

**CITY OF BARABOO, WISCONSIN  
TAX INCREMENT DISTRICT NO. 7**

**COMPILED FINANCIAL STATEMENTS**

**AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2021 AND  
FROM DATE OF CREATION THROUGH DECEMBER 31, 2021**



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**CITY OF BARABOO, WISCONSIN  
TAX INCREMENTAL DISTRICT NO. 7  
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FROM THE DATE OF CREATION THROUGH DECEMBER 31, 2021**

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## ACCOUNTANTS' COMPILATION REPORT

Common Council  
City of Baraboo, Wisconsin  
Tax Incremental District No. 7  
Baraboo, Wisconsin

Management is responsible for the accompanying balance sheet, historical summary of project costs, project revenues, and net cost to be recovered through tax increments and historical summary of sources, uses, and status of funds of the City of Baraboo, Wisconsin Tax Incremental District No. 7, as of and for the year ended December 31, 2021 and from the period of creation through December 31, 2021 in the accompanying form prescribed by the Wisconsin Department of Revenue. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements included in the accompanying prescribed form nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The financial statements included in the accompanying prescribed form are in accordance with requirements of the Wisconsin Department of Revenue, and are not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

*CliftonLarsonAllen LLP*

**CliftonLarsonAllen LLP**

Milwaukee, Wisconsin  
September 16, 2022

**CITY OF BARABOO, WISCONSIN  
TAX INCREMENTAL DISTRICT NO. 7  
BALANCE SHEET  
AS OF DECEMBER 31, 2021  
(SEE ACCOUNTANTS' COMPILATION REPORT)**

**ASSETS**

Cash and Investments	\$	1,837
Receivables:		
Taxes		168,736
Other		87,311
		87,311
Total Assets	\$	257,884

**LIABILITIES, DEFERRED INFLOWS OF  
RESOURCES, AND FUND BALANCES**

**LIABILITIES**

Accounts Payable	\$	1,833
Due to Other Funds		10,139
Advances from Other Funds		220,711
		220,711
Total liabilities		232,683

**DEFERRED INFLOWS OF RESOURCES**

Property Taxes Levied for Next Period		246,623
Unavailable Revenue		87,311
		87,311
Total Deferred Inflows of Resources		333,934

**FUND BALANCES (DEFICITS)**

Unassigned		(308,733)
		(308,733)
Total Fund Balances (Deficits)		(308,733)
Total Liabilities, Deferred Inflows of Resources, and Fund Balances (Deficits)	\$	257,884

See accompanying Notes to the Annual Report.

**CITY OF BARABOO, WISCONSIN  
TAX INCREMENTAL DISTRICT NO. 7  
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES,  
AND NET COST TO BE RECOVERED THROUGH TAX INCREMENTS  
YEAR ENDED DECEMBER 31, 2021  
(AND FROM DATE OF CREATION THROUGH DECEMBER 31, 2021)  
(SEE ACCOUNTANTS' COMPILATION REPORT)**

	Year Ended	From Date of Creation
<b>PROJECTS COSTS</b>		
Project Costs	\$ -	\$ 4,402,222
Administration	21	1,960
Professional Services	3,122	11,047
Subsidy to TIF No. 8 and No. 9	-	-
Interest and Fiscal Charges	41,659	2,019,692
Debt Issuance Costs	-	142,762
Total Project Costs	44,802	6,577,683
<b>PROJECT REVENUES</b>		
Tax Increments	257,682	2,800,182
Developer guarantees	126,411	814,752
Intergovernmental	10,632	1,070,248
Public Charges for Services	-	-
Integovernmental Charges for Services	-	-
Special Assessments	-	-
Investment Income	-	109,377
Other Revenue	-	-
Sale of City Property	-	24,300
Premium on Debt Issued	-	5,087
Total Project Revenues	\$ 394,725	4,823,946
<b>NET COST TO BE RECOVERED (EXCESS RECOVERED) THROUGH TAX INCREMENTS AT DECEMBER 31, 2021</b>		<b>\$ 1,753,737</b>
<b>RECONCILIATION OF RECOVERABLE COSTS</b>		
G.O. debt		\$ 1,445,004
Plus: Fund deficit		308,733
<b>NET COST TO BE RECOVERED (EXCESS RECOVERED) THROUGH TAX INCREMENTS AT DECEMBER 31, 2021</b>		<b>\$ 1,753,737</b>

See accompanying Notes to the Annual Report.

**CITY OF BARABOO, WISCONSIN  
TAX INCREMENT DISTRICT NO. 7  
HISTORICAL SUMMARY OF SOURCES, USES, AND STATUS OF FUNDS  
YEAR ENDED DECEMBER 31, 2021  
(AND FROM DATE OF CREATION THROUGH DECEMBER 31, 2021)  
(SEE ACCOUNTANTS' COMPILATION REPORT)**

	Year Ended	From Date of Creation
<b>SOURCES OF FUNDS</b>		
Tax Increments	\$ 257,682	\$ 2,800,182
Developer guarantees	126,411	814,752
Intergovernmental	10,632	1,070,248
Public Charges for Services	-	-
Integovernmental Charges for Services	-	-
Special Assessments	-	-
Investment Income	-	109,377
Other Revenue	-	-
Sale of City Property	-	24,300
Proceeds of Long-Term Debt	-	7,539,057
Premium on Debt Issued	-	5,087
Total Sources of Funds	394,725	12,363,003
<b>USES OF FUNDS</b>		
Project Costs	-	4,402,222
Administration	21	1,960
Professional Services	3,122	11,047
Subsidy to TIF No. 8 and No. 9	-	-
Principal on Long-Term Debt	325,000	6,094,053
Interest and Fiscal Charges	41,659	2,019,692
Debt Issuance Costs	-	142,762
Total Uses of Funds	369,802	12,671,736
<b>EXCESS OF SOURCES OVER (UNDER) USES</b>	24,923	(308,733)
Fund Balance (Deficit) - Beginning of Year	(333,656)	-
<b>FUND BALANCE (DEFICIT) - END OF YEAR</b>	\$ (308,733)	\$ (308,733)

See accompanying Notes to the Annual Report.

**CITY OF BARABOO, WISCONSIN  
TAX INCREMENTAL DISTRICT NO. 7  
NOTES TO THE ANNUAL REPORT  
DECEMBER 31, 2021  
(SEE ACCOUNTANTS' COMPILATION REPORT)**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The accounting policies of the City of Baraboo, Wisconsin Tax Incremental District No. 7 (the District) conform to accounting principles as applicable to governmental units as defined by Wisconsin Statutes Section 66.1105.

The City of Baraboo, Wisconsin uses the criteria set forth by the Governmental Accounting Standards Board to determine the scope of the reporting entity of Tax Incremental District No. 7. The accompanying financial statements reflect all the significant operations of the City of Baraboo, Wisconsin Tax Incremental District No. 7.

**A. DESCRIPTION OF FUND STRUCTURE**

The report contains the financial information of the City of Baraboo, Wisconsin Tax Incremental District No. 7. The summary statements were prepared from data recorded in the following funds:

Capital Projects TID Fund No. 7

Detailed descriptions of the purpose of these funds and long-term debt can be found in the City of Baraboo, Wisconsin's basic financial statements.

The data was consolidated for purposes of this report. Therefore, the amounts shown in the accompanying statements will not directly correlate with amounts shown in the basic financial statements.

The District was created under the provisions of Wisconsin Statute Section 66.1105. The purpose of that section is to allow a municipality to recover development and improvements costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the District. The tax on the increased value is called a tax increment.

With respect to the District, the statutes allow the municipality to collect tax increments until the net project cost has been fully recovered, or until the end of the maximum life of the District, as specified and allowed under state statute, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the City of Baraboo, Wisconsin.

**CITY OF BARABOO, WISCONSIN  
TAX INCREMENTAL DISTRICT NO. 7  
NOTES TO THE ANNUAL REPORT  
DECEMBER 31, 2021  
(SEE ACCOUNTANTS' COMPILATION REPORT)**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**A. DESCRIPTION OF FUND STRUCTURE (CONTINUED)**

Project costs may not be incurred longer than five years prior to the termination date of the District. The statutes allow the municipality to collect tax increments until the net project costs have been fully recovered or maximum life based on the resolution date and type of TID, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the municipality.

	Creation Date	Last Date to Incur Project Costs	Final Dissolution Date
TID No. 7	June 27, 2006	June 27, 2021	2026

The project plans, on file in the office of the city clerk-treasurer detail the proposed projects, the estimated years of construction or site acquisition, and the estimated costs of the individual project components. Project costs uncollected at the dissolution date are absorbed by the municipality.

**B. BASIS OF ACCOUNTING**

Under the modified basis of accounting, revenues are recognized only to the extent that they are susceptible to accrual, which means when they become both measurable and available to finance expenditures of the fiscal period. Revenue is considered to be available when it is collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. If accrued revenue is not yet available, the related receivable is matched by a deferred inflow of resources for unavailable revenue and revenue recognition occurs only when the revenue eventually does become available. Project costs, other than interest on long-term debt, are recorded when the related fund liability is incurred.

District increments are recorded as revenue in the year due. Intergovernmental aids and grants are recognized as revenues in the period the related expenditures are incurred, if applicable, or when the City is entitled to the aids.

Other general revenues are recognized when received in cash or when measurable and available under the criteria described above.



**CITY OF BARABOO, WISCONSIN  
TAX INCREMENTAL DISTRICT NO. 7  
NOTES TO THE ANNUAL REPORT  
DECEMBER 31, 2021  
(SEE ACCOUNTANTS' COMPILATION REPORT)**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**C. USE OF ESTIMATES**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reported period. Actual results could differ from those estimates.

**D. MEASUREMENT FOCUS**

The measurement focus of all governmental funds is the funds flow concept. Under the funds flow concept, sources and uses of financial resources, including capital outlays, debt proceeds, and debt retirements are reflected in operations. Resources not available to finance expenditures and commitments of the current periods are recognized as deferred inflows of resources or a reservation of fund balance. Liabilities for claims, judgements, compensated absences, and pension contributions which will not be currently liquidated using expendable available financial resources are shown in the long-term debt footnote disclosure. The related expenditures are recognized when the liabilities are liquidated.

**E. PROJECT PLAN BUDGET**

The estimated revenues and expenditures of the District are adopted in the project plan. Those estimates are for the entire life of the District, and may not be comparable to interim results presented in this report.

**F. LONG-TERM DEBT**

Short-term liabilities are recorded as fund liabilities. All other long-term liabilities are shown in the long-term debt footnote disclosure.

Proceeds of long-term debt issues not recorded as fund liabilities are reflected as "Sources of Funds" in the operating settlement of the recipient fund. Retirement of these issues is reported as an expenditure in the year in which the debt matures or is repaid, whichever is earlier.

**G. CLAIMS AND JUDGEMENTS**

Claims and judgements are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. Claims and judgements that would normally be liquidated with expendable available financial resources are recorded during the year as expenditures in the governmental funds. If they are not liquidated with expendable available financial resources, a liability is shown in the long-term debt footnote disclosure. The related expenditure is recognized when the liability is liquidated.

**CITY OF BARABOO, WISCONSIN  
 TAX INCREMENTAL DISTRICT NO. 7  
 NOTES TO THE ANNUAL REPORT  
 DECEMBER 31, 2021  
 (SEE ACCOUNTANTS' COMPILATION REPORT)**

**NOTE 2 CASH AND TEMPORARY INVESTMENTS**

The District invests their funds in accordance with the provisions of the Wisconsin State Statutes 66.0603(lm) and 67.11(2).

The District, as a fund of the City, maintains separate and common cash and investment accounts at the same financial institutions utilized by the City. Federal depository insurance and the State of Wisconsin Guarantee Fund insurance apply to the City of Baraboo, Wisconsin as an individual municipality and, accordingly, the amount insured funds is not determinable for the District.

**NOTE 3 GENERAL OBLIGATION DEBT**

All general obligation notes and bonds payable are backed by the full faith and credit of the City. Notes and bonds borrowed to finance the District's expenditures will be retired by tax increments accumulated by the debt service fund. If those revenues are not sufficient, payments will be made by future tax levies.

Governmental Activities General Obligation Debt	Date of Issue	Interest Rates	Date of Maturity	Original Indebtedness	Balance 12/31/2021
General Obligation Refunding Bonds	04/19/12	2.00 - 2.65%	04/01/26	\$ 1,410,000	\$ 1,035,000
Taxable General Obligation Refunding Bonds	03/06/13	0.40 - 2.95%	08/01/26	\$ 1,205,000	110,000
General Obligation Corporate Purpose Bonds	08/12/14	0.08 - 3.05%	09/01/28	720,000	300,000
					<u>\$ 1,445,000</u>

Aggregate maturities of all long-term debt relating to the District are as follows:

Calendar Year	Principal	Interest	Total
2022	\$ 335,000	\$ 33,206	\$ 368,206
2023	360,000	25,407	385,407
2024	305,000	16,705	321,705
2025	220,000	8,768	228,768
2026	225,000	2,981	227,981
	<u>\$ 1,445,000</u>	<u>\$ 87,067</u>	<u>\$ 1,532,067</u>

**CITY OF BARABOO, WISCONSIN  
TAX INCREMENTAL DISTRICT NO. 7  
NOTES TO THE ANNUAL REPORT  
DECEMBER 31, 2021  
(SEE ACCOUNTANTS' COMPILATION REPORT)**

**NOTE 4 GUARANTEED REVENUE**

The City has entered into a development agreement with Devco I, LLC and Renewal I, LLC (together, the "Developer"). The agreement guarantees that the City shall have the right to special assess against the development any project costs not paid for by the District on an annual basis beginning in 2010. The amount of the assessment is calculated as the total annual expenses for the District, including interest, less the increment and other revenues for the District. If a special assessment is made against the Developer, and if in any later years the tax increment generated by the District exceeds the net expenses for such year, then in that event the surplus shall be used to reimburse the Developer for any deficit that was special assessed against the Developer in earlier years. As of December 31, 2021, \$87,311 in special assessments are receivable from the Developer and included in unavailable revenue. During 2021, \$126,411 in special assessments were collected related to prior years and recognized as revenue. The total collected from the developer under this agreement as of year-end was \$814,752.



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