

City of St. Francis Tax Incremental District No. 4

Financial Statements and
Supplementary Information

December 31, 2025

City of St. Francis Tax Incremental District No. 4

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Accountants' Compilation Report

To the City Common Council of
City of St. Francis

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 St. Francis' Tax Incremental District No. 4 (District or TID No. 4) as of and for the year ended December 31, 2025 and from the date of creation through December 31, 2025, 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 District and do not purport to, and do not, present fairly the financial position of the City of St. Francis as of December 31, 2025, the changes in its 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.

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. This information is the representation of management. This information was subject to our compilation engagement; however, we have not audited or reviewed the information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such 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, economical or historical context.

Baker Tilly US, LLP

Milwaukee, Wisconsin
August 13, 2026

City of St. Francis Tax Incremental District No. 4

Balance Sheet

December 31, 2025

	Capital Projects Fund
Assets	
Taxes receivable	\$ 520,855
Total assets	<u>\$ 520,855</u>
Liabilities, Deferred Inflows of Resources and Fund Balance (Deficit)	
Liabilities	
Accounts payable	\$ 16,166
Due to other funds	<u>293,410</u>
Total liabilities	<u>309,576</u>
Deferred Inflows of Resources	
Unearned revenue	<u>520,855</u>
Fund Balance (Deficit)	
Unassigned (deficit)	<u>(309,576)</u>
Total liabilities, deferred inflows of resources and fund balance (deficit)	<u>\$ 520,855</u>

See notes to financial statements

City of St. Francis Tax Incremental District No. 4

Historical Summary of Project Costs, Project Revenues

and Net Cost to Be Recovered Through Tax Increments

Year Ended December 31, 2025 and From the Date of Creation Through December 31, 2025

	<u>Year Ended</u>	<u>From the Date of Creation</u>
Project Costs		
Capital expenditures	\$ 231,878	\$ 2,817,074
Administration, in house	28,418	894,695
Professional services	117,475	150,010
Interest and fiscal charges	31,568	812,509
Issuance costs on long-term debt	-	88,019
Transfers to other funds	-	161,261
	<u>409,339</u>	<u>4,923,568</u>
Total project costs		
	<u>409,339</u>	<u>4,923,568</u>
Project Revenues		
Tax increments	356,147	2,385,233
Intergovernmental revenues	29,420	325,514
Investment income	909	71,609
Premium on debt issued	-	71,463
Transfers from other funds	-	195,173
	<u>386,476</u>	<u>3,048,992</u>
Total project revenues		
	<u>386,476</u>	<u>3,048,992</u>
Net costs recoverable through tax increments, December 31, 2025	<u>\$ 22,863</u>	<u>\$ 1,874,576</u>
Reconciliation of Recoverable Costs		
G.O. debt		\$ 1,565,000
Add fund balance deficit		<u>309,576</u>
Net costs recoverable through tax increments, December 31, 2025		<u>\$ 1,874,576</u>

City of St. Francis Tax Incremental District No. 4

Historical Summary of Sources, Uses and Status of Funds

Year Ended December 31, 2025 and From the Date of Creation Through December 31, 2025

	Year Ended	From the Date of Creation
Sources of Funds		
Tax increments	\$ 356,147	\$ 2,385,233
Intergovernmental revenues	29,420	325,514
Investment income	909	71,609
Long-term debt issued	-	4,929,781
Premium on debt issued	-	71,463
Transfers from other funds	-	195,173
	<u>386,476</u>	<u>7,978,773</u>
Total sources of funds		
	<u>386,476</u>	<u>7,978,773</u>
Uses of Funds		
Capital expenditures	231,878	2,817,074
Administration, in house	28,418	894,695
Professional services	117,475	150,010
Interest and fiscal charges	31,568	812,509
Issuance costs on long-term debt	-	88,019
Principal on long-term debt	180,000	3,364,781
Transfers to other funds	-	161,261
	<u>589,339</u>	<u>8,288,349</u>
Total uses of funds		
	<u>589,339</u>	<u>8,288,349</u>
Excess (deficiency) of sources of funds over uses of funds	(202,863)	(309,576)
Beginning Fund Balance	<u>(106,713)</u>	<u>-</u>
Ending Fund Balance	<u><u>\$ (309,576)</u></u>	<u><u>\$ (309,576)</u></u>

See notes to financial statements

City of St. Francis Tax Incremental District No. 4

Notes to Financial Statements
December 31, 2025

1. Summary of Significant Accounting Policies

The accounting policies of the City of St. Francis' Tax Incremental District No. 4 (the District or TID No. 4) conform to accounting principles as applicable to governmental units and as defined by Wisconsin Statutes Section 66.1105.

The City of St. Francis (the City) 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 the District. The accompanying financial statements reflect all the significant operations of the District. The accompanying financial statements do not include the full presentation of the City.

Description of Fund Structure and Long-Term Debt

This report contains the financial information of the District. The summary statements were prepared from data recorded in the following funds and the City's long-term debt:

TID No. 4 Capital Projects Fund

A detailed description of the purpose of this fund and long-term debt can be found in the City's basic purpose 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 purpose 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 27 years after the creation date, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the City. 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. 4	January 1, 2012	June 19, 2034	2040

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.

City of St. Francis Tax Incremental District No. 4

Notes to Financial Statements
December 31, 2025

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.

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, 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 as an individual municipality, and, accordingly, the amount of insured funds is not determinable for the District.

City of St. Francis Tax Incremental District No. 4

Notes to Financial Statements

December 31, 2025

3. Long-Term 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 TID No. 4 capital projects fund. If those revenues are not sufficient, payments will be made by future tax levies or utility revenues, as applicable.

Title of Issue	Date of Issue	Due Date	Interest Rate	Original Indebtedness	Repaid	Balance 12/31/2024
Taxable G.O. Development Bonds	02/26/13	02/01/33	2.25-3.70 %	\$ 2,560,000	\$ 2,560,000	\$ -
State Trust Fund Loan	12/27/18	03/15/28	4.25	249,781	249,781	-
G.O Refunding Bonds	03/24/21	03/01/33	1.55-2.10	2,120,000	555,000	1,565,000
Total				<u>\$ 4,929,781</u>	<u>\$ 3,364,781</u>	<u>\$ 1,565,000</u>

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

Calendar Years	Principal	Interest	Total
2026	\$ 185,000	\$ 27,443	\$ 212,443
2027	195,000	23,643	218,643
2028	210,000	19,593	229,593
2029	190,000	16,020	206,020
2030	190,000	12,980	202,980
2031-2033	595,000	17,805	612,805
Total	<u>\$ 1,565,000</u>	<u>\$ 117,484</u>	<u>\$ 1,682,484</u>

City of St. Francis Tax Incremental District No. 4

Detailed Schedule of Sources, Uses and Status of Funds

From the Date of Creation Through December 31, 2025

	2011	2012	2013	2014	2015	2016	2017	2018	2019
Sources of Funds									
Tax increments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,959	\$ 213,837	\$ 125,898	\$ 84,502
Intergovernmental revenues	-	-	-	442	20,327	65,167	26,907	-	-
Investment income	-	-	-	2,514	5,671	5,475	-	4,742	4,321
Long-term debt issued	-	-	2,560,000	-	-	-	-	249,781	-
Premium on debt issued	-	-	20,641	-	-	-	-	-	-
Transfers from other funds	-	-	-	-	-	-	-	-	40,930
Total sources of funds	-	-	2,580,641	2,956	25,998	108,601	240,744	380,421	129,753
Uses of Funds									
Capital expenditures	-	-	856,149	151,051	146,643	62,771	128,327	50,160	134,000
Administration, in house	5,000	20,035	15,138	23,631	24,000	20,150	44,712	73,356	81,927
Professional services	-	-	-	-	-	-	-	-	-
Interest and fiscal charges	-	701	32,919	76,458	76,458	78,009	76,059	74,033	71,782
Issuance costs on long-term debt	-	-	45,409	-	-	-	-	-	-
Transfer to other funds	-	-	-	-	-	-	-	-	-
Principal on long-term debt	-	-	-	-	-	-	100,000	100,000	100,000
Total uses of funds	5,000	20,736	949,615	251,140	247,101	160,930	349,098	297,549	387,709

Fund Balance, December 31, 2025

City of St. Francis Tax Incremental District No. 4

Detailed Schedule of Sources, Uses and Status of Funds

From the Date of Creation Through December 31, 2025

	2020	2021	2022	2023	2024	2025	Total	Project Plan Estimate
Sources of Funds								
Tax increments	\$ 9,897	\$ 437,968	\$ 273,548	\$ 337,599	\$ 507,878	\$ 356,147	\$ 2,385,233	\$ 8,593,462
Intergovernmental revenues	29,656	58,974	-	65,201	29,420	29,420	325,514	-
Investment income	7,455	295	8,750	25,150	6,327	909	71,609	60,640
Long-term debt issued	-	2,120,000	-	-	-	-	4,929,781	3,000,000
Premium on debt issued	-	50,822	-	-	-	-	71,463	-
Transfers from other funds	-	154,243	-	-	-	-	195,173	-
Total sources of funds	<u>47,008</u>	<u>2,822,302</u>	<u>282,298</u>	<u>427,950</u>	<u>543,625</u>	<u>386,476</u>	<u>7,978,773</u>	<u>11,654,102</u>
Uses of Funds								
Capital expenditures	8,023	385,833	3,257	570,086	88,896	231,878	2,817,074	2,825,000
Administration, in house	103,551	117,197	115,110	109,837	112,633	28,418	894,695	-
Professional services	-	-	-	22,131	10,404	117,475	150,010	-
Interest and fiscal charges	83,114	93,761	43,061	38,993	35,593	31,568	812,509	1,151,161
Issuance costs on long-term debt	-	42,610	-	-	-	-	88,019	69,639
Transfer to other funds	-	-	161,261	-	-	-	161,261	-
Principal on long-term debt	<u>146,366</u>	<u>2,233,415</u>	<u>165,000</u>	<u>165,000</u>	<u>175,000</u>	<u>180,000</u>	<u>3,364,781</u>	<u>3,000,000</u>
Total uses of funds	<u>341,054</u>	<u>2,872,816</u>	<u>487,689</u>	<u>906,047</u>	<u>422,526</u>	<u>589,339</u>	<u>8,288,349</u>	<u>7,045,800</u>
Fund Balance, December 31, 2025							<u>\$ (309,576)</u>	