

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICTS
NO. 6, NO. 8, NO. 9, NO. 11, NO. 12, AND NO. 13**
Sun Prairie, Wisconsin

COMPILED FINANCIAL STATEMENTS

Including Accountants' Compilation Report

As of and for the Year Ended December 31, 2019 and
From the Date of Creation Through December 31, 2019

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICTS
NO. 6, NO. 8, NO. 9, NO. 11, NO. 12, AND NO. 13**

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From the Date of Creation Through December 31, 2019

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**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICTS
NO. 6, NO. 8, NO. 9, NO. 11, NO. 12, AND NO. 13**

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From the Date of Creation Through December 31, 2019

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ACCOUNTANTS' COMPILATION REPORT

To the Common Council
City of Sun Prairie
Sun Prairie, 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 Sun Prairie's Tax Incremental District No. 6, No. 8, No. 9, No. 11, No. 12 and No. 13 as of and for the year ended December 31, 2019 and from the dates of creation through December 31, 2019, in accordance with accounting principles generally accepted in the United States of America. 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 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.

As discussed in Note 1, the financial statements present only the transactions of the districts and do not purport to, and do not, present fairly, the financial position of the City of Sun Prairie as of December 31, 2019, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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, economical, or historical context.

Baker Tilly Virchow Krause, LLP

Madison, Wisconsin
April 13, 2020

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICT NO. 6**

COMPILED
BALANCE SHEET
As of December 31, 2019

	Debt Service Fund
ASSETS	
Taxes receivable	\$ 165,788
Other receivables	798
Due from general fund	28,556
TOTAL ASSETS	\$ 195,142
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	
Liabilities	
Advances from other funds	\$ 145,000
Total Liabilities	145,000
Deferred Inflows of Resources	
Unearned revenue	165,788
Unavailable revenue	798
Total Deferred Inflows of Resources	166,586
Fund Balance	
Unassigned (deficit)	(116,444)
Total Fund Balance (Deficit)	(116,444)
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	\$ 195,142

See accompanying notes to financial statements and accountants' compilation report.

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICT NO. 6**

COMPILED
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES
AND NET COST TO BE RECOVERED THROUGH TAX INCREMENTS
For the Year Ended December 31, 2019
and From the Date of Creation Through December 31, 2019

	Year Ended	From Date of Creation
PROJECT COSTS		
Project costs	\$ -	\$ 1,816,401
Professional services	2,233	11,689
Administration	-	800
Interest and fiscal charges	5,203	1,301,807
Discount and issuance costs on long-term debt	-	73,300
Payment to escrow agent - fees	-	28,668
Total Project Costs	7,436	3,232,665
PROJECT REVENUES		
Tax increments	134,104	2,255,738
Exempt computer and personal property aid	1,554	7,095
Investment income	199	69,137
Developer agreement revenues	-	556,717
Miscellaneous	9,290	21,462
Premium on long-term debt	-	5,567
Transfer from general fund	-	505
Transfer from general debt service fund (Note 5)	-	200,000
Total Project Revenues	145,147	3,116,221
NET COSTS RECOVERABLE (RECOVERED) THROUGH TAX INCREMENTS - DECEMBER 31, 2019	\$ (137,711)	\$ 116,444

See accompanying notes to financial statements and accountants' compilation report.

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICT NO. 6**

COMPILED
HISTORICAL SUMMARY OF SOURCES, USES, AND STATUS OF FUNDS
For the Year Ended December 31, 2019
and From the Date of Creation Through December 31, 2019

	<u>Year Ended</u>	<u>From Date of Creation</u>
SOURCES OF FUNDS		
Tax increments	\$ 134,104	\$ 2,255,738
Exempt computer and personal property aid	1,554	7,095
Investment income	199	69,137
Developer agreement revenues	-	556,717
Miscellaneous	9,290	21,462
Transfer from general fund	-	505
Transfer from general debt service fund (Note 5)	-	200,000
Proceeds from long-term debt	-	5,318,258
Premium on long term debt	-	5,567
Total Sources of Funds	<u>145,147</u>	<u>8,434,479</u>
USES OF FUNDS		
Project costs	-	1,816,401
Professional services	2,233	11,689
Administration	-	800
Principal on long-term debt	-	5,318,258
Interest and fiscal charges	5,203	1,301,807
Discount and issuance costs on long-term debt	-	73,300
Payment to escrow agent - fees	-	28,668
Total Uses of Funds	<u>7,436</u>	<u>8,550,923</u>
Excess (Deficiency) of Sources of Funds Over Uses of Funds	137,711	(116,444)
FUND BALANCE (DEFICIT) - Beginning of Period	<u>(254,155)</u>	<u>-</u>
FUND BALANCE (DEFICIT) - END OF PERIOD	<u>\$ (116,444)</u>	<u>\$ (116,444)</u>

See accompanying notes to financial statements and accountants' compilation report.

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICT NO. 8**

COMPILED
BALANCE SHEET
As of December 31, 2019

	<u>Capital Projects Fund</u>
ASSETS	
Cash and Investments	\$ 71,437
Taxes receivable	2,224,512
Other receivables	<u>45,720</u>
TOTAL ASSETS	<u>\$ 2,341,669</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	
Liabilities	
Accounts payable	\$ 4,519
Advance from other funds	<u>1,422,499</u>
Total Liabilities	<u>1,427,018</u>
Deferred Inflows of Resources	
Unearned revenue	<u>2,224,512</u>
Total Deferred Inflows of Resources	<u>2,224,512</u>
Fund Balance	
Unassigned (deficit)	<u>(1,309,861)</u>
Total Fund Balance (Deficit)	<u>(1,309,861)</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	<u>\$ 2,341,669</u>

See accompanying notes to financial statements and accountants' compilation report.

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICT NO. 8**

COMPILED
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES
AND NET COST TO BE RECOVERED THROUGH TAX INCREMENTS
For the Year Ended December 31, 2019
and From the Date of Creation Through December 31, 2019

	Year Ended	From Date of Creation
PROJECT COSTS		
Project costs	\$ 599,680	\$ 20,051,692
Developer incentives	222,078	1,204,314
Professional services	114,774	175,512
Administration	9,257	41,528
Interest and fiscal charges	172,290	8,975,136
Discount and issuance costs on long-term debt	-	525,679
Total Project Costs	1,118,079	30,973,861
PROJECT REVENUES		
Tax increments	1,978,116	19,550,098
Intergovernmental	-	1,226,387
Exempt computer and personal property aid	34,299	81,423
State grants	40,000	40,000
Investment income	950	317,529
Developer agreement revenues	-	132,272
Miscellaneous	21,765	366,800
Sale of property	-	328,882
Transfer from general fund	30,000	101,631
Premium on long-term debt	-	92,568
Total Project Revenues	2,105,130	22,237,590
NET COST RECOVERABLE (RECOVERED) THROUGH TAX INCREMENTS - DECEMBER 31, 2019		
	\$ (987,051)	\$ 8,736,271
RECONCILIATION OF RECOVERABLE COSTS		
Capital lease and G.O. Debt outstanding		\$ 7,426,410
Add: Fund balance deficit		1,309,861
NET COST RECOVERABLE THROUGH TAX INCREMENTS - DECEMBER 31, 2019		
		\$ 8,736,271

See accompanying notes to financial statements and accountants' compilation report.

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICT NO. 8**

COMPILED
HISTORICAL SUMMARY OF SOURCES, USES, AND STATUS OF FUNDS
For the Year Ended December 31, 2019
and From the Date of Creation Through December 31, 2019

	Year Ended	From Date of Creation
SOURCES OF FUNDS		
Tax increments	\$ 1,978,116	\$ 19,550,098
Intergovernmental	-	1,226,387
Exempt computer and personal property aid	34,299	81,423
State grants	40,000	40,000
Investment income	950	317,529
Sale of property	-	328,882
Developer agreement revenues	-	132,272
Miscellaneous	21,765	366,800
Proceeds from long-term debt	650,000	10,106,725
Premium on long-term debt	-	92,568
Proceeds from capital lease	-	28,566,410
Transfer from general fund	30,000	101,631
Total Sources of Funds	2,755,130	60,910,725
USES OF FUNDS		
Project costs	599,680	20,051,692
Developer incentives	222,078	1,204,314
Professional services	114,774	175,512
Administration	9,257	41,528
Principal on long-term debt	1,560,000	31,246,725
Interest and fiscal charges	172,290	8,975,136
Discount and issuance costs on long-term debt	-	525,679
Total Uses of Funds	2,678,079	62,220,586
Excess (Deficiency) of Sources of Funds Over Uses of Funds	77,051	(1,309,861)
FUND BALANCE (DEFICIT) - Beginning of Period	(1,386,912)	-
FUND BALANCE (DEFICIT) - END OF PERIOD	\$ (1,309,861)	\$ (1,309,861)

See accompanying notes to financial statements and accountants' compilation report.

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICT NO. 9**

COMPILED
BALANCE SHEET
As of December 31, 2019

	<u>Capital Projects Fund</u>
ASSETS	
Cash and investments	\$ 2,342
Taxes receivable	<u>1,903,463</u>
TOTAL ASSETS	<u>\$ 1,905,805</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	
Liabilities	
Advance from other funds	\$ 466,633
Total Liabilities	<u>466,633</u>
Deferred Inflows of Resources	
Unearned revenue	<u>1,903,463</u>
Total Deferred Inflows of Resources	<u>1,903,463</u>
Fund Balance	
Unassigned (deficit)	<u>(464,291)</u>
Total Fund Balance (Deficit)	<u>(464,291)</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	<u>\$ 1,905,805</u>

See accompanying notes to financial statements and accountants' compilation report.

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICT NO. 9**

COMPILED
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES
AND NET COST TO BE RECOVERED THROUGH TAX INCREMENTS
For the Year Ended December 31, 2019
and From the Date of Creation Through December 31, 2019

	<u>Year Ended</u>	<u>From Date of Creation</u>
PROJECT COSTS		
Project costs	\$ 20,592	\$ 9,356,603
Developer incentives	4,493,600	5,749,985
Professional services	4,457	34,961
Administration	9,536	87,265
Interest and fiscal charges	283,500	2,716,596
Discount and issuance costs on long-term debt	-	189,164
Total Project Costs	<u>4,811,685</u>	<u>18,134,574</u>
PROJECT REVENUES		
Tax increments	1,295,818	3,902,020
Exempt computer and personal property aid	38,039	123,977
Investment income	3,079	62,122
Miscellaneous	-	32,689
Sale of property	-	4,521,054
Premium on long-term debt	-	38,421
Total Project Revenues	<u>1,336,936</u>	<u>8,680,283</u>
NET COST RECOVERABLE (RECOVERED) THROUGH TAX INCREMENTS - DECEMBER 31, 2019	<u>\$ 3,474,749</u>	<u>\$ 9,454,291</u>
RECONCILIATION OF RECOVERABLE COSTS		
G.O. Debt outstanding		\$ 8,990,000
Add: Fund balance deficit		<u>464,291</u>
NET COST RECOVERABLE THROUGH TAX INCREMENTS - DECEMBER 31, 2019		<u>\$ 9,454,291</u>

See accompanying notes to financial statements and accountants' compilation report.

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICT NO. 9**

COMPILED
HISTORICAL SUMMARY OF SOURCES, USES, AND STATUS OF FUNDS
For the Year Ended December 31, 2019
and From the Date of Creation Through December 31, 2019

	<u>Year Ended</u>	<u>From Date of Creation</u>
SOURCES OF FUNDS		
Tax increments	\$ 1,295,818	\$ 3,902,020
Exempt computer and personal property aid	38,039	123,977
Investment income	3,079	62,122
Miscellaneous	-	32,689
Sale of property	-	4,521,054
Proceeds from long-term debt	4,155,000	22,970,000
Premium on long-term debt	-	38,421
Total Sources of Funds	<u>5,491,936</u>	<u>31,650,283</u>
USES OF FUNDS		
Project costs	20,592	9,356,603
Developer incentives	4,493,600	5,749,985
Professional services	4,457	34,961
Administration	9,536	87,265
Principal on long-term debt	430,000	13,980,000
Interest and fiscal charges	283,500	2,716,596
Discount and issuance costs on long-term debt	-	189,164
Total Uses of Funds	<u>5,241,685</u>	<u>32,114,574</u>
Excess (Deficiency) of Sources of Funds Over Uses of Funds	250,251	(464,291)
FUND BALANCE (DEFICIT) - Beginning of Period	<u>(714,542)</u>	<u>-</u>
FUND BALANCE (DEFICIT) - END OF PERIOD	<u>\$ (464,291)</u>	<u>\$ (464,291)</u>

See accompanying notes to financial statements and accountants' compilation report.

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICT NO. 11**

COMPILED
BALANCE SHEET
As of December 31, 2019

	Capital Projects Fund
ASSETS	
Cash and investments	\$ 558,412
Taxes receivable	585,819
Due from general fund	<u>152,119</u>
TOTAL ASSETS	<u>\$ 1,296,350</u>
DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	
Deferred Inflows of Resources	
Unearned revenue	\$ 585,819
Total Deferred Inflows of Resources	<u>585,819</u>
Fund Balance	
Restricted	<u>710,531</u>
Total Fund Balance	<u>710,531</u>
TOTAL DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	<u>\$ 1,296,350</u>

See accompanying notes to financial statements and accountants' compilation report.

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICT NO. 11**

COMPILED
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES
AND NET COST TO BE RECOVERED THROUGH TAX INCREMENTS
For the Year Ended December 31, 2019
and From the Date of Creation Through December 31, 2019

	Year Ended	From Date of Creation
PROJECT COSTS		
Economic development	\$ 223,666	\$ 223,666
Professional services	2,234	115,449
Administration	14,320	77,423
Interest and fiscal charges	18,349	18,349
Total Project Costs	258,569	434,887
PROJECT REVENUES		
Tax increments	382,167	552,445
Exempt computer and personal property aid	3,870	10,140
Investment Income	12,585	12,675
Miscellaneous	4	15,158
Total Project Revenues	398,626	590,418
NET COSTS RECOVERABLE (RECOVERED) THROUGH TAX INCREMENTS - DECEMBER 31, 2019		
	\$ (140,057)	\$ (155,531)
RECONCILIATION OF RECOVERABLE COSTS		
G.O. Debt outstanding		\$ 555,000
Less: Fund balance		(710,531)
NET COST RECOVERABLE (RECOVERED) THROUGH TAX INCREMENTS - DECEMBER 31, 2019		
		\$ (155,531)

See accompanying notes to financial statements and accountants' compilation report.

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICT NO. 11**

COMPILED
HISTORICAL SUMMARY OF SOURCES, USES, AND STATUS OF FUNDS
For the Year Ended December 31, 2019
and From the Date of Creation Through December 31, 2019

	<u>Year Ended</u>	<u>From Date of Creation</u>
SOURCES OF FUNDS		
Tax increments	\$ 382,167	\$ 552,445
Exempt computer and personal property aid	3,870	10,140
Investment Income	12,585	12,675
Miscellaneous	4	15,158
Proceeds from long-term debt	<u>555,000</u>	<u>555,000</u>
Total Sources of Funds	<u>953,626</u>	<u>1,145,418</u>
USES OF FUNDS		
Developer incentives	223,666	223,666
Professional services	2,234	115,449
Administration	14,320	77,423
Interest and fiscal charges	<u>18,349</u>	<u>18,349</u>
Total Uses of Funds	<u>258,569</u>	<u>434,887</u>
Excess of Sources Over Uses of Funds	695,057	710,531
FUND BALANCE - Beginning of Period	<u>15,474</u>	<u>-</u>
FUND BALANCE - END OF PERIOD	<u>\$ 710,531</u>	<u>\$ 710,531</u>

See accompanying notes to financial statements and accountants' compilation report.

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICT NO. 12**

COMPILED
BALANCE SHEET
As of December 31, 2019

	Capital Projects Fund
ASSETS	
Taxes receivable	\$ 234,003
TOTAL ASSETS	\$ 234,003
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	
Liabilities	
Advance from other funds	\$ 527,631
Total Liabilities	527,631
Deferred Inflows of Resources	
Unearned revenue	234,003
Total Deferred Inflows of Resources	234,003
Fund Balance	
Unassigned (deficit)	(527,631)
Total Fund Balance (Deficit)	(527,631)
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	\$ 234,003

See accompanying notes to financial statements and accountants' compilation report.

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICT NO. 12**

COMPILED
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES
AND NET COST TO BE RECOVERED THROUGH TAX INCREMENTS
For the Year Ended December 31, 2019
and From the Date of Creation Through December 31, 2019

	Year Ended	From Date of Creation
PROJECT COSTS		
Project costs	\$ -	\$ 4,052,012
Developer incentives	206,381	206,381
Administration	14,320	36,195
Professional services	3,821	57,840
Interest and fiscal charges	283,565	377,022
Total Project Costs	508,087	4,729,450
PROJECT REVENUES		
Property Taxes	298,589	351,506
Personal property aid	282	282
Investment income	2,942	4,753
Miscellaneous	5	9,798
Premium on long-term debt	-	10,480
Total Project Revenues	301,818	376,819
NET COST RECOVERABLE THROUGH TAX INCREMENTS - DECEMBER 31, 2019		
	\$ 206,269	\$ 4,352,631
RECONCILIATION OF RECOVERABLE COSTS		
G.O. Debt outstanding		\$ 3,825,000
Add: Fund balance deficit		527,631
NET COST RECOVERABLE THROUGH TAX INCREMENTS - DECEMBER 31, 2019		
		\$ 4,352,631

See accompanying notes to financial statements and accountants' compilation report.

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICT NO. 12**

COMPILED
HISTORICAL SUMMARY OF SOURCES, USES, AND STATUS OF FUNDS
For the Year Ended December 31, 2019
and From the Date of Creation Through December 31, 2019

	Year Ended	From Date of Creation
SOURCES OF FUNDS		
Tax increments	\$ 298,589	\$ 351,506
Personal property aid	282	282
Investment income	2,942	4,753
Miscellaneous	5	9,798
Proceeds from long-term debt	3,685,000	7,789,536
Premium on long-term debt	-	10,480
Total Sources of Funds	3,986,818	8,166,355
USES OF FUNDS		
Project costs	-	4,052,012
Developer incentives	206,381	206,381
Administration	14,320	36,195
Professional services	3,821	57,840
Principal on long-term debt	3,543,016	3,964,536
Interest and fiscal charges	283,565	377,022
Total Uses of Funds	4,051,103	8,693,986
Excess (deficiency) of Sources of Funds Over Uses of Funds	(64,285)	(527,631)
FUND BALANCE (DEFICIT) - Beginning of Period	(463,346)	-
FUND BALANCE (DEFICIT) - END OF PERIOD	\$ (527,631)	\$ (527,631)

See accompanying notes to financial statements and accountants' compilation report.

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICT NO. 13**

COMPILED
BALANCE SHEET
As of December 31, 2019

	Capital Projects Fund
ASSETS	
Cash and investments	\$ 333,863
Taxes receivable	<u>408,511</u>
TOTAL ASSETS	<u>\$ 742,374</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	
Liabilities	
Accounts payable	\$ 65,623
Advance from other funds	<u>395,573</u>
Total Liabilities	<u>461,196</u>
Deferred Inflows of Resources	
Unearned revenue	<u>408,511</u>
Total Deferred Inflows of Resources	<u>408,511</u>
Fund Balance	
Unassigned (deficit)	<u>(127,333)</u>
Total Fund Balance (Deficit)	<u>(127,333)</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	<u>\$ 742,374</u>

See accompanying notes to financial statements and accountants' compilation report.

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICT NO. 13**

COMPILED
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES
AND NET COST TO BE RECOVERED THROUGH TAX INCREMENTS
For the Year Ended December 31, 2019
and From the Date of Creation Through December 31, 2019

	Year Ended	From Date of Creation
PROJECT COSTS		
Project costs	\$ 822,001	\$ 3,535,663
Administration	8,752	18,299
Professional services	9,107	34,195
Interest and fiscal charges	247,249	247,249
Total Project Costs	1,087,109	3,835,406
PROJECT REVENUES		
Tax increments	59,528	59,528
Investment income	29,386	70,319
Miscellaneous	13	729
Premium on long-term debt	162,497	162,497
Total Project Revenues	251,424	293,073
NET COST RECOVERABLE THROUGH TAX INCREMENTS - DECEMBER 31, 2019		
	\$ 835,685	\$ 3,542,333
RECONCILIATION OF RECOVERABLE COSTS		
G.O. Debt outstanding		\$ 3,415,000
Add: Fund balance deficit		127,333
NET COST RECOVERABLE THROUGH TAX INCREMENTS - DECEMBER 31, 2019		
		\$ 3,542,333

See accompanying notes to financial statements and accountants' compilation report.

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICT NO. 13**

COMPILED
HISTORICAL SUMMARY OF SOURCES, USES, AND STATUS OF FUNDS
For the Year Ended December 31, 2019
and From the Date of Creation Through December 31, 2019

	Year Ended	From Date of Creation
SOURCES OF FUNDS		
Tax increments	\$ 59,528	\$ 59,528
Investment income	29,386	70,319
Miscellaneous	13	729
Proceeds from long-term debt	3,415,000	7,115,000
Premium on long-term debt	162,497	162,497
Total Sources of Funds	3,666,424	7,408,073
USES OF FUNDS		
Project costs	822,001	3,535,663
Administration	8,752	18,299
Professional services	9,107	34,195
Principal on long-term debt	3,700,000	3,700,000
Interest and fiscal charges	247,249	247,249
Total Uses of Funds	4,787,109	7,535,406
Excess (Deficiency) of Sources of Funds Over Uses of Funds	(1,120,685)	(127,333)
FUND BALANCE - Beginning of Period	993,352	-
FUND BALANCE (DEFICIT) - END OF PERIOD	\$ (127,333)	\$ (127,333)

See accompanying notes to financial statements and accountants' compilation report.

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICTS
NO. 6, NO. 8, NO. 9, NO. 11, NO. 12, AND NO. 13**

COMPILED
NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2019 and
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NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the City of Sun Prairie, Wisconsin's Tax Incremental Districts (TID) No. 6, No. 8, No. 9, No. 11, No. 12 and No. 13. (the "districts") conform to accounting principles as applicable to governmental units and as defined by Wisconsin Statutes Section 66.1105.

The City of Sun Prairie 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 Districts No. 6, No. 8, No. 9, No. 11, No. 12 and No. 13. The accompanying financial statements reflect all the significant operations of the City of Sun Prairie's Tax Incremental Districts No. 6, No. 8, No. 9, No. 11, No. 12 and No. 13. The accompanying financial statements do not include the full presentation of the City of Sun Prairie.

A. DESCRIPTION OF FUND STRUCTURE AND LONG-TERM DEBT

This report contains the financial information of the City of Sun Prairie's Tax Incremental Districts No. 6, No. 8, No. 9, No. 11, No. 12 and No. 13. The summary statements were prepared from data recorded in the following funds and the city's long-term debt.

Tax Incremental District No. 6 – Debt Service Fund
Tax Incremental District No. 8 – Capital Projects Fund
Tax Incremental District No. 9 – Capital Projects Fund
Tax Incremental District No. 11 – Capital Projects Fund
Tax Incremental District No. 12 – Capital Projects Fund
Tax Incremental District No. 13 – Capital Projects Fund

Detailed descriptions of the purpose of these funds can be found in the City of Sun Prairie'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 districts were 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.

The statutes allow the districts to collect tax increments until the net project cost has been fully recovered, or until a certain number of years after the creation date, whichever occurs first. The life of the districts varies from 27 years for the districts created before October 1, 1995, and 23 years for districts created thereafter through September 30, 2004. Beginning October 1, 2004, the life of new districts varies by type of district (20-27 years) and may be extended in some cases. Project costs uncollected at the dissolution date are absorbed by the City of Sun Prairie. Project costs may be incurred up to five years before the unextended termination date of the district.

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NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

A. DESCRIPTION OF FUND STRUCTURE AND LONG-TERM DEBT (cont.)

Original Project Plan

	<u>Creation Date</u>	<u>Last Date to Incur Project Costs</u>	<u>Last Year to Collect Increment</u>
TID No. 6	April 15, 1997	April 15, 2015	2021
TID No. 8	December 27, 2001	December 27, 2023	2029
TID No. 9	March 28, 2007	March 28, 2022	2027
TID No. 11	December 2, 2014	December 2, 2036	2042
TID No. 12	August 2, 2016	August 2, 2031	2037
TID No. 13	September 26, 2017	September 26, 2032	2038

Plan Amendments

	<u>Adoption Date</u>	<u>Last Date to Incur Project Costs</u>
TID No. 8	August 18, 2004	December 27, 2023
TID No. 9	August 20, 2013	March 28, 2022
TID No. 12	April 18, 2017	August 2, 2031

TID No. 6 approved a one-year extension for affordable housing by municipal resolution.

B. 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 expenditures are 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 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.

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NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

C. 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.

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 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.

E. PROJECT PLAN BUDGETS

The estimated revenues and expenditures of the districts are adopted in the project plans. Those estimates are for the entire life of the districts, 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 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.

G. 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.

**CITY OF SUN PRAIRIE
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NOTE 2 – CASH AND TEMPORARY INVESTMENTS

The districts invest 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 districts, as funds of the city, maintain 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 Sun Prairie as an individual municipality, and, accordingly, the amount of insured funds is not determinable for the districts.

NOTE 3 – LONG-TERM DEBT

All general obligation notes and bonds payable are backed by the full faith and credit of the City of Sun Prairie. Notes, bonds and capital leases issued to finance the districts' expenditures will be retired by tax increments accumulated by the debt service and capital project funds. If those revenues are not sufficient, payments will be made by future tax levies.

	Borrowed	Repaid	Balance 12-31-19
TID NO. 6			
1997 refunding bonds dated April 1, 1997 with interest from 4.0% to 5.5%. Original maturity was February 1, 2017. These bonds were paid off during 2009. The TID No. 6 share of the total original proceeds of \$4,225,000 was \$345,259. During 2005 a portion of the 1997, refunding bonds were refunded. TID No. 6 share of the \$2,185,000 refunding was \$101,547.	\$ 345,259	\$ 345,259	\$ -
1998 taxable notes dated June 30, 1998 with interest from 5.83% to 6.16%. Final maturity was June 1, 2008. TID No. 6 share of original proceeds of \$2,745,000 was \$514,663.	514,663	514,663	-
1999 bond anticipation notes dated November 2, 1999 with interest at 4.58%. Final maturity was November 2, 2000. TID No. 6 share of original proceeds of \$2,995,000 was \$893,246.	893,246	893,246	-

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICTS
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COMPILED
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NOTE 3 – LONG-TERM DEBT (cont.)

	Borrowed	Repaid	Balance 12-31-19
TID NO. 6 (cont.)			
2000 bond anticipation notes dated November 2, 2000 with interest at 4.89%. Final maturity was May 2, 2001. TID No. 6 share of original proceeds of \$3,135,000 was \$934,995.	\$ 934,995	\$ 934,995	\$ -
2000 capital lease dated December 15, 2000. Final maturity was February 1, 2010. During 2009, a portion of the 2000 capital lease was refunded. TID No. 6 share of the \$6,300,000 refunding was \$1,205,000.	1,330,000	1,330,000	-
2005 refunding bonds dated August 1, 2005 with interest from 3.50% to 4.25%. Final maturity is February 1, 2018. The TID No. 6 share of the total original proceeds of \$5,875,000 was \$171,031.	171,031	171,031	-
2009 capital lease dated August 4, 2009 with interest from 1.20% to 4.50%. Final maturity is February 1, 2020. The TID No. 6 share of the total original proceeds of \$6,300,000 was \$1,071,790.	1,071,790	1,071,790	-
2013 refunding bonds dated November 19, 2013 with interest from 2.0% to 3.0%. Final maturity is February 1, 2018. The TID No. 6 share of the total original proceeds of \$4,135,000 was \$57,274.	57,274	57,274	-
Totals	\$ 5,318,258	\$ 5,318,258	\$ -

**CITY OF SUN PRAIRIE
TAX INCREMENTAL DISTRICTS
NO. 6, NO. 8, NO. 9, NO. 11, NO. 12, AND NO. 13**

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NOTE 3 – LONG-TERM DEBT (cont.)

	Borrowed	Repaid	Balance 12-31-19
TID NO. 8			
2001 bond anticipation note dated December 28, 2001. This note was paid off.	\$ 263,700	\$ 263,700	\$ -
2001 promissory note dated December 28, 2001. This note was paid off.	1,418,025	1,418,025	-
2002 bond anticipation notes dated June 24, 2002. Final maturity was August 1, 2005.	4,755,000	4,755,000	-
2003 capital lease dated December 22, 2003. Final maturity is August 1, 2023.	2,500,000	2,500,000	-
2005 capital lease dated March 23, 2005. Final maturity is August 1, 2015.	10,965,000	10,965,000	-
2006 capital lease dated Mach 28, 2006. Final maturity is August 1, 2016.	3,865,000	3,865,000	-
2008 general obligation bonds dated November 6, 2008 with interest from 4.00% to 4.125%. Final maturity is October 1, 2018. The TID No. 8 share of the total original proceeds of \$5,500,000 was \$505,000.	505,000	505,000	-
2009 general obligation bonds dated July 15, 2009 with interest from 2.0% to 4.25%. Final maturity is April 1, 2024. The TID No. 8 share of the total original proceeds of \$8,735,000 was \$875,000.	875,000	875,000	-
2013 general obligation bonds dated July 2, 2013 with interest from 1.5% to 2.0%. Final maturity is February 1, 2023. The TID No. 8 share of the total original proceeds of \$8,945,000 was \$265,000.	265,000	265,000	-
2014 capital lease dated June 24, 2014. Final maturity is August 1, 2024.	11,236,410	5,555,000	5,681,410

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NOTE 3 – LONG-TERM DEBT (cont.)

	Borrowed	Repaid	Balance 12-31-19
TID NO. 8 (cont.)			
2016 general obligation bonds dated October 26, 2016 with interest from 2.0% to 3.0%. Final maturity is April 1, 2026. The TID No. 8 share of the total original proceeds of \$11,285,000 was \$1,375,000.	\$ 1,375,000	\$ 280,000	\$ 1,095,000
2019 State Trust Fund Loan dated December 20, 2019 with interest of 3.25%. Final maturity is March 15, 2029.	650,000	-	650,000
	\$ 38,673,135	\$31,246,725	\$ 7,426,410
TID NO. 9			
2007 general obligation corporate purpose bonds dated October 2, 2007 with interest from 3.75% to 3.90%. Final maturity is April 1, 2022. TID No. 9's share of original proceeds of \$4,165,000 was \$1,000,000.	\$ 1,000,000	\$ 1,000,000	\$ -
2007 taxable note anticipation note dated March 27, 2007 with interest rate of 5.375%. Final maturity was April 1, 2009.	7,700,000	7,700,000	-
2009 taxable general obligation note dated March 24, 2009 with interest rate of 3.875%. Final maturity is April 1, 2015, when the entire balance is due.	4,200,000	4,200,000	-
2013 general obligation bonds dated July 2, 2013 with interest from 1.5% to 2.0%. Final maturity is February 1, 2023. The TID No. 9 share of the total original proceeds of \$8,945,000 was \$1,045,000	1,045,000	405,000	640,000
2014B general obligation promissory note dated July 8, 2014 with interest from 1.5% to 2.3%. Final maturity is February 1, 2024. The TID No. 9 share of the total original proceeds of \$5,970,000 was \$555,000.	555,000	75,000	480,000

**CITY OF SUN PRAIRIE
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NOTE 3 – LONG-TERM DEBT (cont.)

	Borrowed	Repaid	Balance 12-31-19
TID NO. 9 (cont.)			
2014C general obligation bonds dated July 8, 2014 with interest from 1.5% to 2.3%. Final maturity is February 1, 2027.	\$ 4,315,000	\$ 600,000	\$ 3,715,000
2019A taxable general obligation bonds dated February 7, 2019 with interest from 2.7% to 4.0%. Final maturity is April 1, 2027.	4,155	-	4,155,000
Totals	\$ 22,970,000	\$ 13,980,000	\$ 8,990,000
TID NO. 11			
2019A taxable general obligation bonds dated February 7, 2019 with interest from 2.7% to 4.0%. Final maturity is April 1, 2029.	\$ 555,000	\$ -	\$ 555,000
TID NO. 12			
2016 general obligation bonds dated October 26, 2016 with interest from 2.0% to 3.0%. Final maturity is April 1, 2026. The TID No. 12 share of the total original proceeds of \$11,285,000 was \$200,000.	\$ 200,000	\$ 60,000	\$ 140,000
2017 State Trust Fund Loan dated August 9, 2017 with interest of 3.5%. Final maturity is March 15, 2027. The TID No. 12 share of the total original proceeds of \$4,931,000 was \$3,904,536.	3,904,536	3,904,536	-
2019A taxable general obligation bonds dated February 7, 2019 with interest from 2.7% to 4.0%. Final maturity is April 1, 2037.	3,685,000	-	3,685,000
Totals	\$ 7,789,536	\$ 3,964,536	\$ 3,825,000

**CITY OF SUN PRAIRIE
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NOTE 3 – LONG-TERM DEBT (cont.)

	Borrowed	Repaid	Balance 12-31-19
TID NO. 13			
2018 State Trust Fund Loan dated March 29, 2018 with interest of 3.0%. Final maturity is March 15, 2020.	\$ 3,700,000	\$ 3,700,000	\$ -
2019A taxable general obligation bonds dated February 7, 2019 with interest from 2.7% to 4.0%. Final maturity is April 1, 2023.	860,000	-	860,000
2019B refunding general obligations bonds dated February 7, 2019 with interest from 3.0% to 4.0%. Final maturity is April 1, 2032.	2,555,000	-	2,555,000
Totals	<u>\$ 7,115,000</u>	<u>\$ 3,700,000</u>	<u>\$ 3,415,000</u>

Calendar Year	TID No. 8			TID No. 9		
	Principal	Interest	Totals	Principal	Interest	Totals
2020	\$ 1,570,000	\$ 174,893	\$ 1,744,893	\$ 995,000	\$ 254,125	\$ 1,249,125
2021	1,658,988	173,205	1,832,193	1,130,000	227,639	1,357,639
2022	1,705,883	134,375	1,840,258	1,305,000	195,691	1,500,691
2023	1,743,024	96,714	1,839,738	1,120,000	161,646	1,281,646
2024	241,604	56,307	297,911	1,155,000	127,420	1,282,420
2025 - 2029	506,911	41,241	548,152	3,285,000	169,739	3,454,739
Totals	<u>\$ 7,426,410</u>	<u>\$ 676,735</u>	<u>\$ 8,103,145</u>	<u>\$ 8,990,000</u>	<u>\$ 1,136,260</u>	<u>\$ 10,126,260</u>

Calendar Year	TID No. 11			TID No. 12		
	Principal	Interest	Totals	Principal	Interest	Totals
2020	\$ 50,000	\$ 16,100	\$ 66,100	\$ 20,000	\$ 132,923	\$ 152,923
2021	50,000	14,738	64,738	20,000	132,323	152,323
2022	50,000	13,350	63,350	20,000	131,723	151,723
2023	55,000	11,866	66,866	20,000	131,123	151,123
2024	55,000	10,285	65,285	230,000	127,578	357,578
2025 – 2029	295,000	24,966	319,966	1,190,000	529,111	1,719,111
2030 – 2034	-	-	-	1,375,000	313,963	1,688,963
2035 – 2037	-	-	-	950,000	57,223	1,077,223
Totals	<u>\$ 555,000</u>	<u>\$ 91,305</u>	<u>\$ 646,305</u>	<u>\$ 3,825,000</u>	<u>\$ 1,555,964</u>	<u>\$ 5,380,964</u>

**CITY OF SUN PRAIRIE
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NOTE 3 – LONG-TERM DEBT (cont.)

Calendar Year	TID No. 13		
	Principal	Interest	Totals
2020	\$ 215,000	\$ 108,550	\$ 323,550
2021	220,000	102,623	322,623
2022	230,000	96,378	326,378
2023	235,000	89,779	324,779
2024	240,000	82,800	322,800
2025 – 2029	1,345,000	276,950	1,621,950
2030 – 2032	930,000	42,450	972,450
Totals	<u>\$ 3,415,000</u>	<u>\$ 799,529</u>	<u>\$ 4,214,529</u>

NOTE 4 – ADVANCES FROM OTHER FUNDS

The City of Sun Prairie’s general fund advanced funds to TID Nos. 8, 9, 11, 12 and 13. The wastewater utility advanced funds to TID No. 6. No repayment schedules have been determined for the advances. No interest is being charged. The advance balances at year end are as follows:

Receivable Fund	Payable Fund	Amount
General	TID No. 8	\$ 1,422,499
General	TID No. 9	466,633
General	TID No. 12	527,631
General	TID No. 13	395,573
Wastewater	TID No. 6	145,000

In addition, there are additional interfund receivables/payables due within one year as follows:

Receivable Fund	Payable Fund	Amount
TID No. 6	General	\$ 28,556
TID No. 11	General	152,119

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NOTE 5 – TRANSFERS

In 2001, the city's general debt service fund transferred \$200,000 to TID No. 6 for the city's share of a TID No. 6 project.

In 2003, the city's general fund transferred funds to No. 6 and No. 8 to fund the amount of city engineering costs charged to TID projects.

In 2019, the city's general fund transferred \$30,000 to TID No. 8 for the city's share of a TID project.

NOTE 6 – OPTION AGREEMENTS

In December 2000, the city entered into an agreement with a developer, which provides the city with a repurchase option for developable land in TID No. 6. This agreement stipulates that as part of closing, purchasers of land in TID No. 6 grant the developer and the city the right to repurchase the parcel at the original sale price.

NOTE 7 – DEVELOPER AGREEMENTS

TID NO. 6

The City of Sun Prairie entered into a developer agreement with Knaus Development (developer). In the event the developer fails to complete or cause to be completed the agreed upon improvements within the established time period, the developer is required to pay the city liquidated damages. The liquidated damages would be equal to the current mill rate percent times the total construction cost of the improvements which were not constructed in a timely manner, as determined in accordance with a reputable and standard construction cost index used by reputable professional commercial real estate appraisers in the Sun Prairie market, plus a cost per foot for each lot or parcel of land within TID No. 6 on which developer has failed to timely construct or cause to be constructed the improvements. The effect of the calculation of liquidated damages is to reimburse the city for the difference between the TID No. 6 tax increment amount that was anticipated based on the approved construction timeline and the actual amount that was certified.

The sum calculated will be paid by the developer to the city on an annual basis, until the developer has cured all defaults of the agreement. In the event that the developer fails to make the required payments by the due date, the developer shall be obligated to pay to the city, in addition to the required sums, interest from the due date to the date such sums are paid at the rate of 15% per annum, in addition to the costs of collection including attorney fees, to which the city is entitled under this developer agreement to enforce such obligation. During 2019, no additional developer agreement payments were collected from the developer. Total payments imposed and collected as of December 31, 2019 were \$556,717.

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NOTE 7 – DEVELOPER AGREEMENTS (cont.)

TID NO. 8

The City of Sun Prairie entered into a development agreement with Great Neighborhoods East, LLC (subdivider). In the event the subdivider does not construct the agreed upon building improvements within the established time period, the subdivider agrees to make, for any year between 2005 through 2008, a payment to the city, (a “shortfall payment(s)”) equal to the difference in the actual substantiated construction costs and the required minimum cumulative construction cost times a rate of \$23.47 per \$1,000 of construction cost shortfall. If, for any year between 2005 through 2008, the actual construction costs for improvements within TID No. 8 exceeds the minimum costs for the period in question, the excess value of such excess costs (computed at the same \$23.47 per \$1,000 of construction cost) will be tracked and shall be paid to subdivider and applied as a retroactive credit against shortfall payments already made by the subdivider or credited against future payments otherwise required by the subdivider. The agreement covered construction guarantees through 2008. They have exceeded their minimum construction values and no additional payments are due. Cumulative shortfall payments imposed and collected as of December 31, 2019 were \$132,272.

The City of Sun Prairie entered into a developer agreement with GenCap, LLC for Phase IV of TID No. 8 redevelopment. In addition to the potential shortfall payments due, the city agreed to pay the developer an economic incentive payment should the developer construct agreed upon building improvements on a specific lot by December 31, 2011. During 2012, the city paid the developer for the economic incentive related to the improvements; however, the payment was offset by shortfall payments due from 2010 and 2011. No payments were made during 2019. As of December 31, 2019, the cumulative net payments made to the developer were \$125,000.

The City of Sun Prairie entered into a development agreement with Lighthouse Acquisition Group, LLC for Phase III of TID No. 8 redevelopment. In the event that the developer does not construct the agreed upon building improvements within the established time period, the developer agrees to make, for any year between 2015 through 2025, a payment to the city (“shortfall payment”) equal to the difference in the actual substantiated construction costs and the required minimum cumulative construction costs times a rate of \$22.50 per \$1,000 of construction cost shortfall. If the assessed value of the property exceeds a minimum value defined in the development agreement for the tax collection years between 2013 through 2024, the city agrees to provide the developer with an economic incentive payment equal to the property taxes paid on the value in excess of the minimum value defined in the agreement. As of December 31, 2019, no shortfall payments have been assessed. \$172,078 in economic development incentives were expended for the year ended December 31, 2019. As of December 31, 2019, the cumulative payments made to the developer were \$807,255.

The City of Sun Prairie entered into a developer agreement with 132 Market Street, Co. for assistance related to environmental remediation within TID No. 8. The developer agreed to guarantee an increased minimum assessed valuation on the property for the tax years 2019 through 2029 or until the closure of the district, if sooner. The City agreed to reimburse the developer for environmental assessment and remediation up to \$159,500. An amendment to the original developer agreement allowed for an additional remediation reimbursement from the City in an amount not to exceed \$65,789. Upon completion of all defined performance deadlines, the City agreed to provide an additional one-time development incentive of \$50,000, which was paid in 2019. As of December 31, 2019, the cumulative payments made to the developer were \$272,059.

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NOTE 7 – DEVELOPER AGREEMENTS (cont.)

TID NO. 9

A developer agreement exists between the City of Sun Prairie and 2G Engineering. Incentive payments totaling \$138,000 were made during 2015. No developer payments were made during the current year.

The City of Sun Prairie entered into a developer agreement with B&G Realty, LLC (Prairie Lakes-Marcus Theater) for development incentives and land division improvements in TID No. 9. The city made annual incentive payments from 2016 through 2018 totaling \$212,385. No incentive payments were made during the current year.

The city entered into an agreement with Prairie Lakes to expand TID No. 9. Upon certain conditions, the city is to pay up to \$1.65 million over five years beginning in 2017. The city made a payment of \$300,000 in 2019. Cumulative payments related to this agreement total \$1,050,000 as of December 31, 2019.

The city entered into an agreement with Cabela's Wholesale, Inc. Upon certain conditions, the city is to pay up to \$260,000 over three years based on assessed value beginning in 2017. The city made a payment of \$93,600 in 2019 with cumulative payments related to this agreement of \$249,600 as of December 31, 2019.

The city entered into an agreement with Iowa Machine Shed Co. Upon certain conditions, the city is to pay a one-time incentive payment of \$4,100,000. The one-time incentive payment of \$4,100,000 was paid during 2019.

TID NO. 11

The City of Sun Prairie entered into an agreement with Jennings & Woldt Remodeling. Upon certain conditions, the city is to pay incentive payments for a total of twelve years or up to a maximum of \$181,500. The incentive payment is calculated based on 90% of real property tax increment. The city made a payment of \$12,528 in 2019 with cumulative payments related to this agreement of \$12,528 as of December 31, 2019.

The city entered into an agreement with TMA Land, Inc. Upon certain conditions, the city is to pay an annual incentive payment of \$225,000, which is not to exceed \$2,500,000 or 12 payments. If the assessed value for real property is between \$8,000,000 and \$10,000,000, the incentive payment will be prorated. The city made a payment of \$211,138 in 2019 with cumulative payments related to this agreement of \$211,138 as of December 31, 2019.

TID NO. 12

The City of Sun Prairie entered into an agreement with All American Sports Corp (formerly known as Riddell Sports Group, Inc.). Upon certain conditions, the city is to pay up to \$1,300,000 over eight years beginning in 2017. The city made a payment of \$206,381 in 2019 with cumulative payments related to this agreement of \$206,381 as of December 31, 2019.