

CITY OF ZION, ILLINOIS

DEVELOPMENT TIF AREA #1

FINANCIAL STATEMENTS
For the Year Ended April 30, 2012

CITY OF ZION, ILLINOIS

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INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of the City Council
City of Zion, Illinois

We have audited the accompanying financial statements of the City of Zion, Illinois, Development TIF Area #1 as of and for the year ended April 30, 2012. These financial statements are the responsibility of the City of Zion's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

As discussed in Note A, the financial statements present only the Development Tax Increment Financing Area #1 and do not purport to, and do not, present fairly the financial position of the City of Zion, Illinois as of April 30, 2012, and the changes in its financial position, or where applicable, its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

As described in Note A, the City of Zion, Illinois, Development TIF Area #1's policy is to prepare its financial statements on a regulatory basis in conformity with the accounting practices prescribed by the State of Illinois, which is a comprehensive basis of accounting other than generally accepted accounting principles.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the City of Zion, Illinois, Development Tax Increment Financing Area #1 as of April 30, 2012, and the results of its operations for the year then ended, in conformity with the basis of accounting described in Note A.

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

CliftonLarsonAllen LLP

Racine, Wisconsin
April 17, 2013

CITY OF ZION, ILLINOIS
DEVELOPMENT TIF AREA #1
COMBINING BALANCE SHEET
April 30, 2012

ASSETS

	Development TIF Area #1	TIF #1 Capital Projects	TIF #1 Bond Series 2002A	2012 Total
ASSETS				
Cash and equivalents	\$ 0	\$ 135	\$ 53,881	\$ 54,016
Taxes receivable, net of allowance for uncollectables of \$16,673	1,650,661	0	0	1,650,661
Other receivables and current assets	0	0	0	0
TOTAL ASSETS	\$ 1,650,661	\$ 135	\$ 53,881	\$ 1,704,677

LIABILITIES AND FUND BALANCES

LIABILITIES				
Accounts payable	\$ 210,001	\$ 0	\$ 0	\$ 210,001
Due to other funds	1,137,271	0	0	1,137,271
Deferred revenue - property taxes	1,650,661	0	0	1,650,661
TOTAL LIABILITIES	2,997,933	0	0	2,997,933
FUND BALANCES (DEFICIT)				
Restricted	0	135	53,881	54,016
Unassigned	(1,347,272)	0	0	(1,347,272)
TOTAL FUND BALANCES (DEFICIT)	(1,347,272)	135	53,881	(1,293,256)
TOTAL LIABILITIES AND FUND BALANCES	\$ 1,650,661	\$ 135	\$ 53,881	\$ 1,704,677

The accompanying notes are an integral part of this statement.

CITY OF ZION, ILLINOIS
DEVELOPMENT TIF AREA #1 FUND

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL

For the Year Ended April 30, 2012

	2012			Variance with Final Budget Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Property taxes	\$ 1,294,967	\$ 1,294,967	\$ 1,290,384	(\$ 4,583)
Miscellaneous	0	0	0	0
TOTAL REVENUES	<u>1,294,967</u>	<u>1,294,967</u>	<u>1,290,384</u>	<u>(4,583)</u>
EXPENDITURES				
Contractual Services				
Promotional	1,016,046	1,016,046	1,016,046	0
Surplus distributions	70,000	70,000	70,000	0
Legal	750	750	6,198	(5,448)
Consultants	0	0	0	0
Appraisals	1,000	1,000	0	1,000
Miscellaneous	94,862	94,862	0	94,862
Total Contractual Services	<u>1,182,658</u>	<u>1,182,658</u>	<u>1,092,244</u>	<u>90,414</u>
Capital Outlay				
Proposed projects unapproved	0	0	2,150	(2,150)
Total Capital Outlay	<u>0</u>	<u>0</u>	<u>2,150</u>	<u>(2,150)</u>
TOTAL EXPENDITURES	<u>1,182,658</u>	<u>1,182,658</u>	<u>1,094,394</u>	<u>88,264</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>112,309</u>	<u>112,309</u>	<u>195,990</u>	<u>83,681</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)	(533,985)	(533,985)	(533,270)	715
Transfers in	421,676	421,676	421,676	0
TOTAL OTHER FINANCING SOURCES (USES)	<u>(112,309)</u>	<u>(112,309)</u>	<u>(111,594)</u>	<u>715</u>
NET CHANGE IN FUND BALANCE	<u>0</u>	<u>0</u>	<u>84,396</u>	<u>84,396</u>
FUND BALANCE - BEGINNING OF YEAR (as previously reported)	(800,371)	(800,371)	(800,371)	0
PRIOR PERIOD ADJUSTMENT	0	0	(631,297)	0
FUND BALANCE - BEGINNING OF YEAR (as restated)	(800,371)	(800,371)	(1,431,668)	0
FUND BALANCE - END OF YEAR	<u>(\$ 800,371)</u>	<u>(\$ 800,371)</u>	<u>(\$ 1,347,272)</u>	<u>\$ 84,396</u>

The accompanying notes are an integral part of this statement.

CITY OF ZION, ILLINOIS
TIF #1 CAPITAL PROJECTS FUND

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL

For the Year Ended April 30, 2012

	2012			Variance with Final Budget Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Interest	\$ 0	\$ 0	\$ 0	\$ 0
TOTAL REVENUES	0	0	0	0
EXPENDITURES	0	0	0	0
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	0	0	0	0
TOTAL OTHER FINANCING SOURCES (USES)	0	0	0	0
NET CHANGE IN FUND BALANCE	0	0	0	0
FUND BALANCE - BEGINNING OF YEAR	135	135	135	0
FUND BALANCE - END OF YEAR	<u>\$ 135</u>	<u>\$ 135</u>	<u>\$ 135</u>	<u>\$ 0</u>

The accompanying notes are an integral part of this statement.

CITY OF ZION, ILLINOIS
TIF #1 BOND SERIES 2002A FUND

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL

For the Year Ended April 30, 2012

	2012			Variance with Final Budget Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Interest	\$ 0	\$ 0	\$ 0	\$ 0
TOTAL REVENUES	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
EXPENDITURES				
Debt Service				
Principal retirement	395,000	395,000	395,000	0
Interest and fiscal charges	138,985	138,985	138,270	715
Total Debt Service	<u>533,985</u>	<u>533,985</u>	<u>533,270</u>	<u>715</u>
TOTAL EXPENDITURES	<u>533,985</u>	<u>533,985</u>	<u>533,270</u>	<u>715</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(533,985)</u>	<u>(533,985)</u>	<u>(533,270)</u>	<u>715</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	533,985	533,985	533,270	(715)
TOTAL OTHER FINANCING SOURCES (USES)	<u>533,985</u>	<u>533,985</u>	<u>533,270</u>	<u>(715)</u>
NET CHANGE IN FUND BALANCE	0	0	0	0
FUND BALANCE - BEGINNING OF YEAR	53,881	53,881	53,881	0
FUND BALANCE - END OF YEAR	<u>\$ 53,881</u>	<u>\$ 53,881</u>	<u>\$ 53,881</u>	<u>\$ 0</u>

The accompanying notes are an integral part of this statement.

CITY OF ZION, ILLINOIS

BASIC FINANCIAL STATEMENTS

CITY OF ZION, ILLINOIS
DEVELOPMENT TIF AREA #1

NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended April 30, 2012

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
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The Sheridan Road Tax Increment Redevelopment Area (Development TIF Area #1) was established to account for transactions related to the Tax Increment Redevelopment Project Area established by the City on September 1, 1993. The purpose of Development TIF Area #1 is to develop the community with a strong, diverse economy, to provide employment opportunities for Zion residents, to provide locations attractive to desirable businesses and industries, and improve the City's tax base. The sources of funds to pay for the redevelopment costs associated with Development TIF Area #1 are derived principally from property tax increment revenues, proceeds from municipal obligations to be retired primarily with tax increment revenues, and interest earned on resources available but not immediately needed for redevelopment projects.

Basis of Accounting

Basis of accounting refers to the point at which revenues and expenditures/expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied. Development TIF Area #1 financial statements are prepared on the modified accrual basis of accounting.

Modified Accrual:

Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. "Available" means collectible within the current period or within 60 days after year-end. Expenditures are generally recognized under the modified accrual basis of accounting when the related liability is incurred. The exception to this general rule is that principal and interest on general obligation long-term debt, if any, is recognized when due.

Financial Statement Amounts

Cash and Equivalents:

For the purpose of the Combining Balance Sheet, Development TIF Area #1 has defined cash and equivalents to include cash on hand and demand deposits.

Custodial credit risk is the risk that in the event of a bank failure, Development TIF Area #1's deposits may not be returned to it. Pledged collateral will be held in safekeeping by an independent third party depository or by the Federal Reserve Bank. At year-end the carrying amount of the Development TIF Area #1's deposits totaled \$54,016. Federal depository insurance applies to all municipal accounts, and accordingly, the amount of insured funds is not determinable for the Development TIF Area #1 fund alone.

Interfund Receivables and Payables:

During the course of operations, numerous transactions occur between individual funds that may result in amounts owed between funds. Those related to goods and services type transactions are classified as "due to and from other funds."

CITY OF ZION, ILLINOIS
DEVELOPMENT TIF AREA #1

NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended April 30, 2012

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)
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Receivables:

GASB No. 33 “Accounting and Financial Reporting for Nonexchange Transactions” requires the recognition of receivables associated with nonexchange transactions as follows:

- Derived tax receivables (such as sales and use taxes, motor fuel taxes, and hotel/motel taxes) are recognized when the underlying exchange transaction has occurred.
- Imposed nonexchange receivables (such as property taxes, fines, and penalties) are recognized when an enforceable legal claim on the resources has arisen.
- Government-mandated and voluntary nonexchange receivables (such as state mandated road improvements, grants, and donations) are recognized when all eligibility requirements have been met.

Prepaid Expenses:

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid expenses in the financial statements.

Capital Assets:

In the financial statements, capital assets are accounted for as capital outlay expenditures of the fund upon acquisition.

Deferred Revenues:

The deferred revenue consists primarily of property taxes levied for the subsequent year’s budget.

Long-Term Debt:

Long-term debt is not reported as liabilities in the fund financial statements. The debt proceeds are reported as other financing sources and payment of the principal and interest are reported as expenditures.

Use of Estimates:

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

CITY OF ZION, ILLINOIS
DEVELOPMENT TIF AREA #1

NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended April 30, 2012

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)
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Fund Balances:

Effective May 1, 2011, Development TIF Area #1 adopted the provisions of GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. This statement established fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in the governmental funds. In addition, GASB 54 modified certain fund type definitions and provided guidance for classification of stabilization amounts on the face of the balance sheet.

Within the governmental fund types, Development TIF Area #1's fund balances are reported in one of the following classifications:

Nonspendable – includes amounts that cannot be spent because they are either; (1) not in spendable form; or (2) legally or contractually required to be maintained intact.

Restricted – includes amounts that are restricted to specific purposes, that is, when constraints placed on the use of resources are either; (1) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or; (2) imposed by law through constitutional provisions or enabling legislation.

Committed – includes amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the City's highest level of decision-making authority. Committed amounts cannot be used for any other purpose unless the City uses the same action it originally took to commit the amounts to remove the commitment. The specified highest level of decision-making authority rests with the City Council. The City passes ordinances and resolutions to commit their fund balances.

Assigned – includes amounts that are constrained by Development TIF Area #1's *intent* to be used for specific purposes, but that are neither restricted nor committed. Intent is expressed by: (1) the City Council itself; (2) a body of officials to which the Council has delegated the authority to assign amounts to be used for specific purposes. The City's Council has not delegated authority to any other body or official to assign amounts for a specific purpose within the TIF Funds.

Unassigned – includes the residual fund balance that has not been restricted, committed, or assigned within the General Fund and deficit fund balances of other governmental funds.

In governmental funds other than the General Fund, the City considers restricted amounts to have been spent last. When an expenditure is incurred, the City will first utilize committed amounts, followed by assigned amounts.

CITY OF ZION, ILLINOIS
DEVELOPMENT TIF AREA #1

NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended April 30, 2012

NOTE B – STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Control

Development TIF Area #1 prepares an appropriation ordinance annually and makes it available to public inspection prior to council approval of the ordinance in the middle of July. The level of budgetary control, on which expenditures may not legally exceed appropriations, is in accordance with Illinois Compiled Statutes. Development TIF Area #1 also adopts an annual budget, reflected in the fund financial statements, which sets forth estimated revenues and expenditures. The budget is used for management control only as the appropriation ordinance is what sets the legal restrictions on expenditures/expenses. All appropriations lapse at year-end.

Excess of Actual Expenditures/Expenses Over Budget in Individual Funds

The following is detail of the appropriation ordinance, amended budget, and actual expenditures/expenses (including transfers out) by individual fund. The surplus/(deficit) column is determined by comparing actual expenditures/expenses with the approved appropriations.

	Budgeted	Appropriation	Actual	Surplus/(Deficit)
Development TIF Area #1	\$ 1,716,643	\$ 1,655,461	\$ 1,627,664	\$ 27,797
TIF #1 Capital Projects	0	0	0	0
TIF #1 Bond Series 2002A	533,985	533,985	533,270	715
	<u>\$ 2,250,628</u>	<u>\$ 2,189,446</u>	<u>\$ 2,160,934</u>	<u>\$ 28,512</u>

NOTE C – PROPERTY TAXES

General Property Taxes

The Lake County Property Assessor as of January 1 assesses real and personal property values on a countywide basis each year. Development TIF Area #1 levies a property tax millage rate upon the taxable value, which will provide revenue required for the fiscal year beginning May 1. The tax levy must be filed with the County Clerk no later than the last Tuesday in December.

Property taxes levied by Development TIF Area #1 and all other tax authorities within the county are centrally billed and collected by Lake County, with monthly remittance to Development TIF Area #1 of the proportional share of collected taxes. Taxes are billed on May 1, at which time the property owner can elect to pay the bill in full or in two installments due around June 1 and September 1. Full payment is due no later than the September date. After the September date, unpaid amounts become delinquent with interest and penalties added thereafter. Beginning December 1, tax certificates representing delinquent amounts are sold by Lake County, with remittance to Development TIF Area #1 for its share of those receipts. Liens are attached on January 1 of each tax year. 2011 taxes became an enforceable lien on January 1, 2012.

CITY OF ZION, ILLINOIS
DEVELOPMENT TIF AREA #1

NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended April 30, 2012

NOTE C – PROPERTY TAXES (continued)

At April 30, uncollected current year amounts are classified as delinquent taxes receivable and offset by an allowance for uncollectibles in a like amount. Generally, Development TIF Area #1 collects more than 99% of current year property taxes during the year in which they are due. Delinquent taxes collected in subsequent periods are recognized as revenues for the fiscal year in which they are received.

At the time Development TIF Area #1 was formed, the County Clerk certified the assessed valuation of the property in the TIF boundaries. Each year Development TIF Area #1 receives property taxes equal to the increase in the assessed valuation over the initial certified valuation multiplied by the tax rate of all taxing bodies, including Development TIF Area #1. Eligible expenditures are as stated in approved project and plan documents, which involve redevelopment projects within Development TIF Area #1. The incremental increase of assessed valuation as assessed and equalized by the State Department of Revenue and extension for the year 2011 was as follows:

TIF #1 assessed valuation was \$12,105,819 and the tax extension was \$1,667,334.

NOTE D – INTERFUND TRANSACTIONS AND BALANCES

As of April 30, 2012, Development TIF Area #1 has recorded \$1,137,271 due to other funds. That liability is comprised of:

- \$1,137,271 due to General fund for General funded projects within the Development TIF Areas' boundaries.

As of April 30, 2012, Development TIF Area #1 has recorded \$421,676 of operating net transfers in from other governmental funds and an eliminating transfer between Development TIF Area #1 funds of \$533,270. These transfers are comprised of:

- \$421,676 transfer from Development TIF Area #3 for the balancing of expenses and revenues.
- \$533,270 transfer to TIF #1 Bond Series 2002A from Development TIF Area #1 for Bond Debt Service.

NOTE E – LONG TERM DEBT

General Obligation Bonds (Special Tax Allocation Fund Alternate Revenue Source) 2002-A

General Obligation Bonds, Series 2002-A were issued on June 1, 2002 in the amount of \$4,975,000 with varying interest rates, ranging from 3.35% to 5.00%, payable June 30 and December 30 each year. Proceeds were used to finance various street improvements designated as the Sheridan Road Redevelopment Project (generally along Sheridan Road from 25th street to 29th street), and to pay the costs of issuance. These bonds are secured by (a) incremental taxes received from the Sheridan Road Redevelopment Project Area, and (b) from taxes to be levied upon all of the taxable property in the City. Debt service requirements to maturity are as follows:

CITY OF ZION, ILLINOIS
DEVELOPMENT TIF AREA #1

NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended April 30, 2012

NOTE E – LONG TERM DEBT (continued)

General Obligation Bonds (Special Tax Allocation Fund Alternate Revenue Source) 2002-A (continued)

Year Ending April 30,	Principal	Interest	Total
2013	\$ 430,000	\$ 120,405	\$ 550,405
2014	465,000	101,055	566,055
2015	500,000	79,433	579,433
2016	545,000	56,682	601,682
2017	585,000	29,250	614,250
	<u>\$ 2,525,000</u>	<u>\$ 386,825</u>	<u>\$ 2,911,825</u>

NOTE F – SUBSEQUENT EVENTS

Management evaluated subsequent events through April 17, 2013, the date the financial statements were available to be issued. Events or transactions occurring after April 30, 2012, but prior to April 17, 2013 that provided additional evidence about conditions that existed at April 30, 2012, have been recognized in the financial statements for the year ended April 30, 2012. Events or transactions that provided evidence about conditions that did not exist at April 30, 2012 but arose before the financial statements were available to be issued have not been recognized in the financial statements for the year ended April 30, 2012.

NOTE G – PRIOR PERIOD ADJUSTMENT

During the year ended April 30, 2012, the City determined that property tax receipts that were restricted for the subsequent year's budget were being improperly classified as revenues in the current fiscal year. Deferred revenue was understated by \$631,297 in the Development TIF Area #1 fund. Fund balance was overstated by the same amount. Beginning of the year fund balance as previously reported has been restated for this adjustment.

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE

To the Honorable Mayor and
Members of the City Council
City of Zion, Illinois

We have audited the accompanying financial statements of the City of Zion, Illinois, Development Tax Increment Financing Area #1 as of and for the year ended April 30, 2012, and have issued our report thereon dated April 17, 2013.

We have also audited the City of Zion, Illinois' compliance with the provisions of Subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) as it relates to the eligibility of expenditures for costs incurred incidental to the implementation of the Development Tax Increment Financing Area #1. The management of the City of Zion, Illinois is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on compliance with those requirements.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether material noncompliance with the requirements referred to above occurred. An audit includes examining, on a test basis, evidence supporting the compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the City of Zion, Illinois complied, in all material respects, with the requirements of Subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) as it relates to the eligibility of expenditures for costs incurred incidental to the implementation of the Development Tax Increment Financing Area #1.

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

CliftonLarsonAllen LLP

Racine, Wisconsin
April 17, 2013