

May 5, 2020

## Pre-Sale Report for

City of Whitewater, Wisconsin

\$5,420,000 G.O. Corporate Purpose Bonds,  
Series 2020A

**Prepared by:**

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## Executive Summary of Proposed Debt

Proposed Issue:	\$5,420,000 G.O. Corporate Purpose Bonds, Series 2020A
Purposes:	<p>The proposed issue includes financing for the following purposes:</p> <ul style="list-style-type: none"> <li>• 2020 Sewer System Projects. Debt service will be paid from sewer revenues.</li> <li>• 2020 Storm Water Projects. Debt service will be paid from storm water revenues.</li> <li>• 2020 Street Improvement Projects. Debt service will be paid from ad valorem property taxes.</li> <li>• 2020 Water System Projects. Debt service will be paid from water revenues.</li> <li>• 2020 Fire Department Equipment. Debt service will be paid from ad valorem property taxes.</li> <li>• Current Refund of a portion of the 2010 GO Corporate Purpose Bonds/Build America Bonds. Debt service will be paid from ad valorem property taxes. The majority of the 2010 G.O. Bonds/BABs are anticipated to be paid off with TID revenues in 2021. The remaining portion of these bonds is being refunded to end the City's participation in the Build America Bond program.</li> <li>• Refinance 2019 GO Promissory Notes that financed street, water, and sewer projects. Debt service will be paid from ad valorem property taxes, water, and sewer revenues. The Notes mature in July 2021 and are being restructured as part of this financing.</li> </ul> <p>These refundings are considered to be a Current Refunding as the obligations being refunded are either callable (pre-payable) now, or will be within 90 days of the date of issue of the new Bonds.</p>
Authority:	<p>The Bonds are being issued pursuant to Wisconsin Statute(s):</p> <ul style="list-style-type: none"> <li>• 67.04</li> </ul> <p>The Bonds will be general obligations of the City for which its full faith, credit and taxing powers are pledged. The Bonds count against the City's General Obligation Debt Capacity Limit of 5% of total City Equalized Valuation. At the end of 2020, the City's total General Obligation debt principal outstanding will be approximately \$22.6 million which is 64% of its limit. Remaining General Obligation Borrowing Capacity will be approximately \$12.6 million.</p>
Term/Call Feature:	<p>The Bonds are being issued for a term of 20 years. Principal on the Bonds will be due on June 1 in the years 2021 through 2040. Interest is payable every six months beginning June 1, 2021.</p> <p>The Bonds will be subject to prepayment at the discretion of the City on June 1, 2027 or any date thereafter.</p>

Bank Qualification:	Because the City is expecting to issue no more than \$10,000,000 in tax exempt debt during the calendar year, the City will be able to designate the Bonds as “bank qualified” obligations. Bank qualified status broadens the market for the Bonds, which can result in lower interest rates.
Rating:	<p>The City’s most recent bond issues were rated by Moody’s Investors Service. The current ratings on those bonds are “A1”. The City will request a new rating for the Bonds.</p> <p>If the winning bidder on the Bonds elects to purchase bond insurance, the rating for the issue may be higher than the City's bond rating in the event that the bond rating of the insurer is higher than that of the City.</p>
Basis for Recommendation:	<p>Based on our knowledge of your situation, your objectives communicated to us, our advisory relationship as well as characteristics of various municipal financing options, we are recommending the issuance of Bonds as a suitable option based on:</p> <ul style="list-style-type: none"> <li>• The expectation this form of financing will provide the overall lowest cost of funds while also meeting the City’s objectives for term, structure and optional redemption.</li> <li>• The existing General Obligation pledge securing the obligations to be refunded.</li> <li>• The City’s Capital Improvement Plan and Financial Management Plan contemplated the issuance of G.O. Bonds for these projects.</li> </ul>
Method of Sale/Placement:	We will solicit competitive bids for the purchase of the Bonds from underwriters and banks. We will include an allowance for discount bidding in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction. If the Bonds are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.
Premium Pricing:	<p>In some cases, investors in municipal bonds prefer “premium” pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered “reoffering premium.” The underwriter of the bonds will retain a portion of this reoffering premium as their compensation (or “discount”) but will pay the remainder of the premium to the City.</p> <p>Any premium amount received for that portion of the Bond being issued for the purpose of refunding existing debt will be used to reduce the issue size. Any premium amount received for the remainder of the Bonds that is in excess of the underwriting discount and any capitalized interest amounts must be placed in the debt service fund and used to pay a portion of the interest payments due on</p>

	<p>the Bonds. These adjustments may slightly change the true interest cost of the original bid, either up or down.</p> <p>The amount of premium allowed can be restricted in the bid specifications. Restrictions on premium may result in fewer bids but may also eliminate large adjustments on the day of sale and unintended results with respect to debt service payment impacts. Ehlers will identify appropriate premium restrictions for the Bonds intended to achieve the City’s objectives for this financing.</p>
Other Considerations:	<p>The Bonds will be offered with the option of the successful bidder utilizing a term bond structure. By offering underwriters the option to “term up” some of the maturities at the time of the sale, it gives them more flexibility in finding a market for your Bonds. This makes your issue more marketable, which can result in lower borrowing costs. In the event that the successful bidder utilizes a term bond structure, we recommend the City retain a paying agent to handle responsibility for processing mandatory redemption/call notices associated with term bonds.</p>
Review of Existing Debt:	<p>We have reviewed all outstanding indebtedness for the City and find that, other than the obligations proposed to be refunded by the Bonds, there are no other refunding opportunities at this time. We will continue to monitor the market and the call dates for the City’s outstanding debt and will alert you to any future refunding opportunities.</p>
Continuing Disclosure:	<p>Because the City has more than \$10,000,000 in outstanding debt (including this issue) and this issue is over \$1,000,000, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the “MSRB”), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds and prepares and files its own reports.</p>
Arbitrage Monitoring:	<p>Because the Bonds tax-exempt obligations, the City must ensure compliance with certain Internal Revenue Service (IRS) rules throughout the life of the issue. These rules apply to all gross proceeds of the issue, including initial bond proceeds and investment earnings in construction, escrow, debt service, and any reserve funds. How issuers spend bond proceeds and how they track interest earnings on funds (arbitrage/yield restriction compliance) are common subjects of IRS inquiries. Your specific responsibilities will be defined in the Tax Exemption Certificate prepared by your Bond Attorney and provided at closing. We recommend that you regularly monitor compliance with these rules and/or contract with Ehlers to assist you. We also recommend that you establish written procedures regarding compliance with IRS rules and/or contract with Ehlers to assist you.</p>
Investment of Bond Proceeds:	<p>To maximize interest earnings, we recommend using an SEC registered investment advisor to assist with the investment of bond proceeds until they are</p>

	<p>needed to pay project costs. Ehlers is a registered investment advisor and can assist the City in developing an appropriate investment strategy if needed.</p>
<p>Risk Factors:</p>	<p><b>GO with Planned Abatement:</b> The City expects to abate a portion of the City debt service with water utility revenues, sewer utility revenues, and storm water utility revenues. In the event these revenues are not available, the City is obligated to levy property taxes in an amount sufficient to make all debt payments.</p> <p><b>Current Refunding:</b> The Bonds are being issued to finance a current refunding of prior City debt obligations. The 2019 Notes mature on July 23, 2019. The 2010 Bonds/BABs are callable on or after September 1, 2020. The new Bonds will not be pre-payable until June 1, 2027.</p>
<p>Other Service Providers:</p>	<p>This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.</p> <p><b>Bond Counsel and Disclosure:</b> Quarles &amp; Brady LLP</p> <p><b>Paying Agent:</b> Bond Trust Services Corporation</p> <p><b>Rating Agency:</b> Moody's Investors Service, Inc.</p>

## Proposed Debt Issuance Schedule

Pre-Sale Review by Common Council:	May 5, 2020
Conference with Rating Agency:	Week of June 1, 2020
Due Diligence Call to review Official Statement:	Week of June 1, 2020
Distribute Official Statement:	Week of June 8, 2020
Common Council Meeting to Award Sale of the Bonds:	June 16, 2020
Estimated Closing Date:	July 8, 2020
Redemption Date for 2019 GO Notes Being Refunded:	July 10, 2020
Redemption Date for 2010 GO Bonds Being Refunded:	September 1, 2020

## Attachments

Equalized Value Projection Model  
 Capital Improvement Plan & Funding Uses  
 Estimated Sources and Uses of Funds  
 Debt Service Allocation  
 Financing Plan Tax Impact Analysis  
 Current Refunding Savings Analysis  
 G.O. Debt Capacity Analysis  
 Utility Debt Coverage Analysis

## Ehlers Contacts

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**Table 1**  
**Equalized Value Projection Model**

City of Whitewater, WI

I. Five-Year Historical TID IN Growth by Category (Data Per Wis. Dept. of Revenue)										
Vaulation Year	Budget Year	Historical TID IN Equalized Value		Economic Change		New Construction		Other & Personal Property		
2015	2016	640,750,100								
2016	2017	645,398,900	0.73%	-5,604,400	-0.87%	8,565,000	1.34%	1,688,200	0.26%	
2017	2018	646,775,000	0.21%	-4,600,900	-0.71%	7,601,900	1.18%	-1,624,900	-0.25%	
2018	2019	666,391,100	3.03%	19,431,800	3.00%	16,737,800	2.59%	-16,553,500	-2.56%	
2019	2020	696,905,800	4.58%	19,425,500	2.92%	7,053,500	1.06%	-1,851,700	-0.28%	
<b>AVERAGE CHANGE</b>				<b>7,163,000</b>	<b>1.08%</b>	<b>9,989,550</b>	<b>1.54%</b>	<b>-4,585,475</b>	<b>-0.71%</b>	

II. Five-Year Historical TID OUT Growth by Category (Data Per Wis. Dept. of Revenue - Breakdown Assumes Same Ratios as TID IN)										
Vaulation Year	Budget Year	Historical TID OUT Equalized Value		Economic Change		New Construction		Other & Personal Property		
2015	2016	563,249,700								
2016	2017	563,694,800	0.08%	-536,594	-0.10%	820,057	0.15%	161,637	0.03%	
2017	2018	562,842,500	-0.15%	2,849,609	0.51%	-4,708,306	-0.84%	1,006,397	0.18%	
2018	2019	584,095,300	3.78%	21,053,123	3.74%	18,134,345	3.22%	-17,934,667	-3.19%	
2019	2020	603,973,400	3.40%	12,654,296	2.17%	4,594,840	0.79%	-1,206,247	-0.21%	
<b>AVERAGE CHANGE</b>				<b>9,005,108</b>	<b>1.58%</b>	<b>4,710,234</b>	<b>0.83%</b>	<b>-4,493,220</b>	<b>-0.80%</b>	

III. Projection of TID OUT Equalized Value - Selection of Method & Discount				
PROJECTION METHOD		Percent		Percent
DISCOUNT FACTOR		50.00%		50.00%
				Manual Adjustments

IV. Projection of TID OUT Equalized Value										
Vaulation Year	Budget Year	Projected TID OUT Equalized Value		Economic Change		New Construction		TID Closure or Other Adjustment		
2020	2021	611,248,373	1.20%	4,769,301	0.79%	2,505,672	0.41%		0.00%	
2021	2022	622,426,775	1.83%	4,826,748	0.79%	2,535,853	0.41%	3,815,800	0.62%	
2022	2023	719,040,623	15.52%	4,915,019	0.79%	2,582,229	0.41%	89,116,600	14.32%	
2023	2024	727,701,602	1.20%	5,677,934	0.79%	2,983,045	0.41%		0.00%	
2024	2025	736,466,905	1.20%	5,746,326	0.79%	3,018,977	0.41%		0.00%	
2025	2026	745,337,787	1.20%	5,815,542	0.79%	3,055,341	0.41%		0.00%	
2026	2027	754,315,521	1.20%	5,885,591	0.79%	3,092,143	0.41%		0.00%	
2027	2028	763,401,394	1.20%	5,956,484	0.79%	3,129,388	0.41%		0.00%	
2028	2029	772,596,707	1.20%	6,028,231	0.79%	3,167,082	0.41%		0.00%	
2029	2030	781,902,780	1.20%	6,100,842	0.79%	3,205,230	0.41%		0.00%	
2030	2031	791,320,946	1.20%	6,174,328	0.79%	3,243,838	0.41%		0.00%	
2031	2032	800,852,556	1.20%	6,248,699	0.79%	3,282,911	0.41%		0.00%	
2032	2033	810,498,976	1.20%	6,323,966	0.79%	3,322,454	0.41%		0.00%	
2033	2034	820,261,588	1.20%	6,400,139	0.79%	3,362,474	0.41%		0.00%	
2034	2035	830,141,794	1.20%	6,477,230	0.79%	3,402,975	0.41%		0.00%	
2035	2036	840,141,008	1.20%	6,555,250	0.79%	3,443,965	0.41%		0.00%	
2036	2037	850,260,664	1.20%	6,634,209	0.79%	3,485,448	0.41%		0.00%	
2037	2038	860,502,214	1.20%	6,714,119	0.79%	3,527,431	0.41%		0.00%	
2038	2039	870,867,125	1.20%	6,794,992	0.79%	3,569,919	0.41%		0.00%	
2039	2040	881,356,884	1.20%	6,876,839	0.79%	3,612,920	0.41%		0.00%	

V. Projection of TID IN Equalized Value										
Vaulation Year	Budget Year	Projected TID IN Value	Equalized	Economic Change		New Construction		Manual Adjustment		
2020	2021	706,046,441	1.31%	3,773,662	0.54%	5,366,979	0.77%		0.00%	
2021	2022	715,306,972	1.31%	3,823,157	0.54%	5,437,373	0.77%		0.00%	
2022	2023	724,688,964	1.31%	3,873,302	0.54%	5,508,690	0.77%		0.00%	
2023	2024	734,194,010	1.31%	3,924,105	0.54%	5,580,942	0.77%		0.00%	
2024	2025	743,823,725	1.31%	3,975,573	0.54%	5,654,142	0.77%		0.00%	
2025	2026	753,579,744	1.31%	4,027,717	0.54%	5,728,302	0.77%		0.00%	
2026	2027	763,463,723	1.31%	4,080,545	0.54%	5,803,434	0.77%		0.00%	
2027	2028	773,477,340	1.31%	4,134,065	0.54%	5,879,552	0.77%		0.00%	
2028	2029	783,622,297	1.31%	4,188,288	0.54%	5,956,669	0.77%		0.00%	
2029	2030	793,900,315	1.31%	4,243,222	0.54%	6,034,797	0.77%		0.00%	
2030	2031	804,313,140	1.31%	4,298,876	0.54%	6,113,949	0.77%		0.00%	
2031	2032	814,862,540	1.31%	4,355,260	0.54%	6,194,140	0.77%		0.00%	
2032	2033	825,550,306	1.31%	4,412,384	0.54%	6,275,383	0.77%		0.00%	
2033	2034	836,378,253	1.31%	4,470,257	0.54%	6,357,691	0.77%		0.00%	
2034	2035	847,348,221	1.31%	4,528,889	0.54%	6,441,078	0.77%		0.00%	
2035	2036	858,462,070	1.31%	4,588,290	0.54%	6,525,560	0.77%		0.00%	
2036	2037	869,721,689	1.31%	4,648,470	0.54%	6,611,149	0.77%		0.00%	
2037	2038	881,128,990	1.31%	4,709,439	0.54%	6,697,861	0.77%		0.00%	
2038	2039	892,685,910	1.31%	4,771,209	0.54%	6,785,711	0.77%		0.00%	
2039	2040	904,394,410	1.31%	4,833,788	0.54%	6,874,712	0.77%		0.00%	

## Table 2 Capital Improvement Plan & Funding Uses

*City of Whitewater, WI*

Projects	Purpose/Dept.	2020	Totals
Fire Hose Roller System	Levy/Fire	4,383	4,383
Fire Hose Washing System	Levy/Fire	6,750	6,750
Radio Console	Levy/Fire	183,333	183,333
Clay Street Reconstruction	Levy/Street	327,491	327,491
Clay Street Reconstruction	Water	957,425	957,425
Clay Street Reconstruction	Sewer	938,210	938,210
Walworth Avenue/Court Street Inlet	Stormwater	124,800	124,800
Clay Street Reconstruction	Stormwater	92,159	92,159
<b>Actual CIP Costs</b>		<b>2,634,551</b>	<b>2,634,551</b>



## Table 3 Capital Improvements Financing Plan

City of Whitewater, WI

	2020										
	G.O. Bonds	2019 NAN General Portion	2019 NAN Water Portion	2019 NAN Sewer Portion	2010 BAB General Portion	Fire Portion	Streets Portion	Water Portion	Sewer Portion	Storm Water	
<b>CIP Projects<sup>1</sup></b>											
Pay off 2019 NAN 7/10/2020	2,288,950	569,694	813,849	905,407							
Pay off Levy Portion of 2010 BAB 9/1/2020	410,000				410,000						
Fire Projects	194,466					194,466					
Street Projects	327,491						327,491				
Water Projects	957,425							957,425			
Sewer Projects	938,210								938,210		
Storm Sewer Projects	216,959									216,959	
<b>Subtotal Project Costs</b>	<b>5,333,501</b>	<b>569,694</b>	<b>813,849</b>	<b>905,407</b>	<b>410,000</b>	<b>194,466</b>	<b>327,491</b>	<b>957,425</b>	<b>938,210</b>	<b>216,959</b>	
<b>CIP Projects<sup>1</sup></b>	<b>5,333,501</b>	<b>569,694</b>	<b>813,849</b>	<b>905,407</b>	<b>410,000</b>	<b>194,466</b>	<b>327,491</b>	<b>957,425</b>	<b>938,210</b>	<b>216,959</b>	
<b>Less Other Available Revenues</b>											
Cash Available	-										
Debt Service Funds on Hand	(40,275)	(10,024)	(14,320)	(15,931)							
<b>Net Borrowing Requirement</b>	<b>5,293,226</b>	<b>559,670</b>	<b>799,529</b>	<b>889,476</b>	<b>410,000</b>	<b>194,466</b>	<b>327,491</b>	<b>957,425</b>	<b>938,210</b>	<b>216,959</b>	
<b>Debt Service Reserve</b>											
Debt Service Reserve Funds On Hand	-										
New Debt Service Reserve Requirement	-										
<b>Subtotal Reserve Fund Requirement</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Municipal Advisor (Ehlers)	21,600	2,292	3,268	3,627	1,674	797	1,335	3,906	3,826	877	
Bond Counsel (Quarles & Brady)	14,000	1,485	2,118	2,351	1,085	517	865	2,531	2,480	568	
Disclosure Counsel	8,400	891	1,271	1,410	651	310	519	1,519	1,488	341	
Rating Fee - Moody's	14,000	1,485	2,118	2,351	1,085	517	865	2,531	2,480	568	
Maximum Underwriter's Discount	12.50	67,750	7,188	10,250	11,375	5,250	2,500	4,188	12,250	12,000	2,750
Paying Agent	1,000	106	151	168	77	37	62	181	177	41	
<b>Subtotal Issuance Expenses</b>	<b>126,750</b>	<b>13,447</b>	<b>19,176</b>	<b>21,281</b>	<b>9,822</b>	<b>4,677</b>	<b>7,834</b>	<b>22,918</b>	<b>22,450</b>	<b>5,145</b>	
<b>TOTAL TO BE FINANCED</b>	<b>5,419,976</b>	<b>573,117</b>	<b>818,705</b>	<b>910,757</b>	<b>419,822</b>	<b>199,143</b>	<b>335,325</b>	<b>980,343</b>	<b>960,660</b>	<b>222,104</b>	
Estimated Interest Earnings	0.25%	(1,647)	0	0	0	(122)	(205)	(598)	(586)	(136)	
Assumed spend down (months)	3										
Rounding	1,671	1,883	1,295	(757)	178	978	(120)	255	(74)	(1,968)	
<b>NET BOND SIZE</b>	<b>5,420,000</b>	<b>575,000</b>	<b>820,000</b>	<b>910,000</b>	<b>420,000</b>	<b>200,000</b>	<b>335,000</b>	<b>980,000</b>	<b>960,000</b>	<b>220,000</b>	

**Notes:**

1) Project Total Estimates

**Table 4**  
**Allocation of Debt Service - 2020 G.O. Bonds**

*City of Whitewater, WI*

Year Ending	2019 NAN General Portion				2019 NAN Water Portion				2019 NAN Sewer Portion				2010 BAB General Portion				Fire Portion			
	Principal	Est. Rate <sup>1</sup>	Interest	Total	Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total
2020				0				0				0				0				0
2021	20,000	1.65%	18,292	38,292	30,000	1.65%	26,031	56,031	30,000	1.65%	28,961	58,961	75,000	1.65%	9,672	84,672	40,000	1.65%	4,560	44,560
2022	25,000	1.70%	12,668	37,668	35,000	1.70%	18,015	53,015	40,000	1.70%	20,070	60,070	85,000	1.70%	5,405	90,405	40,000	1.70%	2,500	42,500
2023	25,000	1.75%	12,236	37,236	35,000	1.75%	17,411	52,411	40,000	1.75%	19,380	59,380	85,000	1.75%	3,939	88,939	40,000	1.75%	1,810	41,810
2024	25,000	1.80%	11,793	36,793	40,000	1.80%	16,745	56,745	40,000	1.80%	18,670	58,670	85,000	1.80%	2,430	87,430	40,000	1.80%	1,100	41,100
2025	25,000	1.85%	11,336	36,336	40,000	1.85%	16,015	56,015	45,000	1.85%	17,894	62,894	90,000	1.85%	833	90,833	40,000	1.85%	370	40,370
2026	30,000	1.90%	10,820	40,820	40,000	1.90%	15,265	55,265	45,000	1.90%	17,050	62,050								0
2027	30,000	1.95%	10,243	40,243	40,000	1.95%	14,495	54,495	45,000	1.95%	16,184	61,184								0
2028	30,000	2.00%	9,650	39,650	40,000	2.00%	13,705	53,705	45,000	2.00%	15,295	60,295								0
2029	30,000	2.05%	9,043	39,043	40,000	2.05%	12,895	52,895	45,000	2.05%	14,384	59,384								0
2030	30,000	2.15%	8,413	38,413	45,000	2.15%	12,001	57,001	50,000	2.15%	13,385	63,385								0
2031	30,000	2.25%	7,753	37,753	45,000	2.25%	11,011	56,011	50,000	2.25%	12,285	62,285								0
2032	30,000	2.35%	7,063	37,063	45,000	2.35%	9,976	54,976	50,000	2.35%	11,135	61,135								0
2033	30,000	2.45%	6,343	36,343	45,000	2.45%	8,896	53,896	50,000	2.45%	9,935	59,935								0
2034	35,000	2.55%	5,529	40,529	45,000	2.55%	7,771	52,771	50,000	2.55%	8,685	58,685								0
2035	35,000	2.65%	4,619	39,619	50,000	2.65%	6,535	56,535	55,000	2.65%	7,319	62,319								0
2036	35,000	2.75%	3,674	38,674	50,000	2.75%	5,185	55,185	55,000	2.75%	5,834	60,834								0
2037	35,000	2.85%	2,694	37,694	50,000	2.85%	3,785	53,785	55,000	2.85%	4,294	59,294								0
2038	35,000	2.90%	1,688	36,688	50,000	2.90%	2,348	52,348	60,000	2.90%	2,640	62,640								0
2039	40,000	2.95%	590	40,590	55,000	2.95%	811	55,811	60,000	2.95%	885	60,885								0
2040		3.00%																		0
Total	575,000		154,442	729,442	820,000		218,897	1,038,897	910,000		244,284	1,154,284	420,000		22,278	442,278	200,000		10,340	210,340

**Notes:**

1) Estimated Rate assumes Aa3 rate as of 4/6/2020 plus 25 basis points.

**Table 4**  
**Allocation of Debt Service - 2020 G.O. Bonds**  
*City of Whitewater, WI*

Year Ending	Streets Portion				Water Portion				Sewer Portion				Storm Water				Year Ending	Totals		
	Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total		Principal	Interest	Total
2020				0				0				0				0	2020	0	0	0
2021	10,000	1.65%	10,882	20,882	30,000	1.65%	31,780	61,780	30,000	1.65%	31,197	61,197	5,000	1.65%	7,210	12,210	2021	270,000	168,586	438,586
2022	15,000	1.70%	7,555	22,555	40,000	1.70%	22,088	62,088	40,000	1.70%	21,670	61,670	10,000	1.70%	5,023	15,023	2022	330,000	114,993	444,993
2023	15,000	1.75%	7,296	22,296	40,000	1.75%	21,398	61,398	40,000	1.75%	20,980	60,980	10,000	1.75%	4,850	14,850	2023	330,000	109,300	439,300
2024	15,000	1.80%	7,030	22,030	45,000	1.80%	20,643	65,643	40,000	1.80%	20,270	60,270	10,000	1.80%	4,673	14,673	2024	340,000	103,353	443,353
2025	15,000	1.85%	6,756	21,756	45,000	1.85%	19,821	64,821	40,000	1.85%	19,540	59,540	10,000	1.85%	4,490	14,490	2025	350,000	97,055	447,055
2026	15,000	1.90%	6,475	21,475	45,000	1.90%	18,978	63,978	45,000	1.90%	18,743	63,743	10,000	1.90%	4,303	14,303	2026	230,000	91,633	321,633
2027	15,000	1.95%	6,186	21,186	45,000	1.95%	18,111	63,111	45,000	1.95%	17,876	62,876	10,000	1.95%	4,110	14,110	2027	230,000	87,205	317,205
2028	15,000	2.00%	5,890	20,890	45,000	2.00%	17,223	62,223	45,000	2.00%	16,988	61,988	10,000	2.00%	3,913	13,913	2028	230,000	82,663	312,663
2029	15,000	2.05%	5,586	20,586	45,000	2.05%	16,311	61,311	45,000	2.05%	16,076	61,076	10,000	2.05%	3,710	13,710	2029	230,000	78,005	308,005
2030	15,000	2.15%	5,271	20,271	50,000	2.15%	15,313	65,313	45,000	2.15%	15,131	60,131	10,000	2.15%	3,500	13,500	2030	245,000	73,014	318,014
2031	15,000	2.25%	4,941	19,941	50,000	2.25%	14,213	64,213	50,000	2.25%	14,085	64,085	10,000	2.25%	3,280	13,280	2031	250,000	67,568	317,568
2032	15,000	2.35%	4,596	19,596	50,000	2.35%	13,063	63,063	50,000	2.35%	12,935	62,935	10,000	2.35%	3,050	13,050	2032	250,000	61,818	311,818
2033	20,000	2.45%	4,175	24,175	50,000	2.45%	11,863	61,863	50,000	2.45%	11,735	61,735	10,000	2.45%	2,810	12,810	2033	255,000	55,756	310,756
2034	20,000	2.55%	3,675	23,675	55,000	2.55%	10,549	65,549	50,000	2.55%	10,485	60,485	10,000	2.55%	2,560	12,560	2034	265,000	49,254	314,254
2035	20,000	2.65%	3,155	23,155	55,000	2.65%	9,119	64,119	55,000	2.65%	9,119	64,119	10,000	2.65%	2,300	12,300	2035	280,000	42,165	322,165
2036	20,000	2.75%	2,615	22,615	55,000	2.75%	7,634	62,634	55,000	2.75%	7,634	62,634	15,000	2.75%	1,961	16,961	2036	285,000	34,536	319,536
2037	20,000	2.85%	2,055	22,055	55,000	2.85%	6,094	61,094	55,000	2.85%	6,094	61,094	15,000	2.85%	1,541	16,541	2037	285,000	26,556	311,556
2038	20,000	2.90%	1,480	21,480	60,000	2.90%	4,440	64,440	60,000	2.90%	4,440	64,440	15,000	2.90%	1,110	16,110	2038	300,000	18,145	318,145
2039	20,000	2.95%	895	20,895	60,000	2.95%	2,685	62,685	60,000	2.95%	2,685	62,685	15,000	2.95%	671	15,671	2039	310,000	9,223	319,223
2040	20,000	3.00%	300	20,300	60,000	3.00%	900	60,900	60,000	3.00%	900	60,900	15,000	3.00%	225	15,225	2040	155,000	2,325	157,325
<b>Total</b>	<b>335,000</b>		<b>96,816</b>	<b>431,816</b>	<b>980,000</b>		<b>282,222</b>	<b>1,262,222</b>	<b>960,000</b>		<b>278,582</b>	<b>1,238,582</b>	<b>220,000</b>		<b>65,289</b>	<b>285,289</b>	<b>Total</b>	<b>5,420,000</b>	<b>1,373,150</b>	<b>6,793,150</b>

**Notes:**  
1) Estimated Rate assumes Aa3 rate as of 4/6/2020 plus 25 basis points.



## Table 5 Financing Plan Tax Impact

City of Whitewater, WI

Year	Existing Debt					Proposed Debt								Year
	Total Debt Payments	Less: Offsets	Net Tax Levy	Equalized Value (TID OUT)	Tax Rate Per \$1,000	2020 G.O. Bonds 5,420,000 Dated: 7/8/2020 Total Principal and Interest	Abatements			Levy and Tax Rate				
							Water	Sewer	Storm Water	Total Net Debt	Total Tax Rate for	Levy Change from Prior	Annual Taxes \$210,000	
									Service Levy	Debt Service	Year	Home		
2020	4,868,228	(3,938,664)	929,564	603,973,400	\$1.59	0				929,564	\$1.54		\$323	2020
2021	1,907,057	(1,037,653)	956,824	611,248,373	\$1.58	438,586	(117,811)	(120,158)	(12,210)	1,145,230	\$1.87	215,666	\$393	2021
2022	1,887,270	(1,026,831)	950,732	622,426,775	\$1.56	444,993	(115,103)	(121,740)	(15,023)	1,143,860	\$1.84	(1,370)	\$386	2022
2023	1,862,117	(1,013,131)	941,981	719,040,623	\$1.51	439,300	(113,809)	(120,360)	(14,850)	1,132,262	\$1.57	(11,597)	\$331	2023
2024	1,830,198	(1,017,944)	902,685	727,701,602	\$1.26	443,353	(122,388)	(118,940)	(14,673)	1,090,037	\$1.50	(42,225)	\$315	2024
2025	1,817,280	(1,003,817)	901,241	736,466,905	\$1.24	447,055	(120,836)	(122,434)	(14,490)	1,090,536	\$1.48	499	\$311	2025
2026	1,872,654	(969,565)	903,089	745,337,787	\$1.23	321,633	(119,243)	(125,793)	(14,303)	965,384	\$1.30	(125,152)	\$272	2026
2027	1,868,433	(964,111)	904,323	754,315,521	\$1.21	317,205	(117,606)	(124,060)	(14,110)	965,751	\$1.28	367	\$269	2027
2028	1,660,209	(796,051)	864,158	763,401,394	\$1.15	312,663	(115,928)	(122,283)	(13,913)	924,698	\$1.21	(41,053)	\$254	2028
2029	1,642,374	(789,024)	853,349	772,596,707	\$1.12	308,005	(114,206)	(120,460)	(13,710)	912,978	\$1.18	(11,720)	\$248	2029
2030	953,975	(331,788)	622,188	781,902,780	\$0.81	318,014	(122,314)	(123,516)	(13,500)	680,871	\$0.87	(232,107)	\$183	2030
2031	942,650	(328,175)	614,475	791,320,946	\$0.79	317,568	(120,224)	(126,370)	(13,280)	672,169	\$0.85	(8,703)	\$178	2031
2032	550,838	(299,400)	251,438	800,852,556	\$0.32	311,818	(118,039)	(124,070)	(13,050)	308,096	\$0.38	(364,073)	\$81	2032
2033	540,888	(291,275)	249,613	810,498,976	\$0.31	310,756	(115,759)	(121,670)	(12,810)	310,130	\$0.38	2,034	\$80	2033
2034	525,775	(283,150)	242,625	820,261,588	\$0.30	314,254	(118,320)	(119,170)	(12,560)	306,829	\$0.37	(3,301)	\$79	2034
2035	510,663	(280,025)	230,638	830,141,794	\$0.28	322,165	(120,654)	(126,438)	(12,300)	293,411	\$0.35	(13,418)	\$74	2035
2036	500,550	(271,738)	228,813	840,141,008	\$0.28	319,536	(117,819)	(123,468)	(16,961)	290,101	\$0.35	(3,310)	\$73	2036
2037	485,275	(268,450)	216,825	850,260,664	\$0.26	311,556	(114,879)	(120,388)	(16,541)	276,574	\$0.33	(13,528)	\$68	2037
2038	0	0	0	860,502,214	\$0.00	318,145	(116,788)	(127,080)	(16,110)	58,168	\$0.07	(218,406)	\$14	2038
2039	0	0	0	870,867,125	\$0.00	319,223	(118,496)	(123,570)	(15,671)	61,485	\$0.07	3,318	\$15	2039
2040	0	0	0	881,356,884	\$0.00	157,325	(60,900)	(60,900)	(15,225)	20,300	\$0.02	(41,185)	\$5	2040
2041	0	0	0	891,972,993	\$0.00	0				0	\$0.00	(20,300)	\$0	2041
<b>Total</b>	<b>26,226,433</b>	<b>(14,910,789)</b>	<b>11,764,560</b>			<b>6,793,150</b>	<b>(2,301,119)</b>	<b>(2,392,866)</b>	<b>(285,289)</b>					<b>Total</b>

Notes:

## Table 6 Current Refunding Analysis - Estimated Savings

City of Whitewater, WI

Existing Debt Service To Be Refunded (No Longer Paid)					
Issue	Taxable G.O. Bonds/BAB				
Amount Dated	\$2,110,000 10/12/2010				
Year	Prin (9/1)	Rate	Interest	BAB (32.94%)	Total
2021	75,000	3.95%	17,298	(5,698)	86,600
2022	80,000	4.00%	14,335	(4,722)	89,613
2023	85,000	4.20%	11,135	(3,668)	92,467
2024	85,000	4.35%	7,565	(2,492)	90,073
2025	85,000	4.55%	3,868	(1,274)	87,594
<b>Total</b>	<b>410,000</b>		<b>54,200</b>	<b>(17,853)</b>	<b>446,347</b>

Proposed Debt Service After Refunding (to be Paid)				
Issue	G.O. Bonds Series 2020			
Amount Dated	\$420,000 6/25/2020			
Year	Prin (6/1)	Est. Rate	Interest	Total
2021	75,000	1.65%	9,938	84,938
2022	85,000	1.70%	5,405	90,405
2023	85,000	1.75%	3,939	88,939
2024	85,000	1.80%	2,430	87,430
2025	90,000	1.85%	833	90,833
<b>Total</b>	<b>420,000</b>		<b>22,544</b>	<b>442,544</b>

Total Savings
1,662
(792)
3,528
2,643
(3,239)
<b>3,803</b>

Notes:

**Table 7**

**General Obligation Debt Capacity Analysis - Impact of Financing Plan  
Includes paying off all TID #4 and TID #6 debt in 2021**

*City of Whitewater, WI*

Existing Debt				
Year Ending	Projected Equalized Value (TID IN)	Debt Limit	Existing Principal Outstanding	% of Limit
2019	696,905,800	34,845,290	21,791,390	63%
2020	706,046,441	35,302,322	17,210,848	49%
2021	715,306,972	35,765,349	13,113,889	37%
2022	724,688,964	36,234,448	12,120,475	33%
2023	734,194,010	36,709,701	11,117,300	30%
2024	743,823,725	37,191,186	10,112,750	27%
2025	753,579,744	37,678,987	9,091,200	24%
2026	763,463,723	38,173,186	7,949,650	21%
2027	773,477,340	38,673,867	6,773,100	18%
2028	783,622,297	39,181,115	5,611,550	14%
2029	793,900,315	39,695,016	4,430,000	11%
2030	804,313,140	40,215,657	3,620,000	9%
2031	814,862,540	40,743,127	2,795,000	7%
2032	825,550,306	41,277,515	2,335,000	6%
2033	836,378,253	41,818,913	1,870,000	4%
2034	847,348,221	42,367,411	1,405,000	3%
2035	858,462,070	42,923,104	940,000	2%
2036	869,721,689	43,486,084	470,000	1%
2037	881,128,990	44,056,450	0	0%
2038	892,685,910	44,634,295		0%
2039	904,394,410	45,219,721		0%
2040	916,256,479	45,812,824		0%

Proposed Debt					
Year Ending	Combined Principal			Residual Capacity	Year Ending
	Proposed 2020 G.O. Bonds	Existing & Proposed	% of Limit		
		\$21,791,390	63%	\$13,053,900	2019
2020	5,420,000	\$22,630,848	64%	\$12,671,474	2020
2021	5,150,000	\$18,263,889	51%	\$17,501,460	2021
2022	4,820,000	\$16,940,475	47%	\$19,293,973	2022
2023	4,490,000	\$15,607,300	43%	\$21,102,401	2023
2024	4,150,000	\$14,262,750	38%	\$22,928,436	2024
2025	3,800,000	\$12,891,200	34%	\$24,787,787	2025
2026	3,570,000	\$11,519,650	30%	\$26,653,536	2026
2027	3,340,000	\$10,113,100	26%	\$28,560,767	2027
2028	3,110,000	\$8,721,550	22%	\$30,459,565	2028
2029	2,880,000	\$7,310,000	18%	\$32,385,016	2029
2030	2,635,000	\$6,255,000	16%	\$33,960,657	2030
2031	2,385,000	\$5,180,000	13%	\$35,563,127	2031
2032	2,135,000	\$4,470,000	11%	\$36,807,515	2032
2033	1,880,000	\$3,750,000	9%	\$38,068,913	2033
2034	1,615,000	\$3,020,000	7%	\$39,347,411	2034
2035	1,335,000	\$2,275,000	5%	\$40,648,104	2035
2036	1,050,000	\$1,520,000	3%	\$41,966,084	2036
2037	765,000	\$765,000	2%	\$43,291,450	2037
2038	465,000	\$465,000	1%	\$44,169,295	2038
2039	155,000	\$155,000	0%	\$45,064,721	2039
2040	0	\$0	0%	\$45,812,824	2040

**Notes:**

**Table 8**  
**Revenue Debt Coverage - Impact of Financing Plan**

City of Whitewater, WI

Year	Water Debt Service						Sewer Debt Service						Storm Debt Service					Year
	Existing Debt	Proposed Debt	Total	Debt Coverage All Debt	Debt Coverage Revenue Debt Only	D.S. Capacity	Existing Debt	Proposed Debt	Total	Debt Coverage All Debt	Debt Coverage Revenue Debt Only	D.S. Capacity	Existing Debt	Proposed Debt	Total	Debt Coverage	D.S. Capacity	
	\$876,028			@ 1.25x			\$2,419,160			@ 1.2x			\$324,280			@ 1.1x		
	2019 Est. Net Revenues						2019 Est. Net Revenues						2019 Est. Net Revenues					
2020	374,426		374,426	2.34	5.80	326,396	1,957,353	0	1,957,353	1.24	1.30	58,614	167,450	0	167,450	1.94	127,350	2020
2021	377,329	117,811	495,140	1.77	5.73	205,682	1,999,967	120,158	2,120,126	1.14	1.30	(104,159)	174,965	12,210	187,175	1.73	107,625	2021
2022	373,985	115,103	489,087	1.79	5.69	211,735	2,000,038	121,740	2,121,778	1.14	1.30	(105,811)	171,750	15,023	186,773	1.74	108,028	2022
2023	369,631	113,809	483,439	1.81	5.64	217,383	2,004,105	120,360	2,124,465	1.14	1.30	(108,499)	168,125	14,850	182,975	1.77	111,825	2023
2024	374,879	122,388	497,267	1.76	5.80	203,556	1,997,750	118,940	2,116,690	1.14	1.30	(100,724)	169,380	14,673	184,053	1.76	110,748	2024
2025	369,334	120,836	490,171	1.79	5.77	210,652	1,994,459	122,434	2,116,893	1.14	1.30	(100,926)	165,493	14,490	179,983	1.80	114,818	2025
2026	368,112	119,243	487,355	1.80	5.77	213,467	1,997,612	125,793	2,123,405	1.14	1.30	(107,438)	161,493	14,303	175,795	1.84	119,005	2026
2027	281,511	117,606	399,117	2.19	13.10	301,706	1,999,999	124,060	2,124,059	1.14	1.30	(108,092)	162,365	14,110	176,475	1.84	118,325	2027
2028	209,803	115,928	325,731	2.69		375,092	1,880,190	122,283	2,002,473	1.21	1.39	13,494	163,675	13,913	177,588	1.83	117,213	2028
2029	204,879	114,206	319,086	2.75		381,737	1,881,989	120,460	2,002,449	1.21	1.39	13,518	164,700	13,710	178,410	1.82	116,390	2029
2030	133,600	122,314	255,914	3.42		444,909	1,653,162	123,516	1,776,679	1.36	1.56	239,288	95,275	13,500	108,775	2.98	186,025	2030
2031	130,188	120,224	250,411	3.50		450,411	1,655,255	126,370	1,781,625	1.36	1.56	234,342	92,675	13,280	105,955	3.06	188,845	2031
2032	131,775	118,039	249,814	3.51		451,009	1,617,194	124,070	1,741,264	1.39	1.60	274,703	60,075	13,050	73,125	4.43	221,675	2032
2033	128,200	115,759	243,959	3.59		456,864	1,613,959	121,670	1,735,629	1.39	1.60	280,337	58,450	12,810	71,260	4.55	223,540	2033
2034	124,625	118,320	242,945	3.61		457,877	1,610,719	119,170	1,729,889	1.40	1.60	286,078	56,825	12,560	69,385	4.67	225,415	2034
2035	121,050	120,654	241,704	3.62		459,119	1,607,471	126,438	1,733,909	1.40	1.60	282,058	60,200	12,300	72,500	4.47	222,300	2035
2036	117,475	117,819	235,294	3.72		465,529	95,850	123,468	219,318	11.03		1,796,649	58,413	16,961	75,374	4.30	219,426	2036
2037	123,900	114,879	238,779	3.67		462,044	92,925	120,388	213,313	11.34		1,802,654	51,625	16,541	68,166	4.76	226,634	2037
2038	0	116,788	116,788	7.50		584,035	0	127,080	127,080	19.04		1,888,887	0	16,110	16,110	20.13	278,690	2038
2039		118,496	118,496	7.39		582,326		123,570	123,570	19.58		1,892,397		15,671	15,671	20.69	279,129	2039
2040		60,900	60,900	14.38		639,922		60,900						15,225				2040
Total	4,314,703	2,301,119	6,615,821			8,101,451	29,659,999	2,392,866	31,991,965			8,327,373	2,202,933	127,280	1,796,675		3,423,003	Total

Notes: