



**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]  
FY 2021**

**Name of Redevelopment Project Area (below):**  
  
**Spring Creek Lakes 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)] <b>If yes, please enclose the amendment (labeled Attachment A).</b>	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)] <b>Please enclose the CEO Certification (labeled Attachment B).</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)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		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)] <b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>		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)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>	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)] <b>If yes, please enclose the Additional Information (labeled Attachment F).</b>	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)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	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)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>		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)] <b>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).</b>	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)] <b>If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).</b>	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) <b>If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).</b>		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)] <b>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).</b>		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)] <b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b>	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 2021

**Spring Creek Lakes TIF**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (76,670)

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	\$ 781,788	\$ 1,803,923	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
			0%

All Amount Deposited in Special Tax Allocation Fund \$ 781,788

Cumulative Total Revenues/Cash Receipts \$ 1,803,923 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 410,152

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 410,152

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 371,636

Previous Year Adjustment (Explain Below) \$ -

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 294,966

\* 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.		
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 410,152</b>



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 2021

TIF NAME:

Spring Creek Lakes TIF

FUND BALANCE BY SOURCE

\$ 294,966

	Amount of Original Issuance	Amount Designated
<b>1. Description of Debt Obligations</b>		
Spring Creek Lakes TIF-Note R-1 issued 1/3/15	\$ 679,030	\$ 654,803
Spring Creek Lakes TIF-Note R-2 issued 9/1/15	\$ 1,388,081	\$ 1,288,818
Spring Creek Lakes TIF-Note R-3 issued 10/6/15	\$ 432,889	\$ 399,634

<b>Total Amount Designated for Obligations</b>	\$ 2,500,000	\$ 2,343,255
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**2. Description of Project Costs to be Paid**

Certified costs under SCL RDA-not included in notes		\$ 2,616,797
Natural Choices (Rainbow)		\$ 652,769
Becknell (Siffon) RDA		\$ 4,343,364
Skyland (Meridian) RDA		\$ 815,730

<b>Total Amount Designated for Project Costs</b>	\$ 8,428,660
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<b>TOTAL AMOUNT DESIGNATED</b>	\$ 10,771,915
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<b>SURPLUS/(DEFICIT)</b>	\$ (10,476,949)
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**SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]**

**FY 2021**

**TIF NAME:**

**Spring Creek Lakes 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 2021

TIF Name:

Spring Creek Lakes 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. <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
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2. The Municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
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2a. The total number of <b>ALL</b> activities undertaken in furtherance of the objectives of the redevelopment plan:	4
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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)	\$ 37,048,416	\$ -	\$ -
Public Investment Undertaken	\$ 2,440,198	\$ 930,104	\$ -
Ratio of Private/Public Investment	15 2/11		0

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: Spring Creek Lakes Business Park**

Private Investment Undertaken (See Instructions)	\$ 5,855,669	\$ -	\$ -
Public Investment Undertaken	\$ 2,266,005	\$ 763,271	
Ratio of Private/Public Investment	2 7/12		0

**Project 2\*: Natural Choices (Rainbow)**

Private Investment Undertaken (See Instructions)	\$ 6,322,767		
Public Investment Undertaken	\$ 174,193	\$ 93,650	
Ratio of Private/Public Investment	36 11/37		0

**Project 3\*: Becknell-Siffron**

Private Investment Undertaken (See Instructions)	\$ 19,189,980		
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

**Project 4\*: Skyland-Meridian**

Private Investment Undertaken (See Instructions)	\$ 5,680,000		
Public Investment Undertaken		\$ 73,183	
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





— GREGORY R. JURY, MAYOR —

April 9<sup>th</sup> 2022

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  
Spring Creek Lakes 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, 2021.

Sincerely,

Mayor Gregory R. Jury  
City of Loves Park



839 N. Perryville Rd. Suite 200 | Rockford, IL 61107-6202  
815.265.6464 | [www.aghllaw.com](http://www.aghllaw.com)

August 11, 2022

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 2021 Spring Creek Lakes 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, 2020 and ending April 30, 2021, with regards to the Spring Creek Lakes 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](mailto:ggalluzzo@aghllaw.com)

## Attachment D

### Spring Creek Lakes TIF

A redevelopment agreement was under negotiation during fiscal year 2021 with Loves Park One, LLC for a 110,000 square foot warehouse/distribution facility. Plans are pending for extension of the Interstate Boulevard watermain located in the Spring Creek Lakes TIF.

**Minutes of the Joint Review Board Meeting  
Spring Creek Lakes Redevelopment Project Area  
April 14, 2021, 3:21 P.M., Loves Park City Hall**

**Present: Mayor Greg Jury, Eli Nicolosi**

**Mayor Jury called the meeting to order at 3:21 P.M. and welcomed the Board member Eli Nicolosi.**

**Planning Director Nathan Bruck reported no activity.**

**City Treasurer John Danielson presented the Annual Report Overview of the Joint Review Board, Spring Creek Lakes Redevelopment Project Area. (Attached)**

**Attorney Greg Cox reported to the Board that there were no adverse legal issues pending.**

**Motion by Chris Dornbush, second by Tim Bragg to adjourn the meeting. Motion carried. Meeting Adjourned at 3:24 P.M.**

**Minutes by Robert J. Burden, City Clerk**

Joint Review Board – Spring Creek Lakes TIF– April 14, 2021  
Treasurer's Report

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The TIF reporting period is May 1, 2019 – April 30, 2020.

The beginning cash balance on May 1, 2019 in the Spring Creek Lakes TIF Account was \$29,298.84 and the ending cash balance on April 30, 2020 was \$36,495.29.

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Reporting on a cash basis:

Revenues received into the fund totaled \$321,968.43 in increment.

Cash basis expenditures during the reporting period totaled \$314,771.98.

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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 \$293,871.00 in increment.

Audited expenditures reported for this reporting period were \$394,538.00.

Reported expenditures included payments to:

- Nicolosi-Galluzzo and Galluzzo Law Group: \$79,766.00 for legal work related to Spring Creek Lakes TIF
- Spring Creek Lakes Development: \$257,143.00 for principal & interest payments on TIF notes (made to First National Bank of Omaha).
- Rainbow Properties: \$57,629.00 for payment under RDA.

The legal expenditures totaling \$79,766.00 were paid by the General Fund and will be reimbursed from the TIF to the General Fund in a future period.

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The fund balance at the end of the reporting period was \$(76,670.00).

Remaining future debt obligations were: \$2,452,451.00 of notes issued to Spring Creek Lakes Development. The total amount designated for debt obligations was \$2,452,451.00.

Future project costs to be paid include:

- Certified costs under Spring Creek Lakes RDA but not included in the notes issued: \$2,616,797.00
- Redevelopment agreement Natural Choices (Rainbow): \$769,331.00
- Becknell (Siffon) RDA: \$4,343,364.00
- Skyland (Meridian) RDA: \$815,730.00

The total amount designated for debt obligations and future project costs at the end of the reporting period was \$10,997,673.00.

There was not a surplus available at the end of the reporting period. The balance in the TIF checking account at February 28, 2021 was \$46,848.19.



CITY OF LOVES PARK, ILLINOIS  
Balance Sheet  
**Governmental Funds**  
April 30, 2021

	Loves Park				
	General	Spring Creek Lakes TIF Fund	Corporate Center Center TIF Fund	Nonmajor Governmental Funds	Total Governmental Funds
<b>Assets:</b>					
Cash & cash equivalents	\$ 6,774,197	46,848	269,018	2,895,840	9,985,903
Investments	1,078,991	-	-	286,089	1,365,080
Receivables:					
Taxes	266,933	1,068,986	528,602	1,446,853	3,311,374
Special assessments	966,675	-	-	-	966,675
Other receivables	587,324	-	-	-	587,324
Notes	-	-	-	90,780	90,780
Prepaid items	259,173	-	-	-	259,173
Due from other funds	2,060,360	-	-	600	2,060,960
Due from other governments	3,463,673	-	-	79,050	3,542,723
Land held for resale	-	-	-	187,967	187,967
Other assets	33,404	-	-	-	33,404
Restricted assets:					
Bond account/Pledged taxes	-	-	-	288,330	288,330
Bond account/SSA tax bonds	111,018	-	-	-	111,018
Debt certificate / Fire	-	-	-	-	-
Foreign fire insurance	2,402	-	-	-	2,402
Escrow accounts	-	-	-	199,294	199,294
<b>Total assets</b>	<u>15,604,150</u>	<u>1,115,834</u>	<u>797,620</u>	<u>5,474,803</u>	<u>22,992,407</u>
<b>Liabilities:</b>					
Accounts payable	565,453	-	-	111,984	677,437
Accrued liabilities	155,587	-	-	-	155,587
Due to other funds	-	292,099	1,344,304	406,224	2,042,627
Due to other governments	-	-	-	199,894	199,894
Deposits and escrow amounts	2,402	-	-	-	2,402
Unearned revenue	401,260	-	-	-	401,260
<b>Total liabilities</b>	<u>1,124,702</u>	<u>292,099</u>	<u>1,344,304</u>	<u>718,102</u>	<u>3,479,207</u>
<b>Deferred Inflows of Resources:</b>					
Property taxes	117,405	-	-	-	117,405
TIF increment	-	528,769	216,872	689,192	1,434,833
Sales taxes	1,009,157	-	-	14,280	1,023,437
Special assessments - sewer extensions	966,674	-	-	-	966,674
<b>Total liabilities and deferred inflows of resources</b>	<u>3,217,938</u>	<u>820,868</u>	<u>1,561,176</u>	<u>1,421,574</u>	<u>7,021,556</u>
<b>Fund balances:</b>					
Nonspendable					
Prepaid items	259,173	-	-	-	259,173
Long-term portion notes rec.	-	-	-	6,588	6,588
Bridge improvements	-	-	-	292,704	292,704
Restricted					
Special revenue funds	-	294,966	-	3,577,539	3,872,505
Bond accounts/debt proceeds	111,018	-	-	-	111,018
Donations for K9	23,288	-	-	-	23,288
Committed					
Econ. Dev. Revolving Loan Fund	-	-	-	176,398	176,398
Unassigned	11,992,733	-	(763,556)	-	11,229,177
<b>Total fund balances</b>	<u>12,386,212</u>	<u>294,966</u>	<u>(763,556)</u>	<u>4,053,229</u>	<u>15,970,851</u>
<b>Total liabilities, deferred inflows of resources and fund balances</b>	<u>\$ 15,604,150</u>	<u>1,115,834</u>	<u>797,620</u>	<u>5,474,803</u>	<u>22,992,407</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, 2021

	General Fund	Spring Creek Lakes TIF Fund	Loves Park Corporate Center TIF Fund	Nonmajor Governmental Funds	Total Governmental Funds
<b>Revenues:</b>					
Taxes	\$ 16,089,330	781,788	528,922	1,652,839	19,052,879
Intergovernmental	-	-	-	920,307	920,307
Licenses, permits, & fees	1,878,644	-	-	-	1,878,644
Fines	479,298	-	-	-	479,298
Grants	1,134,934	-	-	790,715	1,925,649
Interest	34,561	-	103	18,240	52,904
Other	1,048,663	-	-	39,069	1,087,732
Total revenues	<u>20,665,430</u>	<u>781,788</u>	<u>529,025</u>	<u>3,421,170</u>	<u>25,397,413</u>
<b>Expenditures:</b>					
Current:					
General government	7,095,934	159,428	304,973	520,815	8,081,150
Health and sanitation	95,244	-	-	-	95,244
Highways and streets	1,375,218	-	-	522,856	1,898,074
Public safety	7,452,505	-	-	-	7,452,505
Total current	<u>16,018,901</u>	<u>159,428</u>	<u>304,973</u>	<u>1,043,671</u>	<u>17,526,973</u>
Capital outlay	386,525	-	18,204	-	404,729
Debt service					
Principal payments	1,532,251	106,522	-	864,476	2,503,249
Interest payments	198,196	144,202	-	595,579	937,977
Total expenditures	<u>18,135,873</u>	<u>410,152</u>	<u>323,177</u>	<u>2,503,726</u>	<u>21,372,928</u>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<u>2,529,557</u>	<u>371,636</u>	<u>205,848</u>	<u>917,444</u>	<u>4,024,485</u>
<b>Other financing sources (uses):</b>					
Installment contract proceeds	129,000	-	-	-	129,000
Total other financing sources	<u>129,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>129,000</u>
<b>Net change in fund balances</b>	2,658,557	371,636	205,848	917,444	4,153,485
<b>Fund balances:</b>					
Beginning	<u>9,727,655</u>	<u>(76,670)</u>	<u>(969,404)</u>	<u>3,135,785</u>	<u>11,817,366</u>
Ending	<u>\$ 12,386,212</u>	<u>294,966</u>	<u>(763,556)</u>	<u>4,053,229</u>	<u>15,970,851</u>

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

CITY OF LOVES PARK, ILLINOIS  
 Required Supplementary Information  
 Schedule of Revenues, Expenditures and  
 Changes in Fund Balance - Budget and Actual

**Spring Creek Lakes TIF Fund**

For the Year Ended April 30, 2021

With Comparative Totals for the Year Ended April 30, 2020

	2021			Variance Positive (Negative)	2020
	Original Budget	Final Budget	Actual		Actual
<b>Revenues:</b>					
Taxes	\$ 377,639	377,639	781,788	404,149	293,871
Total revenues	<u>377,639</u>	<u>377,639</u>	<u>781,788</u>	<u>404,149</u>	<u>293,871</u>
<b>Expenditures:</b>					
General government:					
Redevelopment agreements	117,134	117,134	116,563	571	57,631
Legal	45,000	45,000	42,865	2,135	79,764
	<u>162,134</u>	<u>162,134</u>	<u>159,428</u>	<u>2,706</u>	<u>137,395</u>
Debt service:					
Principal payments	107,000	107,000	106,522	478	87,248
Interest payments	145,000	145,000	144,202	798	169,895
	<u>252,000</u>	<u>252,000</u>	<u>250,724</u>	<u>1,276</u>	<u>257,143</u>
Total expenditures	<u>414,134</u>	<u>414,134</u>	<u>410,152</u>	<u>3,982</u>	<u>394,538</u>
<b>Net change in fund balance</b>	<u>(36,495)</u>	<u>(36,495)</u>	371,636	<u>408,131</u>	(100,667)
<b>Fund balance:</b>					
Beginning			(76,670)		23,997
Ending			<u>\$ 294,966</u>		<u>(76,670)</u>



**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, 2021, and have issued our report thereon dated July 29, 2022. 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  
July 29, 2022