Joint Review Board Annual Meeting Agenda

Wednesday, November 04, 2026 at 5:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Virtual Access: Join Zoom Meeting:
https://us02web.zoom.us/j/81325498491?pwd=quQGXtvt80m4WmGwGKuKcX0DNKnOiq.1
Meeting ID: 813 2549 8491
Passcode: 586982

Roll Call

Notice of Open Meeting

Approval of Agenda

Approval of Minutes - 2025

Appointment of At-Large member

Elect Chair

Public Comment

Review and Consider 2025 Annual Report for TIF #4

1. 2025 Annual Report for TIF #4

Review and Consider 2025 Annual Report for TIF #5

2. 2025 Annual Report for TIF #5

Review and Consider 2025 Annual Report for TIF #6

3. 2025 Annual Report for TIF #6

Review and Consider 2025 Annual Report for TIF #7

4. 2025 Annual Report for TIF #7

Update Members on Possible new TIF District #8

Adjourn

*A quorum of city committees and/or commissions may be present at this meeting. No action will be taken or considered by those committees and/or commissions.

City of Columbus
Tax Incremental District No. 4

Financial Statements and
Supplementary Information

December 31, 2025

City of Columbus Tax Incremental District No. 4

Table of Contents
December 31, 2025

	Page
Accountants' Compilation Report	1
Financial Statements	
Tax Incremental District No. 4 - Balance Sheet	2
Tax Incremental District No. 4 - Historical Summary of Project Costs, Project Revenues and Net Cost to Be Recovered Through Tax Increments	3
Tax Incremental District No. 4 - Historical Summary of Sources, Uses and Status of Funds	4
Notes to Financial Statements	5
Supplementary Information	
Tax Incremental District No. 4 - Detailed Schedule of Sources, Uses and Status of Funds	8
Tax Incremental District No. 4 - Detailed Schedule of Capital Expenditures	9

Accountants' Compilation Report

To the City Council of the
City of Columbus

Management is responsible for the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to Be Recovered Through Tax Increments and Historical Summary of Sources, Uses and Status of Funds of the City of Columbus' Tax Incremental District No. 4 (District) as of and for the year ended December 31, 2025 and from the date of creation through December 31, 2025, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

As discussed in Note 1, the financial statements present only the transactions of the District and do not purport to, and do not, present fairly the financial position of the City of Columbus as of December 31, 2025, the changes in its financial position, or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. The supplementary information has been compiled from information that is the representation of management. We have not audited or reviewed the supplementary information and, accordingly, do not express an opinion or provide any assurance on such supplementary information.

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

Baker Tilly US, LLP

Madison, Wisconsin
June 18, 2026

Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm that provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms.

City of Columbus Tax Incremental District No. 4

Balance Sheet
December 31, 2025

	Capital Projects Fund
Assets	
Cash and investments	$ 435,062
Taxes receivable	365,416
Total assets	$ 800,478
Liabilities, Deferred Inflows of Resources and Fund Balance	
Liabilities	
Accounts payable	$ 6,371
Accrued liabilities	282
Total liabilities	6,653
Deferred Inflows of Resources	
Unearned tax revenue	365,416
Total deferred inflows of resources	365,416
Fund Balance	
Restricted for TIF activities	428,409
Total fund balance	428,409
Total liabilities, deferred inflows of resources and fund balance	$ 800,478

See notes to financial statements

City of Columbus Tax Incremental District No. 4

Historical Summary of Project Costs, Project Revenues and
Net Cost to Be Recovered Through Tax Increments
Year Ended December 31, 2025 and From the Date of Creation Through December 31, 2025

	Year Ended	From the Date of Creation
Project Costs		
Capital expenditures	$ 218,090	$ 3,515,952
Administration	18,605	221,822
Professional services	32,419	81,836
Interest and fiscal charges on long-term debt	40,301	354,102
Debt issuance costs	-	50,472
Total project costs	309,415	4,224,184
Project Revenues		
Tax increments	342,713	2,663,557
Exempt computer aid	310	2,824
Intergovernmental grants	69,071	258,444
Investment income	12,425	72,956
Miscellaneous revenues	-	484,812
Total project revenues	424,519	3,482,593
Net cost recoverable (recovered) through tax increments, December 31, 2025	$ (115,104)	$ 741,591
Reconciliation of Recoverable Costs		
G.O. debt		$ 1,170,000
Less fund balance		(428,409)
Net cost recoverable through tax increments, December 31, 2025		$ 741,591

See notes to financial statements

City of Columbus Tax Incremental District No. 4

Historical Summary of Sources, Uses and Status of Funds
Year Ended December 31, 2025 and From the Date of Creation Through December 31, 2025

	Year Ended	From the Date of Creation
Sources of Funds		
Tax increments	$ 342,713	$ 2,663,557
Exempt computer aid	310	2,824
Intergovernmental grants	69,071	258,444
Investment income	12,425	72,956
Miscellaneous revenues	-	484,812
Long-term debt issued	-	1,570,000
Total sources of funds	424,519	5,052,593
Use of Funds		
Capital expenditures	218,090	3,515,952
Administration	18,605	221,822
Professional services	32,419	81,836
Interest and fiscal charges on long-term debt	40,301	354,102
Debt issuance costs	-	50,472
Principal on long-term debt	65,000	400,000
Total uses of funds	374,415	4,624,184
Excess of sources of funds over uses of funds	50,104	428,409
Fund Balance, Beginning	378,305	-
Fund Balance, Ending	$ 428,409	$ 428,409

See notes to financial statements

1. Summary of Significant Accounting Policies

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

The City of Columbus (the City) has implemented accounting principles generally accepted in the United States of America to the extent they apply in determining the scope of the activity of the District. The accompanying financial statements reflect all the significant operations of the District. The accompanying financial statements do not include the full presentation of the City.

Description of Fund Structure and Long-Term Debt

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

TIF No. 4 Capital Projects Fund

Detailed descriptions of the purpose of this fund and long-term debt can be found in the City's basic financial statements.

The data was consolidated for purposes of this report. Therefore, the amounts shown in the accompanying statements will not directly correlate with amounts shown in the basic financial statements.

The District was created under the provisions of Wisconsin Statute Section 66.1105. The purpose of that section is to allow a municipality to recover development and improvement costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the District. The tax on the increased value is called a tax increment.

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

Original Project Plan

	Creation Date	Last Date to Incur Project Costs	Last Year to Collect Increment
TID No. 4	January 1, 2015	September 15, 2030	2036

Basis of Accounting

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

District increments are recorded as revenues in the year due. Intergovernmental aids and grants are recognized as revenues in the period the related expenditures are incurred, if applicable, or when the District is entitled to the aids.

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

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Measurement Focus

The measurement focus of all governmental funds is the funds flow concept. Under the funds flow concept, sources and uses of financial resources, including capital outlays, debt proceeds and debt retirements are reflected in operations. Resources not available to finance expenditures and commitments of the current period are recognized as unavailable or unearned revenue or as nonspendable fund equity. Liabilities for claims, judgments, compensated absences and pension contributions which will not be currently liquidated using expendable available financial resources are shown in the long-term debt footnote disclosure. The related expenditures are recognized when the liabilities are liquidated.

Project Plan Budget

The estimated revenues and expenditures of the District are adopted in the project plan. Those estimates are for the entire life of the District, and may not be comparable to interim results presented in this report.

Long-Term Debt

Short-term liabilities are recorded as fund liabilities. All other long-term liabilities are shown in the long-term debt footnote disclosure.

Proceeds of long-term debt issues not recorded as fund liabilities are reflected as "Sources of Funds" in the operating statement of the recipient fund. Retirement of these issues is reported as an expenditure in the year in which the debt matures or is repaid, whichever is earlier.

Claims and Judgments

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

2. Cash and Temporary Investments

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

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

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

3. Long-Term Debt

General Obligation Debt

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

Title of Issue	Date of Issue	Due Date	Interest Rate	Original Indebtedness	Repaid	Balance 12/31/2025
GO Corporate Purpose Bonds	03/07/2017	04/01/2036	2.35-3.40 %	$ 895,000	$ 300,000	$ 595,000
GO Corporate Purpose Bonds	08/02/2018	04/01/2036	3.50-4.00	675,000	100,000	575,000
Total				$ 1,570,000	$ 400,000	$ 1,170,000

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

Calendar Year	Principal	Interest	Total
2026	$ 65,000	$ 38,464	$ 103,464
2027	70,000	36,558	106,558
2028	70,000	34,520	104,520
2029	70,000	32,420	102,420
2030	70,000	30,320	100,320
2031-2035	625,000	103,933	728,933
2036	200,000	3,470	203,470
Total	$ 1,170,000	$ 279,685	$ 1,449,685

4. Increment Refunds to Developers/Commitments

In various years, the City entered into multiple development agreements. As part of the agreements, the City agreed to pay 85% of the tax increment generated on the developed property to the developers. The amounts of the obligations total $2,885,000, and are payable to the developer solely from tax increments collected from specific portions of the development in the District.

Payments are scheduled through the year 2030 for all agreements. The obligations do not constitute a charge upon any funds of the City. In the event that future tax increments are not sufficient to pay off the obligations, the obligations terminate with no further liability to the City. Since the amount of future payments is contingent on the collection of future TIF increments, the obligations are not reported as liabilities in the accompanying financial statements. The total paid through December 31, 2025 was $1,849,293. The balance of the commitments outstanding at year-end was $1,035,707.

City of Columbus Tax Incremental District No. 4

Detailed Schedule of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2025

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	Project Plan Estimate
Sources of Funds													
Tax increments	$ -	$ -	$ 2,098	$ 60,986	$ 147,315	$ 581,509	$ 383,719	$ 372,900	$ 358,448	$ 413,869	$ 342,713	$ 2,663,557	$ 4,345,000
Exempt computer aid	-	-	298	356	310	310	310	310	310	310	310	2,824	-
Intergovernmental grants	-	-	-	-	185,314	-	-	1,353	1,353	1,353	69,071	258,444	-
Investment income	2	-	3,892	6,690	7,071	3,291	378	7,552	14,146	17,509	12,425	72,956	-
Miscellaneous revenues	15,500	-	2,238	460,692	-	-	6,382	-	-	-	-	484,812	14,000
Long-term debt issued	-	-	895,000	675,000	-	-	-	-	-	-	-	1,570,000	-
Total sources of funds	15,502	-	903,526	1,203,724	340,010	585,110	390,789	382,115	374,257	433,041	424,519	5,052,593	4,359,000
Uses of Funds													
Capital expenditures	-	-	739,433	954,334	83,285	468,090	238,863	280,788	249,689	283,380	218,090	3,515,952	4,000,000
Administration	17,918	10,965	26,969	57	17,290	32,262	30,729	29,144	15,318	22,565	18,605	221,822	359,000
Professional services	-	-	-	12,727	5,547	2,874	3,015	6,525	6,525	12,204	32,419	81,836	-
Interest and fiscal charges on long-term debt	-	-	39,928	-	54,595	49,392	47,793	45,864	44,206	32,023	40,301	354,102	-
Debt issuance costs	-	-	31,607	18,865	-	-	-	-	-	-	-	50,472	-
Principal on long-term debt	-	-	-	-	40,000	40,000	60,000	65,000	65,000	65,000	65,000	400,000	-
Total uses of funds	17,918	10,965	837,937	985,983	200,717	592,618	380,400	427,321	380,738	415,172	374,415	4,624,184	4,359,000
Fund Balance, December 31, 2025												$ 428,409	

City of Columbus Tax Incremental District No. 4

Detailed Schedule of Capital Expenditures
From the Date of Creation Through December 31, 2025

	Actual	Project Plan Estimate
Street construction	$ 635,754	$ 438,000
Water	-	553,950
Sanitary sewer	938,400	421,550
Storm sewer	-	115,000
Street enhancement	-	259,825
Contingency	92,505	211,675
Developer incentives (in lieu of infrastructure costs)	1,849,293	2,000,000
Total capital expenditures	$ 3,515,952	$ 4,000,000

bakertilly

City of Columbus
Tax Incremental District No. 5

Financial Statements and
Supplementary Information

December 31, 2025

City of Columbus Tax Incremental District No. 5

Table of Contents
December 31, 2025

	Page
Accountants' Compilation Report	1
Financial Statements	
Tax Incremental District No. 5 - Balance Sheet	2
Tax Incremental District No. 5 - Historical Summary of Project Costs, Project Revenues and Net Cost to Be Recovered Through Tax Increments	3
Tax Incremental District No. 5 - Historical Summary of Sources, Uses and Status of Funds	4
Notes to Financial Statements	5
Supplementary Information	
Tax Incremental District No. 5 - Detailed Schedule of Sources, Uses and Status of Funds	8
Tax Incremental District No. 5 - Detailed Schedule of Capital Expenditures	9

Accountants' Compilation Report

To the City Council of the
City of Columbus

Management is responsible for the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to Be Recovered Through Tax Increments and Historical Summary of Sources, Uses and Status of Funds of the City of Columbus' Tax Incremental District No. 5 (District) as of and for the year ended December 31, 2025 and from the date of creation through December 31, 2025, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

As discussed in Note 1, the financial statements present only the transactions of the District and do not purport to, and do not, present fairly the financial position of the City of Columbus as of December 31, 2025, the changes in its financial position, or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. The supplementary information has been compiled from information that is the representation of management. We have not audited or reviewed the supplementary information and, accordingly, do not express an opinion or provide any assurance on such supplementary information.

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

Baker Tilly US, LLP

Madison, Wisconsin
June 18, 2026

Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm that provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms.

City of Columbus Tax Incremental District No. 5

Balance Sheet
December 31, 2025

	Capital Projects Fund
Assets	
Cash and investments	$ 7,127
Taxes receivable	32,281
Total assets	$ 39,408
Liabilities, Deferred Inflows of Resources and Fund Balance	
Liabilities	
Accrued liabilities	$ 282
Advance from general fund	57,472
Total liabilities	57,754
Deferred Inflows of Resources	
Unearned tax revenue	32,281
Total deferred inflows of resources	32,281
Fund Balance	
Unassigned (deficit)	(50,627)
Total fund balance	(50,627)
Total liabilities, deferred inflows of resources and fund balance	$ 39,408

See notes to financial statements

City of Columbus Tax Incremental District No. 5

Historical Summary of Project Costs, Project Revenues and
Net Cost to Be Recovered Through Tax Increments
Year Ended December 31, 2025 and From the Date of Creation Through December 31, 2025

	Year Ended	From the Date of Creation
Project Costs		
Administration	$ 18,605	$ 65,862
Professional services	10,801	87,566
Total project costs	29,406	153,428
Project Revenues		
Tax increments	26,317	89,267
Intergovernmental grants	10,235	10,235
Investment income	17	3,299
Total project revenues	36,569	102,801
Net cost recoverable (recovered) through tax increments, December 31, 2025	$ (7,163)	$ 50,627

See notes to financial statements

City of Columbus Tax Incremental District No. 5

Historical Summary of Sources, Uses and Status of Funds
Year Ended December 31, 2025 and From the Date of Creation Through December 31, 2025

	Year Ended	From the Date of Creation
Sources of Funds		
Tax increments	$ 26,317	$ 89,267
Intergovernmental grants	10,235	10,235
Investment income	17	3,299
Total sources of funds	36,569	102,801
Use of Funds		
Administration	18,605	65,862
Professional services	10,801	87,566
Total uses of funds	29,406	153,428
Excess (deficiency) of sources of funds over uses of funds	7,163	(50,627)
Fund Balance (Deficit), Beginning	(57,790)	-
Fund Balance (Deficit), Ending	$ (50,627)	$ (50,627)

See notes to financial statements

1. Summary of Significant Accounting Policies

The accounting policies of the City of Columbus Tax Incremental District No. 5 (the District) conform to accounting principles as applicable to governmental units and as defined by Wisconsin Statutes Section 66.1105.

The City of Columbus (the City) has implemented accounting principles generally accepted in the United States of America to the extent they apply in determining the scope of the activity of the District. The accompanying financial statements reflect all the significant operations of the District. The accompanying financial statements do not include the full presentation of the City.

Description of Fund Structure

This report contains the financial information of the District. The summary statements were prepared from data recorded in the following fund:

TIF No. 5 Capital Projects Fund

Detailed descriptions of the purpose of this fund can be found in the City's basic financial statements.

The data was consolidated for purposes of this report. Therefore, the amounts shown in the accompanying statements will not directly correlate with amounts shown in the basic financial statements.

The District was created under the provisions of Wisconsin Statute Section 66.1105. The purpose of that section is to allow a municipality to recover development and improvement costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the District. The tax on the increased value is called a tax increment.

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

	Creation Date	Last Date to Incur Project Costs	Last Year to Collect Increment
TID No. 5	January 1, 2019	September 17, 2034	2040

Basis of Accounting

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

District increments are recorded as revenues in the year due. Intergovernmental aids and grants are recognized as revenues in the period the related expenditures are incurred, if applicable, or when the District is entitled to the aids.

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

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Measurement Focus

The measurement focus of all governmental funds is the funds flow concept. Under the funds flow concept, sources and uses of financial resources, including capital outlays, debt proceeds and debt retirements are reflected in operations. Resources not available to finance expenditures and commitments of the current period are recognized as unavailable or unearned revenue or as nonspendable fund equity. Liabilities for claims, judgments, compensated absences and pension contributions which will not be currently liquidated using expendable available financial resources are shown in the long-term debt footnote disclosure. The related expenditures are recognized when the liabilities are liquidated.

Project Plan Budget

The estimated revenues and expenditures of the District are adopted in the project plan. Those estimates are for the entire life of the District, and may not be comparable to interim results presented in this report.

Long-Term Debt

Short-term liabilities are recorded as fund liabilities. All other long-term liabilities are shown in the long-term debt footnote disclosure.

Proceeds of long-term debt issues not recorded as fund liabilities are reflected as "Sources of Funds" in the operating statement of the recipient fund. Retirement of these issues is reported as an expenditure in the year in which the debt matures or is repaid, whichever is earlier.

Claims and Judgments

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

2. Cash and Temporary Investments

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

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

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

3. Advance From General Fund

The City General Fund is advancing funds to the District. The amount advanced is determined by the deficiency of revenues over expenditures and other financing sources since the District's inception. The City is not charging the District interest on the advance. No repayment schedule has been established.

City of Columbus Tax Incremental District No. 5

Detailed Schedule of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2025

	2019	2020	2021	2022	2023	2024	2025	Total	Project Plan Estimate
Sources of Funds									
Tax increments	$ -	$ -	$ 23,951	$ -	$ 17,612	$ 21,387	$ 26,317	$ 89,267	$ 1,221,672
Intergovernmental grants	-	-	-	-	-	-	10,235	10,235	-
Investment income	-	-	-	3,275	1	6	17	3,299	-
Long-term debt issued	-	-	-	-	-	-	-	-	1,000,000
Total sources of funds	-	-	23,951	3,275	17,613	21,393	36,569	102,801	2,221,672
Uses of Funds									
Capital expenditures	-	-	-	-	-	-	-	-	1,000,000
Administration	-	210	4,413	4,641	15,428	22,565	18,605	65,862	221,672
Professional services	17,101	-	20,755	16,354	10,313	12,242	10,801	87,566	-
Principal on long-term debt	-	-	-	-	-	-	-	-	1,000,000
Total uses of funds	17,101	210	25,168	20,995	25,741	34,807	29,406	153,428	2,221,672
Fund Balance (Deficit), December 31, 2025								$ (50,627)	

City of Columbus Tax Incremental District No. 5

Detailed Schedule of Capital Expenditures
From the Date of Creation Through December 31, 2025

	Actual	Project Plan Estimate
Street reconstruction	$ -	$ 255,000
Water	-	47,500
Sanitary sewer	-	25,000
Storm sewer	-	62,500
Utility relocation	-	67,500
Contingency	-	42,500
Developer incentives (in lieu of infrastructure costs)	-	500,000
Total capital expenditures	$ -	$ 1,000,000

bakertilly

City of Columbus
Tax Incremental District No. 6

Financial Statements and
Supplementary Information

December 31, 2025

City of Columbus Tax Incremental District No. 6

Table of Contents
December 31, 2025

	Page
Accountants' Compilation Report	1
Financial Statements	
Tax Incremental District No. 6 - Balance Sheet	2
Tax Incremental District No. 6 - Historical Summary of Project Costs, Project Revenues and Net Cost to Be Recovered Through Tax Increments	3
Tax Incremental District No. 6 - Historical Summary of Sources, Uses and Status of Funds	4
Notes to Financial Statements	5
Supplementary Information	
Tax Incremental District No. 6 - Detailed Schedule of Sources, Uses and Status of Funds	8
Tax Incremental District No. 6 - Detailed Schedule of Capital Expenditures	9

Accountants' Compilation Report

To the City Council of the
City of Columbus

Management is responsible for the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to Be Recovered Through Tax Increments and Historical Summary of Sources, Uses and Status of Funds of the City of Columbus' Tax Incremental District No. 6 (District) as of and for the year ended December 31, 2025 and from the date of creation through December 31, 2025, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

As discussed in Note 1, the financial statements present only the transactions of the District and do not purport to, and do not, present fairly the financial position of the City of Columbus as of December 31, 2025, the changes in its financial position, or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. The supplementary information has been compiled from information that is the representation of management. We have not audited or reviewed the supplementary information and, accordingly, do not express an opinion or provide any assurance on such supplementary information.

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

Baker Tilly US, LLP

Madison, Wisconsin
June 18, 2026

Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm that provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms.

City of Columbus Tax Incremental District No. 6

Balance Sheet
December 31, 2025

	Capital Projects Fund
Assets	
Cash and investments	$ 34,465
Taxes receivable	174,967
Total assets	$ 209,432
Liabilities, Deferred Inflows of Resources and Fund Balance	
Liabilities	
Accrued liabilities	$ 282
Advance from City general fund	77,777
Total liabilities	78,059
Deferred Inflows of Resources	
Unearned tax revenue	174,967
Total deferred inflows of resources	174,967
Fund Balance	
Unassigned (deficit)	(43,594)
Total fund balance	(43,594)
Total liabilities, deferred inflows of resources and fund balance	$ 209,432

See notes to financial statements

City of Columbus Tax Incremental District No. 6

Historical Summary of Project Costs, Project Revenues and
Net Cost to Be Recovered Through Tax Increments
Year Ended December 31, 2025 and From the Date of Creation Through December 31, 2025

	Year Ended	From the Date of Creation
Project Costs		
Administration (in-house)	$ 18,604	$ 56,665
Professional services: planning, engineering, other	10,251	66,679
Developer grants	293	46,714
Total project costs	29,148	170,058
Project Revenues		
Tax increments	21,441	110,151
Intergovernmental grants	14,117	14,117
Investment income	80	2,196
Total project revenues	35,638	126,464
Net cost recoverable (recovered) through tax increments, December 31, 2025	$ (6,490)	$ 43,594

See notes to financial statements

City of Columbus Tax Incremental District No. 6

Historical Summary of Sources, Uses and Status of Funds
Year Ended December 31, 2025 and From the Date of Creation Through December 31, 2025

	Year Ended	From the Date of Creation
Sources of Funds		
Tax increments	$ 21,441	$ 110,151
Intergovernmental grants	14,117	14,117
Investment income	80	2,196
Total sources of funds	35,638	126,464
Use of Funds		
Administration (in-house)	18,604	56,665
Professional services: planning, engineering, other	10,251	66,679
Developer grants	293	46,714
Total uses of funds	29,148	170,058
Excess (deficiency) of sources of funds over uses of funds	6,490	(43,594)
Fund Balance (Deficit), Beginning	(50,084)	-
Fund Balance (Deficit), Ending	$ (43,594)	$ (43,594)

See notes to financial statements

1. Summary of Significant Accounting Policies

The accounting policies of the City of Columbus Tax Incremental District No. 6 (the District) conform to accounting principles as applicable to governmental units and as defined by Wisconsin Statutes Section 66.1105.

The City of Columbus (the City) has implemented accounting principles generally accepted in the United States of America to the extent they apply in determining the scope of the activity of the District. The accompanying financial statements reflect all the significant operations of the District. The accompanying financial statements do not include the full presentation of the City.

Description of Fund Structure

This report contains the financial information of the District. The summary statements were prepared from data recorded in the following fund:

TIF No. 6 Capital Projects Fund

Detailed descriptions of the purpose of this fund can be found in the City's basic financial statements.

The data was consolidated for purposes of this report. Therefore, the amounts shown in the accompanying statements will not directly correlate with amounts shown in the basic financial statements.

The District was created under the provisions of Wisconsin Statute Section 66.1105. The purpose of that section is to allow a municipality to recover development and improvement costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the District. The tax on the increased value is called a tax increment.

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

	Creation Date	Last Date to Incur Project Costs	Last Year to Collect Increment
TID No. 6	January 1, 2021	January 1, 2044	2049

Basis of Accounting

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

District increments are recorded as revenues in the year due. Intergovernmental aids and grants are recognized as revenues in the period the related expenditures are incurred, if applicable, or when the District is entitled to the aids.

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

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Measurement Focus

The measurement focus of all governmental funds is the funds flow concept. Under the funds flow concept, sources and uses of financial resources, including capital outlays, debt proceeds and debt retirements are reflected in operations. Resources not available to finance expenditures and commitments of the current period are recognized as unavailable or unearned revenue or as nonspendable fund equity. Liabilities for claims, judgments, compensated absences and pension contributions which will not be currently liquidated using expendable available financial resources are shown in the long-term debt footnote disclosure. The related expenditures are recognized when the liabilities are liquidated.

Project Plan Budget

The estimated revenues and expenditures of the District are adopted in the project plan. Those estimates are for the entire life of the District, and may not be comparable to interim results presented in this report.

Long-Term Debt

Short-term liabilities are recorded as fund liabilities. All other long-term liabilities are shown in the long-term debt footnote disclosure.

Proceeds of long-term debt issues not recorded as fund liabilities are reflected as "Sources of Funds" in the operating statement of the recipient fund. Retirement of these issues is reported as an expenditure in the year in which the debt matures or is repaid, whichever is earlier.

Claims and Judgments

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

2. Cash and Temporary Investments

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

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

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

3. Increment Refunds to Developers/Commitments

In 2021, the City entered into a development agreement. As part of the agreement, the City agreed to pay 85% of the tax increment generated on the developed property to the developer. The maximum amount of the obligation is $2,714. The obligation does not constitute a charge upon any funds of the City. In the event that future tax increments are not sufficient to pay the developer, there is no further obligation to the City. For the year ended December 31, 2025, $293 was paid to the developer. This commitment was paid in full in 2025.

In 2023, the City entered into a development agreement with a developer to improve a portion of the District. As part of the original agreement, the City agreed to pay using the tax increment generated on the developed property to the developer up to a maximum amount of $44,000. This commitment was paid in full in 2023.

In 2023, the City entered into a development agreement with a developer to improve a portion of the District. As part of the original agreement, the City agreed to pay 85% of the tax increment generated on the developed property to the developer up to a maximum amount of $35,000. The obligation does not constitute a charge upon any funds of the City. In the event that future tax increments are not sufficient to pay the developer, there is no further obligation to the City. There has been no payment made as of December 31, 2025. The balance of the commitment outstanding at year end was $35,000.

City of Columbus Tax Incremental District No. 6
Detailed Schedule of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2025

	2021	2022	2023	2024	2025	Total	Project Plan Estimate
Sources of Funds							
Tax increments	$ -	$ -	$ 24,817	$ 63,893	$ 21,441	$ 110,151	$ 2,051,000
Intergovernmental grants	-	-	-	-	14,117	14,117	-
Investment income	-	2,000	-	116	80	2,196	-
Long-term debt issued	-	-	-	-	-	-	500,000
Total sources of funds	-	2,000	24,817	64,009	35,638	126,464	2,551,000
Uses of Funds							
Capital expenditures	-	-	-	-	-	-	1,050,000
Administration (in-house)	-	-	15,498	22,563	18,604	56,665	190,000
Professional services: planning, engineering, other	21,220	13,439	9,565	12,204	10,251	66,679	-
Developer grants	-	-	45,209	1,212	293	46,714	700,000
Interest and fiscal charges on long-term debt	-	-	-	-	-	-	111,000
Principal on long-term debt	-	-	-	-	-	-	500,000
Total uses of funds	21,220	13,439	70,272	35,979	29,148	170,058	2,551,000
Fund Balance (Deficit), December 31, 2025						$ (43,594)	

City of Columbus Tax Incremental District No. 6

Detailed Schedule of Capital Expenditures, Administration, and Developer Grants
From the Date of Creation Through December 31, 2025

	Actual	Project Plan Estimate
Capital expenditures:		
Dickinson Boulevard improvements	$ -	$ 500,000
Property acquisition	-	500,000
Development incentives, restoration of residential units	-	100,000
Development incentives, façade improvements	-	100,000
Development incentives, other types of improvements	45,502	500,000
Administrative costs	112,056	140,000
Surveying & plat updates	-	25,000
Streetscape & beautification	-	25,000
Marketing of downtown	12,500	50,000
Total capital expenditures	$ 170,058	$ 1,940,000

bakertilly

City of Columbus
Tax Incremental District No. 7

Financial Statements and
Supplementary Information

December 31, 2025

City of Columbus Tax Incremental District No. 7

Table of Contents
December 31, 2025

	Page
Accountants' Compilation Report	1
Financial Statements	
Tax Incremental District No. 7 - Balance Sheet	2
Tax Incremental District No. 7 - Historical Summary of Project Costs, Project Revenues and Net Cost to Be Recovered Through Tax Increments	3
Tax Incremental District No. 7 - Historical Summary of Sources, Uses and Status of Funds	4
Notes to Financial Statements	5
Supplementary Information	
Tax Incremental District No. 7 - Detailed Schedule of Sources, Uses and Status of Funds	8
Tax Incremental District No. 7 - Detailed Schedule of Capital Expenditures	9

Accountants' Compilation Report

To the City Council of the
City of Columbus

Management is responsible for the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to Be Recovered Through Tax Increments and Historical Summary of Sources, Uses and Status of Funds of the City of Columbus' Tax Incremental District No. 7 (District) as of and for the year ended December 31, 2025 and from the date of creation through December 31, 2025, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

As discussed in Note 1, the financial statements present only the transactions of the District and do not purport to, and do not, present fairly the financial position of the City of Columbus as of December 31, 2025, the changes in its financial position, or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. The supplementary information has been compiled from information that is the representation of management. We have not audited or reviewed the supplementary information and, accordingly, do not express an opinion or provide any assurance on such supplementary information.

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

Baker Tilly US, LLP

Madison, Wisconsin
June 18, 2026

Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm that provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms.

City of Columbus Tax Incremental District No. 7

Balance Sheet
December 31, 2025

	Capital Projects Fund
Assets	
Cash and investments	$ 178,303
Taxes receivable	15,888
Other receivables	53,782
Total assets	$ 247,973
Liabilities, Deferred Inflows of Resources and Fund Balance	
Liabilities	
Accounts payable	$ 225,326
Accrued liabilities	282
Total liabilities	225,608
Deferred Inflows of Resources	
Unearned tax revenue	15,888
Total deferred inflows of resources	15,888
Fund Balance	
Restricted for TIF activities	6,477
Total fund balance	6,477
Total liabilities, deferred inflows of resources and fund balance	$ 247,973

See notes to financial statements

City of Columbus Tax Incremental District No. 7

Historical Summary of Project Costs, Project Revenues and
Net Cost to Be Recovered Through Tax Increments
Year Ended December 31, 2025 and From the Date of Creation Through December 31, 2025

	Year Ended	From the Date of Creation
Project Costs		
Capital expenditures	$ 669,313	$ 693,212
Administration (in-house)	18,353	18,353
Professional services: planning, engineering, other	31,771	82,125
Interest and fiscal charges on long-term debt	26,986	50,192
Total project costs	746,423	843,882
Project Revenues		
Investment income	841	841
Miscellaneous revenues	-	39,518
Total project revenues	841	40,359
Net cost recoverable through tax increments, December 31, 2025	$ 745,582	$ 803,523
Reconciliation of Recoverable Costs		
G.O. debt		$ 810,000
Less fund balance		(6,477)
Net cost recoverable through tax increments, December 31, 2025		$ 803,523

See notes to financial statements

City of Columbus Tax Incremental District No. 7

Historical Summary of Sources, Uses and Status of Funds
Year Ended December 31, 2025 and From the Date of Creation Through December 31, 2025

	Year Ended	From the Date of Creation
Sources of Funds		
Investment income	$ 841	$ 841
Miscellaneous revenues	-	39,518
Long-term debt issued	-	810,000
Total sources of funds	841	850,359
Use of Funds		
Capital expenditures	669,313	693,212
Administration (in-house)	18,353	18,353
Professional services: planning, engineering, other	31,771	82,125
Interest and fiscal charges on long-term debt	26,986	50,192
Total uses of funds	746,423	843,882
Excess (deficiency) of sources of funds over uses of funds	(745,582)	6,477
Fund Balance, Beginning	752,059	-
Fund Balance, Ending	$ 6,477	$ 6,477

See notes to financial statements

1. Summary of Significant Accounting Policies

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

The City of Columbus (the City) has implemented accounting principles generally accepted in the United States of America to the extent they apply in determining the scope of the activity of the District. The accompanying financial statements reflect all the significant operations of the District. The accompanying financial statements do not include the full presentation of the City.

Description of Fund Structure

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

TIF No. 7 Capital Projects Fund

Detailed descriptions of the purpose of this fund and long-term debt can be found in the City's basic financial statements.

The data was consolidated for purposes of this report. Therefore, the amounts shown in the accompanying statements will not directly correlate with amounts shown in the basic financial statements.

The District was created under the provisions of Wisconsin Statute Section 66.1105. The purpose of that section is to allow a municipality to recover development and improvement costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the District. The tax on the increased value is called a tax increment.

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

	Creation Date	Last Date to Incur Project Costs	Last Year to Collect Increment
TID No. 7	January 1, 2024	September 17, 2039	2044

Basis of Accounting

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

District increments are recorded as revenues in the year due. Intergovernmental aids and grants are recognized as revenues in the period the related expenditures are incurred, if applicable, or when the District is entitled to the aids.

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

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Measurement Focus

The measurement focus of all governmental funds is the funds flow concept. Under the funds flow concept, sources and uses of financial resources, including capital outlays, debt proceeds and debt retirements are reflected in operations. Resources not available to finance expenditures and commitments of the current period are recognized as unavailable or unearned revenue or as nonspendable fund equity. Liabilities for claims, judgments, compensated absences and pension contributions which will not be currently liquidated using expendable available financial resources are shown in the long-term debt footnote disclosure. The related expenditures are recognized when the liabilities are liquidated.

Project Plan Budget

The estimated revenues and expenditures of the District are adopted in the project plan. Those estimates are for the entire life of the District, and may not be comparable to interim results presented in this report.

Long-Term Debt

Short-term liabilities are recorded as fund liabilities. All other long-term liabilities are shown in the long-term debt footnote disclosure.

Proceeds of long-term debt issues not recorded as fund liabilities are reflected as "Sources of Funds" in the operating statement of the recipient fund. Retirement of these issues is reported as an expenditure in the year in which the debt matures or is repaid, whichever is earlier.

Claims and Judgments

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

2. Cash and Temporary Investments

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

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

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

3. Long-Term Debt

General Obligation Debt

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

Title of Issue	Date of Issue	Due Date	Interest Rate	Original Indebtedness	Repaid	Balance 12/31/2025
GO Promissory Notes	12/19/2024	04/01/2044	4.00-5.00 %	$ 810,000	$ -	$ 810,000
Total				$ 810,000	$ -	$ 810,000

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

Calendar Year	Principal	Interest	Total
2026	$ -	$ 34,450	$ 34,450
2027	30,000	33,700	63,700
2028	30,000	32,200	62,200
2029	35,000	30,575	65,575
2030	35,000	28,825	63,825
2031-2035	200,000	117,575	317,575
2036-2040	245,000	72,500	317,500
2041-2044	235,000	19,100	254,100
Total	$ 810,000	$ 368,925	$ 1,178,925

City of Columbus Tax Incremental District No. 7

Detailed Schedule of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2025

	2024	2025	Total	Project Plan Estimate
Sources of Funds				
Tax increments	$ -	$ -	$ -	$ 15,845,877
Investment income	-	841	841	87,750
Miscellaneous revenues	39,518	-	39,518	-
Long-term debt issued	810,000	-	810,000	-
Total sources of funds	849,518	841	850,359	15,933,627
Uses of Funds				
Capital expenditures	23,899	669,313	693,212	4,880,000
Administration (in-house)	-	18,353	18,353	485,000
Professional services: planning, engineering, other	50,354	31,771	82,125	-
Developer grants	-	-	-	13,355,000
Subsidy to TIF No. 6	-	-	-	35,000
Interest and fiscal charges on long-term debt	23,206	26,986	50,192	740,254
Principal on long-term debt	-	-	-	1,300,000
Total uses of funds	97,459	746,423	843,882	20,795,254
Fund Balance, December 31, 2025			$ 6,477	

City of Columbus Tax Incremental District No. 7

Detailed Schedule of Capital Expenditures
From the Date of Creation Through December 31, 2025

	Actual	Project Plan Estimate
Capital expenditures:		
Stormwater, Fireman's Park	$ 669,313	$ 750,000
Bury primary electric overhead	-	380,000
Stormwater, Columbus Country Club	-	1,550,000
Street and utility extension	-	1,100,000
Watermain Loop	-	300,000
Street and utility construction, Brookside, Avalon Road	23,899	800,000
Total capital expenditures	$ 693,212	$ 4,880,000