

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

FY 2018

Name of Redevelopment Project Area (below): <p style="text-align: center;">Tax Increment Financing District #8</p>	
Primary Use of Redevelopment Project Area*: Combination/Mixed	

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

	Retail; Other
If "Combination/Mixed" List Component Types: Commercial	
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"/>

Please utilize the information below to properly label the Attachments.

	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
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [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 the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).	X	
An 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 attachment I is yes, then Analysis <u>MUST</u> be attached and (labeled Attachment J).	X	
Has a cumulative of \$100,000 of TIF revenue been deposited 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 taxes 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, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).		X
A list of all intergovernmental agreements in effect 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 the list only, not actual agreements (labeled Attachment M).	X	

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

Provide an analysis of the special tax allocation fund.

FY 2018

TIF NAME:

Tax Increment Financing District #8

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (19,016)

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 217,459	\$ 1,869,909	64%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 1,324	\$ 34,988	1%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 1,000,000	34%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 25,903	1%

All Amount Deposited in Special Tax Allocation Fund \$ 218,783

Cumulative Total Revenues/Cash Receipts \$ 2,930,800 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 36,240

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements \$ 36,240

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 182,543

FUND BALANCE, END OF REPORTING PERIOD* \$ 163,527

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

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

FY 2018

TIF NAME:

Tax Increment Financing District #8

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment project costs)

PAGE 1

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. Cost of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan, staff and professional service cost.		
Professional Services	730	
		\$ 730
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
Demolitions	5,043	
		\$ 5,043
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
Reconstruction & Relocation	27,427	
		\$ 27,427
6. Costs of the construction of public works or improvements.		
Parking Lot Improvements	3,040	
		\$ 3,040

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

FY 2018

TIF NAME:

Tax Increment Financing District #8

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

X

Check here if 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 - 20 ILCS 620/4.7 (7)(F)

PAGE 1

FY 2018

TIF Name:

Tax Increment Financing District #8

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.Select ONE of the following by indicating an 'X':

1. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The number of projects undertaken by the municipality within the Redevelopment Project Area:	11

LIST the projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 17,150,200	\$ -	\$ -
Public Investment Undertaken	\$ 1,876,261	\$ -	\$ 244,173
Ratio of Private/Public Investment	9 9/64		0

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: YMCA Project

Private Investment Undertaken (See Instructions)	\$ 3,850,000		
Public Investment Undertaken	\$ 1,000,000		
Ratio of Private/Public Investment	3 17/20		0

Project 2*: Duffy's Automotive

Private Investment Undertaken (See Instructions)	\$ 110,000		
Public Investment Undertaken	\$ 55,000		
Ratio of Private/Public Investment	2		0

Project 3*: Illinois St. Land Trust

Private Investment Undertaken (See Instructions)	\$ 229,000		
Public Investment Undertaken	\$ 126,628		
Ratio of Private/Public Investment	1 38/47		0

Project 4*: K&D Realty/Tribout Distributors

Private Investment Undertaken (See Instructions)	\$ 656,000		
Public Investment Undertaken	\$ 12,000		
Ratio of Private/Public Investment	54 2/3		0

Project 5*: Hick's BBQ

Private Investment Undertaken (See Instructions)	\$ 15,900		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6*: Sidewalk Repairs

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 366,928		
Ratio of Private/Public Investment	0		0

Project 7*: Froesel Tire d/b/a Centreads

Private Investment Undertaken (See Instructions)	\$	325,000		
Public Investment Undertaken	\$	11,153		
Ratio of Private/Public Investment		29 7/50		0

Project 8*: FCB Bank

Private Investment Undertaken (See Instructions)	\$	750,000		
Public Investment Undertaken	\$	15,000		
Ratio of Private/Public Investment		50		0

Project 9*: Cottages Limited Partnership

Private Investment Undertaken (See Instructions)	\$	8,214,300		
Public Investment Undertaken	\$	175,000		
Ratio of Private/Public Investment		46 46/49		0

Project 10*: Bank of Belleville

Private Investment Undertaken (See Instructions)	\$	3,000,000		
Public Investment Undertaken	\$	89,815	\$	244,173
Ratio of Private/Public Investment		33 39/97		0

Project 11*: Asphalt Patch

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken	\$	24,737		
Ratio of Private/Public Investment		0		0

Project 12*:

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

Project 13*:

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

Project 14*:

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

Project 15*:

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

CITY OF BELLEVILLE, ILLINOIS



MARK W. ECKERT, MAYOR
101 SOUTH ILLINOIS STREET
BELLEVILLE, ILLINOIS 62220-2105
(618) 233-6810

October 5, 2018

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

RE: Tax Increment Financing District #3, 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 Tax Increment Financing District #22 Route 15 North.

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, 2017- April 30, 2018 to the best of my knowledge and belief.

Sincerely,

City of Belleville

Mark W. Eckert
Mayor

CITY OF BELLEVILLE, ILLINOIS



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 5, 2018

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

Re: **Illinois Tax Increment Redevelopment Act:
Fiscal Year 2018 (May 1, 2017 through April 30, 2018)**

Tax Increment Financing District #3, 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 Tax Increment Financing District #22 Route 15 North.

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, 2017 through April 30, 2018 (FY2018). 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

PART II - ACTIVITIES

During its Fiscal Year ending April 30, 2018, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- TIF #3 \$4,678,178 of tax incentive rebates were issued to school districts and \$1,761 of tax incentive rebates were issued to businesses. This District performed work on several infrastructure projects such as West Main Streetscape, Union Avenue, Juanita Place, and Lakeshore Drive, in addition to needed demolition activity. This District also paid expenditures toward the City Hall renovation.
- TIF #8 \$27,427 of tax incentive rebates were issued to a business.
- TIF #9 No Material Activity.
- TIF #10 \$845,684 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 No Material Activity.
- TIF #13 No Material Activity.
- TIF #14 No Material Activity.
- TIF #15 This District paid out tax incentive rebates of \$834,555 for costs incurred for improvements that are part of a developer agreement related to a retail complex located near Greenmount Road. This District also retired bond debt related to the retail complex.
- TIF #16 This District paid out tax incentive rebates of \$63,717 to a business. This District also incurred expense related to the Bicentennial Park improvements.
- TIF #17 This District incurred expense of \$63,754 for street and sidewalk improvements.
- TIF #18 No Material Activity.
- TIF #19 This District paid out tax incentive rebates of \$490,251 to a business as part of a developer agreement and retired bond debt related to that agreement.
- TIF #20 This District paid out tax incentive rebates of \$75,820 to a business.
- TIF #21 No Material Activity.
- TIF #21 No Material Activity.

ATTACHMENT H

TIF 8 Joint Review Board Minutes
12/14/17 9:10 a.m.-9:15 a.m.

MEMBERS/TAXING BODIES:

Adam Hoerner, SWIC
Leander Spearman, Belleville Public Library
Ryan Boike, School District 118
Brian Mentzer, School District 201
Ken Kinsella, Public Member
Mayor Mark Eckert

STAFF:

Annissa McCaskill, Economic Development, Planning, & Zoning Director
Eric Schauster, Economic Development Assistant Director
Kari Tutza, Economic Development, Planning & Zoning
Jamie Maitret, Finance Director

GUESTS:

Michael Hagberg
Gene Norber, Economic Development Resources

The TIF Joint Review Board was held at 9:10 a.m. at 101 South Illinois Street, City Council Chambers.

The annual TIF Joint Review Board meetings are to review the effectiveness and status of each TIF.

TIF 8

Ryan Boike made a motion to elect Ken Kinsella as the public member, seconded by Brian Mentzer, with all present members voting aye. Motion carried.

Leander Spearman made a motion to elect Ken Kinsella as Chairman and seconded by Adam Hoerner with all present members voting aye. Motion carried.

Ken Kinsella explained the adoption of rules for public participation (2-3 minutes per person) and asked for a motion to adopt the rules. Mayor Eckert made a motion to adopt the rules of public participation and seconded by the Jonathan Green with all present members voting aye. Ken Kinsella opened public participation. With no public comments, Ken Kinsella closed public participation.

Eric Schauster gave a description of TIF 8 stating that the inception of the TIF was in 1999 and will expire in 2022. With a beginning value of \$2,374, 800 and a current value of \$4,700,000. Property values increased 96%. Jamie Maitret stated we spent \$60,000 on sidewalk improvements. Mayor Eckert spoke on positive projects within TIF 8. Ken Kinsella closed the meeting.

Respectfully Submitted,
Amy Toenjes
Transcribing Secretary

ATTACHMENT K



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

CITY OF BELLEVILLE, ILLINOIS

TAX INCREMENT FINANCING DISTRICTS
ANNUAL REPORT

FINANCIAL STATEMENTS

FOR THE YEAR ENDED
APRIL 30, 2018

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Edwardsville, Illinois 62025
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CITY OF BELLEVILLE, ILLINOIS

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PART I – FINANCIAL INFORMATION



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

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 #3, 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 Tax Increment Financing District #22 Route 15 North as of and for the year ended April 30, 2018, 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 accounting principles generally accepted in the United States of America; this includes 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.

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 respective financial position of the City of Belleville, Illinois' Tax Increment Financing Districts, as referred to in the first paragraph, as of April 30, 2018 and the respective changes in financial position, and where applicable, cash flows thereof for the year ended in accordance with accounting principles generally accepted in the United States of America.

Prior Basis of Accounting

The City of Belleville has kept its records and has prepared its financial statements for previous years on the modified cash basis of accounting. As described in Note 5 to the financial statements, The City has adopted accounting principles generally accepted in the United States of America as of the beginning of the current year. Although appropriate adjustments have been made to fund balances as of that date, it was not practicable to determine what adjustments would be necessary in the financial statements of the preceding year to retrospectively adjust the results of operations to conform with the accounting principles used in the current year.

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. Schlosser & Company LLC

Certified Public Accountants
Alton, Illinois

October 5, 2018

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING BALANCE SHEET
ALL TAX INCREMENT FINANCING DISTRICTS
APRIL 30, 2018

	Tax Increment Financing										Carlyle/ Greenmont
	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14			
<u>Assets</u>											
Cash and Investments	\$ 1,620,690	\$ 163,527	\$ 118,500	\$ 901,916	\$ 78,832	\$ 77,492	\$ 192,700	\$ 206,436	\$ 3,548,801		
Receivables (Net of allowance for uncollectible):											
Property Tax	12,630,200	199,100	92,900	1,237,400	38,600	183,400	30,000	171,100	1,766,300		
Intergovernmental	-	-	-	-	-	-	-	-	374,562		
Other	40,749	-	-	-	-	-	-	-	-		
Due Between TIF Funds	302,000	-	-	-	-	-	-	-	-		
Total Assets	<u>\$ 14,593,639</u>	<u>\$ 362,627</u>	<u>\$ 211,400</u>	<u>\$ 2,139,316</u>	<u>\$ 117,432</u>	<u>\$ 260,892</u>	<u>\$ 222,700</u>	<u>\$ 377,536</u>	<u>\$ 5,689,663</u>		
<u>Liabilities, Deferred Inflows of Resources, and Fund Balance</u>											
Liabilities:											
Accounts Payable	\$ 899,490	-	-	-	-	-	-	-	-		
Deferred Inflows of Resources:											
Unearned Revenue	12,630,200	199,100	92,900	1,237,400	38,600	183,400	30,000	171,100	1,892,694		
Fund Balance:											
Nonspendable	40,749	-	-	-	-	-	-	-	3,796,969		
Restricted for Debt Service	-	-	-	-	-	-	-	-	-		
Restricted	1,023,200	163,527	118,500	901,916	78,832	77,492	192,700	206,436	-		
Total Fund Balance	<u>1,063,949</u>	<u>163,527</u>	<u>118,500</u>	<u>901,916</u>	<u>78,832</u>	<u>77,492</u>	<u>192,700</u>	<u>206,436</u>	<u>3,796,969</u>		
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u>\$ 14,593,639</u>	<u>\$ 362,627</u>	<u>\$ 211,400</u>	<u>\$ 2,139,316</u>	<u>\$ 117,432</u>	<u>\$ 260,892</u>	<u>\$ 222,700</u>	<u>\$ 377,536</u>	<u>\$ 5,689,663</u>		

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

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING BALANCE SHEET
ALL TAX INCREMENT FINANCING DISTRICTS
APRIL 30, 2018

Assets	Tax Increment Financing							Debt Service Fund	Total
	Frank Scott						District #22		
	District #16	District #17	District #18	Parkway	District #20	District #21			
Cash and Investments	\$ 163,818	\$ 21,488	\$ 172,085	\$ 2,335,358	\$ 103,954	\$ 50,797	\$ 16,326	\$ 260,227	\$ 10,032,947
Receivables (Net of allowance for uncollectible):									
Property Tax	285,100	64,900	61,900	1,038,500	67,900	6,900	18,100	-	17,892,300
Intergovernmental	-	-	-	332,512	6,563	-	-	-	713,637
Other	-	-	-	-	-	-	-	-	40,749
Due Between TIF Funds	2,000	(231,000)	-	(2,000)	-	(71,000)	-	-	-
Total Assets	<u>\$ 450,918</u>	<u>\$ (144,612)</u>	<u>\$ 233,985</u>	<u>\$ 3,704,370</u>	<u>\$ 178,417</u>	<u>\$ (13,303)</u>	<u>\$ 34,426</u>	<u>\$ 260,227</u>	<u>\$ 28,679,633</u>
Liabilities, Deferred Inflows of Resources, and Fund Balance									
Liabilities:									
Accounts Payable	\$ 152,165	\$ 53,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,105,613
Deferred Inflows of Resources:									
Unearned Revenue	285,100	64,900	61,900	1,155,382	70,133	6,900	18,100	-	18,137,809
Fund Balance:									
Nonspendable	-	-	-	-	-	-	-	-	40,749
Restricted for Debt Service	-	-	-	2,548,988	-	-	-	260,227	6,606,184
Restricted	13,653	(263,470)	172,085	-	108,284	(20,203)	16,326	-	2,789,278
Total Fund Balance	<u>13,653</u>	<u>(263,470)</u>	<u>172,085</u>	<u>2,548,988</u>	<u>108,284</u>	<u>(20,203)</u>	<u>16,326</u>	<u>260,227</u>	<u>9,436,211</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u>\$ 450,918</u>	<u>\$ (144,612)</u>	<u>\$ 233,985</u>	<u>\$ 3,704,370</u>	<u>\$ 178,417</u>	<u>\$ (13,303)</u>	<u>\$ 34,426</u>	<u>\$ 260,227</u>	<u>\$ 28,679,633</u>

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

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
ALL TAX INCREMENT FINANCING DISTRICTS
FOR THE YEAR ENDED APRIL 30, 2018

	Tax Increment Financing										Debt Service Fund	Total	
	Frank Scott												
	District #16	District #17	District #18	Parkway	District #20	District #21	District #22	District #21	District #22	District #22			
Revenues:													
Property Taxes	\$ 283,320	\$ 60,334	\$ 64,671	\$ 980,502	\$ 64,388	\$ 6,378	\$ 16,326	\$ -	\$ -	\$ -	\$ -	\$ 17,345,815	
Intergovernmental	-	-	-	1,396,578	44,092	-	-	-	-	-	-	3,414,660	
Interest	2,378	200	1,669	12,494	995	498	138	2,463	-	-	-	127,407	
Reimbursements/Other	-	-	-	-	-	-	-	-	-	-	-	147,367	
Total Revenues	285,698	60,534	66,340	2,389,574	109,475	6,876	16,464	2,463	2,463	2,463	2,463	21,035,249	
Expenditures:													
Contractual Services	2,184	63,754	771	19,417	350	-	138	-	-	-	-	1,454,598	
Tax Rebates	63,717	3,628	-	490,251	75,820	-	-	-	-	-	-	6,175,337	
Capital Outlay	402,166	-	-	-	-	-	-	-	-	-	-	3,615,772	
Debt Service:													
Principal	-	-	-	505,000	-	-	-	-	-	-	-	1,474,940	
Interest and Fiscal Charges	-	-	-	1,291,697	-	-	-	-	254,012	-	-	3,837,996	
Total Expenditures	468,067	67,382	771	2,306,365	76,170	-	138	254,012	254,012	138	254,012	16,558,643	
Excess of Revenues Over (Under) Expenditures	(182,369)	(6,848)	65,569	83,209	33,305	6,876	16,326	(251,549)	(251,549)	16,326	4,476,606		
Other Financing Sources (Uses)													
Proceeds of Debt	-	-	-	-	-	-	-	-	-	-	-	455,122	
Operating Transfers In (Out)	-	-	-	-	-	-	-	-	254,300	-	-	(3,891,918)	
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	-	254,300	-	254,300	(3,436,796)	
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Financing Uses	(182,369)	(6,848)	65,569	83,209	33,305	6,876	16,326	2,751	2,751	16,326	1,039,810		
Fund Balance, Beginning of Year, As Restated	196,022	(256,622)	106,516	2,465,779	74,979	(27,079)	-	257,476	257,476	-	8,396,401		
Fund Balance, End of Year	\$ 13,653	\$ (263,470)	\$ 172,085	\$ 2,548,988	\$ 108,284	\$ (20,203)	\$ 16,326	\$ 260,227	\$ 260,227	\$ 16,326	\$ 9,436,211		

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, 2018

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounts of the City are organized on the basis of funds, 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 balance, 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:

District #3	1986
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
District #22	2018

The statements are prepared on the modified accrual basis of accounting.

The accompanying financial statements were prepared for the Tax Increment Financing Districts only, to reflect their financial position as of April 30, 2018 and revenues and expenditures 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, 2018.

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

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

NOTE 2: CASH (continued)

The carrying amounts and the bank balances of the Tax Increment Financing Districts' deposits were \$10,032,947, 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, 2018:

Tax Increment Refunding Revenue Bonds, Series 2007A Bonds, dated September 28, 2007, interest at 5.70% payable May 1 and November 1, with principal payments of \$170,000 through \$1,955,000 due on May 1 and November 1 through 2024. The balance due on these bonds as of April 30, 2018 is \$13,905,000.

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 \$320,000 to \$790,000 due on May 1 and November 1 through 2021. The balance due on these bonds as of April 30, 2018 is \$6,275,000.

General Obligation Bonds, Series 2011, dated February 17, 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, 2018 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 \$865,000 to \$2,025,000 due on January 1 and July 1 through 2027. The balance due on these bonds as of April 30, 2018 is \$14,695,000.

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, 2018 is \$1,560,000.

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 2011C, dated October 27, 2011, interest ranging from 8.318% to 9.25% payable January 1 and July 1, with principal payments of \$265,000 to \$845,000 due on January 1 and July 1 through 2022. The balance due on these bonds as of April 30, 2018 is \$3,720,000.

The following is a summary of Tax Increment Financing notes and capital leases outstanding for the year ended April 30, 2017:

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, 2018 is \$259,853.

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, 2018 is \$247,080.

Note Payable, dated March 22, 2016, interest rate of 1.730 percent payable in three annual installments of \$47,590 through December 30, 2018. The balance due on this note payable as of April 30, 2018 is \$46,857.

Capital Lease, dated October 17, 2016, interest rate of 1.836 percent payable in ten semiannual installments of \$26,772 through April 17, 2021. The balance due on this lease as of April 30, 2018 is \$155,426.

Capital Lease, dated November 21, 2017, interest rate of 2.97 percent payable in twenty semiannual installments of \$26,470 through November 22, 2022. The balance due on this lease as of April 30, 2018 is \$455,122.

The annual requirements to amortize Tax Increment Financing related debt as of April 30, 2018 are as follows:

Year Ending April 30,	Principal	Interest	Totals
2019	\$ 3,408,618	\$ 2,452,066	\$ 5,860,684
2020	3,803,490	2,121,085	5,924,575
2021	4,180,181	1,854,011	6,034,192
2022	8,623,950	1,542,489	10,166,439
2023	3,021,620	1,233,604	4,255,224
2024-2028	20,136,479	3,127,831	23,264,310
2029-2031	<u>3,145,000</u>	<u>330,100</u>	<u>3,475,100</u>
	<u>\$ 46,319,338</u>	<u>\$ 12,661,186</u>	<u>\$ 58,980,524</u>

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

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 \$78,789 during the year ended April 30, 2018. These payments are being reported as development expense in the financial statements. The note balances related to this project in the total amount of \$19,938,426 are still outstanding and not reflected in the debt of the City as of April 30, 2018.

NOTE 5: CHANGE IN BASIS OF ACCOUNTING

In the current year, the City of Belleville changed the basis of accounting for the financial statements. The City adopted the modified accrual basis of accounting for fund financial statements in accordance with generally accepted accounting principles. In prior years, the City used the modified cash basis of accounting with is an other comprehensive basis of accounting. Accordingly, revenue is recognized when earned and collectible within sixty days of year end and expenditures are recognized when the liability is incurred.

Beginning fund balances have been restated to conform to the modified accrual basis of accounting. The changes made to the prior year ending balances are as follows:

Prior Ending Fund Balance	\$ 8,691,520
Changes made for:	
Intergovernmental receivable	731,827
Accounts receivable - other	110,112
Accounts payable	(875,223)
Deferred revenue - intergovernmental	<u>(261,835)</u>
Beginning Fund Balance, As Restated	<u>\$ 8,396,401</u>

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF SPECIAL ALLOCATION FUNDS
FOR THE YEAR ENDED APRIL 30, 2018

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14	Carlyle/ Greenmont
Beginning Balance - Adjusted	\$ 712,069	\$ (19,016)	\$ 127,275	\$ 904,711	\$ 65,835	\$ (64,533)	\$ 260,592	\$ 139,637	\$ 3,710,236
Receipts:									
Property Taxes	12,329,014	217,459	89,956	1,208,120	37,636	171,772	29,820	117,009	1,669,110
Local Sales Tax	-	-	-	-	-	-	-	-	1,549,015
Grant Revenue	424,975	-	-	-	-	-	-	-	-
Interest	60,487	1,324	1,769	17,603	861	753	2,788	3,152	20,298
Reimbursements/Other	32,772	-	-	-	-	-	-	114,595	-
Total Receipts	12,847,248	218,783	91,725	1,225,723	38,497	172,525	32,608	234,756	3,238,423
Disbursements:									
Professional Fees/Plan									
Administration/Development	1,244,928	8,813	500	79,789	500	5,500	500	8,548	18,906
Financing Costs	451,115	-	-	766,895	-	-	-	-	2,298,229
Capital Costs	3,181,772	-	-	31,834	-	-	-	-	-
Tax Rebates	4,679,939	27,427	-	-	-	-	-	-	834,555
Total Disbursements	9,557,754	36,240	500	878,518	500	5,500	500	8,548	3,151,690
Other Financing Sources (Uses)									
Proceeds of Debt	455,122	-	-	-	-	-	-	-	-
Operating Transfer In (Out)	(3,132,509)	-	(100,000)	(350,000)	(25,000)	(25,000)	(100,000)	(159,409)	-
Total Other Financing Sources (Uses)	(2,677,387)	-	(100,000)	(350,000)	(25,000)	(25,000)	(100,000)	(159,409)	-
Excess of Receipts Over (Under) Disbursements	612,107	182,543	(8,775)	(2,795)	12,997	142,025	(67,892)	66,799	86,733
Ending Fund Balance (Deficit) - Unadjusted	1,324,176	163,527	118,500	901,916	78,832	77,492	192,700	206,436	3,796,969
Less: Appropriated for Debt Service	(8,837,893)	-	-	(19,938,426)	-	-	-	(281,623)	(26,596,951)
Ending Fund Balance (Deficit) - Adjusted	\$ (7,513,717)	\$ 163,527	\$ 118,500	\$ (19,036,510)	\$ 78,832	\$ 77,492	\$ 192,700	\$ (75,187)	\$ (22,799,982)
Property Tax	\$ -	\$ 163,527	\$ 118,500	\$ -	\$ 78,832	\$ 77,492	\$ 192,700	\$ -	\$ -
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF SPECIAL ALLOCATION FUNDS
 FOR THE YEAR ENDED APRIL 30, 2018

	District #16	District #17	District #18	Frank Scott		District #20	District #21	District #22	Total
				Parkway					
Beginning Balance - Adjusted	\$ 196,022	\$ (256,622)	\$ 106,516	\$ 2,465,779	\$ 74,979	\$ (27,079)	\$ -	\$ -	\$ 8,396,401
Receipts:									
Property Taxes	283,320	60,334	64,671	980,502	64,388	6,378	16,326		17,345,815
Local Sales Tax	-	-	-	1,396,578	44,092	-	-		2,989,685
Grant Revenue	-	-	-	-	-	-	-		424,975
Interest	2,378	200	1,669	12,494	995	498	138		127,407
Reimbursements/Other	-	-	-	-	-	-	-		147,367
Total Receipts	285,698	60,534	66,340	2,389,574	109,475	6,876	16,464		21,035,249
Disbursements:									
Professional Fees/Plan									
Administration/Development	2,184	63,754	771	19,417	350	-	138		1,454,598
Financing Costs	-	-	-	1,796,697	-	-	-		5,312,936
Capital Costs	402,166	-	-	-	-	-	-		3,615,772
Tax Rebates	63,717	3,628	-	490,251	75,820	-	-		6,175,337
Total Disbursements	468,067	67,382	771	2,306,365	76,170	-	138		16,558,643
Other Financing Sources (Uses)									
Proceeds of Debt	-	-	-	-	-	-	-		455,122
Operating Transfer In (Out)	-	-	-	-	-	-	-		(3,891,918)
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-		(3,436,796)
Excess of Receipts Over (Under) Disbursements	(182,369)	(6,848)	65,569	83,209	33,305	6,876	16,326		1,039,810
Ending Fund Balance (Deficit) - Unadjusted	13,653	(263,470)	172,085	2,548,988	108,284	(20,203)	16,326		9,436,211
Less: Appropriated for Debt Service	-	-	-	(23,264,059)	-	-	-		(78,918,952)
Ending Fund Balance (Deficit) - Adjusted	\$ 13,653	\$ (263,470)	\$ 172,085	\$ (20,715,071)	\$ 108,284	\$ (20,203)	\$ 16,326		\$ (69,482,741)
Property Tax	\$ 13,653	\$ -	\$ 172,085	\$ -	\$ 64,272	\$ -	\$ 16,326		\$ 897,387
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ 44,012	\$ -	\$ -		\$ 44,012

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCE BY SOURCE
(UNAUDITED)
APRIL 30, 2018

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14
Ending Fund Balance (Deficit) - Unadjusted	1,324,176	163,527	118,500	901,916	78,832	77,492	192,700	206,436
Less: Appropriated for Debt Service	<u>(8,837,893)</u>	-	-	<u>(19,938,426)</u>	-	-	-	<u>(281,623)</u>
Ending Fund Balance (Deficit) - Adjusted	<u>\$ (7,513,717)</u>	<u>\$ 163,527</u>	<u>\$ 118,500</u>	<u>\$ (19,036,510)</u>	<u>\$ 78,832</u>	<u>\$ 77,492</u>	<u>\$ 192,700</u>	<u>\$ (75,187)</u>
Property Tax	\$ -	\$ 163,527	\$ 118,500	\$ -	\$ 78,832	\$ 77,492	\$ 192,700	\$ -
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	District #22
Ending Fund Balance (Deficit) - Unadjusted	3,796,969	13,653	(263,470)	172,085	2,548,988	108,284	(20,203)	16,326
Less: Appropriated for Debt Service	<u>(26,596,951)</u>	-	-	-	<u>(23,264,059)</u>	-	-	-
Ending Fund Balance (Deficit) -	<u>\$ (22,799,982)</u>	<u>\$ 13,653</u>	<u>\$ (263,470)</u>	<u>\$ 172,085</u>	<u>\$ (20,715,071)</u>	<u>\$ 108,284</u>	<u>\$ (20,203)</u>	<u>\$ 16,326</u>
Property Tax	\$ -	\$ 13,653	\$ -	\$ 172,085	\$ -	\$ 64,272	\$ -	\$ 16,326
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,012	\$ -	\$ -

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCE BY SOURCE
(UNAUDITED)
APRIL 30, 2017

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14
Ending Fund Balance (Deficit) - Unadjusted	1,216,430	(19,016)	127,275	904,711	65,835	(64,533)	260,592	139,637
Less: Appropriated for Debt Service	<u>(8,750,506)</u>	-	-	<u>(19,594,832)</u>	-	-	-	<u>(290,759)</u>
Ending Fund Balance (Deficit) - Adjusted	<u>\$ (7,534,076)</u>	<u>\$ (19,016)</u>	<u>\$ 127,275</u>	<u>\$ (18,690,121)</u>	<u>\$ 65,835</u>	<u>\$ (64,533)</u>	<u>\$ 260,592</u>	<u>\$ (151,122)</u>
Property Tax	\$ -	\$ -	\$ 127,275	\$ -	\$ 65,835	\$ -	\$ 260,592	\$ -
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	District #21
Ending Fund Balance (Deficit) - Unadjusted	3,459,923	196,022	(253,348)	106,516	2,249,964	71,115	(27,079)	(27,079)
Less: Appropriated for Debt Service	<u>(28,902,191)</u>	-	-	-	<u>(24,666,606)</u>	-	-	-
Ending Fund Balance (Deficit) -	<u>\$ (25,442,268)</u>	<u>\$ 196,022</u>	<u>\$ (253,348)</u>	<u>\$ 106,516</u>	<u>\$ (22,416,642)</u>	<u>\$ 71,115</u>	<u>\$ (27,079)</u>	<u>\$ (27,079)</u>
Property Tax	\$ -	\$ 196,022	\$ -	\$ 106,516	\$ -	\$ 71,115	\$ -	\$ -
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

PART II - ACTIVITIES

During its Fiscal Year ending April 30, 2018, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- TIF #3 \$4,678,178 of tax incentive rebates were issued to school districts and \$1,761 of tax incentive rebates were issued to businesses. This District performed work on several infrastructure projects such as West Main Streetscape, Union Avenue, Juanita Place, and Lakeshore Drive, in addition to needed demolition activity. This District also paid expenditures toward the City Hall renovation.
- TIF #8 \$27,427 of tax incentive rebates were issued to a business.
- TIF #9 No Material Activity.
- TIF #10 \$845,684 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 No Material Activity.
- TIF #13 No Material Activity.
- TIF #14 No Material Activity.
- TIF #15 This District paid out tax incentive rebates of \$834,555 for costs incurred for improvements that are part of a developer agreement related to a retail complex located near Greenmount Road. This District also retired bond debt related to the retail complex.
- TIF #16 This District paid out tax incentive rebates of \$63,717 to a business. This District also incurred expense related to the Bicentennial Park improvements.
- TIF #17 This District incurred expense of \$63,754 for street and sidewalk improvements.
- TIF #18 No Material Activity.
- TIF #19 This District paid out tax incentive rebates of \$490,251 to a business as part of a developer agreement and retired bond debt related to that agreement.
- TIF #20 This District paid out tax incentive rebates of \$75,820 to a business.
- TIF #21 No Material Activity.
- TIF #21 No Material Activity.

PART III - OBLIGATIONS

During the fiscal year ending April 30, 2018, the City of Belleville entered into a lease for a new 2017 E-One Custom Pumper. 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.



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 #3, 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 Tax Increment Financing District #22 Route 15 North as of and for the year ended April 30, 2018, 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 accounting principles generally accepted in the United States of America; this includes 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.

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 respective financial position of the City of Belleville, Illinois' Tax Increment Financing Districts, as referred to in the first paragraph, as of April 30, 2018 and the respective changes in financial position, and where applicable, cash flows thereof for the year ended in accordance with accounting principles generally accepted in the United States of America.

Prior Basis of Accounting

The City of Belleville has kept its records and has prepared its financial statements for previous years on the modified cash basis of accounting. As described in Note 5 to the financial statements, The City has adopted accounting principles generally accepted in the United States of America as of the beginning of the current year. Although appropriate adjustments have been made to fund balances as of that date, it was not practicable to determine what adjustments would be necessary in the financial statements of the preceding year to retrospectively adjust the results of operations to conform with the accounting principles used in the current year.

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. Schlosser & Company LLC
Certified Public Accountants
Alton, Illinois

October 5, 2018