



City of

Reedsburg

TIF Compilation Report

TIF's 3, 4, 5, 6, 7, 8

For the Period Ended December 31, 2012

**City of Reedsburg  
TIF #3 Compiled Financial Report  
For Year Ended December 31, 2012**

|                                   |                 |
|-----------------------------------|-----------------|
| Creation date:                    | March 9, 1998   |
| Last date to incur project costs: | March 9, 2016   |
| Final dissolution date:           | January 1, 2021 |

| <b>Balance Sheet</b>                          | Debt Fund         | Fund 63            |
|---|-------------------|--------------------|
| <b>Assets</b>                                 |                   |                    |
| Cash and investments                          | 32,004            | 3,758              |
| Taxes receivable                              | -                 | 87,470             |
| Due from other Govts                          | -                 | 877,500            |
| <b>Total Assets</b>                           | <u>32,004</u>     | <u>968,728</u>     |
| <br><b>Liabilities and Fund Balances</b>      |                   |                    |
| <b>Liabilities</b>                            |                   |                    |
| Accounts Payable                              | -                 | -                  |
| Due to other funds                            | -                 | 877,500            |
| Deferred revenues                             | -                 | 964,970            |
| Advance from other funds                      | -                 | 1,919,225          |
| <b>Total Liabilities</b>                      | <u>-</u>          | <u>3,761,695</u>   |
| <br><b>Fund Balances</b>                      |                   |                    |
| Restricted for Debt                           | 32,004            | -                  |
| Unassigned (deficit)                          | -                 | (2,792,967)        |
| <b>Total Fund Balances (deficit)</b>          | <u>32,004</u>     | <u>(2,792,967)</u> |
| <br><b>Total Liabilities and Fund Balance</b> | <br><u>32,004</u> | <br><u>968,728</u> |

**City of Reedsburg**  
**TIF #3 Compiled Financial Report**  
**For Year Ended December 31, 2012**

| <b>Revenues and Expenses</b>                    | Year<br>Ended   | From Date<br>of Creation |
|---|-----------------|--------------------------|
| Project Costs                                   |                 |                          |
| Capital and administrative expenses             | 36,282          | 3,112,831                |
| Interest and fiscal charges                     | 14,203          | 720,549                  |
| Debt issuance costs                             | -               | 17,079                   |
| Total Project Costs                             | <u>50,485</u>   | <u>3,850,459</u>         |
| Project Revenues                                |                 |                          |
| Tax increments                                  | 43,450          | 268,313                  |
| Special assessments                             | 52,237          | 268,929                  |
| Exempt computer aid                             | 66              | 318                      |
| Investment income                               | -               | 11,116                   |
| Sale of property                                | -               | 237,711                  |
| Miscellaneous revenue                           | 14,400          | 22,900                   |
| Total Project Revenues                          | <u>110,153</u>  | <u>809,287</u>           |
| Net Cost To Be Recovered                        | <u>(59,668)</u> | <u>3,041,172</u>         |
| <b>Reconciliation of Recoverable Cost</b>       |                 |                          |
| General Obligation Debt                         |                 | 280,210                  |
| Debt Fund Balance                               |                 | (32,004)                 |
| Deficit Fund Balance                            |                 | 2,792,967                |
| Net Cost Recoverable                            |                 | <u>3,041,173</u>         |
| <b>Sources and Uses of Funds</b>                |                 |                          |
| Sources of Funds                                | Year<br>Ended   | From Date<br>of Creation |
| Tax increments                                  | 43,450          | 268,313                  |
| Payment in lieu of taxes                        | -               | -                        |
| Special assessments                             | 52,237          | 268,929                  |
| Exempt computer aid                             | 66              | 318                      |
| Block grant                                     | -               | -                        |
| PECFA aid                                       | -               | -                        |
| Investment income                               | -               | 11,116                   |
| Sale of property                                | -               | 237,711                  |
| Miscellaneous revenue                           | 14,400          | 22,900                   |
| Proceeds from long term debt                    | -               | 1,004,880                |
| Proceeds from capital lease                     | -               | 320,000                  |
| Total Sources                                   | <u>110,153</u>  | <u>2,134,167</u>         |
| Uses of Funds                                   |                 |                          |
| Capital and administrative expenses             | 36,282          | 3,112,831                |
| Interest and fiscal charges                     | 14,203          | 720,549                  |
| Debt issuance costs                             | -               | 17,079                   |
| Principal on long term debt/cap lease           | 26,990          | 1,044,670                |
| Total Uses                                      | <u>77,475</u>   | <u>4,895,129</u>         |
| <b>Excess (deficiency) of sources over uses</b> | 32,678          | (2,760,962)              |
| Balance (deficit) - Beginning of Period         | (2,793,640)     |                          |
| Balance (deficit) - End of Period               | (2,760,962)     | (2,760,962)              |

**City of Reedsburg  
TIF #4 Compiled Financial Report  
For Year Ended December 31, 2012**

|                                   |                 |
|-----------------------------------|-----------------|
| Creation date:                    | May 26, 1998    |
| Last date to incur project costs: | May 26, 2016    |
| Final dissolution date:           | January 1, 2021 |

| <b>Balance Sheet</b>                      | Debt Fund     | Fund 64        |
|---|---------------|----------------|
| <b>Assets</b>                             |               |                |
| Cash and investments                      | 55,505        | 123,063        |
| Taxes receivable                          | -             | 356,103        |
| Loan Receivable                           | -             | 60,000         |
| <b>Total Assets</b>                       | <u>55,505</u> | <u>539,166</u> |
| <br>                                      |               |                |
| <b>Liabilities and Fund Balances</b>      |               |                |
| <b>Liabilities</b>                        |               |                |
| Accounts Payable                          | -             | -              |
| Due to other funds                        | -             | -              |
| Deferred revenues                         | -             | 356,103        |
| Advance from other funds                  | -             | -              |
| <b>Total Liabilities</b>                  | <u>-</u>      | <u>356,103</u> |
| <br>                                      |               |                |
| <b>Fund Balances</b>                      |               |                |
| Restricted for Debt                       | 55,505        | -              |
| Unassigned (deficit)                      | -             | 183,062        |
| <b>Total Fund Balances (deficit)</b>      | <u>55,505</u> | <u>183,062</u> |
| <br>                                      |               |                |
| <b>Total Liabilities and Fund Balance</b> | <u>55,505</u> | <u>539,166</u> |

**City of Reedsburg  
TIF #4 Compiled Financial Report  
For Year Ended December 31, 2012**

**Revenues and Expenses**

|                                     | Year<br>Ended    | From Date<br>of Creation |
|-------------------------------------|------------------|--------------------------|
| <b>Project Costs</b>                |                  |                          |
| Capital and administrative expenses | 13,847           | 3,753,891                |
| Interest and fiscal charges         | 36,383           | 936,930                  |
| Debt issuance costs                 | -                | 55,223                   |
| <b>Total Project Costs</b>          | <u>50,230</u>    | <u>4,746,044</u>         |
| <b>Project Revenues</b>             |                  |                          |
| Tax increments                      | 241,895          | 2,658,492                |
| Payment in lieu of taxes            |                  | 310,491                  |
| Special assessments                 | 17,577           | 124,159                  |
| Exempt computer aid                 | 1,024            | 10,098                   |
| Block grant                         |                  | 12,000                   |
| PECFA aid                           |                  | 49,845                   |
| Investment income                   | -                | 29,274                   |
| Sale of property                    | -                | 955,923                  |
| Miscellaneous revenue               | 760              | 8,580                    |
| <b>Total Project Revenues</b>       | <u>261,256</u>   | <u>4,158,862</u>         |
| <b>Net Cost To Be Recovered</b>     | <u>(211,026)</u> | <u>587,182</u>           |

**Reconciliation of Recoverable Cost**

|                             |                  |
|-----------------------------|------------------|
| General Obligation Debt     | 825,750          |
| Debt Fund Balance           | (55,505)         |
| Fund Balance                | <u>(183,062)</u> |
| <b>Net Cost Recoverable</b> | <u>587,183</u>   |

**Sources and Uses of Funds**

|   | Year<br>Ended  | From Date<br>of Creation |
|---|----------------|--------------------------|
| <b>Sources of Funds</b>                         |                |                          |
| Tax increments                                  | 241,895        | 2,658,492                |
| Payment in lieu of taxes                        | -              | 310,491                  |
| Special assessments                             | 17,577         | 124,159                  |
| Exempt computer aid                             | 1,024          | 10,098                   |
| Block grant                                     | -              | 12,000                   |
| PECFA aid                                       | -              | 49,845                   |
| Investment income                               | -              | 29,274                   |
| Sale of property                                | -              | 955,923                  |
| Miscellaneous revenue                           | 760            | 8,580                    |
| Proceeds from long term debt                    | -              | 1,913,496                |
| Proceeds from capital lease                     | -              | 555,000                  |
| <b>Total Sources</b>                            | <u>261,256</u> | <u>6,627,358</u>         |
| <b>Uses of Funds</b>                            |                |                          |
| Capital and administrative expenses             | 13,847         | 3,753,891                |
| Interest and fiscal charges                     | 36,383         | 936,930                  |
| Debt issuance costs                             | -              | 55,223                   |
| Principal on long term debt/cap lease           | 183,049        | 1,642,746                |
| <b>Total Uses</b>                               | <u>233,279</u> | <u>6,388,790</u>         |
| <b>Excess (deficiency) of sources over uses</b> | 27,977         | 238,568                  |
| Balance (deficit) - Beginning of Period         | 210,591        |                          |
| Balance (deficit) - End of Period               | 238,568        | 238,568                  |

**City of Reedsburg  
TIF #5 Compiled Financial Report  
For Year Ended December 31, 2012**

|                                   |                 |
|-----------------------------------|-----------------|
| Creation date:                    | March 20, 2000  |
| Last date to incur project costs: | March 20, 2018  |
| Final dissolution date:           | January 1, 2023 |

**Balance Sheet**

|   |                       |
|---|-----------------------|
| <b>Assets</b>                             |                       |
| Cash and investments                      | 103,070               |
| Taxes receivable                          | 54,472                |
| Loan Receivable                           | -                     |
| <b>Total Assets</b>                       | <u><u>157,542</u></u> |
|   |                       |
| <b>Liabilities and Fund Balances</b>      |                       |
| <b>Liabilities</b>                        |                       |
| Accounts Payable                          | -                     |
| Due to other funds                        | -                     |
| Deferred revenues                         | 54,472                |
| Advance from other funds                  | -                     |
| <b>Total Liabilities</b>                  | <u>54,472</u>         |
|   |                       |
| <b>Fund Balances</b>                      |                       |
| Restricted for Debt                       | -                     |
| Unassigned (deficit)                      | 103,070               |
| <b>Total Fund Balances (deficit)</b>      | <u>103,070</u>        |
|   |                       |
| <b>Total Liabilities and Fund Balance</b> | <u><u>157,542</u></u> |

**City of Reedsburg  
TIF #5 Compiled Financial Report  
For Year Ended December 31, 2012**

**Revenues and Expenses**

|                                     | Year<br>Ended   | From Date<br>of Creation |
|-------------------------------------|-----------------|--------------------------|
| <b>Project Costs</b>                |                 |                          |
| Capital and administrative expenses | 5,635           | 960,499                  |
| Interest and fiscal charges         | -               | -                        |
| Debt issuance costs                 | -               | -                        |
| <b>Total Project Costs</b>          | <u>5,635</u>    | <u>960,499</u>           |
| <b>Project Revenues</b>             |                 |                          |
| Tax increments                      | 7,544           | 113,672                  |
| Payment in lieu of taxes            | -               | -                        |
| Special assessments                 | -               | -                        |
| Exempt computer aid                 | 402             | 3,097                    |
| Block grant                         | 72,866          | 646,800                  |
| PECFA aid                           | -               | -                        |
| Investment income                   | -               | -                        |
| Sale of property                    | -               | -                        |
| Miscellaneous revenue               | -               | -                        |
| <b>Total Project Revenues</b>       | <u>80,812</u>   | <u>763,569</u>           |
| <b>Net Cost To Be Recovered</b>     | <u>(75,177)</u> | <u>196,930</u>           |

**Reconciliation of Recoverable Cost**

|                                 |                |
|---------------------------------|----------------|
| General Obligation Debt         | 300,000        |
| Deficit Fund Balance (positive) | (103,070)      |
| <b>Net Cost Recoverable</b>     | <u>196,930</u> |

**Sources and Uses of Funds**

|   | Year<br>Ended | From Date<br>of Creation |
|---|---------------|--------------------------|
| <b>Sources of Funds</b>                         |               |                          |
| Tax increments                                  | 7,544         | 113,672                  |
| Payment in lieu of taxes                        | -             | -                        |
| Special assessments                             | -             | -                        |
| Exempt computer aid                             | 402           | 3,097                    |
| Block grant                                     | 72,866        | 646,800                  |
| PECFA aid                                       | -             | -                        |
| Investment income                               | -             | -                        |
| Sale of property                                | -             | -                        |
| Miscellaneous revenue                           | -             | -                        |
| Proceeds from long term debt                    | -             | 300,000                  |
| Proceeds from capital lease                     | -             | -                        |
| <b>Total Sources</b>                            | <u>80,812</u> | <u>1,063,569</u>         |
| <b>Uses of Funds</b>                            |               |                          |
| Capital and administrative expenses             | 5,635         | 960,499                  |
| Interest and fiscal charges                     | -             | -                        |
| Debt issuance costs                             | -             | -                        |
| Principal on long term debt/cap lease           | -             | -                        |
| <b>Total Uses</b>                               | <u>5,635</u>  | <u>960,499</u>           |
| <b>Excess (deficiency) of sources over uses</b> | 75,177        | 103,070                  |
| Balance (deficit) - Beginning of Period         | 27,893        |                          |
| Balance (deficit) - End of Period               | 103,070       | 103,070                  |

**City of Reedsburg  
TIF #6 Compiled Financial Report  
For Year Ended December 31, 2012**

|                                   |                 |
|-----------------------------------|-----------------|
| Creation date:                    | July 10, 2000   |
| Last date to incur project costs: | July 10, 2018   |
| Final dissolution date:           | January 1, 2023 |

| <b>Balance Sheet</b>                      | Debt Fund     | Fund 66          |
|---|---------------|------------------|
| <b>Assets</b>                             |               |                  |
| Cash and investments                      | 81,631        | 26,869           |
| Taxes receivable                          | -             | 1,126            |
| Loan Receivable                           | -             | 369,180          |
| <b>Total Assets</b>                       | <u>81,631</u> | <u>397,175</u>   |
| <br>                                      |               |                  |
| <b>Liabilities and Fund Balances</b>      |               |                  |
| <b>Liabilities</b>                        |               |                  |
| Accounts Payable                          | -             | -                |
| Due to other funds                        | -             | 828,416          |
| Deferred revenues                         | -             | 1,126            |
| Advance from other funds                  | -             | -                |
| <b>Total Liabilities</b>                  | <u>-</u>      | <u>829,542</u>   |
| <br>                                      |               |                  |
| <b>Fund Balances</b>                      |               |                  |
| Restricted for Debt                       | 81,631        | -                |
| Unassigned (deficit)                      | -             | (432,367)        |
| <b>Total Fund Balances (deficit)</b>      | <u>81,631</u> | <u>(432,367)</u> |
| <br>                                      |               |                  |
| <b>Total Liabilities and Fund Balance</b> | <u>81,631</u> | <u>397,175</u>   |

**City of Reedsburg  
TIF #6 Compiled Financial Report  
For Year Ended December 31, 2012**

**Revenues and Expenses**

|                                     | Year<br>Ended | From Date<br>of Creation |
|-------------------------------------|---------------|--------------------------|
| <b>Project Costs</b>                |               |                          |
| Capital and administrative expenses | 42,485        | 1,170,855                |
| Interest and fiscal charges         | 55,951        | 906,273                  |
| Debt issuance costs                 | -             | 33,898                   |
| <b>Total Project Costs</b>          | <u>98,436</u> | <u>2,111,026</u>         |
| <b>Project Revenues</b>             |               |                          |
| Tax increments                      | 18,503        | 404,988                  |
| Payment in lieu of taxes            | -             | -                        |
| Special assessments                 | -             | -                        |
| Exempt computer aid                 | 1,502         | 13,613                   |
| Block grant                         | -             | 393,609                  |
| PECFA aid                           | -             | -                        |
| Investment income                   | -             | 43,081                   |
| Sale of property                    | -             | 255,000                  |
| Miscellaneous revenue               | -             | -                        |
| <b>Total Project Revenues</b>       | <u>20,005</u> | <u>1,110,291</u>         |
| <b>Net Cost To Be Recovered</b>     | <u>78,431</u> | <u>1,000,735</u>         |

**Reconciliation of Recoverable Cost**

|                             |                  |
|-----------------------------|------------------|
| General Obligation Debt     | 650,000          |
| Debt Fund Balance           | (81,631)         |
| Deficit Fund Balance        | 432,367          |
| <b>Net Cost Recoverable</b> | <u>1,000,736</u> |

**Sources and Uses of Funds**

|   | Year<br>Ended  | From Date<br>of Creation |
|---|----------------|--------------------------|
| <b>Sources of Funds</b>                         |                |                          |
| Tax increments                                  | 18,503         | 404,988                  |
| Payment in lieu of taxes                        | -              | -                        |
| Special assessments                             | -              | -                        |
| Exempt computer aid                             | 1,502          | 13,613                   |
| Block grant                                     | -              | 393,609                  |
| PECFA aid                                       | -              | -                        |
| Investment income                               | -              | 43,081                   |
| Sale of property                                | -              | 255,000                  |
| Miscellaneous revenue                           | -              | -                        |
| Proceeds from long term debt                    | -              | -                        |
| Proceeds from capital lease                     | -              | 1,085,000                |
| <b>Total Sources</b>                            | <u>20,005</u>  | <u>2,195,291</u>         |
| <b>Uses of Funds</b>                            |                |                          |
| Capital and administrative expenses             | 42,485         | 1,170,855                |
| Interest and fiscal charges                     | 55,951         | 906,273                  |
| Debt issuance costs                             | -              | 33,898                   |
| Principal on long term debt/cap lease           | 55,000         | 435,000                  |
| <b>Total Uses</b>                               | <u>153,436</u> | <u>2,546,026</u>         |
| <b>Excess (deficiency) of sources over uses</b> | (133,431)      | (350,735)                |
| <b>Balance (deficit) - Beginning of Period</b>  | (217,304)      |                          |
| <b>Balance (deficit) - End of Period</b>        | (350,735)      | (350,735)                |

**City of Reedsburg  
TIF #7 Compiled Financial Report  
For Year Ended December 31, 2012**

|                                   |                 |
|-----------------------------------|-----------------|
| Creation date:                    | August 13, 2001 |
| Last date to incur project costs: | August 13, 2019 |
| Final dissolution date:           | January 1, 2024 |

**Balance Sheet**

|   |                          |
|---|--------------------------|
| <b>Assets</b>                                 |                          |
| Cash and investments                          | 20,004                   |
| Taxes receivable                              | 16,709                   |
| Loan Receivable                               | -                        |
| <b>Total Assets</b>                           | <u><u>36,713</u></u>     |
| <br>  |                          |
| <b>Liabilities and Fund Balances</b>          |                          |
| <b>Liabilities</b>                            |                          |
| Accounts Payable                              | -                        |
| Due to other funds                            | -                        |
| Deferred revenues                             | 16,709                   |
| Advance from other funds                      | -                        |
| <b>Total Liabilities</b>                      | <u>16,709</u>            |
| <br>  |                          |
| <b>Fund Balances</b>                          |                          |
| Restricted for Debt                           | -                        |
| Unassigned (deficit)                          | 20,004                   |
| <b>Total Fund Balances (deficit)</b>          | <u>20,004</u>            |
| <br><b>Total Liabilities and Fund Balance</b> | <br><u><u>36,713</u></u> |

**City of Reedsburg  
TIF #7 Compiled Financial Report  
For Year Ended December 31, 2012**

**Revenues and Expenses**

|                                     | Year<br>Ended   | From Date<br>of Creation |
|-------------------------------------|-----------------|--------------------------|
| <b>Project Costs</b>                |                 |                          |
| Capital and administrative expenses | 466             | 182,637                  |
| Interest and fiscal charges         | 6,981           | 90,716                   |
| Debt issuance costs                 | -               | -                        |
| <b>Total Project Costs</b>          | <b>7,447</b>    | <b>273,353</b>           |
| <b>Project Revenues</b>             |                 |                          |
| Tax increments                      | 19,342          | 176,578                  |
| Payment in lieu of taxes            | -               | -                        |
| Special assessments                 | -               | -                        |
| Exempt computer aid                 | -               | -                        |
| Block grant                         | -               | -                        |
| PECFA aid                           | -               | -                        |
| Investment income                   | -               | -                        |
| Sale of property                    | -               | -                        |
| Miscellaneous revenue               | -               | -                        |
| <b>Total Project Revenues</b>       | <b>19,342</b>   | <b>176,578</b>           |
| <b>Net Cost To Be Recovered</b>     | <b>(11,895)</b> | <b>96,775</b>            |

**Reconciliation of Recoverable Cost**

|                                 |               |
|---------------------------------|---------------|
| General Obligation Debt         | 116,780       |
| Deficit Fund Balance (positive) | (20,004)      |
| <b>Net Cost Recoverable</b>     | <b>96,776</b> |

**Sources and Uses of Funds**

|   | Year<br>Ended | From Date<br>of Creation |
|---|---------------|--------------------------|
| <b>Sources of Funds</b>                         |               |                          |
| Tax increments                                  | 19,342        | 176,578                  |
| Payment in lieu of taxes                        | -             | -                        |
| Special assessments                             | -             | -                        |
| Exempt computer aid                             | -             | -                        |
| Block grant                                     | -             | -                        |
| PECFA aid                                       | -             | -                        |
| Investment income                               | -             | -                        |
| Sale of property                                | -             | -                        |
| Miscellaneous revenue                           | -             | -                        |
| Proceeds from long term debt                    | -             | 194,000                  |
| Proceeds from capital lease                     | -             | -                        |
| <b>Total Sources</b>                            | <b>19,342</b> | <b>370,578</b>           |
| <b>Uses of Funds</b>                            |               |                          |
| Capital and administrative expenses             | 466           | 182,637                  |
| Interest and fiscal charges                     | 6,981         | 90,716                   |
| Debt issuance costs                             | -             | -                        |
| Principal on long term debt/cap lease           | 9,803         | 77,220                   |
| <b>Total Uses</b>                               | <b>17,250</b> | <b>350,573</b>           |
| <b>Excess (deficiency) of sources over uses</b> | <b>2,092</b>  | <b>20,005</b>            |
| <b>Balance (deficit) - Beginning of Period</b>  | <b>17,913</b> |                          |
| <b>Balance (deficit) - End of Period</b>        | <b>20,005</b> | <b>20,005</b>            |

**City of Reedsburg  
TIF #8 Compiled Financial Report  
For Year Ended December 31, 2012**

|                                   |                    |
|-----------------------------------|--------------------|
| Creation date:                    | January 8, 2008    |
| Last date to incur project costs: | September 22, 2026 |
| Final dissolution date:           | January 1, 2031    |

**Balance Sheet**

|   |                 |
|---|-----------------|
| <b>Assets</b>                             |                 |
| Cash and investments                      | -               |
| Taxes receivable                          | -               |
| Loan Receivable                           | -               |
| <b>Total Assets</b>                       | <u><u>-</u></u> |
| <br>                                      |                 |
| <b>Liabilities and Fund Balances</b>      |                 |
| <b>Liabilities</b>                        |                 |
| Accounts Payable                          | -               |
| Due to other funds                        | 17,822          |
| Deferred revenues                         | -               |
| Advance from other funds                  | -               |
| <b>Total Liabilities</b>                  | <u>17,822</u>   |
| <br>                                      |                 |
| <b>Fund Balances</b>                      |                 |
| Restricted for Debt                       | -               |
| Unassigned (deficit)                      | <u>(17,822)</u> |
| <b>Total Fund Balances (deficit)</b>      | <u>(17,822)</u> |
| <br>                                      |                 |
| <b>Total Liabilities and Fund Balance</b> | <u><u>-</u></u> |

**City of Reedsburg  
TIF #8 Compiled Financial Report  
For Year Ended December 31, 2012**

**Revenues and Expenses**

|                                     | Year<br>Ended | From Date<br>of Creation |
|-------------------------------------|---------------|--------------------------|
| Project Costs                       |               |                          |
| Capital and administrative expenses | 466           | 16,602                   |
| Interest and fiscal charges         | -             | 2,770                    |
| Debt issuance costs                 | -             | -                        |
| Total Project Costs                 | <u>466</u>    | <u>19,372</u>            |
| Project Revenues                    |               |                          |
| Tax increments                      | -             | 1,247                    |
| Payment in lieu of taxes            | -             | -                        |
| Special assessments                 | -             | -                        |
| Exempt computer aid                 | 66            | 304                      |
| Block grant                         | -             | -                        |
| PECFA aid                           | -             | -                        |
| Investment income                   | -             | -                        |
| Sale of property                    | -             | -                        |
| Miscellaneous revenue               | -             | -                        |
| Total Project Revenues              | <u>66</u>     | <u>1,551</u>             |
| Net Cost To Be Recovered            | <u>400</u>    | <u>17,821</u>            |

**Reconciliation of Recoverable Cost**

|                                 |               |
|---------------------------------|---------------|
| General Obligation Debt         | -             |
| Deficit Fund Balance (positive) | 17,822        |
| Net Cost Recoverable            | <u>17,822</u> |

**Sources and Uses of Funds**

|   | Year<br>Ended | From Date<br>of Creation |
|---|---------------|--------------------------|
| Sources of Funds                                |               |                          |
| Tax increments                                  | -             | 1,247                    |
| Payment in lieu of taxes                        | -             | -                        |
| Special assessments                             | -             | -                        |
| Exempt computer aid                             | 66            | 304                      |
| Block grant                                     | -             | -                        |
| PECFA aid                                       | -             | -                        |
| Investment income                               | -             | -                        |
| Sale of property                                | -             | -                        |
| Miscellaneous revenue                           | -             | -                        |
| Proceeds from long term debt                    | -             | -                        |
| Proceeds from capital lease                     | -             | -                        |
| Total Sources                                   | <u>66</u>     | <u>1,551</u>             |
| Uses of Funds                                   |               |                          |
| Capital and administrative expenses             | 466           | 16,602                   |
| Interest and fiscal charges                     | -             | 2,770                    |
| Debt issuance costs                             | -             | -                        |
| Principal on long term debt/cap lease           | -             | -                        |
| Total Uses                                      | <u>466</u>    | <u>19,372</u>            |
| <b>Excess (deficiency) of sources over uses</b> | (400)         | (17,821)                 |
| Balance (deficit) - Beginning of Period         | (17,421)      |                          |
| Balance (deficit) - End of Period               | (17,821)      | (17,821)                 |

Note 1 - Long Term Debt

TIF #3

| Title of Issue           | Date of Issue | Final Maturity | Interest Rates | Original Debt    | Repaid           | Balance 12/31/2012 |
|--------------------------|---------------|----------------|----------------|------------------|------------------|--------------------|
| Land Contract            | 5/1/1998      | 2005           | 8.00%          | 235,000          | 235,000          | -                  |
| State Trust Fund Loan    | 5/3/2000      | 2010           | 5.25%          | 170,180          | 170,180          | -                  |
| Capital Lease - Series B | 12/1/2000     | 2009           | 4.40 - 4.85%   | 320,000          | 320,000          | -                  |
| State Trust Fund Loan    | 12/1/2009     | 2029           | 5.50%          | 292,500          | 292,500          | -                  |
| State Trust Fund Loan    | 12/21/2010    | 2020           | 3.75%          | 307,200          | 26,990           | 280,210            |
|                          |               |                |                | <u>1,324,880</u> | <u>1,044,670</u> | <u>280,210</u>     |

TIF #4

| Title of Issue           | Date of Issue | Final Maturity | Interest Rates | Original Debt    | Repaid           | Balance 12/31/2012 |
|--------------------------|---------------|----------------|----------------|------------------|------------------|--------------------|
| State Trust Fund Loan    | 9/29/1999     | 2019           | 6.00%          | 765,115          | 765,115          | -                  |
| Capital Lease - Series B | 12/1/2000     | 2006           | 4.40 - 4.85%   | 555,000          | 555,000          | -                  |
| State Trust Fund Loan    | 1/12/2009     | 2018           | 4.25%          | 105,581          | 30,380           | 75,201             |
| Taxable Refunding Bonds  | 3/1/2010      | 2014           | 1.25 - 2.90%   | 505,000          | 245,000          | 260,000            |
| State Trust Fund Loan    | 12/21/2010    | 2020           | 3.75%          | 537,800          | 47,251           | 490,549            |
|                          |               |                |                | <u>2,468,496</u> | <u>1,642,746</u> | <u>825,750</u>     |

TIF #5

| Title of Issue        | Date of Issue | Final Maturity | Interest Rates | Original Debt  | Repaid   | Balance 12/31/2012 |
|-----------------------|---------------|----------------|----------------|----------------|----------|--------------------|
| State Trust Fund Loan | 12/19/2011    | 2020           | 3.75%          | 300,000        | -        | 300,000            |
|                       |               |                |                | <u>300,000</u> | <u>-</u> | <u>300,000</u>     |

TIF #6

| Title of Issue           | Date of Issue | Final Maturity | Interest Rates | Original Debt    | Repaid         | Balance 12/31/2012 |
|--------------------------|---------------|----------------|----------------|------------------|----------------|--------------------|
| Capital Lease - Series A | 12/1/2000     | 2019           | 8.00 - 8.375%  | 735,000          | 85,000         | 650,000            |
| Capital Lease - Series B | 12/1/2000     | 2010           | 4.40 - 4.85%   | 350,000          | 350,000        | -                  |
|                          |               |                |                | <u>1,085,000</u> | <u>435,000</u> | <u>650,000</u>     |

TIF #7

| Title of Issue        | Date of Issue | Final Maturity | Interest Rates | Original Debt  | Repaid        | Balance 12/31/2012 |
|-----------------------|---------------|----------------|----------------|----------------|---------------|--------------------|
| State Trust Fund Loan | 2/13/2002     | 2021           | 5.50%          | 194,000        | 77,220        | 116,780            |
|                       |               |                |                | <u>194,000</u> | <u>77,220</u> | <u>116,780</u>     |

Note 2 - Restricted Assets

Restricted for debt

|              |                |
|--------------|----------------|
| TIF #3       | 32,004         |
| TIF #4       | 55,505         |
| TIF #6       | 81,631         |
| Debt Reserve | <u>169,140</u> |

City of Reedsburg  
All Tax Incremental Districts  
Combined Historical Summary of Sources, Uses and Satus of Funds  
From Dates of Creation to 12/31/2012

|   | TIF #3             | TIF #4           | TIF #5           | TIF #6            | TIF #7         | TIF #8          | TOTALS             |
|---|--------------------|------------------|------------------|-------------------|----------------|-----------------|--------------------|
| <b>Sources of Funds</b>   |                    |                  |                  |                   |                |                 |                    |
| Tax Increments  | 268,313            | 2,658,492        | 113,672          | 404,988           | 176,578        | 1,247           | 3,623,290          |
| Payment in lieu of taxes  | -                  | 310,491          | -                | -                 | -              | -               | 310,491            |
| Special Assessments   | 268,929            | 124,159          | -                | -                 | -              | -               | 393,088            |
| Exempt computer aid   | 318                | 10,098           | 3,097            | 13,613            | -              | 304             | 27,430             |
| Block grants  | -                  | 12,000           | 646,800          | 393,609           | -              | -               | 1,052,409          |
| PECFA aid   | -                  | 49,845           | -                | -                 | -              | -               | 49,845             |
| Investment income   | 11,116             | 29,274           | -                | 43,081            | -              | -               | 83,471             |
| Sale of property  | 237,711            | 955,923          | -                | 255,000           | -              | -               | 1,448,634          |
| Miscellaneous   | 22,900             | 8,580            | -                | -                 | -              | -               | 31,480             |
| Proceeds from long-term debt                                      | 1,004,880          | 1,913,496        | 300,000          | -                 | 194,000        | -               | 3,412,376          |
| Proceeds from capital lease                                       | 320,000            | 555,000          | -                | 1,085,000         | -              | -               | 1,960,000          |
| <b>Total Sources of Funds</b>                                     | <b>2,134,167</b>   | <b>6,627,358</b> | <b>1,063,569</b> | <b>2,195,291</b>  | <b>370,578</b> | <b>1,551</b>    | <b>12,392,514</b>  |
| <b>Uses of Funds</b>  |                    |                  |                  |                   |                |                 |                    |
| Capital and administrative expenditures                           | 3,112,831          | 3,753,891        | 960,499          | 1,170,855         | 182,637        | 16,602          | 9,197,316          |
| Interest and fiscal charges                                       | 720,549            | 936,930          | -                | 906,273           | 90,716         | 2,770           | 2,657,238          |
| Debt issuance costs   | 17,079             | 55,223           | -                | 33,898            | -              | -               | 106,200            |
| Principal on long-term debt and capital lease                     | 1,044,670          | 1,642,746        | -                | 435,000           | 77,220         | -               | 3,199,636          |
| <b>Total Uses of Funds</b>  | <b>4,895,129</b>   | <b>6,388,790</b> | <b>960,499</b>   | <b>2,546,026</b>  | <b>350,573</b> | <b>19,372</b>   | <b>15,160,390</b>  |
| <b>Excess (deficiency) of sources of funds over uses of funds</b> | <b>(2,760,962)</b> | <b>238,568</b>   | <b>103,070</b>   | <b>(350,735)</b>  | <b>20,005</b>  | <b>(17,821)</b> | <b>(2,767,876)</b> |
| <b>Outstanding Debt</b>   | <b>280,210</b>     | <b>825,750</b>   | <b>300,000</b>   | <b>650,000</b>    | <b>116,780</b> | <b>-</b>        | <b>2,172,740</b>   |
| <b>Donor/Receipient TIFs</b>                                      | <b>Receipient</b>  | <b>Donor</b>     | <b>Donor</b>     | <b>Receipient</b> |                |                 |                    |

TIF Projections - All TIFs

|   | 2013           | 2014           | 2015           | 2016           | 2017           | 2018           | 2019           | 2020           | 2021           | TOTALS           |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| <b>Sources of Funds</b>   |                |                |                |                |                |                |                |                |                |                  |
| Tax Increments  | 458,594        | 458,594        | 458,594        | 458,594        | 458,594        | 458,594        | 458,594        | 458,594        | 458,594        | 4,127,345        |
| Payment in lieu of taxes  | -              | -              | -              | -              | -              | -              | -              | -              | -              | -                |
| Special Assessments   | -              | -              | -              | -              | -              | -              | -              | -              | -              | -                |
| Exempt computer aid   | 3,353          | 3,353          | 3,353          | 3,353          | 3,353          | 3,353          | 3,353          | 3,353          | 3,353          | 30,173           |
| Block grants  | -              | -              | -              | -              | -              | -              | -              | -              | -              | -                |
| PECFA aid   | -              | -              | -              | -              | -              | -              | -              | -              | -              | -                |
| Investment income   | -              | -              | -              | -              | -              | -              | -              | -              | -              | -                |
| Sale of property  | -              | -              | -              | -              | -              | -              | -              | -              | -              | -                |
| Miscellaneous   | 12,320         | 12,320         | 12,320         | 12,320         | 12,320         | 12,320         | 12,320         | 12,320         | 12,320         | 110,880          |
| Proceeds from long-term debt                                      | -              | -              | -              | -              | -              | -              | -              | -              | -              | -                |
| Proceeds from capital lease                                       | -              | -              | -              | -              | -              | -              | -              | -              | -              | -                |
| <b>Total Sources of Funds</b>                                     | <u>474,266</u> | <u>4,268,398</u> |
| <b>Uses of Funds</b>  |                |                |                |                |                |                |                |                |                |                  |
| Capital and administrative expenditures                           | 9,742          | 9,742          | 9,742          | 9,742          | 9,742          | 9,742          | 9,742          | 9,742          | 9,742          | 87,678           |
| Interest and fiscal charges                                       | 108,824        | 92,077         | 78,347         | 65,513         | 51,605         | 36,669         | 20,192         | 16,255         | 2,338          | 471,820          |
| Debt issuance costs   | -              | -              | -              | -              | -              | -              | -              | -              | -              | -                |
| Principal on long-term debt and capital lease                     | 327,338        | 340,220        | 230,729        | 241,365        | 257,409        | 273,603        | 285,581        | 161,640        | 54,854         | 2,172,739        |
| <b>Total Uses of Funds</b>  | <u>445,904</u> | <u>442,039</u> | <u>318,818</u> | <u>316,620</u> | <u>318,756</u> | <u>320,014</u> | <u>315,515</u> | <u>187,637</u> | <u>66,934</u>  | <u>2,732,237</u> |
| <b>Excess (deficiency) of sources of funds over uses of funds</b> | <u>28,362</u>  | <u>32,227</u>  | <u>155,448</u> | <u>157,646</u> | <u>155,510</u> | <u>154,252</u> | <u>158,751</u> | <u>286,629</u> | <u>407,332</u> | <u>1,536,161</u> |