

The Seal of the State of Illinois is a circular emblem. It features an eagle with wings spread, perched on a rock. The eagle holds a shield on its chest and a banner in its beak. The banner contains the word 'STATE SOVEREIGN, NATIONAL UNION'. The seal is surrounded by the text 'SEAL OF THE STATE OF ILLINOIS' and the date 'AUG. 26TH 1818'.[illegible]

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): <p style="text-align: center;">TIF #2 Green Mount Medical Campus</p>	
Primary Use of Redevelopment Project Area*:	Central business district
<small>* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.</small>	
<p style="text-align: center;">If "Combination/Mixed" List Component Types:</p>	
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act	<input checked="" type="checkbox"/>
Industrial Jobs Recovery Law	<input type="checkbox"/>

Please utilize the information below to properly label the Attachments.

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment (labeled Attachment A).	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (labeled Attachment B).		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (labeled Attachment D).		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (labeled Attachment E).	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F).	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).	X	
Were there any reports <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 <u>MUST</u> be attached and (labeled Attachment J).	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).		X

<p>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)]</p> <p>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</p>	<p>X</p>	
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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

TIF #2 Green Mount Medical Campus

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (4,366,360)

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	\$ 502,405	\$ 751,605	8%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ -	\$ 55	0%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ 7,447,416	75%
Transfers from Municipal Sources	\$ -	\$ 1,682,997	17%
Private Sources	\$ -	\$ -	0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ -	0%

All Amount Deposited in Special Tax Allocation Fund \$ 502,405

Cumulative Total Revenues/Cash Receipts \$ 9,882,073 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 526,835

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 526,835

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (24,430)

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ (4,390,790)

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

Previous Year Explanation:

FY 2020

TIF NAME:

TIF #2 Green Mount Medical Campus

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment project costs)

PAGE 1

[illegible]

[illegible]

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.		
	-	
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 526,835

FY 2020

TIF NAME:

TIF #2 Green Mount Medical Campus

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.

[illegible]

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:

TIF #2 Green Mount Medical Campus

FUND BALANCE BY SOURCE

\$ (4,390,790)

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		
G.O. Bond Series 2015 Roadwork (principal & interest)	\$ 3,185,520	\$ 2,873,595
G.O. Bond Series 2015 Mine Remediation (principal & interest)	\$ 6,844,782	\$ 5,906,265

Total Amount Designated for Obligations	\$ 10,030,302	\$ 8,779,860
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2. Description of Project Costs to be Paid

HSHS Redevelopment Agreements		\$ 15,100,000
Due to General Fund for TIF related expenses		\$ 3,839,260
Due to Enterprise Fund for TIF related expenses		\$ 859,428

Total Amount Designated for Project Costs	\$ 19,798,688
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TOTAL AMOUNT DESIGNATED	\$ 28,578,548
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SURPLUS/(DEFICIT)	\$ (32,969,338)
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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 2020

TIF NAME:

TIF #2 Green Mount Medical Campus

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:

TIF #2 Green Mount Medical Campus

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.	
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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:	9

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)	\$ 333,689,725	\$ -	\$ 333,689,725
Public Investment Undertaken	\$ 12,783,540	\$ -	\$ 27,858,378
Ratio of Private/Public Investment	26 10/97		11 89/91

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: Hospital Sisters Health System

Private Investment Undertaken (See Instructions)	\$ 300,000,000	\$ -	\$ 300,000,000
Public Investment Undertaken	\$ 7,425,162	\$ -	\$ 22,500,000
Ratio of Private/Public Investment	40 25/62		13 1/3

Project 2*: N Greenmount Rd Improvements

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 5,187,898	\$ -	\$ 5,187,898
Ratio of Private/Public Investment	0		0

Project 3*: Regency Park Lighting

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 170,480	\$ -	\$ 170,480
Ratio of Private/Public Investment	0		0

Project 4*: Greenmount Office Building

Private Investment Undertaken (See Instructions)	\$ 15,882,725	\$ -	\$ 15,882,725
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 5*: Hotel Accomodations (Hampton Inn)

Private Investment Undertaken (See Instructions)	\$ 7,800,000	\$ -	\$ 7,800,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 6*: Medical Office Building (Cancer Care Specialists)

Private Investment Undertaken (See Instructions)	\$ 7,532,000	\$ -	\$ 7,532,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 7*: Dewey's Pizza

Private Investment Undertaken (See Instructions)	\$ 675,000	\$ -	\$ 675,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 8*: Sugarfire BBQ

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

Project 9*: Show Me Hospitality (Tim Horton)

Private Investment Undertaken (See Instructions)	\$ 1,050,000	\$ -	\$ 1,050,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 10*:

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

Project 11*:

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

Project 12*:

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

Project 13*:

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

Project 14*:

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

Project 15*:

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

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: TIF #2 Green Mount Medical Campus

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
11/21/2011	\$ 669,355	\$ 6,656,710

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

SECTION 8

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

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



Certification of the Chief Executive
Officer of the municipality that the municipality
had complied with all of the requirements of this Act
during the preceding fiscal year
[65 ILCS 5/11-74.1-5 (d) (3) and 5/11-74.6-22 (d) (3)]

I, Herb Roach, the duly elected Mayor of the City of O'Fallon, County of St. Clair, Illinois, State of Illinois, and as such, do hereby certify that the City of O'Fallon has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act during the fiscal year covered by this report (May 1, 2019 – April 30, 2020).

11/6/2020
Date

Herb Roach
Herb Roach
Mayor of the City of O'Fallon



“(C) An opinion of legal counsel that the
municipality is in compliance with this Act.”
[65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)]

I, Terry Bruckert, am the Tax Increment Financing Attorney for the City of O'Fallon, Illinois and have been such throughout the fiscal year covered by this report (May 1, 2019- April 30, 2020).

I have reviewed all information provided to me by the City administration and staff, and I find that the City of O'Fallon, Illinois has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth hereunder to the best of my knowledge and belief.

This opinion relates only to the time period set forth and is based upon all information available to me as of the end of said fiscal year.

11-9-2020

Date

Terry Bruckert
Signature

TIF 2 – Green Mount
City of O’Fallon
St. Clair County, Illinois

STATEMENT OF ACTIVITIES TO FURTHER
OBJECTIVES OF THE REDEVELOPMENT PLAN

Year Ended April 30, 2020

- The Hampton Inn opened March 2020.
- The Cancer Care Specialist medical building opened April 2020.

Year Ended April 30, 2019

- Construction is underway of the Hampton Inn.
- Construction is underway of the medical office building proposed for Regency Park Drive.
- Show Me Hospitality, LLC is a Missouri company that constructed a new single-story retail building on Regency Park Drive. It is approximately 3,540 square foot of retail space leased to Tim Horton’s restaurant chain which specializes in doughnuts and breakfast items and Reliance Bank. Tim Horton’s and Reliance Bank vacated the building and in late 2018, Lion’s Choice and Simmons Bank became the new tenants.
- O’Fallon Pizza Plaza, LLC is an Illinois company that constructed a new single-story retail building on Regency Park Drive. It is approximately 4,568 square foot of retail space home to Dewey’s Pizza.
- O’Fallon BBQ Partners LLC is an Illinois company that constructed a new single-story retail building on Greenmount Road. It is approximately 4,003 square foot of retail space home to Sugarfire Smoke House.

Year Ended April 30, 2018

- Hospital Sisters Health System St Elizabeth’s hospital and medical office building opened November 2017.
- Greenmount Road improvements and landscape development were completed this year.
- The City completed streetlight improvements on Regency Park Drive to support the HSHS medical campus.
- The Hampton Inn has planned construction of a new hotel. The building proposed will have four floors for a total of 63,208 sq foot. No activity has taken place as of this date.
- Green Mount Investment Enterprises LLC has entered an agreement with the property owner, Shelton Investments, to construct a medical office building on Regency Park Drive. The building proposed will have one floor for a total of 30,882 sq foot.

Year Ended April 30, 2017

- During the fiscal year HSHS has continued work on site construction, drainage work and utility infrastructure.
- Greenmount Road improvements and landscape development continued this fiscal year.

Year Ended April 30, 2016

- During the fiscal year HSHS finished mine mitigation, and started site construction, drainage work and utility infrastructure.

- The City issued General Obligation bonds to fund the mine remediation and Greenmount Road improvements. The city was also awarded a state grant from the Economic Development Program for the road improvements.
- The City retained an architect to begin landscape designs to compliment the road improvements.
- The City also retained land acquisition services for right of way negotiations.
- The City retained an engineering firm to begin design on street lighting improvements to support the HSHS medical campus.
- The Greenmount Development Corp, LLC is an Illinois company that constructed a new five-story professional building at the corner of Regency Park Drive and Greenmount Road. It is approximately 60,000 square foot of office and light retail space.

Year Ended April 30, 2015

- HSHS began mine mitigation, site construction, and drainage work.

Year Ended April 30, 2014

- Hospital Sisters Health System (HSHS) previously entered into a redevelopment agreement with the City to build a new hospital and medical office building complex within the redevelopment project area. During the fiscal year, HSHS has initiated exploratory testing of the site.
- The City retained a traffic engineering firm and a civil engineering firm to undertake traffic studies and to begin design of road improvements to Greenmount Road in support of the HSHS medical campus development project.

City of O'Fallon, Illinois
Combining Balance Sheet - Tax Increment Financing (TIF) Funds
April 30, 2020

	Green Mount Medical TIF	Central Park TIF	Rte. 50/ Scott Troy Rd. TIF	Central City TIF	Total TIF Funds
Assets					
Cash and cash equivalents	\$ -	\$ 7,661	\$ 55	\$ 33,058	\$ 40,774
Receivables, net					
Taxes	484,191	750,544	373,584	136,714	1,745,033
Other	-	-	-	-	-
Total Assets	<u>484,191</u>	<u>758,205</u>	<u>373,639</u>	<u>169,772</u>	<u>1,785,807</u>
Deferred Outflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 484,191</u>	<u>\$ 758,205</u>	<u>\$ 373,639</u>	<u>\$ 169,772</u>	<u>\$ 1,785,807</u>
Liabilities					
Accounts payable	\$ 23	\$ 47	\$ 23	\$ 5,163	\$ 5,256
Due to other funds	4,390,767	70,454	30,692	28,520	4,520,433
Total Liabilities	<u>4,390,790</u>	<u>70,501</u>	<u>30,715</u>	<u>33,683</u>	<u>4,525,689</u>
Deferred Inflows of Resources					
Unavailable resources - property taxes	484,191	750,544	373,584	136,714	1,745,033
Fund Balance					
Nonspendable:					
Prepaid items	-	-	-	-	-
Interfund advances	-	-	-	-	-
Restricted:					
Debt service	-	-	-	-	-
Special revenue fund	-	-	-	-	-
Unassigned:					
General fund	(4,390,790)	(62,840)	(30,660)	(625)	(4,484,915)
Total Fund Balances	<u>(4,390,790)</u>	<u>(62,840)</u>	<u>(30,660)</u>	<u>(625)</u>	<u>(4,484,915)</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 484,191</u>	<u>\$ 758,205</u>	<u>\$ 373,639</u>	<u>\$ 169,772</u>	<u>\$ 1,785,807</u>

City of O'Fallon, Illinois
Combining Schedule of Revenue, Expenditures, and Changes in Fund Balances - Tax Increment Financing (TIF) Funds
For the year ended April 30, 2020

	Green Mount Medical TIF	Central Park TIF	Rte. 50/ Scott Troy Rd. TIF	Central City TIF	Total TIF Funds
Revenues					
Taxes:					
Property	\$ 502,405	\$ 615,364	\$ 363,341	\$ 115,572	\$ 1,596,682
Intergovernmental receipts:					
Grants	-	-	-	-	-
Investment income	-	-	-	-	-
Miscellaneous revenues and reimbursements	-	1,000	-	1,000	2,000
Total Revenues	<u>502,405</u>	<u>616,364</u>	<u>363,341</u>	<u>116,572</u>	<u>1,598,682</u>
Expenditures					
Current:					
Tax increment financing	517	205,524	143,441	14,850	364,332
Capital outlay	-	392,596	209,421	13,689	615,706
Debt service:					
Principal	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-
Bond issuance costs	-	-	-	-	-
Total Expenditures	<u>517</u>	<u>598,120</u>	<u>352,862</u>	<u>28,539</u>	<u>980,038</u>
Excess (Deficiency) of Revenues over Expenditures	<u>501,888</u>	<u>18,244</u>	<u>10,479</u>	<u>88,033</u>	<u>618,644</u>
Other Financing Sources (Uses)					
Transfers in from other funds	-	-	-	-	-
Transfers out to other funds	(526,318)	-	-	-	(526,318)
Total Other Financing Sources	<u>(526,318)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(526,318)</u>
Net Change in Fund Balance	\$ (24,430)	\$ 18,244	\$ 10,479	\$ 88,033	\$ 92,326
Fund Balance (Deficit), May 1	<u>(4,366,360)</u>	<u>(81,084)</u>	<u>(41,139)</u>	<u>(88,658)</u>	<u>(4,577,241)</u>
Fund Balance (Deficit), April 30	<u><u>\$ (4,390,790)</u></u>	<u><u>\$ (62,840)</u></u>	<u><u>\$ (30,660)</u></u>	<u><u>\$ (625)</u></u>	<u><u>\$ (4,484,915)</u></u>



10425 Old Olive Street Road, Suite 101
Creve Coeur, MO 63141

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

To the Honorable Mayor and City Council
City of O'Fallon, Illinois

We have audited the basic financial statements of the City of O'Fallon, Illinois, for the year ended April 30, 2020, and have issued our report thereon dated October 7, 2020, which was qualified for not determining whether the annual pension costs for the Police Pension and Fire Pension are overstated or understated in accordance with U. S. generally accepted accounting principles, which require an asset or liability to be recorded in the statement of net position for the governmental activities, business-type activities, proprietary funds, and the aggregate discretely presented component unit based on the net pension liability or asset, which would change the expenses in the governmental activities, business-type activities, proprietary funds, and the aggregate discretely presented component unit. Also, the City has not determined a cost or liability for other post-employment benefit costs and the omission of the other post-employment benefits disclosures. The financial statements are the responsibility of management for the City of O'Fallon, Illinois. Our responsibility is to express opinions on the financial statements based on our audit.

Our audit was made in accordance with U.S. generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. An audit includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe our audit provides a reasonable basis for our opinions.

The management of the City of O'Fallon, Illinois is responsible for the government's compliance with laws and regulations. In connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with the accounting provisions in Subsection (q) of Section 11-74.4-3 of Public Act 85-1142 insofar as they relate to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above referenced laws and regulations insofar as they relate to accounting matters.

This report is intended solely for the information and use of the City Council and management of the City of O'Fallon, Illinois and the State of Illinois, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in dark ink that reads "Stopp & VanHoy". The signature is written in a cursive, flowing style.

Creve Coeur, Missouri
October 7, 2020