



VILLAGE OF JACKSON
2023 FINANCIAL MANAGEMENT PLAN SUBCOMMITTEE
AUGUST 29, 2023 at 7:00 P.M.
(or immediately following Board of Public Works)
VILLAGE BOARD ROOM
N168W19851 MAIN STREET, JACKSON, WI 53037

1. Call to Order
2. Introductions
3. 2023 Financial Management Plan – Review of Capital Project List and Funding Options
4. Citizens to address the 2023 FMP Subcommittee
5. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Administration Department at the Jackson Municipal Complex at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.



Taking the lead in Washington County.

MEMO

TO: Brian Heckendorf, Village President; 2023 Financial Management Plan Subcommittee

FROM: Jen Keller, Village Administrator and Darlene Smith, Village Treasurer

RE: Subcommittee review of 2024 and 2025 CIP Projects and Funding Options

DATE: August 24, 2023

Background:

Village Staff, Ehlers, and the Village Board have commenced the first step in the process to establish a Financial Management Plan (FMP) for the Village of Jackson. At the August 8, 2023 Village Board meeting, a subcommittee was established to take on more responsibility for the drafting of such a plan. Members of the 2023 FMP subcommittee include: President Brian Heckendorf, Trustee Don Olson, Citizen Appointee Chris Sberna, Engineer Brian Kober, Treasurer Darlene Smith, and Administrator Keller. The Village's Financial Advisor Brian Roemer will also join the subcommittee throughout the planning process. The first phase of work for the subcommittee includes the consideration of recommendations from the Village Board regarding planning and funding parameters, and to review the list of projects proposed by Staff to be funded in 2024 and 2025. Future workshops will include review of cash availability and plans for future utility projects in the following order:

Government Operations and Utilities Analysis

- a. 10/10 – Presentation to Village Board the operations and utilities plan draft.
- b. October (TBD) – Staff and Subcommittee work to review operational needs.

Final Report and Presentation

- a. October (TBD) – Staff and Ehlers produce final desired changes analysis.
- b. October/November (TBD) – Presentation to Village Board, final plan approval.

At the August 8, 2023, Village Board meeting, the following direction to plan for capital project funding was given to this subcommittee:

1. There is a maximum allowed debt service of 2.5% equalized value.
2. There shall be a consideration of a one or two year borrowing schedule to be planned for 2024 or 2024/2025 capital project.

Recommendation:

1. Recommend a single year (2024) or two-year (2024/2025) issuance.
2. Identify priority 2024 and 2025 projects if debt service limit is exceeded.

Attachment:

1. 2023 Financial Management Plan Phase I Introduction – Updated 8/24/23
2. 2024/2025 2-year Borrowing Impact Analysis, 2024 1-year Borrowing Impact Analysis – 8/25/2023

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Village of Jackson, WI

2023 Financial Management Plan Workshop 2: Revised CIP

August 29, 2023 FMP Subcommittee Meeting

Tonight's Goals

- What did we talk about last time
 - ✓ Review initial CIP results
- Review revised CIP results
- Compare Annual & Biennial borrowing options
- Prepare for Workshop #3: Governmental Operations & Utilities



Review initial CIP

- Current (YE 2023) GO Debt capacity 34% or 39.2M
- Have available debt service capacity in 2024 & 2027-2030
- Initial CIP had 25M in projects over the ten years 2024-2033

Sources of Funding	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
G.O. Debt	6,060,500	3,177,125	863,500	1,850,457	927,500	1,141,312	625,000	222,000	1,824,700	1,013,048
Revenue Debt	211,000	0	1,003,000	495,000	1,000,000	469,500	370,000	264,000	554,500	660,000
Grants/Aids	0	0	0	0	0	0	0	0	0	0
Special Assessment	0	0	0	0	0	0	0	0	0	0
Equipment Replacement Fund	0	0	0	0	0	0	0	0	0	0
Cash	77,244	192,225	187,195	248,600	184,088	343,344	268,462	373,384	233,000	133,900
Total	6,348,744	3,369,350	2,053,695	2,594,057	2,111,588	1,954,156	1,263,462	859,384	2,612,200	1,806,948

Impact of CIP on Debt Levy & Capacity

- Structure around existing debt
 - ✓ New money projects will cause some fluctuation of levy for debt unless the Village uses capitalized interest or gap financing. Since both add financing costs these options are typically not recommended
- Sample taxpayer (300k) would pay \$5,908 2025-2052 or \$219 per year.
- Max % of GO Debt capacity: 46% (under our desired 50%)
- Min \$ of GO Debt capacity: 32.7M

Revised CIP

- Revised CIP has 30.0M in projects over the ten years 2024-2033 4.8M higher than initial
 - ✓ Added additional debt and cash funding

Sources of Funding	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
G.O. Debt	6,310,500	3,757,125	4,363,500	1,850,457	927,500	1,241,312	825,000	222,000	1,824,700	1,013,048
Revenue Debt	211,000	0	1,003,000	495,000	1,000,000	469,500	370,000	264,000	554,500	660,000
Grants/Aids	0	0	0	0	0	0	0	0	0	0
Special Assessment	0	0	0	0	0	0	0	0	0	0
Equipment Replacement Fund	0	0	0	0	0	0	0	0	0	0
Cash	207,844	289,225	234,195	278,600	214,088	353,344	328,462	383,384	243,000	133,900
Total	6,729,344	4,046,350	5,600,695	2,624,057	2,141,588	2,064,156	1,523,462	869,384	2,622,200	1,806,948

- Revised CIP by department shown on next slide...

Row Labels	Sum of 2024	Sum of 2025	Sum of 2026	Sum of 2027	Sum of 2028	Sum of 2029	Sum of 2030	Sum of 2031	Sum of 2032	Sum of 2033	Totals
Administration - Equip./Vehicle											25,000
Cash											25,000
Building Inspection - Equip./Vehicle											35,000
Cash											35,000
Community Center	5,580,000	10,000	10,000	10,000	10,000	110,000	10,000	10,000	10,000		5,760,000
Cash	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000		
G.O. Debt	5,570,000						100,000				
Fire - Apparatus		1,047,375		340,342	85,988	309,562	93,362	97,284	1,547,450	386,048	3,907,411
Cash					85,988		93,362	97,284			
G.O. Debt		1,047,375		340,342		309,562			1,547,450	386,048	
Fire - Building			3,400		120,500	10,000		37,700		108,900	280,500
Cash			3,400			10,000		37,700		108,900	
G.O. Debt					120,500						
Fire - Equip.	10,400	270,900	224,200	18,600	30,100	62,500		67,400			684,100
Cash	10,400	54,900	67,200	18,600	30,100	62,500		67,400			
G.O. Debt		216,000	157,000								
Municipal Complex	27,000		28,000	165,115	25,000	190,000	109,200	64,000	25,000	25,000	658,315
Cash	27,000		28,000		25,000	190,000	109,200	64,000	25,000	25,000	
G.O. Debt				165,115							
Park & Rec - Equip./Vehicle		57,325					150,000				207,325
Cash		57,325									
G.O. Debt							150,000				
Parks & Rec	364,600	587,000	3,537,000	20,000	20,000		250,000				4,778,600
Cash	114,600	87,000	37,000	20,000	20,000		50,000				
G.O. Debt	250,000	500,000	3,500,000				200,000				
Pathway	160,000	125,000				140,000			144,000		569,000
Cash									144,000		
G.O. Debt	160,000	125,000					140,000				
Police	10,844		52,000			10,844		52,000			125,688
Cash	10,844		52,000			10,844		52,000			
Public Works Equipment	225,000	260,000	205,000	270,000	80,000	230,000					1,270,000
Cash		15,000		60,000							
G.O. Debt	225,000	245,000	205,000	210,000	80,000	230,000					
Sewer - Improvements	105,500		501,500	495,000	500,000	234,750	185,000	132,000	277,250	330,000	2,761,000
Revenue Debt	105,500		501,500	495,000	500,000	234,750	185,000	132,000	277,250	330,000	
Splash Pad		80,000									80,000
G.O. Debt		80,000									
Streets - Equip./Vehicle		135,000	15,000	265,000	267,000	297,000	292,500	90,000	64,000	297,000	1,722,500
Cash		65,000	15,000	120,000	40,000	70,000	2,500		64,000		
G.O. Debt		70,000		145,000	227,000	227,000	290,000	90,000		297,000	
Streets - Improvements	105,500	1,473,750	501,500	990,000	500,000	234,750	185,000	132,000	277,250	330,000	4,729,750
G.O. Debt	105,500	1,473,750	501,500	990,000	500,000	234,750	185,000	132,000	277,250	330,000	
Water - Equip./Vehicle			21,595	25,000	3,000	63,400	55,000				167,995
Cash			21,595	25,000	3,000	63,400	55,000				
Water - Improvements	105,500		501,500		500,000	234,750	185,000	132,000	277,250	330,000	2,266,000
Revenue Debt	105,500		501,500		500,000	234,750	185,000	132,000	277,250	330,000	
Grand Total	6,729,344	4,046,350	5,600,695	2,624,057	2,141,588	2,064,156	1,523,462	869,384	2,622,200	1,806,948	30,028,184

Revised CIP Impact

- Structure around existing debt
 - ✓ New money projects will cause some fluctuation of levy for debt unless the Village uses capitalized interest or gap financing. Since both add financing costs these options are typically not recommended
- Sample taxpayer (300k) would pay \$7,317 2025-2052 or \$271 per year.
- Additional DS capacity '34 and on

		Proposed Debt			Year Ending
Debt Service Levy		Taxes			
Total Net Debt Service Levy	Levy Change from Prior Year	Total Tax Rate for Debt Service	Annual Taxes \$300,000 Home	Annual Taxes Difference From Existing	
1,615,071		\$1.48	\$445	\$0	2024
2,351,670	736,599	\$2.11	\$632	\$206	2025
2,351,265	(405)	\$2.05	\$616	\$201	2026
2,700,987	349,722	\$2.19	\$657	\$285	2027
2,700,855	(132)	\$2.14	\$641	\$291	2028
2,696,765	(4,090)	\$2.08	\$625	\$352	2029
2,695,428	(1,338)	\$2.03	\$609	\$399	2030
2,691,081	(4,346)	\$1.89	\$567	\$363	2031
2,689,803	(1,279)	\$1.84	\$552	\$355	2032
2,902,311	212,509	\$1.94	\$582	\$391	2033
2,810,940	(91,371)	\$1.83	\$549	\$365	2034
2,705,403	(105,538)	\$1.72	\$516	\$337	2035
2,703,598	(1,805)	\$1.67	\$501	\$328	2036
2,698,790	(4,808)	\$1.63	\$488	\$320	2037
2,603,433	(95,358)	\$1.53	\$459	\$296	2038
2,596,720	(6,713)	\$1.49	\$447	\$294	2039
2,453,688	(143,033)	\$1.37	\$412	\$336	2040
2,289,863	(163,825)	\$1.25	\$375	\$375	2041
2,282,000	(7,863)	\$1.21	\$364	\$364	2042
2,196,525	(85,475)	\$1.14	\$342	\$342	2043
2,173,838	(22,688)	\$1.10	\$330	\$330	2044
1,989,088	(184,750)	\$0.98	\$295	\$295	2045
1,782,238	(206,850)	\$0.86	\$258	\$258	2046
463,063	(1,319,175)	\$0.22	\$65	\$65	2047
462,750	(313)	\$0.21	\$64	\$64	2048
213,750	(249,000)	\$0.10	\$29	\$29	2049
211,500	(2,250)	\$0.09	\$28	\$28	2050
198,900	(12,600)	\$0.08	\$25	\$25	2051
186,300	(12,600)	\$0.08	\$23	\$23	2052
0	(186,300)	0	0	0	2053
		\$7,316.53			Total

Revised CIP Impact

- Much narrower capacity on desired limit of 50% but remaining capacity quickly regained

Combined Principal Existing & Proposed	Proposed Debt				Year Ending
	Statutory Limit (5% EV)		Recommended Limit (2.5% EV)		
	% of Limit	Residual Capacity	% of Limit	Residual Capacity	
\$19,860,899	34%	\$39,243,781	67%	\$9,691,441	2023
\$28,638,587	47%	\$31,980,092	94%	\$1,670,753	2024
\$27,179,893	44%	\$34,991,567	87%	\$3,905,837	2025
\$31,808,713	50%	\$31,955,304	100%	\$73,295	2026
\$30,138,171	46%	\$35,259,197	92%	\$2,560,513	2027
\$30,460,000	45%	\$36,612,558	91%	\$3,076,279	2028
\$28,745,000	42%	\$40,045,659	84%	\$5,650,329	2029
\$28,025,000	39%	\$44,468,950	77%	\$8,221,975	2030
\$26,230,000	35%	\$48,120,923	71%	\$10,945,461	2031
\$27,280,000	36%	\$48,975,463	72%	\$10,847,731	2032
\$25,425,000	33%	\$52,783,789	65%	\$13,679,394	2033
\$23,500,000	29%	\$56,712,151	59%	\$16,606,075	2034
\$21,615,000	26%	\$60,651,829	53%	\$19,518,415	2035
\$19,670,000	23%	\$64,704,140	47%	\$22,517,070	2036
\$17,665,000	20%	\$68,870,431	41%	\$25,602,715	2037
\$15,665,000	18%	\$73,087,084	35%	\$28,711,042	2038
\$13,595,000	15%	\$77,430,518	30%	\$31,917,759	2039
\$11,855,000	13%	\$79,823,383	26%	\$33,984,191	2040
\$10,195,000	11%	\$83,778,548	22%	\$36,791,774	2041
\$8,450,000	9%	\$87,876,173	18%	\$39,713,087	2042
\$6,695,000	7%	\$92,042,696	14%	\$42,673,848	2043
\$4,865,000	5%	\$96,344,591	10%	\$45,739,796	2044
\$3,120,000	3%	\$100,623,370	6%	\$48,751,685	2045
\$1,485,000	1%	\$104,855,582	3%	\$51,685,291	2046
\$1,110,000	1%	\$107,892,816	2%	\$53,391,408	2047
\$710,000	1%	\$111,021,698	1%	\$55,155,849	2048
\$540,000	0%	\$113,988,897	1%	\$56,724,449	2049
\$360,000	0%	\$117,036,125	1%	\$58,338,062	2050
\$180,000	0%	\$120,155,133	0%	\$59,987,567	2051
\$0	0%	\$123,347,720	0%	\$61,673,860	2052

Annual vs. Biennial Borrowing

	Annual	Biennial
Total cost of D.S.	\$7,410	\$7,317
Additional COI	\$108,413	\$0
G.O. Debt Capacity Max %	46%	50%
G.O. Debt Capacity Min \$	34.5M	31.9M
Other considerations		Knowing costs in advance

What's Next

- Operations
 - ✓ Understanding governing limitations of muni budgeting
 - ✓ 2024 Budget & Forecast of Operations (% increases)
 - ✓ Tying in Capital: Revisit as necessary
 - ✓ Total Levy Projections
 - ✓ Understanding Financial Optics (next slide)
- Utilities (10-YR LRCFA & Rate Recommendations)
- Final Workshop

Understanding the Background - Optics

- Credit rating services assign ratings to debt instruments based on both quantitative and qualitative indicators of credit quality
- From 1/6/2023 Moody's Credit Opinion
 - ✓ Factors that could lead to an upgrade
 - Material growth in the Village's reserves
 - Continued growth and diversification of the tax base
 - Significant moderation of overall leverage

Questions/Discussion?

August 29, 2023

2023 FINANCIAL MANAGEMENT PLAN:

Village of Jackson, WI

Workshop #2: Revised Capital Improvement Plan Analysis



Prepared by:

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Brian Roemer
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BUILDING COMMUNITIES. IT'S WHAT WE DO.



2023 Financial Management Plan

Section 1 — Biennial Borrowing

Village of Jackson, WI

Table 1 Existing G.O. Debt Base Case

Village of Jackson, WI

Year Ending	Existing Debt							Year Ending
	Total G.O. Debt Payments	Less: TID #6	Net Tax Levy	Change in DS Levy to Prior Year	Equalized Value (TID OUT)	Tax Rate Per \$1,000	Annual Taxes \$300,000 Home	
2023	1,942,877	(238,564)	1,704,313		990,140,900	\$1.72	\$516.39	2023
2024	1,905,606	(290,535)	1,615,071	(89,242)	1,089,204,200	\$1.48	\$444.84	2024
2025	1,896,205	(309,910)	1,586,295	(28,776)	1,116,472,394	\$1.42	\$426.24	2025
2026	1,906,250	(323,610)	1,582,640	(3,655)	1,144,423,247	\$1.38	\$414.87	2026
2027	1,871,292	(341,968)	1,529,324	(53,316)	1,232,446,648	\$1.24	\$372.27	2027
2028	1,819,417	(345,100)	1,474,317	(55,007)	1,263,300,912	\$1.17	\$350.11	2028
2029	1,470,965	(292,975)	1,177,990	(296,327)	1,294,927,612	\$0.91	\$272.91	2029
2030	1,215,165	(285,675)	929,490	(248,500)	1,327,346,086	\$0.70	\$210.08	2030
2031	1,256,549	(288,055)	968,494	39,004	1,425,011,754	\$0.68	\$203.89	2031
2032	1,250,948	(289,995)	960,953	(7,541)	1,460,686,880	\$0.66	\$197.36	2032
2033	1,234,421	(281,535)	952,886	(8,066)	1,497,255,132	\$0.64	\$190.93	2033
2034	1,216,960	(272,895)	944,065	(8,821)	1,534,738,869	\$0.62	\$184.54	2034
2035	1,208,678	(269,138)	939,540	(4,525)	1,573,161,010	\$0.60	\$179.17	2035
2036	1,194,435	(260,075)	934,360	(5,180)	1,619,422,648	\$0.58	\$173.09	2036
2037	1,179,340	(250,825)	928,515	(5,845)	1,659,964,845	\$0.56	\$167.81	2037
2038	1,187,995	(266,000)	921,995	(6,520)	1,701,522,014	\$0.54	\$162.56	2038
2039	1,150,558	(265,400)	885,158	(36,838)	1,744,119,566	\$0.51	\$152.25	2039
2040	453,375	0	453,375	(431,783)	1,787,783,547	\$0.25	\$76.08	2040
2041	0	0	0	(453,375)	1,833,567,653	\$0.00	\$0.00	2041
Total	23,418,156	(4,633,690)	18,784,466					Total

Notes:

Legend:

Represents +/- 25% Change over previous year

Table 2
Capital Improvement Plan & Funding Uses
Village of Jackson, WI

Projects	Department	Purpose	Bondable	Plan Issue	Funding	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Totals
Hickory Park	Cap. Projects	Pathway	Yes	2024 G.O. Bonds	G.O. Debt	160,000										160,000
Jackson Drive (South)	Cap. Projects	Pathway	Yes	2024 G.O. Bonds	G.O. Debt		125,000									125,000
Glen Brooke Drive	Cap. Projects	Pathway	Yes	2028 G.O. Bonds	G.O. Debt						140,000					140,000
STH 60 (Northside)	Cap. Projects	Pathway	Yes	None	Cash									144,000		144,000
STH 60 (North side)	Cap. Projects	Pathway	Yes	None	Cash											39,000
Chestnut Court - Ridgeway Drive to Dead End	Cap. Projects	Streets - Improvements	Yes	2024 G.O. Bonds	G.O. Debt	105,500										105,500
Chestnut Court - Ridgeway Drive to Dead End	Water	Water - Improvements	Yes	2024 Revenue Bonds	Revenue Debt	105,500										105,500
Chestnut Court - Ridgeway Drive to Dead End	Sewer	Sewer - Improvements	Yes	2024 Revenue Bonds	Revenue Debt	105,500										105,500
Hickory Lane - Forest View Drive to Linden Drive	Cap. Projects	Streets - Improvements	Yes	2024 G.O. Bonds	G.O. Debt		1,433,750									1,433,750
Hickory Lane - Forest View Drive to Linden Drive (Grant Portion)	Cap. Projects	Streets - Improvements	Yes	2024 G.O. Bonds	G.O. Debt		40,000									40,000
Linden Drive - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	Yes	2026 G.O. Bonds	G.O. Debt			145,250								145,250
Linden Drive - Hickory Lane to Dead End	Water	Water - Improvements	Yes	2026 Revenue Bonds	Revenue Debt			145,250								145,250
Linden Drive - Hickory Lane to Dead End	Sewer	Sewer - Improvements	Yes	2026 Revenue Bonds	Revenue Debt			145,250								145,250
Aspen Drive - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	Yes	2026 G.O. Bonds	G.O. Debt			171,500								171,500
Aspen Drive - Hickory Lane to Dead End	Water	Water - Improvements	Yes	2026 Revenue Bonds	Revenue Debt			171,500								171,500
Aspen Drive - Hickory Lane to Dead End	Sewer	Sewer - Improvements	Yes	2026 Revenue Bonds	Revenue Debt			171,500								171,500
Hawthorne Drive - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	Yes	2026 G.O. Bonds	G.O. Debt			184,750								184,750
Hawthorne Drive - Hickory Lane to Dead End	Water	Water - Improvements	Yes	2026 Revenue Bonds	Revenue Debt			184,750								184,750
Hawthorne Drive - Hickory Lane to Dead End	Sewer	Sewer - Improvements	Yes	2026 Revenue Bonds	Revenue Debt			184,750								184,750
Eagle Drive - Hickory Lane to STH 60	Cap. Projects	Streets - Improvements	Yes	2026 G.O. Bonds	G.O. Debt				990,000							990,000
Eagle Drive - Hickory Lane to STH 60	Sewer	Sewer - Improvements	Yes	2026 Revenue Bonds	Revenue Debt				495,000							495,000
Industrial Drive - STH 60 to north 2000 ft	Cap. Projects	Streets - Improvements	Yes	2028 G.O. Bonds	G.O. Debt					500,000						500,000
Industrial Drive - STH 60 to north 2000 ft	Water	Water - Improvements	Yes	2028 Revenue Bonds	Revenue Debt					500,000						500,000
Industrial Drive - STH 60 to north 2000 ft	Sewer	Sewer - Improvements	Yes	2028 Revenue Bonds	Revenue Debt					500,000						500,000
Ridgeway Drive - Chestnut Court to Willow Ridge Drive	Cap. Projects	Streets - Improvements	Yes	2028 G.O. Bonds	G.O. Debt						234,750					234,750
Ridgeway Drive - Chestnut Court to Willow Ridge Drive	Water	Water - Improvements	Yes	2028 Revenue Bonds	Revenue Debt						234,750					234,750
Ridgeway Drive - Chestnut Court to Willow Ridge Drive	Sewer	Sewer - Improvements	Yes	2028 Revenue Bonds	Revenue Debt						234,750					234,750
Jackson Drive (South) - 260 ft south of STH 60 to 1,000 ft south of 60	Cap. Projects	Streets - Improvements	Yes	2030 G.O. Bonds	G.O. Debt							185,000				185,000
Jackson Drive (South) - 260 ft south of STH 60 to 1,000 ft south of 60	Water	Water - Improvements	Yes	2030 Revenue Bonds	Revenue Debt							185,000				185,000
Jackson Drive (South) - 260 ft south of STH 60 to 1,000 ft south of 60	Sewer	Sewer - Improvements	Yes	2030 Revenue Bonds	Revenue Debt							185,000				185,000
Jackson Drive (North) - STH 60 to Georgetown Drive	Cap. Projects	Streets - Improvements	Yes	2030 G.O. Bonds	G.O. Debt								132,000			132,000
Jackson Drive (North) - STH 60 to Georgetown Drive	Water	Water - Improvements	Yes	2030 Revenue Bonds	Revenue Debt								132,000			132,000
Jackson Drive (North) - STH 60 to Georgetown Drive	Sewer	Sewer - Improvements	Yes	2030 Revenue Bonds	Revenue Debt								132,000			132,000
Georgetown Drive - Jackson Drive to Wilshire Drive	Cap. Projects	Streets - Improvements	Yes	2032 G.O. Bonds	G.O. Debt									277,250		277,250
Georgetown Drive - Jackson Drive to Wilshire Drive	Water	Water - Improvements	Yes	2032 Revenue Bonds	Revenue Debt									277,250		277,250
Georgetown Drive - Jackson Drive to Wilshire Drive	Sewer	Sewer - Improvements	Yes	2032 Revenue Bonds	Revenue Debt									277,250		277,250
N. Center Street - STH 60 to Tower Drive	Cap. Projects	Streets - Improvements	Yes	2032 G.O. Bonds	G.O. Debt										330,000	330,000
N. Center Street - STH 60 to Tower Drive	Water	Water - Improvements	Yes	2032 Revenue Bonds	Revenue Debt										330,000	330,000
N. Center Street - STH 60 to Tower Drive	Sewer	Sewer - Improvements	Yes	2032 Revenue Bonds	Revenue Debt										330,000	330,000
Forest View Drive - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	Yes	Future Issuance	G.O. Debt											105,500
Forest View Drive - Hickory Lane to Dead End	Water	Water - Improvements	Yes	Future Issuance	Revenue Debt											105,500
Forest View Drive - Hickory Lane to Dead End	Sewer	Sewer - Improvements	Yes	Future Issuance	Revenue Debt											105,500
Eastwood Circle - Forest View to Dead End	Cap. Projects	Streets - Improvements	Yes	Future Issuance	G.O. Debt											92,500
Eastwood Circle - Forest View to Dead End	Water	Water - Improvements	Yes	Future Issuance	Revenue Debt											92,500
Eastwood Circle - Forest View to Dead End	Sewer	Sewer - Improvements	Yes	Future Issuance	Revenue Debt											92,500
Clover Lane - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	Yes	Future Issuance	G.O. Debt											105,500
Clover Lane - Hickory Lane to Dead End	Water	Water - Improvements	Yes	Future Issuance	Revenue Debt											105,500
Clover Lane - Hickory Lane to Dead End	Sewer	Sewer - Improvements	Yes	Future Issuance	Revenue Debt											105,500
Heather Lane - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	Yes	Future Issuance	G.O. Debt											105,500
Heather Lane - Hickory Lane to Dead End	Water	Water - Improvements	Yes	Future Issuance	Revenue Debt											105,500
Heather Lane - Hickory Lane to Dead End	Sewer	Sewer - Improvements	Yes	Future Issuance	Revenue Debt											105,500
Stonehedge Drive - Forest View to Hickory Lane	Cap. Projects	Streets - Improvements	Yes	Future Issuance	G.O. Debt											409,250
Stonehedge Drive - Forest View to Hickory Lane	Water	Water - Improvements	Yes	Future Issuance	Revenue Debt											409,250
Stonehedge Drive - Forest View to Hickory Lane	Sewer	Sewer - Improvements	Yes	Future Issuance	Revenue Debt											409,250
Hickory Lane - Heather Drive to Sherman Road	Cap. Projects	Streets - Improvements	Yes	Future Issuance	G.O. Debt											237,750
Hickory Lane - Heather Drive to Sherman Road	Water	Water - Improvements	Yes	Future Issuance	Revenue Debt											237,750
Hickory Lane - Heather Drive to Sherman Road	Sewer	Sewer - Improvements	Yes	Future Issuance	Revenue Debt											237,750
Cedar Run Drive - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	Yes	Future Issuance	G.O. Debt											277,000
Cedar Run Drive - Hickory Lane to Dead End	Water	Water - Improvements	Yes	Future Issuance	Revenue Debt											277,000
Cedar Run Drive - Hickory Lane to Dead End	Sewer	Sewer - Improvements	Yes	Future Issuance	Revenue Debt											277,000
CPR Training Equipment - Manikins/AED Trainers	Fire/EMS	Fire - Building	No	None	Cash			3,400						4,000		12,300
Paging System Updates/Upgrades	Fire/EMS	Fire - Building	Yes	2028 G.O. Bonds	G.O. Debt					120,500						120,500
Replace Gear Washers	Fire/EMS	Fire - Building	No	None	Cash						10,000					23,000
Gear Dryers	Fire/EMS	Fire - Building	No	None	Cash								20,200			20,200
IT Updates/Upgrades - Classroom	Fire/EMS	Fire - Building	No	None	Cash								13,500			13,500
Replace TV monitors - Bay, Offices, Bunkrooms, Kitchen, Dayroom	Fire/EMS	Fire - Building	No	None	Cash										21,800	21,800
Landscaping refresh/pond maintenance	Fire/EMS	Fire - Building	No	None	Cash										72,600	72,600
Furniture replacement - recliners, kitchen chairs, office chairs	Fire/EMS	Fire - Building	No	None	Cash										14,500	14,500
Water Heater Replacement	Fire/EMS	Fire - Building	No	None	Cash											31,300
Replace Carpet - Offices, Training Rooms, Dayroom, Bunkrooms	Fire/EMS	Fire - Building	No	None	Cash											17,500
Replace Flooring - Admin, Reception, Kitchen	Fire/EMS	Fire - Building	No	None	Cash											17,500

Appliance Replacment	Fire/EMS	Fire - Building	No	None	Cash																			14,000	
HVAC Maintenance/Upgrades	Fire/EMS	Fire - Building	Yes	Future Issuance	G.O. Debt																				524,900
Building Fire Alarm System Updates/Upgrades	Fire/EMS	Fire - Building	No	None	Cash																				17,500
Parking Lot Repairs/Seal coating	Fire/EMS	Fire - Building	Yes	Future Issuance	G.O. Debt																				175,000
Vehicle Exhaust Sytem Repairs/Updates	Fire/EMS	Fire - Building	Yes	Future Issuance	G.O. Debt																				87,500
Replace mobile radios in station	Fire/EMS	Fire - Building	No	None	Cash																				35,000
Rescue Strcuts	Fire/EMS	Fire - Equip.	No	None	Cash		10,400																		10,400
Replace Extrication Equipment	Fire/EMS	Fire - Equip.	No	None	Cash			54,900																	54,900
Heart Montiors - 1250, 1251, Paramedic First Responder	Fire/EMS	Fire - Equip.	Yes	2024 G.O. Bonds	G.O. Debt			216,000																	216,000
Fire Hose	Fire/EMS	Fire - Equip.	No	None	Cash				56,000							67,400									204,600
Replace Ventilation Saws	Fire/EMS	Fire - Equip.	No	None	Cash				11,200																11,200
Power Cot and Loading Systems	Fire/EMS	Fire - Equip.	Yes	2026 G.O. Bonds	G.O. Debt				157,000																157,000
AED's - first responders, 1285	Fire/EMS	Fire - Equip.	No	None	Cash					18,600															18,600
Replace Ventilation Vents	Fire/EMS	Fire - Equip.	No	None	Cash							6,000													6,000
Stair Chairs	Fire/EMS	Fire - Equip.	No	None	Cash						24,100														24,100
Air Bags	Fire/EMS	Fire - Equip.	No	None	Cash								62,500												62,500
Replace SCBA's	Fire/EMS	Fire - Equip.	Yes	Future Issuance	G.O. Debt																				452,000
Brush Rig Skid Unit	Fire/EMS	Fire - Equip.	No	None	Cash																				32,500
Replace Generators - 1270	Fire/EMS	Fire - Equip.	No	None	Cash																				4,900
Mobile/Portable Radios	Fire/EMS	Fire - Equip.	No	Future Issuance	G.O. Debt																				487,000
1290 (1992 IHC 4900) Tender	Fire/EMS	Fire - Apparatus	Yes	None	Cash																				0
1261 (2005 Pierce Lance) Engine	Fire/EMS	Fire - Apparatus	Yes	2024 G.O. Bonds	G.O. Debt			1,047,375																	1,047,375
1250 (2015 Braun) Ambulance	Fire/EMS	Fire - Apparatus	Yes	2026 G.O. Bonds	G.O. Debt						340,342														340,342
1281 (2012 Chevy Tahoe) Utility	Fire/EMS	Fire - Apparatus	Yes	None	Cash							85,988													85,988
1291 (2011 IHC 4000) Tender	Fire/EMS	Fire - Apparatus	Yes	2028 G.O. Bonds	G.O. Debt								309,562												309,562
1282 (2010 Chevy 3500) Truck	Fire/EMS	Fire - Apparatus	Yes	None	Cash									93,362											93,362
1283 (2015 Chevy 2500) Truck	Fire/EMS	Fire - Apparatus	Yes	None	Cash										97,284										97,284
1260 (2008 Pierce Enforcer) Engine	Fire/EMS	Fire - Apparatus	Yes	2032 G.O. Bonds	G.O. Debt											1,547,450									1,547,450
1285 (2008 GMC 5500) Utility	Fire/EMS	Fire - Apparatus	Yes	2032 G.O. Bonds	G.O. Debt																		386,048		386,048
1251 (2023 Lifeline) Ambulance	Fire/EMS	Fire - Apparatus	Yes	Future Issuance	G.O. Debt																				367,384
1280 (2023 Chevy Tahoe) Utility	Fire/EMS	Fire - Apparatus	Yes	None	Cash																				0
1270 (2019 Pierce Velocity) Quint	Fire/EMS	Fire - Apparatus	Yes	Future Issuance	G.O. Debt																				129,752
Third Ambulance	Fire/EMS	Fire - Apparatus	Yes	None	Cash																				0
Big Orange #1, (1998) 1998 paid 2002	Cap. Projects	Public Works Equipment	No	2026 G.O. Notes	G.O. Debt			205,000																	205,000
Big Orange #2, (2002) 2003 paid 2008	Cap. Projects	Public Works Equipment	No	2028 G.O. Notes	G.O. Debt								230,000												230,000
Big Orange #3 Snow Plow (2009)	Cap. Projects	Public Works Equipment	No	None	Cash																				0
Big Orange #4 Snow Plow (2013)	Cap. Projects	Public Works Equipment	No	2026 G.O. Notes	G.O. Debt						210,000														210,000
Backhoe/Loader Caterpillar (2012)	Cap. Projects	Public Works Equipment	No	None	Cash																				0
Snowblower John Deer Loader (1999)	Cap. Projects	Public Works Equipment	No	2024 G.O. Notes	G.O. Debt			100,000																	100,000
New 1 ton Diesel Truck	Cap. Projects	Public Works Equipment	No	None	Cash																				0
New 1 ton GAS Truck	Cap. Projects	Public Works Equipment	No	2024 G.O. Notes	G.O. Debt			70,000				80,000													150,000
Brush Chipper (Purchased in 2011)	Cap. Projects	Public Works Equipment	No	2024 G.O. Notes	G.O. Debt			50,000																	50,000
replace waste supt truck	Cap. Projects	Public Works Equipment	No	None	Cash																				0
replace bucket truck (2004)	Cap. Projects	Public Works Equipment	No	None	Cash																				0
John Deer Loader (1992)	Cap. Projects	Public Works Equipment	No	2024 G.O. Notes	G.O. Debt			125,000	125,000																250,000
Bob Cat Skid Steer	Cap. Projects	Public Works Equipment	No	None	Cash																				0
Vac / Jeter Truck WWTP	Cap. Projects	Public Works Equipment	No	None	Cash																				0
replace Water Super truck	Cap. Projects	Public Works Equipment	No	None	Cash																				0
Street Pick-up	Cap. Projects	Public Works Equipment	No	None	Cash							60,000													60,000
Bob Cat Skid Steer (2002)	Cap. Projects	Public Works Equipment	No	None	Cash																				0
Zero Turn lawn mower	Cap. Projects	Public Works Equipment	No	None	Cash			15,000																	15,000
Trailer to haul mowers / skid loader	Cap. Projects	Public Works Equipment	No	None	Cash																				0
New Case Tractor to replace Allis	Cap. Projects	Public Works Equipment	No	None	Cash																				0
Ballfield Groomer	Cap. Projects	Public Works Equipment	No	None	Cash																				0
Inspection Vehicle Expedition	Cap. Projects	Building Inspection - Equip./Vehicle	No	None	Cash			35,000																	35,000
One Ton Truck - Fleet Truck	Cap. Projects	Streets - Equip./Vehicle	Yes	2024 G.O. Bonds	G.O. Debt						70,000														70,000
Sand-Pro Ball Field Groomer	Cap. Projects	Streets - Equip./Vehicle	Yes	None	Cash						17,000														17,000
Skid Steer Loader	Cap. Projects	Streets - Equip./Vehicle	Yes	None	Cash						33,000														33,000
Turf Mower	Cap. Projects	Streets - Equip./Vehicle	Yes	None	Cash						15,000														15,000
Skatepark Equipment	Cap. Projects	Park & Rec - Equip./Vehicle	No	None	Cash						57,325														57,325
Turf Mower	Cap. Projects	Streets - Equip./Vehicle	No	None	Cash					15,000															15,000
Electric Scissor Lift	Water	Water - Equip./Vehicle	No	None	Cash					16,000															16,000
Trailer	Water	Water - Equip./Vehicle	No	None	Cash					5,595															5,595
Director Public Works Car	Cap. Projects	Streets - Equip./Vehicle	No	None	Cash							20,000													20,000
One Ton Truck (Chipper Truck)	Cap. Projects	Streets - Equip./Vehicle	Yes	None	Cash							70,000													70,000
Sierra Streets Supervisor Truck	Cap. Projects	Streets - Equip./Vehicle	Yes	None	Cash							30,000													30,000
Front end Loader	Cap. Projects	Streets - Equip./Vehicle	Yes	2026 G.O. Bonds	G.O. Debt						145,000														145,000
Supervisor Pickup Truck	Water	Water - Equip./Vehicle	No	None	Cash							25,000													25,000
Impala	Cap. Projects	Administration - Equip./Vehicle	No	None	Cash						25,000														25,000
5 yarder Patrol Truck	Cap. Projects	Streets - Equip./Vehicle	Yes	2028 G.O. Bonds	G.O. Debt								227,000												227,000
Wood Chipper	Cap. Projects	Streets - Equip./Vehicle	Yes	None	Cash								40,000												40,000
Walk Behind Concrete Saw	Water	Water - Equip./Vehicle	Yes	None	Cash							3,000													3,000
5 yarder Patrol Truck	Cap. Projects	Streets - Equip./Vehicle	Yes	2028 G.O. Bonds	G.O. Debt									227,000											227,000
One Ton Truck - Fleet Truck	Cap. Projects	Streets - Equip./Vehicle	Yes	None	Cash										70,000										70,000
Snow Blower	Cap. Projects	Streets - Equip./Vehicle	Yes	2030 G.O. Bonds	G.O. Debt											90,000									90,000
SnoGo Snowblower	Cap. Projects	Streets - Equip./Vehicle	Yes	2030 G.O. Bonds	G.O. Debt												200,000								200,000
Electric Boom Lift	Cap. Projects	Streets - Equip./Vehicle	Yes	None	Cash												2,500								2,500
Service Truck with plow	Water	Water - Equip./Vehicle	Yes	None	Cash												55,000								55,000
Hydraulic Trailer (hydraulics, breaker, generator)	Water	Water - Equip./Vehicle	Yes	None	Cash												8,400								8,400

Table 3
Capital Improvements Financing Plan
Village of Jackson, WI

	2024		2024		2026		2026		2028		2028		2030		2032	
	G.O. Bonds	Levy Portion	G.O. Notes	Levy Portion	G.O. Bonds	Levy Portion	G.O. Notes	Levy Portion	G.O. Bonds	Levy Portion	G.O. Notes	Levy Portion	G.O. Bonds	Levy Portion	G.O. Bonds	Levy Portion
Subtotal Project Costs	8,767,625	8,767,625	1,220,000	1,220,000	5,633,842	5,633,842	580,115	580,115	1,758,812	1,758,812	330,000	330,000	1,047,000	1,047,000	2,837,748	2,837,748
CIP Projects ¹	8,767,625	8,767,625	1,220,000	1,220,000	5,633,842	5,633,842	580,115	580,115	1,758,812	1,758,812	330,000	330,000	1,047,000	1,047,000	2,837,748	2,837,748
Less Other Available Revenues																
Cash Available	0		0		0		0		0		0		0		0	
Net Borrowing Requirement	8,767,625	8,767,625	1,220,000	1,220,000	5,633,842	5,633,842	580,115	580,115	1,758,812	1,758,812	330,000	330,000	1,047,000	1,047,000	2,837,748	2,837,748
Estimated Issuance Expenses	222,913	222,913	68,350	68,350	162,575	162,575	57,100	57,100	92,263	92,263	54,600	54,600	76,850	76,850	116,663	116,663
TOTAL TO BE FINANCED	8,990,538	8,990,538	1,288,350	1,288,350	5,796,417	5,796,417	637,215	637,215	1,851,075	1,851,075	384,600	384,600	1,123,850	1,123,850	2,954,411	2,954,411
Estimated Interest Earnings	0	(65,757)	0	(9,150)	0	(28,169)	0	(2,901)	0	(8,794)	0	(1,650)	0	(7,853)	0	(14,189)
Assumed spend down (months)	3		3		3		3		3		3		3		3	
Rounding	220	220	800	800	1,752	1,752	686	686	2,720	2,720	2,050	2,050	4,003	4,003	4,778	4,778
NET BOND SIZE	8,925,000	8,925,000	1,280,000	1,280,000	5,770,000	5,770,000	635,000	635,000	1,845,000	1,845,000	385,000	385,000	1,120,000	1,120,000	2,945,000	2,945,000

Notes:

- 1) Project Total Estimates
- 2) Assessment for cash use will be made during operating phase of FMP.

Table 4
Financing Plan Tax Impact

Village of Jackson, WI

Year Ending	Existing Debt					Proposed Debt								Debt Service Levy			Taxes			Year Ending
	Net Debt Service Levy	Change From Prior Year Levy	Equalized Value (TID OUT)	Tax Rate Per \$1,000	Annual Taxes \$300,000 Home	2024 G.O. Bonds	2024 G.O. Notes	2026 G.O. Bonds	2026 G.O. Notes	2028 G.O. Bonds	2028 G.O. Notes	2030 G.O. Bonds	2032 G.O. Bonds	Total Net Debt Service Levy	Levy Change from Prior Year	Total Tax Rate for Debt Service	Annual Taxes \$300,000 Home	Annual Taxes Difference From Existing		
						8,925,000 Dated: 6/1/2024 Total Prin. and Int.	1,280,000 Dated: 6/1/2024 Total Prin. and Int.	5,770,000 Dated: 6/1/2026 Total Prin. and Int.	635,000 Dated: 6/1/2026 Total Prin. and Int.	1,845,000 Dated: 6/1/2028 Total Prin. and Int.	385,000 Dated: 6/1/2028 Total Prin. and Int.	1,120,000 Dated: 6/1/2030 Total Prin. and Int.	2,945,000 Dated: 6/1/2032 Total Prin. and Int.							
2024	1,615,071		1,089,204,200	\$1.48	\$444.84	0	0	0	0	0	0	0	0	1,615,071		\$1.48	\$445	\$0	2024	
2025	1,586,295	(28,776)	1,116,472,394	\$1.42	\$426.24	669,375	96,000	0	0	0	0	0	0	2,351,670	736,599	\$2.11	\$632	\$206	2025	
2026	1,582,640	(3,655)	1,144,423,247	\$1.38	\$414.87	704,625	64,000	0	0	0	0	0	0	2,351,265	(405)	\$2.05	\$616	\$201	2026	
2027	1,529,324	(53,316)	1,232,446,648	\$1.24	\$372.27	530,500	112,750	476,025	52,388	0	0	0	0	2,700,987	349,722	\$2.19	\$657	\$285	2027	
2028	1,474,317	(55,007)	1,263,300,912	\$1.17	\$350.11	525,500	207,750	438,913	54,375	0	0	0	0	2,700,855	(132)	\$2.14	\$641	\$291	2028	
2029	1,177,990	(296,327)	1,294,927,612	\$0.91	\$272.91	569,250	219,750	427,175	101,900	166,050	34,650	0	0	2,696,765	(4,090)	\$2.08	\$625	\$352	2029	
2030	929,490	(248,500)	1,327,346,086	\$0.70	\$210.08	747,000	221,000	425,438	98,050	202,850	71,600	0	0	2,695,428	(1,338)	\$2.03	\$609	\$399	2030	
2031	968,494	39,004	1,425,011,754	\$0.68	\$203.89	671,500	212,000	369,938	94,200	197,150	68,600	109,200	0	2,691,081	(4,346)	\$1.89	\$567	\$363	2031	
2032	960,953	(7,541)	1,460,686,880	\$0.66	\$197.36	657,500	203,000	380,400	95,213	191,450	65,600	135,688	0	2,689,803	(1,279)	\$1.84	\$552	\$355	2032	
2033	952,886	(8,066)	1,497,255,132	\$0.64	\$190.93	643,500	194,000	375,450	91,088	142,100	62,600	131,463	309,225	2,902,311	212,509	\$1.94	\$582	\$391	2033	
2034	944,065	(8,821)	1,534,738,869	\$0.62	\$184.54	629,500	194,750	370,500	86,963	139,100	59,600	127,238	259,225	2,810,940	(91,371)	\$1.83	\$549	\$365	2034	
2035	939,540	(4,525)	1,573,161,010	\$0.60	\$179.17	664,250	0	365,550	97,425	140,950	51,750	123,013	322,925	2,705,403	(105,538)	\$1.72	\$516	\$337	2035	
2036	934,360	(5,180)	1,619,422,648	\$0.58	\$173.09	696,500	0	360,600	92,475	137,650	49,050	118,788	314,175	2,703,598	(1,805)	\$1.67	\$501	\$328	2036	
2037	928,515	(5,845)	1,659,964,845	\$0.56	\$167.81	804,250	0	360,513	804,250	134,350	46,350	114,563	310,250	2,698,790	(4,808)	\$1.63	\$488	\$320	2037	
2038	921,995	(6,520)	1,701,522,014	\$0.54	\$162.56	778,750	0	360,150	0	131,050	0	110,338	301,150	2,603,433	(95,358)	\$1.53	\$459	\$296	2038	
2039	885,158	(36,838)	1,744,119,566	\$0.51	\$152.25	806,875	0	354,650	0	127,750	0	106,113	316,175	2,596,720	(6,713)	\$1.49	\$447	\$294	2039	
2040	453,375	(431,783)	1,787,783,547	\$0.25	\$76.08	973,625	0	495,025	0	124,450	0	101,888	305,325	2,453,688	(143,033)	\$1.37	\$412	\$336	2040	
2041	0	(453,375)	1,833,567,653	\$0.00	\$0.00	1,101,125	0	578,525	0	203,600	0	97,663	308,950	2,289,863	(163,825)	\$1.25	\$375	\$375	2041	
2042	0	0	1,879,470,964	\$0.00	\$0.00	1,054,375	0	641,938	0	195,200	0	93,438	297,050	2,282,000	(7,863)	\$1.21	\$364	\$364	2042	
2043	0	0	1,926,523,462	\$0.00	\$0.00	1,007,625	0	627,738	0	186,800	0	89,213	285,150	2,196,525	(85,475)	\$1.14	\$342	\$342	2043	
2044	0	0	1,974,753,919	\$0.00	\$0.00	1,009,625	0	627,575	0	178,400	0	84,988	273,250	2,173,838	(22,688)	\$1.10	\$330	\$330	2044	
2045	0	0	2,024,191,823	\$0.00	\$0.00	0	0	1,476,975	0	170,000	0	80,763	261,350	1,989,088	(184,750)	\$0.98	\$295	\$295	2045	
2046	0	0	2,074,867,404	\$0.00	\$0.00	0	0	1,294,650	0	161,600	0	76,538	249,450	1,782,238	(206,850)	\$0.86	\$258	\$258	2046	
2047	0	0	2,126,811,646	\$0.00	\$0.00	0	0	0	0	153,200	0	72,313	237,550	463,063	(1,319,175)	\$0.22	\$65	\$65	2047	
2048	0	0	2,180,056,311	\$0.00	\$0.00	0	0	0	0	154,500	0	82,600	225,650	462,750	(313)	\$0.21	\$64	\$64	2048	
2049	0	0	2,234,633,955	\$0.00	\$0.00	0	0	0	0	0	0	0	213,750	213,750	(249,000)	\$0.10	\$29	\$29	2049	
2050	0	0	2,290,577,948	\$0.00	\$0.00	0	0	0	0	0	0	0	211,500	211,500	(2,250)	\$0.09	\$28	\$28	2050	
2051	0	0	2,347,922,497	\$0.00	\$0.00	0	0	0	0	0	0	0	198,900	198,900	(12,600)	\$0.08	\$25	\$25	2051	
2052	0	0	2,406,702,666	\$0.00	\$0.00	0	0	0	0	0	0	0	186,300	186,300	(12,600)	\$0.08	\$23	\$23	2052	
2053	0	0	2,466,954,394	0	0	0	0	0	0	0	0	0	0	0	(186,300)	0	0	0	2053	
Total	18,784,466					15,245,250	1,725,000	10,807,725	864,075	3,238,200	509,800	1,855,800	5,387,300					\$7,316.53	Total	

Total cost of DS to sample taxpayer

Notes:

Table 5 General Obligation Debt Capacity Analysis - Impact of Financing Plan

Village of Jackson, WI

Existing Debt					Proposed Debt					
Year Ending	Projected Equalized Value (TID IN) ¹	Debt Limit	Existing Principal		Combined Principal Existing & Proposed	Statutory Limit (5% EV)		Recommended Limit (2.5% EV)		Year Ending
			Outstanding	% of Limit		% of Limit	Residual Capacity	% of Limit	Residual Capacity	
2023	1,182,093,600	59,104,680	19,860,899	34%	\$19,860,899	34%	\$39,243,781	67%	\$9,691,441	2023
2024	1,212,373,585	60,618,679	18,433,587	30%	\$28,638,587	47%	\$31,980,092	94%	\$1,670,753	2024
2025	1,243,429,209	62,171,460	16,974,893	27%	\$27,179,893	44%	\$34,991,567	87%	\$3,905,837	2025
2026	1,275,280,341	63,764,017	15,463,713	24%	\$31,808,713	50%	\$31,955,304	100%	\$73,295	2026
2027	1,307,947,356	65,397,368	13,943,171	21%	\$30,138,171	46%	\$35,259,197	92%	\$2,560,513	2027
2028	1,341,451,156	67,072,558	12,430,000	19%	\$30,460,000	45%	\$36,612,558	91%	\$3,076,279	2028
2029	1,375,813,174	68,790,659	11,225,000	16%	\$28,745,000	42%	\$40,045,659	84%	\$5,650,329	2029
2030	1,449,878,994	72,493,950	10,245,000	14%	\$28,025,000	39%	\$44,468,950	77%	\$8,221,975	2030
2031	1,487,018,451	74,350,923	9,200,000	12%	\$26,230,000	35%	\$48,120,923	71%	\$10,945,461	2031
2032	1,525,109,256	76,255,463	8,140,000	11%	\$27,280,000	36%	\$48,975,463	72%	\$10,847,731	2032
2033	1,564,175,778	78,208,789	7,075,000	9%	\$25,425,000	33%	\$52,783,789	65%	\$13,679,394	2033
2034	1,604,243,011	80,212,151	6,005,000	7%	\$23,500,000	29%	\$56,712,151	59%	\$16,606,075	2034
2035	1,645,336,589	82,266,829	4,920,000	6%	\$21,615,000	26%	\$60,651,829	53%	\$19,518,415	2035
2036	1,687,482,801	84,374,140	3,825,000	5%	\$19,670,000	23%	\$64,704,140	47%	\$22,517,070	2036
2037	1,730,708,612	86,535,431	2,720,000	3%	\$17,665,000	20%	\$68,870,431	41%	\$25,602,715	2037
2038	1,775,041,677	88,752,084	1,580,000	2%	\$15,665,000	18%	\$73,087,084	35%	\$28,711,042	2038
2039	1,820,510,357	91,025,518	450,000	0%	\$13,595,000	15%	\$77,430,518	30%	\$31,917,759	2039
2040	1,833,567,653	91,678,383	0	0%	\$11,855,000	13%	\$79,823,383	26%	\$33,984,191	2040
2041	1,879,470,964	93,973,548		0%	\$10,195,000	11%	\$83,778,548	22%	\$36,791,774	2041
2042	1,926,523,462	96,326,173		0%	\$8,450,000	9%	\$87,876,173	18%	\$39,713,087	2042
2043	1,974,753,919	98,737,696		0%	\$6,695,000	7%	\$92,042,696	14%	\$42,673,848	2043
2044	2,024,191,823	101,209,591		0%	\$4,865,000	5%	\$96,344,591	10%	\$45,739,796	2044
2045	2,074,867,404	103,743,370		0%	\$3,120,000	3%	\$100,623,370	6%	\$48,751,685	2045
2046	2,126,811,646	106,340,582		0%	\$1,485,000	1%	\$104,855,582	3%	\$51,685,291	2046
2047	2,180,056,311	109,002,816		0%	\$1,110,000	1%	\$107,892,816	2%	\$53,391,408	2047
2048	2,234,633,955	111,731,698		0%	\$710,000	1%	\$111,021,698	1%	\$55,155,849	2048
2049	2,290,577,948	114,528,897		0%	\$540,000	0%	\$113,988,897	1%	\$56,724,449	2049
2050	2,347,922,497	117,396,125		0%	\$360,000	0%	\$117,036,125	1%	\$58,338,062	2050
2051	2,406,702,666	120,335,133		0%	\$180,000	0%	\$120,155,133	0%	\$59,987,567	2051
2052	2,466,954,394	123,347,720		0%	\$0	0%	\$123,347,720	0%	\$61,673,860	2052

Notes:

1) Projected TID IN EV based on 5-year average at 2.56 % annual inflation.



2023 Financial Management Plan

Section 2 — Annual Borrowing

Village of Jackson, WI

Table 1 Existing G.O. Debt Base Case

Village of Jackson, WI

Year Ending	Existing Debt							Year Ending
	Total G.O. Debt Payments	Less: TID #6	Net Tax Levy	Change in DS Levy to Prior Year	Equalized Value (TID OUT)	Tax Rate Per \$1,000	Annual Taxes \$300,000 Home	
2023	1,942,877	(238,564)	1,704,313		990,140,900	\$1.72	\$516.39	2023
2024	1,905,606	(290,535)	1,615,071	(89,242)	1,089,204,200	\$1.48	\$444.84	2024
2025	1,896,205	(309,910)	1,586,295	(28,776)	1,116,472,394	\$1.42	\$426.24	2025
2026	1,906,250	(323,610)	1,582,640	(3,655)	1,144,423,247	\$1.38	\$414.87	2026
2027	1,871,292	(341,968)	1,529,324	(53,316)	1,232,446,648	\$1.24	\$372.27	2027
2028	1,819,417	(345,100)	1,474,317	(55,007)	1,263,300,912	\$1.17	\$350.11	2028
2029	1,470,965	(292,975)	1,177,990	(296,327)	1,294,927,612	\$0.91	\$272.91	2029
2030	1,215,165	(285,675)	929,490	(248,500)	1,327,346,086	\$0.70	\$210.08	2030
2031	1,256,549	(288,055)	968,494	39,004	1,425,011,754	\$0.68	\$203.89	2031
2032	1,250,948	(289,995)	960,953	(7,541)	1,460,686,880	\$0.66	\$197.36	2032
2033	1,234,421	(281,535)	952,886	(8,066)	1,497,255,132	\$0.64	\$190.93	2033
2034	1,216,960	(272,895)	944,065	(8,821)	1,534,738,869	\$0.62	\$184.54	2034
2035	1,208,678	(269,138)	939,540	(4,525)	1,573,161,010	\$0.60	\$179.17	2035
2036	1,194,435	(260,075)	934,360	(5,180)	1,619,422,648	\$0.58	\$173.09	2036
2037	1,179,340	(250,825)	928,515	(5,845)	1,659,964,845	\$0.56	\$167.81	2037
2038	1,187,995	(266,000)	921,995	(6,520)	1,701,522,014	\$0.54	\$162.56	2038
2039	1,150,558	(265,400)	885,158	(36,838)	1,744,119,566	\$0.51	\$152.25	2039
2040	453,375	0	453,375	(431,783)	1,787,783,547	\$0.25	\$76.08	2040
2041	0	0	0	(453,375)	1,833,567,653	\$0.00	\$0.00	2041
Total	23,418,156	(4,633,690)	18,784,466					Total

Notes:

Legend:

Represents +/- 25% Change over previous year

Table 2
Capital Improvement Plan & Funding Uses
Village of Jackson, WI

Projects	Department	Purpose	Bondable	Plan Issue	Funding	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Totals
Hickory Park	Cap. Projects	Pathway	Yes	2024 G.O. Bonds	G.O. Debt	160,000										160,000
Jackson Drive (South)	Cap. Projects	Pathway	Yes	2025 G.O. Bonds	G.O. Debt		125,000									125,000
Glen Brooke Drive	Cap. Projects	Pathway	Yes	2029 G.O. Bonds	G.O. Debt						140,000					140,000
STH 60 (Northside)	Cap. Projects	Pathway	Yes	None	Cash									144,000		144,000
STH 60 (North side)	Cap. Projects	Pathway	Yes	None	Cash											39,000
Chestnut Court - Ridgeway Drive to Dead End	Cap. Projects	Streets - Improvements	Yes	2024 G.O. Bonds	G.O. Debt	105,500										105,500
Chestnut Court - Ridgeway Drive to Dead End	Water	Water - Improvements	Yes	2024 Revenue Bonds	Revenue Debt	105,500										105,500
Chestnut Court - Ridgeway Drive to Dead End	Sewer	Sewer - Improvements	Yes	2024 Revenue Bonds	Revenue Debt	105,500										105,500
Hickory Lane - Forest View Drive to Linden Drive	Cap. Projects	Streets - Improvements	Yes	2025 G.O. Bonds	G.O. Debt		1,433,750									1,433,750
Hickory Lane - Forest View Drive to Linden Drive (Grant Portion)	Cap. Projects	Streets - Improvements	Yes	2025 G.O. Bonds	G.O. Debt		40,000									40,000
Linden Drive - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	Yes	2026 G.O. Bonds	G.O. Debt			145,250								145,250
Linden Drive - Hickory Lane to Dead End	Water	Water - Improvements	Yes	2026 Revenue Bonds	Revenue Debt			145,250								145,250
Linden Drive - Hickory Lane to Dead End	Sewer	Sewer - Improvements	Yes	2026 Revenue Bonds	Revenue Debt			145,250								145,250
Aspen Drive - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	Yes	2026 G.O. Bonds	G.O. Debt			171,500								171,500
Aspen Drive - Hickory Lane to Dead End	Water	Water - Improvements	Yes	2026 Revenue Bonds	Revenue Debt			171,500								171,500
Aspen Drive - Hickory Lane to Dead End	Sewer	Sewer - Improvements	Yes	2026 Revenue Bonds	Revenue Debt			171,500								171,500
Hawthorne Drive - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	Yes	2026 G.O. Bonds	G.O. Debt			184,750								184,750
Hawthorne Drive - Hickory Lane to Dead End	Water	Water - Improvements	Yes	2026 Revenue Bonds	Revenue Debt			184,750								184,750
Hawthorne Drive - Hickory Lane to Dead End	Sewer	Sewer - Improvements	Yes	2026 Revenue Bonds	Revenue Debt			184,750								184,750
Eagle Drive - Hickory Lane to STH 60	Cap. Projects	Streets - Improvements	Yes	2027 G.O. Bonds	G.O. Debt				990,000							990,000
Eagle Drive - Hickory Lane to STH 60	Sewer	Sewer - Improvements	Yes	2027 Revenue Bonds	Revenue Debt				495,000							495,000
Industrial Drive - STH 60 to north 2000 ft	Cap. Projects	Streets - Improvements	Yes	2028 G.O. Bonds	G.O. Debt					500,000						500,000
Industrial Drive - STH 60 to north 2000 ft	Water	Water - Improvements	Yes	2028 Revenue Bonds	Revenue Debt					500,000						500,000
Industrial Drive - STH 60 to north 2000 ft	Sewer	Sewer - Improvements	Yes	2028 Revenue Bonds	Revenue Debt					500,000						500,000
Ridgeway Drive - Chestnut Court to Willow Ridge Drive	Cap. Projects	Streets - Improvements	Yes	2029 G.O. Bonds	G.O. Debt						234,750					234,750
Ridgeway Drive - Chestnut Court to Willow Ridge Drive	Water	Water - Improvements	Yes	2029 Revenue Bonds	Revenue Debt						234,750					234,750
Ridgeway Drive - Chestnut Court to Willow Ridge Drive	Sewer	Sewer - Improvements	Yes	2029 Revenue Bonds	Revenue Debt						234,750					234,750
Jackson Drive (South) - 260 ft south of STH 60 to 1,000 ft south of 60	Cap. Projects	Streets - Improvements	Yes	2030 G.O. Bonds	G.O. Debt							185,000				185,000
Jackson Drive (South) - 260 ft south of STH 60 to 1,000 ft south of 60	Water	Water - Improvements	Yes	2030 Revenue Bonds	Revenue Debt							185,000				185,000
Jackson Drive (South) - 260 ft south of STH 60 to 1,000 ft south of 60	Sewer	Sewer - Improvements	Yes	2030 Revenue Bonds	Revenue Debt							185,000				185,000
Jackson Drive (North) - STH 60 to Georgetown Drive	Cap. Projects	Streets - Improvements	Yes	2031 G.O. Bonds	G.O. Debt								132,000			132,000
Jackson Drive (North) - STH 60 to Georgetown Drive	Water	Water - Improvements	Yes	2031 Revenue Bonds	Revenue Debt								132,000			132,000
Jackson Drive (North) - STH 60 to Georgetown Drive	Sewer	Sewer - Improvements	Yes	2031 Revenue Bonds	Revenue Debt								132,000			132,000
Georgetown Drive - Jackson Drive to Wilshire Drive	Cap. Projects	Streets - Improvements	Yes	2032 G.O. Bonds	G.O. Debt									277,250		277,250
Georgetown Drive - Jackson Drive to Wilshire Drive	Water	Water - Improvements	Yes	2032 Revenue Bonds	Revenue Debt									277,250		277,250
Georgetown Drive - Jackson Drive to Wilshire Drive	Sewer	Sewer - Improvements	Yes	2032 Revenue Bonds	Revenue Debt									277,250		277,250
N. Center Street - STH 60 to Tower Drive	Cap. Projects	Streets - Improvements	Yes	2033 G.O. Bonds	G.O. Debt										330,000	330,000
N. Center Street - STH 60 to Tower Drive	Water	Water - Improvements	Yes	2033 Revenue Bonds	Revenue Debt										330,000	330,000
N. Center Street - STH 60 to Tower Drive	Sewer	Sewer - Improvements	Yes	2033 Revenue Bonds	Revenue Debt										330,000	330,000
Forest View Drive - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	Yes	Future Issuance	G.O. Debt											105,500
Forest View Drive - Hickory Lane to Dead End	Water	Water - Improvements	Yes	Future Issuance	Revenue Debt											105,500
Forest View Drive - Hickory Lane to Dead End	Sewer	Sewer - Improvements	Yes	Future Issuance	Revenue Debt											105,500
Eastwood Circle - Forest View to Dead End	Cap. Projects	Streets - Improvements	Yes	Future Issuance	G.O. Debt											92,500
Eastwood Circle - Forest View to Dead End	Water	Water - Improvements	Yes	Future Issuance	Revenue Debt											92,500
Eastwood Circle - Forest View to Dead End	Sewer	Sewer - Improvements	Yes	Future Issuance	Revenue Debt											92,500
Clover Lane - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	Yes	Future Issuance	G.O. Debt											105,500
Clover Lane - Hickory Lane to Dead End	Water	Water - Improvements	Yes	Future Issuance	Revenue Debt											105,500
Clover Lane - Hickory Lane to Dead End	Sewer	Sewer - Improvements	Yes	Future Issuance	Revenue Debt											105,500
Heather Lane - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	Yes	Future Issuance	G.O. Debt											105,500
Heather Lane - Hickory Lane to Dead End	Water	Water - Improvements	Yes	Future Issuance	Revenue Debt											105,500
Heather Lane - Hickory Lane to Dead End	Sewer	Sewer - Improvements	Yes	Future Issuance	Revenue Debt											105,500
Stonehedge Drive - Forest View to Hickory Lane	Cap. Projects	Streets - Improvements	Yes	Future Issuance	G.O. Debt											409,250
Stonehedge Drive - Forest View to Hickory Lane	Water	Water - Improvements	Yes	Future Issuance	Revenue Debt											409,250
Stonehedge Drive - Forest View to Hickory Lane	Sewer	Sewer - Improvements	Yes	Future Issuance	Revenue Debt											409,250
Hickory Lane - Heather Drive to Sherman Road	Cap. Projects	Streets - Improvements	Yes	Future Issuance	G.O. Debt											237,750
Hickory Lane - Heather Drive to Sherman Road	Water	Water - Improvements	Yes	Future Issuance	Revenue Debt											237,750
Hickory Lane - Heather Drive to Sherman Road	Sewer	Sewer - Improvements	Yes	Future Issuance	Revenue Debt											237,750
Cedar Run Drive - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	Yes	Future Issuance	G.O. Debt											277,000
Cedar Run Drive - Hickory Lane to Dead End	Water	Water - Improvements	Yes	Future Issuance	Revenue Debt											277,000
Cedar Run Drive - Hickory Lane to Dead End	Sewer	Sewer - Improvements	Yes	Future Issuance	Revenue Debt											277,000
CPR Training Equipment - Manikins/AED Trainers	Fire/EMS	Fire - Building	No	None	Cash			3,400							4,000	12,300
Paging System Updates/Upgrades	Fire/EMS	Fire - Building	Yes	2028 G.O. Bonds	G.O. Debt					120,500						120,500
Replace Gear Washers	Fire/EMS	Fire - Building	No	None	Cash						10,000					23,000
Gear Dryers	Fire/EMS	Fire - Building	No	None	Cash								20,200			20,200
IT Updates/Upgrades - Classroom	Fire/EMS	Fire - Building	No	None	Cash								13,500			13,500
Replace TV monitors - Bay, Offices, Bunkrooms, Kitchen, Dayroom	Fire/EMS	Fire - Building	No	None	Cash										21,800	21,800
Landscaping refresh/pond maintenance	Fire/EMS	Fire - Building	No	None	Cash										72,600	72,600
Furniture replacement - recliners, kitchen chairs, office chairs	Fire/EMS	Fire - Building	No	None	Cash										14,500	14,500
Water Heater Replacement	Fire/EMS	Fire - Building	No	None	Cash											31,300
Replace Carpet - Offices, Training Rooms, Dayroom, Bunkrooms	Fire/EMS	Fire - Building	No	None	Cash											17,500
Replace Flooring - Admin, Reception, Kitchen	Fire/EMS	Fire - Building	No	None	Cash											17,500
Appliance Replacment	Fire/EMS	Fire - Building	No	None	Cash											14,000
HVAC Maintenance/Upgrades	Fire/EMS	Fire - Building	Yes	Future Issuance	G.O. Debt											524,900
Building Fire Alarm System Updates/Upgrades	Fire/EMS	Fire - Building	No	None	Cash											17,500
Parking Lot Repairs/Seal coating	Fire/EMS	Fire - Building	Yes	Future Issuance	G.O. Debt											175,000
Vehicle Exhaust Sytem Repairs/Updates	Fire/EMS	Fire - Building	Yes	Future Issuance	G.O. Debt											87,500
Replace mobile radios in station	Fire/EMS	Fire - Building	No	None	Cash											35,000

Rescue Struts	Fire/EMS	Fire - Equip.	No	None	Cash	10,400													10,400
Replace Extrication Equipment	Fire/EMS	Fire - Equip.	No	None	Cash		54,900												54,900
Heart Monitors - 1250, 1251, Paramedic First Responder	Fire/EMS	Fire - Equip.	Yes	2025 G.O. Bonds	G.O. Debt		216,000												216,000
Fire Hose	Fire/EMS	Fire - Equip.	No	None	Cash			56,000						67,400					204,600
Replace Ventilation Saws	Fire/EMS	Fire - Equip.	No	None	Cash			11,200											11,200
Power Cot and Loading Systems	Fire/EMS	Fire - Equip.	Yes	2026 G.O. Bonds	G.O. Debt			157,000											157,000
AED's - first responders, 1285	Fire/EMS	Fire - Equip.	No	None	Cash				18,600										18,600
Replace Ventilation Vents	Fire/EMS	Fire - Equip.	No	None	Cash				6,000										6,000
Stair Chairs	Fire/EMS	Fire - Equip.	No	None	Cash				24,100										24,100
Air Bags	Fire/EMS	Fire - Equip.	No	None	Cash					62,500									62,500
Replace SCBA's	Fire/EMS	Fire - Equip.	Yes	Future Issuance	G.O. Debt														452,000
Brush Rig Skid Unit	Fire/EMS	Fire - Equip.	No	None	Cash														32,500
Replace Generators - 1270	Fire/EMS	Fire - Equip.	No	None	Cash														4,900
Mobile/Portable Radios	Fire/EMS	Fire - Equip.	No	Future Issuance	G.O. Debt														487,000
1290 (1992 IHC 4900) Tender	Fire/EMS	Fire - Apparatus	Yes	None	Cash														0
1261 (2005 Pierce Lance) Engine	Fire/EMS	Fire - Apparatus	Yes	2025 G.O. Bonds	G.O. Debt	1,047,375													1,047,375
1250 (2015 Braun) Ambulance	Fire/EMS	Fire - Apparatus	Yes	2027 G.O. Bonds	G.O. Debt				340,342										340,342
1281 (2012 Chevy Tahoe) Utility	Fire/EMS	Fire - Apparatus	Yes	None	Cash				85,988										85,988
1291 (2011 IHC 4000) Tender	Fire/EMS	Fire - Apparatus	Yes	2029 G.O. Bonds	G.O. Debt					309,562									309,562
1282 (2010 Chevy 3500) Truck	Fire/EMS	Fire - Apparatus	Yes	None	Cash								93,362						93,362
1283 (2015 Chevy 2500) Truck	Fire/EMS	Fire - Apparatus	Yes	None	Cash								97,284						97,284
1260 (2008 Pierce Enforcer) Engine	Fire/EMS	Fire - Apparatus	Yes	2032 G.O. Bonds	G.O. Debt									1,547,450					1,547,450
1285 (2008 GMC 5500) Utility	Fire/EMS	Fire - Apparatus	Yes	2033 G.O. Bonds	G.O. Debt												386,048		386,048
1251 (2023 Lifeline) Ambulance	Fire/EMS	Fire - Apparatus	Yes	Future Issuance	G.O. Debt														367,384
1280 (2023 Chevy Tahoe) Utility	Fire/EMS	Fire - Apparatus	Yes	None	Cash														0
1270 (2019 Pierce Velocity) Quint	Fire/EMS	Fire - Apparatus	Yes	Future Issuance	G.O. Debt														129,752
Third Ambulance	Fire/EMS	Fire - Apparatus	Yes	None	Cash														0
Big Orange #1, (1998) 1998 paid 2002	Cap. Projects	Public Works Equipment	No	2026 G.O. Notes	G.O. Debt			205,000											205,000
Big Orange #2, (2002) 2003 paid 2008	Cap. Projects	Public Works Equipment	No	2029 G.O. Notes	G.O. Debt					230,000									230,000
Big Orange #3 Snow Plow (2009)	Cap. Projects	Public Works Equipment	No	None	Cash														0
Big Orange #4 Snow Plow (2013)	Cap. Projects	Public Works Equipment	No	2027 G.O. Notes	G.O. Debt				210,000										210,000
Backhoe/Loader Caterpillar (2012)	Cap. Projects	Public Works Equipment	No	None	Cash														0
Snowblower John Deer Loader (1999)	Cap. Projects	Public Works Equipment	No	2024 G.O. Notes	G.O. Debt	100,000													100,000
New 1 ton Diesel Truck	Cap. Projects	Public Works Equipment	No	None	Cash														0
New 1 ton GAS Truck	Cap. Projects	Public Works Equipment	No	2025 G.O. Notes	G.O. Debt		70,000												70,000
New 1 ton GAS Truck	Cap. Projects	Public Works Equipment	No	2028 G.O. Notes	G.O. Debt				80,000										80,000
Brush Chipper (Purchased in 2011)	Cap. Projects	Public Works Equipment	No	2025 G.O. Notes	G.O. Debt		50,000												50,000
replace waste supt truck	Cap. Projects	Public Works Equipment	No	None	Cash														0
replace bucket truck (2004)	Cap. Projects	Public Works Equipment	No	None	Cash														0
John Deer Loader (1992)	Cap. Projects	Public Works Equipment	No	2024 G.O. Notes	G.O. Debt	125,000													125,000
John Deer Loader (1992)	Cap. Projects	Public Works Equipment	No	2025 G.O. Notes	G.O. Debt		125,000												125,000
Bob Cat Skid Steer	Cap. Projects	Public Works Equipment	No	None	Cash														0
Vac / Jeter Truck WWTP	Cap. Projects	Public Works Equipment	No	None	Cash														0
replace Water Super truck	Cap. Projects	Public Works Equipment	No	None	Cash														0
Street Pick-up	Cap. Projects	Public Works Equipment	No	None	Cash				60,000										60,000
Bob Cat Skid Steer (2002)	Cap. Projects	Public Works Equipment	No	None	Cash														0
Zero Turn lawn mower	Cap. Projects	Public Works Equipment	No	None	Cash		15,000												15,000
Trailer to haul mowers / skid loader	Cap. Projects	Public Works Equipment	No	None	Cash														0
New Case Tractor to replace Allis	Cap. Projects	Public Works Equipment	No	None	Cash														0
Ballfield Groomer	Cap. Projects	Public Works Equipment	No	None	Cash														0
Inspection Vehicle Expedition	Cap. Projects	Building Inspection - Equip./Vehicle	No	None	Cash	35,000													35,000
One Ton Truck - Fleet Truck	Cap. Projects	Streets - Equip./Vehicle	Yes	2025 G.O. Bonds	G.O. Debt		70,000												70,000
Sand-Pro Ball Field Groomer	Cap. Projects	Streets - Equip./Vehicle	Yes	None	Cash		17,000												17,000
Skid Steer Loader	Cap. Projects	Streets - Equip./Vehicle	Yes	None	Cash		33,000												33,000
Turf Mower	Cap. Projects	Streets - Equip./Vehicle	Yes	None	Cash		15,000												15,000
Skatepark Equipment	Cap. Projects	Park & Rec - Equip./Vehicle	No	None	Cash	57,325													57,325
Turf Mower	Cap. Projects	Streets - Equip./Vehicle	No	None	Cash			15,000											15,000
Electric Scissor Lift	Water	Water - Equip./Vehicle	No	None	Cash			16,000											16,000
Trailer	Water	Water - Equip./Vehicle	No	None	Cash			5,595											5,595
Director Public Works Car	Cap. Projects	Streets - Equip./Vehicle	No	None	Cash				20,000										20,000
One Ton Truck (Chipper Truck)	Cap. Projects	Streets - Equip./Vehicle	Yes	None	Cash				70,000										70,000
Sierra Streets Supervisor Truck	Cap. Projects	Streets - Equip./Vehicle	Yes	None	Cash				30,000										30,000
Front end Loader	Cap. Projects	Streets - Equip./Vehicle	Yes	2027 G.O. Bonds	G.O. Debt				145,000										145,000
Supervisor Pickup Truck	Water	Water - Equip./Vehicle	No	None	Cash			25,000											25,000
Impala	Cap. Projects	Administration - Equip./Vehicle	No	None	Cash			25,000											25,000
5 yarder Patrol Truck	Cap. Projects	Streets - Equip./Vehicle	Yes	2028 G.O. Bonds	G.O. Debt				227,000										227,000
Wood Chipper	Cap. Projects	Streets - Equip./Vehicle	Yes	None	Cash			40,000											40,000
Walk Behind Concrete Saw	Water	Water - Equip./Vehicle	Yes	None	Cash			3,000											3,000
5 yarder Patrol Truck	Cap. Projects	Streets - Equip./Vehicle	Yes	2029 G.O. Bonds	G.O. Debt					227,000									227,000
One Ton Truck - Fleet Truck	Cap. Projects	Streets - Equip./Vehicle	Yes	None	Cash					70,000									70,000
Snow Blower	Cap. Projects	Streets - Equip./Vehicle	Yes	2030 G.O. Bonds	G.O. Debt							90,000							90,000
SnoGo Snowblower	Cap. Projects	Streets - Equip./Vehicle	Yes	2030 G.O. Bonds	G.O. Debt							200,000							200,000
Electric Boom Lift	Cap. Projects	Streets - Equip./Vehicle	Yes	None	Cash							2,500							2,500
Service Truck with plow	Water	Water - Equip./Vehicle	Yes	None	Cash							55,000							55,000
Hydraulic Trailer (hydraulics, breaker, generator)	Water	Water - Equip./Vehicle	Yes	None	Cash							8,400							8,400
Splash Pad	Cap. Projects	Park & Rec - Equip./Vehicle	Yes	2030 G.O. Bonds	G.O. Debt						150,000								150,000
Loader/Backhoe	Cap. Projects	Streets - Equip./Vehicle	Yes	2031 G.O. Bonds	G.O. Debt								90,000						90,000
Service Truck	Water	Water - Equip./Vehicle	Yes	None	Cash								55,000						55,000
Trailer	Cap. Projects	Streets - Equip./Vehicle	Yes	None	Cash									7,000					7,000
Bucket Truck	Cap. Projects	Streets - Equip./Vehicle	Yes	None	Cash									57,000					57,000
5 yarder Patrol Truck	Cap. Projects	Streets - Equip./Vehicle	Yes	2033 G.O. Bonds	G.O. Debt												227,000		227,000
One Ton Truck - Fleet Truck	Cap. Projects	Streets - Equip./Vehicle	Yes	2033 G.O. Bonds	G.O. Debt												70,000		70,000
Water Reel	Cap. Projects	Streets - Equip./Vehicle	Yes	None	Cash														16,000
5 yarder Patrol Truck	Cap. Projects	Streets - Equip./Vehicle	Yes	Future Issuance	G.O. Debt														227,000
5 yarder Patrol Truck	Cap. Projects	Streets - Equip./Vehicle	Yes	Future Issuance	G.O. Debt														227,000

Table 3
Capital Improvements Financing Plan

Village of Jackson, WI

	2024		2024		2025		2025		2026		2026		2027	
	G.O. Bonds	Levy Portion	G.O. Notes	Levy Portion	G.O. Bonds	Levy Portion	G.O. Notes	Levy Portion	G.O. Bonds	Levy Portion	G.O. Notes	Levy Portion	G.O. Bonds	Levy Portion
CIP Projects ¹	5,835,500	5,835,500	475,000	475,000	2,932,125	2,932,125	825,000	825,000	4,158,500	4,158,500	205,000	205,000	1,475,342	1,475,342
Less Other Available Revenues														
Cash Available	0		0		0		0		0		0		0	
Net Borrowing Requirement	5,835,500	5,835,500	475,000	475,000	2,932,125	2,932,125	825,000	825,000	4,158,500	4,158,500	205,000	205,000	1,475,342	1,475,342
Estimated Issuance Expenses	171,763	171,763	54,550	54,550	104,913	104,913	58,250	58,250	124,763	124,763	5,000	5,000	81,525	81,525
TOTAL TO BE FINANCED	6,007,263	6,007,263	529,550	529,550	3,037,038	3,037,038	883,250	883,250	4,283,263	4,283,263	210,000	210,000	1,556,867	1,556,867
Estimated Interest Earnings	0	(43,766)	0	(3,563)	0	(14,661)	0	(4,125)	0	(20,793)	0	0	0	(7,377)
Assumed spend down (months)	3	(43,766.25)	3	(3,562.50)	3	(14,660.63)	3	(4,125.00)	3	(20,792.50)	0	0	3	(7,376.71)
Rounding	1,504	1,504	4,013	4,013	2,623	2,623	875	875	2,530	2,530	-	0	510	510
NET BOND SIZE	5,965,000	5,965,000	530,000	530,000	3,025,000	3,025,000	880,000	880,000	4,265,000	4,265,000	210,000	210,000	1,550,000	1,550,000

Notes:

- 1) Project Total Estimates
- 2) Assessment for cash use will be made during operating phase of FMP.

2027		2028		2028		2029		2029		2030		2031		2032		2033	
G.O. Notes	Levy Portion	G.O. Bonds	Levy Portion	G.O. Notes	Levy Portion	G.O. Bonds	Levy Portion	G.O. Notes	Levy Portion	G.O. Bonds	Levy Portion	G.O. Bonds	Levy Portion	G.O. Bonds	Levy Portion	G.O. Bonds	Levy Portion
375,115	375,115	847,500	847,500	80,000	80,000	911,312	911,312	330,000	330,000	825,000	825,000	222,000	222,000	1,824,700	1,824,700	1,013,048	1,013,048
0		0		0		0		0		0		0		0		0	
375,115	375,115	847,500	847,500	80,000	80,000	911,312	911,312	330,000	330,000	825,000	825,000	222,000	222,000	1,824,700	1,824,700	1,013,048	1,013,048
5,000	5,000	61,063	61,063	2,500	2,500	62,675	62,675	5,000	5,000	58,050	58,050	5,000	5,000	87,313	87,313	72,363	72,363
380,115	380,115	908,563	908,563	82,500	82,500	973,987	973,987	335,000	335,000	883,050	883,050	227,000	227,000	1,912,013	1,912,013	1,085,411	1,085,411
0	0	0	(4,238)	0	0	0	(4,557)	0	0	0	(4,125)	0	0	0	(9,124)	0	(5,065)
		3	(4,237.50)	0		3	(4,556.56)	0		3	(4,125.00)	0		3	(9,123.50)	0	(5,065.24)
				0		0		0		0		0		0		0	
885	885	675	675	500	500	570	570	-	0	1,075	1,075	-	0	2,111	2,111	4,655	4,655
381,000	381,000	905,000	905,000	83,000	83,000	970,000	970,000	335,000	335,000	880,000	880,000	227,000	227,000	1,905,000	1,905,000	1,085,000	1,085,000

Table 4
Financing Plan Tax Impact
Village of Jackson, WI

Year Ending	Existing Debt					Proposed Debt															Debt Service Levy			Taxes			Year Ending										
	Net Debt Service Levy	Change From Prior Year Levy	Equalized Value (TID OUT)	Annual Taxes Per \$1,000 Home	Annual Taxes \$300,000 Home	2024 G.O. Bonds	2024 G.O. Notes	2025 G.O. Bonds	2025 G.O. Notes	2026 G.O. Bonds	2026 G.O. Notes	2027 G.O. Bonds	2027 G.O. Notes	2028 G.O. Bonds	2028 G.O. Notes	2029 G.O. Bonds	2029 G.O. Notes	2030 G.O. Bonds	2030 G.O. Notes	2031 G.O. Bonds	2031 G.O. Notes	2032 G.O. Bonds	2032 G.O. Notes	2033 G.O. Bonds	2033 G.O. Notes	Total Net Debt Service Levy		Levy Change from Prior Year	Total Tax Rate for Debt Service	Annual Taxes \$300,000 Home	Annual Taxes Difference From Existing						
						5,965,000	530,000	3,025,000	880,000	4,265,000	210,000	1,550,000	381,000	905,000	83,000	970,000	83,000	970,000	335,000	880,000	227,000	1,905,000	1,085,000	Dated: 6/1/2024	Dated: 6/1/2024	Dated: 6/1/2025		Dated: 6/1/2025	Dated: 6/1/2026	Dated: 6/1/2026	Dated: 6/1/2027	Dated: 6/1/2027	Dated: 6/1/2028	Dated: 6/1/2028	Dated: 6/1/2029	Dated: 6/1/2029	Dated: 6/1/2030
2024	1,615,071		1,089,204,200	\$1.48	\$444.84	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,615,071		\$1.48	\$445	\$0	2024						
2025	1,586,295	(28,776)	1,116,472,394	\$1.42	\$426.24	447,375	39,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,073,420	458,349	\$1.86	\$557	\$131	2025						
2026	1,582,640	(3,655)	1,144,423,247	\$1.38	\$414.87	298,250	26,500	238,219	69,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,214,908	141,489	\$1.94	\$581	\$166	2026						
2027	1,529,324	(53,316)	1,232,446,648	\$1.24	\$372.27	298,250	26,500	158,813	46,200	351,863	11,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,422,499	207,591	\$1.97	\$590	\$217	2027						
2028	1,474,317	(55,007)	1,263,300,912	\$1.17	\$350.11	395,750	89,875	158,813	46,200	234,575	11,550	133,688	21,908	0	0	0	0	0	0	0	0	0	0	0	0	2,566,675	144,176	\$2.03	\$610	\$259	2028						
2029	1,177,990	(296,327)	1,294,927,612	\$0.91	\$272.91	449,250	91,500	256,188	143,575	234,575	11,550	89,125	21,908	81,450	4,980	0	0	0	0	0	0	0	0	0	0	2,562,090	(4,585)	\$1.98	\$594	\$321	2029						
2030	929,490	(248,500)	1,327,346,086	\$0.70	\$210.08	504,625	88,000	250,938	138,325	331,825	36,550	89,125	21,908	54,300	4,980	90,938	20,938	0	0	0	0	0	0	0	0	2,561,940	(150)	\$1.93	\$579	\$369	2030						
2031	968,494	39,004	1,425,011,754	\$0.68	\$203.89	371,500	89,375	245,688	133,075	326,325	37,175	142,544	67,908	54,300	4,980	60,625	20,938	85,800	0	0	0	0	0	0	0	2,608,725	46,785	\$1.83	\$549	\$345	2031						
2032	960,953	(7,541)	1,460,686,880	\$0.66	\$197.36	366,500	90,500	240,438	127,825	320,825	36,690	144,238	67,263	83,400	14,980	60,625	20,938	57,200	15,323	0	0	0	0	0	0	2,607,695	(1,030)	\$1.79	\$536	\$338	2032						
2033	952,886	(8,066)	1,497,255,132	\$0.64	\$190.93	361,500	91,375	235,188	122,575	315,325	37,150	140,788	67,503	86,450	15,380	94,531	60,938	57,200	15,323	200,025	0	0	0	0	0	2,854,135	246,440	\$1.91	\$572	\$381	2033						
2034	944,065	(8,821)	1,534,738,869	\$0.62	\$184.54	356,500	87,125	229,938	117,325	309,825	37,500	142,194	67,570	84,350	14,720	92,344	60,438	153,950	15,323	133,350	117,994	2,964,509	110,374	\$1.93	\$579	\$395	2034										
2035	939,540	(4,525)	1,573,161,010	\$0.60	\$179.17	351,500	0	224,688	287,350	304,325	36,740	143,313	67,465	87,100	15,060	95,000	60,813	147,450	42,323	133,350	78,663	3,014,678	50,169	\$1.92	\$575	\$396	2035										
2036	934,360	(5,180)	1,619,422,648	\$0.58	\$173.09	604,875	0	219,438	0	298,825	36,925	144,144	68,188	84,700	14,340	92,500	60,000	140,950	41,500	191,250	78,663	3,010,656	(4,021)	\$1.86	\$558	\$385	2036										
2037	928,515	(5,845)	1,659,964,845	\$0.56	\$167.81	630,500	0	214,188	0	293,325	0	144,688	67,680	82,300	14,620	90,000	60,063	134,450	41,610	191,875	112,394	3,006,206	(4,450)	\$1.81	\$543	\$375	2037										
2038	921,995	(6,520)	1,701,522,014	\$0.54	\$162.56	712,375	0	213,806	0	287,825	0	144,944	0	84,750	14,840	92,344	60,938	127,950	41,585	192,150	109,856	3,005,358	(849)	\$1.77	\$530	\$367	2038										
2039	885,158	(36,838)	1,744,119,566	\$0.51	\$152.25	711,000	0	281,325	0	282,325	0	140,056	0	86,900	0	89,531	60,563	121,450	41,425	192,075	112,138	3,003,945	(1,413)	\$1.72	\$517	\$364	2039										
2040	453,375	(431,783)	1,787,783,547	\$0.25	\$76.08	713,250	0	359,513	0	563,713	0	140,025	0	83,900	0	91,563	109,238	114,950	42,130	191,650	109,238	2,863,305	(140,640)	\$1.60	\$480	\$404	2040										
2041	0	(453,375)	1,833,567,653	\$0.00	\$0.00	709,125	0	355,075	0	561,438	0	144,563	0	85,750	0	93,281	0	185,850	41,633	190,875	111,156	2,478,745	(384,560)	\$1.35	\$406	\$406	2041										
2042	0	0	1,879,470,964	\$0.00	\$0.00	713,500	0	354,981	0	562,925	0	143,669	0	82,450	0	94,688	0	189,750	0	189,750	112,713	2,254,675	(224,070)	\$1.20	\$360	\$360	2042										
2043	0	0	1,926,523,462	\$0.00	\$0.00	711,250	0	358,969	0	563,038	0	142,488	0	84,000	0	90,938	0	193,100	0	193,100	109,088	2,252,869	(1,806)	\$1.17	\$351	\$351	2043										
2044	0	0	1,974,753,919	\$0.00	\$0.00	712,375	0	357,038	0	561,775	0	141,019	0	85,250	0	92,031	0	190,925	0	190,925	110,281	2,250,694	(2,175)	\$1.14	\$342	\$342	2044										
2045	0	0	2,024,191,823	\$0.00	\$0.00	0	0	359,188	0	559,138	0	144,119	0	86,200	0	92,813	0	191,225	0	191,225	111,113	1,545,794	(704,900)	\$0.76	\$229	\$229	2045										
2046	0	0	2,074,867,404	\$0.00	\$0.00	0	0	0	0	559,988	0	141,788	0	86,850	0	93,281	0	190,000	0	190,000	111,581	1,183,488	(362,306)	\$0.57	\$171	\$171	2046										
2047	0	0	2,126,811,646	\$0.00	\$0.00	0	0	0	0	0	0	144,025	0	87,200	0	93,438	0	191,250	0	191,250	111,688	627,600	(555,888)	\$0.30	\$89	\$89	2047										
2048	0	0	2,180,056,311	\$0.00	\$0.00	0	0	0	0	0	0	0	0	82,400	0	93,281	0	191,800	0	191,800	111,431	478,913	(148,688)	\$0.22	\$66	\$66	2048										
2049	0	0	2,234,633,955	\$0.00	\$0.00	0	0	0	0	0	0	0	0	0	92,813	0	191,650	0	191,650	115,631	400,094	(78,819)	\$0.18	\$54	\$54	2049											
2050	0	0	2,290,577,948	\$0.00	\$0.00	0	0	0	0	0	0	0	0	0	0	0	190,800	0	190,800	119,106	309,906	(90,188)	\$0.14	\$41	\$41	2050											
2051	0	0	2,347,922,497	\$0.00	\$0.00	0	0	0	0	0	0	0	0	0	0	0	194,075	0	194,075	112,219	306,294	(3,613)	\$0.13	\$39	\$39	2051											
2052	0	0	2,406,702,666	\$0.00	\$0.00	0	0	0	0	0	0	0	0	0	0	0	191,475	0	191,475	105,331	296,806	(9,488)	\$0.12	\$37	\$37	2052											
2053	0	0	2,466,954,394	0	0	0	0	0	0	0	0	0	0	0	0	0	98,444	0	98,444	98,444	296,806	(198,363)	0	12	12	2053											
Total	18,784,466					10,419,250	720,500	5,312,425	1,231,750	7,823,775	293,380	2,740,538	539,298	1,634,000	118,880	1,786,563	486,563	1,327,200	338,173	3,724,650	2,060,281									\$7,409.75	Total						

Notes: Total cost of DS to sample taxpayer



Table 5
General Obligation Debt Capacity Analysis - Impact of Financing Plan

Village of Jackson, WI

Existing Debt					Proposed Debt					
Year Ending	Projected Equalized Value (TID IN) ¹	Debt Limit	Existing Principal		Combined Principal Existing & Proposed	Statutory Limit (5% EV)		Recommended Limit (2.5% EV)		Year Ending
			Outstanding	% of Limit		% of Limit	Residual Capacity	% of Limit	Residual Capacity	
2023	1,182,093,600	59,104,680	19,860,899	34%	\$19,860,899	34%	\$39,243,781	67%	\$9,691,441	2023
2024	1,212,373,585	60,618,679	18,433,587	30%	\$24,928,587	41%	\$35,690,092	82%	\$5,380,753	2024
2025	1,243,429,209	62,171,460	16,974,893	27%	\$23,469,893	38%	\$38,701,567	76%	\$7,615,837	2025
2026	1,275,280,341	63,764,017	15,463,713	24%	\$29,248,713	46%	\$34,515,304	92%	\$2,633,295	2026
2027	1,307,947,356	65,397,368	13,943,171	21%	\$27,728,171	42%	\$37,669,197	85%	\$4,970,513	2027
2028	1,341,451,156	67,072,558	12,430,000	19%	\$27,600,000	41%	\$39,472,558	82%	\$5,936,279	2028
2029	1,375,813,174	68,790,659	11,225,000	16%	\$26,065,000	38%	\$42,725,659	76%	\$8,330,329	2029
2030	1,449,878,994	72,493,950	10,245,000	14%	\$24,590,000	34%	\$47,903,950	68%	\$11,656,975	2030
2031	1,487,018,451	74,350,923	9,200,000	12%	\$23,115,000	31%	\$51,235,923	62%	\$14,060,461	2031
2032	1,525,109,256	76,255,463	8,140,000	11%	\$22,490,000	29%	\$53,765,463	59%	\$15,637,731	2032
2033	1,564,175,778	78,208,789	7,075,000	9%	\$20,945,000	27%	\$57,263,789	54%	\$18,159,394	2033
2034	1,604,243,011	80,212,151	6,005,000	7%	\$19,390,000	24%	\$60,822,151	48%	\$20,716,075	2034
2035	1,645,336,589	82,266,829	4,920,000	6%	\$17,895,000	22%	\$64,371,829	44%	\$23,238,415	2035
2036	1,687,482,801	84,374,140	3,825,000	5%	\$16,120,000	19%	\$68,254,140	38%	\$26,067,070	2036
2037	1,730,708,612	86,535,431	2,720,000	3%	\$10,820,000	13%	\$75,715,431	25%	\$32,447,715	2037
2038	1,775,041,677	88,752,084	1,580,000	2%	\$8,930,000	10%	\$79,822,084	20%	\$35,446,042	2038
2039	1,820,510,357	91,025,518	450,000	0%	\$6,030,000	7%	\$84,995,518	13%	\$39,482,759	2039
2040	1,833,567,653	91,678,383	0	0%	\$4,690,000	5%	\$86,988,383	10%	\$41,149,191	2040
2041	1,879,470,964	93,973,548		0%	\$3,760,000	4%	\$90,213,548	8%	\$43,226,774	2041
2042	1,926,523,462	96,326,173		0%	\$2,780,000	3%	\$93,546,173	6%	\$45,383,087	2042
2043	1,974,753,919	98,737,696		0%	\$1,745,000	2%	\$96,992,696	4%	\$47,623,848	2043
2044	2,024,191,823	101,209,591		0%	\$655,000	1%	\$100,554,591	1%	\$49,949,796	2044
2045	2,074,867,404	103,743,370		0%	\$235,000	0%	\$103,508,370	0%	\$51,636,685	2045
2046	2,126,811,646	106,340,582		0%	\$160,000	0%	\$106,180,582	0%	\$53,010,291	2046
2047	2,180,056,311	109,002,816		0%	\$80,000	0%	\$108,922,816	0%	\$54,421,408	2047
2048	2,234,633,955	111,731,698		0%	\$0	0%	\$111,731,698	0%	\$55,865,849	2048
2049	2,290,577,948	114,528,897		0%	\$0	0%	\$114,528,897	0%	\$57,264,449	2049
2050	2,347,922,497	117,396,125		0%	\$0	0%	\$117,396,125	0%	\$58,698,062	2050
2051	2,406,702,666	120,335,133		0%	\$0	0%	\$120,335,133	0%	\$60,167,567	2051
2052	2,466,954,394	123,347,720		0%	\$0	0%	\$123,347,720	0%	\$61,673,860	2052

Notes:

1) Projected TID IN EV based on 5-year average at 2.56 % annual inflation.