



**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 (below):**  
**RPA - 1 TRIANGLE AREA**

**Primary Use of Redevelopment Project Area\*: RETAIL/COM**

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

**If "Combination/Mixed" List Component Types:**

**Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):**  
**Tax Increment Allocation Redevelopment Act X**  
**Industrial Jobs Recovery Law**

	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 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)] <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 and Attachment J <u>MUST</u> be Yes</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, Analysis <u>MUST</u> 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 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 2017**

**TIF NAME:**

RPA - 1 TRIANGLE AREA

Special Tax Allocation Fund Balance at Beginning of Reporting Period

(\$44,324)

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	\$ 124,815	\$ 128,957	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 9	\$ 9	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources	\$ 43,320		0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

**All Amount Deposited in Special Tax Allocation by source**

\$ 168,144

**Cumulative Total Revenues/Cash Receipts**

\$ 128,966 100%

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

\$ 36,658

**Distribution of Surplus**

**Total Expenditures/Disbursements**

\$ 36,658

**Net/Income/Cash Receipts Over/(Under) Cash Disbursements**

\$ 131,486

**FUND BALANCE, END OF REPORTING PERIOD\***

\$ 87,162

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

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c))

FY 2017

TIF NAME: RPA - 1 TRIANGLE AREA

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

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
DUES / MEETINGS	650	
LEGAL	1,610	
PLANNING FEES	13,000	
OTHER PROFESSIONAL FEES	300	
POSTAGE	21	
REIMBURSEMENT GENERAL FUND TIF INDUCEMENT COSTS	18,643	
ENGINEERING	2,434	
2. Annual administrative cost.		

**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.		\$ -
		\$ -

**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.		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 36,658</b>







**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 2017

TIF NAME:

RPA - 1 TRIANGLE AREA

FUND BALANCE BY SOURCE

\$	87,162
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	Amount of Original Issuance	Amount Designated
<b>1. Description of Debt Obligations</b>		

Total Amount Designated for Obligations

\$	-	\$	-
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**2. Description of Project Costs to be Paid**


Total Amount Designated for Project Costs

\$	-
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**TOTAL AMOUNT DESIGNATED**

\$	-
----	---

**SURPLUS/(DEFICIT)**

\$	87,162
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**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:** RPA - 1 TRIANGLE AREA

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)**

**FY 2017**

**TIF Name:**

RPA - 1 TRIANGLE AREA

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.	X
2. The Municipality <b>DID</b> 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:**

<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*:**

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

**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 complete TIF report**

**SECTION 6**

FY 2017

TIF NAME: **RPA - 1 TRIANGLE AREA**

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
12/17/2013	\$ 17,107,042	\$ 18,473,884

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

**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:

An area of approximately 225 acres that is roughly triangular shaped centered around U.S.Route 12 with a north boundary of IL Route 176, a southeasterly boundary of Barrington Road and extending westerly

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

Certification

I, Lincoln F. Knight duly elected Mayor of the Village of Wauconda, County of Lake, State of Illinois, do hereby certify that to the best of my knowledge, the Village of Wauconda has complied with all requirements pertaining to the Tax Redevelopment Allocation Act during the Municipal Fiscal Year ending April 30, 2017.

Name of Redevelopment Project Area: RPA-1 Triangle Area



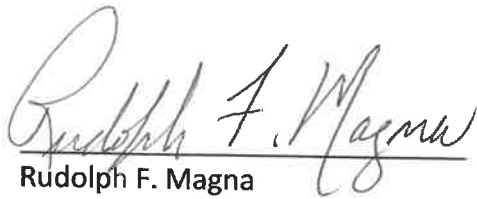
Lincoln F. Knight  
Mayor  
Village of Wauconda

10/23/12  
Date

Certification

I, Rudolph F. Magna duly appointed Village Attorney of the Village of Wauconda, County of Lake, State of Illinois, do hereby certify that to the best of my knowledge, the Village of Wauconda has complied with all requirements pertaining to the Tax Redevelopment Allocation Act during the Municipal Fiscal Year ending April 30, 2017.

Name of Redevelopment Project Area: RPA-1 Triangle Area



Rudolph F. Magna  
Village Attorney  
Village of Wauconda

10/24/17  
Date

**Use of Funds – 2017**

In FY 2017 the Village advanced the objectives of the redevelopment plan by hiring the Village Planner to study concept plans for transportation and infrastructure.

In FY 2017 the Village reimbursed the General Fund as provided under the TIF Inducement Ordinance.

**Joint Review Board  
Wauconda Redevelopment District #1: Triangle Area  
Wauconda Village Hall  
September 24, 2015**

**MINUTES**

**Call to Order:**

Mr. Chris Miller called the September 24, 2015 Joint Review Board (JRB) meeting to order at 5:00 P.M.

**Roll Call:**

Deputy Clerk, Sherry Davies, conducted the roll call:

Organization	Representative	Present	Absent
Public Member	Laurel DeBoer	X	
College of Lake County #532			X
County of Lake			X
Lake County Forest Preserve District			X
Township of Wauconda	Stephanie Mairiello	X	
Village of Wauconda	Chris Miller, Chairperson	X	
Wauconda Community Unit School District #118	Dr. Daniel Coles	X	
Wauconda Fire Protection District		X	
Wauconda Library District	Tom Kern		X
Wauconda Park District	Nancy Burton	X	

**Approval of Minutes:**

Motion to approve 10/22/2014 minutes was made by Dr. Coles, seconded by Nancy Burton.

Voice vote: All ayes, no nays.

**2015 Comptroller Report:** The Comptroller's Report was discussed as well as the EAV and potential interest in the TIF District. Mr. Miller stated there has been no application for TIF assistance. He further stated there have been inquiries about the TIF.

**Regular Annual JRB Meeting Date:** Mr. Miller indicated that consistent with the JRB Meeting future meeting date practice of meeting on the 4<sup>th</sup> Thursday of September that the next meeting of the JRB will be on September 22, 2016.

**Adjournment:**

Motion to adjourn was made by Dr. Coles, seconded by Laurel DeBoer.

Meeting was adjourned at 5:15 pm.



VILLAGE OF WAUCONDA, ILLINOIS

TIF - Special Revenue Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
For the Fiscal Year Ended April 30, 2017

	Budget		Actual
	Original	Final	
Revenues			
Taxes			
Property Taxes	\$ 6,500	\$ 6,500	\$ 124,815
Interest	-	-	9
Total Revenues	<u>6,500</u>	<u>6,500</u>	<u>124,824</u>
Expenditures			
General Government			
Contractual Services	<u>4,275</u>	<u>4,275</u>	<u>18,015</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,225	2,225	106,809
Other Financing (Uses)			
Transfers Out	<u>-</u>	<u>-</u>	<u>(18,643)</u>
Net Change in Fund Balance	<u>\$ 2,225</u>	<u>\$ 2,225</u>	88,166
Fund Balance - Beginning			<u>(1,004)</u>
Fund Balance - Ending			<u>\$ 87,162</u>



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## REPORT OF INDEPENDENT ACCOUNTANTS

October 20, 2017

The Honorable Village Mayor  
Members of the Board of Trustees  
Village of Wauconda, Illinois

We have examined management's assertion included in its representation report that the Village of Wauconda, Illinois, with respect to the RPA – 1 Triangle Area, complied 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) during the year ended April 30, 2017. As discussed in that representation letter, management is responsible for the Village of Wauconda, Illinois' compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Village of Wauconda, Illinois' compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Village of Bensenville, Illinois' compliance with specified requirements.

In our opinion, management's assertion that the Village of Wauconda, Illinois complied with the aforementioned requirements during the year ended April 30, 2017 is fairly stated in all material respects.

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

*Lauterbach + Amen LLP*

LAUTERBACH & AMEN, LLP