

CITY OF MAUSTON



Audit Presentation
to the
City Council

For the Year Ended
December 31, 2024

May 27, 2025

Prepared by:
Johnson Block & Company, Inc.
Certified Public Accountants

CITY OF MAUSTON

AUDIT OVERVIEW

- We have completed our audit of the City of Mauston for the year ended December 31, 2024, and have issued an unmodified opinion on the financial statements of the City. Our report and the audited financial statements are presented in a separate bound document.
- The scope of our audit included all funds and activities of the City.
- We have compiled and filed the regulatory reports for 2024 with the Wisconsin Public Service Commission and the MFR Form C that was filed with the Wisconsin Department of Revenue.
- A separate audit communications document designed for the City Council was also submitted and should be read in conjunction with the audited financial statements.
- We have commented on the following matters:
 - Segregation of Duties – Significant Deficiency
 - Material Adjustments – Material Weakness
 - Capitalization Policy – Other Comment

CITY OF MAUSTON

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS

	Major Funds							
	General Fund	Library Fund	Affordable Housing Fund	Formerly Major Fund Capital Projects Fund	Equipment Replacement Fund	Nonmajor Governmental Funds	Total Governmental Funds	2023 Totals (Memorandum Only)
REVENUES								
Property Taxes	\$ 2,572,771	\$ -	\$ -		\$ -	\$ 142,301	\$ 2,715,072	\$ 2,415,747
Other Taxes	535,577	-	-		-	-	535,577	411,379
Intergovernmental	1,939,360	193,901	-		42,230	312,821	2,488,312	2,484,046
License and Permits	149,273	-	-		-	-	149,273	63,560
Fines, Forfeits and Penalties	117,780	-	-		-	-	117,780	150,932
Public Charges for Services	696,791	4,415	-		-	110,522	811,728	799,416
Intergovernmental Charges for Services	-	-	-		-	-	-	50,123
Interest Income	103,580	52,881	40,097		46,338	22,851	265,747	232,687
Donations	41,847	2,110	-		-	-	43,957	657,353
Miscellaneous Income	88,797	5,765	-		182,478	15,225	292,265	297,331
Total Revenues	6,245,776	259,072	40,097		271,046	603,720	7,419,711	7,562,574
EXPENDITURES								
Current:								
General Government	481,725	-	-		-	-	481,725	495,012
Public Safety	2,041,823	-	-		-	-	2,041,823	1,887,094
Public Works	1,148,198	-	-		-	-	1,148,198	1,095,571
Health, Welfare and Sanitation	-	-	-		-	54,659	54,659	75,213
Culture, Recreation and Education	319,935	618,783	-		-	-	938,718	852,259
Conservation and Development	236,281	-	821,000		-	425,617	1,482,898	592,702
Capital Outlay	28,720	-	-		1,093,193	286,757	1,408,670	3,650,899
Debt Service:								
Principal Repayment	320,000	-	-		-	-	320,000	310,000
Interest and Fiscal Charges	169,633	-	-		-	-	169,633	166,191
Total Expenditures	4,746,315	618,783	821,000		1,093,193	767,033	8,046,324	9,124,941
Excess (Deficiency) of Revenues Over Expenditures	1,499,461	(359,711)	(780,903)		(822,147)	(163,313)	(626,613)	(1,562,367)
OTHER FINANCING SOURCES (USES)								
Proceeds from Long-Term Debt	-	-	-		-	240,000	240,000	600,000
Transfers In	-	378,900	-		548,789	215,000	1,142,689	1,635,228
Transfers Out	(1,142,689)	-	-		-	-	(1,142,689)	(1,366,513)
Total Other Financing Sources (Uses)	(1,142,689)	378,900	-		548,789	455,000	240,000	868,715
Net Change in Fund Balances	356,772	19,189	(780,903)		(273,358)	291,687	(386,613)	(693,652)
Fund Balances, Beginning of Year, as Previously Presented	2,466,273	-	-	83,203	1,229,429	2,903,567	6,682,472	7,376,124
Change within financial reporting entity (major to nonmajor)	-	-	-	(83,203)	-	83,203	-	-
Change within financial reporting entity (nonmajor to major)	-	1,007,257	1,436,673		-	(2,443,930)	-	-
Fund Balances, Beginning of Year, Restated	2,466,273	1,007,257	1,436,673		1,229,429	542,840	6,682,472	7,376,124
Fund Balances, End of Year	\$ 2,823,045	\$ 1,026,446	\$ 655,770		\$ 956,071	\$ 834,527	\$ 6,295,859	\$ 6,682,472

CITY OF MAUSTON

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE – 2024 BUDGET AND ACTUAL – GENERAL FUND

	Budgeted Amounts		Actual Amounts, Budgetary Basis	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 2,572,771	\$ 2,572,771	\$ 2,572,771	\$ -
Other Taxes	463,306	463,306	535,577	72,271
Intergovernmental	1,918,527	1,918,527	1,939,360	20,833
License and Permits	85,213	85,213	149,273	64,060
Fines, Forfeits and Penalties	151,925	151,925	117,780	(34,145)
Public Charges for Services	717,281	717,281	696,791	(20,490)
Interest Income	20,110	20,110	103,580	83,470
Donations	11,750	11,750	41,847	30,097
Miscellaneous Income	19,320	19,320	88,797	69,477
Total Revenues	5,960,203	5,960,203	6,245,776	285,573
EXPENDITURES				
Current:				
General Government	477,978	477,978	481,725	(3,747)
Public Safety	2,032,379	2,032,379	2,041,823	(9,444)
Public Works	1,154,235	1,154,235	1,148,198	6,037
Culture, Recreation and Education	280,603	280,603	319,935	(39,332)
Conservation and Development	320,842	320,842	236,281	84,561
Capital Outlay	39,275	39,275	28,720	10,555
Debt Service:				
Principal Repayment	365,310	365,310	320,000	45,310
Interest Expense	156,892	156,892	169,633	(12,741)
Total Expenditures	4,827,514	4,827,514	4,746,315	81,199
Excess (Deficiency) of Revenues Over Expenditures	1,132,689	1,132,689	1,499,461	366,772
OTHER FINANCING SOURCES (USES)				
Transfers Out	(1,132,689)	(1,132,689)	(1,142,689)	(10,000)
Total Other Financing Sources (Uses)	(1,132,689)	(1,132,689)	(1,142,689)	(10,000)
Net Change in Fund Balance	-	-	356,772	356,772
Fund Balance - Beginning of Year	2,466,273	2,466,273	2,466,273	-
Fund Balance - End of Year	\$ 2,466,273	\$ 2,466,273	\$ 2,823,045	\$ 356,772

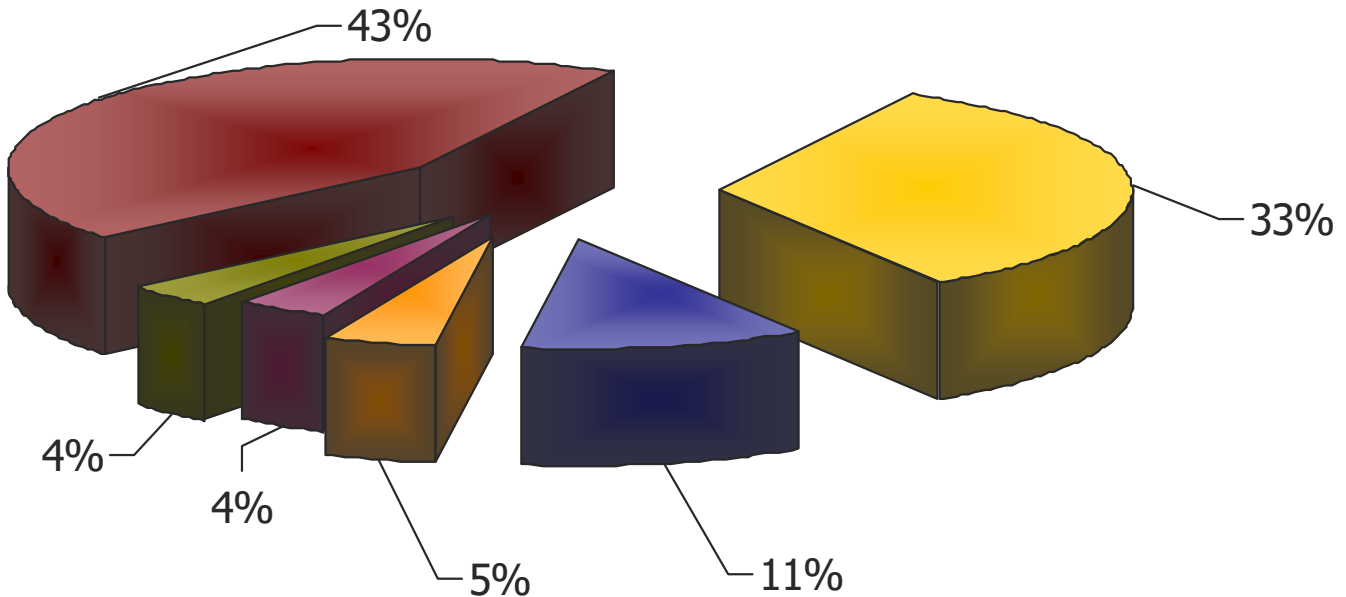
CITY OF MAUSTON

GOVERNMENTAL FUND BALANCES

	2024	2023
Nonspendable		
General Fund:		
Delinquent Personal Property Taxes	\$ 5,902	\$ 2,316
Total nonspendable	5,902	2,316
Restricted		
General Fund:		
Parkland Dedication and Park	42,719	41,455
Boat Launch	9,565	6,452
Jaws of Life	13,986	13,986
Undercover Fund and Fed Equity Police	2,970	20,668
County and Local Streets	18,000	16,000
Tourism	335,198	258,886
Fire Department Fundraising	52,162	67,310
Fire Department Retirement	16,001	6,788
Library Fund	1,026,446	-
Affordable Housing Fund	655,770	-
Nonmajor Funds:		
Community Development Block Grant	446,693	448,106
Library Fund	-	1,007,257
Shared Ride Taxi Fund	13,864	-
Affordable Housing Fund	-	1,436,673
TIF District No. 4	54,723	-
Total restricted	2,688,097	3,323,581
Assigned		
General Fund:		
K-9	452,351	451,563
Tourism	765,337	695,878
Property Maintenance	17,528	22,143
Fire Department Donation	190,668	182,345
Capital Projects Fund	-	83,203
Equipment Replacement Fund	956,071	1,229,429
Nonmajor Fund - Capital Projects Fund	286,390	-
Nonmajor Fund - Cemetery Fund	123,693	124,003
Total assigned	2,792,038	2,788,564
Unassigned (deficit)		
General Fund	900,658	680,483
Nonmajor Fund - Shared Ride Taxi Fund (deficit)	-	(1,048)
Nonmajor Fund - TIF District No. 4 (deficit)	-	(27,549)
Nonmajor Fund - TIF District No. 5 (deficit)	(90,836)	(83,875)
Total unassigned (deficit)	809,822	568,011
Total governmental fund balances	\$ 6,295,859	\$ 6,682,472

CITY OF MAUSTON

GOVERNMENTAL FUNDS 2024 REVENUES



- Property Taxes and Other Local Sources (\$3,250,649)
- Intergovernmental (\$2,488,312)
- Public Charges for Services (\$811,728)
- Miscellaneous Revenue, Donations (\$336,222)
- Licenses & Permits, Fines, Forfeitures & Penalties (\$267,053)
- Interest Income (\$265,747)

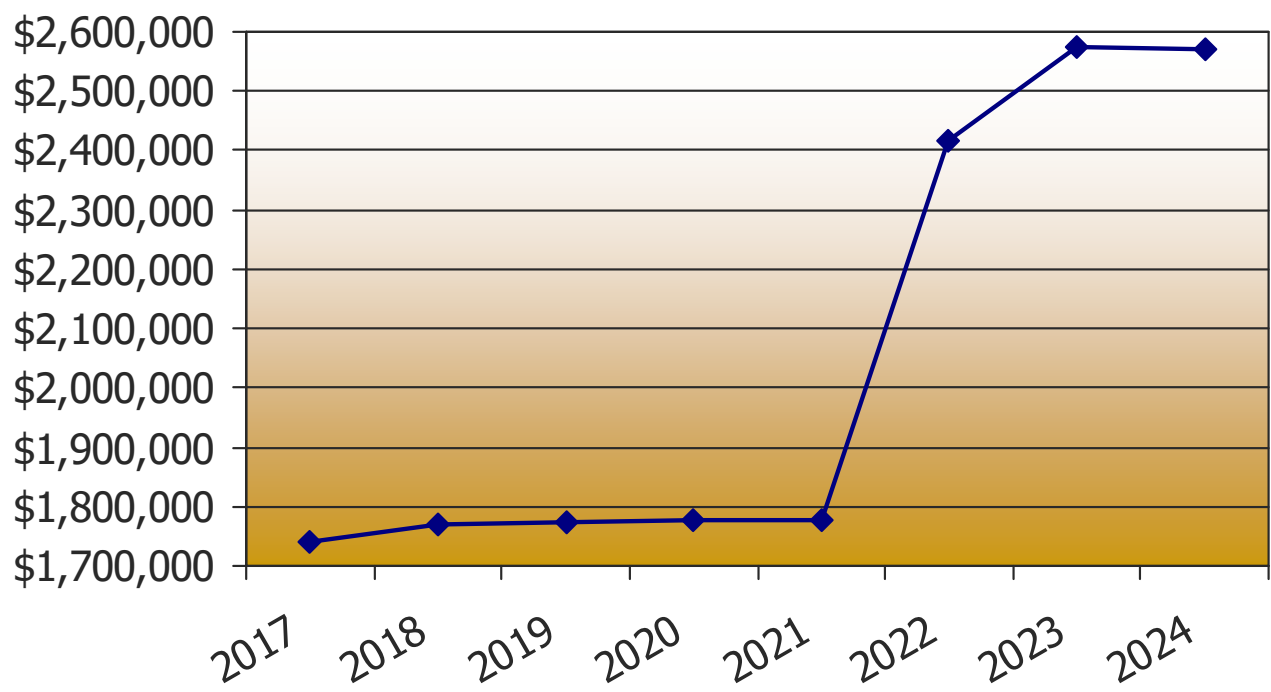
OBSERVATIONS AND COMMENTS:

- Property taxes are collected in January and August.
- The most significant recurring intergovernmental revenues are:

General transportation aids	\$ 403,998
Shared taxes	\$ 1,276,512

CITY OF MAUSTON

TREND IN PROPERTY TAX LEVY (EXCLUDING TIF)



Property Tax Levy (Excludes TIF Increment)

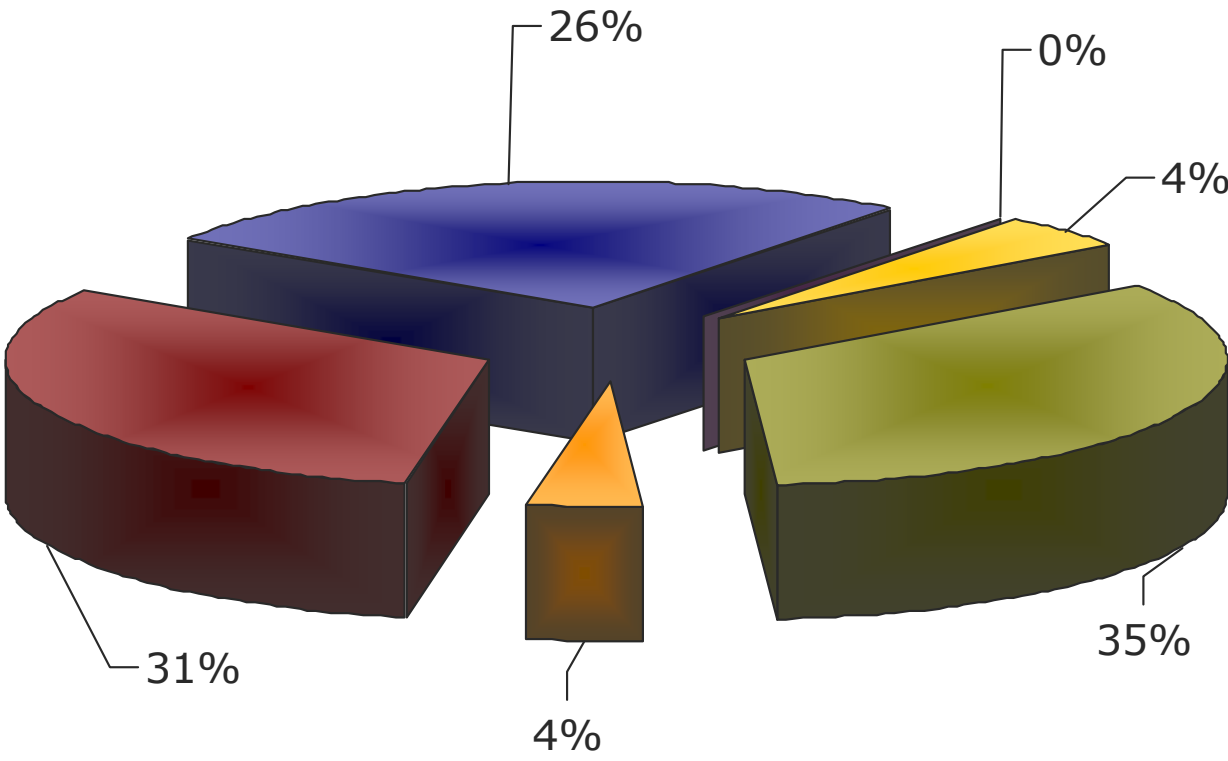
2017	\$ 1,741,987	2021	\$ 1,776,818
2018	\$ 1,770,846	2022	\$ 2,415,727
2019	\$ 1,772,900	2023	\$ 2,572,771
2020	\$ 1,776,818	2024	\$ 2,571,788

OBSERVATIONS AND COMMENTS:

- In the eight years presented, the non-TIF tax levy has increased approximately 48% overall.

CITY OF MAUSTON

PROPERTY TAX ROLL 2024 TAX LEVY COLLECTED IN 2025

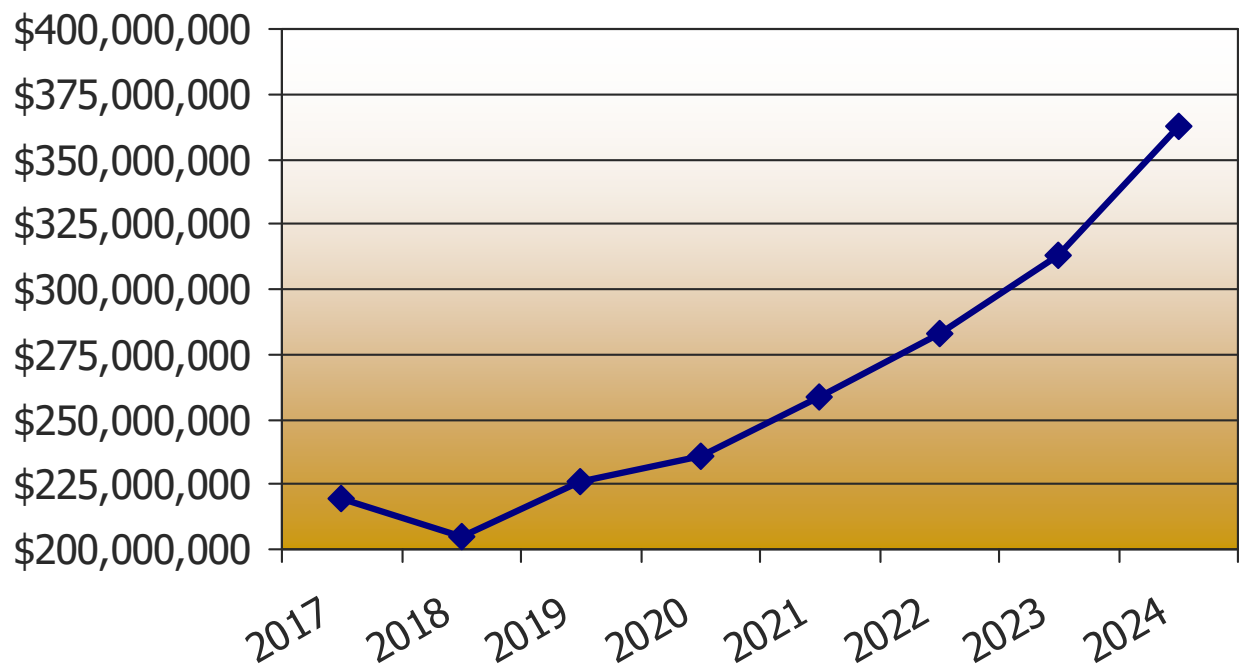


Local School	(\$2,383,896)
County	(\$2,008,734)
State	(\$0)
Technical College	(\$335,252)
City	(\$2,571,788)
TIF	(\$298,571)

SOURCE: 2024 STATEMENT OF TAXES – JUNEAU COUNTY
FILED WITH WISCONSIN DEPARTMENT OF REVENUE

CITY OF MAUSTON

TREND IN EQUALIZED VALUE OF PROPERTY



Total Equalized Value (Includes TIF Increment)

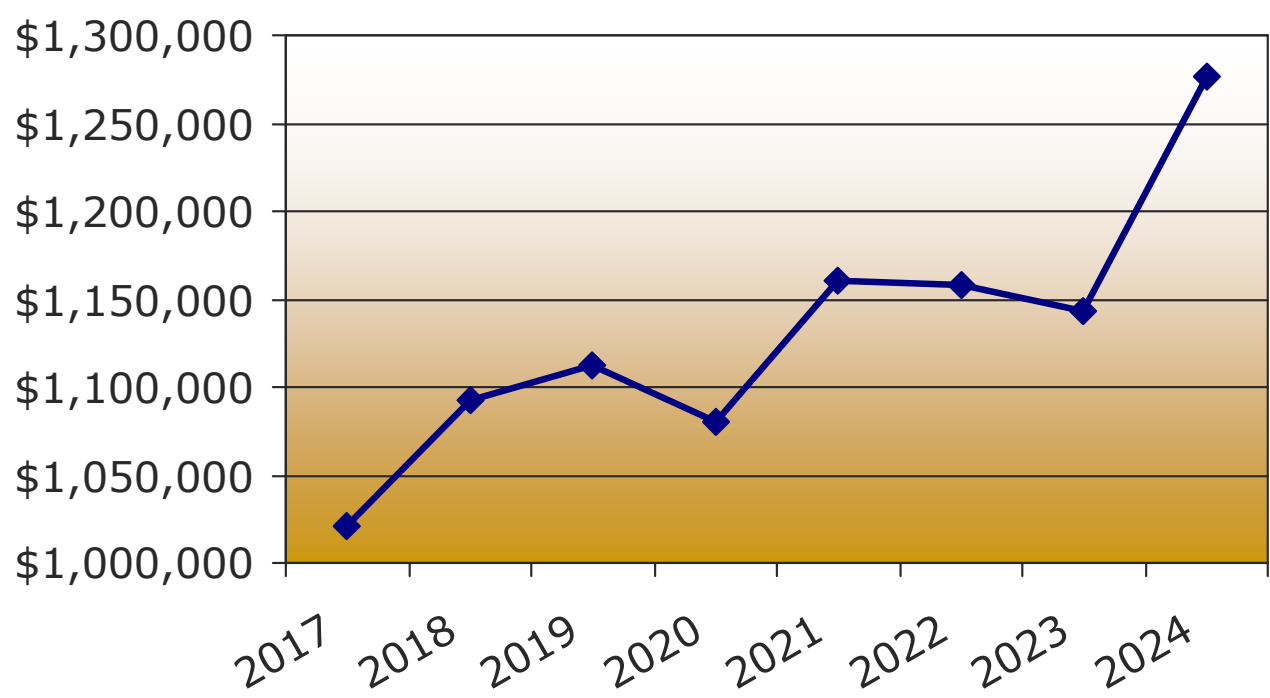
2017	\$ 219,247,600	2021	\$ 258,297,300
2018	\$ 204,482,200	2022	\$ 283,140,300
2019	\$ 226,013,600	2023	\$ 312,862,700
2020	\$ 235,802,700	2024	\$ 362,404,600

OBSERVATIONS AND COMMENTS:

- The equalized property values have increased by approximately 16% from 2023 to 2024.

CITY OF MAUSTON

TREND IN SHARED REVENUES

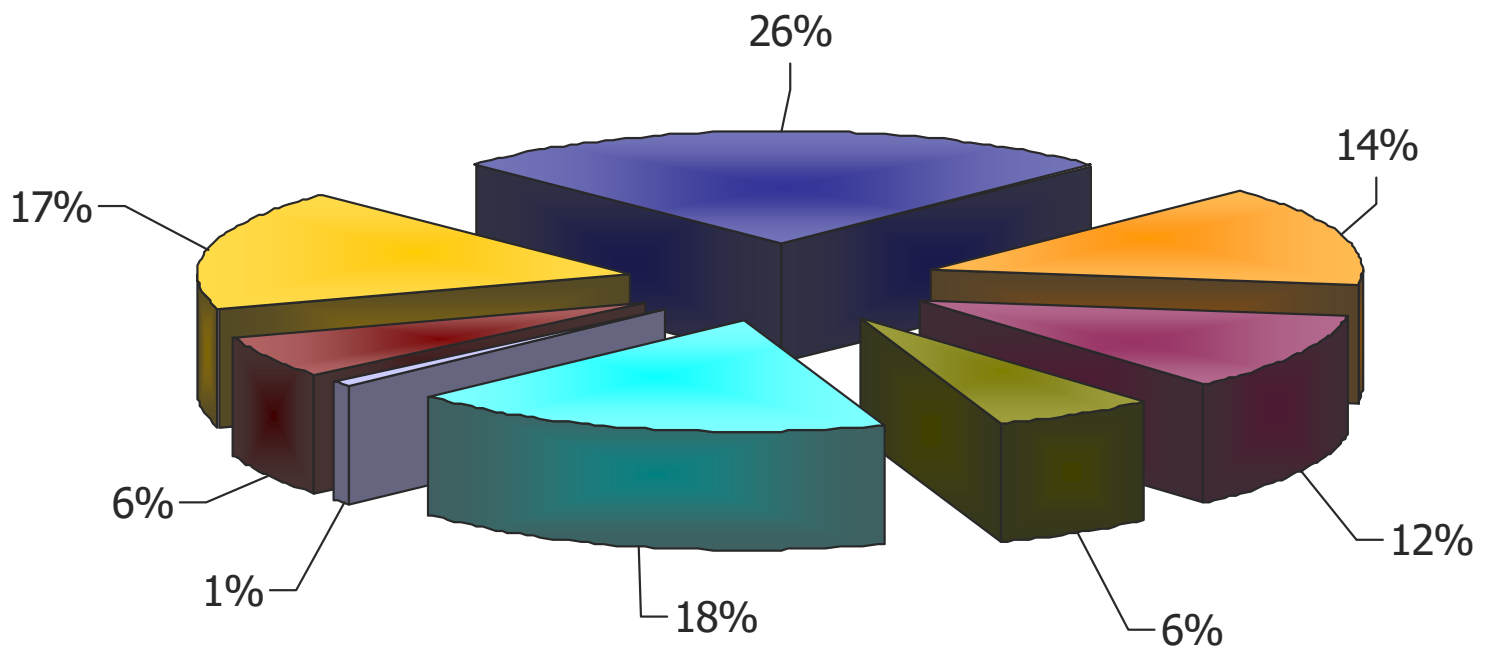


Shared Revenues

2017	\$ 1,020,745	2021	\$ 1,159,969
2018	\$ 1,092,899	2022	\$ 1,158,031
2019	\$ 1,112,294	2023	\$ 1,143,077
2020	\$ 1,080,580	2024	\$ 1,276,512

CITY OF MAUSTON

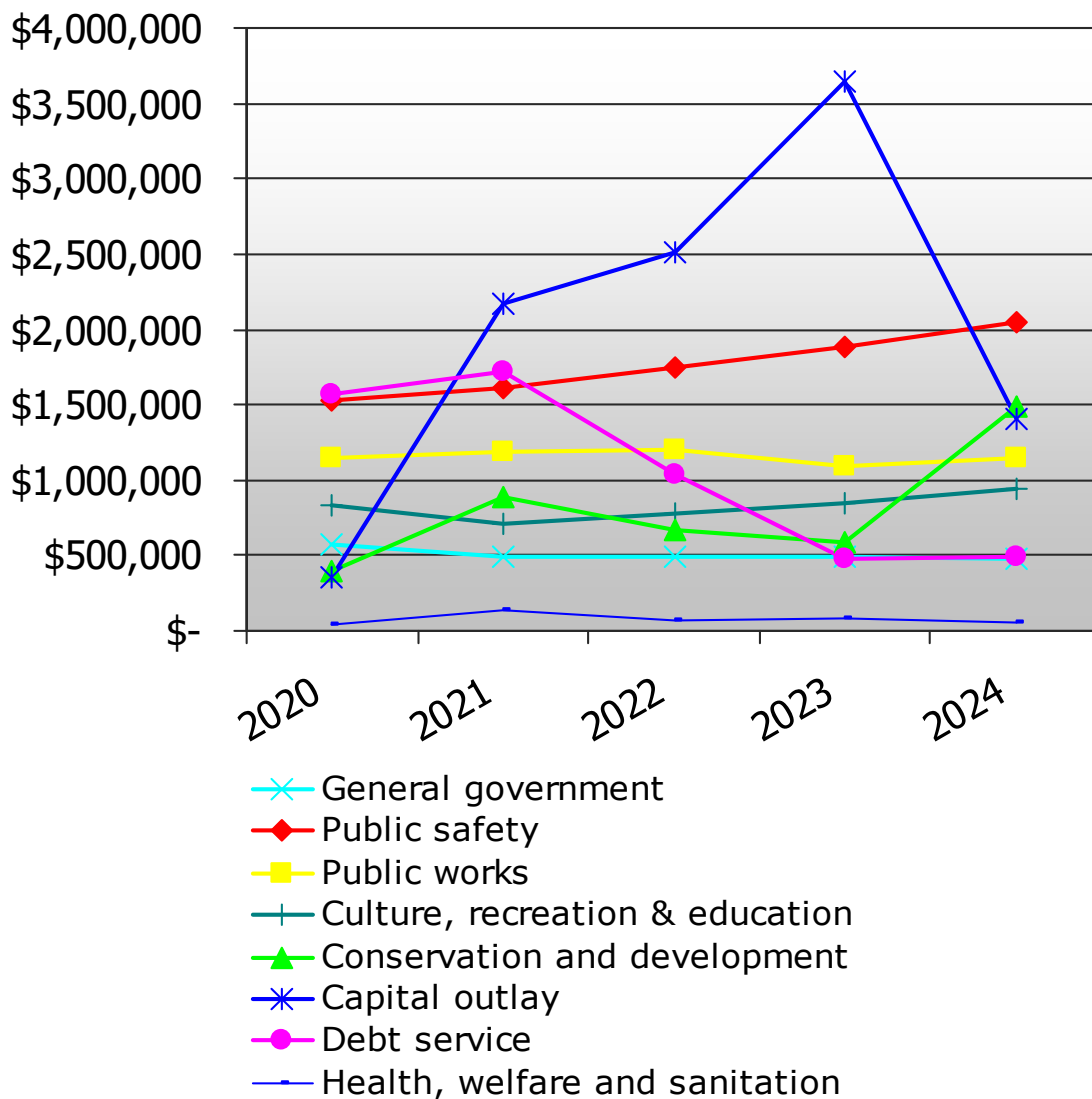
GOVERNMENTAL FUNDS 2024 EXPENDITURES



- Debt Service (\$489,633)
- Capital Outlay (\$1,408,670)
- Public Safety (\$2,041,823)
- Public Works (\$1,148,198)
- Culture, Recreation & Education (\$938,718)
- General Government (\$481,725)
- Conservation & Development (\$1,482,898)
- Health, Welfare & Sanitation (\$54,659)

CITY OF MAUSTON

FIVE-YEAR COMPARISON OF GOVERNMENTAL EXPENDITURES



Expenditures:	2020		2021		2022		2023		2024	
	Amount	% of Total	Amount	% of Total	Amount	% of Total	Amount	% of Total	Amount	% of Total
General government	\$ 568,065	9%	\$ 485,141	5%	\$ 495,663	6%	\$ 495,012	5%	\$ 481,725	6%
Public safety	1,533,216	23%	1,604,937	18%	1,743,230	21%	1,887,094	21%	2,041,823	26%
Public works	1,145,530	18%	1,186,909	13%	1,200,535	14%	1,095,571	12%	1,148,198	14%
Health, welfare and sanitation	43,716	1%	140,530	2%	64,713	1%	75,213	1%	54,659	1%
Culture, recreation and education	839,181	13%	710,803	8%	784,410	9%	852,259	9%	938,718	12%
Conservation and development	395,243	6%	886,293	10%	665,493	8%	592,702	6%	1,482,898	18%
Capital outlay	357,102	6%	2,170,256	25%	2,505,283	29%	3,650,899	41%	1,408,670	17%
Debt service	1,563,588	24%	1,714,817	19%	1,030,742	12%	476,191	5%	489,633	6%
	<u>\$ 6,445,641</u>	<u>100%</u>	<u>\$ 8,899,686</u>	<u>100%</u>	<u>\$ 8,490,069</u>	<u>100%</u>	<u>\$ 9,124,941</u>	<u>100%</u>	<u>\$ 8,046,324</u>	<u>100%</u>

CITY OF MAUSTON

COMBINING BALANCE SHEET – TIF DISTRICTS

	TIF District No. 4	TIF District No. 5	2024 Totals	2023 Totals (Memorandum Only)
ASSETS				
Cash and Cash Equivalents	\$ 195,427	\$ 59,038	\$ 254,465	\$ 120,447
Receivables:				
Taxes	114,775	105,624	220,399	110,430
Total Assets	<u>\$ 310,202</u>	<u>\$ 164,662</u>	<u>\$ 474,864</u>	<u>\$ 230,877</u>
LIABILITIES				
Advances Due to Other Funds	\$ 100,000	\$ 100,000	\$ 200,000	\$ 200,000
Accounts Payable	-	12,406	12,406	-
Total Liabilities	<u>100,000</u>	<u>112,406</u>	<u>212,406</u>	<u>200,000</u>
DEFERRED INFLOWS OF RESOURCES	<u>155,479</u>	<u>143,092</u>	<u>298,571</u>	<u>142,301</u>
FUND BALANCES				
Restricted	54,723	-	54,723	-
Unassigned (Deficit)	-	(90,836)	(90,836)	(111,424)
Total Fund Balances (Deficit)	<u>54,723</u>	<u>(90,836)</u>	<u>(36,113)</u>	<u>(111,424)</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 310,202</u>	<u>\$ 164,662</u>	<u>\$ 474,864</u>	<u>\$ 230,877</u>

CITY OF MAUSTON

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – TIF DISTRICTS

	TIF District No. 4	TIF District No. 5	2024 Totals	2023 Totals (Memorandum Only)
REVENUES				
General Property Taxes	\$ 84,978	\$ 57,323	\$ 142,301	\$ -
Intergovernmental	3,661	3,661	7,322	-
Total Revenues	<u>88,639</u>	<u>60,984</u>	<u>149,623</u>	<u>-</u>
EXPENDITURES				
Current:				
Conservation and Development	6,367	65,895	72,262	61,531
Capital Outlay	<u>-</u>	<u>2,050</u>	<u>2,050</u>	<u>15,906</u>
Total Expenditures	<u>6,367</u>	<u>67,945</u>	<u>74,312</u>	<u>77,437</u>
Net Change in Fund Balances	82,272	(6,961)	75,311	(77,437)
Fund Balance (Deficit), Beginning	<u>(27,549)</u>	<u>(83,875)</u>	<u>(111,424)</u>	<u>(33,987)</u>
Fund Balance (Deficit), Ending	<u>\$ 54,723</u>	<u>\$ (90,836)</u>	<u>\$ (36,113)</u>	<u>\$ (111,424)</u>

CITY OF MAUSTON

FINANCIAL HIGHLIGHTS PROPRIETARY FUNDS

	Major Funds			2023 Totals (Memorandum Only)
	Water Utility	Sewer Utility	Total	
OPERATING REVENUES				
Charges for Services	\$ 1,104,901	\$ 1,471,900	\$ 2,576,801	\$ 2,254,911
Other Operating Revenues	26,327	74,877	101,204	79,055
Total Operating Revenues	1,131,228	1,546,777	2,678,005	2,333,966
OPERATING EXPENSES				
Operation and Maintenance	470,726	572,570	1,043,296	1,151,101
Depreciation	278,085	394,040	672,125	672,397
Taxes	14,417	18,239	32,656	32,043
Total Operating Expenses	763,228	984,849	1,748,077	1,855,541
Operating Income (Loss)	368,000	561,928	929,928	478,425
NON-OPERATING REVENUES (EXPENSES)				
Interest and Investment Revenue	68,528	77,685	146,213	169,883
Interest Expense	(85,669)	(134,817)	(220,486)	(204,393)
Amortization of Lease Receivable	13,921	-	13,921	13,920
Miscellaneous Non-Operating Revenue	-	5,536	5,536	203
Total Non-Operating Revenues (Expenses)	(3,220)	(51,596)	(54,816)	(20,387)
Income (Loss) Before Transfers and Capital Contributions	364,780	510,332	875,112	458,038
Capital Contributions	5,000	870,602	875,602	95,655
Transfers Out	-	-	-	(268,715)
Transfers Out - Tax Equivalent	(105,715)	-	(105,715)	(105,715)
Change in Net Position	264,065	1,380,934	1,644,999	179,263
Total Net Position - Beginning of Year, as Previously Presented	9,084,214	10,584,307	19,668,521	19,489,258
Restatement for change in accounting principle	(14,698)	(12,108)	(26,806)	-
Total Net Position - Beginning of Year, restated	9,069,516	10,572,199	19,641,715	19,489,258
Total Net Position - End of Year	\$ 9,333,581	\$ 11,953,133	\$ 21,286,714	\$ 19,668,521

CITY OF MAUSTON

CHANGES IN LONG-TERM OBLIGATIONS

➤ The following is a summary of long-term obligations:

	Balance 1/1/2024	Increases	Decreases	Balance 12/31/2024	Amounts Due Within One Year
Governmental Activities					
Bonds and notes payable:					
Notes and bonds from direct borrowings and direct placements	\$ 600,000	\$ 240,000	\$ -	\$ 840,000	\$ -
General obligation bonds	6,105,000	-	320,000	5,785,000	330,000
Add/subtract amounts for:					
Premiums/ discounts on debt	180,818	-	10,413	170,405	-
Total bonds and notes payable	6,885,818	240,000	330,413	6,795,405	330,000
Other liabilities:					
Vested employee benefits	310,649	45,016	-	355,665	116,320
Total other liabilities	310,649	45,016	-	355,665	116,320
Total governmental activities - long-term liabilities	<u>\$ 7,196,467</u>	<u>\$ 285,016</u>	<u>\$ 330,413</u>	<u>\$ 7,151,070</u>	<u>\$ 446,320</u>
Business-Type Activities					
Bonds and notes payable:					
Notes and bonds from direct borrowings and direct placements	\$ 7,273,576	\$ 1,962,278	\$ 577,876	\$ 8,657,978	\$ 510,180
General obligation debt	110,000	-	55,000	55,000	55,000
Total bonds and notes payable	7,383,576	1,962,278	632,876	8,712,978	565,180
Other liabilities:					
Vested employee benefits	55,489	40,104	-	95,593	36,324
Total other liabilities	55,489	40,104	-	95,593	36,324
Total business-type activities - long-term liabilities	<u>\$ 7,439,065</u>	<u>\$ 2,002,382</u>	<u>\$ 632,876</u>	<u>\$ 8,808,571</u>	<u>\$ 601,504</u>

OBSERVATIONS AND COMMENTS:

➤ General obligation debt limitation totals \$18,120,230; debt subject to limitation totals \$6,680,000. The City has approximately 63% of its debt capacity remaining.