

City of Stoughton Tax Incremental District No. 7

Financial Statements and
Supplementary Information

December 31, 2020

City of Stoughton Tax Incremental District No. 7

Table of Contents
December 31, 2020

	<u>Page</u>
Independent Auditors' Report	1
Financial Statements	
Tax Incremental District No. 7 - Balance Sheet	4
Tax Incremental District No. 7 - Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered Through Tax Increments	5
Tax Incremental District No. 7 - Historical Summary of Sources, Uses and Status of Funds	6
Notes to Financial Statements	7
Supplementary Information	
Tax Incremental District No. 7 - Detailed Schedule of Sources, Uses and Status of Funds	11
Independent Auditors' Report on Compliance	12

Independent Auditors' Report

To the City Council of
City of Stoughton

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost Recovered Through Tax Increments and Historical Summary of Sources, Uses and Status of Funds of the City of Stoughton's Tax Incremental District No. 7 (the District) as of December 31, 2020 and from the date of creation through December 31, 2020, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the District and the net project costs recovered through tax increments as of December 31, 2020 and the sources, uses and status of funds from the date of creation through December 31, 2020, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the transactions of City of Stoughton's Tax Incremental District No. 7 and do not purport to, and do not, present fairly the financial position of the City of Stoughton, Wisconsin, as of December 31, 2020, and the changes in financial position, or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic or historical context. Our opinion on the financial statements is not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the District's financial statements. The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects, in relation to the financial statements as a whole.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated November 30, 2022 on our tests of its compliance with Wisconsin State Statutes Section 66.1105. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance.

Baker Tilly US, LLP

Madison, Wisconsin
November 30, 2022

City of Stoughton Tax Incremental District No. 7

Balance Sheet
December 31, 2020

	Capital Projects Fund
Assets	
Cash and investments	\$ 653,977
Taxes receivable	762,486
Accounts receivable	<u>41,106</u>
Total assets	<u>\$ 1,457,569</u>
Liabilities, Deferred Inflows of Resources and Fund Balance	
Liabilities	
Accounts payable	<u>\$ 3,545</u>
Total liabilities	<u>3,545</u>
Deferred Inflows of Resources	
Unearned revenue	<u>778,328</u>
Total deferred inflows of resources	<u>778,328</u>
Fund Balance	
Restricted	<u>675,696</u>
Total fund balance	<u>675,696</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,457,569</u>

See notes to financial statements

City of Stoughton Tax Incremental District No. 7

Historical Summary of Project Costs, Project Revenues and
Net Cost to be Recovered Through Tax Increments
From the Date of Creation Through December 31, 2020

Project Costs

Capital expenditures	\$ 3,233,521
Administration (in-house)	33,461
Professional services, planning, engineering, other	1,212,838
Interest and fiscal charges on long-term debt	462,975
Debt issuance costs	<u>102,678</u>
Total project costs	<u>5,045,473</u>

Project Revenues

Tax increments	1,731,044
Personal property aid	1,959
Investment income	30,922
Premium on debt	160,820
Developer guarantees	<u>66,424</u>
Total project revenues	<u>1,991,169</u>

Net cost to be recovered through tax increments, December 31, 2020	<u><u>\$ 3,054,304</u></u>
---	----------------------------

Reconciliation of Recoverable Costs

G.O. debt	\$ 3,730,000
Less fund balance	<u>(675,696)</u>
Net cost to be recovered through tax increments, December 31, 2020	<u><u>\$ 3,054,304</u></u>

City of Stoughton Tax Incremental District No. 7

Historical Summary of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2020

Sources of Funds

Tax increments	\$ 1,731,044
Personal property aid	1,959
Investment income	30,922
Premium on debt	160,820
Developer guarantees	66,424
Long-term debt issued	<u>8,865,000</u>

Total sources of funds 10,856,169

Uses of Funds

Capital expenditures	3,233,521
Administration (in-house)	33,461
Professional services, planning, engineering, other	1,212,838
Interest and fiscal charges on long-term debt	462,975
Debt issuance costs	102,678
Principal on long-term debt	<u>5,135,000</u>

Total uses of funds 10,180,473

Fund balance, December 31, 2020 \$ 675,696

City of Stoughton Tax Incremental District No. 7

Notes to Financial Statements
December 31, 2020

1. Summary of Significant Accounting Policies

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

The City of Stoughton's has implemented accounting principles generally accepted in the United States of America to the extent they apply in determining the scope of the activity of Tax Incremental District (TID) No. 7. The accompanying financial statements reflect all the significant operations of the City of Stoughton's Tax Incremental District No. 7. The accompanying financial statements do not include the full presentation of the City of Stoughton.

Description of Fund Structure and Long-Term Debt

This report contains the financial information of the City of Stoughton's Tax Incremental District No. 7. The summary statements were prepared from data recorded in the following funds and the City's long-term debt:

Capital Projects Fund

Detailed descriptions of the purpose of these funds and long-term debt can be found in the City of Stoughton'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 improvement 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.

The statutes allow the District to collect tax increments until the net project cost has been fully recovered, or until 20 years after the creation date, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the City of Stoughton. Project costs may be incurred up to five years before the unextended termination date of the District.

Original Project Plan

	<u>Creation Date</u>	<u>Last Date to Incur Project Costs</u>	<u>Last Year to Collect Increment</u>
TID No. 7	01/01/2015	11/11/2029	2035

Plan Amendment

	<u>Adoption Date</u>	<u>Last Date to Incur Project Costs</u>
Amendment #1	05/20/2020	11/11/2029

City of Stoughton Tax Incremental District No. 7

Notes to Financial Statements
December 31, 2020

Basis of Accounting

The modified accrual basis of accounting was followed in the preparation of these statements. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Project costs, other than interest on long-term debt, are recorded when the related fund liability is incurred.

District increments are recorded as revenues 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 District is entitled to the aids.

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

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles 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 reporting period. Actual results could differ from those estimates.

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 period are recognized as unavailable or unearned revenue or as nonspendable fund equity. Liabilities for claims, judgments, 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.

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.

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 statement 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.

City of Stoughton Tax Incremental District No. 7

Notes to Financial Statements
December 31, 2020

Claims and Judgments

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments is only reported in governmental funds if it has matured. Claims and judgments are disclosed in the long-term debt footnote when the related liabilities are incurred.

2. Cash and Temporary Investments

The District invests its funds in accordance with the provisions of the Wisconsin Statutes 66.0603(1m) and 67.11(2).

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on quoted market prices. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income.

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

3. Long-Term Debt

General Obligation Debt

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

Title of Issue	Date of Issue	Due Date	Interest Rate	Original Indebtedness	Repaid	Balance 12-31-2020
2015 Note Anticipation Notes	10/21/15	Refunded	1.250 %	\$ 4,775,000	\$ 4,775,000	\$ -
2018 G.O. Bonds	04/26/18	04/01/34	2.00-4.00	4,090,000	360,000	3,730,000
Total				<u>\$ 8,865,000</u>	<u>\$ 5,135,000</u>	<u>\$ 3,730,000</u>

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

Years	Principal	Interest	Total
2021	\$ 215,000	\$ 119,725	\$ 334,725
2022	220,000	114,275	334,275
2023	225,000	107,600	332,600
2024	235,000	100,700	335,700
2025	240,000	93,575	333,575
2026–2030	1,335,000	332,000	1,667,000
2031–2034	1,260,000	80,988	1,340,988
Total	<u>\$ 3,730,000</u>	<u>\$ 948,863</u>	<u>\$ 4,678,863</u>

City of Stoughton Tax Incremental District No. 7

Notes to Financial Statements
December 31, 2020

4. Developer Agreement

The District has entered into a developer agreement where the TID shall reimburse Developer for off-site public improvements in the amount of \$3,763,230. The City fulfilled its obligation during 2017.

5. Guaranteed Revenue

The City of Stoughton TID No. 7 has entered into a development agreement with Kettle Park West, LLC (KPW). The agreement guarantees that beginning in calendar year 2018, the actual tax increment will be sufficient to fully pay the annual debt service on City borrowing. The Developer shall pay the difference between the guaranteed tax increment and the tax increment actually levied. The guarantee obligation shall terminate in 2034 or when the TID No. 7 has been terminated, whichever is sooner. TID guarantee payments received as of December 31, 2020 totaled \$66,424.

6. Municipal Revenue Obligation

In 2020, the City of Stoughton issued a municipal revenue obligation as part of a development agreement. The amount of the obligation was \$3,000,000 and is payable to the developer solely from tax increments collected from a specific portion of the development in TID No. 7. Payments are scheduled through the year 2035 or when TID No. 7 has been terminated, whichever is sooner, and carry an interest rate of 6%. The obligation does not constitute a charge upon any funds of the City. In the event that future tax increments are not sufficient to pay off the obligation, the obligation terminates with no further liability to the City. Since the amount of future payments is contingent on the collection of future TID increments, the obligation is not reported as a liability in the accompanying financial statements. The balance of the commitment outstanding at year end was \$3,000,000.

In 2014, the City of Stoughton entered into a similar municipal revenue obligation agreement in the amount of \$550,000. TID No. 7 paid the entire amount in 2021, which is a subsequent event to the period reported in these financial statements.

City of Stoughton Tax Incremental District No. 7

Detailed Schedule of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2020

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>Total</u>	<u>Project Plan Estimate</u>
Sources of Funds								
Tax increments	\$ -	\$ -	\$ 242,013	\$ 415,963	\$ 526,673	\$ 546,395	\$ 1,731,044	\$ 18,940,225
Personal property aid	-	-	-	-	1,959	-	1,959	-
Investment income	745	10,200	8,449	4,678	4,445	2,405	30,922	-
Premium on debt	9,120	-	-	151,700	-	-	160,820	-
Developer guarantees	-	-	-	-	33,510	32,914	66,424	-
Long-term debt issued	4,775,000	-	-	4,090,000	-	-	8,865,000	8,557,264
Total sources of funds	<u>4,784,865</u>	<u>10,200</u>	<u>250,462</u>	<u>4,662,341</u>	<u>566,587</u>	<u>581,714</u>	<u>10,856,169</u>	<u>27,497,489</u>
Uses of Funds								
Capital expenditures	-	2,493,803	75,684	664,034	-	-	3,233,521	14,077,264
Administration (in-house)	-	-	23,678	8,833	-	950	33,461	225,000
Professional services, planning, engineering, other	384,123	815,366	1,239	1,610	1,000	9,500	1,212,838	-
Developer grants	-	-	-	-	-	-	-	550,000
Interest and fiscal charges on long-term debt	-	-	116,059	39,792	183,149	123,975	462,975	4,067,961
Debt issuance costs	45,926	-	-	56,752	-	-	102,678	20,000
Principal on long-term debt	-	-	-	4,775,000	150,000	210,000	5,135,000	8,557,264
Total uses of funds	<u>430,049</u>	<u>3,309,169</u>	<u>216,660</u>	<u>5,546,021</u>	<u>334,149</u>	<u>344,425</u>	<u>10,180,473</u>	<u>27,497,489</u>
Fund balance, December 31, 2020							<u>\$ 675,696</u>	

Independent Auditors' Report on Compliance

To the City Council of
City of Stoughton

We have audited the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered Through Tax Increments and the related Historical Summary of Sources, Uses and Status of Funds of the City of Stoughton, Wisconsin's Tax Incremental District No. 7 (District) as of December 31, 2020 and from the date the District was created through December 31, 2020 and have issued our report thereon dated November 30, 2022. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

In connection with our audit, we noted that the District failed to comply with the following requirements of Wisconsin State Statutes Section 66.1105:

1. At the time of the creation of the District, the City did not send a copy of the public hearing notice to the local government entities prior to the first insertion. It was sent after the first insertion of the class 2 notice for public hearing.
2. The city council resolution approving amendment 1 did not contain a finding that the plan is feasible and in conformity with the master plan of the municipality.
3. The City did not conduct the required 30% audit within 12 months of original project plan expenditures.

Our audit was not directed primarily toward obtaining knowledge as to whether the District failed to comply with Wisconsin State Statutes Section 66.1105, insofar as it relates to accounting matters. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the City Council, management and the overlapping taxing districts and is not intended to be, and should not be, used by anyone other than the specified parties.

Baker Tilly US, LLP

Madison, Wisconsin
November 30, 2022