

Town of Black Brook Polk County, WI 2025

FINANCIAL REPORTS

CHAIRMAN	Erik Henningsgard
SUPERVISOR I	Jake Macholl
SUPERVISOR II	Matt Belle Isle
TREASURER	Melissa Pechacek
CLERK	Janel Belle Isle

ROAD SUPERVISOR	Aaron Kemling
------------------------	----------------------

SANITARY WORKER	Marty Ness
SANITARY WORKER	Terry Witthoft

TOWN OF BLACK BROOK - 2025 BUDGET - PROPOSED TO ACTUAL

	2025 Proposed	2025 Actual	Difference	% Diff
Revenues:				
Tax Levy	476,234.86	476,234.86	0.00	0.00%
Intergovernmental Revenues	248,710.19	263,753.13	15,042.94	5.70%
Licenses & Permits	2,900.00	2,927.00	27.00	0.92%
Public Charges	4,000.00	5,741.00	1,741.00	30.33%
Miscellaneous Revenues	2,600.00	23,030.76	20,430.76	88.71%
	734,445.05	771,686.75	37,241.70	4.83%
Expenditures:				
General Government	109,694.00	104,147.63	-5,546.37	-5.33%
Public Safety	139,952.00	162,334.65	22,382.65	13.79%
Public Works	351,307.19	339,258.46	-12,048.73	-3.55%
Health & Human Services	4,000.00	1,999.98	-2,000.02	-100.00%
Debt Service Prin. & Int.	129,491.86	129,491.86	0.00	0.00%
	734,445.05	737,232.58	2,787.53	0.38%

This statement prepared without audit

TOWN OF BLACK BROOK, POLK COUNTY, WI

2025 ANNUAL FINANCIAL STATEMENT

		<u>2025</u>	<u>2024</u>
RECONCILED CASH ACCOUNT BALANCES - JAN 1, 2025:			
11010+11320	General Checking & Savings Accts	2,956.54	522,344.77
11011	Road Supervisor Debit Card Acct	937.20	898.30
11321	Equipment Fund - Restricted	64,113.15	63,240.96
11020	Money Market - 1002	5,216.93	
11900	Money Market Acct -03-for Tax Collections	328,953.47	111,711.28
11330	New 15 Month CD - Matures 4/19/2025	261,762.75	
		663,940.04	698,195.31
<u>REVENUES Jan-Dec</u>			
TAXES, CREDIT & SETTLEMENTS RECEIVED:			
26101	RE Tax Collections in Jan & Feb this year	1,477,380.46	1,214,237.99
26101	RE Tax Collections in Dec this year	636,065.27	328,855.49
41116	Lottery Tax Credit	15,672.52	13,941.61
41111	August Tax Roll Settlement from County	164,601.16	115,395.72
41113	Delinquent Taxes & Penalties	0.00	2,951.08
		2,293,719.41	1,675,381.89
INTERGOVERNMENTAL REVENUES:			
43531	State Transportation Aid	148,292.16	147,553.98
43410	State Shared Revenue	100,393.84	98,270.34
43420	State Fire Dues	9,972.29	9,223.95
43410-01	State Personal Property Aid	1,293.17	1,041.00
43410-02	State Computer Aid	40.53	40.53
41300	Payment in Lieu of Taxes-DNR	1,733.00	1,733.00
43300	Fish & Wildlife Revenue-DNR	1,057.00	1,100.00
43650	Managed Forest Land Taxes	195.18	195.18
45110	Municipal Court Revenue	815.00	420.00
48900	LRIP Grant	0.00	631,540.00
48900	County reimb 50% 20th Ave Culvert	0.00	10,151.92
		263,792.17	901,269.90
LICENSES AND PERMITS:			
44111	Liquor Licenses	1,200.00	1,800.00
44110	Server Licenses	300.00	525.00
44900	Driveway Permits	1,150.00	1,850.00
24330	Dog Licenses	740.00	625.00
		3,390.00	4,800.00
PUBLIC CHARGES FOR SERVICES:			
46110	Alcohol License Publication fees	200.00	250.00
46431	Solid Waste Disposal	4,191.00	4,523.00
44400	CSM Reviews	1,350.00	900.00
48900	Animal Control	0.00	334.68
53311-04	Culvert Reimbursements	0.00	6,692.95
48900	Fire Call Reimbursements	0.00	435.00
		5,741.00	13,135.63
MISCELLANEOUS REVENUES:			
48110	Dividends - All Accounts	12,989.16	16,330.29
48900+51520-02	Rural Ins Premium Refund	211.69	239.00
48900	Scrap Metal	34.80	369.80
48900	County - Sign Installation	500.00	400.00
48900	Bakke Norman-Accrd Prop Tax	0.00	2,587.40
48900	Alcivia Refund Unused Deposit	1,941.11	
48900	Credit for Returned Pallets	250.00	
48900	Polk Cty Reimb for Culvert Inventory	100.00	
48900	Rock Oil Co - Used Oil	220.00	
48900	Gravel sold from pit	6,540.00	
51300	Transfer of Chapel	244.00	
48900	United Fund Collection	0.00	165.00
48900	Dish Network-random Check	0.00	31.30
		23,030.76	20,122.79
OTHER FINANCING SOURCES:			
29000-02	Long Term Debt - 202 70th St. Loan Proceeds	0.00	1,100,000.00
		0.00	1,100,000.00
Total 2025 Revenues:		2,589,673.34	3,714,710.21
Beginning Cash Balance Plus Revenues:		3,253,613.38	4,412,905.52

EXPENDITURES Jan - Dec

TAX SETTLEMENT PD TO OTHERS:

24310	Pd to Polk County	424,620.14	412,518.54
24610	Amery Schools	659,440.28	580,121.82
24611	Clear Lake Schools	387,501.19	329,262.60
24630	Northwood Tech	33,632.74	33,078.91
26130	Overpaid RE Tax Refunded	154.94	755.10
		1,505,349.29	1,355,736.97

OTHER PAYMENTS TO COUNTY & STATE:

24330	Dog Licenses Pd to County	463.00	488.25
43650	20% MFL Pd to County	39.04	39.04
		502.04	527.29

GENERAL GOVERNMENTAL:

51110+01+02	Board Salaries, FICA & Expenses	26,870.25	26,467.00
51300	Legal	7,520.67	10,011.62
51420+02	Clerk Salary, FICA & Expenses	17,418.53	17,507.12
51420-05	Computer Hardware & Software	4,137.87	2,673.80
51440+02	Election Wages & Expenses	3,731.34	7,988.82
51520+02+24330	Treasurer Salary, FICA & Expenses	11,855.67	11,934.53
51530	Assessor Contract	8,800.00	8,800.00
51531	Board of Review	616.97	550.00
51500	Misc. Financial Administration	1,361.69	821.30
51610+10	Town Hall Maint & Utilities	5,400.64	2,094.36
51932	Insurnace-Equip, Hwy Bldg & WC	12,282.75	8,693.25
51938	Insurance-Board, Town Hall & Other	3,551.25	2,897.75
51500+52400	Bldg Inspections	600.00	
		104,147.63	100,439.55

PUBLIC SAFETY:

51500	Law Enforcement - Clear Lake	480.00	850.00
43420	State Fire Dues Paid Out	9,972.29	15,983.29
52200	Fire Protection - Amery	37,272.59	25,759.11
	Fire Protection - Clear Lake	54,673.77	52,729.35
	Fire Protection - Deer Park	21,592.00	22,564.60
52300	Deer Park First Responders	300.00	300.00
	Ambulance Service - NW Municipal	17,200.00	12,040.00
	Ambulance Service - Clear Lake	20,844.00	19,692.00
		162,334.65	149,918.35

PUBLIC WORKS:

53311+02+16	Roadmen Salaries, FICA, Retirement & Exp.	74,576.46	69,932.62
53311-01	Mulching	4,907.50	
53311-03	Salt / Sand	9,975.64	6,467.07
53311-04	Culverts	13,164.50	9,254.91
53311-05	Crack Fill & Seal	43,635.00	30,596.40
53311-06	Chip Seal	61,931.00	164,583.00
53311-07	Spray Patch	7,548.93	5,580.04
53311-08	Hot or Cold Mix	1,634.43	7,025.27
53311-09	Gravel/Shouldering	6,782.02	1,200.20
53311-10	Hwy Bldg (Shop) Utilities	5,030.30	5,669.11
53311-11	Hwy Equip - Fuels,Oil, etc.	15,954.48	8,608.79
53311-12	Hwy Equip & Repairs/Supps/Maint	40,790.99	26,659.38
53311-13	Hwy Bldg (Shop) Supps/Maint	42,763.65	1,121.02
53100/53311-01	Bridge Inspections	626.16	876.12
53635	Recycling Attendant Salary & FICA	0.00	5,068.21
53631	Dumpster Attendant Salary & FICA	3,444.80	1,409.77
53631	Solid Waste Disposal	6,492.60	8,712.60
		339,258.46	352,764.51

HEALTH AND HUMAN SERVICES:

54110	Animal Control Officer	214.98	409.02
54110	Gopher Bounty	1,785.00	3,345.00
54110	Cemetery Expenses	0.00	0.00
		1,999.98	3,754.02

CAPITAL OUTLAY:

57327	Highway Building		1,100,000.00
			1,100,000.00

DEBT SERVICE:

58100-01	Principal on 60th Ave Loan - WCU	34,111.33	637,893.77
58100-02	Principal on New Shop - Pillar	77,308.26	30,000.00
58221-01	Interest on 60th Ave Loan - WCU	5,785.79	15,004.59
58221-02	Interest on New Shop - Pillar	12,286.48	0.00
		129,491.86	682,898.36

OTHER MISC. EXPENDITURES:

48900	United Funds Paid Out		169.00
15100	2024 RE Prop Tax Highway Bldg		2,657.43
44900	Reimb Driveway Overpymnt		100.00
			2,926.43

Total 2025 Expenditures: 2,243,083.91 3,748,965.48

RECONCILED CASH ACCOUNT BALANCES - DEC 31, 2025:

11010+11320	General Checking & Savings Accts	4,538.23	2,956.54
11011	Road Supervisor Debit Card Acct	650.18	937.20
11321	MM-0013-Equipment Fund - Restricted	66,092.50	64,113.15
11020	MM-1002-Road Capital Improvement Fund - Restricter	303,123.08	5,216.93
11900	MM-0003-for Tax Collection	636,125.48	328,953.47
11330	15 Mo CD - Matures 4-19-2025	0.00	261,762.75
		1,010,529.47	663,940.04
	Ending Cash Acct Balances Plus Expenses:	3,253,613.38	4,412,905.52

*** Westconsin CU 60th Ave Loan Balance on 12/31/25 231,521.43
 *** Pillar Bank New Shop Loan Balance on 12/31/25 992,691.74

I, Janel Belle Isle, Clerk for the Town of Black Brook, do hereby certify that the foregoing report has been prepared by me from the original books, papers and records of said Town and that I have carefully examined said records. I do declare this report to be a complete and correct statement of the receipts, disbursements and debts of said Town for the year ending December 31, 2025.

TAX RECONCILIATION 2024 - Payable 2025
Black Brook Financial Information

	2024-2025
	<u>Actual</u>
Advanced taxes collected in December 2024	328,855.49
Taxes collected in January and February 2025	<u>1,477,380.46</u>
Total collected by Black Brook	1,806,235.95
MFL Received with tax payments	-4,855.01
Total Taxes Disbursed to Others:	<u>-1,505,349.29</u>
Retained by Town from initial tax collection	296,031.65
April Lottery Tax Credit	15,672.52
August Tax Settlement From County Treasurer	<u>164,601.16</u>
Total Black Brook Taxes:	476,305.33
Black Brook Tax Levy	<u>476,234.86</u>
Difference between Collected and Levy	70.47
Correction of Feb. Settlement (35.00)	-70.00
Overrun / Underrun	-0.47
	<u>0.00</u>

This statement prepared without audit

TOWN OF BLACK BROOK
STATEMENT OF NET POSITION - CASH BASIS
DECEMBER 31, 2025 and 2024

	2025	2024
ASSETS:		
Current Assests(reconciled):		
Cash in Banks-Unrestricted	\$ 4,538	\$ 2,957
Rd Maint Fund-Unrestricted	\$ 650	\$ 937
Cash in Banks-Restricted Roads Fund	\$ 303,123	\$ 266,980
Cash in Banks-Restricted-Equip Fund	\$ 66,093	\$ 64,113
Cash In Bank- Tax Collect	\$ 636,125	\$ 328,855
Total Current Assets	\$ 1,010,529	\$ 663,842
Fixed Assets:		
Vehicles	\$ 320,674	\$ 320,674
(Accum Depreciation)	\$ (75,043)	\$ (63,111)
Equipment	\$ 524,052	\$ 524,052
(Accum Depreciation)	\$ (190,342)	\$ (176,095)
Net Fixed Assets	\$ 579,341	\$ 605,520
Other Capital:		
Road 60th Ave.	\$ 903,527	\$ 903,527
(Accum Depreciation)	\$ (26,141)	\$ (13,071)
Town Shop	\$ 1,100,000	\$ 1,100,000
(Accum Depreciation)	\$ (13,333)	\$ -
	\$ 1,964,053	\$ 1,990,456
Total Assets	\$ 3,553,924	\$ 3,259,818
LIABILITIES:		
Current and Long Term:		
Taxes Collected in Dec for next year	\$ 636,125	\$ 328,855
Road Loan 60th Ave.	\$ 231,521	\$ 265,633
Town Shop Loan	\$ 992,692	\$ 1,100,000
Total Liabilities	\$ 1,860,339	\$ 1,694,488
Equity:		
Fixed Assets	\$ 579,341	\$ 605,520
60th Ave.	\$ 645,864	\$ 624,823
Town Shop	\$ 93,975	\$ -
Total Equity	\$ 1,319,181	\$ 1,230,343
Fund Balances(reconciled):		
Cash in Bank-Unrestricted	\$ 4,538	\$ 2,957
Rd Maint Fund-Unrestricted	\$ 650	\$ 937
Cash in Bank-Restricted Roads Fund	\$ 303,123	\$ 266,980
Cash In Bank - Restricted Equip Fund	\$ 66,093	\$ 64,113
Ending Fund Balances	\$ 374,404	\$ 334,987
Total:	\$ 3,553,924	\$ 3,259,818

This Statement Prepared Without Audit

Equity = Net Value - Payoff

Updated 2/28/2026

TOWN OF BLACK BROOK EQUIPMENT INVENTORY

VIN or SERIAL (if applicable)	YEAR	DESCRIPTION	as of 2/28/26	as of 2/28/26	PURCHASE DATE	LISTED PRICE	TITLE?
			MILES	HOURS			
1GBJK34647E551905	2007	CHEVROLET 3500 TRUCK	63,xxx		7/30/2009	\$27,594.00	YES
		NEW DUMP BODY & EXTRAS FOR 3500			4/2/2013	\$18,081.00	
293663083	na	WESTERN PLOW			12/12/2012	\$6,280.00	
S/N 415378659		BOSS VBX 8000 V-BOX SPREADER			2/26/2024	\$10,575.00	
<hr/>							
1HTWDAZR7J423102	2007	INTERNATIONAL 7400 TRUCK & add-ons	85,xxx		3/5/2020	\$43,000.00	YES
20061711	add-on	McKenzie Plow					
20060094	add-on	McKenzie Wing					
<hr/>							
5KKHAVDV7MLMR0202	2021	WESTERN STAR TRUCK set forward axle	28,xxx		10/19/2020	\$122,328.00	YES
		WESTERN STAR BOX & CHASSIS add-ons			4/20/2021	\$109,671.00	
		including Universal front plow 12' / 9' wing					
<hr/>							
1LV5100EAFY340109	2015	JOHN DEERE 5100E - TRACTOR		1507	10/6/2016	\$45,350.00	NO
<hr/>							
L06420A469187	2008	JOHN DEERE 6420 - TRACTOR		1926	11/14/2007	\$63,856.00	NO
		ALAMO AXXTREME 22' BOOM ARM MOWER			11/14/2007	\$35,330.00	
		60" ROTARY HEAD W/ HYD DR & SWIV HD			11/14/2007	\$13,540.00	
<hr/>							
N5C393265	2005	CASE 580 SUPER MT BACKHOE		1823	8/18/2005	\$72,800.00	NO
<hr/>							
1DW672GPECE650203	2013	JOHN DEERE 672 GP GRADER		1425	5/14/2014	\$264,671.00	NO
<hr/>							
733549		LAND PRIDE RCM4015 BATWING MOWER			10/31/2012	\$11,650.00	NO
<hr/>							
					VEHICLES	\$320,674.00	
					EQUIPMENT	\$524,052.00	
					TOTAL LIST	\$844,726.00	

Town of Black Brook
Notes To Financial Statements
For The Year Ended December 31, 2025

Organization

Black Brook is a township, located in Polk County Wisconsin, organized under the laws of the state of Wisconsin. The Town of Black Brook is governed by a three-member elected board, the clerk and the treasurer. Black Brook now has a population of approximately 1450. The town must maintain approximately fifty-two miles of two-lane black top roads and a few miles of gravel roads.

Accounting Policies

The town prepares its financial statements on cash basis accounting. This means that all revenues are recorded when received, and all expenses are recorded when paid.

Deposits and Investments

These assets consist of cash and loans in banks and are insured by FDIC.

Town Hall and Shop

The present town hall located at 99 75th Street, Clear Lake, WI was originally a schoolhouse and was donated to the town by Lloyd and Lillian Blanchard. The date of the transfer was July 30, 1962. The convey was made to the town so that the parcel may be used for town business. At the time that said parcel is no longer used for town business, the real estate will revert to the grantors, their heirs, or assigns. The town shall have one year to vacate the building and property after ceasing use of the building for all town business. The grantors, their heirs, or assigns, do have the perpetual right to get water from the well on the property.

According to Google earth measurements the area is approximately .63 acres. At some point the town built a steel pole shed that was used as the town shop, and to store some of the town's equipment. Having outgrown that space on said parcel, the town purchased the buildings and property located at 202 70th Street, Clear Lake, WI in December of 2024 to be used as the town shop, with the possibility of a town hall being built on that property in the future.

Real Estate Property Taxes Receivable and Payable

Property Taxes are levied prior to the end of the calendar year and are due and collectible in the following year. Property taxes attach an enforceable lien as of January 1. The resulting tax payments are recorded as receivable by the town in the Tax Collect Fund and a portion of the collections are shown as payable to other taxing agencies. Taxes are payable on or before January 31 or, alternatively, if over \$100, can be paid in two equal installments. Installments paid by January 31 are paid to the town. All uncollected items on the current tax roll as of January 31 are turned over to the Polk County Treasurer in early February and are due by July 31. Polk County subsequently collects the remaining taxes due and settles in full with the town in August of the same year.

Long-term Debt-Road Construction Loan

WESTconsin Credit Union advanced Black Brook \$903,527 to pay the contractors for the full cost of the 60th Avenue reconstruction project that was completed in 2023.

After the project was complete the State of Wisconsin issued the town a grant in the amount of \$631,541 in February of 2024, which was applied directly to the loan. The balance was converted to a 9-year loan with 4% interest, payable over nine years with semi-annual payments of \$19,948.56. The first payment was due in September 2024, and all subsequent payments are due on the same day of each half-year after that.

Long-term Debt -Real Estate/Town Shop Loan

Pillar Bank advanced Black Brook \$1.1M to pay Josh Reindeu for the real estate property that is located at 202 70th St. in December of 2024. The long-term loan has a 10-year locked interest rate of 5.26% and will be re-written at that time. During this payment term, the first semi-annual payment of \$44,797.37 was due in June of 2025 and all subsequent payments are due on the same day of each half-year after that.

Emergency Service Agreements

The Town has entered into separate agreements with the City of Amery, Clear Lake and Deer Park so that fire protection is provided for the town residents. The payments to each department are based on the ratio of residents in each area as well as equalized value.

The town is also in agreements for services with Northwestern Municipal (Amery) EMS and Clear Lake EMS.

Additionally, the town is contracted with the Clear Lake Police Department for ordinance enforcement and periodic assistance.

Compensated Absences and Benefits

Black Brook has one full-time employee who is provided with the following in addition to his hourly wage: holiday pay, paid time off, sick pay, payment in lieu of health insurance and a retirement contribution.

Risk Management

The town is exposed to various risks of loss related to theft and/or destruction of assets; torts, errors and omissions; injuries to employees; and natural disasters. The town maintains commercial insurance coverage for each of those risks of loss. The board and the town's insurance representative believe such coverage is sufficient to preclude any significant insured or uninsured losses to the town. Settled claims have not exceeded the commercial coverage in any past year.

Conduit Debt Obligations

As authorized by Wisconsin state law, the town has issued health facility revenue bonds to help refinance Amery Hospital and Clinic facilities to promote the general economic welfare and health services for the city of Amery and the Town of Black Brook. The bonds are not general obligations nor are they payable by taxation, but are special, limited obligations of the issuer, payable solely out of the revenues derived from the agreement and pledged and assigned for the payment in accordance with the agreement. Neither the town nor the state, nor any political subdivision thereof is and will never be obligated in any manner for repayment of these bonds. Accordingly, the bonds are not reported as liabilities or anywhere in Black Brook's financial statements.

Commitments and Contingencies

The town participates in various federal and state grant programs, which are subject to program compliance. The number of expenditures which may be disallowed by the granting agencies cannot be determined at this time, although the town anticipates such amounts, if any, will be immaterial.