

**CITY OF RIPON
TAX INCREMENTAL DISTRICT NO. 4
RIPON, WISCONSIN**

FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021



CPAs | CONSULTANTS | WEALTH ADVISORS

CLAconnect.com

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 4
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2021**

ACCOUNTANTS' COMPILATION REPORT	1
FINANCIAL STATEMENTS	
BALANCE SHEET	2
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES, AND NET COSTS TO BE RECOVERED THROUGH TAX INCREMENTS	3



ACCOUNTANTS' COMPILATION REPORT

City Council
City of Ripon, Wisconsin

Management is responsible for the accompanying balance sheet and historical summary of project costs, project revenues and net costs to be recovered through tax increments of City of Ripon Tax Incremental District No. 4 (the District), City of Ripon, Wisconsin, as of and for the year ended December 31, 2021 and from the date the District was created through December 31, 2021, which collectively comprise the District's financial statements as listed in the table of contents, 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 AICPA. 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.

Management has elected to omit substantially all the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

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 and for placing the financial statements in an appropriate operational, economic, or historical context.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Sheboygan, Wisconsin
November 18, 2022

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 4
BALANCE SHEET
DECEMBER 31, 2021
(SEE ACCOUNTANTS' COMPILATION REPORT)**

	<u>Capital Projects Fund</u>
ASSETS	
Cash and Investments	\$ 84,144
Taxes Receivable	<u>233,276</u>
Total Assets	<u><u>\$ 317,420</u></u>
DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	
DEFERRED INFLOWS OF RESOURCES	
Property Taxes Levied for Subsequent Year	<u>\$ 317,420</u>
FUND BALANCE	
Restricted, Reported In Capital Projects Fund	<u>-</u>
Total Deferred Inflows of Resources and Fund Balance	<u><u>\$ 317,420</u></u>

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 4
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES,
AND NET COSTS TO BE RECOVERED THROUGH TAX INCREMENTS
YEAR ENDED DECEMBER 31, 2021
(SEE ACCOUNTANTS' COMPILATION REPORT)**

Creation Date: March 8, 1994
Last Date to Incur Project Costs: March 8, 2016
Final Dissolution Date: January 25, 2022

	<u>Current Year</u>	<u>From Creation Through 12/31/21</u>
PROJECT COSTS		
Capital Expenditures	\$ -	\$ 2,318,438
Administrative Expenditures	614	33,464
Interest, Fiscal, and Debt Issuance Costs	-	230,050
Interest on Advances	-	93,025
Increment Sharing	342,836	2,480,800
Total Project Costs	343,450	5,155,777
PROJECT REVENUES		
Tax Increments	300,615	4,593,974
Tax-Exempt Computer Aid	40,399	187,082
Developer Guarantees	-	46,296
Loan Repayment	-	250,000
Investment Income	2,459	60,281
Interest on Loans	-	18,144
Total Project Revenues	343,473	5,155,777
NET UNREIMBURSED COSTS AT DECEMBER 31, 2021	\$ (23)	\$ -
OUTSTANDING GENERAL OBLIGATION DEBT FOR TID AT DECEMBER 31, 2021		\$ -



CLA (CliftonLarsonAllen LLP) is a network member of CLA Global. See CLAGlobal.com/disclaimer. Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor.

**CITY OF RIPON
TAX INCREMENTAL DISTRICT NO. 5
RIPON, WISCONSIN**

FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021



CPAs | CONSULTANTS | WEALTH ADVISORS

CLAcconnect.com

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 5
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2021**

ACCOUNTANTS' COMPILATION REPORT	1
FINANCIAL STATEMENTS	
BALANCE SHEET	2
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES, AND NET COSTS TO BE RECOVERED THROUGH TAX INCREMENTS	3



ACCOUNTANTS' COMPILATION REPORT

City Council
City of Ripon, Wisconsin

Management is responsible for the accompanying balance sheet and historical summary of project costs, project revenues and net costs to be recovered through tax increments of City of Ripon Tax Incremental District No. 5 (the District), City of Ripon, Wisconsin, as of and for the year ended December 31, 2021 and from the date the District was created through December 31, 2021, which collectively comprise the District's financial statements as listed in the table of contents, 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 AICPA. 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.

Management has elected to omit substantially all the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

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 and for placing the financial statements in an appropriate operational, economic, or historical context.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Sheboygan, Wisconsin
November 18, 2022

**CITY OF RIPON, WISCONSIN
 TAX INCREMENTAL DISTRICT NO. 5
 BALANCE SHEET
 DECEMBER 31, 2021
 (SEE ACCOUNTANTS' COMPILATION REPORT)**

	<u>Capital Projects Fund</u>
ASSETS	
Cash and Investments	\$ 44,266
Taxes Receivable	<u>122,302</u>
Total Assets	<u><u>\$ 166,568</u></u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	
LIABILITIES	
Accounts Payable	\$ 151
DEFERRED INFLOWS OF RESOURCES	
Property Taxes Levied for Subsequent Year	166,417
FUND BALANCE	
Restricted, Reported In Capital Projects Fund	<u>-</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u><u>\$ 166,568</u></u>

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 5
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES,
AND NET COSTS TO BE RECOVERED THROUGH TAX INCREMENTS
YEAR ENDED DECEMBER 31, 2021
(SEE ACCOUNTANTS' COMPILATION REPORT)**

Creation Date: September 25, 2000
Last Date to Incur Project Costs: September 25, 2018
Final Dissolution Date: September 25, 2023

	Current Year	From Creation Through 12/31/21
PROJECT COSTS		
Capital Expenditures	\$ -	\$ 863,571
Administrative Expenditures	-	52,014
Interest, Fiscal and Debt Issuance Costs	-	32,441
Interest on Advances	-	4,150
Incentive Payments	31,469	244,904
Increment Sharing	147,604	1,559,695
Total Project Costs	179,073	2,756,775
PROJECT REVENUES		
Tax Increments	180,172	2,714,854
Tax-Exempt Computer Aid	-	919
Special Assessments	-	10,674
Investment Income	363	31,767
Total Project Revenues	180,535	2,758,214
NET UNREIMBURSED COSTS AT DECEMBER 31, 2021	\$ (1,462)	\$ (1,439)
OUTSTANDING GENERAL OBLIGATION DEBT FOR TID AT DECEMBER 31, 2021		\$ -



CLA (CliftonLarsonAllen LLP) is a network member of CLA Global. See CLAGlobal.com/disclaimer. Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor.

**CITY OF RIPON
TAX INCREMENTAL DISTRICT NO. 6
RIPON, WISCONSIN**

FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021



CPAs | CONSULTANTS | WEALTH ADVISORS

CLAcconnect.com

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 6
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2021**

ACCOUNTANTS' COMPILATION REPORT	1
FINANCIAL STATEMENTS	
BALANCE SHEET	2
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES, AND NET COSTS TO BE RECOVERED THROUGH TAX INCREMENTS	3



ACCOUNTANTS' COMPILATION REPORT

City Council
City of Ripon, Wisconsin

Management is responsible for the accompanying balance sheet and historical summary of project costs, project revenues and net costs to be recovered through tax increments of City of Ripon Tax Incremental District No. 6 (the District), City of Ripon, Wisconsin, as of and for the year ended December 31, 2021 and from the date the District was created through December 31, 2021, which collectively comprise the District's financial statements as listed in the table of contents, 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 AICPA. 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.

Management has elected to omit substantially all the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

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 and for placing the financial statements in an appropriate operational, economic, or historical context.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Sheboygan, Wisconsin
November 18, 2022

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 6
BALANCE SHEET
DECEMBER 31, 2021
(SEE ACCOUNTANTS' COMPILATION REPORT)**

	<u>Capital Projects Fund</u>
ASSETS	
Cash and Investments	\$ 84,724
Taxes Receivable	<u>234,883</u>
Total Assets	<u><u>\$ 319,607</u></u>
DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	
DEFERRED INFLOWS OF RESOURCES	
Property Taxes Levied for Subsequent Year	\$ 319,607
FUND BALANCE	
Restricted, Reported In Capital Projects Fund	<u>-</u>
Total Deferred Inflows of Resources and Fund Balance	<u><u>\$ 319,607</u></u>

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 6
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES,
AND NET COSTS TO BE RECOVERED THROUGH TAX INCREMENTS
YEAR ENDED DECEMBER 31, 2021
(SEE ACCOUNTANTS' COMPILATION REPORT)**

Creation Date: March 8, 2005
Last Date to Incur Project Costs: March 8, 2020
Final Dissolution Date: March 8, 2025

	<u>Current Year</u>	<u>From Creation Through 12/31/21</u>
PROJECT COSTS		
Capital Expenditures	\$ -	\$ 2,606,836
Administrative Expenditures	701	49,909
Interest, Fiscal, and Debt Issuance Costs	13,507	489,893
Interest on Advance	-	162,285
Increment Sharing	337,312	1,540,560
Total Project Costs	351,520	4,849,483
PROJECT REVENUES		
Tax Increments	363,205	3,432,407
Tax-Exempt Computer Aid	20,440	101,962
Developer Guarantees	47,299	467,070
Loan Repayment	-	500,000
Investment Income	2,881	24,156
Interest on Loans	-	11,880
Premium on Long-Term Debt Issue	-	30,629
Total Project Revenues	433,825	4,568,104
NET UNREIMBURSED COSTS AT DECEMBER 31, 2021	\$ (82,305)	\$ 281,379
OUTSTANDING GENERAL OBLIGATION DEBT FOR TID AT DECEMBER 31, 2021		\$ 281,379
RECONCILIATION TO FUND BALANCE AS OF DECEMBER 31, 2021		
Outstanding Debt (Above)		\$ 281,379
Less: Net Unreimbursed Costs (Above)		(281,379)
Fund Balance - December 31, 2021		\$ -



CLA (CliftonLarsonAllen LLP) is a network member of CLA Global. See CLAGlobal.com/disclaimer. Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor.

**CITY OF RIPON
TAX INCREMENTAL DISTRICT NO. 7
RIPON, WISCONSIN**

FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021



CPAs | CONSULTANTS | WEALTH ADVISORS

CLAconnect.com

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 7
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2021**

ACCOUNTANTS' COMPILATION REPORT	1
FINANCIAL STATEMENTS	
BALANCE SHEET	2
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES, AND NET COSTS TO BE RECOVERED THROUGH TAX INCREMENTS	3



ACCOUNTANTS' COMPILATION REPORT

City Council
City of Ripon, Wisconsin

Management is responsible for the accompanying balance sheet and historical summary of project costs, project revenues and net costs to be recovered through tax increments of City of Ripon Tax Incremental District No. 7 (the District), City of Ripon, Wisconsin, as of and for the year ended December 31, 2021 and from the date the District was created through December 31, 2021, which collectively comprise the District's financial statements as listed in the table of contents, 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 AICPA. 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.

Management has elected to omit substantially all the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

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 and for placing the financial statements in an appropriate operational, economic, or historical context.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Sheboygan, Wisconsin
November 18, 2022

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

	<u>Capital Projects Fund</u>
ASSETS	
Taxes Receivable	<u>\$ 90,945</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	
LIABILITIES	
Due to Other Funds	\$ 11,153
Advance From Other Funds	<u>557,015</u>
Total Liabilities	568,168
DEFERRED INFLOWS OF RESOURCES	
Property Taxes Levied for Subsequent Year	123,749
FUND BALANCE	
Unassigned Deficit	<u>(600,972)</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u><u>\$ 90,945</u></u>

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

Creation Date: June 12, 2007
 Last Date to Incur Project Costs: June 12, 2022
 Final Dissolution Date: June 12, 2027

	<u>Current Year</u>	<u>From Creation Through 12/31/21</u>
PROJECT COSTS		
Capital Expenditures	\$ -	\$ 2,144,969
Administrative Expenditures	1,908	16,172
Interest, Fiscal, and Debt Issuance Costs	43,153	1,085,305
Interest on Advance	-	145,638
Incentive Payments	12,000	141,400
Total Project Costs	57,061	3,533,484
PROJECT REVENUES		
Tax Increments	127,447	1,065,634
Tax-Exempt Computer Aid	1	590
Investment Income	-	26,096
Developers Guarantee	86,950	597,445
Property Sales	-	70,700
Premium on Long-Term Debt Issue	-	68,324
Total Project Revenues	214,398	1,828,789
NET UNREIMBURSED COSTS AT DECEMBER 31, 2021	\$ (157,337)	\$ 1,704,695
OUTSTANDING GENERAL OBLIGATION DEBT FOR TID AT DECEMBER 31, 2021		\$ 1,103,723
RECONCILIATION TO FUND BALANCE AS OF DECEMBER 31, 2021		
Outstanding Debt (Above)		\$ 1,103,723
Less: Net Unreimbursed Costs (Above)		(1,704,695)
Fund Balance - December 31, 2021		\$ (600,972)



CLA (CliftonLarsonAllen LLP) is a network member of CLA Global. See CLAGlobal.com/disclaimer. Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor.

**CITY OF RIPON
TAX INCREMENTAL DISTRICT NO. 9
RIPON, WISCONSIN**

FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021



CPAs | CONSULTANTS | WEALTH ADVISORS

CLAcconnect.com

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 9
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2021**

ACCOUNTANTS' COMPILATION REPORT	1
FINANCIAL STATEMENTS	
BALANCE SHEET	2
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES, AND NET COSTS TO BE RECOVERED THROUGH TAX INCREMENTS	3



ACCOUNTANTS' COMPILATION REPORT

City Council
City of Ripon, Wisconsin

Management is responsible for the accompanying balance sheet and historical summary of project costs, project revenues and net costs to be recovered through tax increments of City of Ripon Tax Incremental District No. 9 (the District), City of Ripon, Wisconsin, as of and for the year ended December 31, 2021 and from the date the District was created through December 31, 2021, which collectively comprise the District's financial statements as listed in the table of contents, 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 AICPA. 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.

Management has elected to omit substantially all the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

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 and for placing the financial statements in an appropriate operational, economic, or historical context.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Sheboygan, Wisconsin
November 18, 2022

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 9
BALANCE SHEET
DECEMBER 31, 2021
(SEE ACCOUNTANTS' COMPILATION REPORT)**

	<u>Capital Projects Fund</u>
ASSETS	
Cash and Investments	\$ 745,052
Taxes Receivable	<u>80,235</u>
Total Assets	<u><u>\$ 825,287</u></u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	
LIABILITIES	
Accounts Payable	\$ 151
DEFERRED INFLOWS OF RESOURCES	
Property Taxes Levied for Subsequent Year	109,177
FUND BALANCE	
Restricted, Reported In Capital Projects Fund	<u>715,959</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u><u>\$ 825,287</u></u>

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 9
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES,
AND NET COSTS TO BE RECOVERED THROUGH TAX INCREMENTS
YEAR ENDED DECEMBER 31, 2021
(SEE ACCOUNTANTS' COMPILATION REPORT)**

Creation Date: July 16, 2009
Last Date to Incur Project Costs: July 16, 2024
Final Dissolution Date: July 16, 2029

	<u>Current Year</u>	<u>From Creation Through 12/31/21</u>
PROJECT COSTS		
Capital Expenditures	\$ -	\$ 419,411
Administrative Expenditures	1,439	10,316
Interest, Fiscal, and Debt Issuance Costs	-	82,636
Interest on Advance	-	6,908
Total Project Costs	1,439	519,271
PROJECT REVENUES		
Tax Increments	121,762	1,194,546
Tax-Exempt Computer Aid	146	2,346
Investment Income	5,276	38,338
Total Project Revenues	127,184	1,235,230
NET UNREIMBURSED COSTS AT DECEMBER 31, 2021	\$ (125,745)	\$ (715,959)
OUTSTANDING GENERAL OBLIGATION DEBT FOR TID AT DECEMBER 31, 2021		\$ -



CLA (CliftonLarsonAllen LLP) is a network member of CLA Global. See CLAGlobal.com/disclaimer. Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor.

**CITY OF RIPON
TAX INCREMENTAL DISTRICT NO. 10
RIPON, WISCONSIN**

FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021



CPAs | CONSULTANTS | WEALTH ADVISORS

CLAconnect.com

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 10
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2021**

ACCOUNTANTS' COMPILATION REPORT	1
FINANCIAL STATEMENTS	
BALANCE SHEET	2
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES, AND NET COSTS TO BE RECOVERED THROUGH TAX INCREMENTS	3



ACCOUNTANTS' COMPILATION REPORT

City Council
City of Ripon, Wisconsin

Management is responsible for the accompanying balance sheet and historical summary of project costs, project revenues and net costs to be recovered through tax increments of City of Ripon Tax Incremental District No. 10 (the District), City of Ripon, Wisconsin, as of and for the year ended December 31, 2021 and from the date the District was created through December 31, 2021, which collectively comprise the District's financial statements as listed in the table of contents, 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 AICPA. 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.

Management has elected to omit substantially all the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

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 and for placing the financial statements in an appropriate operational, economic, or historical context.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Sheboygan, Wisconsin
November 18, 2022

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 10
BALANCE SHEET
DECEMBER 31, 2021
(SEE ACCOUNTANTS' COMPILATION REPORT)**

	<u>Capital Projects Fund</u>
ASSETS	
Cash and Investments	\$ 442,838
Taxes Receivable	<u>141,024</u>
Total Assets	<u><u>\$ 583,862</u></u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	
LIABILITIES	
Accounts Payable	\$ 151
DEFERRED INFLOWS OF RESOURCES	
Property Taxes Levied for Subsequent Year	191,892
FUND BALANCE	
Restricted, Reported In Capital Projects Fund	<u>391,819</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u><u>\$ 583,862</u></u>

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 10
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES,
AND NET COSTS TO BE RECOVERED THROUGH TAX INCREMENTS
YEAR ENDED DECEMBER 31, 2021
(SEE ACCOUNTANTS' COMPILATION REPORT)**

Creation Date: September 8, 2009
Last Date to Incur Project Costs: September 8, 2024
Final Dissolution Date: September 8, 2029

	<u>Current Year</u>	<u>From Creation Through 12/31/21</u>
PROJECT COSTS		
Capital Expenditures	\$ -	\$ 281,098
Administrative Expenditures	1,439	7,372
Interest, Fiscal, and Debt Issuance Costs	-	51,751
Interest on Advance	-	12,349
Incentive Payments	87,984	900,001
Total Project Costs	89,423	1,252,571
PROJECT REVENUES		
Tax Increments	214,238	1,574,295
Tax-Exempt Computer Aid	15,095	58,213
Investment Income	2,810	11,882
Total Project Revenues	232,143	1,644,390
NET UNREIMBURSED COSTS AT DECEMBER 31, 2021	\$ (142,720)	\$ (391,819)
OUTSTANDING GENERAL OBLIGATION DEBT FOR TID AT DECEMBER 31, 2021		\$ -



CLA (CliftonLarsonAllen LLP) is a network member of CLA Global. See CLAGlobal.com/disclaimer. Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor.

**CITY OF RIPON
TAX INCREMENTAL DISTRICT NO. 11
RIPON, WISCONSIN**

FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021



CPAs | CONSULTANTS | WEALTH ADVISORS

CLAcconnect.com

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 11
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2021**

ACCOUNTANTS' COMPILATION REPORT	1
FINANCIAL STATEMENTS	
BALANCE SHEET	2
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES, AND NET COSTS TO BE RECOVERED THROUGH TAX INCREMENTS	3



ACCOUNTANTS' COMPILATION REPORT

City Council
City of Ripon, Wisconsin

Management is responsible for the accompanying balance sheet and historical summary of project costs, project revenues and net costs to be recovered through tax increments of City of Ripon Tax Incremental District No. 11 (the District), City of Ripon, Wisconsin, as of and for the year ended December 31, 2021 and from the date the District was created through December 31, 2021, which collectively comprise the District's financial statements as listed in the table of contents, 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 AICPA. 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.

Management has elected to omit substantially all the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

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 and for placing the financial statements in an appropriate operational, economic, or historical context.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Sheboygan, Wisconsin
November 18, 2022

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 11
BALANCE SHEET
DECEMBER 31, 2021
(SEE ACCOUNTANTS' COMPILATION REPORT)**

Capital
Projects
Fund

ASSETS

Cash and Investments	\$	3,549,072
Taxes Receivable		<u>30,849</u>
Total Assets		<u><u>\$ 3,579,921</u></u>

DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE

DEFERRED INFLOWS OF RESOURCES
Property Taxes Levied for Subsequent Year

\$ 41,976

FUND BALANCE
Restricted, Reported in Capital Projects Fund

3,537,945

Total Deferred Inflows of Resources and Fund Balance

\$ 3,579,921

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 11
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES,
AND NET COSTS TO BE RECOVERED THROUGH TAX INCREMENTS
YEAR ENDED DECEMBER 31, 2021
(SEE ACCOUNTANTS' COMPILATION REPORT)**

Creation Date: September 8, 2009
Last Date to Incur Project Costs: September 8, 2031
Final Dissolution Date: September 8, 2036

	<u>Current Year</u>	<u>From Creation Through 12/31/21</u>
PROJECT COSTS		
Capital Expenditures	\$ -	\$ 9,923,566
Return of Funds Escrowed for Land Purchases	-	(1,747,450)
Administrative Expenditures	2,872	25,643
Interest, Fiscal, and Debt Issuance Costs	236,126	3,635,109
Interest on Advance	-	71
Total Project Costs	238,998	11,836,939
PROJECT REVENUES		
Tax Increments	48,640	976,614
Tax-Exempt Computer Aid	4,400	25,293
Investment Income	22,053	450,399
Developer Guarantees	-	1,154,400
Miscellaneous	-	362,723
Increment Sharing	827,752	6,702,418
Total Project Revenues	902,845	9,671,847
NET UNREIMBURSED COSTS AT DECEMBER 31, 2021	\$ (663,847)	\$ 2,165,092
OUTSTANDING GENERAL OBLIGATION DEBT FOR TID AT DECEMBER 31, 2021		\$ 5,703,037
RECONCILIATION TO FUND BALANCE AS OF DECEMBER 31, 2021		
Outstanding Debt (Above)		\$ 5,703,037
Less: Net Unreimbursed Costs (Above)		(2,165,092)
Fund Balance - December 31, 2021		\$ 3,537,945



CLA (CliftonLarsonAllen LLP) is a network member of CLA Global. See CLAGlobal.com/disclaimer. Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor.

**CITY OF RIPON
TAX INCREMENTAL DISTRICT NO. 12
RIPON, WISCONSIN**

FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021



CPAs | CONSULTANTS | WEALTH ADVISORS

CLAconnect.com

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 12
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2021**

ACCOUNTANTS' COMPILATION REPORT	1
FINANCIAL STATEMENTS	
BALANCE SHEET	2
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES, AND NET COSTS TO BE RECOVERED THROUGH TAX INCREMENTS	3



ACCOUNTANTS' COMPILATION REPORT

City Council
City of Ripon, Wisconsin

Management is responsible for the accompanying balance sheet and historical summary of project costs, project revenues and net costs to be recovered through tax increments of City of Ripon Tax Incremental District No. 12 (the District), City of Ripon, Wisconsin, as of and for the year ended December 31, 2021 and from the date the District was created through December 31, 2021, which collectively comprise the District's financial statements as listed in the table of contents, 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 AICPA. 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.

Management has elected to omit substantially all the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

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 and for placing the financial statements in an appropriate operational, economic, or historical context.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Sheboygan, Wisconsin
November 18, 2022

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 12
BALANCE SHEET
DECEMBER 31, 2021
(SEE ACCOUNTANTS' COMPILATION REPORT)**

	<u>Capital Projects Fund</u>
ASSETS	
Cash and Investments	\$ 261,098
Taxes Receivable	<u>73,249</u>
Total Assets	<u><u>\$ 334,347</u></u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	
LIABILITIES	
Accounts Payable	\$ 151
DEFERRED INFLOWS OF RESOURCES	
Property Taxes Levied for Subsequent Year	99,671
FUND BALANCE	
Restricted, Reported in Capital Projects Fund	<u>234,525</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u><u>\$ 334,347</u></u>

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 12
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES,
AND NET COSTS TO BE RECOVERED THROUGH TAX INCREMENTS
YEAR ENDED DECEMBER 31, 2021
(SEE ACCOUNTANTS' COMPILATION REPORT)**

Creation Date: February 11, 2014
Last Date to Incur Project Costs: February 11, 2029
Final Dissolution Date: February 11, 2034

	<u>Current Year</u>	<u>From Creation Through 12/31/21</u>
PROJECT COSTS		
Capital Expenditures	\$ -	\$ 22,564
Administrative Expenditures	1,439	10,474
Interest, Fiscal, and Debt Issuance Costs	-	2,145
Incentive Payments	<u>77,590</u>	<u>400,483</u>
Total Project Costs	79,029	435,666
PROJECT REVENUES		
Tax Increments	101,801	647,488
Tax-Exempt Computer Aid	815	7,235
Investment Income	<u>2,102</u>	<u>15,468</u>
Total Project Revenues	<u>104,718</u>	<u>670,191</u>
NET UNREIMBURSED COSTS AT DECEMBER 31, 2021	<u><u>\$ (25,689)</u></u>	<u><u>\$ (234,525)</u></u>
OUTSTANDING GENERAL OBLIGATION DEBT FOR TID AT DECEMBER 31, 2021		<u><u>\$ -</u></u>



CLA (CliftonLarsonAllen LLP) is a network member of CLA Global. See CLAGlobal.com/disclaimer. Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor.

**CITY OF RIPON
TAX INCREMENTAL DISTRICT NO. 14
RIPON, WISCONSIN**

FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021



CPAs | CONSULTANTS | WEALTH ADVISORS

CLAconnect.com

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 14
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2021**

ACCOUNTANTS' COMPILATION REPORT	1
FINANCIAL STATEMENTS	
BALANCE SHEET	2
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES, AND NET COSTS TO BE RECOVERED THROUGH TAX INCREMENTS	3



ACCOUNTANTS' COMPILATION REPORT

City Council
City of Ripon, Wisconsin

Management is responsible for the accompanying balance sheet and historical summary of project costs, project revenues and net costs to be recovered through tax increments of City of Ripon Tax Incremental District No. 14 (the District), City of Ripon, Wisconsin, as of and for the year ended December 31, 2021 and from the date the District was created through December 31, 2021, which collectively comprise the District's financial statements as listed in the table of contents, 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 AICPA. 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.

Management has elected to omit substantially all the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

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 and for placing the financial statements in an appropriate operational, economic, or historical context.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Sheboygan, Wisconsin
November 18, 2022

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 14
BALANCE SHEET
DECEMBER 31, 2021
(SEE ACCOUNTANTS' COMPILATION REPORT)**

	<u>Capital Projects Fund</u>
ASSETS	
Cash and Investments	\$ 160,580
Advance to Other Funds	161,702
Taxes Receivable	<u>197,431</u>
Total Assets	<u><u>\$ 519,713</u></u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	
LIABILITIES	
Accounts Payable	\$ 151
DEFERRED INFLOWS OF RESOURCES	
Property Taxes Levied for Subsequent Year	268,646
FUND BALANCE	
Restricted, Reported in Capital Projects Fund	<u>250,916</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u><u>\$ 519,713</u></u>

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 14
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES,
AND NET COSTS TO BE RECOVERED THROUGH TAX INCREMENTS
YEAR ENDED DECEMBER 31, 2021
(SEE ACCOUNTANTS' COMPILATION REPORT)**

Creation Date: May 23, 2016
Last Date to Incur Project Costs: May 23, 2031
Final Dissolution Date: May 23, 2036

	<u>Current Year</u>	<u>From Creation Through 12/31/21</u>
PROJECT COSTS		
Capital Expenditures	\$ -	\$ 87,502
Administrative Expenditures	2,221	70,166
Interest, Fiscal, and Debt Issuance Costs	2,645	18,154
Incentive Payments	<u>204,737</u>	<u>666,586</u>
Total Project Costs	209,603	842,408
PROJECT REVENUES		
Tax Increments	296,026	1,092,218
Tax-Exempt Computer Aid	-	783
Investment Income	<u>169</u>	<u>323</u>
Total Project Revenues	<u>296,195</u>	<u>1,093,324</u>
NET UNREIMBURSED COSTS AT DECEMBER 31, 2021	<u><u>\$ (86,592)</u></u>	<u><u>\$ (250,916)</u></u>
OUTSTANDING GENERAL OBLIGATION DEBT FOR TID AT DECEMBER 31, 2021		<u><u>\$ -</u></u>



CLA (CliftonLarsonAllen LLP) is a network member of CLA Global. See CLAGlobal.com/disclaimer. Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor.

**CITY OF RIPON
TAX INCREMENTAL DISTRICT NO. 15
RIPON, WISCONSIN**

FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021



CPAs | CONSULTANTS | WEALTH ADVISORS

CLAcconnect.com

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 15
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2021**

ACCOUNTANTS' COMPILATION REPORT	1
FINANCIAL STATEMENTS	
BALANCE SHEET	2
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES, AND NET COSTS TO BE RECOVERED THROUGH TAX INCREMENTS	3



ACCOUNTANTS' COMPILATION REPORT

City Council
City of Ripon, Wisconsin

Management is responsible for the accompanying balance sheet and historical summary of project costs, project revenues and net costs to be recovered through tax increments of City of Ripon Tax Incremental District No. 15 (the District), City of Ripon, Wisconsin, as of and for the year ended December 31, 2021 and from the date the District was created through December 31, 2021, which collectively comprise the District's financial statements as listed in the table of contents, 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 AICPA. 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.

Management has elected to omit substantially all the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

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 and for placing the financial statements in an appropriate operational, economic, or historical context.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Sheboygan, Wisconsin
November 18, 2022

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 15
BALANCE SHEET
DECEMBER 31, 2021
(SEE ACCOUNTANTS' COMPILATION REPORT)**

		Capital Projects Fund
ASSETS		
Cash and Investments	\$	30,845
Taxes Receivable		25,269
Total Assets		\$ 56,114
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE		
LIABILITIES		
Advance From Other Funds	\$	134,865
DEFERRED INFLOWS OF RESOURCES		
Property Taxes Levied for Subsequent Year		34,383
FUND BALANCE		
Unassigned Deficit		(113,134)
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	\$	56,114

**CITY OF RIPON, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 15
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES,
AND NET COSTS TO BE RECOVERED THROUGH TAX INCREMENTS
YEAR ENDED DECEMBER 31, 2021
(SEE ACCOUNTANTS' COMPILATION REPORT)**

Creation Date: August 14, 2017
Last Date to Incur Project Costs: August 14, 2039
Final Dissolution Date: August 14, 2044

	<u>Current Year</u>	<u>From Creation Through 12/31/21</u>
PROJECT COSTS		
Capital Expenditures	\$ -	\$ 56,534
Administrative Expenditures	1,321	68,531
Interest, Fiscal, and Debt Issuance Costs	8,243	28,598
Total Project Costs	<u>9,564</u>	<u>153,663</u>
PROJECT REVENUES		
Tax Increments	<u>23,075</u>	<u>40,529</u>
NET UNREIMBURSED COSTS AT DECEMBER 31, 2021	<u><u>\$ (13,511)</u></u>	<u><u>\$ 113,134</u></u>
OUTSTANDING GENERAL OBLIGATION DEBT FOR TID AT DECEMBER 31, 2021		<u><u>\$ -</u></u>



CLA (CliftonLarsonAllen LLP) is a network member of CLA Global. See CLAGlobal.com/disclaimer. Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor.