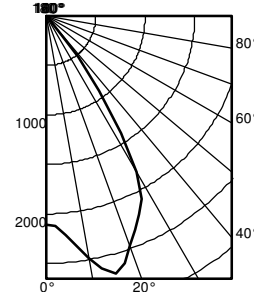
LDN7RV 35/15 LR7AR LS, input watts: 17.52, delivered lumens: 1521.9, LM/W=86.86, Spacing criterion at 0=0.96. ISF 33918P308

	Ave	Lumens	Zone	Lumens	% Lamp	pf pc pw	80%			20%			50%			50% beam - 54.5°	10% beam - 82.2°
							50%	30%	10%	50%	30%	10%	50%	30%	10%		
							119	119	119	116	116	116	111	111	111		
							111	108	106	109	106	104	104	103	101		
0	2693		0° - 30°	2092.2	69.0	0	119	119	119	116	116	116	111	111	111		
5	2782	274	0° - 40°	2751.0	90.7	1	111	108	106	109	106	104	104	103	101		
15	2984	827	0° - 60°	3030.8	99.9	2	103	99	95	101	97	94	98	95	92		
25	2212	991	0° - 90°	3033.9	100.0	3	96	91	87	94	90	86	92	88	85		
35	1014	659	90° - 120°	0.0	0.0	4	89	84	79	88	83	79	86	81	78		
45	339	268	90° - 130°	0.0	0.0	5	83	77	73	82	77	73	81	76	72		
55	4	12	90° - 150°	0.0	0.0	6	78	72	68	77	72	67	76	71	67		
65	2	2	90° - 180°	0.0	0.0	7	73	67	63	73	67	63	71	66	62		
75	1	1	0° - 180°	3033.9	*100.0	8	69	63	59	68	62	58	67	62	58		
85	0	0	*Efficiency				9	65	59	55	64	59	63	58	54		
90	0					10	61	55	51	61	55	51	60	55	51		



LDN8RV 35/30 LR8AR LS, input watts: 34.75, delivered lumens: 2641, LM/W=67.36, Spacing criterion at 0=1.18. ISF 192189P104

	Ave	Lumens	Zone	Lumens	% Lamp	pf pc pw	80%			20%			50%			50% beam - 61.8°	10% beam - 76.6°
							50%	30%	10%	50%	30%	10%	50%	30%	10%		
							119	119	119	116	116	116	111	111	111		
							111	108	106	109	107	105	105	103	101		
0	2111		0° - 30°	1965.5	74.4	0	119	119	119	116	116	116	111	111	111		
5	2223	221	0° - 40°	2555.6	96.8	1	111	108	106	109	107	105	105	103	101		
15	2701	738	0° - 60°	2637.1	99.9	2	103	99	96	102	98	95	98	95	93		
25	2208	1006	0° - 90°	2640.7	100.0	3	96	92	88	95	91	87	92	89	86		
35	927	590	90° - 120°	0.0	0.0	4	90	85	81	89	84	80	87	83	79		
45	58	67	90° - 130°	0.0	0.0	5	84	79	74	84	78	74	82	77	73		
55	17	15	90° - 150°	0.0	0.0	6	79	73	69	78	73	69	77	72	68		
65	2	2	90° - 180°	0.3	0.0	7	74	69	64	74	68	64	73	68	64		
75	1	1	0° - 180°	2641.0	*100.0	8	70	64	60	70	64	60	68	63	60		
85	0	0	*Efficiency				9	66	60	56	66	60	65	60	56		
90	0					10	62	57	53	62	56	53	61	56	53		



LUMEN OUTPUT MULTIPLIERS - FINISH			
	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

LUMEN OUTPUT MULTIPLIERS - CCT				
	2700K	3000K	3500K	4000K
80CRI	0.950	0.966	1.000	1.025

FORGE

12078BK

MEDIUM WALL MOUNT LANTERN

Inspired by a lighting industry staple barn light, Forge features a practical outdoor lighting solution to withstand the elements. Whether it is enduring harsh sunrays, extreme cold or continuous salt air, Forge is built to last with an industrial chic flair. Part of the Coastal Elements Collection, Forge is available in a variety of anti-fading finishes that are resistant to rust and corrosion with a 5-year warranty.

DETAILS	
FINISH:	Black
MATERIAL:	Composite
DIMMABLE:	YES - WITH DIMMABLE LAMP (NOT INCLUDED)

DIMENSIONS	
WIDTH:	16"
HEIGHT:	12.5"
WEIGHT:	4.7lb
BACK PLATE:	6" Dia.
EXTENSION:	26"
TOP TO OUTLET:	4.5"

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
WATTAGE:	1-14w Med. LED, 100w Equiv.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	20
CARTON WIDTH:	16.5
CARTON HEIGHT:	11.5
CARTON WEIGHT:	7



PRODUCT DETAILS:

- Coastal Elements finishes carry a 5-year finish warranty
- Angular lines, a bold finish and robust details create an industrial edge to add flair to any type of facade
- Wet Rated; Suitable for outdoor settings
- High quality composite resists rust, corrosion, and fading – ideal for harsh weather conditions
- Part of the Coastal Elements Collection of weather-resistant lighting designs constructed from composite materials and coated with anti-fading finishes
- Dark Sky compliant design limits light pollution in surrounding outdoor spaces

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

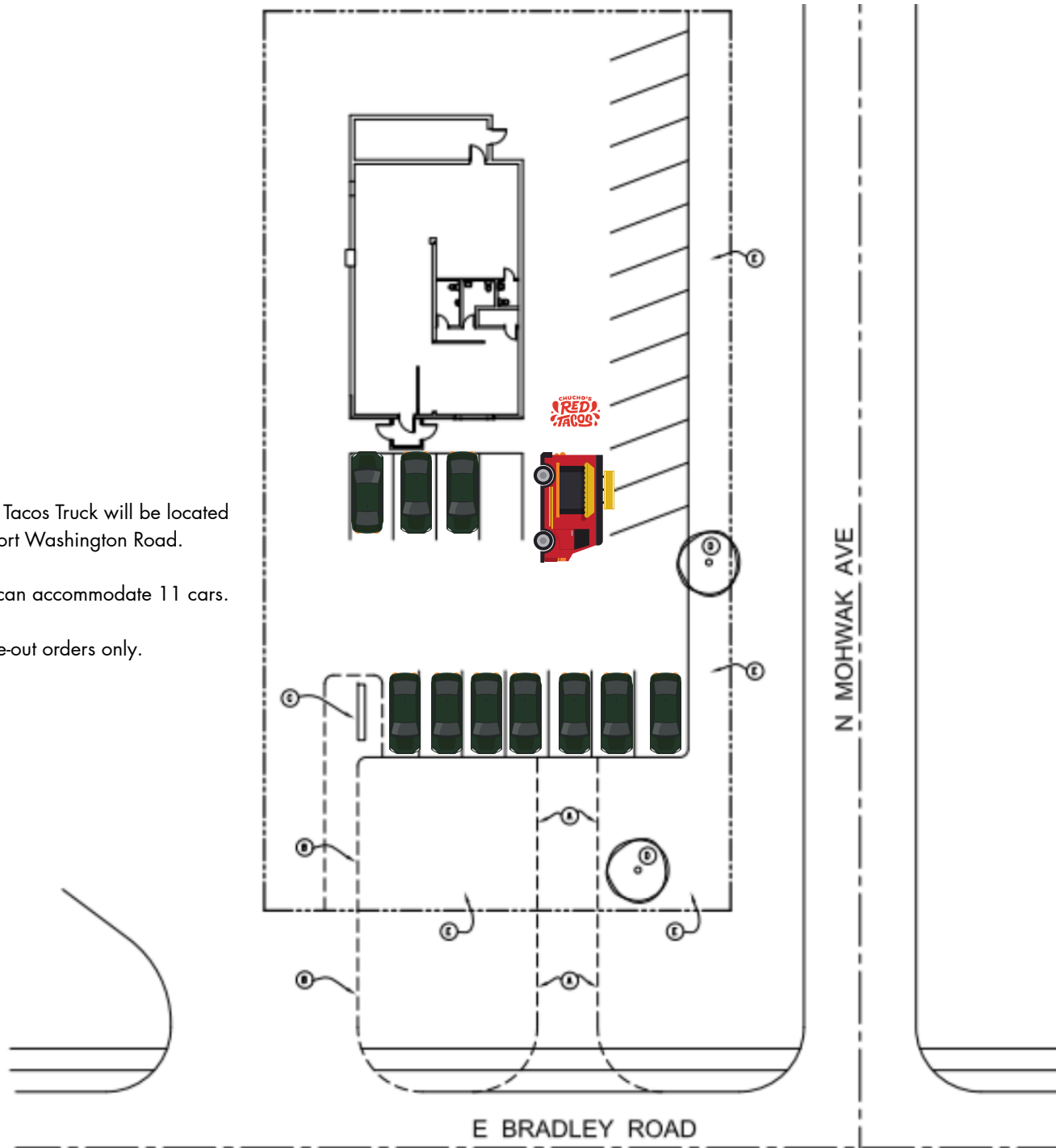
PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

Chucho's Red Tacos Truck will be located facing Port Washington Road.

The property can accommodate 11 cars.

Take-out orders only.



Conditional Use Order

WHEREAS, an application has been filed by **Chucho's Red Tacos** (hereinafter "Applicant"); and

WHEREAS, the Applicant is requesting that a conditional use permit be granted pursuant to the Zoning Ordinance of the Village of Fox Point for the property located at **310 W Bradley Road, Fox Point, Wisconsin.**

NOW, THEREFORE, the Village of Fox Point Village Board, upon consideration of thoughts expressed by all persons heard at the Village Board meeting in this matter, upon consideration of the recommendation from the Plan Commission, and following all necessary study and investigation, having given the matter due consideration, hereby ORDERS AS FOLLOWS: Commencing upon the date hereof, the Applicant is hereby granted a conditional use permit, subject to initial and continued compliance with each and every one of the following conditions, restrictions and limitations.

1. **Use Restricted.** Chucho's Red Tacos will operate a restaurant with automobile drive through. Dining will occur in the interior of the tenant space.
 - a. Hours of operation are allowed 11 AM – 9 PM Monday through Sunday. Deliveries and refuse removal allowed from 8 AM – 10 AM. If noise complaints or early morning/late-night disturbance complaints are received, the applicant shall take corrective action to resolve those complaints to the satisfaction of the Village Manager.
 - b. Lighting must meet the requirements of Section 670-55. Details of such shall be submitted to the Director of Public Works.
 - c. Chucho's may temporarily operate a food truck on the property during renovations of the site and structure subject to the following restrictions:
 - i. Hours of Operation: 5 PM - 9 PM Tuesday through Sunday.
 - ii. Site plan showing location of the truck, and parking areas must be provided to the Village Board prior to the public hearing.
 - iii. No alcohol may be sold or consumed during temporary food truck operations.
 - iv. Food may only be sold for take-out purposes and must be consumed off-premise.
 - v. Permission of temporary food truck operations expire after one year following approval of the Conditional Use Permit or completion of construction on the site (whichever comes first).
 - d. Obtaining other required licenses, permits, and approvals. This includes but is not limited to site plan approval, building permits, Engineering/DPW permits completed to the satisfaction of the Director of Public Works, Milwaukee County or State of Wisconsin approvals, and right-of-way agreements.
2. **Presentation Compliance.** All of the Applicant's plans, specifications, terms and representations as submitted with the application, or in support thereof, or as represented to the Village Board in the course of the approval process, are specifically incorporated herein and made a part hereof by reference, and the use of the subject property shall be in substantial conformance with the same except as further restricted or modified herein.
3. **Not Transferable.** This conditional use permit is granted to the Applicant and shall not be transferred or assigned without the Village Board's prior written consent, which may only be granted following the Village Board's receipt of a recommendation from the Plan Commission.
4. **Applicant and Owner Agreement.** As a condition precedent to the issuance of the conditional use permit, the owner of the Subject Property shall approve the issuance of this conditional use permit upon the terms and conditions described herein in writing, and the Applicant is required to accept the terms and conditions of the same in its entirety in writing.
5. **Other Uses Prohibited.** Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to whether a use is permitted, the question shall be submitted to the Plan Commission for recommendation to the Village Board, and then to the Village Board for determination.
6. **No Nuisances, and Compliance with Applicable Laws.** No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any

law, ordinance, order or rule of either the municipal governing body, the County of Milwaukee, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.

7. Subject Property Only. This conditional use hereby authorized shall be confined to the Subject Property described, without extension or expansion other than as noted herein.
8. Abandonment. Should the permitted conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the Applicant be delinquent in payment of any monies due and owing to the Village, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Village Board following receipt of a recommendation from the Plan Commission and after the Village Board holds a public hearing in the matter.
9. Amendments. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises (including but not limited to any change to the boundary limits of the Subject Property), structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.
10. Plan Amendments. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use order may be amended (a) without separate approval in the limited circumstances described in Section 14.19(11) of the Village Code; or (b) by the Village Board upon receipt of a recommendation from the Plan Commission if the Village Board finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Village Board, in its sole discretion, finds to be substantial shall require a new permit, and all procedures in place at the time must be followed.
11. Severability. Should any paragraph or phrase of this conditional use permit be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.
12. Most Restrictive Applies. If any aspect of this conditional use permit or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Plan Commission.
13. Prior Conditional Use Permits Terminated. Unless stated otherwise herein or in the documents incorporated herein, all conditional use permits previously granted for the Subject Property, if any, shall be automatically terminated without further action of the Village Board immediately following full satisfaction of all condition's precedent to this conditional use order taking effect.
14. Payment of fees. Applicant shall, on demand, reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this conditional use order including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional use order due to a violation of these conditions.
15. Payment of Taxes and Charges. Any unpaid bills owed to the Village by the Subject Property Owner or his or her tenants, operators or occupants, for reimbursement of professional fees; or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village; shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of billing by the Village, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional use order, that is subject to all remedies available to the Village, including possible cause for termination of the conditional use order.

16. Conditions Shown in Minutes Incorporated. All conditions of approval imposed by duly adopted motion of the Village Board in its consideration of the Applicant's application, as noted in the Minutes of the Village Board meeting at which approval was granted, are specifically incorporated herein by reference.
17. The Applicant is obligated to file with the Village Clerk a current mailing address and current phone number at which the Applicant can be reached, which must be continually updated by the Applicant if such contact information should change, for the duration of this conditional use. If the Applicant fails to maintain such current contact information the Applicant thereby automatically waives notice of any proceedings that may be commenced under this conditional approval, including proceedings to terminate this conditional use.

DRAFT

Let copies of this order be filed in the permanent records of the Village Board for the Village of Fox Point, and let copies be sent to the proper Village of Fox Point authorities and the Applicant and Owner.

Signed this _____ day of _____, 2026, *nunc pro tunc* the _____ day of _____, 2026.

BY THE FOX POINT VILLAGE BOARD:

Christine Symchych, Village President

Attest:

Jennifer Boehm

APPROVAL

I hereby approve the issuance of this Conditional Use Permit to the Applicant on the terms and conditions described herein.

Dated this _____ day of _____, 2026.

SUBJECT PROPERTY OWNER

By: _____
Authorized Signatory

Title: _____

ACCEPTANCE

I hereby accept the terms and conditions of this Conditional Use in its entirety.

Dated this _____ day of _____, 2026.

APPLICANT:

By: _____
Authorized Signatory

Title: _____



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

Village Hall
7200 N. Santa Monica Blvd.
Fox Point, WI 53217-3505
414-351-8900

To: Village Board

From: Kevin Ausman, Assistant Village Manager

CC: Steve Kreklow, Village Manager

Date: August 18, 2026

Re: Consideration of an Ordinance to Amend Chapter 573 of the Village of Fox Point Code to Impose a Tax on Residential Dwelling Short Term Rentals. (Pg. 90-94)

Overview

Consideration of an ordinance to amend Chapter 573 and impose a tax on short-term rental properties in the Village.

Background

Wisconsin State statutes allow municipalities to tax short-term rentals (ex: AirBnB, VRBO, etc) and collect room tax associated with the visitors who use those properties, however, the Village has not enacted an ordinance to capture those fees. Over the last few years, very few property owners complete paperwork appropriately with the Village and NS Health Department, leaving many short-term rental properties unaccounted for. These unlicensed short-term rental properties operate outside of Village or NS Health Department knowledge, yet still pay room tax fees to the State of Wisconsin (via the hosting platform they operate under).

Room tax revenue proceeds which are collected are apportioned 30% to the municipality for general purpose and 70% specifically must be allocated towards tourism promotion. Discover the North Shore (Chamber of Commerce) is the designated tourism entity for the majority of North Shore municipalities. The North Shore Chamber of Commerce/Discover the North Shore CEO has purchased new software which scrapes data from rental sites and allows North Shore municipalities to locate properties operating as short-term rentals, regardless of their licensing status. This new software has provided North Shore communities two advantages; the ability to locate short-term rental properties, and to estimate room tax.

Request

The proposed ordinance would establish an 8% tax on vacation rentals (the maximum under state law). The Village attorney has also identified an opportunity to include late fees and fraudulent filing fees for short-term rentals within Fox Point. In order to distribute the room tax collected, the Village will need to designate an appropriate tourism entity.

Recommendation

Staff recommend the Village Board adopt an Ordinance to Amend Chapter 573 of the Village of Fox Point Code to Impose a Tax on Residential Dwelling Short Term Rentals, impose a late filing penalty of \$200 and a fraudulent filing fee of \$1000, and designate Discover the North Shore as the Village's tourism entity.

Attachments

1. Fox Point Short Term Rentals - Infographic (Discover North Shore)
2. AN ORDINANCE TO AMEND CHAPTER 573

Short Term Rentals (STRs)

July 25' - June 26' = **\$31,344**

(7%) Total Hot Tax Collected: **\$2,194.08**

30% = \$658.22

70% = \$1,535.85

2025 Total Revenue: \$42,170

(7%) Total Hot Tax Collected: **\$2,951.90**

30% = \$885.57

70% = \$2,066.33

2024 Total Revenue: \$54,163

7%) Total Hot Tax Collected: **\$3,791.41**

30% = \$1,137.42

70% = \$2,653.99

2023 Total Revenue: \$56,407

7%) Total Hot Tax Collected: **\$3,948.49**

30% = \$1,184.55

70% = \$2,763.94

2022 Total Revenue: \$10,193

7%) Total Hot Tax Collected: **\$713.51**

30% = \$214.05

70% = \$499.45

2021 Total Revenue: \$157,065

7%) Total Hot Tax Collected **\$11,038.65**

30% = \$3,311.60

70% = \$7,727.06

If Fox Point Collected Hotel Tax Dollars for last 5 years:

30% Municipality Use = \$6,733.18

70% CVB Use = \$15,710.77

Total = \$22,443.96

Number of Listings:

STRs July 25'-June 26': 3

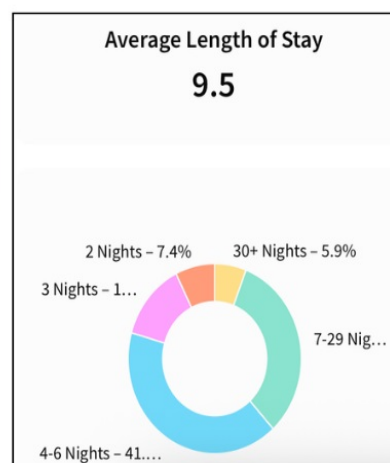
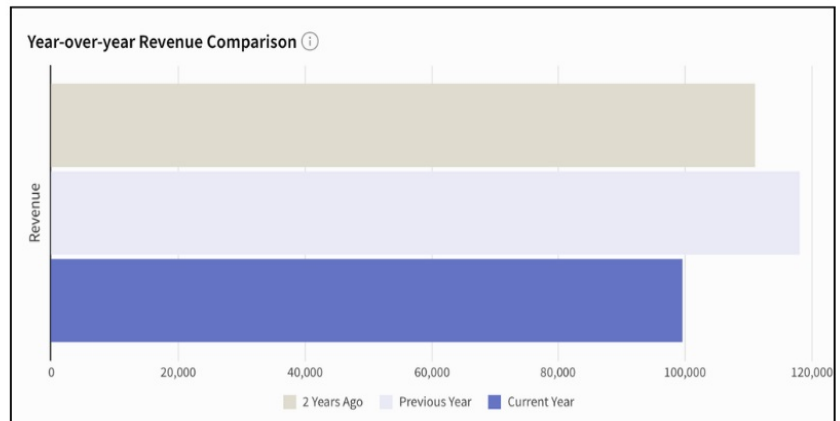
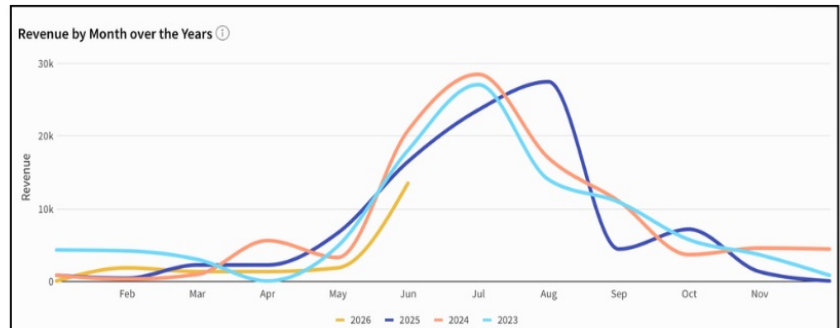
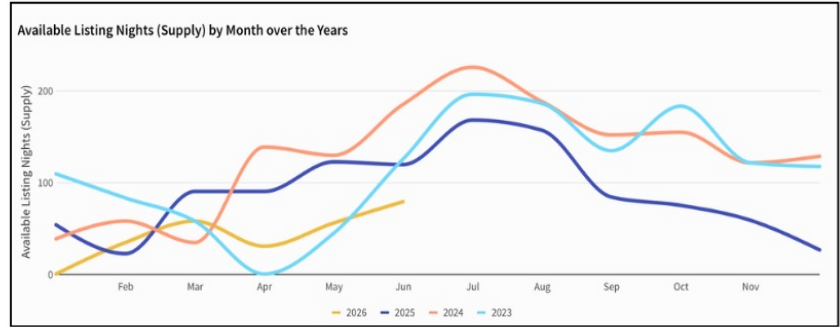
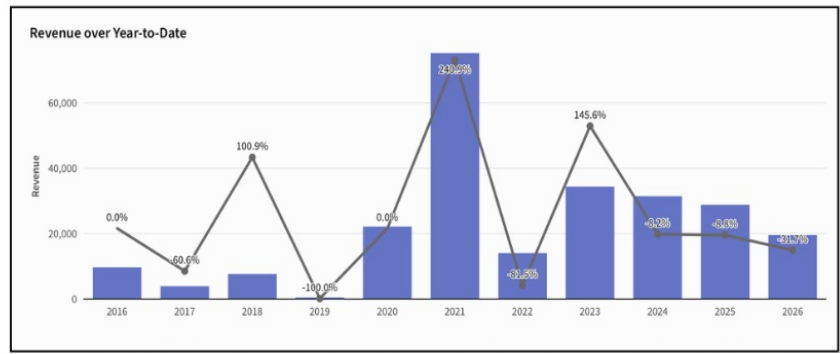
STRs 2025: 5

STRs 2024: 8

STRs 2022: 5

STRs 2023: 5

STRs 2021: 6



Last 12 months:

1 Night: 0%
 2 Nights: 7.4%
 3 Nights: 13.2%
 4-6 Nights: 41.2%
 7-29 Nights: 32.4%
 30+ Nights: 5.9%

Under 7 Days
 = **61.8%** of stays

Stays 7 days - 30 days = **38.2%**

ORDINANCE NO. ____**AN ORDINANCE TO AMEND CHAPTER 573 OF THE VILLAGE OF FOX POINT MUNICIPAL CODE TO IMPOSE A TAX ON RESIDENTIAL DWELLING SHORT TERM RENTALS**

WHEREAS, the Wisconsin legislature, pursuant to Wis. Stat. § 66.0615, allows local Wisconsin Municipalities to tax residential dwelling short term rentals; and

WHEREAS, the Village Board finds it is in the best interests of the welfare of the Village to impose a tax of 8% on residential dwelling short term rentals pursuant to Wis. Stat. § 66.0615(1m)(a).

NOW, THEREFORE, the Village Board of the Village of Fox Point, Milwaukee County, Wisconsin, does hereby ordain as follows:

SECTION 1. Chapter 573 of the Village of Fox Point Municipal Code entitled "Vacation Rentals," Section 573-3 is hereby created as follows:

Residential Dwelling Short-Term Rental Tax

- A. *Imposition-rate definitions.* For the privilege of operating a vacation rental establishment, a tax is hereby imposed upon the property owners at the rate of eight percent (8%) of the gross receipts from the lease or rental of such accommodations within the Village of Fox Point.
- B. *Distribution of tax collected.* The proceeds of such tax when collected shall be apportioned 30% to the Village general fund and the remaining 70% to _____ for tourism promotion and tourism development.
1. Every person engaged in such business in the Village of Fox Point shall file a report with the Village Treasurer as to the gross receipts received from the vacation rental establishment. Such report shall include gross receipts from the beginning to the end of the previous month along with a copy of the operator's sales tax report.
 2. Such report shall be filed each month at the same time such person is required to file a state sales tax report, if such state report is required to be filed monthly. If not so required, such Village report shall be filed on the 20th day of each month. It shall be deemed timely filed if received or postmarked on the due date.
- C. *Payment.* Every person required to submit a report pursuant to Section (D) shall pay the amount of tax hereby imposed at the time such report is filed.
- D. *Interest and penalties*
1. Interest. All unpaid taxes shall bear interest at the rate of 1% per month from the due date of the report. Failure to pay the tax or delinquent payment of such taxes shall be subject to a late filing penalty of \$_____ in addition to the interest imposed in this section, and failure to submit the required tax report shall also be subject to a late filing penalty of \$_____.

2. False or fraudulent report. If a false or fraudulent report is filed with the intent in either case to defeat or evade the tax imposed by this article, a penalty of _____% of the tax due shall be paid in addition to the tax, interest and late filing penalty.

SECTION 2. SEVERABILITY. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Dated this _____ day of 2026.

Village of Fox Point

Christine Symchych, Village President

ATTEST:

Jennifer Boehm, Village Clerk



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

Village Hall
7200 N. Santa Monica Blvd.
Fox Point, WI 53217-3505
414-351-8900

To: Village Board

From: Kevin Ausman, Assistant Village Manager

CC: Steve Kreklow, Village Manager

Date: August 18, 2026

Re: Consideration of an Ordinance to Amend Chapter 745 of the Fox Point Municipal Code to Clarify Regulations of Accessory Structures in Irregular Circumstances. (Pg. 95-98)

Overview

The Board of Appeals (BoA) hears requests regarding Special Exceptions for corner or irregularly-shaped lots.

Background

During the July meeting of the Fox Point Village Board, the application fee for the BoA was amended in an effort to recover escalating fixed costs. As currently written, Section 745-7 B(3)(h)[1] explicitly allows a Special Exception to be applied for, absent a fee, for corner or irregularly-shaped lots.

Request

The Village Attorney, Assistant Village Manager, and Chair of the Board of Appeals have all reviewed the attached ordinance. The language eliminates the BoA review of Special Exceptions for corner or irregularly-shaped lots absent a fee, and amends language to be more consistent with other Special Exceptions. Further, the Village Attorney has included language clarifications within the ordinance regarding yard definitions following discussion with the Assistant Village Manager and BoA Chair.

Recommendation

Staff recommend that the Village Board approve an Ordinance to amend Chapter 745 of the Fox Point Municipal Code to clarify regulations of accessory structures in irregular circumstances.

Attachments

1. AN ORDINANCE TO AMEND CHAPTER 745 OF THE VILLAGE FOX POINT MUNICIPAL CODE

ORDINANCE NO. ____**AN ORDINANCE TO AMEND CHAPTER 745 OF THE VILLAGE FOX POINT MUNICIPAL CODE TO CLARIFY REGULATIONS OF ACCESSORY STRUCTURES IN IRREGULAR CIRCUMSTANCES**

WHEREAS, the Village Board intends to amend certain language in Chapter 745 of the Village of Fox Point Municipal Code to clarify the Village's intent regarding accessory structures on irregularly shaped lots when the lot is improved with irregularly shaped structures; and

NOW, THEREFORE, the Village Board of the Village of Fox Point, Milwaukee County, Wisconsin, does hereby ordain as follows:

SECTION 1. Chapter 745 of the Village of Fox Point Municipal Code entitled "Zoning", Section 745-2 entitled "Interpretation and Definitions", the definition of "Depth of Front Yard" is hereby repealed and recreated as follows:

DEPTH OF FRONT YARD

The minimum horizontal distance between the front line of a principal building and the front lot line or side line of the street or area reserved for highway purposes, whichever is nearer, except that the roof of a principal building or any attachments thereto may extend over said front yard a distance of not to exceed one foot.

SECTION 2. Chapter 745 of the Village of Fox Point Municipal Code entitled "Zoning", Section 745-2 entitled "Interpretation and Definitions", the definition of "Depth of Rear Yard" is hereby repealed and recreated as follows:

DEPTH OF REAR YARD

The minimum horizontal distance between the rear line of a principal building and the rear lot line or side line of the street or area reserved for highway purposes, whichever is nearer, except that the roof of a principal building or any attachments thereto may extend over said rear yard a distance of not to exceed one foot.

SECTION 3. Chapter 745 of the Village of Fox Point Municipal Code entitled "Zoning", Section 745-2 entitled "Interpretation and Definitions", the definition of "Front Yard" is hereby repealed and recreated as follows:

FRONT YARD

An open area on the same lot with a principal building between the front line of any principal building and the front lot line or the side line of the street or area reserved for highway purposes, whichever is nearer, extending the full width of the lot. In addition, a yard area abutting a street or area reserved for highway purposes that might otherwise be a side yard or rear yard are deemed to be a front yard for purposes of this Chapter.

SECTION 4. Chapter 745 of the Village of Fox Point Municipal Code entitled "Zoning", Section 745-2 entitled "Interpretation and Definitions", the definition of "Rear Yard" is hereby repealed and recreated as follows:

REAR YARD

An open area on the same lot with a principal building, between the rear lot line and the rear line of any principal building, extending the full width of the lot, except that where the rear of said lot abuts upon a street or area reserved for highway purposes, the rear yard shall extend only to the side of said street or area reserved for highway purposes and shall be a front yard for purposes of this Chapter.

SECTION 5. Chapter 745 of the Village of Fox Point Municipal Code entitled “Zoning”, Section 745-2 entitled “Interpretation and Definitions”, the definition of “Side Yard” is hereby repealed and recreated as follows:

SIDE YARD

An open area on the same lot with a principal building between the side lot line and the side line of any principal building, extending from the front yard to the rear yard, with the following exceptions. Where the side of said lot abuts upon a street or area reserved for highway purposes, the side shall extend only to the side of said street or area reserved for highway purposes, and shall be a front yard for purposes of this Chapter.

SECTION 6. Chapter 745 of the Village of Fox Point Municipal Code entitled “Zoning,” Section 745-7 entitled “Accessory uses and structures”, Subsection B entitled “Permanent Structures”, Subsection (3) entitled “Fences, walls, architectural screening devices, driveway gates and arbors”, Subsection (h) entitled “Location and height restrictions”, Subsection [1] is hereby repealed and recreated as follows:

In the event a principal building is irregularly configured, such as an L- or V-shaped structure, or the principal building is located upon an ~~an -corner lot,~~ irregularly shaped lot, ~~or lot which abuts upon more than one public or private road,~~ such that there are irregular, uncertain, or appear to be multiple front, side, or rear yards, sides of the structure, a property owner may apply for a special exception for a new fence, wall, architectural screening device, driveway gate or arbor ~~the determination of the front, rear or side areas, as well as the determination of the location of any fencing, shall be referred by the Building Inspector to the Board of Appeals, which shall then review the matter without requirement of any appeal fee. The Board of Appeals shall treat the application as a request for a special exception, which shall specifically not be subject to the requirements applicable to zoning variances, and shall proceed~~ in accordance with Subsection B(3)(j) ~~herein~~ and B(3)(h)[2], if applicable, subject to the following. The Board of Appeals is empowered to reconcile the intent of this Code with the circumstances of the irregularly shaped property or structure. In doing so, the Board of Appeals shall consider the least obtrusive alternative, and any other criteria as set forth in the provisions of this chapter which serve to balance the interests of the applicant with the interests of the surrounding property owners.

SECTION 7. Chapter 745 of the Village of Fox Point Municipal Code entitled “Zoning”, Section 745-7 entitled “Accessory Uses and Structures”, Subsection B entitled “Permanent Structures”, Subsection (3) entitled “Fences, Walls, Architectural Screening Devices, Driveway Gates and Arbors”, Subsection (h) entitled “Location and height restrictions”, Subsection [2] is hereby repealed and recreated as follows:

No new fence, wall, architectural screening device, driveway gate or arbor shall be located ~~beyond the front line of a building in a front yard~~ unless permitted by the Board

of Appeals by special exception after a hearing, pursuant to the procedures described in Subsection B(3)(j) below. The Board of Appeals may grant a special exception under this subsection only if it finds that the fence, wall, architectural screening device, arbor or driveway gate is reasonably necessary to protect the safety of people residing on the property, in addition to the additional findings and conditions required by Subsection B(3)(j) below. Every special exception granted by the Board of Appeals for a driveway gate shall be conditioned upon the applicant filing with the Village Clerk/Treasurer the written approval of the Village Police Chief in consultation with the Fire Chief for the specific driveway gate and gate location that is proposed; and if such approval is denied, the special exception is thereby denied. **[Amended 6-11-2013 by Ord. No. 2013-04]**

SECTION 8. Chapter 745 of the Village of Fox Point Municipal Code entitled “Zoning”, Section 745-7 entitled “Accessory uses and structures”, Subsection B entitled “Permanent Structures”, Subsection (3) entitled “Fences, walls, architectural screen devices, driveway gates and arbors”, Subsection (h) entitled “Location and height restrictions”, Subsection [5] is hereby repealed.

~~For purposes of this section, the side yard of any corner lot that abuts a road shall be treated as a front yard; however, if a building footprint is other than square or rectangular in configuration, the provisions of Subsection B(3)(h)[1] generally shall control over the provisions of this subsection.~~

SECTION 9. SEVERABILITY. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 10. EFFECTIVE DATE. This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Dated this ____ day of _____, 2026.

Village of Fox Point

Christine Symchych, Village President

ATTEST:

Jennifer Boehm, Village Clerk



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

Village Hall
7200 N. Santa Monica Blvd.
Fox Point, WI 53217-3505
414-351-8900

To: Village Board

From: Elizabeth Aelion, Trustee

CC:

Date: August 18, 2026

Re: Village Board will consider and may act upon an ordinance to regulate the play of pickleball in the Village. (Requested by Trustee Aelion.) (Pg. 99)

Overview

Background

The Village has been provided with evidence of both the benefit and detriment of pickleball play. Current ordinances are not sufficient to regulate an activity that can have both physical and mental health consequences to those subjected to prolonged exposure to excessive pickleball noise. The Village should have an ordinance to codify that whether on public courts or private:

- Pickleball play will be allowed in the Village only from May 1 to September 30.
- On any courts where the noise from pickleball play cannot be reduced to less than 55dB at any residential property line, play will be limited to 3 hours per day between the hours of 9am and 7pm.
- Play in excess of 3 hours per day will require a sound engineering study to make recommendations and ensure noise is reduced to 55dB or less at any residential property line. Play may only be between the hours of 9am and 8pm and may not exceed 58 hours per week.
- No lights or amplified sound will be allowed on any pickleball courts.

Request

Recommendation

Attachments

None



Reporting and insights from 2025 audit:

Village of Fox Point

December 31, 2025

Executive summary

July XX, 2026

To the Village Board
Village of Fox Point

We have completed our audit of the financial statements of the Village of Fox Point (the Village) for the year ended December 31, 2025, and have issued our report thereon dated July XX, 2026. This letter presents communications required by our professional standards.

Your audit should provide you with confidence in your financial statements. The audit was performed based on information obtained from meetings with management, data from your systems, knowledge of your Village's operating environment and our risk assessment procedures. We strive to provide you clear, concise communication throughout the audit process and of the final results of our audit.

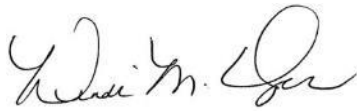
Additionally, we have included information on key risk areas the Village of Fox Point should be aware of in your strategic planning. We are available to discuss these risks as they relate to your organization's financial stability and future planning.

If you have questions at any point, please connect with us:

- Wendi Unger, CPA, Principal: wendi.unger@bakertilly.com or 1 (414) 777 5423

Sincerely,

Baker Tilly US, LLP



Wendi M. Unger, CPA, Principal

THIS COMMUNICATION IS INTENDED SOLELY FOR THE INFORMATION AND USE OF THOSE CHARGED WITH GOVERNANCE, AND, IF APPROPRIATE, MANAGEMENT, AND IS NOT INTENDED TO BE AND SHOULD NOT BE USED BY ANYONE OTHER THAN THESE SPECIFIED PARTIES.

BAKER TILLY ADVISORY GROUP, LP AND BAKER TILLY US, LLP, TRADING AS BAKER TILLY, ARE MEMBERS OF THE GLOBAL NETWORK OF BAKER TILLY INTERNATIONAL LTD., THE MEMBERS OF WHICH ARE SEPARATE AND INDEPENDENT LEGAL ENTITIES. BAKER TILLY US, LLP IS A LICENSED CPA FIRM THAT PROVIDES ASSURANCE SERVICES TO ITS CLIENTS. BAKER TILLY ADVISORY GROUP, LP AND ITS SUBSIDIARY ENTITIES PROVIDE TAX AND CONSULTING SERVICES TO THEIR CLIENTS AND ARE NOT LICENSED CPA FIRMS. NONATTEST SERVICES ARE PROVIDED BY BAKER TILLY ADVISORY GROUP, LP.

Responsibilities

Our responsibilities

As your independent auditor, our responsibilities include:

- Planning and performing the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. Reasonable assurance is a high level of assurance.
- Assessing the risks of material misstatement of the financial statements, whether due to fraud or error. Included in that assessment is a consideration of the Village's internal control over financial reporting.
- Performing appropriate procedures based upon our risk assessment.
- Evaluating the appropriateness of the accounting policies used and the reasonableness of significant accounting estimates made by management.
- Forming and expressing an opinion based on our audit about whether the financial statements prepared by management, with the oversight of the Village Board:
 - Are free from material misstatement
 - Present fairly, in all material respects and in accordance with accounting principles generally accepted in the United States of America
- Our audit does not relieve management or the Village Board of their responsibilities.

We are also required to communicate significant matters related to our audit that are relevant to the responsibilities of the Village Board, including:

- Internal control matters
- Qualitative aspects of the Village's accounting practice including policies, accounting estimates and financial statement disclosures
- Significant unusual transactions
- Significant difficulties encountered
- Disagreements with management
- Circumstances that affect the form and content of the auditors' report
- Audit consultations outside the engagement team
- Corrected and uncorrected misstatements
- Other audit findings or issues

Audit status

Significant changes to the audit plan

There were no significant changes made to either our planned audit strategy or to the significant risks and other areas of emphasis identified during the performance of our risk assessment procedures.

Audit approach and results

Planned scope and timing

Audit focus

Based on our understanding of the Village and environment in which you operate, we focused our audit on the following key areas:

- Key transaction cycles
- Areas with significant estimates
- Assessment of new accounting standards

Our areas of audit focus were informed by, among other things, our assessment of materiality. Materiality in the context of our audit was determined based on specific qualitative and quantitative factors combined with our expectations about the Village's current year results.

Key areas of focus and significant findings

Significant risks of material misstatement

A significant risk is an identified and assessed risk of material misstatement that, in the auditor's professional judgment, requires special audit consideration. Within our audit, we focused on the following areas below.

Significant risk areas	Testing approach	Conclusion
Management override of controls	Incorporate unpredictability into audit procedures, emphasize professional skepticism and utilize audit team with industry expertise	Procedures identified provided sufficient evidence for our audit opinion
Improper revenue recognition due to fraud	Confirmation or validation of certain revenues supplemented with detailed predictive analytics based on non-financial data and substantive testing of related receivables	Procedures identified provided sufficient evidence for our audit opinion

Other areas of emphasis

We also focused on other areas that did not meet the definition of a significant risk, but were determined to require specific awareness and a unique audit response.

Other areas of emphasis		
Cash and investments	Revenues and receivables	General disbursements
Payroll	Pension and OPEB liabilities	Long-term debt
Capital assets including infrastructure	Net position and fund balance calculations	Financial reporting and required disclosures

Internal control matters

We considered the Village's internal control over financial reporting as a basis for designing our audit procedures for the purpose of expressing an opinion on the financial statements. We are not expressing an opinion on the effectiveness of the Village's internal control.

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

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis.

A material weakness is a deficiency or combination of deficiencies in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. We identified the following deficiencies as material weaknesses:

- **Inadequate segregation of duties**

A properly designed system of internal control includes adequate staffing as well as policies and procedures to properly segregate duties. This includes systems that are designed to limit the access or control of any one individual to your government's assets or accounting records, and to achieve a higher likelihood that errors or irregularities in your accounting processes would be discovered by your staff in a timely manner.

At this time, due to staffing and financial limitations, the proper internal controls are not in place to achieve adequate segregation of duties. As a result, errors, irregularities or fraud could occur as part of the financial reporting process that may not be discovered by someone in your organization. Therefore, we are reporting a material weakness related to the internal control environment.

- **Missing key controls**

There are certain controls that are not currently in place related to significant transaction cycles. As a result, there is a risk that erroneous or unauthorized transactions or misstatements could occur without the knowledge of management or the governing body. Our recommendations for strengthening controls are listed below.

Controls over utility billing

- Persons involved in the cash receipting process should be independent of other billing duties.
- The reconciliation of the detailed listing of receivables in the billing system and the receivable balance in the general ledger should be reviewed by someone independent of the utility billing and cash receipting processes.

Since the controls listed above or other compensating controls are not currently in place, errors or irregularities could occur as part of the accounting processes that might not be discovered by management or the governing body. Therefore, the absence of these controls is considered to be a material weakness.

We recommend that a designated employee review the segregation of duties, risks and these potential controls and determine whether additional controls should be implemented. This determination should take into consideration a cost/benefit analysis.

- **Financial statement close process**

Properly designed systems of internal control provide your organization with the ability to process and record accurate monthly and year-end transactions and annual financial reports.

Our audit includes a review and evaluation of the internal controls relating to financial reporting. Common attributes of a properly designed system of internal control for financial reporting are as follows

- There is adequate staffing to prepare financial reports throughout the year and at year-end.
- Material misstatements are identified and corrected during the normal course of duties.
- Complete and accurate financial statements, including footnotes, are prepared.
- Financial reports are independently reviewed for completeness and accuracy.

Our evaluation of the internal controls over financial reporting has identified control deficiencies that are considered a material weakness surrounding the preparation of financial statements and footnotes, adjusting journal entries identified by the auditors, and an independent review of financial reports.

Management has not prepared financial statements that are in conformity with generally accepted accounting principles. In addition, material misstatements in the general ledger were identified during the financial audit.

Other comments and recommendations

- **Departmental Controls**

As part of our annual audit process, we focus our efforts on the primary accounting systems, internal controls, and procedures used by the Village. This is in keeping with our goal to provide an audit opinion which states that the financial statements of the Village are correct in all material respects.

In some cases, the primary system of accounting procedures and controls of the Village are supported by smaller systems which are decentralized and reside within a department or location. In many cases, those systems are as simple as handling cash collections and remitting those collections to the Administrative Services Department.

Generally, the more centralized a function is, the easier it is to design and implement accounting controls that provide some level of checks and balances. That is because you are able to divide certain tasks over the people available to achieve some segregation of duties. For those tasks that are decentralized, it is usually very difficult to provide for proper segregation of duties. Therefore, with one person being involved in most or all aspects of a transaction, you lose the ability to rely on the controls to achieve the safeguarding of assets and reliability of financial records.

As auditors, we are required to communicate with you on a variety of topics. Since there is now more emphasis on internal controls and management's responsibilities, we believe it is appropriate to make sure that you are informed about the lack of segregation of duties that may occur at departments or locations that handle cash. The department in your Village that fits this situation may include the following:

Police department

As you might expect, similar situations are common in most governments.

As auditors, we are required to focus on the financial statements at a highly summarized level and our audit procedures support our opinion on those financial statements. Departments or locations that handle relatively smaller amounts of money are not the primary focus of our audit. Yet, because of the lack of segregation of duties, the opportunity for loss is higher there than in centralized functions that have more controls.

Because management is responsible for designing and implementing controls and procedures to detect and prevent fraud, we believe that is important for us to communicate this information to you. We have no knowledge of any fraud that has occurred or is suspected to have occurred within the departments mentioned above. However, your role as the governing body is to assess your risk areas and determine that the appropriate level of controls and procedures are in place. As always, the costs of controls and staffing must be weighed against the perceived benefits of safeguarding your assets.

Without adding staff or splitting up the duties, your own day-to-day contact and knowledge of the operation are also important mitigating factors.

Status of Prior Year Comments and Recommendations

1. Controls over Information Technology – This point is still valid.

Required communications

Qualitative aspect of accounting practices

- Accounting policies: Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we have advised management about the appropriateness of accounting policies and their application. The significant accounting policies used by the Village are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing accounting policies was not changed during 2025. We noted no transactions entered into by the Village during the year for which accounting policies are controversial or for which there is a lack of authoritative guidance or consensus or diversity in practice.
- Accounting estimates: Accounting estimates, including fair value estimates, are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements, the degree of subjectivity involved in their development and because of the possibility that future events affecting them may differ significantly from those expected. The following estimates are of most significance to the financial statements:

Estimate	Management's process to determine	Baker Tilly's conclusions regarding reasonableness
Accrued compensated absences	Evaluation of hours earned and accumulated in accordance with employment policies and average wage per hour rates	Reasonable in relation to the financial statements as a whole
Net pension liability and related deferrals	Evaluation of information provided by the Wisconsin Retirement System	Reasonable in relation to the financial statements as a whole
Total pension liability and related deferrals	Key assumptions set by management with the assistance of a third-party actuary	Reasonable in relation to the financial statements as a whole
Net/Total OPEB liability and related deferrals	Key assumptions set by management with the assistance of a third party actuary	Reasonable in relation to the financial statements as a whole
Depreciation	Evaluate estimated useful life of the asset and original acquisition value	Reasonable in relation to the financial statements as a whole

There have been no significant changes made by management to either the processes used to develop the particularly sensitive accounting estimates, or to the significant assumptions used to develop the estimates noted above.

- Financial statement disclosures: The disclosures in the financial statements are neutral, consistent and clear.

Significant unusual transactions

There have been no significant transactions that are outside the normal course of business for the Village or that otherwise appear to be unusual due to their timing, size or nature.

Significant difficulties encountered during the audit

We encountered no significant difficulties in dealing with management and completing our audit.

Disagreements with management

Professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

Audit report

There have been no departures from the auditors' standard report.

Audit consultations outside the engagement team

We encountered no difficult or contentious matters for which we consulted outside of the engagement team.

Corrected misstatements

Professional standards require us to accumulate misstatements identified during the audit, other than those that are clearly trivial and to communicate accumulated misstatements to management. Management is in agreement with the misstatements we have identified, and they have been corrected in the financial statements. The schedule within the attachments summarizes the material corrected misstatements, that, in our judgment, may not have been detected except through our auditing procedures. The internal control matters section of this report describes the effects on the financial reporting process indicated by the corrected misstatements, other than those that we consider to be of a lesser magnitude than significant deficiencies and material weaknesses.

Other audit findings or issues

We encountered no other audit findings or issues that require communication at this time.

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

Other information in documents containing audited basic financial statements

The Village's audited financial statements are "general purpose" financial statements. General purpose financial statements consist of the basic financial statements that can be used by a broad group of people for a broad range of activities. Once we have issued our audit report, we have no further obligation to update our report for events occurring subsequent to the date of our report. The Village can use the audited financial statements in other client prepare documents, such as official statements related to the issuance of debt, without our acknowledgement. Unless we have been engaged to perform services in connection with any subsequent transaction requiring the inclusion of our audit report, as well as to issue an auditor's acknowledgment letter, we have neither read the document nor performed subsequent event procedures in order to determine whether or not our report remains appropriate.

Management's consultations with other accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing or accounting matters.

Written communications between management and Baker Tilly

The attachments include copies of other material written communications, including a copy of the management representation letter.

Compliance with laws and regulations

We did not identify any non-compliance with laws and regulations during our audit.

Fraud

We did not identify any known or suspected fraud during our audit.

Going concern

Pursuant to professional standards, we are required to communicate to you, when applicable, certain matters relating to our evaluation of the Village's ability to continue as a going concern for a reasonable period of time but no less than 12 months from the date of the financial statements, including the effects on the financial statements and the adequacy of the related disclosures, and the effects on the auditor's report. No such matters or conditions have come to our attention during our engagement.

Independence

We are not aware of any relationships between Baker Tilly and the Village that, in our professional judgment, may reasonably be thought to bear on our independence.

Related parties

We did not have any significant findings or issues arise during the audit in connection with the Village's related parties.

Other matters

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

We were engaged to report on the supplementary information which accompanies the financial statements but is not RSI. With respect to the supplementary information, we made certain inquiries of management and evaluated the form, content and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Nonattest services

The following nonattest services were provided by Baker Tilly:

- Financial statement preparation
- Compiled regulatory reports
- Utility rate consulting

In addition, as part of the financial statement preparation we prepared GASB No. 34 conversion entries which are summarized in the "Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position" and the "Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities" in the financial statements.

None of these nonattest services constitute an audit under generally accepted auditing standards, including *Government Auditing Standards*.

Village Board resources

Our business is to know every aspect of yours and to maintain a constant lookout for what's next. We invite you to learn about some of the trending challenges and opportunities for public sector organizations like yours and how Baker Tilly can help.

To explore more trending topics and regulatory updates, visit our resource page at <https://www.bakertilly.com/insights/audit-committee-resource-page>.



Capital project oversight

Public sector capital projects face increasing pressure from cost escalation, supply chain disruption, regulatory complexity and heightened scrutiny around transparency and accountability. Strong planning, governance and controls are critical across the full project life cycle, from feasibility and funding strategy through execution and closeout.

Independent oversight helps chart a clear course from planning to delivery. Our teams work alongside leadership to strengthen governance, establish financial and contractual controls, align funding with project goals, and monitor performance throughout execution, helping projects stay on schedule, within budget, and aligned with community priorities.



Succession planning

An aging workforce, rising retirement rates, and competition for specialized talent make succession planning a fiscal and operational a priority for public sector organizations.

By identifying critical roles, assessing workforce risk, building internal talent pipelines, and integrating succession planning with broader workforce strategies, Baker Tilly helps organizations preserve institutional knowledge and maintain continuity, today, and into the future.



Economic development

Successful economic development depends on disciplined planning, sound financial analysis and coordinated execution. Public sector leaders must balance incentives, infrastructure investment, funding opportunities and stakeholder priorities while maintaining fiscal responsibility.

Baker Tilly's supports local governments with strategic and financial planning, incentive structuring and negotiation, tax increment financing administration, project financing, grant strategy, and economic and fiscal impact analysis. This integrated approach helps leaders move from vision to action, strengthening communities and advancing sustainable, long-term growth.

Management representation letter

July XX, 2026

Baker Tilly US, LLP
790 N Water St, Suite 2000
Milwaukee, Wisconsin 53202

Dear Baker Tilly US, LLP:

We are providing this letter in connection with your audit of the financial statements of the Village of Fox Point as of December 31, 2025 and for the year then ended for the purpose of expressing opinions as to whether the financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village and the respective changes in financial position and cash flows, where applicable, in conformity with accounting principles generally accepted in the United States of America (GAAP). We confirm that we are responsible for the fair presentation of the previously mentioned financial statements in conformity with accounting principles generally accepted in the United States of America. We are also responsible for adopting sound accounting policies, establishing and maintaining internal control over financial reporting, and preventing and detecting fraud.

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

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

Financial Statements

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated November 22, 2021, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP.
- 2) The financial statements referred to above are fairly presented in conformity with accounting principles generally accepted in the United States of America. We have engaged you to advise us in fulfilling that responsibility. The financial statements include all properly classified funds of the primary government and all component units required by accounting principles generally accepted in the United States of America to be included in the financial reporting entity.
- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.

- 5) Significant assumptions we used in making accounting estimates, including those measured at fair value, if any, are reasonable in accordance with U.S. GAAP.
- 6) All events subsequent to the date of the financial statements and for which accounting principles generally accepted in the United States of America require adjustment or disclosure have been adjusted or disclosed. No other events, including instances of noncompliance, have occurred subsequent to the financial statement date and through the date of this letter that would require adjustment to or disclosure in the aforementioned financial statements.
- 7) All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- 8) All known audit and bookkeeping adjustments have been included in our financial statements, and we are in agreement with those adjustments.
- 9) There are no known or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements. There are no unasserted claims or assessments that our lawyer has advised us are probable of assertion and must be disclosed in accordance with accounting principles generally accepted in the United States of America.
- 10) Guarantees, whether written or oral, under which the Village is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

- 11) We have provided you with:
 - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as financial records and related data, documentation, and other matters.
 - b) Additional information that you have requested from us for the purpose of the audit.
 - c) Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
 - d) Minutes of the meetings of the Village Board or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 12) We have not completed an assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- 13) We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - a) Management,
 - b) Employees who have significant roles in internal control, or
 - c) Others where the fraud could have a material effect on the financial statements.
- 14) We have no knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, regulators, or others.

- 15) We have no knowledge of known instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
- 16) There are no related parties or related party relationships and transactions, including side agreements, of which we are aware.

Other

- 17) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 18) We have a process to track the status of audit findings and recommendations.
- 19) We have identified to you any previous financial audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- 20) We have provided our views on reported findings, conclusions, and recommendations, as well as our planned corrective actions, for our report.
- 21) The Village of Fox Point has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources or fund balance or net position.
- 22) We are responsible for compliance with federal, state, and local laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits, debt contracts, and IRS arbitrage regulations; and we have identified and disclosed to you all federal, state, and local laws, regulations and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.
- 23) There are no:
 - a) Violations or possible violations of budget ordinances, federal, state, and local laws or regulations (including those pertaining to adopting, approving and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, or for reporting on noncompliance, except those already disclosed in the financial statement, if any.
 - b) Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by accounting principles generally accepted in the United States of America.
 - c) Nonspendable, restricted, committed, or assigned fund balances that were not properly authorized and approved.
 - d) Rates being charged to customers other than the rates as authorized by the applicable authoritative body.
 - e) Violations of restrictions placed on revenues as a result of bond resolution covenants such as revenue distribution or debt service funding.

- 24) As part of your audit, you assisted with the preparation of the financial statements. We acknowledge our responsibility as it relates to those non-audit services, including that we assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved, and accepted responsibility for those financial statements.
- 25) We have made all management decisions and performed all management functions in relation to the nonattest services provided by Baker Tilly US, LLP or Baker Tilly Advisory Group, LP, as identified in the engagement letter or an addendum to the engagement letter. We have designated Mary Carthell, Finance Manager, an employee with suitable skill, knowledge, and/or experience to oversee the services received. Furthermore, we have established and maintained internal controls, including monitoring activities related to the nonattest services provided by Baker Tilly US, LLP or Baker Tilly Advisory Group, LP, and we have evaluated and accept responsibility for the adequacy and results of the nonattest services received.

The nonattest services provided by Baker Tilly US, LLP or Baker Tilly Advisory Group, LP, are listed below.

- a) Financial statement preparation
- b) Compiled regulatory reports
- c) Utility rate consulting

None of these nonattest services constitute an audit under generally accepted auditing standards, including *Government Auditing Standards*.

- 26) The Village of Fox Point has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
- 27) The Village of Fox Point has complied with all aspects of contractual agreements that would have a material effect on the financial statement in the event of noncompliance.
- 28) The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations, if any. Component units have been properly presented as either blended or discrete.
- 29) The financial statements properly classify all funds and activities.
- 30) All funds that meet the quantitative criteria in GASB Statement No. 34 and No. 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- 31) Components of net position (net investment in capital assets; restricted; and unrestricted) and components of fund balance (nonspendable, restricted, committed, assigned and unassigned) are properly classified and, if applicable, approved.
- 32) Provisions for uncollectible receivables, if any, have been properly identified and recorded.
- 33) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.

- 34) Revenues are appropriately classified in the statement of activities within program revenues and general revenues.
- 35) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- 36) Provision, when material, has been made to reduce excess or obsolete inventories to their estimated net realizable value.
- 37) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated/amortized. Any known impairments have been recorded and disclosed.
- 38) Tax-exempt bonds issued have retained their tax-exempt status.
- 39) We have appropriately disclosed the Village of Fox Point's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available and have determined that net position were properly recognized under the policy. We have also disclosed our policy regarding which resources (that is, restricted, committed, assigned or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available.
- 40) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
- 41) With respect to the supplementary information, (SI):
 - a) We acknowledge our responsibility for presenting the SI in accordance with accounting principles generally accepted in the United States of America, and we believe the SI, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the SI have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
 - b) If the SI is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.
- 42) We assume responsibility for, and agree with, the findings of specialists in evaluating the pension and post employment benefits and have adequately considered the qualifications of the specialists in determining the amounts and disclosures used in the financial statements and underlying accounting records. We did not give or cause any instructions to be given to specialists with respect to the values or amounts derived in an attempt to bias their work, and we are not otherwise aware of any matters that have had impact on the independence or objectivity of the specialists.
- 43) We assume responsibility for, and agree with, the information provided by the Wisconsin Retirement System as audited by the Legislative Audit Bureau relating to the net pension asset/liability and related deferred outflows and deferred inflows and have adequately considered the reasonableness of the amounts and disclosures used in the financial statements and underlying accounting records. We also assume responsibility for the census data that has been reported to the plan.
- 44) We have evaluated our ongoing operations and determined there are no concentrations or constraints meeting the requirements for disclosure under GASB Statement No. 102.

- 45) The auditing standards define an annual report as “a document, or combination of documents, typically prepared on an annual basis by management or those charged with governance in accordance with law, regulation, or custom, the purpose of which is to provide owners (or similar stakeholders) with information on the entity’s operations and the financial results and financial position as set out in the financial statements.” Among other items, an annual report contains, accompanies, or incorporates by reference the financial statements and the auditors’ report thereon. We confirm that we do not prepare and have no plans to prepare an annual report.

Sincerely,

Village of Fox Point

Signed: _____
Mr. Steve Kreklow, Village Manager

Signed: _____
Ms. Mary Carthell, Finance Manager

Client service team



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Accounting changes relevant to the Village of Fox Point

Future accounting standards update

GASB statement number	Description	Potentially impacts you	Effective date
103	Financial reporting model improvements	✓	12/31/26
104	Disclosure of certain capital assets	✓	12/31/26
105	Subsequent events	✓	12/31/27

Further information on upcoming [GASB pronouncements](#).

Changes to the financial reporting model

GASB Statement 103, *Financial Reporting Model Improvements*, builds on Statement 34 by providing key targeted improvements to the financial reporting model. Its requirements are designed to:

- Enhance the effectiveness of governmental financial reports in providing information essential for decision making and assessing a government's accountability, and
- Address certain application issues.

The targeted improvements contained in Statement 103 establish or modify existing accounting and financial reporting requirements related to:

- Management's discussion and analysis - While the overall requirements do not substantially change management's discussion and analysis, the modifications are meant to improve the analysis included in this section and provide details about the items that should be discussed as currently known facts, decisions, or conditions expected to have a significant financial effect in the subsequent period.
- Unusual or infrequent items (previously known as extraordinary and special items) - The new statement simplifies GASB literature by eliminating the separate presentation of extraordinary and special items. Under the requirement of Statement 103, applicable items will either be identified as unusual or infrequent, or both.
- Presentation of the proprietary fund statement of revenues, expenses and changes in fund net position - The changes are designed to improve consistency around the classification of items in these statements by better defining what should be included in operating revenues and expenses and nonoperating revenues and expenses including, for example, the addition of subsidies received or provided as a new category of nonoperating revenues and expenses.
- Major component unit information, and budgetary comparison information - Statement 103 is designed to improve the consistency of the reporting of major component unit information and budgetary comparison information by specifying required placement of that information.

Revisions to disclosures for certain capital assets

Governments are required to provide information on capital assets in the footnotes to the financial statements as outlined in GASB Statement No. 34. Recent standards have impacted the accounting and reporting for capital assets and as a result GASB issued Statement No. 104, *Disclosure of Certain Capital Assets* to provide enhanced disclosures for certain capital assets, including

- (a) Lease assets reported under Statement No. 87, intangible right-to-use assets reported under Statement No. 94 and subscription assets reported under Statement No. 96 should all be disclosed separately, and by major class of underlying asset. In addition, if there are any other intangible assets reported they should also be disclosed separately.
- (b) Capital assets that are held for sale should have the ending balance with separate disclosure for historical cost and related accumulated depreciation as well as any outstanding debt for which the asset is pledged as collateral disclosed by major class of asset. Assets held for sale are defined as those for which the government has decided to pursue the sale, and it is probable that the sale will be finalized within one year of the financial statement date.

While these changes are focused on footnote disclosures it is important to plan ahead to ensure the required information is available for implementation.

Updated guidance for the financial reporting of subsequent events

GASB Statement No. 105, *Subsequent Events*, which supersedes GASB Statement No. 56, is intended to enhance consistency in the application of requirements for subsequent events.

The Statement defines subsequent events as transactions or other events that occur after year end but before the date the financial statements are available to be issued. The date the financial statements are available to be issued is the date at which (a) the financial statements are complete in a form and format that complies with generally accepted accounting principles (GAAP) and (b) approvals necessary for issuance have been obtained, or typically the opinion date. The definition of subsequent events in this Statement modifies the subsequent events time frame throughout the GASB literature.

The Statement also clarifies:

- The different types of subsequent events (recognized and nonrecognized events)
- When note disclosures are required
- The information that should be included in those note disclosures

Material corrected misstatements

Description	Opinion unit	Amount
To adjust transfer from debt service fund to capital projects fund	Multiple opinion units	\$ 1,600,000
To reallocate debt issuance proceeds	Multiple opinion units	235,000
To reallocate debt premium	Multiple opinion units	109,298
To record current year Sewer fund capital asset activity	Sewer fund	400,221
To cover deficit in debt service fund	Multiple opinion units	478,014
To reallocate accounts payable to correct account	Water fund	99,186
To record contributed capital in Storm water fund	Storm water fund	369,678
To record current year Water fund capital asset activity	Water fund	3,845,073
To record current year Sewer fund capital asset activity	Sewer fund	508,915
To reallocate expenses to correct expense accounts	General fund	259,246
To record current year WRS activity	Multiple opinion units	91,638
To record NSWC current year activity	Water fund	144,930
To adjust property tax equivalent	Water fund	58,236

The remaining misstatements that were identified and corrected by management were not material individually or in the aggregate to the financial statements taken as a whole.

Two-way audit communications

As part of our audit of your financial statements, we are providing communications to you throughout the audit process. Auditing requirements provide for two-way communication and are important in assisting the auditor and you with more information relevant to the audit.

As this past audit is concluded, we use what we have learned to begin the planning process for next year's audit. It is important that you understand the following points about the scope and timing of our next audit:

- a. We address the significant risks of material misstatement, whether due to fraud or error, through our detailed audit procedures.
- b. We will obtain an understanding of the five components of internal control sufficient to assess the risk of material misstatement of the financial statements whether due to error or fraud, and to design the nature, timing and extent of further audit procedures. We will obtain a sufficient understanding by performing risk assessment procedures to evaluate the design of controls relevant to an audit of financial statements and to determine whether they have been implemented. We will use such knowledge to:
 - Identify types of potential misstatements
 - Consider factors that affect the risks of material misstatement
 - Design tests of controls, when applicable and substantive procedures
- c. We will not express an opinion on the effectiveness of internal control over financial reporting or compliance with laws, regulations and provisions of contracts or grant programs.
- d. The concept of materiality recognizes that some matters, either individually or in the aggregate, are important for fair presentation of financial statements in conformity with generally accepted accounting principles while other matters are not important. In performing the audit, we are concerned with matters that, either individually or in the aggregate, could be material to the financial statements. Our responsibility is to plan and perform the audit to obtain reasonable assurance that material misstatements, whether caused by errors or fraud, are detected.

Our audit will be performed in accordance with auditing standards generally accepted in the United States of America.

We are very interested in your views regarding certain matters. Those matters are listed here:

- a. We typically will communicate with your top level of management unless you tell us otherwise.
- b. We understand that the governing board has the responsibility to oversee the strategic direction of your organization, as well as the overall accountability of the entity. Management has the responsibility for achieving the objectives of the entity.
- c. We need to know your views about your organization's objectives and strategies, and the related business risks that may result in material misstatements.
- d. We anticipate that the Village will receive an unmodified opinion on its financial statement.
- e. Which matters do you consider warrant particular attention during the audit, and are there any areas where you request additional procedures to be undertaken?
- f. Have you had any significant communications with regulators or grantor agencies?
- g. Are there other matters that you believe are relevant to the audit of the financial statements?

Also, is there anything that we need to know about the attitudes, awareness and actions of the governing body concerning:

- a. The entity's internal control and its importance in the entity, including how those charged with governance oversee the effectiveness of internal control?
- b. The detection or the possibility of fraud?

We also need to know if you have taken actions in response to developments in financial reporting, laws, accounting standards, governance practices or other related matters, or in response to previous communications with us.

With regard to the timing of our audit, here is some general information. If necessary, we may do preliminary financial audit work during the months of October-December, and sometimes early in January. Our final financial fieldwork is scheduled during the spring to best coincide with your readiness and report deadlines. After fieldwork, we wrap up our financial audit procedures at our office and may issue drafts of our report for your review. Final copies of our report and other communications are issued after approval by your staff. This is typically 6-12 weeks after final fieldwork, but may vary depending on a number of factors.

Keep in mind that while this communication may assist us with planning the scope and timing of the audit, it does not change the auditor's sole responsibility to determine the overall audit strategy and the audit plan, including the nature, timing and extent of procedures necessary to obtain sufficient appropriate audit evidence.

We realize that you may have questions on what this all means, or wish to provide other feedback. We welcome the opportunity to hear from you.

Village of Fox Point

Financial Statements and
Supplementary Information

December 31, 2025

Village of Fox Point

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Independent Auditors' Report

To the Village Board of
Village of Fox Point

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village of Fox Point (the Village), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village of Fox Point, Wisconsin, as of December 31, 2025 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements. The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects, in relation to the basic financial statements as a whole.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Village of Fox Point

Management's Discussion and Analysis

December 31, 2025

(Unaudited)

The Village of Fox Point (Village) offers the readers of the Village's financial statements this narrative overview and analysis of the financial activities for the fiscal year ended December 31, 2025. The discussion and analysis presents the highlights of financial activities and financial position for the Village. Since the analysis focuses on significant financial issues, major financial activities and resulting changes in financial position, budget changes and variances from the budget and specific issues related to funds and the economic factors currently affecting the Village, please read it in conjunction with the Village's financial statements following this section.

Financial Highlights

- The assets and deferred outflows of resources of the Village exceeded its liabilities and deferred inflows of resources at the close of the fiscal year ended December 31, 2025 by \$39,732,040. Of this amount, the governmental activities net position totaled \$13,115,788, while the business-type activities net position totaled \$26,616,252.
- The Village's total net position increased by \$232,504, governmental net position decreased by \$61,224 and the business-type net position increased by \$293,728.
- As of December 31, 2025, the Village's governmental funds reported combined ending fund balances of \$5,970,460 an increase of \$456,119 in comparison with the prior fiscal year. Approximately 69% of this total amount, \$4,061,382, is fund balance that is committed and unassigned and therefore available for spending at the government's discretion.
- As of December 31, 2025, the total unassigned fund balance for the General Fund was \$3,847,736 or 49% of total General Fund expenditures of \$7,855,196.
- As of December 31, 2025, the Village's proprietary funds reported combined total net position of \$26,616,252 an increase of \$293,728 in comparison with the prior fiscal year and a total unrestricted net position of \$5,771,412.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Village's basic financial statements. The Village's basic financial statements comprise three components: (1) Government-wide financial statements, (2) Fund financial statements and (3) Notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the Village's finances, in a manner similar to a private-sector business. The government-wide financial statements include a statement of net position and a statement of activities. These statements provide both long-term and short-term information about the Village's overall financial status.

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

Village of Fox Point

Management's Discussion and Analysis

December 31, 2025

(Unaudited)

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

These government-wide financial statements distinguish governmental activities of the Village that are principally supported by taxes and intergovernmental revenues, such as grants, from business-type activities that are intended to recover all or a significant portion of their costs through user fees and charges. Governmental activities include general government, public safety, public works, health and human services, leisure activities and conservation and development. Business-type activities include Water, Sewer and Storm Water Utilities.

The government-wide financial statements are presented on pages 1 - 2 of this report.

Fund Financial Statements

Traditional users of the Village's financial statements will find the fund financial statement presentation to be more familiar. The focus is now on major funds rather than fund types.

The fund financial statements are designed to report information about groupings of related accounts that are used to maintain control over resources that have been segregated for specific activities or objectives. The Village, like other state and local governments, uses fund accounting to insure and demonstrate compliance with finance-related legal requirements.

Within the basic financial statements, fund financial statements focus on the Village's most significant funds rather than the Village as a whole. Major funds are separately reported while all other funds are combined into a single, aggregated presentation. Individual fund data for nonmajor funds is provided in the form of combined statements in a later section of this report.

All of the funds of the Village can be divided into three categories: governmental funds, proprietary funds and fiduciary funds.

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

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

A budgetary comparison statement is included for the General Fund, which is a major fund. Data from the nonmajor governmental funds is combined into a single, aggregated presentation. Individual fund data for each of these nonmajor funds is provided in the form of combining statements located within the supplementary information following the notes to the financial statements. These statements and schedules demonstrate compliance with the Village's adopted and final revised budget.

Village of Fox Point

Management's Discussion and Analysis

December 31, 2025

(Unaudited)

The basic governmental fund financial statements are presented on pages 3 - 6 of this report.

Proprietary Funds - Proprietary funds are generally used to account for services for which the Village charges customers a fee and are reported in the fund financial statements. There are two kinds of proprietary funds. These are enterprise funds and internal service funds. Enterprise funds essentially encompass the same functions reported as business-type activities in the government-wide statements. The Village uses enterprise funds to account for its water, sewer and storm water operations, which provide services to customers external to the Village organization. Internal service funds provide services and charge fees to customers within the Village organization. The Village of Fox Point has no internal service funds.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The Water Utility, Sewer Utility and Storm Water Utility Funds are major funds and are therefore presented separately within the proprietary fund financial statements.

The basic proprietary fund financial statements can be found on pages 7 - 11 of this report.

Fiduciary Funds - Fiduciary funds are used to account for resources held for the benefit of parties outside the Village government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the Village's own programs. Total assets of the fiduciary funds were \$30,476,747. The basic fiduciary fund financial statement can be found on pages 12 - 13 of this report.

Notes to the Financial Statements - The accompanying notes to the financial statements provide information essential to a full understanding of the government-wide and fund financial statements. The notes to the financial statements begin on page 15 of this report.

The combining statements referred to earlier in connection with nonmajor governmental funds are presented following the notes to the financial statements. Combining and individual fund statements and schedules can be found on pages 65 - 66 of this report.

Government-Wide Financial Analysis

Over time, net position may serve as a useful indicator of a government's financial position. The following table reflects the condensed Statement of Net Position. In the case of the Village of Fox Point, assets exceeded liabilities by \$39,732,040.

Village of Fox Point

Management's Discussion and Analysis
December 31, 2025
(Unaudited)

Village of Fox Point's Summary of Net Position

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Current and other assets	\$ 17,141,082	\$ 17,430,578	\$ 6,495,299	\$ 6,018,373	\$ 23,636,381	\$ 23,448,951
Capital assets	24,301,671	24,188,590	31,257,089	28,280,004	55,558,760	52,468,594
Total assets	41,442,753	41,619,168	37,752,388	34,298,377	79,195,141	75,917,545
Pension/ OPEB deferred outflows	2,391,015	3,278,330	224,990	312,745	2,616,005	3,591,075
Deferred loss on refunding	-	5,646	-	-	-	5,646
Total deferred outflows	2,391,015	3,283,976	224,990	312,745	2,616,005	3,596,721
Total assets and deferred outflows of resources	\$ 43,833,768	\$ 44,903,144	\$ 37,977,378	\$ 34,611,122	\$ 81,811,146	\$ 79,514,266
Long-term liabilities	\$ 15,938,741	\$ 16,424,210	\$ 9,223,952	\$ 6,617,795	\$ 25,162,693	\$ 23,042,005
Other liabilities	3,514,214	3,607,598	2,040,851	1,499,259	5,555,065	5,106,857
Total liabilities	19,452,955	20,031,808	11,264,803	8,117,054	30,717,758	28,148,862
Unearned revenues	9,826,931	9,538,641	-	-	9,826,931	9,538,641
Pension/OPEB deferred inflows	1,413,849	2,127,096	96,323	171,544	1,510,172	2,298,640
Deferred gain on refunding	24,245	28,587	-	-	24,245	28,587
Total deferred inflows	11,265,025	11,694,324	96,323	171,544	11,361,348	11,865,868
Net investment in capital assets	13,125,999	12,425,778	20,844,840	21,010,074	31,212,285	30,741,107
Restricted	821,778	773,493	-	-	821,778	773,493
Unrestricted (deficit)	(831,989)	(22,259)	5,771,412	5,312,450	7,697,977	7,984,936
Total net position	13,115,788	13,177,012	26,616,252	26,322,524	39,732,040	39,499,536
Total liabilities, deferred inflows of resources and net position	\$ 43,833,768	\$ 44,903,144	\$ 37,977,378	\$ 34,611,122	\$ 81,811,146	\$ 79,514,266

The largest portion of the Village of Fox Point's net position reflects its net investment in capital assets (e.g., land, buildings, machinery and equipment, infrastructure). The Village of Fox Point uses these capital assets to provide services to citizens and these assets are not available for future spending. Although the investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Total net position for governmental activities decreased by \$61,224 during the current fiscal year.

Total net position for business-type activities increased by \$293,728 during the current fiscal year.

Village of Fox Point

Management's Discussion and Analysis

December 31, 2025

(Unaudited)

The table below provides a summary of the Village's changes in net position.

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenues						
Program revenues:						
Charges for services	\$ 569,456	\$ 743,473	\$ 3,899,499	\$ 3,873,970	\$ 4,468,955	\$ 4,617,443
Operating grants and contributions	890,660	1,454,083	-	25,565	890,660	1,479,648
Capital grants and contributions	-	1,110,259	-	20,445	-	1,130,704
General revenues:						
Property and other taxes	7,936,986	7,936,990	-	-	7,936,986	7,936,990
Intergovernmental revenues	534,781	483,532	-	-	534,781	483,532
Investment income	461,950	412,198	97,059	108,707	559,009	520,905
Other	202,153	254,559	-	1,018	202,153	255,577
Total revenues	10,595,986	12,395,094	3,996,558	4,029,705	14,592,544	16,424,799
Expenses:						
General government	1,536,503	1,363,649	-	-	1,536,503	1,363,649
Public safety	4,754,245	4,634,537	-	-	4,754,245	4,634,537
Public works	2,681,476	2,826,829	-	-	2,681,476	2,826,829
Health and human services	59,979	58,688	-	-	59,979	58,688
Culture, education and recreation	1,065,647	488,121	-	-	1,065,647	488,121
Conservation and development	86,234	55,579	-	-	86,234	55,579
Interest and fiscal charges	498,215	394,876	-	-	498,215	394,876
Water utility	-	-	1,551,324	1,460,006	1,551,324	1,460,006
Sewer utility	-	-	1,119,170	1,057,350	1,119,170	1,057,350
Storm water utility	-	-	1,007,247	875,601	1,007,247	875,601
Total expenses	10,682,299	9,822,279	3,677,741	3,392,957	14,360,040	13,215,236
Transfers	25,089	(2,293,593)	(25,089)	2,293,593	-	-
Change in net position	(61,224)	279,222	293,728	2,930,341	232,504	3,209,563
Net Position, Beginning	13,177,012	12,897,790	26,322,524	23,392,183	39,499,536	36,289,973
Net Position, Ending	\$ 13,115,788	\$ 13,177,012	\$ 26,616,252	\$ 26,322,524	\$ 39,732,040	\$ 39,499,536

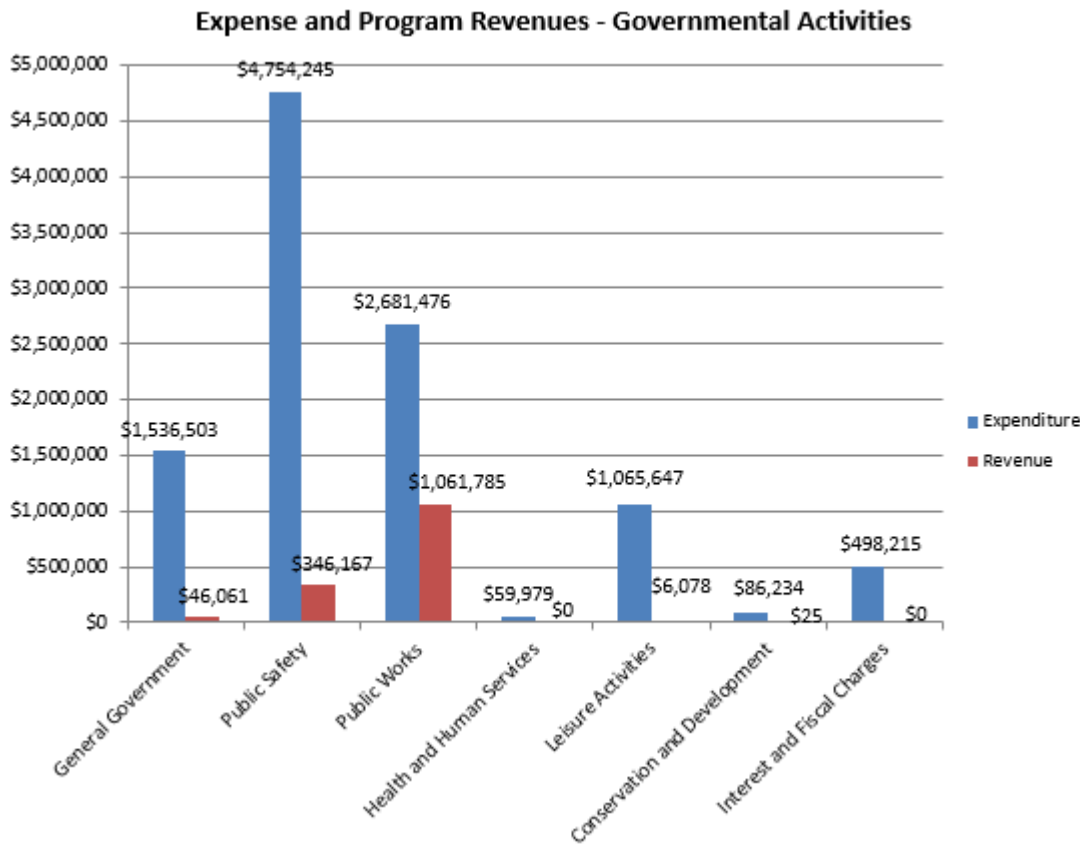
The above condensed summary of the Village's governmental and business-type activities for the period ended December 31, 2025 reflects net position increasing by \$232,504. The prior period is also included for comparative purposes.

Village of Fox Point

Management's Discussion and Analysis
December 31, 2025
(Unaudited)

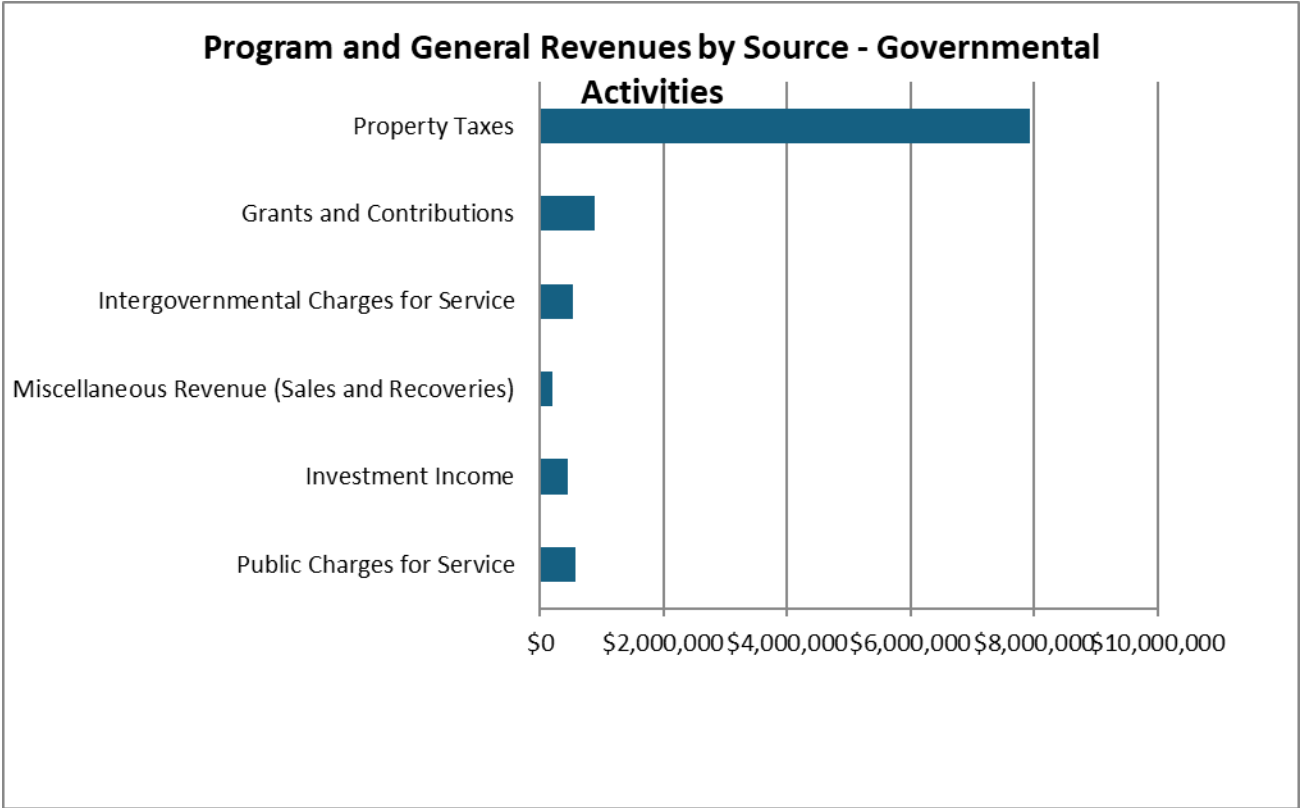
Governmental Activities

Governmental activities decreased the Village of Fox Point's net position by \$61,224.



This graph shows the total 2025 governmental activities cost of \$10,682,299 for this year. Of the total amount, public works accounts for \$2,681,476 of the cost and public safety accounts for \$4,754,245 of the cost. Additional activities expenditures include general government at \$1,536,503, leisure activities at \$1,065,647, conservation and development at \$86,234 and health and human services at \$59,979. Interest and fiscal charges accounted for \$498,215 of total activity expenses.

The graph also shows how much of the governmental activities cost is covered by program revenues. The costs that are not covered by program revenue must be covered by taxes, other general revenue or transfers.

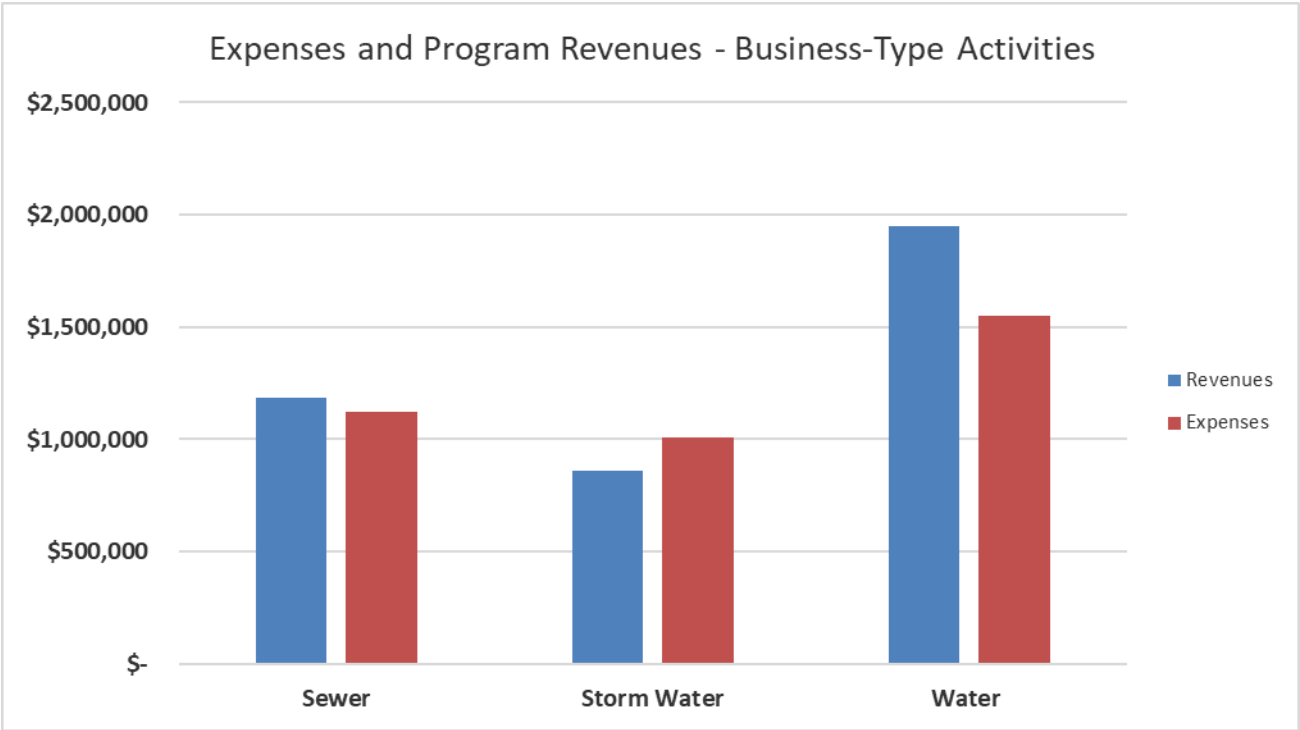


As graphically portrayed above, the Village in 2025 received a significant amount of its revenue -75% - from property taxes. The Village is also reliant on grants and charges for services to support its governmental operations. These revenue sources provide 8 & 5%, respectively, of the governmental activities revenue.

Village of Fox Point

Management's Discussion and Analysis
December 31, 2025
(Unaudited)

Proprietary Funds - Proprietary Funds or Business-type activities increased the Village of Fox Point's net position by \$293,728.



The above graph shows total business-type activities cost of \$3,677,741 for this year. Water expenses comprised \$1,551,324 or 42% of the cost, Sewer expenses accounted for \$1,119,170 or 30% and Storm Water expenses consisted of \$1,007,247 or 27% of the cost.

The graph also shows how much of the business-type activities cost is covered by program revenues. Revenue for business-type activities exceeded expenditures by 8%. The additional revenue is the result of the Village's continued effort to gradually build additional cash reserves to permit cash-financing of capital projects in the future.

As shown above, in 2025, the Village's business-type activities - water, sewer and storm water utilities - received the vast majority of its revenue from charges for services. Charges for services totaled \$3,746,898. Interest income, capital grants and contributions and miscellaneous income account for the remaining balance of business-type activities revenue.

Village of Fox Point

Management's Discussion and Analysis

December 31, 2025

(Unaudited)

Financial Analysis of the Governmental Funds

Governmental Funds - The focus of the Village of Fox Point's governmental funds is to provide information on short-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the Village's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of a fiscal year.

As of December 31, 2025, the Village of Fox Point's governmental funds - General Fund, Debt Service, Capital Projects Fund and Nonmajor Governmental Funds - reported a combined ending fund balances of \$5,970,460. Of this amount, \$1,909,078 is restricted or nonspendable to indicate that the funds are not available for spending because it has already been restricted to pay for debt (\$885,370), restricted for capital projects (\$929,951) and prepaid health insurance premiums and delinquent personal property taxes (\$93,757). The fund balance also includes \$4,061,382 that is available for spending at the government's discretion (committed and unassigned fund balance). Of this amount, \$213,646 is committed for use in the Nonmajor Governmental Funds and \$3,847,736 remains unassigned in the general fund. The unassigned fund balance represents 21% of the governmental fund expenditures. Total fund balance represents approximately 32% of the governmental fund expenditures in comparison.

The General Fund is the chief operating fund of the Village of Fox Point. At the end of the 2025 year, unassigned fund balance of the General Fund was \$3,847,736 while the nonspendable General Fund balance was \$93,757. During the 2025 year, the fund balance of the Village of Fox Point's General Fund decreased by \$407,752 due to higher-than-expected expenditures and lower than expected expenditures in a number of areas.

The Capital Projects Fund provides funding for capital projects relating to Village-owned capital assets and capital equipment. The ending fund balance was \$929,951, an increase of \$929,951 from the 2024 ending fund balance of \$0.

The remaining funds are comprised of the Village's Special Revenue Funds (Recycling Fund, Pool Fund, Inspection Fund) and the Debt Service Fund. The Special Revenue Funds account for grants and fees designated for major Village programs - recycling, municipal pool and inspection services. The Debt Service Fund is used to account for general obligation debt that is supported by property tax revenues. At the end of 2025, the fund balance of the nonmajor funds decreased by \$66,080. During 2025, the special revenue funds generated \$459,539 in revenue, primarily from intergovernmental sources (\$58,585), charges for services (\$190,634) and licenses and permit fees (\$208,680). Total expenditures were \$598,047 with the majority - \$188,694- for inspection services, \$296,072- for recycling operations and \$113,281 - for pool operations.

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

Unrestricted net position at the end of the year amounted to \$2,154,391 for the Water Utility Fund, \$1,101,280 for the Sewer Utility Fund and \$2,515,741 for the Storm Water Utility Fund. The change in net position was an increase of \$112,473 for the Water Utility Fund, an increase of \$63,355 for the Sewer Utility Fund and an increase of \$117,900 for the Storm Water Utility Fund. Other factors concerning the finances of these funds have already been addressed in the discussion of the Village of Fox Point's business-type activities.

Village of Fox Point

Management's Discussion and Analysis

December 31, 2025

(Unaudited)

General Fund Budgetary Highlights

The General Fund budget is adopted at the fund level of expenditure. Budget amendments were made in 2025. The Village's General Fund ended the year with an unfavorable variance in revenues and an unfavorable variance in expenditures. Revenues and other financing sources were over budget \$53,144; expenditures and other financing uses were \$762,217 over the final budget.

Capital Asset and Debt Administration

Capital Assets - The Village of Fox Point's investment in capital assets for its governmental and business type activities as of December 31, 2025 amounted to \$55,558,760 (net of accumulated depreciation). This investment in capital assets includes land, land improvements, construction in progress buildings, improvements other than buildings, machinery and equipment and infrastructure such as roads, storm sewers and bridges. The following table provides a summary of the Village's capital assets. Additional information on the Village of Fox Point's capital assets can be found in Note 3 in the notes to the financial statements.

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Land & land improvements	\$ 10,911,947	\$ 10,911,947	\$ 26,561	\$ 26,561	\$ 10,938,508	\$ 10,938,508
Building and system	5,375,772	5,225,587	1,553,185	1,549,821	6,928,957	6,775,408
Machinery & equipment	4,727,801	6,270,652	682,313	652,061	5,410,114	6,922,713
Infrastructure	12,639,013	12,549,750	42,053,195	39,497,105	54,692,208	52,046,855
Construction in progress	631,036	109,519	1,313,771	127,760	1,944,807	237,279
Subtotal	34,285,569	35,067,455	45,629,025	41,853,308	79,914,594	76,920,763
Less accumulated depreciation	(9,983,898)	(10,878,865)	(14,371,936)	(13,573,304)	(24,355,834)	(24,452,169)
Total	<u>\$ 24,301,671</u>	<u>\$ 24,188,590</u>	<u>\$ 31,257,089</u>	<u>\$ 28,280,004</u>	<u>\$ 55,558,760</u>	<u>\$ 52,468,594</u>

Long-Term Debt - At the end of the 2025 fiscal year, the Village of Fox Point had total bonded debt outstanding of \$25,338,533. This entire amount is backed by the full faith and credit of the Village.

Village of Fox Point's Outstanding Debt

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
General obligation bonds and notes	\$ 15,071,703	\$ 15,036,403	\$ 10,266,830	\$ 7,322,130	\$ 25,338,533	\$ 22,358,533
Total	<u>\$ 15,071,703</u>	<u>\$ 15,036,403</u>	<u>\$ 10,266,830</u>	<u>\$ 7,322,130</u>	<u>\$ 25,338,533</u>	<u>\$ 22,358,533</u>

The Village of Fox Point maintains a bond rating of Aaa from Moody's Investor Service.

Wisconsin state statutes limit the amount of general obligation debt a governmental entity may issue to 5% of its equalized valuation. The current debt limitation for the Village of Fox Point is \$83,846,105 of which the Village has used \$25,338,533 or 30.2%.

Additional information on the Village of Fox Point's long-term debt can be found in Note 3 in the notes to the financial statements.

Village of Fox Point

Management's Discussion and Analysis
December 31, 2025
(Unaudited)

Economic Factors and Next Year's Budgets and Rates

The Village will continue to monitor tax exempt rates and interest rate sensitivity looking into 2026. If tax exempt bond rates increase to a yet to be determined level, the Village may consider utilizing a richer blend of its unrestricted cash with debt to fund capital projects.

Requests for Information

This financial report is designed to provide a general overview of the Village of Fox Point's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or request for additional information should be addressed to the Village's Finance Department, at 7200 N. Santa Monica Blvd., Fox Point, Wisconsin 53217.

BASIC FINANCIAL STATEMENTS

Village of Fox Point

Statement of Net Position
December 31, 2025

	Governmental Activities	Business-Type Activities	Total
Assets and Deferred Outflows of Resources			
Assets			
Cash and investments	\$ 7,085,804	\$ 4,986,949	\$ 12,072,753
Taxes receivable	8,336,907	-	8,336,907
Delinquent personal property taxes	9,860	-	9,860
Accounts receivable	104,514	726,075	830,589
Lease receivable	1,629,827	-	1,629,827
Internal balances	(134,685)	134,685	-
Prepaid items	108,855	-	108,855
Inventories	-	33,313	33,313
Equity in North Shore Water Commission	-	289,669	289,669
Cash and investments, restricted	-	324,608	324,608
Capital assets:			
Land and right of way	5,856,476	26,561	5,883,037
Construction in progress	631,036	1,313,771	1,944,807
Other capital assets	27,798,057	44,288,693	72,086,750
Less accumulated depreciation/amortization	(9,983,898)	(14,371,936)	(24,355,834)
Total assets	41,442,753	37,752,388	79,195,141
Deferred Outflows of Resources			
Pension and OPEB related amounts	2,391,015	224,990	2,616,005
Total deferred outflows of resources	2,391,015	224,990	2,616,005
Liabilities, Deferred Inflows of Resources and Net Position			
Liabilities			
Accounts payable and accrued expenses	1,364,564	958,776	2,323,340
Due to other governmental units	27,004	-	27,004
Deposits	83,125	-	83,125
Noncurrent liabilities:			
Due within one year	2,022,208	1,095,379	3,117,587
Due in more than one year	15,956,054	9,210,648	25,166,702
Total liabilities	19,452,955	11,264,803	30,717,758
Deferred Inflows of Resources			
Deferred gain on refunding	24,245	-	24,245
Subsequent years tax levy	8,197,104	-	8,197,104
Pension and OPEB related amounts	1,413,849	96,323	1,510,172
Unearned lease revenue	1,629,827	-	1,629,827
Total deferred inflows of resources	11,265,025	96,323	11,361,348
Net Position			
Net investment in capital assets	13,125,999	20,844,840	31,212,285
Restricted for:			
Debt service	754,367	-	754,367
Capital projects	67,411	-	67,411
Unrestricted (deficit)	(831,989)	5,771,412	7,697,977
Total net position	\$ 13,115,788	\$ 26,616,252	\$ 39,732,040

See notes to financial statements

Village of Fox Point

Statement of Activities

Year Ended December 31, 2025

Functions/Programs	Program Revenues			Net (Expenses) Revenues and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Governmental activities:						
General government	\$ 1,536,503	\$ 46,061	\$ -	\$ (1,490,442)	\$ -	\$ (1,490,442)
Public safety	4,754,245	291,900	54,267	(4,408,078)	-	(4,408,078)
Public works	2,681,476	225,392	836,393	(1,619,691)	-	(1,619,691)
Health and human services	59,979	-	-	(59,979)	-	(59,979)
Culture, education and recreation	1,065,647	6,078	-	(1,059,569)	-	(1,059,569)
Conservation and development	86,234	25	-	(86,209)	-	(86,209)
Interest and fiscal charges	498,215	-	-	(498,215)	-	(498,215)
Total governmental activities	10,682,299	569,456	890,660	(9,222,183)	-	(9,222,183)
Business-type activities:						
Sewer utility	1,119,170	1,162,180	-	-	43,010	43,010
Water utility	1,551,324	1,908,032	-	-	356,708	356,708
Storm Water utility	1,007,247	829,287	-	-	(177,960)	(177,960)
Total business-type activities	3,677,741	3,899,499	-	-	221,758	221,758
Total	\$ 14,360,040	\$ 4,468,955	\$ 890,660	(9,222,183)	221,758	(9,000,425)
General Revenues						
Taxes:						
Property taxes, levied for general purposes				5,753,265	-	5,753,265
Property taxes, levied for debt service				2,148,135	-	2,148,135
Other taxes				35,586	-	35,586
Intergovernmental revenues not restricted to specific programs						
				534,781	-	534,781
Investment income				461,950	97,059	559,009
Miscellaneous				202,153	-	202,153
Total general revenues				9,135,870	97,059	9,232,929
Transfers				25,089	(25,089)	-
Change in net position				(61,224)	293,728	232,504
Net Position, Beginning				13,177,012	26,322,524	39,499,536
Net Position, Ending				\$ 13,115,788	\$ 26,616,252	\$ 39,732,040

See notes to financial statements

Village of Fox Point

Balance Sheet -
Governmental Funds
December 31, 2025

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Total</u>
Assets					
Cash and investments	\$ 4,487,966	\$ 885,370	\$ 1,473,769	\$ 238,698	\$ 7,085,803
Receivables:					
Taxes	5,933,769	2,406,681	-	-	8,340,450
Delinquent personal property tax	9,860	-	-	-	9,860
Accounts	23,379	-	43,750	37,385	104,514
Lease	1,629,827	-	-	-	1,629,827
Due from other funds	-	-	-	8,662	8,662
Prepaid items	83,897	-	24,958	-	108,855
	<u>12,168,698</u>	<u>3,292,051</u>	<u>1,542,477</u>	<u>284,745</u>	<u>17,287,971</u>
Total assets	<u>\$ 12,168,698</u>	<u>\$ 3,292,051</u>	<u>\$ 1,542,477</u>	<u>\$ 284,745</u>	<u>\$ 17,287,971</u>
Liabilities, Deferred Inflows of Resources and Fund Balances					
Liabilities					
Accounts payable	\$ 179,659	\$ -	\$ 612,526	\$ 5,256	\$ 797,441
Accrued liabilities	419,695	-	-	19,968	439,663
Deposits	37,250	-	-	45,875	83,125
Due to other funds	143,347	-	-	-	143,347
Due to other governments	27,004	-	-	-	27,004
	<u>806,955</u>	<u>-</u>	<u>612,526</u>	<u>71,099</u>	<u>1,490,580</u>
Total liabilities	<u>806,955</u>	<u>-</u>	<u>612,526</u>	<u>71,099</u>	<u>1,490,580</u>
Deferred Inflows of Resources					
Unearned lease revenue	1,629,827	-	-	-	1,629,827
Subsequent years tax levy	5,790,423	2,406,681	-	-	8,197,104
	<u>7,420,250</u>	<u>2,406,681</u>	<u>-</u>	<u>-</u>	<u>9,826,931</u>
Total deferred inflows of resources	<u>7,420,250</u>	<u>2,406,681</u>	<u>-</u>	<u>-</u>	<u>9,826,931</u>
Fund Balances					
Nonspendable	93,757	-	24,958	-	118,715
Restricted	-	885,370	904,993	-	1,790,363
Committed	-	-	-	213,646	213,646
Unassigned	3,847,736	-	-	-	3,847,736
	<u>3,941,493</u>	<u>885,370</u>	<u>929,951</u>	<u>213,646</u>	<u>5,970,460</u>
Total fund balances	<u>3,941,493</u>	<u>885,370</u>	<u>929,951</u>	<u>213,646</u>	<u>5,970,460</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 12,168,698</u>	<u>\$ 3,292,051</u>	<u>\$ 1,542,477</u>	<u>\$ 284,745</u>	<u>\$ 17,287,971</u>

See notes to financial statements

Village of Fox Point

Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position
December 31, 2025

Total Fund Balances, Governmental Funds \$ 5,970,460

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental funds are not financial resources and therefore are not reported in the funds.

Land	1,203,921
Land improvements	4,652,555
Construction in progress	631,036
Other capital assets	27,798,057
Less accumulated depreciation/amortization	(9,983,898)

Deferred outflows of resources related to pensions and OPEBs do not relate to current financial resources and are not reported in the governmental funds.	2,391,015
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Deferred inflows of resources related to pensions and OPEBs do not relate to current financial resources and are not reported in the governmental funds.	(1,413,849)
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Deferred gain on refunding does not relate to current financial resources and is not reported in the governmental funds.	(24,245)
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Some liabilities, including long-term debt, are not due and payable in the current period and, therefore, are not reported in the funds.

Bonds and notes payable	(15,071,703)
Accrued interest	(131,002)
Total OPEB obligation, Health Insurance	(380,171)
Total OPEB obligation, Life Insurance	(204,412)
Net pension liability, WRS	(374,377)
Unamortized debt premium	(721,267)
North Shore Fire Department obligations	(1,012,008)
Total pension liability, single-employer plan	<u>(214,324)</u>

Net Position of Governmental Activities \$ 13,115,788

Village of Fox Point

Statement of Revenues, Expenditures and Changes in Fund Balances -
 Governmental Funds
 Year Ended December 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Nonmajor Governmental Funds	Total
Revenues					
Taxes	\$ 5,788,851	\$ 2,148,135	\$ -	\$ -	\$ 7,936,986
Intergovernmental	1,101,404	-	1,012,296	58,585	2,172,285
Licenses and permits	88,064	-	-	208,680	296,744
Fines, forfeitures and penalties	87,722	-	-	-	87,722
Public charges for services	33,077	-	-	190,634	223,711
Intergovernmental charges for services	106,200	14,583	-	-	120,783
Investment income	398,452	13,235	50,263	-	461,950
Miscellaneous	103,857	400	280,273	1,640	386,170
Total revenues	7,707,627	2,176,353	1,342,832	459,539	11,686,351
Expenditures					
Current:					
General government	1,555,025	-	-	-	1,555,025
Public safety	4,273,469	-	-	188,694	4,462,163
Public works	1,596,026	-	-	296,072	1,892,098
Health and human services	59,979	-	-	-	59,979
Culture, recreation and education	302,820	-	-	113,281	416,101
Conservation and development	67,877	-	-	-	67,877
Capital outlay	-	-	2,930,067	-	2,930,067
Debt service:					
Principal	-	6,129,700	-	-	6,129,700
Interest and fiscal charges	-	430,342	116,513	-	546,855
Total expenditures	7,855,196	6,560,042	3,046,580	598,047	18,059,865
Excess (deficiency) of revenues over expenditures	(147,569)	(4,383,689)	(1,703,748)	(138,508)	(6,373,514)
Other Financing Sources (Uses)					
Transfers in	338,236	2,078,014	106,531	122,428	2,645,209
Transfers out	(600,442)	-	(1,600,000)	(50,000)	(2,250,442)
Proceeds from sale of capital assets	2,023	-	17,870	-	19,893
Premium on debt issued	-	140,675	109,298	-	249,973
Debt issued	-	2,165,000	4,000,000	-	6,165,000
Total other financing sources (uses)	(260,183)	4,383,689	2,633,699	72,428	6,829,633
Net change in fund balances	(407,752)	-	929,951	(66,080)	456,119
Fund Balances, Beginning	4,349,245	885,370	-	279,726	5,514,341
Fund Balances, Ending	\$ 3,941,493	\$ 885,370	\$ 929,951	\$ 213,646	\$ 5,970,460

See notes to financial statements

Village of Fox Point

Reconciliation of the Statement of Revenues, Expenditures
and Changes in Fund Balances of Governmental Funds
to the Statement of Activities
Year Ended December 31, 2025

Net Change in Fund Balances, Total Governmental Funds \$ 456,119

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Net Position the cost of these assets is capitalized and they are depreciated over their estimated useful lives and reported as depreciation expense in the Statement of Activities.

Capital outlay is reported as an expenditure in the fund financial statements but is capitalized in the government-wide financial statements	2,930,067
Some items reported as capital outlay were not capitalized	(1,249,092)
Capital assets contributed to storm water	(369,678)
Depreciation is reported in the government-wide financial statements	(908,960)
Net book value of assets retired	(289,255)

Receivables not currently available are reported as revenue when collected or currently available in the fund financial statements but are recognized as revenue when earned in the government-wide financial statements.

Project reimbursements	(1,110,259)
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Debt issued provides current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.

Debt issued	(6,165,000)
Principal repaid	6,129,700

Governmental funds report debt premiums and discounts as other financing sources (uses) or financing sources or uses. However, in the Statement of Net Position, these are reported as additions to or deductions from long-term debt. These are allocated over the period the debt is outstanding in the Statement of Activities and are reported as interest expense.

Debt premium on debt issued	(249,973)
Amortization of premium on debt issued	69,069

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

Compensated absences	819,396
North Shore Fire Department obligations	83,088
Accrued interest on debt	(19,125)
Net pension liability, WRS	(35,103)
Total pension liability, single-employer plan	3,235
Net OPEB liability, Life Insurance	40,467
Total OPEB liability, Health Insurance	(20,548)
Deferred outflows of resources related to pensions and OPEBs	(887,315)
Deferred inflows of resources related to pensions and OPEBs	713,247
Amortization of deferred loss on refunding	(5,646)
Amortization of deferred gain on refunding	4,342

Change in Net Position of Governmental Activities \$ (61,224)

Village of Fox Point

Statement of Net Position -
Proprietary Funds
December 31, 2025

	Business-Type Activities - Enterprise Funds			
	Water Utility	Sewer Utility	Storm Water Utility	Total
Assets and Deferred Outflows of Resources				
Current Assets				
Cash and investments	\$ 1,590,246	\$ 1,030,401	\$ 2,366,302	\$ 4,986,949
Accounts receivables	334,592	227,587	163,896	726,075
Due from other funds	62,294	43,236	29,155	134,685
Inventory	33,313	-	-	33,313
Restricted assets:				
Cash and investments	324,608	-	-	324,608
Total current assets	2,345,053	1,301,224	2,559,353	6,205,630
Noncurrent Assets				
Capital assets:				
Construction in progress	1,019,555	-	294,216	1,313,771
Property and equipment	23,576,417	10,038,848	10,673,428	44,288,693
Land	26,561	-	-	26,561
Less accumulated depreciation	(8,387,012)	(2,923,963)	(3,060,961)	(14,371,936)
Other assets:				
Equity in North Shore Water Commission	289,669	-	-	289,669
Total noncurrent assets	16,525,190	7,114,885	7,906,683	31,546,758
Total assets	18,870,243	8,416,109	10,466,036	37,752,388
Deferred Outflows of Resources				
Pension related amounts	116,349	71,726	36,915	224,990
Total deferred outflows of resources	116,349	71,726	36,915	224,990

See notes to financial statements

Village of Fox Point

Statement of Net Position -
Proprietary Funds
December 31, 2025

	Business-Type Activities - Enterprise Funds			
	Water Utility	Sewer Utility	Storm Water Utility	Total
Liabilities, Deferred Inflows of Resources and Net Position				
Liabilities				
Current liabilities:				
Accounts payable	\$ 346,100	\$ 448,719	\$ 10,127	\$ 804,946
Accrued wages	9,158	6,409	5,538	21,105
Accrued interest	76,213	9,344	20,560	106,117
Compensated absences	11,749	7,935	6,924	26,608
Current portion of long-term debt	701,800	144,300	249,279	1,095,379
Total current liabilities	1,145,020	616,707	292,428	2,054,155
Noncurrent liabilities:				
Long-term debt:				
General obligation bonds payable	6,487,396	769,055	1,915,000	9,171,451
Net pension liability	16,804	12,735	9,658	39,197
Total noncurrent liabilities	6,504,200	781,790	1,924,658	9,210,648
Total liabilities	7,649,220	1,398,497	2,217,086	11,264,803
Deferred Inflows of Resources				
Pension related amounts	38,779	29,824	27,720	96,323
Total deferred inflows of resources	38,779	29,824	27,720	96,323
Net Position				
Net investment in capital assets	9,144,202	5,958,234	5,742,404	20,844,840
Unrestricted	2,154,391	1,101,280	2,515,741	5,771,412
Total net position	\$ 11,298,593	\$ 7,059,514	\$ 8,258,145	\$ 26,616,252

See notes to financial statements

Village of Fox Point

Statement of Revenues, Expenses and Changes in Net Position -
 Proprietary Funds
 Year Ended December 31, 2025

	Business-Type Activities - Enterprise Funds			
	Water Utility	Sewer Utility	Storm Water Utility	Total
Operating Revenues				
Public charges for services	\$ 1,755,431	\$ 1,162,180	\$ 829,287	\$ 3,746,898
Other operating revenues	152,601	-	-	152,601
Total operating revenues	1,908,032	1,162,180	829,287	3,899,499
Operating Expenses				
Operation and maintenance	896,143	969,464	472,306	2,337,913
Depreciation/amortization	435,104	108,694	443,706	987,504
Taxes	16,826	4,661	-	21,487
Total operating expenses	1,348,073	1,082,819	916,012	3,346,904
Operating income (loss)	559,959	79,361	(86,725)	552,595
Nonoperating Revenues (Expenses)				
Investment income	44,001	20,345	32,713	97,059
Interest and fiscal charges	(203,251)	(37,002)	(91,235)	(331,488)
Amortization	-	651	-	651
Total nonoperating revenues (expenses)	(159,250)	(16,006)	(58,522)	(233,778)
Income (loss) before contributions and transfers	400,709	63,355	(145,247)	318,817
Contributions and Transfers				
Capital contributions - municipality	-	-	369,678	369,678
Transfers out	(288,236)	-	(106,531)	(394,767)
Total contributions and transfers	(288,236)	-	263,147	(25,089)
Change in net position	112,473	63,355	117,900	293,728
Net Position, Beginning	11,186,120	6,996,159	8,140,245	26,322,524
Net Position, Ending	<u>\$ 11,298,593</u>	<u>\$ 7,059,514</u>	<u>\$ 8,258,145</u>	<u>\$ 26,616,252</u>

See notes to financial statements

Village of Fox Point

Statement of Cash Flows -
 Proprietary Funds
 Year Ended December 31, 2025

	Business-Type Activities - Enterprise Funds			
	Water Utility	Sewer Utility	Storm Water Utility	Total
Cash Flows From Operating Activities				
Received from customers	\$ 1,930,888	\$ 1,208,008	\$ 832,657	\$ 3,971,553
Paid to suppliers for goods and services	(885,484)	(724,873)	(362,159)	(1,972,516)
Paid to employees for services	(326,062)	(167,518)	(124,429)	(618,009)
Net cash flows from operating activities	719,342	315,617	346,069	1,381,028
Cash Flows From Investing Activities				
Investment income	44,001	20,345	32,713	97,059
Net cash flows from investing activities	44,001	20,345	32,713	97,059
Cash Flows From Noncapital Financing Activities				
Paid to municipality for tax equivalent Transfers	(288,236)	-	-	(288,236)
	-	-	(106,531)	(106,531)
Net cash flows from noncapital financing activities	(288,236)	-	(106,531)	(394,767)
Cash Flows From Capital and Related Financing Activities				
Debt issued	3,450,000	235,000	-	3,685,000
Debt retired	(397,000)	(116,300)	(227,000)	(740,300)
Interest paid	(141,653)	(37,838)	(101,120)	(280,611)
Acquisition and construction of capital assets	(3,035,063)	(176,822)	(68,775)	(3,280,660)
Debt issue costs	(29,500)	-	-	(29,500)
Net cash flows from capital and related financing activities	(153,216)	(95,960)	(396,895)	(646,071)
Net change in cash and cash equivalents	321,891	240,002	(124,644)	437,249
Cash and Cash Equivalents, Beginning	1,592,963	790,399	2,490,946	4,874,308
Cash and Cash Equivalents, Ending	\$ 1,914,854	\$ 1,030,401	\$ 2,366,302	\$ 5,311,557

See notes to financial statements

Village of Fox Point

Statement of Cash Flows -
 Proprietary Funds
 Year Ended December 31, 2025

	Business-Type Activities - Enterprise Funds			
	Water Utility	Sewer Utility	Storm Water Utility	Total
Reconciliation of Operating Income (Loss) to Net Cash Flows From Operating Activities				
Operating income (loss)	\$ 559,959	\$ 79,361	\$ (86,725)	\$ 552,595
Adjustments to reconcile operating income (loss) to net cash flows from operating activities:				
Depreciation/amortization	435,104	108,694	443,706	987,504
Depreciation charged to other funds	13,073	-	-	13,073
Changes in assets, deferred outflows, liabilities and deferred inflows:				
Accounts receivable	13,002	49,777	5,570	68,349
Due from other funds	(3,219)	(3,949)	(2,200)	(9,368)
Inventories	(2,250)	-	-	(2,250)
Compensated absences	(528)	(576)	(634)	(1,738)
Accounts payable	(301,284)	77,413	(18,736)	(242,607)
Other current liabilities	(419)	(643)	115	(947)
Pension related deferrals and liabilities/assets	5,904	5,540	4,973	16,417
Net cash flows from operating activities	<u>\$ 719,342</u>	<u>\$ 315,617</u>	<u>\$ 346,069</u>	<u>\$ 1,381,028</u>
Reconciliation of Cash and Cash Equivalents to the Statement of Net Position, Proprietary Funds				
Cash and investments	\$ 1,590,246	\$ 1,030,401	\$ 2,366,302	\$ 4,986,949
Restricted cash and investments	<u>324,608</u>	<u>-</u>	<u>-</u>	<u>324,608</u>
Cash and cash equivalents	<u>\$ 1,914,854</u>	<u>\$ 1,030,401</u>	<u>\$ 2,366,302</u>	<u>\$ 5,311,557</u>
Noncash Capital and Related Financing Activities				
Equity in NSWC	<u>\$ 96,408</u>	<u>\$ -</u>	<u>\$ -</u>	
Amortization premium	<u>\$ -</u>	<u>\$ 651</u>	<u>\$ -</u>	
Capital assets paid with accounts payable	<u>\$ 265,927</u>	<u>\$ 253,651</u>	<u>\$ -</u>	
Capital assets contributed by municipality	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 369,678</u>	

See notes to financial statements

Village of Fox Point

Statement of Fiduciary Net Position -
Fiduciary Fund
December 31, 2025

	<u>Custodial Fund Tax Collection Fund</u>
Assets	
Cash and investments	\$ 18,505,037
Tax roll receivable	<u>11,971,710</u>
Total assets	<u>30,476,747</u>
Liabilities	
Accounts payable	5,155
Due to other taxing units	<u>30,471,592</u>
Total liabilities	<u>30,476,747</u>
Net Position	
Total net position	<u><u>\$ -</u></u>

Village of Fox Point

Statement of Changes in Fiduciary Net Position -
Fiduciary Fund
Year Ended December 31, 2025

	<u>Custodial Fund Tax Collection Fund</u>
Additions	
Tax collections on-behalf of underlying districts	\$ 25,740,257
Deductions	
Tax payments to underlying districts	<u>25,740,257</u>
Change in fiduciary net position	-
Net Position, Beginning	<u>-</u>
Net Position, Ending	<u><u>\$ -</u></u>

Village of Fox Point

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December 31, 2025

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Village of Fox Point

Notes to Financial Statements
December 31, 2025

1. Summary of Significant Accounting Policies

The accounting policies of the Village of Fox Point, Wisconsin (the Village) conform to accounting principles generally accepted in the United States of America as applicable to governmental units. The accepted standard-setting body for establishing governmental accounting and financial reporting principles is the Governmental Accounting Standards Board (GASB).

Reporting Entity

This report includes all of the funds of the Village. The reporting entity for the Village consists of the primary government and its component units. Component units are legally separate organizations for which the primary government is financially accountable or other organizations for which the nature and significance of their relationship with the primary government are such that their exclusion would cause the reporting entity's financial statements to be misleading. The Village has not identified any organizations that meet this criteria.

Government-Wide and Fund Financial Statements**Government-Wide Financial Statements**

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

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

Fund Financial Statements

Financial statements of the Village are organized into funds, each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts, which constitute its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position/fund balance, revenues and expenditures/expenses.

Funds are organized as major funds or nonmajor funds within the governmental and proprietary statements. An emphasis is placed on major funds within the governmental and proprietary categories. A fund is considered major if it is the primary operating fund of the Village or meets the following criteria:

- a. Total assets/deferred outflows of resources, liabilities/deferred inflows of resources, revenues or expenditures/expenses of that individual governmental or enterprise fund are at least 10% of the corresponding total for all funds of that category or type, and
- b. The same element of the individual governmental or enterprise fund that met the 10% test is at least 5% of the corresponding total for all governmental and enterprise funds combined.

Village of Fox Point

Notes to Financial Statements
December 31, 2025

- c. In addition, any other governmental or enterprise fund that the Village believes is particularly important to financial statement users may be reported as a major fund.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The Village reports the following major governmental funds:

General Fund

General Fund accounts for the Village's primary operating activities. It is used to account for and report all financial resources except those accounted for and reported in another fund.

Debt Service Fund

Debt Service Fund is used to account for and report financial resources that are restricted, committed or assigned to expenditure for the payment of general long-term debt principal, interest and related costs, other than TID or enterprise debt.

Capital Projects Fund

Capital Projects Fund is used to account for and report financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other capital assets for the capital program.

Enterprise Funds

The Village reports the following major enterprise funds:

Water Utility accounts for operations of the Water system.

Sewer Utility accounts for operations of the Sewer system.

Storm Water Utility Fund accounts for operations of the Storm water system.

The Village reports the following nonmajor governmental funds:

Special Revenue Funds

Special Revenue Funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes (other than debt service or capital projects).

Recycling
Inspection

Pool

In addition, the Village reports the following fund type:

Custodial Fund

Custodial Fund is used to account for and report assets controlled by the Village and the assets are for the benefit of individuals, private organizations and/or other governmental units.

Tax Collection Fund

Measurement Focus, Basis of Accounting and Financial Statement Presentation**Government-Wide Financial Statements**

The government-wide statement of net position and statement of activities are reported using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Property taxes are recognized as revenues in the year for which they are levied. Taxes receivable for the following year are recorded as receivables and deferred inflows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider are met. Special assessments are recorded as revenue when earned. Unbilled receivables are recorded as revenues when services are provided.

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

Fund Financial Statements

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

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

Intergovernmental aids and grants are recognized as revenues in the period the Village is entitled to the resources and the amounts are available. Amounts owed to the Village which are not available are recorded as receivables and unavailable revenues. Amounts received before eligibility requirements (excluding time requirements) are met are recorded as liabilities. Amounts received in advance of meeting time requirements are recorded as deferred inflows.

Revenues susceptible to accrual include property taxes, miscellaneous taxes, public charges for services, special assessments and interest. Other general revenues such as fines and forfeitures, inspection fees, recreation fees and miscellaneous revenues are recognized when received in cash or when measurable and available under the criteria described above.

Proprietary and Fiduciary Funds

Proprietary and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as described previously in this note.

Village of Fox Point

Notes to Financial Statements
December 31, 2025

The proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water, sewer and storm water utilities are charges to customers for sales and services. Special assessments are recorded as receivables and contribution revenue when levied. Operating expenses for proprietary funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

All Financial Statements

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

Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position or Equity**Deposits and Investments**

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

Investment of Village funds is restricted by Wisconsin state statutes. Available investments are limited to:

- a. Time deposits in any credit union, bank, savings bank or trust company.
- b. Bonds or securities of any county, city, drainage district, technical college district, village, town or school district of the state. Also, bonds issued by a local exposition district, a local professional baseball park district, a local professional football stadium district, a local cultural arts district, the University of Wisconsin Hospitals and Clinics Authority or the Wisconsin Aerospace Authority.
- c. Bonds or securities issued or guaranteed by the federal government.
- d. The local government investment pool.
- e. Any security maturing in seven years or less and having the highest or second highest rating category of a nationally recognized rating agency.
- f. Securities of an open-end management investment company or investment trust, subject to various conditions and investment options.
- g. Repurchase agreements with public depositories, with certain conditions.

The Village has adopted an investment policy. That policy follows the state statute for allowable investments.

Village of Fox Point

Notes to Financial Statements
December 31, 2025

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

The Wisconsin Local Government Investment Pool (LGIP) is part of the State Investment Fund (SIF) and is managed by the State of Wisconsin Investment Board. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2025, the fair value of the Village's share of the LGIP's assets was substantially equal to the amount as reported in these statements.

See Note 3 for further information.

Receivables

Property taxes are levied in December on the assessed value as of the prior January 1. In addition to property taxes for the Village, taxes are collected for and remitted to the county government as well as the local school district and technical college district. Taxes for all state and local governmental units billed in the current year for the succeeding year are reflected as receivables and due to other taxing units on the accompanying statement of fiduciary net position.

Property tax calendar - 2025 tax roll:

Lien date and levy date	December 2025
Tax bills mailed	December 2025
Payment in full, or	January 31, 2026
First installment due	January 31, 2026
Second installment due	March 31, 2026
Third installment due	May 31, 2026
Tax sale - 2025 delinquent real estate taxes	October 2028

Delinquent real estate taxes as of July 31 are paid in full by the County, which assumes the collection thereof. No provision for uncollectible accounts receivable has been made for the water, sewer and storm water utilities because they have the right by law to place substantially all delinquent bills on the tax roll and other delinquent bills are generally not significant.

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

Inventories and Prepaid Items

Governmental fund inventory items are charged to expenditure accounts when purchased. Year-end inventory was not significant. Proprietary fund inventories are generally used for construction and/or for operation and maintenance work. They are not for resale. They are valued at cost based on weighted average and charged to construction and/or operation and maintenance expense when used.

Village of Fox Point

Notes to Financial Statements
December 31, 2025

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Capital Assets

Government-Wide Financial Statements

Capital assets, which include property, plant and equipment (including right-to-use lease assets), are reported in the government-wide financial statements. Capital assets are defined by the government as assets with an initial cost of more than \$2,500 general capital assets and \$5,000 for infrastructure assets and an estimated useful life in excess of one year. All capital assets are valued at historical cost or estimated historical cost if actual amounts are unavailable. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

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

Depreciation and amortization of all exhaustible capital assets is recorded as an allocated expense in the statement of activities, with accumulated depreciation and amortization reflected in the statement of net position. Depreciation and amortization is provided over the assets' estimated useful lives using the straight-line method. The range of estimated useful lives by type of asset is as follows:

Buildings	50-75 Years
Land improvements	20 Years
Machinery and equipment	7-30 Years
Utility system	50 Years
Infrastructure	40 Years
Intangibles	5 Years

Fund Financial Statements

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

Deferred Outflows of Resources

A deferred outflow of resources represents a consumption of net assets that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until that future time.

A deferred charge on refunding arises from the advance refunding of debt. The difference between the cost of the securities placed in trust for future payments of the refunded debt and the net carrying value of that debt is deferred and amortized as a component of interest expense over the shorter of the term of the refunding issue or the original term of the refunded debt. The unamortized amount is reported as a deferred outflow of resources in the government-wide and proprietary fund financial statements.

Village of Fox Point

Notes to Financial Statements
December 31, 2025

Compensated Absences

Under terms of employment, employees are granted vacations in varying amounts.

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

Payments for vacation will be made at rates in effect when the benefits are used. Accumulated vacation liabilities at December 31, 2025, are determined on the basis of current salary rates and include salary related payments.

Long-Term Obligations

All long-term obligations to be repaid from governmental and business-type resources are reported as liabilities in the government-wide statements. The long-term obligations consist primarily of notes and bonds payable, pension and OPEB obligations.

Long-term obligations for governmental funds are not reported as liabilities in the fund financial statements. The face value of debts (plus any premiums) are reported as other financing sources and payments of principal and interest are reported as expenditures. The accounting in proprietary funds is the same as it is in the government-wide statements.

For the government-wide statements and proprietary fund statements, bond premiums and discounts are amortized over the life of the issue using the straight-line method. The balance at year end is shown as an increase or decrease in the liability section of the statement of net position.

Leases

The Village is a lessor because it leases capital assets to other entities. As a lessor, the Village reports a lease receivable and corresponding deferred inflow of resources in both the fund financial statements and government-wide financial statements. The Village continues to report and depreciate the capital assets being leased as capital assets of the primary government.

Deferred Inflows of Resources

A deferred inflow of resources represents an acquisition of net assets that applies to a future period and therefore will not be recognized as an inflow of resources (revenue) until that future time.

Equity Classifications**Government-Wide Statements**

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

- a. **Net Investment in Capital Assets** - Consists of capital assets including restricted capital assets, net of accumulated depreciation/amortization and reduced by the outstanding balances (excluding unspent debt proceeds) of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

Village of Fox Point

Notes to Financial Statements
December 31, 2025

- b. **Restricted Net Position** - Consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors or laws or regulations of other governments or, 2) law through constitutional provisions or enabling legislation.
- c. **Unrestricted Net Position** - All other net positions that do not meet the definitions of "restricted" or "net investment in capital assets."

The net position section includes an adjustment for capital assets owned by the business-type activities column, but financed by the debt of the governmental activities column. The amount is a reduction of "net investment in capital assets" and an increase in "unrestricted" net position, shown only in the total column. A reconciliation of this adjustment is as follows:

	<u>Governmental Activities</u>	<u>Business-Type Activities</u>	<u>Adjustment</u>	<u>Total</u>
Net investment in capital assets	\$ 13,125,999	\$ 20,844,840	\$ (2,758,554)	\$ 31,212,285
Unrestricted	(1,587,998)	5,771,412	2,758,554	6,941,968

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

Fund Statements

Governmental fund balances are displayed as follows:

- a. **Nonspendable** - Includes fund balance amounts that cannot be spent either because they are not in spendable form or because legal or contractual requirements require them to be maintained intact.
- b. **Restricted** - Consists of fund balances with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors or laws or regulations of other governments or 2) law through constitutional provisions or enabling legislation.
- c. **Committed** - Includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision making authority. Fund balance amounts are committed through a formal action (resolution) of the Village Board. This formal action must occur prior to the end of the reporting period, but the amount of the commitment, which will be subject to the constraints, may be determined in the subsequent period. Any changes to the constraints imposed require the same formal action of the Village Board that originally created the commitment.
- d. **Assigned** - Includes spendable fund balance amounts that are intended to be used for specific purposes that do not meet the criteria to be classified as restricted or committed. The Village Board has, by resolution, adopted a financial policy authorizing the Village Manager to assign amounts for a specific purpose. Assignments may take place after the end of the reporting period.
- e. **Unassigned** - Includes residual positive fund balance within the general fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed or assigned for those purposes.

Proprietary fund equity is classified the same as in the government-wide statements.

Village of Fox Point

Notes to Financial Statements
December 31, 2025

The Village considers restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents / contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the Village would then first use committed, then assigned and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The Village has a formal minimum fund balance policy. That policy is to maintain the Village's General Fund fund balance as of January 1st of each year to be no less than 10% of that year's adopted General Fund operating budget. The General Fund fund balance at year end was \$3,941,493 or approximately 48% of the 2026 General Fund operating budget.

See Note 3 for further information.

Pension

The fiduciary net position of the Wisconsin Retirement System (WRS) has been determined using the flow of economic resources measurement focus and accrual basis of accounting. This includes for purposes of measuring the following:

- Net Pension Liability (Asset);
- Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions; and
- Pension Expense (Revenue).

Information about the fiduciary net position of the WRS and additions to/deductions from WRS' fiduciary net position have been determined on the same basis as they are reported by the WRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Postemployment Benefits Other Than Pensions (OPEB)

The fiduciary net position of the Local Retiree Life Insurance Fund (LRLIF) has been determined using the flow of economic resources measurement focus and the accrual basis of accounting. This includes for purposes of measuring following:

- Net OPEB Liability (Asset);
- Deferred Outflows of Resources and Deferred Inflows of Resources Related to Other Postemployment Benefits; and
- OPEB Expense (Revenue).

Information about the fiduciary net position of the LRLIF and additions to/deductions from LRLIF's fiduciary net position have been determined on the same basis as they are reported by LRLIF. For this purpose, benefit payments (including refunds of member contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Village of Fox Point

Notes to Financial Statements
December 31, 2025

Basis for Existing Rates

Water Rates

Current water rates as approved by the PSCW were placed into effect on August 1, 2025.

Sewer Rates

Current sewer rates as approved by the Village Board were placed into effect on January 1, 2024.

Storm Water Rates

Current storm water rates as approved by the Village Board were placed into effect January 1, 2024.

2. Stewardship, Compliance and Accountability

Excess Expenditures and Other Financing Uses Over Budget

The following funds had significant expenditures and other financing uses over budget:

<u>Funds</u>	<u>Budgeted Expenditures and Other Financing Uses</u>	<u>Actual Expenditures and Other Financing Uses</u>	<u>Excess Expenditures and Other Financing Uses Over Budget</u>
Debt Service Fund	\$ 2,177,719	\$ 6,560,042	\$ 4,382,323
Capital Projects Fund	3,370,305	4,646,580	1,276,275
Special Revenue Fund, Inspection	195,372	238,694	43,322
Special Revenue Fund, Pool	106,527	113,886	7,359

The Village controls expenditures at the fund level. Some individual departments experienced expenditures which exceeded appropriations. The detail of those items can be found in the Village's year-end budget to actual report.

Limitations on the Village's Tax Levy

Wisconsin law limits the Village's future tax levies. Generally the Village is limited to its prior tax levy dollar amount (excluding TIF Districts), increased by the greater of the percentage change in the Village's equalized value due to net new construction or zero percent. Changes in debt service from one year to the next are generally exempt from this limit with certain exceptions. The Village is required to reduce its allowable levy by the estimated amount of fee revenue it collects for certain services, if those services were funded in 2013 by the property tax levy. Levies can be increased above the allowable limits if the amount is approved by referendum.

Village of Fox Point

Notes to Financial Statements
December 31, 2025

3. Detailed Notes on All Funds**Deposits and Investments**

The Village maintains a cash and investment pool that is available for use by all funds. Each fund type's portion of this pool is displayed on the statement of net position and balance sheet as cash and investments.

The Village's deposits and investments at year end were comprised of the following:

	<u>Carrying Value</u>	<u>Statement Balances</u>	<u>Associated Risks</u>
Deposits	\$ 7,950,187	\$ 6,443,769	Custodial credit
LGIP	22,951,911	22,951,911	Credit
Petty cash	300	-	N/A
Total deposits and investments	<u>\$ 30,902,398</u>	<u>\$ 29,395,680</u>	

Reconciliation to financial statements

Per statement of net position:

Unrestricted cash and investments	\$ 12,072,753
Restricted cash and investments	324,608

Per statement of net position, fiduciary fund:

Tax collection	<u>18,505,037</u>
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Total deposits and investments \$ 30,902,398

Deposits in each local and area bank are insured by the FDIC in the amount of \$250,000 for time and savings accounts (including NOW accounts) and \$250,000 for demand deposit accounts (interest-bearing and non-interest-bearing). In addition, if deposits are held in an institution outside of the state in which the government is located, insured amounts are further limited to a total of \$250,000 for the combined amount of all deposit accounts.

Bank accounts are also insured by the State Deposit Guarantee Fund in the amount of \$1,000,000. However, due to the nature of this fund, recovery of material principal losses may not be significant to individual municipalities. This coverage has been considered in computing custodial credit risk.

The Village maintains collateral agreements with its banks. At December 31, 2025, the banks had pledged various government securities in the amount of \$22,734,182 to secure the Village's deposits.

Custodial Credit Risk**Deposits**

Custodial credit risk is the risk that in the event of a financial institution failure, the Village's deposits may not be returned to the Village.

The Village does not have any deposits exposed to custodial credit risk.

Village of Fox Point

Notes to Financial Statements
December 31, 2025

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations.

The Village had investments in the external Wisconsin Local Government Investment Pool which is not rated.

See Note 1 for further information on deposit and investment policies.

Receivables

All of the receivables on the balance sheet are expected to be collected within one year, except for \$9,860 of delinquent personal property taxes and \$1,610,433 of lease receivables.

Governmental funds report *unavailable* or *unearned revenue* in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Property taxes levied for the subsequent year are not earned and cannot be used to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of *unavailable revenue* and *unearned revenue* reported in the governmental funds were as follows:

	<u>Unearned</u>
Property taxes receivable for subsequent year	\$ 8,197,104
Unearned lease revenue	<u>1,629,827</u>
Total unearned/unavailable revenue for governmental funds	<u>\$ 9,826,931</u>
Unearned revenue included in deferred inflows	<u>\$ 9,826,931</u>
Total unearned revenue for governmental funds	<u>\$ 9,826,931</u>

Village of Fox Point

Notes to Financial Statements
December 31, 2025

Capital Assets

Capital asset activity for the year ended December 31, 2025, was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Governmental Activities				
Capital assets not being depreciated / amortized:				
Land	\$ 1,203,921	\$ -	\$ -	\$ 1,203,921
Right-of-way	4,652,555	-	-	4,652,555
Construction in progress	109,519	521,517	-	631,036
Total capital assets not being depreciated / amortized	<u>5,965,995</u>	<u>521,517</u>	<u>-</u>	<u>6,487,512</u>
Capital assets being depreciated / amortized:				
Land improvements	5,055,471	-	-	5,055,471
Buildings	5,225,587	150,185	-	5,375,772
Machinery and equipment	6,270,652	512,004	2,054,855	4,727,801
Streets	9,230,157	127,590	7,943	9,349,804
Bridges	3,199,822	-	-	3,199,822
Software	119,771	-	30,384	89,387
Total capital assets being depreciated / amortized	<u>29,101,460</u>	<u>789,779</u>	<u>2,093,182</u>	<u>27,798,057</u>
Total capital assets	<u>35,067,455</u>	<u>1,311,296</u>	<u>2,093,182</u>	<u>34,285,569</u>
Less accumulated depreciation / amortization for:				
Land improvements	(1,090,505)	(249,830)	-	(1,340,335)
Buildings	(1,808,125)	(95,109)	-	(1,903,234)
Machinery and equipment	(3,610,575)	(297,232)	1,769,433	(2,138,374)
Streets	(3,319,006)	(205,694)	7,148	(3,517,552)
Bridges	(958,324)	(58,518)	-	(1,016,842)
Software	(92,330)	(2,577)	27,346	(67,561)
Total accumulated depreciation / amortization	<u>(10,878,865)</u>	<u>(908,960)</u>	<u>1,803,927</u>	<u>(9,983,898)</u>
Net capital assets being depreciated / amortized	<u>18,222,595</u>	<u>(119,181)</u>	<u>289,255</u>	<u>17,814,159</u>
Total governmental activities capital assets, net as reported in the statement of net position	<u>\$ 24,188,590</u>	<u>\$ 402,336</u>	<u>\$ 289,255</u>	<u>\$ 24,301,671</u>

Depreciation / amortization expense was charged to functions as follows:

Governmental Activities

General government	\$ 39,234
Public safety	134,782
Public works	719,879
Culture, education and recreation	<u>15,065</u>
Total governmental activities depreciation / amortization expense	<u>\$ 908,960</u>

Village of Fox Point

Notes to Financial Statements
December 31, 2025

Business-Type Activities

	Beginning Balance	Additions	Deletions	Ending Balance
Sewer				
Capital assets being depreciated / amortized:				
Collection system	9,311,731	400,221	-	9,711,952
Treatment and disposal	50,000	-	-	50,000
General	132,381	-	-	132,381
Software	114,263	30,252	-	144,515
Total capital assets being depreciated / amortized	9,608,375	430,473	-	10,038,848
Less accumulated depreciation / amortization for:				
Sewer capital assets	(2,815,269)	(108,694)	-	(2,923,963)
Total accumulated depreciation / amortization	(2,815,269)	(108,694)	-	(2,923,963)
Net capital assets being depreciated / amortized	6,793,106	539,167	-	7,114,885
Net sewer capital assets	<u>\$ 6,793,106</u>	<u>\$ 539,167</u>	<u>\$ -</u>	<u>\$ 7,114,885</u>
	Beginning Balance	Additions	Deletions	Ending Balance
Water				
Capital assets not being depreciated / amortized:				
Land and land rights	\$ 26,561	\$ -	\$ -	\$ 26,561
Construction in progress	125,060	1,016,856	122,361	1,019,555
Total capital assets not being depreciated / amortized	151,621	1,016,856	122,361	1,046,116
Capital assets being depreciated / amortized:				
Source of supply	278,542	-	-	278,542
Pumping	949,168	19,720	-	968,888
Water treatment	2,015,082	3,790	7,334	2,011,538
Transmission and distribution	16,903,889	2,184,288	191,532	18,896,645
General	1,417,440	6,443	3,079	1,420,804
Total capital assets being depreciated / amortized	21,564,121	2,214,241	201,945	23,576,417
Total capital assets	21,715,742	3,231,097	324,306	24,622,533
Less accumulated depreciation / amortization for:				
Water capital assets	(8,140,780)	(448,177)	201,945	(8,387,012)
Total accumulated depreciation / amortization	(8,140,780)	(448,177)	201,945	(8,387,012)
Net capital assets being depreciated / amortized	13,423,341	2,662,418	-	15,189,405
Net water capital assets	<u>\$ 13,574,962</u>	<u>\$ 3,679,274</u>	<u>\$ 122,361</u>	<u>\$ 16,235,521</u>

Village of Fox Point

Notes to Financial Statements
December 31, 2025

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Storm Water				
Capital assets not being depreciated:				
Construction in progress	\$ 2,700	\$ 291,516	\$ -	\$ 294,216
Total capital assets not being depreciated	<u>2,700</u>	<u>291,516</u>	<u>-</u>	<u>294,216</u>
Capital assets being depreciated / amortized:				
Storm water system	9,988,693	146,937	-	10,135,630
Software	127,635	-	-	127,635
Equipment	410,163	-	-	410,163
Total capital assets being depreciated / amortized	<u>10,526,491</u>	<u>146,937</u>	<u>-</u>	<u>10,673,428</u>
Total capital assets	<u>10,529,191</u>	<u>438,453</u>	<u>-</u>	<u>10,967,644</u>
Less accumulated depreciation / amortization for:				
Storm water system	(2,343,475)	(413,752)	-	(2,757,227)
Software	(153,487)	(27,344)	-	(180,832)
Equipment	(120,293)	(2,610)	-	(122,902)
Total accumulated depreciation / amortization	<u>(2,617,255)</u>	<u>(443,706)</u>	<u>-</u>	<u>(3,060,961)</u>
Net capital assets being depreciated / amortized	<u>7,909,236</u>	<u>(296,769)</u>	<u>-</u>	<u>7,612,467</u>
Net storm water capital assets	<u>\$ 7,911,936</u>	<u>\$ (5,253)</u>	<u>\$ -</u>	<u>\$ 7,906,683</u>
Business-type activities capital assets, net as reported in the statement of net position	<u>\$ 28,280,004</u>	<u>\$ 4,213,188</u>	<u>\$ 122,361</u>	<u>\$ 31,257,089</u>

Depreciation / amortization expense was charged to functions as follows:

Business-Type Activities

Sewer	\$ 108,694
Water	435,104
Storm water	<u>443,706</u>
Total business-type activities depreciation / amortization expense	<u>\$ 987,504</u>

Depreciation/amortization expense is different from additions because of joint metering, salvage cost of removal, internal allocations and cost associated with the disposal of assets.

Village of Fox Point

Notes to Financial Statements
December 31, 2025

Interfund Receivables/Payables and Transfers**Interfund Receivables/Payables**

The following is a schedule of interfund receivables and payables including any overdrafts on pooled cash and investment accounts:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
Water Utility	General Fund	\$ 62,294
Sewer Utility	General Fund	43,236
Storm Water Utility	General Fund	29,155
Special Revenue, Recycling Fund	General Fund	<u>8,662</u>
Total, fund financial statements		143,347
Less fund eliminations		<u>(8,662)</u>
Total internal balances, government-wide statement of net position		<u><u>\$ 134,685</u></u>

All amounts are due within one year.

The principal purpose of these interfunds are due to delinquent utility bills collected during the tax collection process of the general fund. All remaining balances resulted from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system and (3) payments between funds are made.

Transfers

The following is a schedule of interfund transfers:

<u>Fund Transferred To</u>	<u>Fund Transferred From</u>	<u>Amount</u>	<u>Principal Purpose</u>
General Fund	Water Utility	\$ 288,236	Payment in lieu of taxes
General Fund	Special Revenue Fund, Inspection	50,000	Reimbursement for expenditures
Debt Service Fund	General Fund	478,014	Debt service requirements
Special Revenue, Recycling Fund	General Fund	10,182	Reimbursement for expenditures
Special Revenue, Pool Fund	General Fund	112,246	Reimbursement for expenditures
Debt Service Fund	Capital Projects Fund	1,600,000	Debt service requirements
Capital Projects Fund	Storm water Fund	<u>106,531</u>	Reimbursement for expenditures
Total, fund financial statements		2,645,209	
Less fund eliminations		(2,250,442)	
Less capital assets transferred to storm water utility		<u>(369,678)</u>	
Total transfers, government-wide statement of activities		<u><u>\$ 25,089</u></u>	

Village of Fox Point

Notes to Financial Statements
December 31, 2025

<u>Fund Transferred To</u>	<u>Fund Transferred From</u>	<u>Amount</u>
Governmental activities	Business-type activities	\$ 394,767
Business-type activities	Governmental activities	<u>(369,678)</u>
Total government-wide financial statements		<u>\$ 25,089</u>

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

Long-Term Obligations

Long-term obligations activity for the year ended December 31, 2025, was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>	<u>Amounts Due Within One Year</u>
Governmental Activities					
Bonds and notes payable:					
General obligation debt	\$ 15,036,403	\$ 6,165,000	\$ 6,129,700	\$ 15,071,703	\$ 1,983,154
(DiscOUNTS)/Premiums	<u>540,363</u>	<u>249,973</u>	<u>69,069</u>	<u>721,267</u>	<u>-</u>
Total bonds and notes payable	<u>15,576,766</u>	<u>6,414,973</u>	<u>6,198,769</u>	<u>15,792,970</u>	<u>1,983,154</u>
Other liabilities:					
North Shore Fire Department obligation (NSFD)	1,095,096	-	83,088	1,012,008	39,054
Total OPEB liability, Health Insurance	359,623	20,548	-	380,171	-
Net OPEB liability, Life Insurance	244,879	-	40,467	204,412	-
Total pension liability, single employer plan	217,559	-	3,235	214,324	-
Net pension liability, WRS	339,274	35,103	-	374,377	-
Compensated absences*	<u>819,396</u>	<u>-</u>	<u>819,396</u>	<u>-</u>	<u>-</u>
Total other liabilities	<u>3,075,827</u>	<u>55,651</u>	<u>946,186</u>	<u>2,185,292</u>	<u>39,054</u>
Total governmental activities long-term liabilities	<u>\$ 18,652,593</u>	<u>\$ 6,470,624</u>	<u>\$ 7,144,955</u>	<u>\$ 17,978,262</u>	<u>\$ 2,022,208</u>
Business-Type Activities					
Bonds and notes payable:					
General obligation debt	\$ 7,322,130	\$ 3,685,000	\$ 740,300	\$ 10,266,830	\$ 1,095,379
(DiscOUNTS)/Premiums:					
Bond discount	<u>651</u>	<u>-</u>	<u>651</u>	<u>-</u>	<u>-</u>
Total bonds and notes payable	<u>7,322,781</u>	<u>3,685,000</u>	<u>740,951</u>	<u>10,266,830</u>	<u>1,095,379</u>
Other liabilities:					
Net pension liability, WRS	35,314	3,883	-	39,197	-
Compensated absences*	<u>28,346</u>	<u>-</u>	<u>28,346</u>	<u>-</u>	<u>-</u>
Total other liabilities	<u>63,660</u>	<u>3,883</u>	<u>28,346</u>	<u>39,197</u>	<u>-</u>
Total business-type activities long-term liabilities	<u>\$ 7,386,441</u>	<u>\$ 3,688,883</u>	<u>\$ 769,297</u>	<u>\$ 10,306,027</u>	<u>\$ 1,095,379</u>

*The change in the compensated absences liability is presented as a net change.

In accordance with Wisconsin Statutes, total general obligation indebtedness of the Village may not exceed 5% of the equalized value of taxable property within the Village's jurisdiction. The debt limit as of December 31, 2025, was \$83,846,105. Total general obligation debt outstanding at year end was \$25,338,533.

Village of Fox Point

Notes to Financial Statements
December 31, 2025

General Obligation Debt

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

Governmental Activities					Balance
General Obligation Debt	Date of	Final	Interest	Original	December 31,
	Issue	Maturity	Rates	Indebtedness	2025
2012 G.O. Debt	05/02/12	04/01/27	1.00-2.50%	\$ 2,500,000	\$ 420,000
2016 G.O. Debt	08/01/16	04/01/26	1.50-1.65	1,901,254	96,254
2016 G.O. Refunding Debt	08/01/16	04/01/32	2.00-2.38	1,949,448	1,020,449
2017 G.O. Debt	08/02/17	04/01/32	1.50-3.0	825,000	185,000
2018 G.O. Debt	07/30/18	04/01/28	2.50-4.00	1,000,000	390,000
2019 G.O. Debt	07/30/19	04/01/29	2.00-4.00	1,615,000	865,000
2020 G.O. Debt	08/04/20	04/01/30	1.00-2.00	2,290,000	1,370,000
2021 G.O. Refunding Debt	01/05/21	04/01/26	0.98	427,000	90,000
2021 G.O. Debt	08/02/21	04/01/31	1.05-2.00	2,475,000	1,855,000
2022 G.O. Debt	07/26/22	04/01/32	3.00-4.00	1,525,000	1,170,000
2023 G.O. Debt	08/01/23	04/01/33	4.00	485,000	365,000
2024 G.O. Debt	08/01/24	04/01/34	4.00-5.00	1,205,000	1,080,000
2025 G.O. Debt	08/04/25	10/01/35	3.00-4.00	6,165,000	6,165,000
Total governmental activities, general obligation debt					<u><u>\$ 15,071,703</u></u>

Village of Fox Point

Notes to Financial Statements
December 31, 2025

<u>Business-Type Activities</u>					<u>Balance</u>
<u>General Obligation Debt</u>	<u>Date of</u>	<u>Final</u>	<u>Interest</u>	<u>Original</u>	<u>December 31,</u>
	<u>Issue</u>	<u>Maturity</u>	<u>Rates</u>	<u>Indebtedness</u>	<u>2025</u>
Sewer 2016 G.O. Refunding	08/01/16	04/01/32	2.00-2.38%	\$ 20,055	\$ 10,355
Water 2016 G.O. Refunding	08/01/16	04/01/32	2.00-2.38	70,496	39,196
Water 2018 G.O. Debt	07/30/18	04/01/28	2.50-4.00	200,000	65,000
Storm Water 2016 G.O. Debt	08/01/16	04/01/26	1.50-1.65	387,279	22,279
Storm Water 2017 G.O. Debt	08/01/17	04/01/32	1.50-3.0	375,000	85,000
Storm Water 2018 G.O. Debt	07/30/18	04/01/28	2.50-4.00	405,000	70,000
Storm Water 2019 G.O. Debt	07/30/19	04/01/29	2.00-4.00	215,000	100,000
Water 2020 G.O. Debt	08/04/20	04/01/30	1.00-2.00	215,000	115,000
Sewer 2021 G.O. Refunding	01/05/21	04/01/26	0.98	349,000	68,000
Storm Water 2021 G.O. Refunding	01/05/21	04/01/26	0.98	230,000	47,000
Water 2021 G.O. Debt	08/02/21	04/01/31	1.05-2.00	700,000	440,000
Water 2022 G.O. Debt	07/26/22	04/01/32	3.00-4.00	560,000	420,000
Storm Water 2022 G.O. Debt	07/26/22	04/01/32	3.00-4.00	325,000	240,000
Water 2023 G.O. Debt	08/01/23	04/01/33	4.00	1,355,000	1,140,000
Water 2024 G.O. Debt	08/01/24	04/01/34	4.00-5.00	1,640,000	1,520,000
Sewer 2024 G.O. Debt	08/01/24	04/01/34	4.00-5.00	645,000	600,000
Storm Water 2024 G.O. Debt	08/01/24	04/01/34	4.00-5.00	1,650,000	1,600,000
Water 2025 G.O. Debt	08/04/25	10/01/35	3.00-4.00	3,450,000	3,450,000
Sewer 2025 G.O. Debt	08/04/25	10/01/35	3.00-4.00	235,000	235,000
Total business-type activities, general obligation debt					<u>\$ 10,266,830</u>

Debt service requirements to maturity are as follows:

<u>Years</u>	<u>Governmental Activities</u>		<u>Business-Type Activities</u>	
	<u>General Obligation Debt</u>		<u>General Obligation Debt</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2026	\$ 1,983,154	\$ 460,032	\$ 1,095,379	\$ 387,196
2027	2,217,500	369,884	1,082,500	331,086
2028	1,968,400	315,717	1,126,600	293,687
2029	1,894,700	262,607	1,115,300	251,597
2030	1,736,500	210,325	1,133,500	205,910
2031-2035	5,271,449	407,272	4,713,551	384,020
Total	<u>\$ 15,071,703</u>	<u>\$ 2,025,837</u>	<u>\$ 10,266,830</u>	<u>\$ 1,853,496</u>

Village of Fox Point

Notes to Financial Statements
December 31, 2025

Other Long-Term Obligations

Other long-term obligations at December 31, 2025 consists of the following:

<u>Governmental Activities</u>					Balance
Other Long-Term Obligations	Date of	Final	Interest	Original	December 31,
	Issue	Maturity	Rates	Indebtedness	2025
NSFD debt obligation	05/01/19	05/01/39	.50-2.00%	\$ 60,581	\$ 49,242
NSFD debt obligation	01/22/20	05/01/39	2.00	302,909	240,267
NSFD debt obligation	05/23/23	03/01/43	4.00-5.00	763,876	722,499
Total governmental activities other long-term obligations					<u>\$ 1,012,008</u>

Debt service requirements to maturity are as follows:

<u>Years</u>	Governmental Activities Other Long-Term Obligations	
	Principal	Interest
2026	\$ 39,054	\$ 37,950
2027	40,752	36,178
2028	44,573	34,272
2029	44,997	32,264
2030	47,120	30,277
2031-2035	264,887	122,296
2036-2040	312,432	72,834
2041-2043	218,193	13,329
Total	<u>\$ 1,012,008</u>	<u>\$ 379,400</u>

Other Debt Information

Estimated payments of net pension liabilities and net and total OPEB liabilities are not included in the debt service requirement schedules. The net pension liabilities and net and total OPEB liabilities attributable to governmental activities will be liquidated primarily by the general and utility funds.

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

Village of Fox Point

Notes to Financial Statements
December 31, 2025

Lease Disclosures**Lessor - Lease Receivables**

<u>Governmental Activities</u>				Receivable Balance December 31, 2025
<u>Lease Receivables Description</u>	<u>Date of Inception</u>	<u>Final Maturity</u>	<u>Interest Rates</u>	
Telecom Infrastructure T, Inc.	01/01/16	12/31/60	1.25%	\$ 1,629,827
Total governmental activities				<u>\$ 1,629,827</u>

The Village recognized \$7,414 of lease revenue during the fiscal year.

The Village recognized \$28,050 of interest revenue during the fiscal year.

Net Position/Fund Balances

Net position reported on the government-wide statement of net position at December 31, 2025, includes the following:

Governmental Activities

Net investment in capital assets:

Land	\$ 1,203,921
Construction in progress	631,036
Right-of-way	4,652,555
Other capital assets, net of accumulated depreciation/amortization	17,814,159
Less long-term debt outstanding	(15,071,703)
Plus unspent capital related debt proceeds	862,540
Plus noncapital debt proceeds	3,779,003
Less deferred gain on refunding	(24,245)
Less unamortized premium on long-term debt	<u>(721,267)</u>
Total net investment in capital assets	<u>\$ 13,125,999</u>

Village of Fox Point

Notes to Financial Statements
December 31, 2025

Governmental Funds

Governmental fund balances reported on the fund financial statements at December 31, 2025, include the following:

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Nonmajor Funds</u>	<u>Total</u>
Fund Balances					
Nonspendable:					
Prepaid items	\$ 83,897	\$ -	\$ 24,958	\$ -	\$ 108,855
Delinquent personal property taxes	<u>9,860</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>9,860</u>
Subtotal	<u>93,757</u>	<u>-</u>	<u>24,958</u>	<u>-</u>	<u>118,715</u>
Restricted for:					
Debt service	-	885,370	-	-	885,370
Capital projects	<u>-</u>	<u>-</u>	<u>904,993</u>	<u>-</u>	<u>904,993</u>
Subtotal	<u>-</u>	<u>885,370</u>	<u>904,993</u>	<u>-</u>	<u>1,790,363</u>
Committed to:					
Recycling	-	-	-	37,384	37,384
Inspections	<u>-</u>	<u>-</u>	<u>-</u>	<u>176,262</u>	<u>176,262</u>
Subtotal	<u>-</u>	<u>-</u>	<u>-</u>	<u>213,646</u>	<u>213,646</u>
Unassigned	<u>3,847,736</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,847,736</u>
Total fund balances	<u>\$ 3,941,493</u>	<u>\$ 885,370</u>	<u>\$ 929,951</u>	<u>\$ 213,646</u>	<u>\$ 5,970,460</u>

Business-Type Activities

Net investment in capital assets:

Land	\$ 26,561
Construction in progress	1,313,771
Other capital assets, net of accumulated depreciation/amortization	29,916,757
Less long-term debt outstanding	(10,266,830)
Plus unspent capital related debt proceeds	324,608
Plus noncapital debt proceeds	49,551
Less capital related accounts payable	<u>(519,578)</u>

Total net investment in capital assets \$ 20,844,840

Village of Fox Point

Notes to Financial Statements
December 31, 2025

4. Other Information**Employees' Retirement System****Plan Description**

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

ETF issues a standalone Annual Comprehensive Financial Report (ACFR), which can be found at <https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements>.

Additionally, ETF issued a standalone Wisconsin Retirement System Financial Report, which can also be found using the link above.

Vesting

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

Benefits Provided

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

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

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

The WRS also provides death and disability benefits for employees.

Village of Fox Point

Notes to Financial Statements
December 31, 2025

Postretirement Adjustments

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

Year	Core Fund Adjustment %	Variable Fund Adjustment %
2015	2.9	2.0
2016	0.5	(5.0)
2017	2.0	4.0
2018	2.4	17.0
2019	0.0	(10.0)
2020	1.7	21.0
2021	5.1	13.0
2022	7.4	15.0
2023	1.6	(21.0)
2024	3.6	15.0

Contributions

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

During the reporting period, the WRS recognized \$364,500 in contributions from the Village.

Contribution rates for the plan year reported as of December 31, 2025 are:

Employee Category	Employee	Employer
General (Executives & Elected Officials)	6.90 %	6.90 %
Protective with Social Security	6.90	14.30
Protective without Social Security	6.90	19.10

Pension Liability, Pension Expense (Revenue), Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2025, the Village reported a liability of \$413,574 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2023 rolled forward to December 31, 2024. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Village's proportion of the net pension liability was based on the Village's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2024, the Village's proportion was 0.02516939%, which was a decrease of 0.00002480% from its proportion measured as of December 31, 2023.

For the year ended December 31, 2025, the Village recognized pension expense of \$537,192.

At December 31, 2025, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between projected and actual experience	\$ 1,284,375	\$ 1,206,910
Changes in assumptions	122,715	-
Net differences between projected and actual earnings on pension plan investments	628,449	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	7,093	1,833
Employer contributions subsequent to the measurement date	386,659	-
Total	<u>\$ 2,429,291</u>	<u>\$ 1,208,743</u>

\$386,659 reported as deferred outflows of resources related to pension resulting from the WRS Employer's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (asset) in the year ended December 31, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

Years Ending December 31:	Deferred Outflows of Resources and Deferred Inflows of Resources (Net)
2026	\$ 253,552
2027	859,053
2028	(212,498)
2029	(66,218)

Actuarial Assumptions

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

Actuarial Valuation Date:	December 31, 2023
Measurement Date of Net Pension Liability (Asset):	December 31, 2024
Experience Study:	January 1, 2021 - December 31, 2023 Published November 19, 2024
Actuarial Cost Method:	Entry Age Normal
Asset Valuation Method:	Fair Value
Long-Term Expected Rate of Return:	6.8%
Discount Rate:	6.8%
Salary Increases:	
Wage Inflation	3.0%
Seniority/Merit	0.1% - 5.7%
Mortality:	2020 WRS Experience Mortality Table
Postretirement Adjustments*:	1.7%

* No postretirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience and other factors. 1.7% is the assumed annual adjustment based on the investment return assumption and the postretirement discount rate. Includes the impact of known Market Recognition Account deferred gains/losses on the liability for dividend payments.

Actuarial assumptions are based upon an experience study conducted in 2024 that covered a three-year period from January 1, 2021 to December 31, 2023. Based on this experience study, actuarial assumptions used to measure the Total Pension Liability changed from prior year, including seniority (merit) and separation rates. The Total Pension Liability for December 31, 2024 is based upon a roll-forward of the liability calculated from the December 31, 2023 actuarial valuation.

Village of Fox Point

Notes to Financial Statements
December 31, 2025

Long-Term Expected Return on Plan Assets

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

Asset Allocation Targets and Expected Returns* as of December 31, 2024			
Core Fund Asset Class	Asset Allocation %	Long-Term Expected Nominal Rate of Return %	Long-Term Expected Real Rate of Return %**
Public Equity	38	7.0	4.3
Public Fixed Income	27	6.1	3.4
Inflation Sensitive	19	4.8	2.1
Real Estate	8	6.5	3.8
Private Equity/Debt	20	9.5	6.7
Leverage***	(12)	3.7	1.1
Total Core Fund	100	7.5	4.8
Variable Fund Asset			
U.S. Equities	70	6.5	3.8
International Equities	30	7.4	4.7
Total Variable Fund	100	6.9	4.2

* *Asset Allocations are managed within established ranges; target percentages may differ from actual monthly allocations*

** *New England Pension Consultants' Long-Term U.S. CPI (Inflation) Forecast: 2.6%*

*** *The investment policy used for the Core Fund involves reducing equity exposure by leveraging lower-volatility assets, such as fixed income securities. Currently, an asset allocation target of 12% policy leverage is used subject to an allowable range of up to 20%.*

Single Discount Rate

A single discount rate of 6.8% was used to measure the total pension liability for the current and prior year. This discount rate is based on the expected rate of return on pension plan investments of 6.8% and a municipal bond rate of 4.08% (Source: "20-Bond GO Index" is the Bond Buyer Index, general obligation, 20 years to maturity, mixed quality as of December 31, 2024. In describing this index, the Bond Buyer notes that the bonds' average quality is roughly equivalent to Moody's Investors Service's Aa2 rating and Standard and Poor's Corp.'s AA.). Because of the unique structure of WRS, the 6.8% expected rate of return implies that a dividend of approximately 1.7% will always be paid. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the investment rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Village's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the Village's proportionate share of the net pension liability (asset) calculated using the discount rate of 6.80%, as well as what the Village's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (5.80%) or 1-percentage-point higher (7.80%) than the current rate:

	1% Decrease to Discount Rate (5.8%)	Current Discount Rate (6.8%)	1% Increase to Discount Rate (7.8%)
Village's proportionate share of the net pension liability (asset)	\$ 3,879,871	\$ 413,574	\$ (2,049,129)

Pension Plan Fiduciary Net Position

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

At December 31, 2025, the Village reported a payable to the pension plan which represents contractually required contributions outstanding as of the end of the year.

Risk Management

The Village is exposed to various risks of loss related to torts; theft of, damage to or destruction of assets; errors and omissions; workers compensation; and health care of its employees. All of these risks are covered through the purchase of commercial insurance, with minimal deductibles. Settled claims have not exceeded the commercial coverage in any of the past three years. There were no significant reductions in coverage compared to the prior year.

Village of Fox Point

Notes to Financial Statements
December 31, 2025

Commitments and Contingencies

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments are only reported in governmental funds if it has matured. Claims and judgments are recorded in the government-wide statements and proprietary funds as expenses when the related liabilities are incurred.

The Village has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to requests for reimbursements to the grantor agency for expenditures disallowed under terms of the grants. Management believes such disallowances, if any, would be immaterial.

The Village has active construction projects as of December 31, 2025. Work that has been completed on these projects but not yet paid for (including contract retainages) is reflected as accounts payable and expenditures.

Joint Ventures**North Shore Water Commission**

The Village of Fox Point, City of Glendale and the Village of Whitefish Bay jointly operate the local supply and filtration system, which is called the North Shore Water Commission (NSWC) and provides water supply and filtration. The communities share in the operation proportionately based upon water sold to each participant.

The governing body is made up of citizens from each municipality. Local representatives are appointed by the municipalities. The governing body has authority to adopt its own budget and control the financial affairs of the commission.

Debt is repaid with resources of the utility and is secured by the assets and revenues of NSWC. The transactions of the Commission are not reflected in these financial statements. \$309,330 of operating costs represents the Village's share for the North Shore Water Commission which is expected to continue to provide services in the future at similar rates. Financial information of the North Shore Water Commission as of December 31, 2025 is available directly from the NSWC office.

The Village accounts for its share of the operations in the water utility fund. The Village has an equity interest in the NSWC equal to its percentage share of participation. The equity interest is reported in the statement of net position as an asset and the amount of change for the year is reflected on the statement of revenues, expenses and changes in net position.

Village of Fox Point

Notes to Financial Statements
December 31, 2025

North Shore Library

The City of Glendale and the Villages of Fox Point, Bayside and River Hills operate the North Shore Library under a Joint Library Agreement dated January 1, 1985. Under the joint agreement, a Joint Library Board is created to operate the North Shore Library. The Joint Library Board is composed of ten members: five members from Glendale, two members each from Fox Point and Bayside, one member from River Hills and the Superintendent of Schools for the Nicolet School District. The Joint Library Board has the powers to repair, maintain and renew physical assets of the library and to prepare and adopt a budget for the library's operating expenses and a budget for the library's capital improvement expenses. The operating budget must be approved by at least three of the four municipalities. In addition, the Joint Library Board has the power to appoint the Library Director and such other assistants and employees as it deems necessary. Operating and capital expenses are shared proportionately based upon population estimates published in October.

The Village's share of operations in 2025 was \$903,802. The Village believes that the library will continue to provide services in the future at similar rates. The Village does not report an equity interest in the joint venture.

North Shore Fire Department

By agreement dated December 30, 1994, the North Shore Fire Department (NSFD) was created. The NSFD, which provides a unified integrated fire and emergency medical service, began operations on January 1, 1996. The NSFD was created pursuant to the provisions of Wisconsin Statutes 61.65 and 66.30. Participants are the Village of Fox Point, Village of Shorewood, Village of Brown Deer, Village of River Hills, Village of Whitefish Bay, Village of Bayside and City of Glendale. The North Shore Fire Department furnishes fire and emergency medical services. The North Shore Fire Department (NSFD) is operated by a Board of Directors consisting of seven members which includes the Mayor or Village President of each participating municipality. The affirmative vote of a majority of the members of the Board of Directors is required on most matters.

The powers of the Board of Directors include authorizing repair, maintenance and renewal of physical assets and recommending adoption of the department's budget. The capital and operating budget of the department must receive approval of at least five of the seven participating municipalities.

Also established by the agreement is a Joint Fire Commission that has the powers related to appointments, promotions, suspensions, removals, dismissals, reemployment, compensation, rest days, etc. The fiscal agent for the North Shore Fire Department is the Village of Brown Deer. The Village's share of operations in 2025 was \$1,290,275. The Village does not report an equity interest in this joint venture.

Dispatch Services

The Village of Fox Point, River Hills and Bayside jointly operate a dispatch service center under a joint service agreement. Under the joint agreement, the Village of Bayside provides dispatch services to the municipalities. The cost of these services is shared between the communities as agreed upon in the individual agreements. A separate board has not been established to govern the dispatch service activities. Changes to the agreements and to the services provided require the approval of all three Village boards. During 2025, the Village's share of operations was \$326,974. The Village does not report an equity interest in this joint venture.

Other Postemployment Benefits

General Information About the OPEB Plan

Plan Description

The Village administers a single-employer defined benefit healthcare plan. The plan provides for eligible retirees and their spouses through the Village's healthcare plan which covers both active and retired members. Benefit provisions are established through personnel policy guidelines and collective bargaining agreements. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75.

Benefits Provided

The Village makes the same monthly health insurance contribution on behalf of the retiree as it makes on behalf of all other active employees. The Village contributes 25% of the current year premiums until Medicare is available. Plan members receiving benefits contribute 75% of their premium costs.

Employees Covered by Benefit Terms

At December 31, 2025, the following employees were covered by the benefit terms:

Inactive plan members or beneficiaries currently receiving benefit payments	6
Active plan members	43
Total	49

Total OPEB Liability

The Village's total OPEB liability of \$380,171 was measured as of December 31, 2024, and was determined by an actuarial valuation as of that date.

Actuarial Assumptions and Other Inputs

The total OPEB liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.50%
Salary increases	4.00%
Healthcare cost trend rates	7.00% decreasing to 6.50%, then decreasing by 0.10% per year down to 4.50% and level thereafter

The discount rate was based on S&P Municipal Bond 20 Year High Grade Index.

Mortality rates were based on the 2020 WRS Experience Tables for Active Employees and Healthy Retirees projected with mortality improvements using the fully generational MP-2021 projection scale from a base year of 2010.

The actuarial assumptions used in the December 31, 2024 valuation were based on the results of an actuarial experience study 2018-2020.

Village of Fox Point

Notes to Financial Statements
December 31, 2025

Changes in the Total OPEB Liability

	Total OPEB Liability
Balances at December 31, 2024	\$ 359,623
Changes for the year:	
Service cost	25,023
Interest	14,613
Changes in assumptions or other inputs	(5,587)
Benefit payments	(13,501)
Net changes	20,548
Balances at December 31, 2025	\$ 380,171

Changes of assumptions and other inputs reflect a change in the discount rate from 4.00% in 2023 to 4.28% in 2024.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the Village, as well as what the Village's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (3.28%) or 1-percentage-point higher (5.28%) than the current discount rate:

	1% Decrease	Discount Rate	1% Increase
Total OPEB liability	\$ 404,333	\$ 380,171	\$ 357,403

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the total OPEB liability of the Village, as well as what the Village's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (6.5% decreasing to 4.5%) or 1-percentage-point higher (7.5% decreasing to 5.5%) than the current healthcare cost trend rates:

	1% Decrease	Healthcare Cost Trend Rates	1% Increase
Total OPEB liability	\$ 378,557	\$ 380,171	\$ 381,521

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2025, the Village recognized OPEB expense of \$20,850. At December 31, 2025, the Village reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 19,339	\$ 38,972
Changes of assumptions or other inputs	31,656	84,711
Total	\$ 50,995	\$ 123,683

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

<u>Years Ending December 31:</u>	<u>Amount</u>
2026	\$ (5,285)
2027	(5,285)
2028	(5,285)
2029	(4,180)
2030	(11,697)
Thereafter	(40,956)
Total	<u>\$ (72,688)</u>

Local Retiree Life Insurance Fund (LRLIF)

Plan Description

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

OPEB Plan Fiduciary Net Position.

ETF issues a standalone Annual Comprehensive Financial Report (ACFR), which can be found at <https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements>.

Additionally, ETF issued a standalone Retiree Life Insurance Financial Report, which can be found at the link above.

Benefits Provided

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

Contributions

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

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

Village of Fox Point

Notes to Financial Statements
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Contribution rates for the plan year reported as of December 31, 2025 are:

Coverage Type	Employer Contribution
50% Postretirement Coverage	40% of member contribution
25% Postretirement Coverage	20% of member contribution

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

Life Insurance Member Contribution Rates* for the Plan Year		
Attained Age	Basic	Supplemental
Under 30	\$0.05	\$0.05
30-34	0.06	0.06
35-39	0.07	0.07
40-44	0.08	0.08
45-49	0.12	0.12
50-54	0.22	0.22
55-59	0.39	0.39
60-64	0.49	0.49
65-69	0.57	0.57

*Disabled members under age 70 receive a waiver-of-premium benefit

During the reporting period, the LRLIF recognized \$1,099 in contributions from the employer.

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

At December 31, 2025, the Village reported a liability of \$204,412 for its proportionate share of the net OPEB liability. The net OPEB liability was measured as of December 31, 2024, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of January 1, 2024 rolled forward to December 31, 2024. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Village's proportion of the net OPEB liability was based on the Village's share of contributions to the OPEB plan relative to the contributions of all participating employers. At December 31, 2024, the Village's proportion was 0.05224900%, which was a decrease of 0.00097800% from its proportion measured as of December 31, 2023.

For the year ended December 31, 2025, the Village recognized OPEB expense (revenue) of \$6,272.

Village of Fox Point

Notes to Financial Statements
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At December 31, 2025, the Village reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflow of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ -	\$ 21,266
Net differences between projected and actual earnings on plan investments	2,808	-
Changes in actuarial assumptions	50,157	114,650
Changes in proportion and differences between employer contributions and proportionate share of contributions	10,074	16,106
Employer contributions subsequent to the measurement date	<u>1,218</u>	<u>-</u>
Total	<u><u>\$ 64,257</u></u>	<u><u>\$ 152,022</u></u>

\$1,218 reported as deferred outflows of resources related to OPEB resulting from the LRLIF Employer's contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability (asset) in the year ended December 31, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

<u>Years Ending December 31:</u>	<u>Deferred Outflows of Resources and Deferred Inflows of Resources (Net)</u>
2026	\$ (10,164)
2027	(20,069)
2028	(22,392)
2029	(22,307)
2030	(6,418)
Thereafter	(7,633)

Actuarial Assumptions

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

Actuarial Valuation Date:	January 1, 2024
Measurement Date of Net OPEB Liability (Asset)	December 31, 2024
Experience Study:	January 1, 2021-December 31, 2023. Published November 19, 2024
Actuarial Cost Method:	Entry Age Normal
20 Year Tax-Exempt Municipal Bond Yield*	4.08%
Long-Term Expected Rate of Return:	4.25%
Discount Rate:	4.09%
Salary Increases:	
Wage Inflation	3.00%
Seniority/Merit	0.10%-5.7%
Mortality:	2020 WRS Experience Mortality Table

*Based on the Bond Buyers GO 20-Bond Municipal index

Actuarial assumptions are based upon an experience study conducted in 2024 that covered a three-year period from January 1, 2021 to December 31, 2023. The Total OPEB Liability for December 31, 2024 is based upon a roll-forward of the liability calculated from the January 1, 2024 actuarial valuation.

Long-Term Expected Return on Plan Assets

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

**State OPEB Life Insurance
Asset Allocation Targets and Expected Returns
As of December 31, 2024**

Asset Class	Index	Target Allocation	Long-Term Expected Geometric Real Rate of Return
U.S. Intermediate Credit Bonds	Bloomberg U.S. Interm Credit	40.00%	2.41%
U.S. Mortgages	Bloomberg U.S. MBS	60.00	2.71
Inflation			2.30
Long-Term Expected Rate of Return			4.25

Single Discount Rate

A single discount rate of 4.09% was used to measure the total OPEB liability for the current year, as opposed to a discount rate of 3.32% for the prior year. The significant change in the discount rate was primarily caused by the increase in the municipal bond rate from 3.26% as of December 31, 2023 to 4.08% as of December 31, 2024. The Plan's fiduciary net position was projected to be insufficient to make all projected future benefit payments of current active and inactive members. Therefore, the discount rate for calculating the total OPEB liability is equal to the single equivalent rate that results in the same actuarial present value as the long-term expected rate of return applied to benefit payments, to the extent that the plan's fiduciary net position is projected to be sufficient to make projected benefit payments, and the municipal bond rate applied to benefit payment to the extent that the plan's fiduciary net position is projected to be insufficient. The plan's fiduciary net position was projected to be available to make projected future benefit payments of current plan members through December 31, 2037.

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

Sensitivity of the Village's Proportionate Share of the Net OPEB Liability (Asset) to Changes in the Discount Rate

The following presents the Village's proportionate share of the net OPEB liability (asset) calculated using the discount rate of 4.09%, as well as what the Village's proportionate share of the net OPEB liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (3.09%) or 1-percentage-point higher (5.09%) than the current rate:

	<u>1% Decrease to Discount Rate (3.09%)</u>	<u>Current Discount Rate (4.09%)</u>	<u>1% Increase to Discount Rate (5.09%)</u>
Village's proportionate share of the net OPEB liability (asset)	\$ 273,225	\$ 204,412	\$ 151,385

Single-Employer Defined Benefit Pension Plan**Plan Description**

The Village reports a single-employer defined benefit pension plan (the Stipend Plan). Management of the Stipend Plan is vested in the Village Board. No assets have been accumulated in a trust for the payment of these benefits. The plan is administered by the Village and provides active public safety employees that retire on or after January 1, 2022 with a monthly cash benefit ranging from \$200 to \$375 per month. Benefit provisions are established through agreements approved by the Village Board.

At December 31, 2025, the Village plan's membership consisted of:

Retirees and beneficiaries	3
Active members	<u>11</u>
Total	<u><u>14</u></u>

The Village paid \$14,884 for pension benefits as they came due during the reporting period. The Village is funding these benefits on a pay-as-you-go basis.

Changes in Total Pension Liability

The Village's change in total pension liability for the fiscal year ended December 31, 2025 was as follows:

	<u>Total Pension Liability</u>
Beginning of year balance	\$ 217,559
Service cost	6,756
Interest on total pension liability	8,541
Changes of assumptions or other input	(3,648)
Benefit payments	<u>(14,884)</u>
End of year balance	<u><u>\$ 214,324</u></u>

Village of Fox Point

Notes to Financial Statements
December 31, 2025

Assumptions

The total pension liability was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Measurement Date:	December 31, 2024
Actuarial Valuation Date:	December 31, 2025
Inflation:	2.50%
Salary Changes:	5.8% down to 0.2% in 30 years; includes merit increases plus inflation
Discount Rate:	4.28%
Source of Discount Rate:	Based upon all years of project payments discounted at a municipal bond rate of 3.50%
Source of Mortality Assumptions:	2020 Annual Wisconsin Retirement System (WRS) Report
Dates of Experience Studies	Experience study conducted in 2021 using WRS experience from 2018-2020

Sensitivity of the Total Pension Liability to Changes in the Discount Rate

The following is a sensitivity analysis of the total pension liability to changes in the discount rate. The table below presents the pension liability of the Village calculated using the current discount rate of 4.28% as well as what the total pension liability would be if it were to be calculated using a discount rate that is 1-percentage-point lower (3.28%) or 1-percentage-point higher (5.28%) than the current rate:

	<u>1% Decrease</u>	<u>Current Discount Rate</u>	<u>1% Increase</u>
Total pension liability	\$ 229,984	\$ 214,324	\$ 199,906

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

For the year ended December 31, 2025, the Village recognized pension expense of \$2,896. At December 31, 2025 the Village reported deferred outflows of resources related to pensions from the following source:

	<u>Deferred Outflow of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 31,389	\$ 4,571
Changes in actuarial assumptions	23,370	21,153
Employer contributions subsequent to the measurement date	16,703	-
Total	<u>\$ 71,462</u>	<u>\$ 25,724</u>

Village of Fox Point

Notes to Financial Statements
December 31, 2025

\$16,703 reported as deferred outflows of resources related to OPEB resulting from the LRLIF Employer's contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability (asset) in the year ended December 31, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Years Ending December 31:	Deferred Outflows of Resources and Deferred Inflows of Resources (Net)
2026	\$ 4,302
2027	4,302
2028	4,302
2029	4,302
2030	4,303
Thereafter	7,524

Effect of New Accounting Standards on Current-Period Financial Statements

The Governmental Accounting Standards Board (GASB) has approved the following:

- Statement No. 103, *Financial Reporting Model Improvements*
- Statement No. 104, *Disclosure of Certain Capital Assets*
- Statement No. 105, *Subsequent Events*

When they become effective, application of these standards may restate portions of these financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

Village of Fox Point

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
 General Fund
 Year Ended December 31, 2025

	Original and Final Budget	Actual	Variance With Final Budget
Revenues			
Taxes	\$ 5,809,765	\$ 5,788,851	\$ (20,914)
Intergovernmental	1,145,527	1,101,404	(44,123)
Licenses and permits	125,650	88,064	(37,586)
Fines, forfeitures and penalties	92,000	87,722	(4,278)
Public charges for services	55,850	33,077	(22,773)
Intergovernmental charges for services	110,500	106,200	(4,300)
Investment income	300,000	398,452	98,452
Miscellaneous revenues	73,950	103,857	29,907
Total revenues	<u>7,713,242</u>	<u>7,707,627</u>	<u>(5,615)</u>
Expenditures			
Current:			
General government	1,210,853	1,555,025	(344,172)
Public safety	4,455,543	4,273,469	182,074
Public works	1,602,257	1,596,026	6,231
Health and human services	59,969	59,979	(10)
Culture, recreation and education	293,367	302,820	(9,453)
Conservation and development	61,250	67,877	(6,627)
Total expenditures	<u>7,683,239</u>	<u>7,855,196</u>	<u>(171,957)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>30,003</u>	<u>(147,569)</u>	<u>(177,572)</u>
Other Financing Sources (Uses)			
Transfers in	280,000	338,236	58,236
Transfers out	(10,182)	(600,442)	(590,260)
Proceeds from sale of capital assets	1,500	2,023	523
Total other financing sources (uses)	<u>271,318</u>	<u>(260,183)</u>	<u>(531,501)</u>
Net change in fund balance	<u>\$ 301,321</u>	<u>(407,752)</u>	<u>\$ (709,073)</u>
Fund Balance, Beginning		<u>4,349,245</u>	
Fund Balance, Ending		<u>\$ 3,941,493</u>	

Village of Fox Point

Schedule of Proportionate Share of the Net Pension Liability (Asset) -
 Wisconsin Retirement System
 Year Ended December 31, 2025

WRS Fiscal Year End	Proportion of the Net Pension Liability (Asset)	Proportionate Share of the Net Pension Liability (Asset)	Covered Payroll	Proportionate Share of the Net Pension Liability (Asset) as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/15	0.02724353%	\$ 442,702	\$ 3,268,645	13.54%	98.20%
12/31/16	0.02669150%	220,002	3,236,140	6.80%	99.12%
12/31/17	0.02708612%	(804,219)	3,396,748	23.68%	102.93%
12/31/18	0.02730611%	971,465	3,406,954	28.51%	96.45%
12/31/19	0.02738158%	(882,907)	3,403,013	25.94%	102.96%
12/31/20	0.02645525%	(1,651,637)	3,132,860	52.72%	105.26%
12/31/21	0.02555658%	(2,059,907)	3,181,408	64.75%	106.02%
12/31/22	0.02518733%	1,334,350	3,278,971	40.69%	95.72%
12/31/23	0.02519419%	374,588	3,419,581	10.95%	98.85%
12/31/24	0.02516939%	413,574	3,554,395	11.64%	98.79%

Schedule of Employer Contributions - Wisconsin Retirement System
 Year Ended December 31, 2025

Village Fiscal Year End	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/16	\$ 233,362	\$ 233,362	\$ -	\$ 3,236,140	7.21%
12/31/17	268,350	268,350	-	3,396,748	7.90%
12/31/18	272,687	272,687	-	3,406,954	8.00%
12/31/19	265,308	265,308	-	3,403,013	7.80%
12/31/20	294,488	294,488	-	3,132,860	9.40%
12/31/21	292,303	292,303	-	3,181,408	9.19%
12/31/22	299,492	299,492	-	3,278,972	9.13%
12/31/23	336,030	336,030	-	3,419,581	9.83%
12/31/24	364,776	364,776	-	3,554,396	10.26%
12/31/25	386,659	386,659	-	3,661,112	10.56%

See notes to required supplementary information

Village of Fox Point

Schedule of Changes in the Total Pension Liability and Related Ratios -
 Supplemental Pension (Stipend) Plan
 Year Ended December 31, 2025

	2025	2024	2023	2022	2021	2020	2019	2018
Total Pension Liability								
Service cost	\$ 6,756	\$ 6,515	\$ 9,014	\$ 8,958	\$ 8,008	\$ 6,323	\$ 6,683	\$ 6,683
Interest	8,541	7,301	4,269	4,293	4,919	5,305	4,635	4,432
Difference between expected and actual experience	-	27,350	-	-	-	19,829	-	125,761
Changes in assumptions	(3,648)	12,466	(22,106)	(7,619)	6,155	21,587	(4,723)	-
Benefit payments	(14,884)	(9,207)	(6,571)	(6,814)	(8,502)	(6,777)	(5,634)	(4,974)
Net change in total pension liability	(3,235)	44,425	(15,394)	(1,182)	10,580	46,267	961	131,902
Total Pension Liability, Beginning	<u>217,559</u>	<u>173,134</u>	<u>188,528</u>	<u>189,710</u>	<u>179,130</u>	<u>132,863</u>	<u>131,902</u>	<u>-</u>
Total Pension Liability, Ending	<u><u>\$ 214,324</u></u>	<u><u>\$ 217,559</u></u>	<u><u>\$ 173,134</u></u>	<u><u>\$ 188,528</u></u>	<u><u>\$ 189,710</u></u>	<u><u>\$ 179,130</u></u>	<u><u>\$ 132,863</u></u>	<u><u>\$ 131,902</u></u>
Covered-Employee Payroll	\$ 883,710	\$ 883,710	\$ 831,546	\$ 831,546	\$ 885,477	\$ 885,477	\$ 774,235	\$ 774,235
Total Pension Liability as a Percentage of Covered Payroll	24.25%	24.62%	20.82%	22.67%	21.42%	20.23%	17.16%	17.04%

See notes to required supplementary information

Village of Fox Point

Schedule of Changes in the Total OPEB Liability and Related Ratios -
Health Insurance
Year Ended December 31, 2025

	2025	2024	2023	2022	2021	2020	2019	2018
Total OPEB Liability								
Service cost	\$ 25,023	\$ 26,250	\$ 33,703	\$ 33,559	\$ 30,481	\$ 18,705	\$ 19,418	\$ 19,418
Interest	14,613	18,244	10,886	11,291	14,286	18,264	16,656	16,876
Difference between expected and actual experience	-	(47,632)	-	23,756	-	12,719	-	486,994
Changes in assumptions	(5,587)	(28,704)	(50,765)	(28,806)	13,311	62,506	(11,100)	-
Benefit payments	(13,501)	(49,339)	(39,967)	(75,802)	(78,754)	(31,622)	(56,174)	(29,035)
Net change in total OPEB liability	20,548	(81,181)	(46,143)	(36,002)	(20,676)	80,572	(31,200)	494,253
Total OPEB Liability, Beginning	<u>359,623</u>	<u>440,804</u>	<u>486,947</u>	<u>522,949</u>	<u>543,625</u>	<u>463,053</u>	<u>494,253</u>	<u>-</u>
Total OPEB Liability, Ending	<u>\$ 380,171</u>	<u>\$ 359,623</u>	<u>\$ 440,804</u>	<u>\$ 486,947</u>	<u>\$ 522,949</u>	<u>\$ 543,625</u>	<u>\$ 463,053</u>	<u>\$ 494,253</u>
Covered-Employee Payroll	\$ 3,276,262	\$ 3,276,262	\$ 3,057,144	\$ 3,057,144	\$ 2,985,665	\$ 2,985,665	\$ 2,784,095	\$ 2,784,095
Total OPEB Liability as a Percentage of Covered-Employee Payroll	11.60%	10.98%	14.42%	15.93%	17.52%	18.21%	16.63%	17.75%

See notes to required supplementary information

Village of Fox Point

Schedule of Proportionate Share of the Net OPEB Liability -
Local Retiree Life Insurance Fund (LRLIF)
Year Ended December 31, 2025

Plan Fiscal Year End	Proportion of the Net OPEB Liability	Proportionate Share of the Net OPEB Liability	Covered Payroll	Proportionate Share of the Net OPEB Liability as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability
12/31/17	0.06120200%	\$ 184,131	\$ 2,573,719	7.15%	44.81%
12/31/18	0.05947700%	153,471	2,879,000	5.33%	48.69%
12/31/19	0.06052900%	257,744	2,847,000	9.05%	37.58%
12/31/20	0.04896200%	269,326	2,720,000	9.90%	31.36%
12/31/21	0.05109800%	302,008	2,832,000	10.66%	29.57%
12/31/22	0.05339100%	203,410	2,912,000	6.99%	38.81%
12/31/23	0.05322700%	244,879	2,806,000	8.73%	33.90%
12/31/24	0.05224900%	204,412	2,960,000	6.91%	37.20%

Schedule of Employer Contributions - Local Retiree Life Insurance Fund (LRLIF)
Year Ended December 31, 2025

Village Fiscal Year End	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/18	\$ 1,162	\$ 1,162	\$ -	\$ 2,573,719	0.05%
12/31/19	1,145	1,145	-	2,879,000	0.04%
12/31/20	965	965	-	2,847,000	0.03%
12/31/21	1,024	1,024	-	2,720,000	0.04%
12/31/22	1,084	1,084	-	2,832,000	0.04%
12/31/23	1,097	1,097	-	2,912,000	0.04%
12/31/24	1,105	1,105	-	3,554,396	0.03%
12/31/25	1,218	1,218	-	3,661,112	0.03%

See notes to required supplementary information

Village of Fox Point

Notes to Required Supplementary Information
Year Ended December 31, 2025

Budgetary Information

Budgetary information is derived from the annual operating budget and is presented using the same basis of accounting for each fund as described in Note 1.

The budgeted amounts presented include any amendments made. The Village may authorize transfers of budgeted amounts within departments. Transfers between departments and changes to the overall budget must be approved by a two-thirds action.

Appropriations lapse at year end unless specifically carried over. There were no carryovers to the following year. Budgets are adopted at the department level of expenditure.

Wisconsin Retirement System

The amounts determined for each fiscal year were determined as of the calendar year-end and occurred within the fiscal year.

Changes in benefit terms. There were no changes of benefit terms for any participating employer in the Wisconsin Retirement System.

Changes in assumptions. Based on a three-year experience study conducted in 2021 covering January 1, 2018 through December 31, 2020, the ETF Board adopted assumption changes that were used to measure the total pension liability beginning with the year-end December 31, 2021, including the following:

- Lowering the long-term expected rate of return from 7.0% to 6.8%
- Lowering the discount rate from 7.0% to 6.8%
- Lowering the price inflation rate from 2.5% to 2.4%
- Lowering the postretirement adjustments from 1.9% to 1.7%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2018 Mortality Table to the 2020 WRS Experience Mortality Table

Based on a three-year experience study conducted in 2018 covering January 1, 2015 through December 31, 2017, the ETF Board adopted assumption changes that were used to measure the total pension liability beginning with the year-ended December 31, 2018, including the following:

- Lowering the long-term expected rate of return from 7.2% to 7.0%
- Lowering the discount rate from 7.2% to 7.0%
- Lowering the wage inflation rate from 3.2% to 3.0%
- Lowering the price inflation rate from 2.7% to 2.5%
- Lowering the postretirement adjustments from 2.1% to 1.9%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2012 Mortality Table to the Wisconsin 2018 Mortality Table

Village of Fox Point

Notes to Required Supplementary Information
Year Ended December 31, 2025

Local Retiree Life Insurance Fund

The amounts determined for each fiscal year were determined as of the calendar year-end and occurred within the fiscal year.

The Village is required to present the last ten years of data; however, accounting standards allow the presentation of as many years as are available until ten fiscal years are presented.

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

Changes in assumptions. In addition to the rate changes detailed in the tables above, the State of Wisconsin Employee Trust Fund Board adopted economic and demographic assumption changes based on a three year experience study performed for the Wisconsin Retirement System. These assumptions are used in the actuarial valuations of OPEB liabilities (assets) for the retiree life insurance programs and are summarized below.

The assumption changes that were used to measure the December 31, 2021 total OPEB liabilities, including the following:

- Lowering the price inflation rate from 2.5% to 2.4%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2018 Mortality Table to the 2020 WRS Experience Mortality Table

The assumption changes that were used to measure the December 31, 2018 total OPEB liabilities, including the following:

- Lowering the long-term expected rate of return from 5.00% to 4.25%
- Lowering the wage inflation rate from 3.2% to 3.0%
- Lowering the price inflation rate from 2.7% to 2.5%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2012 Mortality Table to the Wisconsin 2018 Mortality Table

Health Insurance Plan

The Village is required to present the last ten years of data; however accounting standards allow the presentation of as many years as are available until ten fiscal years are presented.

Changes in benefit terms. There were no changes of benefit terms for the Village.

Changes in assumptions: There were no changes in assumptions except that the discount rate changed from 4.00% to 4.28%.

Supplemental Pension (Stipend) Plan

The Village is required to present the last ten years of data; however accounting standards allow the presentation of as many years as are available until ten fiscal years are presented.

Accumulation of assets: No assets have been accumulated in trust that meets the criteria in paragraph 4 of GASB statement No. 73.

Changes in benefit terms. There were no changes of benefit terms for the Village.

Changes in assumptions: There were no changes in assumptions except that the discount rate changed from 4.00% to 4.28%.

SUPPLEMENTARY INFORMATION

Village of Fox Point

Detailed Schedule of Revenues and Other Financing Sources - Budget and Actual -

General Fund

Year Ended December 31, 2025

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Taxes			
General property taxes	\$ 5,753,265	\$ 5,753,265	\$ -
Payment in lieu of taxes	26,500	23,459	(3,041)
Interest and penalties on taxes	30,000	12,127	(17,873)
Total taxes	<u>5,809,765</u>	<u>5,788,851</u>	<u>(20,914)</u>
Intergovernmental			
Federal grants	7,200	6,200	(1,000)
State shared revenues	329,999	329,946	(53)
Spending restraint	49,428	-	(49,428)
Fire insurance tax from state	50,025	54,267	4,242
State aid, streets	640,513	639,998	(515)
State aid, exempt computer aid	29,862	55,351	25,489
Other State grants	38,500	15,642	(22,858)
Total intergovernmental	<u>1,145,527</u>	<u>1,101,404</u>	<u>(44,123)</u>
Licenses and Permits			
Beverage licenses	4,000	6,655	2,655
Bicycle licenses	50	10	(40)
Pet licenses	1,000	1,722	722
Cable TV franchise fee	84,600	59,279	(25,321)
Other permits	36,000	20,398	(15,602)
Total licenses and permits	<u>125,650</u>	<u>88,064</u>	<u>(37,586)</u>
Fines, Forfeitures and Penalties			
Court penalties and costs	<u>92,000</u>	<u>87,722</u>	<u>(4,278)</u>
Public Charges for Services			
Miscellaneous service revenues	35,900	12,574	(23,326)
Job orders	15,700	14,200	(1,500)
Pavilion rental	4,000	6,078	2,078
Fingerprint fee	200	200	-
Administrative warrant fee	50	25	(25)
Total public charges for services	<u>55,850</u>	<u>33,077</u>	<u>(22,773)</u>
Intergovernmental Charges for Services			
Utility equipment rental	<u>110,500</u>	<u>106,200</u>	<u>(4,300)</u>
Investment Income			
Investment income	<u>300,000</u>	<u>398,452</u>	<u>98,452</u>

Village of Fox Point

Detailed Schedule of Revenues and Other Financing Sources - Budget and Actual -
 General Fund
 Year Ended December 31, 2025

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Miscellaneous Revenues			
Insurance recoveries	\$ 20,000	\$ 42,916	\$ 22,916
Miscellaneous revenues	<u>53,950</u>	<u>60,941</u>	<u>6,991</u>
Total miscellaneous revenues	<u>73,950</u>	<u>103,857</u>	<u>29,907</u>
Other Financing Sources			
Transfer in	280,000	338,236	58,236
Proceeds from sale of capital assets	<u>1,500</u>	<u>2,023</u>	<u>523</u>
Total other financing sources	<u>281,500</u>	<u>340,259</u>	<u>58,759</u>
Total revenues and other financing sources	<u>\$ 7,994,742</u>	<u>\$ 8,047,886</u>	<u>\$ 53,144</u>

Village of Fox Point

Schedule of Expenditures and Other Financing Uses - Budget and Actual -

General Fund

Year Ended December 31, 2025

	Original and Final Budget	Actual	Variance With Final Budget
General Government			
Board	\$ 8,200	\$ 8,759	\$ (559)
Manager	197,576	158,920	38,656
Clerk	195,269	158,720	36,549
Treasurer/financial manager	139,216	137,803	1,413
Elections	28,310	20,327	7,983
Assessor	34,100	35,237	(1,137)
Legal	82,000	125,736	(43,736)
Judicial	66,770	67,875	(1,105)
Municipal court	25,000	26,397	(1,397)
General buildings and plant	203,500	521,603	(318,103)
Insurance	229,462	286,885	(57,423)
Other general government	1,450	6,763	(5,313)
Total general government	1,210,853	1,555,025	(344,172)
Public Safety			
Police	3,076,100	2,891,441	184,659
Fire	1,286,033	1,290,275	(4,242)
Other public safety and joint charges	92,610	91,003	1,607
Protective inspection	800	750	50
Total public safety	4,455,543	4,273,469	182,074
Public Works			
Village engineer	117,252	107,125	10,127
Machinery and equipment	174,500	205,339	(30,839)
Building and grounds	1,006,725	992,942	13,783
DPW fringe benefits	11,680	18,072	(6,392)
Storm sewer maintenance	700	568	132
Highway and streets	68,700	82,185	(13,485)
Snow/ice removal	83,000	54,225	28,775
Sanitation	122,100	129,166	(7,066)
Traffic control	16,000	5,290	10,710
Job orders	1,600	1,114	486
Total public works	1,602,257	1,596,026	6,231
Health and Human Services			
Health department and welfare	59,969	59,979	(10)
Culture, Recreation and Education			
Library	260,617	260,617	-
Skating rink/shelter	19,800	29,079	(9,279)
Parks and recreation	5,750	6,596	(846)
Culture and recreation	7,200	6,528	672
Total	293,367	302,820	(9,453)
Conservation and Development			
Forestry	61,250	67,877	(6,627)
Other Financing Uses			
Transfers out	10,182	600,442	(590,260)
Total expenditures and other financing uses	\$ 7,693,421	\$ 8,455,638	\$ (762,217)

Village of Fox Point

Combining Balance Sheet -
Nonmajor Governmental Funds
December 31, 2025

	<u>Special Revenue Funds</u>			<u>Total Nonmajor Governmental Funds</u>
	<u>Recycling</u>	<u>Pool</u>	<u>Inspection</u>	
Assets				
Cash and investments	\$ 5,461	\$ 5,398	\$ 227,839	\$ 238,698
Receivables:				
Accounts	36,885	-	500	37,385
Due from other funds	<u>8,662</u>	<u>-</u>	<u>-</u>	<u>8,662</u>
Total assets	<u><u>\$ 51,008</u></u>	<u><u>\$ 5,398</u></u>	<u><u>\$ 228,339</u></u>	<u><u>\$ 284,745</u></u>
Liabilities and Fund Balances				
Liabilities				
Accounts payable	\$ 3,791	\$ -	\$ 1,465	\$ 5,256
Accrued liabilities	9,833	5,398	4,737	19,968
Deposits	<u>-</u>	<u>-</u>	<u>45,875</u>	<u>45,875</u>
Total liabilities	<u>13,624</u>	<u>5,398</u>	<u>52,077</u>	<u>71,099</u>
Fund Balances				
Committed	<u>37,384</u>	<u>-</u>	<u>176,262</u>	<u>213,646</u>
Total fund balances	<u>37,384</u>	<u>-</u>	<u>176,262</u>	<u>213,646</u>
Total liabilities and fund balances	<u><u>\$ 51,008</u></u>	<u><u>\$ 5,398</u></u>	<u><u>\$ 228,339</u></u>	<u><u>\$ 284,745</u></u>

Village of Fox Point

Combining Statement of Revenues, Expenditures and Changes in Fund Balances -
 Nonmajor Governmental Funds
 Year Ended December 31, 2025

	<u>Special Revenue Funds</u>			Total Nonmajor Governmental Funds
	<u>Recycling</u>	<u>Pool</u>	<u>Inspection</u>	
Revenues				
Intergovernmental	\$ 58,585	\$ -	\$ -	\$ 58,585
Licenses and permits	-	-	208,680	208,680
Public charges for services	190,634	-	-	190,634
Miscellaneous revenues	-	1,640	-	1,640
	<u>-</u>	<u>1,640</u>	<u>-</u>	<u>1,640</u>
Total revenues	<u>249,219</u>	<u>1,640</u>	<u>208,680</u>	<u>459,539</u>
Expenditures				
Current:				
Public safety	-	-	188,694	188,694
Public works	295,467	605	-	296,072
Culture, recreation and education	-	113,281	-	113,281
	<u>-</u>	<u>113,281</u>	<u>-</u>	<u>113,281</u>
Total expenditures	<u>295,467</u>	<u>113,886</u>	<u>188,694</u>	<u>598,047</u>
Excess (deficiency) of revenues over expenditures	<u>(46,248)</u>	<u>(112,246)</u>	<u>19,986</u>	<u>(138,508)</u>
Other Financing Sources (Uses)				
Transfers in	10,182	112,246	-	122,428
Transfer out	-	-	(50,000)	(50,000)
	<u>-</u>	<u>-</u>	<u>(50,000)</u>	<u>(50,000)</u>
Total other financing sources (uses)	<u>10,182</u>	<u>112,246</u>	<u>(50,000)</u>	<u>72,428</u>
Net change in fund balances	<u>(36,066)</u>	<u>-</u>	<u>(30,014)</u>	<u>(66,080)</u>
Fund Balances, Beginning	<u>73,450</u>	<u>-</u>	<u>206,276</u>	<u>279,726</u>
Fund Balances, Ending	<u>\$ 37,384</u>	<u>\$ -</u>	<u>\$ 176,262</u>	<u>\$ 213,646</u>