

**FY 2016
ANNUAL TAX INCREMENT FINANCE
REPORT**



**STATE OF ILLINOIS
COMPTROLLER
LESLIE GEISSLER MUNGER**

Name of Municipality: O'Fallon Reporting Fiscal Year: **2016**
County: St Clair Fiscal Year End: **4/30/2016**
Unit Code: 088/110/30

TIF Administrator Contact Information

First Name: Sandra Last Name: Evans
Address: 255 S. Lincoln Title: Director of Finance
Telephone: 618-624-4500 ext 8723 City: O'Fallon Zip: 62269
E-mail: sevens@ofallon.org
Mobile: _____ required _____
Mobile: _____ Best way to ☒ Email _____ Phone _____
Provider: _____ contact ☐ Mobile _____ Mail _____

I attest to the best of my knowledge, this report of the redevelopment project areas in: City of O'Fallon
is complete and accurate at the end of this reporting Fiscal year under the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] Or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

Sandy Evans
Written signature of TIF Administrator

12-13-16
Date

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

FILL OUT ONE FOR EACH TIF DISTRICT

Name of Redevelopment Project Area	Date Designated	Date Terminated
TIF #1 - 158 Corridor (Rasp Farm)	6/19/1995	
TIF #2 - Green Mount Medical Campus Redevelopment Area	11/21/2011	
TIF #3 - Central Park Redevelopment Area	5/7/2012	
TIF #4 - Rte 50/Scott Troy Road	4/20/2015	
TIF #5 - Central City	6/1/2015	

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

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

FY 2016

Name of Redevelopment Project Area:	TIF #3 Central Park Plaza
Primary Use of Redevelopment Project Area*:	Combination/Mixed
If "Combination/Mixed" List Component Types:	Retail/Other Commercial
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act <u> X </u>	Industrial Jobs Recovery Law <u> </u>

	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
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [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 or meeting minutes submitted to the municipality by 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 municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose the Official Statement labeled Attachment I	X	
Was 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 yes, please enclose the Analysis labeled Attachment J	X	
Cumulatively, have deposits from any source equal or greater than \$100,000 been made 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, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose list only, not actual agreements labeled Attachment M		X

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

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

Provide an analysis of the special tax allocation fund.

FY 2016

TIF NAME: TIF #3 Central Park Plaza

Fund Balance at Beginning of Reporting Period

\$ (100,305)

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 394,301	\$ 664,309	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%
Other (identify source _____; if multiple other sources, attach schedule)			0%

*must be completed where current or prior year(s) have reported funds

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period

\$ 394,301

Cumulative Total Revenues/Cash Receipts

\$ 664,309 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ 279,229

Distribution of Surplus

\$ 118,380

Total Expenditures/Disbursements

\$ 397,609

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS

\$ (3,308)

FUND BALANCE, END OF REPORTING PERIOD*

\$ (103,613)

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

SURPLUS*/(DEFICIT)(Carried forward from Section 3.3)

\$ (6,353,819)

TIF NAME: TIF #3 Central Park Plaza

FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED

[illegible]

SECTION 3.2 A		
PAGE 2		
7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)		
		\$ -
8.Financing costs related to obligations issued by the municipality. Subsection (q) (6) and (o)(8)		
		\$ -
9. Approved taxing district's capital costs. Subsection (q)(7) and (o)(9)		
Per Intergovernmental Agreement Central School Dist #104	3,002	
		\$ 3,002
10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
11. Relocation costs. Subsection (q)(8) and (o)(10)		
		\$ -
12.Payments in lieu of taxes as defined in Subsections 11-74.43(m) and 11-74.6-10(k). Subsection (q)(9) and (o)(11)		
		\$ -
13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)		
		\$ -

7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)		
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7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)		
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		\$
6. The company is not subject to the provisions of the Securities Exchange Act of 1934.		

8. Financing costs related to obligations issued by the municipality. Subsection (q) (6) and (o)(8)		

		\$

9. Approved taxing district's capital costs. Subsection (q)(7) and (o)(9)		

Per Intergovernmental Agreement Central School Dist #104	3,002	

		\$ 3,002

10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
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[illegible]

		\$	-
11 Relocation costs, Subsection (a)(8) and (a)(10)			

1.7.4 Allocation Code: Subsection (q)(1)(v) and (v)(1)(v)		

		\$
(3) Bore diameter of front and front & rear axle tubes: 1 1/4-1 1/2" (1 1/4" & 1 1/2" Bore)		

12. Payments in lieu of taxes as defined in Subsections 11-/4.43(m) and 11-/4.6-10(k). Subsection (q)(9) and (o)(11)		

13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (a)(10) and (a)(12)		\$	
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taxing bodies. Subsection (q)(10) and (q)(12)		

		\$ -

SECTION 3.2 A		
PAGE 3		
14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 279,229

PAGE 3

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[illegible]

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TOTAL ITEMIZED EXPENDITURES		\$	279,229
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TOTAL FEMIZED EXPENDITURES		\$	110,110
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Section 3.2 B

FY 2016

TIF NAME: TIF #3 Central Park Plaza

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

_____ There were no vendors, including other municipal funds, paid in excess of \$10,000 during the current reporting period.

[illegible]

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

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

FY 2016

TIF NAME: TIF #3 Central Park Plaza

FUND BALANCE, END OF REPORTING PERIOD \$ (103,613)

	Amount of Original Issuance	Amount Designated
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1. Description of Debt Obligations

N/A		

Total Amount Designated for Obligations \$ - \$ -

2. Description of Project Costs to be Paid

Menards Redevelopment Agreement		\$ 2,833,008
Parkway Lakeside Apartments Redev Agreement		\$ 227,000
Central Park Retail Center Redev Agreement		\$ 464,000
Gander Mountain Redevelopment Agreement		\$ 1,240,400
Central Park Plaza Condominiums Redev Agreement		\$ 1,250,000
Due to General Fund for TIF related expenses		\$ 235,798

Total Amount Designated for Project Costs \$ 6,250,206

TOTAL AMOUNT DESIGNATED \$ 6,250,206

SURPLUS*/(DEFICIT) \$ (6,353,819)

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

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

FY 2016

TIF NAME: TIF #3 Central Park Plaza

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

_____ **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:	

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)

PAGE 1

FY 2016

TIF NAME: TIF #3 Central Park Plaza

*Page 1 is to be included with TIF Report. Pages 2-3 are to be included **ONLY** if projects are listed.**Box below must be filled in with either a check or number of projects, not both**Check if **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area: _____**ENTER** total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below*. 5

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
TOTAL:			
Private Investment Undertaken (See Instructions)	\$ 34,220,251	\$ 10,000	\$ 36,625,000
Public Investment Undertaken	\$ 459,852	\$ 351,500	\$ 6,474,217
Ratio of Private/Public Investment	74 37/89		5 23/35

Project 1: *IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE

MENARDS			
Private Investment Undertaken (See Instructions)	\$ 23,700,000		\$ 23,700,000
Public Investment Undertaken	\$ 436,810	\$ 286,000	\$ 3,269,817
Ratio of Private/Public Investment	54 9/35		7 1/4

Project 2:

PARKWAY LAKESIDE APARTMENTS			
Private Investment Undertaken (See Instructions)	\$ 25,251	\$ 10,000	\$ 230,000
Public Investment Undertaken	\$ 2,997	\$ 5,000	\$ 230,000
Ratio of Private/Public Investment	8 20/47		1

Project 3:

CENTRAL PARK RETAIL CENTER			
Private Investment Undertaken (See Instructions)	\$ 1,595,000		\$ 1,595,000
Public Investment Undertaken	\$ 20,045	\$ 15,500	\$ 484,000
Ratio of Private/Public Investment	79 4/7		3 13/44

Project 4:

CENTRAL PARK PLAZA CONDOMINIUMS			
Private Investment Undertaken (See Instructions)	\$ -		\$ 2,200,000
Public Investment Undertaken			\$ 1,250,000
Ratio of Private/Public Investment	0		1 19/25

Project 5:

CREI (GANDER MOUNTAIN)			
Private Investment Undertaken (See Instructions)	\$ 8,900,000	\$ -	\$ 8,900,000
Public Investment Undertaken	\$ -	\$ 45,000	\$ 1,240,400
Ratio of Private/Public Investment	0		7 7/40

Project 6:

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 complete TIF report**

SECTION 6

FY 20156

TIF NAME: TIF #3 Central Park Plaza

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
5/7/2012	\$ 645,574	\$ 7,166,594

List all overlapping tax districts in the redevelopment project area.

If overlapping taxing district received a surplus, list the surplus.

_____ The overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
St Clair County	\$ 13,758
SWIC District #522	\$ 6,279
Central District #104	\$ 47,627
OFallon HS District #203	\$ 32,637
OFallon Library	\$ 2,201
Caseyville Rd	\$ 1,725
Caseyville Township	\$ 1,780
City of OFallon	\$ 12,373
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

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:

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, Gary Graham, 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, 2015 – April 30, 2016).

12-13-16
Date

Gary L. Graham
Gary Graham
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, 2015- April 30, 2016).

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.

12-14-16

Date

Terry Bruckert
Signature

City of O'Fallon
St. Clair County, Illinois

STATEMENT OF ACTIVITIES TO FURTHER
OBJECTIVES OF THE REDEVELOPMENT PLAN

Year Ended April 30, 2016

Menards

Menards is a retail hardware store that the City contracted with the developer to design, engineer, manage and finance construction of drives, sidewalks, sanitary sewer extensions, and other improvements. The project is complete as of 4/30/2014.

Parkway Lakeside Apartments

Parkway Lakeside Apartment Homes LLC is a Missouri limited liability company that the City has contracted with the developer to handle general repairs and maintenance in the floodway area. This includes but is not limited to grass cutting, installation and maintenance of a natural path, tree trimming, and removal of dead animals. Activity has taken place as dictated by the weather.

Central Park Retail Center

Greenmount Retail Center LLC has contracted with the City to construct a 9,800 square foot retail center to be known as the Central Park Retail Center. The improvements include but are not limited to the construction/reconstruction/relocation of utilities, parking lot, curbs, street improvements and landscaping, storm water detention and drainage and other infrastructure improvements. The project is complete as of 4/30/2014.

Central Park Plaza Condominiums

Central Park Plaza Condominiums LLC is a Missouri limited liability company that the City has contracted with the developer to handle site preparation, site improvement, mine remediation, construction of public works or improvements and water lines. To date there has been no activity.

Commercial Real Estate Investors (Gander Mountain)

Commercial Real Estate Investors, LP is an Illinois limited partnership that the City has contracted with to construct Gander Mountain; a retail center focused on hunting, fishing, camping and other outdoor gear. The improvements include but are not limited to the construction/reconstruction/relocation of utilities, parking lot, curbs, street improvements and landscaping, storm water detention and drainage and other infrastructure improvements. The project is complete as of 4/30/2016.

City of O'Fallon, Illinois
Combining Balance Sheet - TIF Funds
April 30, 2016

	158 Corridor TIF	Green Mount Medical TIF	Central Park TIF	Rte. 50/ Scott Troy Rd. TIF	Central City TIF	Total TIF Fund
Assets						
Cash and cash equivalents	\$ 395,119	\$ 3,440,783	\$ 232,492	\$ 7,229	\$ 69,095	\$ 4,144,718
Receivables, net						
Taxes	967,631	-	-	-	-	967,631
Other	-	11,016	-	-	-	11,016
Total Assets	<u>1,362,750</u>	<u>3,451,799</u>	<u>232,492</u>	<u>7,229</u>	<u>69,095</u>	<u>5,123,365</u>
Deferred Outflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 1,362,750</u>	<u>\$ 3,451,799</u>	<u>\$ 232,492</u>	<u>\$ 7,229</u>	<u>\$ 69,095</u>	<u>\$ 5,123,365</u>
Liabilities						
Accounts payable	\$ 1,013,061	\$ 730,806	\$ -	\$ -	\$ -	\$ 1,743,867
Due to other funds	-	1,416,303	235,799	40,394	90,555	1,783,051
Total Liabilities	<u>1,013,061</u>	<u>2,147,109</u>	<u>235,799</u>	<u>40,394</u>	<u>90,555</u>	<u>3,526,918</u>
Deferred Inflows of Resources						
Unavailable resources - property taxes	967,631	-	-	-	-	967,631
Unavailable resources - income taxes	-	-	-	-	-	-
Total Deferred Inflows of Resources	<u>967,631</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>967,631</u>
Fund Balance						
No spendable:						
Prepaid items	-	-	-	-	-	-
Interfund advances	-	-	-	-	-	-
Restricted:						
Debt service	-	-	-	-	-	-
Special revenue fund	(141,471)	1,004,849	(103,613)	(40,394)	(90,555)	628,816
Unassigned:						
General fund	-	-	-	-	-	-
Total Fund Balances	<u>(141,471)</u>	<u>1,004,849</u>	<u>(103,613)</u>	<u>(40,394)</u>	<u>(90,555)</u>	<u>628,816</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 1,839,221</u>	<u>\$ 3,151,958</u>	<u>\$ 132,186</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,123,365</u>

City of O'Fallon, Illinois
Combining Schedule of Revenue, Expenditures and Changes in Fund Balances - TIF Funds
For the year ended April 30, 2016

	158 Corridor TIF	Green Mount Medical TIF	Central Park TIF	Rte. 50/ Scott Troy Rd. TIF	Central City TIF	Total TIF Fund
Revenues						
Taxes:						
Property	\$ 379,037	\$ 15,326	\$ 394,301	\$ -	\$ -	\$ 788,664
Intergovernmental:						
Grants	-	61,839	-	-	-	61,839
Interest income	162	-	-	-	-	162
Total Revenues	<u>379,199</u>	<u>77,165</u>	<u>394,301</u>	<u>-</u>	<u>-</u>	<u>850,665</u>
Expenditures						
Highways and streets	-	197,581	-	-	-	197,581
Tax increment financing	736	110,224	123,693	(11,150)	15,145	238,648
Capital outlay	343	6,781,364	273,916	29,742	-	7,085,365
Debt service:						
Bond issuance costs	-	142,981	-	-	-	142,981
Total Expenditures	<u>1,079</u>	<u>7,232,150</u>	<u>397,609</u>	<u>18,592</u>	<u>15,145</u>	<u>7,664,575</u>
Excess (Deficiency) of Revenues over Expenditures	<u>378,120</u>	<u>(7,154,985)</u>	<u>(3,308)</u>	<u>(18,592)</u>	<u>(15,145)</u>	<u>(6,813,910)</u>
Other Financing Sources (Uses)						
Capital contributions	-	-	-	-	-	-
Proceeds from sale of capital assets	-	-	-	-	-	-
Proceeds from refunding bonds	-	-	-	-	-	-
Proceeds from refunding bonds - premium	-	-	-	-	-	-
Proceeds from general obligation bonds	-	7,125,000	-	-	-	7,125,000
Proceeds from general obligation bonds - premium	-	322,416	-	-	-	322,416
Debt service - principal	-	-	-	-	-	-
Transfers in from other funds	-	-	-	-	-	-
Transfers out to other funds	-	-	-	-	-	-
Total Other Financing Sources	<u>-</u>	<u>7,447,416</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,447,416</u>
Net Change in Fund Balance	\$ 378,120	\$ 292,431	\$ (3,308)	\$ (18,592)	\$ (15,145)	\$ 633,506
Fund Balance (Deficit), May 1	<u>(519,591)</u>	<u>712,418</u>	<u>(100,305)</u>	<u>(21,802)</u>	<u>(75,410)</u>	<u>(4,690)</u>
Fund Balance (Deficit), April 30	<u>\$ (141,471)</u>	<u>\$ 1,004,849</u>	<u>\$ (103,613)</u>	<u>\$ (40,394)</u>	<u>\$ (90,555)</u>	<u>\$ 628,816</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, 2016, and have issued our report thereon dated December 8, 2016, 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 government-wide statement of net position for the governmental activities based on the net pension liability or asset, which would change the expenses in the governmental activities. 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'.

Creve Coeur, Missouri
December 8, 2016

A list of all intergovernmental agreements in effect in FY 2010, 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)]

[illegible]