

FY 2020
ANNUAL TAX INCREMENT FINANCE
REPORT



STATE OF ILLINOIS
COMPTROLLER


SUSANA A. MENDOZA

Name of Municipality: City of Loves Park Reporting Fiscal Year: **2020**
County: Winnebago Fiscal Year End: **4/30/2020**
Unit Code: 101/020/30

FY 2020 TIF Administrator Contact Information

First Name: Nathan Last Name: Bruck
Address: 100 Heart Boulevard Title: Economic Development/Planning Manager
Telephone: 815-654-5033 City: Loves Park Zip: 61111
E-mail-
required NathanBruck@cityoflovespark.com

I attest to the best of my knowledge, that this FY 2020 report of the redevelopment project area(s)
in the **City/Village** of: **Loves Park**
is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or
Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

 _____ 3-19-2021
Written signature of TIF Administrator Date

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTRICT		
Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
Loves Park Corporate Center TIF	1/10/2011	

*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

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

FY 2020

Name of Redevelopment Project Area (below):
 Loves Park Corporate Center TIF

Primary Use of Redevelopment Project Area*: Industrial

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

If "Combination/Mixed" List Component Types:

Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):
 Tax Increment Allocation Redevelopment Act _____
 Industrial Jobs Recovery Law X

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 <u>submitted to</u> the municipality <u>by</u> 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 MUST 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 2020

Loves Park Corporate Center TIF

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 438,563

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	\$ 331,038	\$ 1,599,853	99%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 3,513	\$ 10,580	1%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ -	0%
Transfers from Municipal Sources	\$ -	\$ -	0%
Private Sources	\$ -	\$ -	0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ -	0%

All Amount Deposited in Special Tax Allocation Fund \$ 334,551

Cumulative Total Revenues/Cash Receipts \$ 1,610,433 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 1,742,518

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 1,742,518

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (1,407,967)

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ (969,404)

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

Previous Year Explanation:

SECTION 3.2 A

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 1,742,518

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

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

FY 2020

TIF NAME:

Loves Park Corporate Center TIF

FUND BALANCE BY SOURCE

\$ (969,404)

Amount of Original Issuance	Amount Designated
-----------------------------	-------------------

1. Description of Debt Obligations

	Amount of Original Issuance	Amount Designated

Total Amount Designated for Obligations

\$	-	\$	-
----	---	----	---

2. Description of Project Costs to be Paid

Redevelopment Agreement-Danfoss		\$ 1,288,505
Redevelopment Agreement-LP Partners		\$ 441,074
Redevelopment Agreement-Merrillville Hospitality, LLC		\$ 500,000
Redevelopment Agreement-Jay Garnhart Living Trust		\$ 37,230
Redevelopment Agreement-LP Fox, LLC		\$ 1,200,000

Total Amount Designated for Project Costs

\$ 3,466,809

TOTAL AMOUNT DESIGNATED

\$ 3,466,809

SURPLUS/(DEFICIT)

\$ (4,436,213)

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

FY 2020

TIF NAME:

Loves Park Corporate Center TIF

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:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (8):	
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 2020

TIF Name: Loves Park Corporate Center TIF

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. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	5

LIST **ALL** 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)	\$ 19,940,276	\$ 885,135	\$ -
Public Investment Undertaken	\$ 2,549,192	\$ 682,402	\$ -
Ratio of Private/Public Investment	7 37/45		0

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: Project Silverfox (LP Partners)

Private Investment Undertaken (See Instructions)	\$ 5,315,249		
Public Investment Undertaken	\$ 198,925	\$ 31,850	
Ratio of Private/Public Investment	26 18/25		0

Project 2*: Danfoss Drives LLC & 2018/2019 Expansion

Private Investment Undertaken (See Instructions)	\$ 10,286,056	\$ -	
Public Investment Undertaken	\$ 611,496	\$ 95,463	
Ratio of Private/Public Investment	16 78/95		0

Project 3*: SB Merrillville Hospitality LLC

Private Investment Undertaken (See Instructions)	\$ 2,655,405	\$ 885,135	
Public Investment Undertaken	\$ -	\$ 500,000	
Ratio of Private/Public Investment	0		0

Project 4*: Cream City Scales relocation & RDA

Private Investment Undertaken (See Instructions)	\$ 1,683,566		
Public Investment Undertaken	\$ 195,343	\$ 37,230	
Ratio of Private/Public Investment	8 60/97		0

Project 5*: Bell School Road Reconstruction

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 1,543,428	\$ 17,859	
Ratio of Private/Public Investment	0		0

Project 6*:

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

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. *even though optional MUST be included as part of the complete TIF report

SECTION 6
FY 2020

TIF NAME: Loves Park Corporate Center TIF

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV
1/10/2011	\$ 4,584,242	\$ 8,256,048

List all overlapping tax districts in the redevelopment project area.
If overlapping taxing district received a surplus, list the surplus.

Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

SECTION 7

Provide information about job creation and retention:

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
Unknown			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

SECTION 8

Provide a general description of the redevelopment project area using only major boundaries:

Approx. 126 acre area bounded by a line extending eastward from Hangar Road to the South, Galleria Dr. to the West, I90 to the East and the northern boundary of PIN 08-35-400-007 to the North.

Optional Documents	Enclosed
Legal description of redevelopment project area	Provided FY17
Map of District	Provided FY17



— GREGORY R. JURY, MAYOR —

March 12, 2021

Office of the Comptroller
Local Government Division
100 W. Randolph, Suite 15-500
Chicago, IL 60601

Re: City of Loves Park Annual TIF Report, Unit Code: 101/020/30
Loves Park Corporate Center TIF

Please accept this letter as my confirmation that the City of Loves Park was, to the best of my knowledge, in compliance with all Tax Increment Financing (TIF) laws as of April 30, 2020.

Sincerely,

A handwritten signature in black ink that reads "Gregory R. Jury".

Mayor Gregory R. Jury
City of Loves Park



March 18, 2021

Illinois Office of the Comptroller
Local Government Division
100 W. Randolph Street, Suite 15-500
Chicago, IL 60601

**Re: *Opinion of Counsel, City of Loves Park Industrial Jobs Recovery Law District -
Fiscal Year 2020 Loves Park Corporate Center IJRL***

To Whom It May Concern:

I, Gino Galluzzo, do hereby certify that I am duly qualified and acting Attorney of the City of Loves Park, Illinois, and as City Attorney, I am of the opinion, based on information furnished to me by the Treasurer's Office of the City, that the City has complied with the legal requirements of the Industrial Jobs Recovery Law during the fiscal year beginning May 1, 2019 and ending April 30, 2020, with regards to the Loves Park Corporate Center IJRL.

Sincerely,

ALLEN GALLUZZO HEVRIN LEAKE, LLC

A handwritten signature in black ink, appearing to read 'Gino Galluzzo', is written over a horizontal line.

Gino Galluzzo
(815) 265-6142
ggalluzzo@aghllaw.com

Attachment D

Loves Park Corporate Center TIF

- Completion of the Bell School Road reconstruction project. Project included the milling of the existing blacktop and the resurfacing of approximately 8,400 feet of roadway.

**Minutes of the Joint Review Board Meeting
Tax Increment Financing (TIF) District
Loves Park Corporate Center Redevelopment Project Area
February 19, 2020, 2:08 P.M., Loves Park City Hall**

Present: Chris Dornbush- Winnebago County, Mayor Greg Jury

Mayor Jury called the meeting to order at 2:08 P.M.

Motion to approve the Minutes of the February 27, 2019 JRB meeting by Chris Dornbush, second by Mayor Greg Jury. Motion carried.

Planning Director Nathan Bruck reported on the lack of progress with Home 2 Suites, the removal and construction of Cream City Scale and the Bell School Road rebuild.

City Treasurer John Danielson presented the Annual Report Overview of the Joint Review Board – Loves Park Corporate Center Redevelopment Project Area

**Joint Review Board – Loves Park Corporate Center TIF– February 19, 2020
Treasurer’s Report**

The TIF reporting period is May 1, 2018 – April 30, 2019.

The beginning cash balance on May 1, 2018 in the Loves Park Corporate Center TIF Account was \$354,650.20 and the ending cash balance on April 30, 2019 was \$471,935.59.

Reporting on a cash basis:

Revenues received into the fund totaled \$219,747.98.

\$214,727.40 was increment, \$5,020.58 was interest.

Cash basis expenditures during the reporting period totaled \$102,462.59.

Expenditures included payments to:

--Danfoss, LLC: \$76,085.78 for payment under a redevelopment agreement.

--LP Partners: \$26,376.81 for payment under a redevelopment agreement.

The TIF report filed with the State of Illinois is based on the City of Loves Park audited financial statements for the year and therefore reports revenues and expenditures on a modified accrual basis.

Audited revenues reported for this reporting period were \$226,924.00.

\$221,903.00 was increment, \$5,021.00 was interest.

Audited expenditures reported for this reporting period were \$142,391.00

Reported expenditures included payments to:

--Nicolosi-Galluzzo: \$39,928.00 for legal work related to the Loves Park Corporate Center TIF.

--Danfoss, LLC: \$76,086.00 for payment under a redevelopment agreement

--LP Partners: \$26,377.00 for payment under a redevelopment agreement

Of these expenditures, \$39,928.00 was paid by the General Fund and will be reimbursed from the TIF to the General Fund in a future period.

These General Fund expenditures combined with the cash basis expenditures of \$102,462.59 listed previously, make up the total expenditures reported of \$142,391.00 (total rounded for the report).

Balance at the end of the reporting period was \$438,563.00.

Future project costs to be paid include:

--Redevelopment agreement with Danfoss: \$1,366,112.00

--Redevelopment agreement with Loves Park Partners (Silverfox): \$ 467,979.00

--Future Bell School Road improvements: \$400,000.00

--Redevelopment agreement with Merrillville Hospitality: \$500,000.00

--Redevelopment agreement-Cream City Scales: \$104,820.00

--Redevelopment agreement-LP Fox, LLC: \$1,200,000.00

The total amount designated for project costs at the end of the reporting period was \$4,038,911.00.

There was not a surplus available at the end of the reporting period.

The balance in the TIF checking account at February 19, 2020 was \$95,832.27.

City Attorney Gino Galluzzo reported no legal issues.

There was no public comment.

Motion by Chris Dornbush, second by Mayor Greg Jury to adjourn. Motion carried.

Meeting adjourned at 2:12 P.M.

Minutes by Robert J. Burden, City Clerk

CITY OF LOVES PARK, ILLINOIS
Balance Sheet
Governmental Funds
April 30, 2020

Attachment K

	General	Motor Fuel Tax	Loves Park Corporate Center Center TIF Fund	Nonmajor Governmental Funds	Total Governmental Funds
Assets:					
Cash & cash equivalents	\$ 4,465,509	907,390	95,916	1,019,728	6,488,543
Investments	1,060,287	-	-	296,476	1,356,763
Receivables:					
Taxes	265,570	-	433,092	1,802,622	2,501,284
Special assessments	996,156	-	-	-	996,156
Other receivables	1,046,025	24,100	-	-	1,070,125
Notes	-	-	-	250,253	250,253
Prepaid items	254,984	-	-	-	254,984
Due from other funds	1,957,872	-	-	600	1,958,472
Due from other governments	2,342,242	71,169	-	-	2,413,411
Land held for resale	-	-	-	187,967	187,967
Other assets	29,723	-	-	-	29,723
Restricted assets:					
Bond account/Pledged taxes	-	287,783	-	-	287,783
Bond account/SSA tax bonds	107,495	-	-	-	107,495
Debt certificate / Fire	63,606	-	-	-	63,606
Foreign fire insurance	65,462	-	-	-	65,462
Escrow accounts	-	-	-	199,294	199,294
Total assets	<u>12,654,931</u>	<u>1,290,442</u>	<u>529,008</u>	<u>3,756,940</u>	<u>18,231,321</u>
Liabilities:					
Accounts payable	565,601	82,573	-	-	648,174
Accrued liabilities	132,738	-	-	-	132,738
Due to other funds	-	-	1,281,220	670,361	1,951,581
Due to other governments	-	-	-	199,894	199,894
Deposits and escrow amounts	65,462	-	-	-	65,462
Unearned revenue	355,020	-	-	-	355,020
Total liabilities	<u>1,118,821</u>	<u>82,573</u>	<u>1,281,220</u>	<u>870,255</u>	<u>3,352,869</u>
Deferred Inflows of Resources:					
Property taxes	143,637	-	-	-	143,637
TIF increment	-	-	217,192	1,028,226	1,245,418
Sales taxes	668,662	-	-	7,213	675,875
Special assessments - sewer extensions	996,156	-	-	-	996,156
Total liabilities and deferred inflows of resources	<u>2,927,276</u>	<u>82,573</u>	<u>1,498,412</u>	<u>1,905,694</u>	<u>6,413,955</u>
Fund balances:					
Nonspendable					
Prepaid items	254,984	-	-	-	254,984
Long-term portion notes rec.	-	-	-	118,485	118,485
Bridge improvements	-	-	-	299,467	299,467
Restricted					
Special revenue funds	-	1,207,869	-	1,149,633	2,357,502
Bond accounts/debt proceeds	171,101	-	-	-	171,101
Donations for K9	107,422	-	-	-	107,422
Committed					
Econ. Dev. Revolving Loan Fund	-	-	-	360,331	360,331
Unassigned	9,194,148	-	(969,404)	(76,670)	8,148,074
Total fund balances	<u>9,727,655</u>	<u>1,207,869</u>	<u>(969,404)</u>	<u>1,851,246</u>	<u>11,817,366</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 12,654,931</u>	<u>1,290,442</u>	<u>529,008</u>	<u>3,756,940</u>	<u>18,231,321</u>

The notes to the financial statements are an integral part of this statement.

CITY OF LOVES PARK, ILLINOIS
Statement of Revenues, Expenditures
and Changes in Fund Balances
Governmental Funds
For the Year Ended April 30, 2020

	General Fund	Motor Fuel Tax Fund	Loves Park Corporate Center TIF Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues:					
Taxes	\$ 14,436,331	-	331,038	1,766,410	16,533,779
Intergovernmental	-	891,783	-	-	891,783
Licenses, permits, & fees	1,711,048	-	-	-	1,711,048
Fines	597,188	-	-	-	597,188
Grants	219,122	-	-	-	219,122
Interest	129,518	22,921	3,513	19,403	175,355
Other	894,754	-	-	28,689	923,443
Total revenues	<u>17,987,961</u>	<u>914,704</u>	<u>334,551</u>	<u>1,814,502</u>	<u>21,051,718</u>
Expenditures:					
Current:					
General government	6,648,581	-	245,271	273,458	7,167,310
Health and sanitation	93,184	-	-	-	93,184
Highways and streets	2,372,665	510,079	-	-	2,882,744
Public safety	6,866,459	-	-	-	6,866,459
Total current	<u>15,980,889</u>	<u>510,079</u>	<u>245,271</u>	<u>273,458</u>	<u>17,009,697</u>
Capital outlay	3,045,586	-	1,497,247	-	4,542,833
Debt service					
Principal payments	1,586,080	180,000	-	674,385	2,440,465
Interest payments	201,549	97,047	-	845,035	1,143,631
Total expenditures	<u>20,814,104</u>	<u>787,126</u>	<u>1,742,518</u>	<u>1,792,878</u>	<u>25,136,626</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(2,826,143)</u>	<u>127,578</u>	<u>(1,407,967)</u>	<u>21,624</u>	<u>(4,084,908)</u>
Other financing sources (uses):					
Debt certificate proceeds	2,585,000	-	-	-	2,585,000
Total other financing sources	<u>2,585,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,585,000</u>
Net change in fund balances	(241,143)	127,578	(1,407,967)	21,624	(1,499,908)
Fund balances:					
Beginning	<u>9,968,798</u>	<u>1,080,291</u>	<u>438,563</u>	<u>1,829,622</u>	<u>13,317,274</u>
Ending	<u>\$ 9,727,655</u>	<u>1,207,869</u>	<u>(969,404)</u>	<u>1,851,246</u>	<u>11,817,366</u>

The notes to the financial statements are an integral part of this statement.



**INDEPENDENT AUDITOR'S REPORT
ON COMPLIANCE WITH STATE OF ILLINOIS
PUBLIC ACT 85-1142**

Illinois Department of Revenue
Springfield, Illinois

We have audited the basic financial statements of the City of Loves Park, Illinois for the year ended April 30, 2020, and have issued our report thereon dated March 5, 2021. The basic financial statements are the responsibility of the City's management. Our responsibility is to express an opinion on the eligibility for costs incurred incidental to the implementation of the redevelopment plan and redevelopment projects associated with the Loves Park Corporate Center TIF District, North 2nd Street TIF District, Spring Creek Lakes TIF District, Zenith Cutter TIF District, and Forest Hills TIF District pursuant to Subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act.

Our audit was conducted in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statements presentation. We believe that our audit provides a reasonable basis for our opinion.

The City of Loves Park, Illinois' management 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 State of Illinois Public Act 85-1142, "An Act in Relation to Tax Increment Financing".

The results of our test indicate that for the items tested, the City of Loves Park, Illinois complied with Subsection (q) of Section 11-74.4-3 of Public Act 85-1142.

Lucas Group CPAs + Advisors, LLC

Freeport, Illinois
March 5, 2021