

STATE OF ILLINOIS  
COMPTROLLER  

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SUSANA A. MENDOZA

Name of Municipality: O'Fallon Reporting Fiscal Year: 2020  
County: St. Clair Fiscal Year End: 4 / 30 /2020  
Unit Code: 088/110/30

FY 2020 TIF Administrator Contact Information	
City of Chicago	City of Chicago 200 North Dearborn Street Chicago, IL 60610 Tel: 312.769.7000 Fax: 312.769.7000 Email: <a href="mailto:info@cityofchicago.org">info@cityofchicago.org</a>
City of Cook	City of Cook 100 North Dearborn Street Chicago, IL 60610 Tel: 312.769.7000 Fax: 312.769.7000 Email: <a href="mailto:info@cityofcook.org">info@cityofcook.org</a>
City of DuPage	City of DuPage 100 North Dearborn Street Chicago, IL 60610 Tel: 312.769.7000 Fax: 312.769.7000 Email: <a href="mailto:info@cityofdupage.org">info@cityofdupage.org</a>
City of Kane	City of Kane 100 North Dearborn Street Chicago, IL 60610 Tel: 312.769.7000 Fax: 312.769.7000 Email: <a href="mailto:info@cityofkane.org">info@cityofkane.org</a>
City of Lake County	City of Lake County 100 North Dearborn Street Chicago, IL 60610 Tel: 312.769.7000 Fax: 312.769.7000 Email: <a href="mailto:info@cityoflakecounty.org">info@cityoflakecounty.org</a>
City of Madison	City of Madison 100 North Dearborn Street Chicago, IL 60610 Tel: 312.769.7000 Fax: 312.769.7000 Email: <a href="mailto:info@cityofmadison.org">info@cityofmadison.org</a>
City of McHenry	City of McHenry 100 North Dearborn Street Chicago, IL 60610 Tel: 312.769.7000 Fax: 312.769.7000 Email: <a href="mailto:info@cityofmchenry.org">info@cityofmchenry.org</a>
City of Will County	City of Will County 100 North Dearborn Street Chicago, IL 60610 Tel: 312.769.7000 Fax: 312.769.7000 Email: <a href="mailto:info@cityofwillcounty.org">info@cityofwillcounty.org</a>

First Name:	<b>Sandra</b>	Last Name:	<b>Evans</b>
Address:	255 S. Lincoln	Title:	Finance Director
Telephone:	618-624-4500 ext 8723	City:	O'Fallon
E-mail:		Zip:	62269
required	<b>sevens@ofallon.org</b>		

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

  
Written signature of TIF Administrator

11-9-2020  
Date

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

FILL OUT ONE FOR EACH TIF DISTRICT[illegible]

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]**  
**FY 2020**

<b>Name of Redevelopment Project Area (below):</b>  <div style="text-align: center; padding: 10px;">TIF #4 Rte 50/Scott Troy Rd</div>	
<b>Primary Use of Redevelopment Project Area*:</b> Combination/Mixed	
<small>* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.</small>	
Retail/Other <b>If "Combination/Mixed" List Component Types:</b> Commercial	
<b>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</b> <div style="display: flex; justify-content: space-between; align-items: center;"> <span>Tax Increment Allocation Redevelopment Act</span> <span><input checked="" type="checkbox"/></span> </div> <div style="display: flex; justify-content: space-between; align-items: center;"> <span>Industrial Jobs Recovery Law</span> <span><input type="checkbox"/></span> </div>	

**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 2020**

**TIF #4 Rte 50/Scott Troy Rd**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (41,139)

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	\$ 363,341	\$ 709,645	93%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ -	\$ 139	0%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ -	0%
Transfers from Municipal Sources	\$ -	\$ -	0%
Private Sources	\$ -	\$ 56,690	7%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ -	0%

All Amount Deposited in Special Tax Allocation Fund \$ 363,341

Cumulative Total Revenues/Cash Receipts \$ 766,474 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	\$ 209,562
Transfers to Municipal Sources	\$ -
Distribution of Surplus	\$ 143,300

Total Expenditures/Disbursements \$ 352,862

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 10,479

Previous Year Adjustment (Explain Below) \$ -

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ (30,660)

\* 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 #4 Rte 50/Scott Troy Rd**

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

**PAGE 1**

[illegible]

SECTION 3.2 A		
PAGE 2		
7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
		\$ -
9. Financing costs.		
		\$ -
10. Capital costs.		
		\$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		\$ -

PAGE 2

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[illegible][illegible]

\$	-
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## 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		\$ 209,562

**FY 2020**

**TIF NAME:**

**TIF #4 Rte 50/Scott Troy Rd**

**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 #4 Rte 50/Scott Troy Rd

FUND BALANCE BY SOURCE

\$ (30,660)

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

## 1. Description of Debt Obligations


Total Amount Designated for Obligations

\$ - \$ -

## 2. Description of Project Costs to be Paid

SI Strategy (Ice Hockey Complex) Redev Agreement		\$ 11,783,748
Due to General Fund for TIF eligible costs		\$ 30,692

Total Amount Designated for Project Costs

\$ 11,814,440

TOTAL AMOUNT DESIGNATED

\$ 11,814,440

SURPLUS/(DEFICIT)

\$ (11,845,100)



**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 #4 Rte 50/Scott Troy Rd**

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 #4 Rte 50/Scott Troy Rd

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
2a. The total number of <b>ALL</b> activities undertaken in furtherance of the objectives of the redevelopment plan:	1

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)	\$ 30,000,000	\$ 1,500,000	\$ 40,000,000
Public Investment Undertaken	\$ 411,452	\$ 200,000	\$ 12,195,000
Ratio of Private/Public Investment	72 73/80		3 7/25

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: SI Strategy**

Private Investment Undertaken (See Instructions)	\$ 30,000,000	\$ 1,500,000	\$ 40,000,000
Public Investment Undertaken	\$ 411,452	\$ 200,000	\$ 12,195,000
Ratio of Private/Public Investment	72 73/80		3 7/25

**Project 2\*:**

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

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 #4 Rte 50/Scott Troy Rd

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
4/20/2015	\$ 45,537	\$ 4,628,831

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
St Clair County	\$ 19,279
SWIC District #522	\$ 8,148
OFallon District #90	\$ 53,621
OFallon HS District #203	\$ 39,309
OFallon Library	\$ 2,952
OFallon Road	\$ 5,056
OFallon Township	\$ 1,278
City of OFallon	\$ 13,657
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

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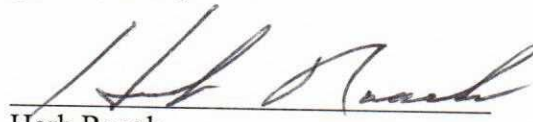
Optional Documents	Enclosed
Legal description of redevelopment project area	
Map of District	



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  
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 4 – Rte 50/Scott Troy Rd  
City of O'Fallon  
St. Clair County, Illinois

STATEMENT OF ACTIVITIES TO FURTHER  
OBJECTIVES OF THE REDEVELOPMENT PLAN

Year Ended April 30, 2020

- As per the agreement requirement, road construction for additional entrance on Scott Troy Rd, including intersection signal, to the Metro Rec-Plex from Scott Troy Rd was completed.

Year Ended April 30, 2019

- Construction of the HSHS physical therapy complex is complete.

Year Ended April 30, 2018

- SI Strategies contracted with Hospital Sisters Health System (HSHS) to construct a physical therapy complex next to the Metro Rec Plex. The building will be comprised of a 1<sup>st</sup> floor and mezzanine for a total of 12,760 sq foot. Building plans include space set aside upstairs for mix use (fitness, swimming staging, etc...).

Year Ended April 30, 2017

- Construction of the Metro Rec-Plex facility was complete as of 03/31/2017.
- Construction of off-site roads and other infrastructure are on-going.

Year Ended April 30, 2016

- During the fiscal year, the developer acquired the land necessary for the development and began site grading.

Year Ended April 30, 2015

- The City entered into a TIF redevelopment agreement with SI Strategy, LLC, an Illinois limited liability company to construct a planned commercial center, known as Four Points Center, to be anchored by a large privately-owned multifunction rec-plex facility. The proposed uses include, but are not limited to; 130,000+ square foot indoor rec-plex containing two sheets of NHL regulation ice & spectator seating, Olympic size swimming pool and diving boards/platform, half basketball court and locker rooms, retail space, restaurants, hotels, and office space. The agreement provides for reimbursing the developer a maximum sum of \$12,195,000. The source of paying such costs will be from 50% of the tax increment revenue generated from the parcel that holds the Rec Plex and 75% of tax increment revenue from the other parcels in the TIF property. Per the intergovernmental agreement, the remaining tax increment revenue is passed through to the affected taxing bodies.

**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
<b>Assets</b>					
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>
<b>Deferred Outflows of Resources</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Total Assets and Deferred Outflows of Resources</b>	<u><u>\$ 484,191</u></u>	<u><u>\$ 758,205</u></u>	<u><u>\$ 373,639</u></u>	<u><u>\$ 169,772</u></u>	<u><u>\$ 1,785,807</u></u>
<b>Liabilities</b>					
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>
<b>Deferred Inflows of Resources</b>					
Unavailable resources - property taxes	484,191	750,544	373,584	136,714	1,745,033
<b>Fund Balance</b>					
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>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>	<u><u>\$ 484,191</u></u>	<u><u>\$ 758,205</u></u>	<u><u>\$ 373,639</u></u>	<u><u>\$ 169,772</u></u>	<u><u>\$ 1,785,807</u></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
<b>Revenues</b>					
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	502,405	616,364	363,341	116,572	1,598,682
<b>Expenditures</b>					
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	517	598,120	352,862	28,539	980,038
<b>Excess (Deficiency) of Revenues over Expenditures</b>	501,888	18,244	10,479	88,033	618,644
<b>Other Financing Sources (Uses)</b>					
Transfers in from other funds	-	-	-	-	-
Transfers out to other funds	(526,318)	-	-	-	(526,318)
Total Other Financing Sources	(526,318)	-	-	-	(526,318)
<b>Net Change in Fund Balance</b>	\$ (24,430)	\$ 18,244	\$ 10,479	\$ 88,033	\$ 92,326
<b>Fund Balance (Deficit), May 1</b>	(4,366,360)	(81,084)	(41,139)	(88,658)	(4,577,241)
<b>Fund Balance (Deficit), April 30</b>	<u>\$ (4,390,790)</u>	<u>\$ (62,840)</u>	<u>\$ (30,660)</u>	<u>\$ (625)</u>	<u>\$ (4,484,915)</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 black ink that reads "Stopp &amp; VanHoy". The signature is written in a cursive, flowing style.

Creve Coeur, Missouri  
October 7, 2020

## INTERGOVERNMENTAL AGREEMENTS FY 2020

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