

SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]
FY 2013

| | |
|---|--|
| Name of Redevelopment Project Area: | Tax Increment Financing District #19 |
| Primary Use of Redevelopment Project Area*: | Combination/Mixed |
| If "Combination/Mixed" List Component Types: | Retail; Other Comm |
| Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one): | |
| Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/> | Industrial Jobs Recovery Law <input type="checkbox"/> |

| | No | Yes |
|---|----|-----|
| Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment labeled Attachment A | X | |
| Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B | | X |
| Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion labeled Attachment C | | X |
| Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement labeled Attachment D | | X |
| Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) labeled Attachment E | X | |
| Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information labeled Attachment F | X | |
| Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G | X | |
| Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report labeled Attachment H | | X |
| Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose the Official Statement labeled Attachment I | X | |
| Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If yes, please enclose the Analysis labeled Attachment J | X | |
| Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2)] If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K | | X |
| Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L | | X |
| A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose list only of the intergovernmental agreements labeled Attachment M | | X |

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

Provide an analysis of the special tax allocation fund.

FY 2013

TIF NAME: Tax Increment Financing District #19

Fund Balance at Beginning of Reporting Period

\$ 2,364,221

| Revenue/Cash Receipts Deposited in Fund During Reporting FY: | Reporting Year | Cumulative* | % of Total |
|---|-----------------------|--------------------|-------------------|
| Property Tax Increment | \$ 992,877 | \$ 3,623,190 | 11% |
| State Sales Tax Increment | | | 0% |
| Local Sales Tax Increment | | | 0% |
| State Utility Tax Increment | | | 0% |
| Local Utility Tax Increment | | | 0% |
| Interest | \$ 736 | \$ 117,816 | 0% |
| Land/Building Sale Proceeds | | | 0% |
| Bond Proceeds | | \$ 22,915,000 | 71% |
| Transfers from Municipal Sources | \$ 1,191,671 | \$ 5,659,854 | 18% |
| Private Sources | | | 0% |
| Other (identify source _____; if multiple other sources, attach schedule) | | | 0% |

*must be completed where 'Reporting Year' is populated

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period

\$ 2,185,284

Cumulative Total Revenues/Cash Receipts

\$ 32,315,860 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ 2,365,386

Distribution of Surplus

Total Expenditures/Disbursements

\$ 2,365,386

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS

\$ (180,102)

FUND BALANCE, END OF REPORTING PERIOD*

\$ 2,184,119

* if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Total Amount Designated (Carried forward from Section 3.3)

\$ (35,832,742)

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

FY 2013

TIF NAME: Tax Increment Financing District #19

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
 (by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED

| Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)] | Amounts | Reporting Fiscal Year |
|--|---------|-----------------------|
| 1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1) | | |
| Professional Services | 18,522 | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ 18,522 |
| 2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6) | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ - |
| 3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3) | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ - |
| 4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4) | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ - |
| 5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5) | | |
| Principal Payments on Bonds | 485,000 | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ 485,000 |
| 6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ - |

SECTION 3.2 A

PAGE 3

| | | |
|--|--|---------------------|
| 14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E) | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ - |
| 15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ - |
| 16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ - |
| TOTAL ITEMIZED EXPENDITURES | | \$ 2,365,386 |

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period

FY 2013

TIF NAME: Tax Increment Financing District #19

FUND BALANCE, END OF REPORTING PERIOD

\$ 2,184,119

| | Amount of Original Issuance | Amount Designated |
|---|-----------------------------|-------------------|
| 1. Description of Debt Obligations | | |
| TIF Bonds 2007A and 2007B | \$ 22,915,000 | \$ 22,045,000 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Total Amount Designated for Obligations

\$ 22,915,000 \$ 22,045,000

2. Description of Project Costs to be Paid

| | | |
|--|--|---------------|
| Professional Services & Administration | | \$ 295,392 |
| Capital Costs | | \$ 15,676,469 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Total Amount Designated for Project Costs

\$ 15,971,861

TOTAL AMOUNT DESIGNATED

\$ 38,016,861

SURPLUS*/(DEFICIT)

\$ (35,832,742)

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2013

TIF NAME: Tax Increment Financing District #19

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

No property was acquired by the Municipality Within the Redevelopment Project Area

Property Acquired by the Municipality Within the Redevelopment Project Area

| | |
|--|--|
| Property (1): | |
| Street address: | |
| Approximate size or description of property: | |
| Purchase price: | |
| Seller of property: | |

| | |
|--|--|
| Property (2): | |
| Street address: | |
| Approximate size or description of property: | |
| Purchase price: | |
| Seller of property: | |

| | |
|--|--|
| Property (3): | |
| Street address: | |
| Approximate size or description of property: | |
| Purchase price: | |
| Seller of property: | |

| | |
|--|--|
| Property (4): | |
| Street address: | |
| Approximate size or description of property: | |
| Purchase price: | |
| Seller of property: | |

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)

FY 2013

TIF NAME: Tax Increment Financing District #19

SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 MUST BE INCLUDED WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED ONLY IF PROJECTS ARE LISTED ON THESE PAGES

| | | | |
|--|------------------------|--|--|
| Check here if NO projects were undertaken by the Municipality Within the Redevelopment Project Area: _____ | | | |
| ENTER total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below*. | | | 1 |
| TOTAL: | 11/1/99 to Date | Estimated Investment for Subsequent Fiscal Year | Total Estimated to Complete Project |
| Private Investment Undertaken (See Instructions) | \$ 66,887,614 | \$ - | \$ - |
| Public Investment Undertaken | \$ 24,135,877 | \$ - | \$ - |
| Ratio of Private/Public Investment | 2 27/35 | | 0 |

| | | | |
|--|---------------|--|------|
| Project 1: *IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE | | | |
| Frank Scott Parkway | | | |
| Private Investment Undertaken (See Instructions) | \$ 66,887,614 | | \$ - |
| Public Investment Undertaken | \$ 24,135,877 | | |
| Ratio of Private/Public Investment | 2 27/35 | | 0 |

| | | | |
|--|---|--|---|
| Project 2: | | | |
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | | |
| Ratio of Private/Public Investment | 0 | | 0 |

| | | | |
|--|---|--|---|
| Project 3: | | | |
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | | |
| Ratio of Private/Public Investment | 0 | | 0 |

| | | | |
|--|---|--|---|
| Project 4: | | | |
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | | |
| Ratio of Private/Public Investment | 0 | | 0 |

| | | | |
|--|---|--|---|
| Project 5: | | | |
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | | |
| Ratio of Private/Public Investment | 0 | | 0 |

| | | | |
|--|---|--|---|
| Project 6: | | | |
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | | |
| Ratio of Private/Public Investment | 0 | | 0 |

ATTACHMENT B

CITY OF BELLEVILLE, ILLINOIS

MARK W. ECKERT, MAYOR

101 South Illinois Street
Belleville, IL 62220-2105
Office: (618) 233-6810
Fax: (618) 233-6779



CITY FLAG
DESIGNED BY
FREDRICK L. LANGE
JULY 6th 1964



August 2, 2013

C.J. Schlosser & Company, L.L.C.
233 East Center Drive
P.O. Box 416
Alton, IL 62002

RE: Tax Increment Financing District #1, Tax Increment Financing District #2, Tax Increment Financing District #3, Tax Increment Financing District #4, Tax Increment Financing District # 8 Downtown South, Tax Increment Financing District #9 Southwinds Estate, Tax Increment Financing District #10 Lower Richland Creek, Tax Increment Financing District #11 Industrial Jobs Recovery, Tax Increment Financing District #12 Sherman Street, Tax Increment Financing District #13 Drake Road, Tax Increment Financing District #14 Route 15 East, Tax Increment Financing District #15 Carlyle/Greenmount, Tax Increment Financing District #16 Route 15 West, Tax Increment Financing District #17 East Main Street, Tax Increment Financing District #18 Scheel Street, Tax Increment Financing District #19 Frank Scott Parkway, Tax Increment Financing District #20 Rt.15/South Greenmount, Tax Increment Financing District #21 Belle Valley Phase III and the Sales Tax Increment Financing District.

Dear Gentlemen / Ladies:

I, Mark W. Eckert, the duly elected Mayor of the City of Belleville, Illinois, County of St. Clair, and as such, do hereby certify that the City of Belleville has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act during the municipal fiscal year ending May 1, 2012- April 30, 2013 to the best of my knowledge and belief.

Sincerely,

City of Belleville

A handwritten signature in black ink that reads "Mark W. Eckert". The signature is written in a cursive style and is positioned above the printed name.

Mark W. Eckert
Mayor

ATTACHMENT C

CITY OF BELLEVILLE, ILLINOIS



CITY FLAG
DESIGNED BY
FREDRICK L. LANGE
JULY 6th 1964



GARRETT P. HOERNER, CITY ATTORNEY

5111 West Main Street
BELLEVILLE, ILLINOIS 62226-4728
Phone: (618) 235-0020
Fax: (618) 235-8558
E-Mail: gphoerner@belleville.net

October 11, 2013

C.J. Schlosser
233 East Center Drive
P.O. Box 416
Alton, Illinois 62002

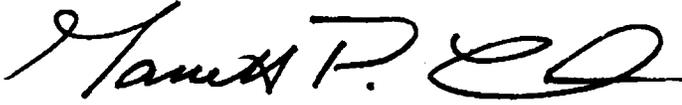
**Re: Illinois Tax Increment Redevelopment Act:
Fiscal Year 2013 (May 1, 2012 through April 30, 2013)**

Tax Increment Financing District #1, Tax Increment Financing District #2, Tax Increment Financing District #3, Tax Increment Financing District #4, Tax Increment Financing District #8 Downtown South, Tax Increment Financing District #9 Southwinds Estate, Tax Increment Financing District #10 Lower Richland Creek, Tax Increment Financing District #11 Industrial Jobs Recovery, Tax Increment Financing District #12 Sherman Street, Tax Increment Financing District #13 Drake Road, Tax Increment Financing District #14 Route 15 East, Tax Increment Financing District #15 Carlyle/Greenmount, Tax Increment Financing District #16 Route 15 West, Tax Increment Financing District #17 East Main Street, Tax Increment Financing District #18 Scheel Street, Tax Increment Financing District #19 Frank Scott Parkway, Tax Increment Financing District #20 Rt. 15/South Greenmount, Tax Increment Financing District #21 Belle Valley Phase III and the Sales Tax Increment Financing District.

Mr. Schlosser:

As City Attorney for the City of Belleville, Illinois (City), I have reviewed all information provided to me by the Mayor and his staff for the period May 1, 2012 through April 30, 2013 (FY2013). I find that the City has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth thereunder, to the best of my knowledge and belief.

This opinion relates only to the time period set forth and is based upon information available to me.

By: 
Garrett P. Hoerner

ATTACHMENT D

(See Activities Statement in Audited Financial Statements at Attachment K)

ATTACHMENT H

TIF 19 Joint Review Board Minutes
Nov. 2, 2012 11:00 a.m.

MEMBERS/TAXING BODIES:

Sean Cronin-SWIC
Terry Beach-St. Clair County
Jeff Dosier, Belleville School District #201
Ryan Boike, Belleville School District #118
Dennis Korte-Belleville Township
Lee Spearman-Public Library
Linda Fields, City Clerk, City of Belleville
Thom Peters, Public Member

STAFF:

Eric Schauster, ED/Grants Coordinator
Jamie Maitret, Finance Director

GUESTS:

Gene Norber
Julian Jacquin
Bob White
Michael Hagberg

The TIF Joint Review Board was held at 11:00 a.m. on the first floor, Council Chambers, City Hall.

TIF 19

Linda Fields asked the Board to elect a member from the public. Ryan Boike made a motion to elect Thom Peters, seconded by Dennis Korte, with all present members voting aye. Motion carried.

Linda Fields asked the Board to elect a Chairperson. Leander Spearman made a motion to elect Thom Peters and seconded by Ryan Boike with all present members voting aye. Motion carried.

Chairman Peters explained the adoption of rules for public participation (2-3 minutes per person) and asked for a motion to adopt the rules. Sean Cronin made a motion to adopt the rules of public participation and seconded by Terry Beach with all present members voting aye. Chairman Peters opened public participation.

With no comments from the public, Chairman Peters closed public participation.

Jamie Maitret gave a description of the TIF 19 status. Ms. Maitret stated the end of the fiscal year balance is approximately \$2.3 million. Area for future development was discussed with the extension of S. 17th St. Discussion followed regarding the increase in equalized assessed value of property within the district. The base EAV was \$48,000.00 and the current is \$11.7 million.

With no more comments or questions from the Board, Chairman Peters asked for a motion to adjourn. A motion was made by Jeff Dosier to adjourn and seconded by Terry Beach. Motion carried.

Respectfully Submitted,

Kari L. Tutza
Transcribing Secretary

ATTACHMENT K



CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS
ANNUAL REPORT
FINANCIAL STATEMENTS
APRIL 30, 2013

233 East Center Drive
P.O. Box 416
Alton, Illinois 62002
(618) 465-7717 St. Louis (314) 355-2586
Fax (618) 465-7710



One Westbury Drive
Suite 420
St. Charles, Missouri 63301-2567
(636) 723-7611 St. Louis (636) 947-1008
Fax (636) 947-4558

CITY OF BELLEVILLE, ILLINOIS

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PART I – FINANCIAL INFORMATION



C. J. SCHLOSSER
& COMPANY, L.L.C.
CERTIFIED PUBLIC ACCOUNTANTS

J. Terry Dooling
David M. Bartosiak
Cindy A. Tefteller
Kevin J. Tepen

**INDEPENDENT AUDITOR'S REPORT ON
COMPLIANCE WITH TAX INCREMENT FINANCING ACT**

To the Honorable Mayor and
City Council of
City of Belleville, Illinois

We have audited the financial statements of the City of Belleville, Illinois' Tax Increment Financing District #1, Tax Increment Financing District #2, Tax Increment Financing District #3, Tax Increment Financing District #4, Tax Increment Financing District #8 Downtown South, Tax Increment Financing District #9 Southwinds Estate, Tax Increment Financing District #10 Lower Richland Creek, Tax Increment Financing District #11 Industrial Jobs Recovery, Tax Increment Financing District #12 Sherman Street, Tax Increment Financing District #13 Drake Road, Tax Increment Financing District #14 Route 15 East, Tax Increment Financing District #15 Carlyle/Greenmount, Tax Increment Financing District #16 Route 15 Corridor, Tax Increment Financing District #17 East Main Street, Tax Increment Financing District #18 Scheel Street, Tax Increment Financing District #19 Frank Scott Parkway, Tax Increment Financing District #20 Route 15/South Green Mount Road, Tax Increment Financing District #21 Belle Valley III, and the Sales Tax Increment Financing District as of and for the year ended April 30, 2013, as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the modified cash basis of accounting described in Note 1; this includes determining that the modified cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to error or fraud.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

233 East Center Drive
P.O. Box 416
Alton, Illinois 62002
(618) 465-7717 St. Louis (314) 355-2586
Fax (618) 465-7710



PCPS
THE AICPA ALLIANCE FOR CPA FIRMS
www.cjsco.com

One Westbury Drive
Suite 420
St. Charles, Missouri 63301-2567
(636) 723-7611 St. Louis (636) 947-1008
Fax (636) 947-4558

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant estimates made by management, as well as evaluating the overall financial statement presentation.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the cash balances of the City of Belleville, Illinois' Tax Increment Financing Districts, as referred to in the first paragraph, as of April 30, 2013 and the revenues it received and expenditures it paid for the year then ended on the basis of accounting described in Note 1.

Basis of Accounting

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared on the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to that matter.

Other Matters

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements of the City of Belleville, Illinois' Tax Increment Financing Districts taken as a whole. The other supplementary data on pages 14 and 15 is presented for the purpose of additional analysis and is not a required part of the basic financial statements. This other supplementary information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole. This other supplementary information was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such

information directly to the underlying accounting and other records used to prepare the financial statements themselves, and other procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements taken as a whole.

The supplementary information on Pages 16 through 25 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the financial statements and accordingly, we express no opinion on it.

Compliance with Laws and Regulations

The management of the City of Belleville, Illinois is responsible for the government's compliance with laws and regulations. In connection with our audit, referred to above, we selected and tested transactions and records to determine the government's compliance with 65 ILCS 5/11-74.1-3, "Tax Increment Allocation Redevelopment Act".

The results of our tests indicate that for the items tested, the City of Belleville, Illinois, complied with Subsection (q) of 65 ILCS 5/11-74.4-3, "Tax Increment Allocation Redevelopment Act". Nothing came to our attention that caused us to believe that, for the items not tested, the City of Belleville, Illinois was not in compliance with Subsection (q) of 65 ILCS 5/11-74.4-3, "Tax Increment Allocation Redevelopment Act".

C. J. Schmitt & Co. P.C.

Certified Public Accountants
Alton, Illinois

August 2, 2013

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF ASSETS, LIABILITIES
AND FUND BALANCE ARISING FROM CASH TRANSACTIONS -
ALL TAX INCREMENT FINANCING DISTRICTS
APRIL 30, 2013

| | Tax Increment Financing | | | | | | | | | |
|-------------------------------------|-------------------------|------------------|---------------------|------------------|-------------------|-------------------|-------------------|--|--|--|
| | District #1 | District #2 | District #3 | District #4 | District #8 | District #9 | District #10 | | | |
| <u>Assets</u> | | | | | | | | | | |
| Cash | \$ 64,414 | \$ 74,946 | \$ 3,627,328 | \$ 20,017 | \$ 311,624 | \$ 282,198 | \$ 686,196 | | | |
| Due Between TIF Funds | - | - | 250,000 | - | - | - | - | | | |
| Notes Receivable | - | - | 79,166 | - | - | - | - | | | |
| Total Assets | <u>\$ 64,414</u> | <u>\$ 74,946</u> | <u>\$ 3,956,494</u> | <u>\$ 20,017</u> | <u>\$ 311,624</u> | <u>\$ 282,198</u> | <u>\$ 686,196</u> | | | |
| | | | | | | | | | | |
| <u>Liabilities and Fund Balance</u> | | | | | | | | | | |
| Liabilities | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | |
| | | | | | | | | | | |
| Fund Balance: | | | | | | | | | | |
| Nonspendable | - | - | 79,166 | - | - | - | - | | | |
| Restricted for Debt Service | - | - | - | - | - | - | - | | | |
| Restricted | 64,414 | 74,946 | 3,877,328 | 20,017 | 311,624 | 282,198 | 686,196 | | | |
| Total Fund Balance | <u>64,414</u> | <u>74,946</u> | <u>3,956,494</u> | <u>20,017</u> | <u>311,624</u> | <u>282,198</u> | <u>686,196</u> | | | |
| | | | | | | | | | | |
| Total Liabilities and Fund Balance | <u>\$ 64,414</u> | <u>\$ 74,946</u> | <u>\$ 3,956,494</u> | <u>\$ 20,017</u> | <u>\$ 311,624</u> | <u>\$ 282,198</u> | <u>\$ 686,196</u> | | | |

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF ASSETS, LIABILITIES
 AND FUND BALANCE ARISING FROM CASH TRANSACTIONS -
 ALL TAX INCREMENT FINANCING DISTRICTS
 APRIL 30, 2013

| | Tax Increment Financing | | | | | | |
|---|-------------------------|-------------------|------------------|-------------------|------------------------|---------------------|-------------------|
| | District #11 | District #12 | District #13 | District #14 | Carlyle/ Greenmount | District #16 | District #17 |
| Assets | | | | | | | |
| Cash | \$ 70,083 | \$ 101,783 | \$ 95,342 | \$ 200,878 | \$ 3,336,089 | \$ 124,655 | \$ 148,941 |
| Due Between TIF Funds | - | - | - | - | - | (250,000) | - |
| Notes Receivable | - | - | - | - | - | - | - |
| Total Assets | <u>\$ 70,083</u> | <u>\$ 101,783</u> | <u>\$ 95,342</u> | <u>\$ 200,878</u> | <u>\$ 3,336,089</u> | <u>\$ (125,345)</u> | <u>\$ 148,941</u> |
| Liabilities and Fund Balance | | | | | | | |
| Liabilities | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Fund Balance: | | | | | | | |
| Nonspendable | - | - | - | - | - | - | - |
| Restricted for Debt Service | - | - | - | - | 3,336,089 | - | - |
| Restricted | 70,083 | 101,783 | 95,342 | 200,878 | - | (125,345) | 148,941 |
| Total Fund Balance | <u>70,083</u> | <u>101,783</u> | <u>95,342</u> | <u>200,878</u> | <u>3,336,089</u> | <u>(125,345)</u> | <u>148,941</u> |
| Total Liabilities and Fund Balance | <u>\$ 70,083</u> | <u>\$ 101,783</u> | <u>\$ 95,342</u> | <u>\$ 200,878</u> | <u>\$ 3,336,089</u> | <u>\$ (125,345)</u> | <u>\$ 148,941</u> |

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF ASSETS, LIABILITIES
AND FUND BALANCE ARISING FROM CASH TRANSACTIONS -
ALL TAX INCREMENT FINANCING DISTRICTS
APRIL 30, 2013

| | Tax Increment Financing | | | | | Debt Service Fund | Total |
|-----------------------|-------------------------|---------------------|------------------|-----------------|---------------------|-------------------|----------------------|
| | District #18 | Frank Scott Parkway | District #20 | District #21 | Sales Tax District | | |
| Cash | \$ 62,953 | \$ 2,184,119 | \$ 41,530 | \$ 3,872 | \$ 1,863,809 | \$ 503,484 | \$ 13,804,261 |
| Due Between TIF Funds | - | - | - | - | - | - | - |
| Notes Receivable | - | - | - | - | - | - | 79,166 |
| Total Assets | \$ 62,953 | \$ 2,184,119 | \$ 41,530 | \$ 3,872 | \$ 1,863,809 | \$ 503,484 | \$ 13,883,427 |

Liabilities and Fund Balance

| | | | | | | | |
|---|------------------|---------------------|------------------|-----------------|---------------------|-------------------|----------------------|
| Liabilities | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Fund Balance: | | | | | | | |
| Nonspendable | - | - | - | - | - | - | 79,166 |
| Restricted for Debt Service | - | 2,184,119 | - | - | - | 503,484 | 6,023,692 |
| Restricted | 62,953 | - | 41,530 | 3,872 | 1,863,809 | - | 7,780,569 |
| Total Fund Balance | 62,953 | 2,184,119 | 41,530 | 3,872 | 1,863,809 | 503,484 | 13,883,427 |
| Total Liabilities and Fund Balance | \$ 62,953 | \$ 2,184,119 | \$ 41,530 | \$ 3,872 | \$ 1,863,809 | \$ 503,484 | \$ 13,883,427 |

See the accompanying independent auditor's report and notes to combining financial statements

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF RECEIPTS, DISBURSEMENTS
 AND CHANGES IN FUND BALANCE ARISING FROM CASH TRANSACTIONS -
 ALL TAX INCREMENT FINANCING DISTRICTS
 FOR THE YEAR ENDED APRIL 30, 2013

| | Tax Increment Financing | | | | | | | | | |
|---|-------------------------|------------------|---------------------|------------------|-------------------|-------------------|-------------------|--|--|--|
| | District #1 | District #2 | District #3 | District #4 | District #8 | District #9 | District #10 | | | |
| Receipts: | | | | | | | | | | |
| Property Taxes | \$ 46,435 | \$ 72,202 | \$ 9,232,892 | \$ 5,755 | \$ 145,975 | \$ 88,907 | \$ 1,091,863 | | | |
| Intergovernmental | - | - | 315 | - | - | - | - | | | |
| Interest | 102 | 113 | 15,861 | 32 | 449 | 432 | 2,257 | | | |
| Reimbursements/Other | - | - | 800 | - | - | - | - | | | |
| Total Receipts | 46,537 | 72,315 | 9,249,868 | 5,787 | 146,424 | 89,339 | 1,094,120 | | | |
| Disbursements: | | | | | | | | | | |
| Contractual Services | 1,855 | 1,834 | 336,476 | 2,514 | - | - | 105,607 | | | |
| Capital Outlay | 33,670 | - | 5,599,042 | - | 4,291 | 55,000 | - | | | |
| Tax Rebates | - | 30,000 | 4,278,742 | - | - | - | - | | | |
| Principal | - | - | 1,058,512 | - | - | - | - | | | |
| Interest and Fiscal Charges | - | - | 21,894 | - | - | - | 658,697 | | | |
| Total Disbursements | 35,525 | 31,834 | 11,294,666 | 2,514 | 4,291 | 55,000 | 764,304 | | | |
| Excess of Receipts Over (Under) Disbursements | 11,012 | 40,481 | (2,044,798) | 3,273 | 142,133 | 34,339 | 329,816 | | | |
| Other Financing Sources (Uses) | | | | | | | | | | |
| Proceeds of Debt | - | - | 1,323,880 | - | - | - | - | | | |
| Operating Transfers In | - | - | 25,000 | - | - | - | - | | | |
| Operating Transfers Out | - | - | (1,547,074) | - | - | - | (300,000) | | | |
| Total Other Financing Sources (Uses) | - | - | (198,194) | - | - | - | (300,000) | | | |
| Excess of Receipts and Other Financing Sources Over (Under) Disbursements and Financing Uses | 11,012 | 40,481 | (2,242,992) | 3,273 | 142,133 | 34,339 | 29,816 | | | |
| Fund Balance, Beginning of Year | 53,402 | 34,465 | 6,199,486 | 16,744 | 169,491 | 247,859 | 656,380 | | | |
| Fund Balance, End of Year | \$ 64,414 | \$ 74,946 | \$ 3,956,494 | \$ 20,017 | \$ 311,624 | \$ 282,198 | \$ 686,196 | | | |

See the accompanying independent auditor's report and notes to combining financial statements

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF RECEIPTS, DISBURSEMENTS
AND CHANGES IN FUND BALANCE ARISING FROM CASH TRANSACTIONS -
ALL TAX INCREMENT FINANCING DISTRICTS
FOR THE YEAR ENDED APRIL 30, 2013

| | Tax Increment Financing | | | | | | |
|---|-------------------------|-------------------|------------------|-------------------|------------------------|---------------------|-------------------|
| | District #11 | District #12 | District #13 | District #14 | Carlyle/ Greenmount | District #16 | District #17 |
| Receipts: | | | | | | | |
| Property Taxes | \$ 26,958 | \$ 182,291 | \$ 55,552 | \$ 97,367 | \$ 1,324,704 | \$ 190,318 | \$ 55,628 |
| Intergovernmental | - | - | - | - | 1,485,835 | - | - |
| Interest | 138 | 298 | 127 | 301 | 1,053 | 524 | 294 |
| Reimbursements/Other | - | - | - | - | - | - | - |
| Total Receipts | 27,096 | 182,589 | 55,679 | 97,668 | 2,811,592 | 190,842 | 55,922 |
| Disbursements: | | | | | | | |
| Contractual Services | - | 5,331 | 756 | - | 21,583 | 10,775 | 35,800 |
| Capital Outlay | - | 79,998 | - | - | - | 317,236 | 109,947 |
| Tax Rebates | - | - | - | - | 662,352 | 52,324 | - |
| Principal | - | - | - | - | 260,000 | 200,000 | - |
| Interest and Fiscal Charges | - | - | - | - | 1,816,644 | - | - |
| Total Disbursements | - | 85,329 | 756 | - | 2,760,579 | 580,335 | 145,747 |
| Excess of Receipts Over (Under) Disbursements | 27,096 | 97,260 | 54,923 | 97,668 | 51,013 | (389,493) | (89,825) |
| Other Financing Sources (Uses) | | | | | | | |
| Proceeds of Debt | - | - | - | - | - | - | - |
| Operating Transfers In | - | - | - | - | - | 200,000 | - |
| Operating Transfers Out | (25,000) | (100,000) | - | (9,409) | - | - | - |
| Total Other Financing Sources (Uses) | (25,000) | (100,000) | - | (9,409) | - | 200,000 | - |
| Excess of Receipts and Other Financing Sources Over (Under) Disbursements and Financing Uses | 2,096 | (2,740) | 54,923 | 88,259 | 51,013 | (189,493) | (89,825) |
| Fund Balance, Beginning of Year | 67,987 | 104,523 | 40,419 | 112,619 | 3,285,076 | 64,148 | 238,766 |
| Fund Balance, End of Year | \$ 70,083 | \$ 101,783 | \$ 95,342 | \$ 200,878 | \$ 3,336,089 | \$ (125,345) | \$ 148,941 |

See the accompanying independent auditor's report and notes to combining financial statements

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF RECEIPTS, DISBURSEMENTS
 AND CHANGES IN FUND BALANCE ARISING FROM CASH TRANSACTIONS -
 ALL TAX INCREMENT FINANCING DISTRICTS
 FOR THE YEAR ENDED APRIL 30, 2013

| | Tax Increment Financing | | | | | Debt Service Fund | Total |
|---|-------------------------|---------------------|------------------|-----------------|---------------------|-------------------|----------------------|
| | District #18 | Frank Scott Parkway | District #20 | District #21 | Sales Tax District | | |
| Receipts: | | | | | | | |
| Property Taxes | \$ 37,880 | \$ 992,877 | \$ 43,565 | \$ 3,742 | \$ 2,845,721 | \$ - | \$ 16,540,632 |
| Intergovernmental | - | 1,191,671 | 33,094 | - | 254,600 | - | 2,965,515 |
| Interest | 89 | 736 | 62 | 5 | 3,761 | 1,194 | 27,828 |
| Reimbursements/Other | - | - | - | - | 3,875 | - | 4,675 |
| Total Receipts | 37,969 | 2,185,284 | 76,721 | 3,747 | 3,107,957 | 1,194 | 19,538,650 |
| Disbursements: | | | | | | | |
| Contractual Services | - | - | - | - | 62,515 | - | 585,046 |
| Capital Outlay | - | - | - | - | 2,882,117 | - | 9,081,301 |
| Tax Rebates | - | 496,439 | 54,877 | - | 1,218,147 | - | 6,792,881 |
| Principal | - | 465,000 | - | - | - | 225,000 | 2,208,512 |
| Interest and Fiscal Charges | - | 1,403,947 | - | - | - | 272,209 | 4,173,391 |
| Total Disbursements | - | 2,365,386 | 54,877 | - | 4,162,779 | 497,209 | 22,841,131 |
| Excess of Receipts Over (Under) Disbursements | 37,969 | (180,102) | 21,844 | 3,747 | (1,054,822) | (496,015) | (3,302,481) |
| Other Financing Sources (Uses) | | | | | | | |
| Proceeds of Debt | - | - | - | - | - | - | 1,323,880 |
| Operating Transfers In | - | - | - | - | - | 254,300 | 479,300 |
| Operating Transfers Out | - | - | - | - | (800,000) | - | (2,781,483) |
| Total Other Financing Sources (Uses) | - | - | - | - | (800,000) | 254,300 | (978,303) |
| Excess of Receipts and Other Financing Sources Over (Under) Disbursements and Financing Uses | 37,969 | (180,102) | 21,844 | 3,747 | (1,854,822) | (241,715) | (4,280,784) |
| Fund Balance, Beginning of Year | 24,984 | 2,364,221 | 19,686 | 125 | 3,718,631 | 745,199 | 18,164,211 |
| Fund Balance, End of Year | \$ 62,953 | \$ 2,184,119 | \$ 41,530 | \$ 3,872 | \$ 1,863,809 | \$ 503,484 | \$ 13,883,427 |

See the accompanying independent auditor's report and notes to combining financial statements

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

NOTES TO FINANCIAL STATEMENTS
APRIL 30, 2013

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounts of the City are organized on the basis of funds and account groups, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures or expenses as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purpose for which they are to be spent and the means by which spending activities are controlled. Special Revenue Funds are used to account for the financing of public improvements or services deemed to benefit properties within a specific area. The City established the Tax Increment Financing Districts in the fiscal years ended April 30 as follows:

| | |
|--------------------------------------|------|
| Districts #1 and #2 | 1984 |
| Districts #3 and #4 | 1986 |
| Sales Tax District | 1992 |
| Districts #8, #9, #10 and #11 | 2000 |
| District #12 | 2003 |
| District #13 | 2004 |
| District #14 | 2006 |
| Districts #15, #16, #17, #18 and #19 | 2008 |
| District #20 | 2009 |
| District #21 | 2010 |

The statements reflect the modified cash basis of accounting. Accordingly, revenue is recognized when cash is received and expenditures are recognized when paid.

The accompanying financial statements were prepared for the Tax Increment Financing Districts only, to reflect their cash balances as of April 30, 2013 and revenues received and expenditures paid for the year then ended. These statements are not intended to present the financial position and results of operations of the entire City of Belleville, Illinois as of April 30, 2013.

NOTE 2: CASH

The City is authorized by state statute to invest in: obligations of the United States of America; interest bearing accounts of banks; savings and loan associations or credit unions which are insured by the Federal Deposit Insurance Corporation, the Savings Association Insurance Fund or other applicable law, respectively; certain short-term obligations of corporations

CITY OF BELLEVILLE, ILLINOIS TAX INCREMENT FINANCING DISTRICTS
NOTES TO FINANCIAL STATEMENTS (CONTINUED)

organized in the United States; money market mutual funds; and in a fund managed, operated and administered by a bank.

The carrying amounts and the bank balances of the Tax Increment Financing Districts' deposits were \$13,804,261, and are entirely insured or collateralized by securities held by the City's agent in the City's name.

NOTE 3: LONG-TERM DEBT

Outstanding bonds payable and notes payable for the Tax Increment Financing Districts are presented in the City's combined financial statements.

The following is a summary of Tax Increment Financing bonds outstanding for the year ended April 30, 2013:

General Obligation Refunding Bonds, Series 2003C dated September 1, 2003, interest at 4.00% payable June 1 and December 1, with a final principal payment of \$235,000 due on December 1, 2013. The balance due on these bonds as of April 30, 2013 is \$235,000.

Tax Increment Refunding Revenue Bonds, Series 2007A Bonds, dated September 28, 2007, interest ranging from 5.00% to 5.70% payable May 1 and November 1, with principal payments of \$35,000 through \$1,955,000 due on May 1 and November 1 through 2024. The balance due on these bonds as of April 30, 2013 is \$15,485,000.

Taxable Business District Revenue Bonds, Series 2007B Bonds, dated September 28, 2007, interest at 7.875% payable May 1 and November 1, with principal payments of \$185,000 to \$790,000 due on May 1 and November 1 through 2021. The balance due on these bonds as of April 30, 2013 is \$6,560,000.

General Obligation Bonds, Series 2011, dated February 7, 2011, interest ranging from 5.00% to 5.25% payable January 1 and July 1, with principal payments of \$905,000 to \$1,100,000 beginning in January 2027 through 2031. The balance due on these bonds as of April 30, 2013 is \$5,000,000.

Local Government Program Revenue Bonds, Series 2011A, dated October 27, 2011, interest ranging from 6.00% to 7.00% payable January 1 and July 1, with principal payments of \$455,000 to \$2,025,000 due on January 1 and July 1 through 2027. The balance due on these bonds as of April 30, 2013 is \$16,115,000.

CITY OF BELLEVILLE, ILLINOIS TAX INCREMENT FINANCING DISTRICTS
NOTES TO FINANCIAL STATEMENTS (CONTINUED)

NOTE 3: LONG-TERM DEBT (Continued)

Local Government Program Revenue Bonds, Series 2011B, dated October 27, 2011, interest at 8.75% payable January 1 and July 1, with principal payments of \$49,929 to \$266,277 due on January 1 beginning in 2019 through 2026. The balance due on these bonds as of April 30, 2013 is \$1,560,000.

Local Government Program Revenue Bonds, Series 2011C, dated October 27, 2011, interest ranging from 7.125% to 9.25% payable January 1 and July 1, with principal payments of \$140,000 to \$845,000 due on January 1 and July 1 through 2022. The balance due on these bonds as of April 30, 2013 is \$5,475,000.

The following is a summary of Tax Increment Financing notes and leases outstanding for the year ended April 30, 2013:

Capital Lease, dated May 2, 2003, interest rate of 4.69 percent payable in ten annual installments of \$23,344 through May 2013. The balance due on this lease as of April 30, 2013 is \$22,298.

General Obligation (Limited Tax) Notes, dated September 12, 2008, variable rate interest of 63.169% of 30-day LIBOR plus 75.6 basis points payable March 1 and September 1, with a final principal payment on August 1, 2013. The balance due on this note as of April 30, 2013 is \$900,000.

Capital Lease, dated March 4, 2011, interest rate of 3.25 percent payable in six semiannual installments of \$44,241 through November 1, 2013. The balance due on this lease as of April 30, 2013 is \$43,534.

Note Payable, dated November 3, 2009, zero interest rate payable in four annual installments of \$200,000 through November 1, 2013. The balance due on this note as of April 30, 2013 is \$200,000.

Capital Lease, dated July 19, 2012, interest rate of 2.55 percent payable in ten annual installments of \$56,061 through July 20, 2022. The balance due on this lease as of April 30, 2013 is \$625,110.

Capital Lease, dated February 11, 2013, interest rate of 1.97 percent payable in six semiannual installments of \$52,224 through August 11, 2015. The balance due on this lease as of April 30, 2013 is \$253,541.

CITY OF BELLEVILLE, ILLINOIS TAX INCREMENT FINANCING DISTRICTS
NOTES TO FINANCIAL STATEMENTS (CONTINUED)

NOTE 3: LONG-TERM DEBT (Continued)

Capital Lease, dated February 11, 2013, interest rate of 3.278 percent payable in twenty-four semiannual installments of \$19,910 through January 11, 2025. The balance due on this lease as of April 30, 2013 is \$393,006.

The annual requirements to amortize Tax Increment Financing related debt as of April 30, 2013 are as follows:

| <u>April 30,</u> | <u>Principal</u> | <u>Interest</u> | <u>Totals</u> |
|------------------|----------------------|----------------------|----------------------|
| 2014 | \$ 3,553,856 | \$ 3,194,091 | \$ 6,747,947 |
| 2015 | 2,264,494 | 2,966,257 | 5,230,751 |
| 2016 | 2,466,380 | 2,914,807 | 5,381,187 |
| 2017 | 2,646,810 | 2,845,502 | 5,492,312 |
| 2018 | 2,929,015 | 2,678,453 | 5,607,468 |
| 2019-2023 | 20,089,760 | 9,143,437 | 29,233,197 |
| 2024-2028 | 15,772,174 | 3,107,437 | 18,879,611 |
| 2029-2031 | <u>3,145,000</u> | <u>330,100</u> | <u>3,475,100</u> |
| | <u>\$ 52,867,489</u> | <u>\$ 27,180,084</u> | <u>\$ 80,047,573</u> |

NOTE 4: REDEVELOPMENT AGREEMENT

The City entered into a redevelopment agreement to develop an area within a tax increment financing boundary by which the developer would incur reimbursable costs which would be submitted for payment through Tax Increment Finance Notes. The debt would then be retired with tax revenues generated from the increase in values of the developed properties. The notes are payable solely from the new revenues and do not constitute a debt of the City.

The City made payments to reduce the principal amount of the Tax Increment Financing notes for the Reunion Development Project agreement by \$105,607 during the year ended April 30, 2013. These payments are being reported as development expense in the financial statements. The note balances related to this project in the total amount of \$18,802,639 are still outstanding and not reflected in the debt of the City as of April 30, 2013.

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF SPECIAL ALLOCATION FUNDS
FOR THE YEAR ENDED APRIL 30, 2013

| | Tax Increment Financing | | | | | | | | | | | | |
|---|-------------------------|-------------|----------------|-------------|-------------|-------------|-----------------|--------------|--------------|--------------|--|--|--|
| | District #1 | District #2 | District #3 | District #4 | District #8 | District #9 | District #10 | District #11 | District #12 | District #13 | | | |
| Beginning Balance - Adjusted | \$ 53,402 | \$ 34,465 | \$ 6,199,486 | \$ 16,744 | \$ 169,491 | \$ 247,859 | \$ 656,380 | \$ 67,987 | \$ 104,523 | \$ 40,419 | | | |
| Receipts: | | | | | | | | | | | | | |
| Property Taxes | 46,435 | 72,202 | 9,232,892 | 5,755 | 145,975 | 88,907 | 1,091,863 | 26,958 | 182,291 | 55,552 | | | |
| Local Sales Tax | - | - | 15,861 | 32 | 449 | 432 | 2,257 | 138 | 298 | 127 | | | |
| Interest | 102 | 113 | 1,115 | - | - | - | - | - | - | - | | | |
| Reimbursements/Other | - | - | 1,115 | - | - | - | - | - | - | - | | | |
| Total Receipts | 46,537 | 72,315 | 9,249,868 | 5,787 | 146,424 | 89,339 | 1,094,120 | 27,096 | 182,589 | 55,679 | | | |
| Disbursements: | | | | | | | | | | | | | |
| Professional Fees/Plan | | | | | | | | | | | | | |
| Administration/Development | 1,855 | 1,834 | 336,476 | 2,514 | - | - | 105,607 | - | 5,331 | 756 | | | |
| Financing Costs | - | - | 1,080,406 | - | - | - | 658,697 | - | - | - | | | |
| Capital Costs | 33,670 | - | 5,599,042 | - | 4,291 | 55,000 | - | - | 79,998 | - | | | |
| Tax Rebates | - | 30,000 | 4,278,742 | - | - | - | - | - | - | - | | | |
| Total Disbursements | 35,525 | 31,834 | 11,294,666 | 2,514 | 4,291 | 55,000 | 764,304 | - | 85,329 | 756 | | | |
| Other Financing Sources (Uses) | | | | | | | | | | | | | |
| Proceeds From Debt | - | - | 1,323,880 | - | - | - | - | - | - | - | | | |
| Operating Transfer In | - | - | 25,000 | - | - | - | - | - | - | - | | | |
| Operating Transfer Out | - | - | (1,547,074) | - | - | - | (300,000) | (25,000) | (100,000) | - | | | |
| Total Other Financing Sources (Uses) | - | - | (198,194) | - | - | - | (300,000) | (25,000) | (100,000) | - | | | |
| Excess of Receipts Over (Under) Disbursements | 11,012 | 40,481 | (2,242,992) | 3,273 | 142,133 | 34,339 | 29,816 | 2,096 | (2,740) | 54,923 | | | |
| Ending Fund Balance (Deficit) - Unadjusted | 64,414 | 74,946 | 3,956,494 | 20,017 | 311,624 | 282,198 | 686,196 | 70,083 | 101,783 | 95,342 | | | |
| Less: Appropriated for Debt Service | - | - | (11,187,390) | - | - | - | (18,802,639) | - | - | - | | | |
| Ending Fund Balance (Deficit) - Adjusted | \$ 64,414 | \$ 74,946 | \$ (7,230,896) | \$ 20,017 | \$ 311,624 | \$ 282,198 | \$ (18,116,443) | \$ 70,083 | \$ 101,783 | \$ 95,342 | | | |
| Property Tax | \$ 63,521 | \$ 74,946 | \$ - | \$ 20,017 | \$ 311,624 | \$ 282,198 | \$ - | \$ 70,083 | \$ 101,783 | \$ 95,342 | | | |
| State Sales Tax | \$ 161 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | |
| Local Sales Tax | \$ 732 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | |

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF SPECIAL ALLOCATION FUNDS
FOR THE YEAR ENDED APRIL 30, 2013

| | Tax Increment Financing | | | | | | | | | | Sales Tax District | Total |
|---|-------------------------|---------------------|--------------|--------------|--------------|---------------------|--------------|--------------|--------------|-----------------|--------------------|-------|
| | District #14 | Carlyle/ Greenmount | District #16 | District #17 | District #18 | Frank Scott Parkway | District #20 | District #21 | District #21 | District #21 | | |
| Beginning Balance - Adjusted | \$ 112,619 | \$ 3,283,076 | \$ 64,148 | \$ 238,766 | \$ 24,984 | \$ 2,364,221 | \$ 19,686 | \$ 125 | \$ 4,463,830 | \$ 18,164,211 | | |
| Receipts: | | | | | | | | | | | | |
| Property Taxes | 97,367 | 1,324,704 | 190,318 | 55,628 | 37,880 | 992,877 | 43,565 | 3,742 | 2,845,721 | 16,540,632 | | |
| Local Sales Tax | - | 1,483,835 | - | - | - | 1,191,671 | 33,094 | - | - | 2,710,600 | | |
| Interest | 301 | 1,053 | 524 | 294 | 89 | 736 | 62 | 5 | 4,955 | 27,828 | | |
| Reimbursements/Other | - | - | - | - | - | - | - | - | 258,475 | 259,590 | | |
| Total Receipts | 97,668 | 2,811,592 | 190,842 | 55,922 | 37,969 | 2,185,284 | 76,721 | 3,747 | 3,109,151 | 19,538,650 | | |
| Disbursements: | | | | | | | | | | | | |
| Professional Fees/Plan Administration/Development | - | 21,583 | 10,775 | 35,800 | - | - | - | - | 62,515 | 585,046 | | |
| Financing Costs | - | 2,076,644 | 200,000 | 109,947 | - | 1,868,947 | - | - | 497,209 | 6,381,903 | | |
| Capital Costs | - | - | 317,236 | 109,947 | - | - | - | - | 2,882,117 | 9,081,301 | | |
| Tax Rebates | - | 662,352 | 52,324 | - | - | 496,439 | 54,877 | - | 1,218,147 | 6,792,881 | | |
| Total Disbursements | - | 2,760,579 | 580,335 | 145,747 | - | 2,365,386 | 54,877 | - | 4,659,988 | 22,841,131 | | |
| Other Financing Sources (Uses) | | | | | | | | | | | | |
| Proceeds From Debt | - | - | 200,000 | - | - | - | - | - | 254,300 | 479,300 | | |
| Operating Transfer In | (9,409) | - | - | - | - | - | - | - | (800,000) | (2,781,483) | | |
| Operating Transfer Out | - | - | - | - | - | - | - | - | - | - | | |
| Total Other Financing Sources (Uses) | (9,409) | - | 200,000 | (89,825) | 37,969 | (180,102) | 21,844 | 3,747 | (545,700) | (978,303) | | |
| Excess of Receipts Over (Under) Disbursements | 88,259 | 51,013 | (189,493) | (89,825) | 37,969 | (180,102) | 21,844 | 3,747 | (2,096,537) | (4,280,784) | | |
| Ending Fund Balance (Deficit) - Unadjusted | 200,878 | 3,336,089 | (123,345) | 148,941 | 62,953 | 2,184,119 | 41,530 | 3,872 | 2,367,293 | 13,883,427 | | |
| Less: Appropriated for Debt Service | (327,307) | (37,678,710) | (200,000) | - | - | (30,409,766) | - | - | (244,400) | (98,850,212) | | |
| Ending Fund Balance (Deficit) - Adjusted | \$ (126,429) | \$ (34,342,621) | \$ (323,345) | \$ 148,941 | \$ 62,953 | \$ (28,225,647) | \$ 41,530 | \$ 3,872 | \$ 2,122,893 | \$ (84,966,785) | | |
| Property Tax | \$ - | \$ - | \$ - | \$ 148,941 | \$ 62,953 | \$ - | \$ 41,530 | \$ 3,872 | \$ 2,103,469 | \$ 3,380,279 | | |
| State Sales Tax | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 14,881 | \$ 15,042 | | |
| Local Sales Tax | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,543 | \$ 5,275 | | |

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
(UNAUDITED)
APRIL 30, 2007

| | Tax Increment Financing | | | | | | | |
|--|-------------------------|-------------|--------------|-------------|-------------|-------------|--------------|-------------|
| | District #1 | District #2 | District #3 | District #4 | District #5 | District #6 | District #7 | District #8 |
| Ending Fund Balance (Deficit) - Unadjusted | \$ 157,849 | \$ 271,082 | \$ 6,013,870 | \$ 19,563 | \$ 389,107 | \$ 174,220 | \$ 5,894 | \$ 166,110 |
| Less: Appropriated for Debt Service | - | (112,255) | (1,640,773) | - | - | - | - | - |
| Ending Fund Balance (Deficit) - Adjusted | \$ 157,849 | \$ 158,827 | \$ 4,373,097 | \$ 19,563 | \$ 389,107 | \$ 174,220 | \$ 5,894 | \$ 166,110 |
| Property Tax | \$ 149,498 | \$ 158,827 | \$ 4,373,097 | \$ 19,563 | \$ 389,107 | \$ 174,220 | \$ 5,894 | \$ 166,110 |
| Local Sales Tax | 1,507 | - | - | - | - | - | - | - |
| State Sales Tax | 6,844 | - | - | - | - | - | - | - |
| | \$ 157,849 | \$ 158,827 | \$ 4,373,097 | \$ 19,563 | \$ 389,107 | \$ 174,220 | \$ 5,894 | \$ 166,110 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Ending Fund Balance (Deficit) - Unadjusted | \$ 102,319 | \$ 56,345 | \$ 55,107 | \$ 94,762 | \$ 7,777 | \$ 12,860 | \$ 2,514,848 | |
| Less: Appropriated for Debt Service | - | - | - | - | - | - | (1,725,062) | |
| Ending Fund Balance (Deficit) - Adjusted | \$ 102,319 | \$ 56,345 | \$ 55,107 | \$ 94,762 | \$ 7,777 | \$ 12,860 | \$ 789,786 | |
| Property Tax | \$ 102,319 | \$ 56,345 | \$ 55,107 | \$ 94,762 | \$ 7,777 | \$ 12,860 | \$ 717,970 | |
| Local Sales Tax | - | - | - | - | - | - | 48,402 | |
| State Sales Tax | - | - | - | - | - | - | 23,414 | |
| | \$ 102,319 | \$ 56,345 | \$ 55,107 | \$ 94,762 | \$ 7,777 | \$ 12,860 | \$ 789,786 | |

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
 (UNAUDITED)
 APRIL 30, 2006

| | Tax Increment Financing | | | | | | | | | | | | | | | |
|--|-------------------------|----------------|----------------|--------------|-------------|-------------|----------------|-------------|--|-------------|--------------|--------------|--------------|--------------|--------------|--------------------|
| | District #1 | District #2 | District #3 | District #4 | District #5 | District #6 | District #7 | District #8 | | District #9 | District #10 | District #11 | District #12 | District #13 | District #14 | Sales Tax District |
| Ending Fund Balance (Deficit) - Unadjusted | \$ 224,884 | \$ (1,106,435) | \$ 333,637 | \$ (114,031) | \$ 184,699 | \$ 167,557 | \$ 5,599 | \$ 61,646 | | \$ 61,736 | \$ 24,035 | \$ 46,315 | \$ 86,824 | \$ 16,694 | \$ 2,450 | \$ (1,234,806) |
| Less: Appropriated for Debt Service | - | (216,360) | (2,188,095) | - | - | - | - | - | | - | - | - | - | - | - | (1,973,258) |
| Ending Fund Balance (Deficit) - Adjusted | \$ 224,884 | \$ (1,322,795) | \$ (1,854,458) | \$ (114,031) | \$ 184,699 | \$ 167,557 | \$ 5,599 | \$ 61,646 | | \$ 61,736 | \$ 24,035 | \$ 46,315 | \$ 86,824 | \$ 16,694 | \$ 2,450 | \$ (3,208,064) |
| Property Tax | \$ 216,533 | - | - | - | \$ 184,699 | \$ 167,557 | \$ 5,599 | \$ 61,646 | | - | - | - | - | - | - | - |
| Local Sales Tax | 1,507 | - | - | - | - | - | - | - | | - | - | - | - | - | - | - |
| State Sales Tax | 6,844 | - | - | - | - | - | - | - | | - | - | - | - | - | - | - |
| | \$ 224,884 | \$ - | \$ - | \$ - | \$ 184,699 | \$ 167,557 | \$ 5,599 | \$ 61,646 | | \$ 61,736 | \$ 24,035 | \$ 46,315 | \$ 86,824 | \$ 16,694 | \$ 2,450 | \$ - |
| Ending Fund Balance (Deficit) - Unadjusted | \$ 61,736 | \$ 24,035 | \$ 46,315 | \$ 86,824 | \$ 16,694 | \$ 2,450 | \$ (1,234,806) | | | \$ 61,736 | \$ 24,035 | \$ 46,315 | \$ 86,824 | \$ 16,694 | \$ 2,450 | \$ (1,973,258) |
| Less: Appropriated for Debt Service | - | - | - | - | - | - | - | | | - | - | - | - | - | - | (1,973,258) |
| Ending Fund Balance (Deficit) - Adjusted | \$ 61,736 | \$ 24,035 | \$ 46,315 | \$ 86,824 | \$ 16,694 | \$ 2,450 | \$ (3,208,064) | | | \$ 61,736 | \$ 24,035 | \$ 46,315 | \$ 86,824 | \$ 16,694 | \$ 2,450 | \$ - |
| Property Tax | \$ 61,736 | \$ 24,035 | \$ 46,315 | \$ 86,824 | \$ 16,694 | \$ 2,540 | \$ - | | | \$ 61,736 | \$ 24,035 | \$ 46,315 | \$ 86,824 | \$ 16,694 | \$ 2,540 | \$ - |
| Local Sales Tax | - | - | - | - | - | - | - | | | - | - | - | - | - | - | - |
| State Sales Tax | - | - | - | - | - | - | - | | | - | - | - | - | - | - | - |
| | \$ 61,736 | \$ 24,035 | \$ 46,315 | \$ 86,824 | \$ 16,694 | \$ 2,540 | \$ - | | | \$ 61,736 | \$ 24,035 | \$ 46,315 | \$ 86,824 | \$ 16,694 | \$ 2,540 | \$ - |

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
 (UNAUDITED)
 APRIL 30, 2005

| | Tax Increment Financing | | | | | | |
|--|-------------------------|----------------|----------------|--------------|-------------|-------------|--------------------|
| | District #1 | District #2 | District #3 | District #4 | District #5 | District #6 | District #7 |
| Ending Fund Balance (Deficit) - Unadjusted | \$ 186,942 | \$ (1,029,254) | \$ (907,252) | \$ (118,283) | \$ 66,796 | \$ 465,595 | \$ 5,390 |
| Less: Appropriated for Debt Service | - | (321,965) | (1,696,628) | - | - | - | - |
| Ending Fund Balance (Deficit) - Adjusted | \$ 186,942 | \$ (1,351,219) | \$ (2,603,880) | \$ (118,283) | \$ 66,796 | \$ 465,595 | \$ 5,390 |
| Property Tax | \$ 178,591 | - | - | - | \$ 66,796 | \$ 465,595 | \$ 5,390 |
| Local Sales Tax | 1,507 | - | - | - | - | - | - |
| State Sales Tax | 6,844 | - | - | - | - | - | - |
| | \$ 186,942 | \$ - | \$ - | \$ - | \$ 66,796 | \$ 465,595 | \$ 5,390 |
| Ending Fund Balance (Deficit) - Unadjusted | \$ 78,108 | \$ 43,348 | \$ 16,167 | \$ 39,733 | \$ 164,520 | \$ 22,873 | \$ (1,323,879) |
| Less: Appropriated for Debt Service | - | - | - | - | - | - | (738,540) |
| Ending Fund Balance (Deficit) - Adjusted | \$ 78,108 | \$ 43,348 | \$ 16,167 | \$ 39,733 | \$ 164,520 | \$ 22,873 | \$ (2,062,419) |
| Property Tax | \$ 78,108 | \$ 43,348 | \$ 16,167 | \$ 39,733 | \$ 164,520 | \$ 22,873 | \$ - |
| Local Sales Tax | - | - | - | - | - | - | - |
| State Sales Tax | - | - | - | - | - | - | - |
| | \$ 78,108 | \$ 43,348 | \$ 16,167 | \$ 39,733 | \$ 164,520 | \$ 22,873 | \$ - |
| | | | | | | | Sales Tax District |
| | | | | | | | \$ (1,323,879) |

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
 (UNAUDITED)
 APRIL 30, 2004

| | Tax Increment Financing | | | | | | |
|--|-------------------------|----------------|----------------|--------------|-------------|-------------|----------------|
| | District #1 | District #2 | District #3 | District #4 | District #5 | District #6 | District #7 |
| Ending Fund Balance (Deficit) - Unadjusted | \$ 156,058 | \$ (988,793) | \$ (951,981) | \$ (121,675) | \$ 9,250 | \$ 419,968 | \$ 5,304 |
| Less: Appropriated for Debt Service | - | (316,565) | (1,781,287) | - | - | - | - |
| Ending Fund Balance (Deficit) - Adjusted | \$ 156,058 | \$ (1,305,358) | \$ (2,733,268) | \$ (121,675) | \$ 9,250 | \$ 419,968 | \$ 5,304 |
| Property Tax | \$ 147,707 | - | - | - | - | \$ 419,968 | \$ 5,304 |
| Local Sales Tax | 1,507 | - | - | - | - | - | - |
| State Sales Tax | 6,844 | - | - | - | - | - | - |
| | \$ 156,058 | - | - | - | - | \$ 419,968 | \$ 5,304 |
| Ending Fund Balance (Deficit) - Unadjusted | \$ 67,641 | \$ 23,903 | \$ 10,866 | \$ 20,708 | \$ 97,388 | \$ 31 | \$ (1,175,332) |
| Less: Appropriated for Debt Service | - | - | - | - | - | - | (746,344) |
| Ending Fund Balance (Deficit) - Adjusted | \$ 67,641 | \$ 23,903 | \$ 10,866 | \$ 20,708 | \$ 97,388 | \$ 31 | \$ (1,921,676) |
| Property Tax | \$ 67,641 | \$ 23,903 | \$ 10,866 | \$ 20,708 | \$ 97,388 | \$ 31 | \$ - |
| Local Sales Tax | - | - | - | - | - | - | - |
| State Sales Tax | - | - | - | - | - | - | - |
| | \$ 67,641 | \$ 23,903 | \$ 10,866 | \$ 20,708 | \$ 97,388 | \$ 31 | \$ - |

PART II - ACTIVITIES

During its Fiscal Year ending April 30, 2013, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- | | |
|---------------|--|
| TIF #1 | This District incurred expense of \$33,670 for parking lot improvements. |
| TIF #2 | This District paid tax incentive rebates of \$30,000 to a business. |
| TIF #3 | \$4,102,256 of tax incentive rebates were issued to school districts and \$176,486 of tax incentive rebates were issued to businesses. This District also completed several public works improvements as well as performed needed demolition activity. |
| TIF #4 | No Material Activity. |
| TIF #8 | No Material Activity. |
| TIF #9 | This District incurred expense of \$55,000 related to the Retaining wall and Ditch Program. |
| TIF #10 | \$764,304 was paid a developer to reimburse for costs incurred for improvements that are part of a developer agreement. |
| TIF #11 | No Material Activity. |
| TIF #12 | This District incurred expense of \$85,329 for street improvements. |
| TIF #13 | No Material Activity. |
| TIF #14 | No Material Activity. |
| TIF #15 | This District paid out tax incentive rebates of \$662,352 for costs incurred for improvements that are part of a developer agreement related to a retail complex located near Greenmount Road. |
| TIF #16 | This District paid out tax incentive rebates of \$52,324 to a business. This District also paid \$278,847 for the Kimball Plaza project and \$24,339 for the Bicentennial Park project. |
| TIF #17 | This District incurred \$100,000 cost for the Washington Coupler project and also purchased sanitation bins for \$9,947. |
| TIF #18 | No Material Activity. |
| TIF #19 | This District paid out tax incentive rebates of \$496,439 to a business as part of a developer agreement. |
| TIF #20 | This District paid out tax incentive rebates of \$54,877 to a business. |
| TIF #21 | No Material Activity. |
| Sales Tax TIF | \$1,218,147 of tax incentive rebates were paid to school districts. \$2,882,117 was paid for equipment & capital outlay projects. |

PART III - OBLIGATIONS

During the fiscal year ending April 30, 2013, the City of Belleville did not issue any additional Bonds. Further descriptions of outstanding debt and future debt service requirements are detailed in the Notes to Financial Statements.

ATTACHMENT L

(See certified letter statement in Audited Financial Statements at Attachment K)

ATTACHMENT M

- 1.) Intergovernmental agreement between the City of Belleville and Belleville School District 118. Real estate taxes received in the amount of \$248,219.31 were transferred out to District 118.**
- 2.) Intergovernmental agreement between the City of Belleville and Belleville High School District 201. Real estate taxes received in the amount of \$248,219.32 were transferred out to District 201.**