



**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):  
**Zenith Cutter 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)]<br><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)]<br><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)]<br><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)]<br><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)]<br><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)]<br><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)]<br><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)]<br><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)]<br><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)]<br><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)<br><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)]<br><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)]<br><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

**Zenith Cutter TIF**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 580,639

| 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           | \$ 1,082,821                                     | \$ 6,060,669   | 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 \$ 1,082,821

Cumulative Total Revenues/Cash Receipts \$ 6,060,669 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 1,078,961

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 1,078,961

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 3,860

Previous Year Adjustment (Explain Below) \$ -

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 584,499

\* 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

PAGE 3

|  |  |                     |
|--|--|---------------------|
| 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>\$ 1,078,961</b> |

Section 3.2 B

FY 2021

TIF NAME:

Zenith Cutter TIF

*Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.*

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

| Name     | Service                                 | Amount        |
|----------|---|---------------|
| Woodward | Principal on notes issued for certified | \$ 647,176.00 |
|          | TIF expenditures                        |               |
|          |   |               |
| Woodward | Interest on notes issued for certified  | \$ 429,784.00 |
|          | TIF expenditures                        |               |
|          |   |               |
|          |   |               |
|          |   |               |
|          |   |               |
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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:

**Zenith Cutter 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:

Zenith Cutter 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. <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 total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:              | 2 |

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

| TOTAL:   | 11/1/99 to Date | Estimated Investment<br>for Subsequent Fiscal<br>Year | Total Estimated to<br>Complete Project |
|--|-----------------|---|--|
| Private Investment Undertaken (See Instructions) | \$ 86,539,247   | \$ -  | \$ -                                   |
| Public Investment Undertaken                     | \$ 36,234,098   | \$ 4,804,804  | \$ -                                   |
| Ratio of Private/Public Investment               | 2 33/85         |   | 0                                      |

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: Woodward Expansion Project**

|  |               |              |      |
|--|---------------|--------------|------|
| Private Investment Undertaken (See Instructions) | \$ 86,376,493 | \$ -         | \$ - |
| Public Investment Undertaken                     | \$ 35,800,762 | \$ 4,804,804 |      |
| Ratio of Private/Public Investment               | 2 26/63       |              | 0    |

**Project 2\*: Willow Creek Trailhead Project**

|  |            |  |   |
|--|------------|--|---|
| Private Investment Undertaken (See Instructions) | \$ 162,754 |  |   |
| Public Investment Undertaken                     | \$ 433,336 |  |   |
| Ratio of Private/Public Investment               | 3/8        |  | 0 |

**Project 3\*:**

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

**Project 4\*:**

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

**Project 5\*:**

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

**Project 6\*:**

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





— 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  
Zenith Cutter 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 Zenith Cutter TIF***

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 all the requirements of the Tax Increment Allocation Redevelopment Act during the fiscal year beginning May 1, 2020 and ending April 30, 2021, with regards to the Zenith Cutter TIF.

Sincerely,

ALLEN GALLUZZO HEVRIN LEAKE, LLC

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

Gino Galluzzo  
(815) 265-6142  
[ggalluzzo@aghllaw.com](mailto:ggalluzzo@aghllaw.com)

Attachment D

Zenith Cutter TIF

No activity to report for this fiscal year. During the subsequent fiscal year, a new redevelopment agreement will be negotiated with Zenith Cutter Tools that will lead to expansion of their manufacturing facility and additional job creation.

**Minutes of the Joint Review Board Meeting  
Zenith Cutter Redevelopment Project Area  
April 14, 2021, 3:24 P.M., Loves Park City Hall**

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

**Mayor Jury called the meeting to order at 3:24 P.M. and welcomed 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, Zenith Cutter 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 3:25 P.M.**

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



**Joint Review Board – Zenith Cutter TIF– April 14, 2021  
Treasurer’s Report**

---

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

The beginning cash balance on May 1, 2019 in the Zenith Cutter TIF Account was \$37,654.04 and the ending cash balance on April 30, 2020 was \$60,867.92.

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Reporting on a cash basis:

Revenues received into the fund totaled \$1,178,192.34 in increment.

Cash basis expenditures during the reporting period totaled \$1,154,978.46.

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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 \$1,139,513.00 in increment.

Audited expenditures reported for this reporting period were \$1,163,738.00.

Reported expenditures included payments to:

--Nicolosi-Galluzzo and Galluzzo Law Group: \$8,760.00 for legal work related to Zenith Cutter TIF

--Woodward: \$1,154,978.00 for principal & interest payments on TIF notes.

The legal expenditures were paid by the General Fund and will be reimbursed from the TIF to the General Fund in a future period.

This General Fund expenditure combined with the cash basis expenditures of \$1,154,978.46 listed previously, makes up the total expenditures reported of \$1,163,738.00 (rounded for the report).

---

The fund balance at the end of the reporting period was \$580,639.00.

Remaining future debt obligations were: \$7,605,737.00 of TIF notes issued to Woodward.

The total amount designated for debt obligations at the end of the reporting period was: \$7,605,737.00.

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 \$82,061.68.

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

|   | Special Revenue       |  |                     |                           |                        |                       | Capital Projects       |                   |                  | Permanent | Total Nonmajor Governmental Funds |
|---|-----------------------|--|---------------------|---------------------------|------------------------|-----------------------|------------------------|-------------------|------------------|-----------|-----------------------------------|
|   | Bridge Operating Fund | Economic Development Revolving Loan Fund | Motor Fuel Tax Fund | North 2nd Street TIF Fund | Zenith Cutter TIF Fund | Forest Hills TIF Fund | Flood Control CIP Fund | Bridge Trust Fund |                  |           |                                   |
| <b>Assets:</b>  |                       |  |                     |                           |                        |                       |                        |                   |                  |           |                                   |
| Cash and cash equivalents   | \$ 108,115            | 92,206                                   | 1,878,759           | 387,457                   | 82,062                 | 340,626               | -                      | 6,615             | 2,895,840        |           |                                   |
| Investments   | -                     | -  | -                   | -                         | -                      | -                     | -                      | 286,089           | 286,089          |           |                                   |
| Receivables   | -                     | -  | -                   | -                         | -                      | -                     | -                      | -                 | -                |           |                                   |
| Taxes   | -                     | -  | -                   | 166,209                   | 1,067,488              | 213,156               | -                      | -                 | 1,446,853        |           |                                   |
| Notes   | -                     | 90,780                                   | -                   | -                         | -                      | -                     | -                      | -                 | 90,780           |           |                                   |
| Due from other funds  | -                     | -  | -                   | -                         | -                      | -                     | 600                    | -                 | 600              |           |                                   |
| Due from other governments  | -                     | -  | 79,050              | -                         | -                      | -                     | -                      | -                 | 79,050           |           |                                   |
| Land held for resale  | -                     | -  | -                   | 187,967                   | -                      | -                     | -                      | -                 | 187,967          |           |                                   |
| Restricted assets:  |                       |  |                     |                           |                        |                       |                        |                   |                  |           |                                   |
| Bond account/Pledged taxes  | -                     | -  | 288,330             | -                         | -                      | -                     | -                      | -                 | 288,330          |           |                                   |
| Escrow account  | -                     | -  | -                   | -                         | -                      | -                     | 199,294                | -                 | 199,294          |           |                                   |
| <b>Total assets</b>   | <b>108,115</b>        | <b>182,986</b>                           | <b>2,246,139</b>    | <b>741,633</b>            | <b>1,149,550</b>       | <b>553,782</b>        | <b>199,894</b>         | <b>292,704</b>    | <b>5,474,803</b> |           |                                   |
| <b>Liabilities:</b>   |                       |  |                     |                           |                        |                       |                        |                   |                  |           |                                   |
| Accounts payable  | -                     | -  | 96,363              | 15,621                    | -                      | -                     | -                      | -                 | 111,984          |           |                                   |
| Due to other funds  | -                     | -  | -                   | 369,449                   | 31,307                 | 5,468                 | -                      | -                 | 406,224          |           |                                   |
| Due to other governments  | -                     | -  | -                   | -                         | -                      | -                     | 199,894                | -                 | 199,894          |           |                                   |
| <b>Total liabilities</b>  | <b>-</b>              | <b>-</b>                                 | <b>96,363</b>       | <b>385,070</b>            | <b>31,307</b>          | <b>5,468</b>          | <b>199,894</b>         | <b>-</b>          | <b>718,102</b>   |           |                                   |
| <b>Deferred Inflows of Resources:</b>                                     |                       |  |                     |                           |                        |                       |                        |                   |                  |           |                                   |
| Sales taxes   | -                     | -  | -                   | 6,515                     | -                      | 7,765                 | -                      | -                 | 14,280           |           |                                   |
| TIF increment   | -                     | -  | -                   | 72,617                    | 533,744                | 82,831                | -                      | -                 | 689,192          |           |                                   |
| <b>Total liabilities and deferred inflows of resources</b>                | <b>-</b>              | <b>-</b>                                 | <b>96,363</b>       | <b>464,202</b>            | <b>565,051</b>         | <b>96,064</b>         | <b>199,894</b>         | <b>-</b>          | <b>1,421,574</b> |           |                                   |
| <b>Fund balances:</b>   |                       |  |                     |                           |                        |                       |                        |                   |                  |           |                                   |
| Nonspendable  | -                     | -  | -                   | -                         | -                      | -                     | -                      | -                 | -                |           |                                   |
| Long-term portion of Notes Receivable                                     | -                     | 6,588                                    | -                   | -                         | -                      | -                     | -                      | -                 | 6,588            |           |                                   |
| Bridge improvements   | -                     | -  | -                   | -                         | -                      | -                     | -                      | 292,704           | 292,704          |           |                                   |
| Restricted  | -                     | -  | -                   | -                         | -                      | -                     | -                      | -                 | -                |           |                                   |
| Special revenue funds   | 108,115               | -  | 2,149,776           | 277,431                   | 584,499                | 457,718               | -                      | -                 | 3,577,539        |           |                                   |
| Committed   | -                     | -  | -                   | -                         | -                      | -                     | -                      | -                 | -                |           |                                   |
| Economic Development Revolving Loan Fund                                  | -                     | 176,398                                  | -                   | -                         | -                      | -                     | -                      | -                 | 176,398          |           |                                   |
| Unassigned  | -                     | -  | -                   | -                         | -                      | -                     | -                      | -                 | -                |           |                                   |
| <b>Total fund balance</b>   | <b>108,115</b>        | <b>182,986</b>                           | <b>2,149,776</b>    | <b>277,431</b>            | <b>584,499</b>         | <b>457,718</b>        | <b>-</b>               | <b>292,704</b>    | <b>4,053,229</b> |           |                                   |
| <b>Total liabilities, deferred inflows of resources and fund balances</b> | <b>\$ 108,115</b>     | <b>182,986</b>                           | <b>2,246,139</b>    | <b>741,633</b>            | <b>1,149,550</b>       | <b>553,782</b>        | <b>199,894</b>         | <b>292,704</b>    | <b>5,474,803</b> |           |                                   |

CITY OF LOVES PARK, ILLINOIS  
Combining Schedule of Revenues, Expenditures  
and Changes in Fund Balances  
**Nonmajor Governmental Funds**  
For the Year Ended April 30, 2021

|   | Special Revenue       |  |                     |                           |                        |                       | Capital Projects       |                   |         | Permanent | Total Nonmajor Governmental Funds |
|---|-----------------------|--|---------------------|---------------------------|------------------------|-----------------------|------------------------|-------------------|---------|-----------|-----------------------------------|
|   | Bridge Operating Fund | Economic Development Revolving Loan Fund | Motor Fuel Tax Fund | North 2nd Street TIF Fund | Zenith Cutter TIF Fund | Forest Hills TIF Fund | Flood Control CIP Fund | Bridge Trust Fund |         |           |                                   |
| <b>Revenues:</b>                                    |                       |  |                     |                           |                        |                       |                        |                   |         |           |                                   |
| Taxes   | -                     | -  | -                   | 226,527                   | 1,082,821              | 343,491               | -                      | -                 | -       | -         | 1,652,839                         |
| Intergovernmental                                   | -                     | -  | 920,307             | -                         | -                      | -                     | -                      | -                 | -       | -         | 920,307                           |
| Grants  | -                     | -  | 790,715             | -                         | -                      | -                     | -                      | -                 | -       | -         | 790,715                           |
| Interest  | -                     | 4,914                                    | 4,260               | -                         | -                      | -                     | -                      | -                 | 9,066   | -         | 18,240                            |
| Other   | -                     | -  | 16,900              | 13,294                    | -                      | 16,429                | -                      | -                 | (7,554) | -         | 39,069                            |
| <b>Total revenues</b>                               | -                     | 4,914                                    | 1,732,182           | 239,821                   | 1,082,821              | 359,920               | -                      | -                 | 1,512   | -         | 3,421,170                         |
| <b>Expenditures:</b>                                |                       |  |                     |                           |                        |                       |                        |                   |         |           |                                   |
| Current:  |                       |  |                     |                           |                        |                       |                        |                   |         |           |                                   |
| General government                                  | -                     | 300,744                                  | -                   | 58,719                    | 2,001                  | 159,051               | -                      | -                 | 300     | -         | 520,815                           |
| Highways, streets, & bridges                        | 10,200                | -  | 512,656             | -                         | -                      | -                     | -                      | -                 | -       | -         | 522,856                           |
| <b>Total current</b>                                | 10,200                | 300,744                                  | 512,656             | 58,719                    | 2,001                  | 159,051               | -                      | -                 | 300     | -         | 1,043,671                         |
| Capital outlay                                      | -                     | -  | -                   | -                         | -                      | -                     | -                      | -                 | -       | -         | -                                 |
| Debt service:                                       |                       |  |                     |                           |                        |                       |                        |                   |         |           |                                   |
| Principal payments                                  | -                     | -  | 185,000             | 32,300                    | 647,176                | -                     | -                      | -                 | -       | -         | 864,476                           |
| Interest payments                                   | -                     | -  | 92,619              | 73,176                    | 429,784                | -                     | -                      | -                 | -       | -         | 595,579                           |
| Total debt service                                  | -                     | -  | 277,619             | 105,476                   | 1,076,960              | -                     | -                      | -                 | -       | -         | 1,460,055                         |
| <b>Total expenditures</b>                           | 10,200                | 300,744                                  | 790,275             | 164,195                   | 1,078,961              | 159,051               | -                      | -                 | 300     | -         | 2,503,726                         |
| <b>Excess of revenues over (under) expenditures</b> | (10,200)              | (295,830)                                | 941,907             | 75,626                    | 3,860                  | 200,869               | -                      | -                 | 1,212   | -         | 917,444                           |
| <b>Other financing sources (uses):</b>              |                       |  |                     |                           |                        |                       |                        |                   |         |           |                                   |
| Transfers in (out)                                  | 7,975                 | -  | -                   | -                         | -                      | -                     | -                      | -                 | (7,975) | -         | -                                 |
| <b>Total other financing sources (uses)</b>         | 7,975                 | -  | -                   | -                         | -                      | -                     | -                      | -                 | (7,975) | -         | -                                 |
| <b>Net change in fund balances</b>                  | (2,225)               | (295,830)                                | 941,907             | 75,626                    | 3,860                  | 200,869               | -                      | -                 | (6,763) | -         | 917,444                           |
| <b>Fund balances:</b>                               |                       |  |                     |                           |                        |                       |                        |                   |         |           |                                   |
| Beginning   | 110,340               | 478,816                                  | 1,207,869           | 201,805                   | 580,639                | 256,849               | -                      | -                 | 299,467 | -         | 3,135,785                         |
| Ending  | \$ 108,115            | 182,986                                  | 2,149,776           | 277,431                   | 584,499                | 457,718               | -                      | -                 | 292,704 | -         | 4,053,229                         |

CITY OF LOVES PARK, ILLINOIS  
 Schedule of Revenues, Expenditures and  
 Changes in Fund Balance - Budget and Actual  
**Zenith Cutter TIF Fund**

For the Year Ended April 30, 2021  
 With Comparative Totals for the Year Ended April 30, 2020

|                                   | 2021               |                  |                   | Variance<br>Positive<br>(Negative) | 2020             |
|-----------------------------------|--------------------|------------------|-------------------|------------------------------------|------------------|
|                                   | Original<br>Budget | Final<br>Budget  | Actual            |                                    | Actual           |
| <b>Revenues:</b>                  |                    |                  |                   |                                    |                  |
| Taxes                             | \$ 1,098,154       | 1,098,154        | 1,082,821         | (15,333)                           | 1,139,513        |
| Total revenues                    | <u>1,098,154</u>   | <u>1,098,154</u> | <u>1,082,821</u>  | <u>(15,333)</u>                    | <u>1,139,513</u> |
| <b>Expenditures:</b>              |                    |                  |                   |                                    |                  |
| Current:                          |                    |                  |                   |                                    |                  |
| General government                |                    |                  |                   |                                    |                  |
| TIF expenses                      | 5,000              | 5,000            | 2,001             | 2,999                              | 8,760            |
| Total current                     | <u>5,000</u>       | <u>5,000</u>     | <u>2,001</u>      | <u>2,999</u>                       | <u>8,760</u>     |
| Debt service:                     |                    |                  |                   |                                    |                  |
| Principal payments                | 650,000            | 650,000          | 647,176           | 2,824                              | 554,972          |
| Interest payments                 | 504,022            | 504,022          | 429,784           | 74,238                             | 600,006          |
|                                   | <u>1,154,022</u>   | <u>1,154,022</u> | <u>1,076,960</u>  | <u>77,062</u>                      | <u>1,154,978</u> |
| Total expenditures                | <u>1,159,022</u>   | <u>1,159,022</u> | <u>1,078,961</u>  | <u>80,061</u>                      | <u>1,163,738</u> |
| <b>Net change in fund balance</b> | <u>\$ (60,868)</u> | <u>(60,868)</u>  | 3,860             | <u>64,728</u>                      | (24,225)         |
| <b>Fund balance:</b>              |                    |                  |                   |                                    |                  |
| Beginning                         |                    |                  | 580,639           |                                    | 604,864          |
| Ending                            |                    |                  | <u>\$ 584,499</u> |                                    | <u>580,639</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