

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

FY 2017

Name of Redevelopment Project Area:	TIF 1 (123rd. St. to 127th St.)
	Primary Use of Redevelopment Project Area*: Combination/Mixed

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and 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 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 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 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)] If yes, please enclose list only of the intergovernmental agreements labeled Attachment M	X	

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 2017

TIF NAME:

TIF 1 (123rd. St. to 127th St.)

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 4,000,366

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	\$ 1,094,731	\$ 15,158,057	88%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 3,046	\$ 151,006	1%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 1,847,526	11%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

*must be completed where 'Reporting Year' is populated

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period \$ 1,097,777

Cumulative Total Revenues/Cash Receipts \$ 17,156,590 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 23,004

Distribution of Surplus

Total Expenditures/Disbursements \$ 23,004

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS \$ 1,074,773

FUND BALANCE, END OF REPORTING PERIOD* \$ 5,075,139

* 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) \$ 5,075,139

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 by Source

FY 2017

TIF NAME:

TIF 1 (123rd. St. to 127th St.)

FUND BALANCE, END OF REPORTING PERIOD

\$	5,075,139
----	-----------

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

1. Description of Debt Obligations

Total Amount Designated for Obligations

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

2. Description of Project Costs to be Paid

Total Amount Designated for Project Costs

\$	-
----	---

TOTAL AMOUNT DESIGNATED

\$	-
----	---

SURPLUS*/(DEFICIT)

\$	5,075,139
----	-----------

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

FY 2017

TIF NAME: TIF 1 (123rd. St. to 127th St.)

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

Check here if no property was acquired by the Municipality Within the
X 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 - 20 ILCS 620/4.7 (7)(F)

PAGE 1

FY 2017

TIF NAME: TIF 1 (123rd. St. to 127th St.)

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. **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area.2. The Municipality **DID** undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)

2a. The number of projects undertaken by the municipality within the Redevelopment Project Area:

LIST the 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)	\$ 59,055	\$ -	\$ -
Public Investment Undertaken	\$ 23,004	\$ 325,420	\$ -
Ratio of Private/Public Investment	\$ -	\$ -	0

* PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*:

LED Lighting			
Private Investment Undertaken (See Instructions)	\$ 59,055		\$ -
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 2*:

Deer Park & Arbor Glenn Street Resurfacing			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 23,004	\$ 325,420	
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 complete TIF report**

SECTION 6

FY 2017

TIF NAME: TIF 1 (123rd. St. to 127th St.)

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
10/18/1993	\$ 306,432	\$ 6,590,454

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
All (Calculated by Cook County) - Prior Years	\$ 300,000
	\$ -
All (Calculated by Cook County) - FY18	\$ 603,054
(Note: this is after the reporting period)	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

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	

John D. Ryan
Mayor

Susan M. Petzel
Clerk and Collector



Trustees
Sheila B. McGreal
Richard S. Dalzell
Michael J. Pierce
Monica M. Juarez
Michael Zielinski
Christine McLawhorn

Attachment B

Certificate of compliance with the TIF 1 (123rd St. to 127th St.) Tax Increment redevelopment.

I, John D. Ryan, the Chief Executive Office of the Village of Alsip, County of Cook, Illinois, do hereby certify that the Village of Alsip has complied with all provisions of the Tax Incremental Allocation Development Act (65 ILCS 5/11-74.4) during the preceding fiscal year ended April 30, 2017.

IN WITNESS THEREOF, I have placed my official signature this 9th day of March 2018.

A handwritten signature in black ink, appearing to read 'John D. Ryan', written over a horizontal line.

John D. Ryan
Mayor

Attachment C

LAW OFFICES

LOUIS F. CAINKAR, LTD.

30 NORTH LA SALLE STREET-SUITE 3430

CHICAGO, ILLINOIS 60602-3337

312/236-3985

FACSIMILE 312/236-3989

VINCENT CAINKAR
MICHAEL G. CAINKAR
GARY S. PERLMAN
JOSEPH CAINKAR
ELIZABETH M. ATTARD

SUBURBAN OFFICE:
6215 WEST 79TH STREET-SUITE 2A
BURBANK, ILLINOIS 60459-1102
708/430-3988

March 22, 2018

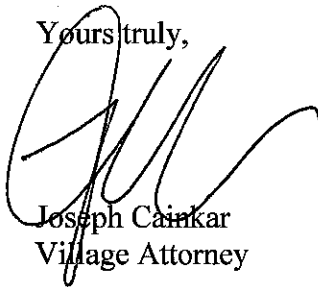
Illinois Office of the Comptroller
Local Government Division
100 West Randolph Street, Suite 15-500
Chicago, IL 60601

Re: Village of Alsip
TIF District No. 1 (123rd Street to 127th Street)

Gentlemen:

This office represents the Village of Alsip. It is our opinion that the Village of Alsip has complied with all of the requirements of the Tax Increment Allocation Redevelopment Act for the period of May 1, 2016 through April 30, 2017.

Yours truly,



Joseph Cainkar
Village Attorney

JC/jd

ATTACHMENT C

Attachment H

VILLAGE OF ALSIP
TIF #1 (123rd STREET to 127th STREET) TIF DISTRICT
TIF DISTRICT MEETING OF THE JOINT REVIEW BOARD
VILLAGE HALL BOARD ROOM

Thursday, October 19, 2017

10:45 A.M.

AGENDA

1. Joint Review Board (JRB) Called To Order By Chairman
2. Roll call of Taxing District Members
3. Election of a Public Member
4. Approval of November 14, 2016 Minutes
(Minutes can be found within Attachment H of the FY16 TIF report at <http://warehouse.illinoiscomptroller.com>)
5. Discussion of FY6 TIF Report
(The FY16 TIF report can be downloaded at <http://warehouse.illinoiscomptroller.com>)
6. Other Business: Dissolution of TIF #1 and Surplus Declarations
7. Adjournment

1
2
3 **VILLAGE OF ALSIP**
4 **TIF #1 (123rd STREET to 127th STREET) TIF DISTRICT**
5 **MINUTES OF THE JOINT REVIEW BOARD**
6 **OCTOBER 19, 2017**
7
8

9 Mayor John Ryan, Chairperson of the Joint Review Board (JRB), called the meeting to order at
10 approximately 11:42 a.m. Mayor Ryan called the roll with the following in attendance: Jeannette
11 Huber, Alsip Park District; Sarah Cottonaro, Alsip-Merrionette Park Public Library District; John
12 O'Sullivan, Supervisor, Worth Township; Arthur Williams, Cook County; Mayor John Ryan, Village of
13 Alsip.

14
15 Also present: Kent Oliven, Finance Director, Village of Alsip and Tom Livingston, Atwood Heights
16 School district #125.

17
18 Mayor Ryan made a motion to nominate John Murray as the Public Member and seconded by John
19 O'Sullivan. All in favor; none opposed. Motion carried.

20
21 **APPROVAL OF MINUTES:**

22
23 Before voting the Board took a few moments to review the Minutes starting on page 264.

24
25 Sarah Cottonaro made a motion to approve the November 14, 2016 minutes of the TIF #1; seconded by
26 John O'Sullivan All in favor; none opposed. Motion carried.

27
28 **MEETING:**

29
30 Finance Director Oliven stated that out of all the TIFs that he has been an administer of and JRB
31 meetings he's done that this is the one he is most excited to present at due to the good news. Mr. Oliven
32 explained that the Village Board back in October of 2016 started the process to dissolve the TIF as of
33 the end of the year. He went on to state that dissolution is a long process based on the state statue and
34 that monies continue to go into the TIF for essentially one year after each TIF's official end date of 23
35 years after it was started. The balance of the TIF and the money that it would collect in the subsequent
36 tax year did have to be decided upon and when the Village Board approved to dissolve the TIF. In
37 making that decision in late 2016 the Village Board decided to move much of the monies to the Pulaski
38 TIF. The Board also looked at multiple potential projects within TIF #1, discussing two in greater
39 detail.

40
41 Finance Director Oliven stated that one of the potential TIF 1 projects that could be funded was putting
42 in water lines on the vacant commercial lot located at 127th Street at the end of Ridgeway Avenue, a lot
43 that no longer had water lines. This lot is a problem lot that has been vacant for generations and
44 eventually something will have to be done with the property. Although the Village Board decided not to
45 use TIF 1 money for the lot as there was not anyone interested in the lot at the moment, it was discussed
46 that it is likely that a future TIF on that lot is a very likely way to get this property in an attractive state
47 for purchasing, and/or developing.
48
49

50 Mr. Oliven described a second potential TIF 1 project that the Village Board reviewed in their meetings
51 on the TIF 1 dissolution plan: resurfacing the roads within the Deer Creek and Arbor Glen subdivisions.
52 He stated that those roads were in bad shape and with the MFT monies declining, it becomes very
53 difficult to do repairs and/or resurfacing of the roads. The Village Board felt that it would best to use
54 the TIF monies in the TIF area in which those tax payers funded the TIF. So that project was added to
55 the TIF 1 dissolution plan passed by the Village Board.

56
57 It was decided by the Village Board that after all of the bills were paid for the resurfacing project that a
58 TIF 1 surplus for all but \$600,000 would be declared. It was further decided that the initial plan, which
59 could be changed by the Village Board at any time, was to declare a \$100,000 surplus minus any
60 successful or likely property tax appeals on an annual basis for the next five years, with the final monies
61 being declared five years after that. This plan is outlined in the minutes that were just approved if they
62 wanted to look it over.

63
64 Finance Director Oliven stated that he “was very proud” to announce that as of the week of October 9th,
65 2017 there has been a surplus declared in the amount of \$603,054.29. He stated that the process for
66 these monies is to distribute the monies back to the Cook County Treasurer’s Office and then that office
67 will allocate the monies back to the taxing bodies within TIF #1. Finance Director Oliven distributed an
68 estimated dollar amount that each taxing district would soon expect to get back. Mr. Oliven explained to
69 the Board how this works; the how, why and where the monies are allocated. This TIF can no longer have
70 any expenditure in it, the only process that is allowed is to return the monies back into the taxing bodies
71 within the TIF. Jeannette Huber asked to clarify how much of these TIF monies were transferred to the
72 Pulaski TIF and Mr. Oliven stated that it was \$3.9 million dollars transferred. Ms. Huber clarified that
73 \$1.2 Million dollars was earmarked for the resurfacing project for both Deer Creek and Arbor Glen
74 Subdivisions. Mr. Oliven also explained that monies were given back and the final cost was less, which
75 ended in the \$603,054.29 dollar surplus instead of the initial estimate of \$400,000. Again Mr. Oliven
76 explained to the Board how this process works and how the monies are disbursed and to whom and for
77 what.

78
79 In wrapping the meeting up, Mr. Oliven briefly summed up today’s meeting: the previous Village Board
80 approved to having the street improvements; continue with the Pulaski improvements; giving monies
81 back to the taxing bodies; taxing bodies will receive more back as well; and, finally, there is a problem
82 parcel that was not addressed in TIF 1’s dissolution and will need addressing in the future, likely
83 through a very small targeted new TIF.

84
85 Jeannette Huber asked if this would be the last JRB meeting for this TIF or will there possibly be more
86 in the future depending on how the tax appeals come in. Kent Oliven stated that he was thinking the
87 same thing and that he is going to have to find out that information because the TIF #1 no longer exists,
88 he will have to find out if they would still have to meet annually because of the surplus monies and if
89 they would still have to generate reports. Mr. Oliven stated that he believed it was over; however, he
90 was going to speak with legal to give them a determination one way or another.

91
92 Kent Oliven summarized and explained for the Board the use and possibilities of the transferred monies
93 to the Pulaski Road Corridor TIF. He stated that the problem is that there are more ideas and plans
94 within the Pulaski Road corridor than available money within that TIF. He confirmed to the JRB that
95 majority of the monies in the Pulaski Road Corridor TIF is from the transfer of monies from the expired
96 TIF #1. He reiterated that even though it seems like a large amount of money, there is an even larger
97 demand for those monies. He stated that there is not a lot of money coming into the Pulaski Road
98 Corridor TIF because almost the entire TIF is underwater, meaning that the EAVs of the parcels within
99 the TIF are lower than their frozen EAVs. He stated that there are a lot of applications for TIF

100 assistance, which means that the Village will be looking at these applications and will have to prioritize
101 the allocation according to the request needs and wants. The JRB had a brief discussion on the direction
102 that the Pulaski Road Corridor TIF has been going and what direction they would like to see it continue
103 to go.

104

105

106 **OTHER BUSINESS:** There was none.

107

108

109 Motion by Sarah Cottonaro to approve the TIF #1 (123rd Street to 127th Street) TIF District Report as
110 presented; seconded by John O'Sullivan. All in favor; none opposed. Motion carried.

111

112

113 Motion to adjourn was made by Jeannette Huber and seconded by John O'Sullivan. All in favor; none
114 opposed. Motion carried. Meeting adjourned at approximately 12:15 p.m.

115

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Respectfully submitted,



Kenneth N. Oliven

TIF Administration and Village Finance Director
Alsip, Illinois

Attachments K & L

VILLAGE OF ALSIP, ILLINOIS

**TIF 1 (123rd Street to 127th Street), 123rd Place and Cicero Avenue
TIF, Pulaski Road Corridor TIF
Fund Compliance Report
April 30, 2017**

CliftonLarsonAllen LLP



WEALTH ADVISORY | OUTSOURCING | AUDIT, TAX, AND CONSULTING





CliftonLarsonAllen

CliftonLarsonAllen LLP
CLAAconnect.com

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH ILLINOIS
MUNICIPAL CODE SUBSECTION (Q) OF SECTION 11-74.4-3
OF PUBLIC ACT 85-1142**

The Honorable Mayor and Trustees
Village of Alsip, Illinois
Alsip, Illinois

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Alsip, Illinois (the "Village"), as of and for the year ended April 30, 2017, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements and have issued our report thereon dated February 19, 2018.

In connection with our audit, nothing came to our attention that caused us to believe that the Village failed to comply with Subsection (Q) of Section 11-74.4-3 of Public Act 85-1142, insofar as it relates 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 Village's noncompliance with the above-referenced Illinois Municipal Code, insofar as it relates to the Village's accounting matters.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements. The supplementary information included in the accompanying schedule, as TIF 1 (123rd Street to 127th Street), 123rd Place and Cicero Avenue TIF, and Pulaski Road Corridor TIF Fund statement of revenue, expenditures, and changes in fund balance, is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The TIF 1 (123rd Street to 127th Street), 123rd Place and Cicero Avenue TIF, and Pulaski Road Corridor TIF Fund statement of revenues, expenditures, and changes in fund balance is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, based on our audit, the procedures performed as described above, the TIF 1 (123rd Street to 127th Street), 123rd Place and Cicero Avenue TIF, Pulaski Road Corridor TIF Fund statement of revenues, expenditures, and changes in fund balance is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The Honorable Mayor and Trustees
Village of Alsip, Illinois

This report is intended solely for the information and use of the Mayor, Trustees, and management of the Village of Alsip, Illinois, and the State of Illinois Office of the Comptroller and is not intended to be and should not be used by anyone other than these specified parties.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Oak Brook, Illinois
February 19, 2018

**VILLAGE OF ALSIP, ILLINOIS
SPECIAL REVENUE FUNDS
SPECIAL TAX ALLOCATION FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE
April 30, 2017**

	TIF 1 (123rd St. to 127th St.)	123rd Place & Cicero Ave. TIF	Pulaski Road Corridor TIF	Eliminations	Totals
REVENUES					
Property taxes	\$ 1,094,731	\$ 40,411	\$ 64,281	\$ -	\$ 1,199,423
Interest income	3,045	482	-	-	3,527
Total revenues	<u>1,097,776</u>	<u>40,893</u>	<u>64,281</u>	<u>-</u>	<u>1,202,950</u>
EXPENDITURES					
Construction costs	23,004	-	427,903	-	450,907
Administrative, legal fees, and other	-	3,672	123,530	-	127,202
Total expenditures	<u>23,004</u>	<u>3,672</u>	<u>551,433</u>	<u>-</u>	<u>578,109</u>
Excess (deficiency) of revenues over expenditures	<u>1,074,772</u>	<u>37,221</u>	<u>(487,152)</u>	<u>-</u>	<u>624,841</u>
OTHER FINANCING USES					
Transfers in	211,159	-	4,044,167	(4,044,167)	211,159
Transfers out	(4,094,692)	-	-	4,044,167	(50,525)
Total other financing uses	<u>(3,883,533)</u>	<u>-</u>	<u>4,044,167</u>	<u>-</u>	<u>160,634</u>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(2,808,761)	37,221	3,557,015	-	785,475
FUND BALANCE, BEGINNING OF YEAR	<u>4,008,310</u>	<u>305,689</u>	<u>23,383</u>	<u>-</u>	<u>4,337,382</u>
FUND BALANCE, END OF YEAR	<u>\$ 1,199,549</u>	<u>\$ 342,910</u>	<u>\$ 3,580,398</u>	<u>\$ -</u>	<u>\$ 5,122,857</u>



Investment advisory services are offered through CliftonLarsonAllen
Wealth Advisors, LLC, an SEC-registered investment advisor.