

**VILLAGE OF BARTLETT**  
**Brewster Creek (Bartlett Quarry) TIF District**  
**Joint Review Board Meeting**  
**October 29, 2020**

The Village was most recently audited by the accounting firm, Lauterbach & Amen, LLP, for the fiscal year ended April 30, 2020. Brewster Creek TIF is split between a Project and Municipal Fund. Ending fund balance as of April 30, 2020 in the Project Fund was \$4,262,648 and \$722,937 in the Municipal Fund for a combined Fund Balance of \$4,985,585. Revenues in the Project Fund totaled \$6,790,195 and \$785,160 in the Municipal Fund. Expenditures in the Project Fund totaled \$6,775,564 and \$556,797 in the Municipal Fund. Revenues exceeded expenditures in fiscal year 2020 by \$242,994.

Property tax receipts in the Project Fund for the year totaled \$5,378,381 and \$768,340 in the Municipal Fund. Interest Income, Sales Tax, Bond and Note Proceeds in the Project Fund totaled \$1,411,814 and \$16,820 in the Municipal Fund. Wetland Mitigation costs amounted to \$34,550. Roadways and Site Prep amounted to \$994,250. Bond interest and principal payments accounted for over 50% of the expenditures in the Brewster Creek TIF last year and totaled \$3,921,320. Developer notes principal and interest payments totaled \$1,560,444. A breakdown of the revenue and expenditure categories since inception through 4/30/20 follows:

<b>REVENUES</b>		<b>EXPENDITURES</b>	
<b>PROJECT FUND</b>		<b>PROJECT FUND</b>	
Property Tax	\$48,048,314	Bond Issuance Costs	\$3,534,402
Interest Income	1,508,461	Principal/Interest Expense	55,095,916
Bond and Note Proceeds	74,749,587	Developer Notes	22,823,851
Sales Tax	140,358	Water/Sewer Distribution	2,103,555
		Wetland Mitigation	3,072,335
		Roadways	3,355,974
<b>MUNICIPAL FUND</b>		Site Prep-Earthwork	29,079,512
Property Tax	6,891,136	Site Amenities	1,118,744
Interest Income	102,633		
Miscellaneous Income	47,947	<b>MUNICIPAL FUND</b>	
		Professional Services	6,318,559
<b>Total Revenues:</b>	<b>131,488,436</b>	<b>Total Expenditures:</b>	<b>\$126,502,850</b>

**Report on Equalized Assessed Value (EAV) of District:**

The current DuPage County EAV for the Brewster Creek TIF District is \$74,764,820. The base EAV for this TIF District is \$1,805,326. The 2019 Cook County EAV for the Brewster Creek TIF District is \$987,407 and the base for this district is \$1,266,078. The combined EAV total for the Brewster Creek TIF District is \$75,752,227.

**TIF District Annual Report to State of Illinois:**

Each year, the Village is required to submit an annual report for the Brewster Creek TIF to the State of Illinois' Office of the Comptroller. The Village is in compliance with this requirement with the most recent report being submitted October 21, 2020 for the fiscal year ending April 30, 2020. A complete copy of the report is available on the Illinois Comptroller's website at <https://illinoiscomptroller.gov>.

**BREWSTER CREEK TIF FUND  
CUMULATIVE REVENUES & EXPENSES**

Last 10 years shown

DESCRIPTION	04/30/11	04/30/12	04/30/13	04/30/14	04/30/15	04/30/16	04/30/17	04/30/18	04/30/19	04/30/20	TOTALS
<b>REVENUES:</b>											
PROPERTY TAX - PROJECT FUND	2,919,131	3,155,463	3,381,525	3,499,825	3,975,086	3,472,004	4,330,257	4,557,468	4,839,304	5,378,381	48,048,314
PROPERTY TAX - MUNICIPAL FUND	416,919	450,780	483,075	499,975	567,869	496,001	618,608	651,067	691,330	768,340	6,891,136
SALES TAX	14,977	23,828	14,435	12,618	8,936	11,536	11,480	11,383	4,499	11,698	140,358
INTEREST - PROJECT FUND	1,550	492	515	552	563	1,696	18,697	53,588	119,998	115,316	1,508,461
INTEREST - MUNICIPAL FUND	929	605	442	537	715	947	2,131	6,684	13,554	16,820	102,633
NOTE PROCEEDS - PROJECT FUND	42,600	80,300	140,700	446,900	640,400	5,659,300	1,026,801	2,430,500	2,683,300	1,284,800	65,549,587
BOND PROCEEDS - PROJECT FUND	0	0	0	0	0	0	9,200,000	0	0	0	9,200,000
MISCELLANEOUS INCOME -ABB PYMTS	0	0	0	0	0	0	0	0	0	0	47,947
<b>TOTAL REVENUES</b>	<b>3,396,106</b>	<b>3,711,469</b>	<b>4,020,692</b>	<b>4,460,407</b>	<b>5,193,569</b>	<b>9,641,483</b>	<b>15,207,974</b>	<b>7,710,690</b>	<b>8,351,985</b>	<b>7,575,355</b>	<b>131,488,436</b>
<b>EXPENDITURES:</b>											
BOND ISSUANCE COSTS	3,000	3,000	8,500	3,000	3,000	3,500	334,916	13,750	9,000	9,000	3,360,802
BOND ISSUANCE - UNDERWITER COSTS	0	0	0	0	0	0	0	0	0	0	173,600
TIF BOND PRINCIPAL	0	0	0	0	0	0	0	0	610,000	780,000	18,750,000
2000BOND INTEREST EXPENSE	0	0	0	0	0	0	0	0	0	0	3,883,733
DEVELOPER NOTES INTEREST	354,718	240,985	204,301	192,300	148,885	207,650	439,501	16,685	124,303	194,444	3,275,751
DEVELOPER NOTES PRINCIPAL	36,000	469,000	274,000	947,000	1,390,000	740,000	6,766,100	1,320,600	1,096,000	1,366,000	19,548,100
TIF BOND INTEREST	1,365,858	1,308,880	1,249,228	1,172,188	1,092,740	1,020,618	925,553	820,960	706,720	587,720	13,610,116
TIF BOND PRINCIPAL	1,065,000	1,115,000	1,440,000	1,485,000	1,535,000	1,580,000	1,955,000	2,040,000	2,125,000	2,210,000	17,705,000
2016 TIF BOND INTEREST	0	0	0	0	0	0	67,467	368,000	368,000	343,600	1,147,067
SANTITARY SEWER/WATER DISTRIB	0	0	0	0	0	0	0	0	16,000	256,000	2,103,555
WETLAND MITIGATION	40,600	80,300	140,700	69,600	87,400	9,500	14,000	34,000	65,200	34,550	3,072,335
ROADWAYS	0	0	0	367,100	55,600	0	56,390	1,010,128	245,001	409,400	3,355,974
SITE PREPARATION - EARTHWORK	2,000	0	0	10,200	497,400	5,649,800	1,908,422	2,382,186	2,357,099	584,850	29,079,512
SITE AMENITIES	0	0	0	0	0	0	67,600	0	0	-	1,118,744
COSTS OF ADMINISTRATION/PROF SERV.	436,404	444,786	463,535	482,246	477,319	601,563	542,727	543,775	620,867	586,677	6,318,559
<b>TOTAL EXPENDITURES</b>	<b>3,303,580</b>	<b>3,661,951</b>	<b>3,780,264</b>	<b>4,728,634</b>	<b>5,287,344</b>	<b>9,812,631</b>	<b>13,077,675</b>	<b>8,550,084</b>	<b>8,343,190</b>	<b>7,362,241</b>	<b>126,502,850</b>
<b>EXCESS REVENUES OVER EXPENDITURES</b>	<b>92,525</b>	<b>49,518</b>	<b>240,428</b>	<b>(268,227)</b>	<b>(93,775)</b>	<b>(171,148)</b>	<b>2,130,297</b>	<b>(839,394)</b>	<b>8,795</b>	<b>213,114</b>	
<b>FUND BALANCE:</b>											
BEGINNING OF YEAR	3,623,453	3,715,978	3,765,496	4,005,924	3,737,697	3,643,922	3,472,773	5,603,070	4,763,676	4,772,471	
END OF YEAR	3,715,978	3,765,496	4,005,924	3,737,697	3,643,922	3,472,774	5,603,070	4,763,676	4,772,471	4,985,585	

TIF REV/EXP ALL YEARS

**VILLAGE OF BARTLETT  
Rt. 59 & Lake St. TIF District  
Joint Review Board Meeting  
October 29, 2020**

The Village was most recently audited by the accounting firm, Lauterbach & Amen, LLP, for the fiscal year ended April 30, 2020. Through the month of April 30, 2020, the Rt. 59 & Lake St. TIF's expenditures consisted of an interest payment for \$75,672. Revenues through April 30, 2020 consisted solely of a \$75,672 transfer from the Developer Deposits Fund. The ending fund balance as of April 30, 2020 was \$0.

A breakdown of the revenue and expenditure categories since inception through 4/30/20 follows:

<b>REVENUES</b>		<b>EXPENDITURES</b>	
Property Taxes	\$178,641	Professional Planners	\$53,485
Interest Income	52	Legal Services	908
Miscellaneous Income	4,957	Contingencies	137,095
Transfer fr Developer Deposits	802,828	Interest Payments	794,990
<b>Total Revenues:</b>	<b>\$986,478</b>	<b>Total Expenditures:</b>	<b>\$986,478</b>

**Report on Equalized Assessed Value (EAV) of District:**

The 2019 EAV for the Rt. 59 & Lake St. TIF District is \$1,214,424. The base EAV for this TIF District is \$1,546,139.

**TIF District Annual Report to State of Illinois:**

Each year, the Village is required to submit an annual report for the Rt. 59 & Lake St. TIF to the State of Illinois' Office of the Comptroller. The Village is in compliance with this requirement with the most recent report being submitted October 21, 2020 for the fiscal year ending April 30, 2020. A complete copy of the report is available on the Illinois Comptroller's website at <https://illinoiscomptroller.gov>.

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**VILLAGE OF BARTLETT**  
**Bluff City TIF**  
**Joint Review Board Meeting**  
**October 29, 2020**

The Village was most recently audited by the accounting firm, Lauterbach & Amen, LLP, for the fiscal year ended April 30, 2020. The Bluff City TIF Fund ending fund balance as of April 30, 2020 was \$89,836. Revenues for the fiscal year totaled \$1,165,436 and expenditures totaled \$1,130,546. Property taxes and interest income accounted for \$502,136 and note proceeds account for \$663,300. Developer note interest was paid with the Project Fund property tax in the amount of \$467,246. Bond Issuance Costs totaled \$1,569. A breakdown of the revenue and expenditure categories since inception through 4/30/20 follows:

REVENUES		EXPENDITURES	
<b>PROJECT FUND</b>		<b>PROJECT FUND</b>	
Property Tax	\$1,249,121	Engineering	\$400,937
Interest Income	7,350	Debt Issuance Costs	530,675
Note Proceeds	9,179,010	Site Prep - Earthwork	5,347,327
		Roadwork	1,533,720
		Developer Notes Interest	1,249,337
		Streetscape Improvements	48,733
		Public Infrastructure	1,317,618
<b>MUNICIPAL FUND</b>		<b>MUNICIPAL FUND</b>	
Property Tax	79,732	Professional Services	
Interest Income	2,972		
Miscellaneous Income			
<b>Total Revenues:</b>	<b>\$10,518,184</b>	<b>Total Expenditures:</b>	<b>\$10,428,347</b>

**Report on Equalized Assessed Value (EAV) of District:**

The 2019 total EAV for the district was \$7,326,661. The base EAV for this TIF District is \$1,317,164, leaving \$6,009,497 as TIF increment.

**TIF District Annual Report to State of Illinois:**

Each year, the Village is required to submit an annual report for the Bluff City TIF to the State of Illinois' Office of the Comptroller. The Village is in compliance with this requirement with the most recent report being submitted October 21, 2020 for the fiscal year ending April 30, 2020. A complete copy of the report is available on the Illinois Comptroller's website at <https://illinoiscomptroller.gov>.



**BLUFF CITY TIF FUND**  
**CUMULATIVE REVENUES & EXPENDITURES**

Last 10 years shown

DESCRIPTION	04/30/11	04/30/12	04/30/13	04/30/14	04/30/15	04/30/16	04/30/17	04/30/18	04/30/19	04/30/20	TOTALS
<b>REVENUES:</b>											
PROPERTY TAXES - PROJECT FUND	9,742	3,280	16,983	18,056	12,767	18,312	68,634	172,584	461,594	467,169	1,249,121
PROPERTY TAXES - MUNICIPAL FUND	622	209	1,084	1,153	815	1,169	4,381	11,016	29,463	29,819	79,732
INTEREST - PROJECT FUND			4	5	6	9	77	501	2,974	3,774	7,350
INTEREST - MUNICIPAL FUND			2	4	6	13	42	670	860	1,374	2,972
											0
BOND/NOTE PROCEEDS - PROJECT FUND	1,849,500	0	0	0	0	0	0	0	6,218,210	663,300	9,179,010
<b>TOTAL REVENUES</b>	<b>1,859,864</b>	<b>3,489</b>	<b>18,073</b>	<b>19,218</b>	<b>13,594</b>	<b>19,503</b>	<b>73,134</b>	<b>184,771</b>	<b>6,713,102</b>	<b>1,165,436</b>	<b>10,518,184</b>
<b>EXPENDITURES:</b>											
BOND ISSUANCE COSTS	42,662								183,545	1,569	530,675
DEVELOPER NOTES INTEREST	9,742	3,280	16,983	18,056	12,767	18,312	68,634	172,584	461,733	467,246	1,249,337
DEVELOPER NOTES PRINCIPAL											0
ENGINEERING	58,487								297,761	32,989	400,937
ROADWORK	751,158								695,558	87,004	1,533,720
SITE PREPARATION - EARTHWORK	997,194								4,068,214	148,519	5,347,327
SITE AMENITIES											0
STREETSCAPE IMPROVEMENTS									46,790	1,943	48,733
PUBLIC INFRASTRUCTURE									926,342	391,276	1,317,618
COSTS OF ADMINISTRATION/PROF SERV.											0
<b>TOTAL EXPENDITURES</b>	<b>1,859,242</b>	<b>3,280</b>	<b>16,983</b>	<b>18,056</b>	<b>12,767</b>	<b>18,312</b>	<b>68,634</b>	<b>172,584</b>	<b>6,679,943</b>	<b>1,130,546</b>	<b>10,428,347</b>
EXCESS REVENUES OVER EXPENDITURES	622	209	1,090	1,162	827	1,191	4,500	12,187	33,159	34,890	89,836
<b>FUND BALANCE:</b>											
BEGINNING OF YEAR	0	622	831	1,921	3,083	3,910	5,101	9,600	21,787	54,946	
END OF YEAR	622	831	1,921	3,083	3,910	5,101	9,600	21,787	54,946	89,836	