



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

**FY 2021**

**Name of Redevelopment Project Area (below):**  

**TIF #3 (Cook 2)**

**Primary Use of Redevelopment Project Area\*:** Comm. Retail

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

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

**Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):**

**Tax Increment Allocation Redevelopment Act**

**Industrial Jobs Recovery Law**

**Please utilize the information below to properly label the Attachments.**

|   | 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)]<br><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)]<br><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)]<br><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)]<br><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)]<br><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)]<br><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)]<br><b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>  | X  |     |
| Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)]<br><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)]<br><b>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).</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)]<br><b>If attachment I is yes, then 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)<br><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)]<br><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)]<br><b>If yes, please enclose the 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 2021

TIF #3 (Cook 2)

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 15,015

| 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           | \$ 111,392                                       | \$ 828,234   | 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%         |
|                                  |  |  | 0%         |

All Amount Deposited in Special Tax Allocation Fund \$ 111,392

Cumulative Total Revenues/Cash Receipts \$ 828,234 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 81,780

Transfers to Municipal Sources \$ -

Total Expenditures/Disbursements \$ 81,780

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 29,612

Previous Year Adjustment (Explain Below) \$ -

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 44,627

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

**Previous Year Explanation:**

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 2021

TIF NAME:

TIF #3 (Cook 2)

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.                                   |         |                       |
| Professional Services  | 3,200   |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         | \$ 3,200              |
| 2. Annual administrative cost.   |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         | \$ -                  |
| 3. Cost of marketing sites.  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         | \$ -                  |
| 4. Property assembly cost and site preparation costs.  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         | \$ -                  |
| 5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area. |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         | \$ -                  |
| 6. Costs of the construction of public works or improvements.  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         | \$ -                  |



**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>\$ 81,780</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 2021

TIF NAME:

TIF #3 (Cook 2)

FUND BALANCE BY SOURCE

|    |        |
|----|--------|
| \$ | 44,627 |
|----|--------|

|   | Amount of Original Issuance | Amount Designated |
|---|-----------------------------|-------------------|
| <b>1. Description of Debt Obligations</b> |                             |                   |
| Senior Lien TIF Bonds-2016                | \$ 496,609                  |                   |
|   |                             |                   |
|   |                             |                   |
|   |                             |                   |
|   |                             |                   |
|   |                             |                   |
|   |                             |                   |
|   |                             |                   |

|  |            |      |
|--|------------|------|
| <b>Total Amount Designated for Obligations</b> | \$ 496,609 | \$ - |
|--|------------|------|

**2. Description of Project Costs to be Paid**

|                             |  |           |
|-----------------------------|--|-----------|
| Future Developemnt Projects |  | \$ 50,000 |
|                             |  |           |
|                             |  |           |
|                             |  |           |
|                             |  |           |
|                             |  |           |
|                             |  |           |
|                             |  |           |
|                             |  |           |
|                             |  |           |
|                             |  |           |
|                             |  |           |
|                             |  |           |
|                             |  |           |
|                             |  |           |
|                             |  |           |

|  |           |
|--|-----------|
| <b>Total Amount Designated for Project Costs</b> | \$ 50,000 |
|--|-----------|

|                                |           |
|--------------------------------|-----------|
| <b>TOTAL AMOUNT DESIGNATED</b> | \$ 50,000 |
|--------------------------------|-----------|

|                          |            |
|--------------------------|------------|
| <b>SURPLUS/(DEFICIT)</b> | \$ (5,373) |
|--------------------------|------------|



**SECTION 5 - 20 ILCS 620/4.7 (7)(F)**

**FY 2021**

**TIF Name:**

**TIF #3 (Cook 2)**

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':**

|  |   |
|--|---|
| <b>1. NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.   |   |
| <b>2.</b> The Municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.) | X |
| <b>2a.</b> The total number of <b>ALL</b> activities undertaken in furtherance of the objectives of the redevelopment plan:              | 1 |

LIST **ALL** 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) | \$ 5,879,066           | \$ -   | \$ -                                       |
| Public Investment Undertaken                     | \$ 136,100             | \$ -   | \$ -                                       |
| Ratio of Private/Public Investment               | 43 12/61               |  | 0  |

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: Façade Programs**

|  |              |  |   |
|--|--------------|--|---|
| Private Investment Undertaken (See Instructions) | \$ 5,879,066 |  |   |
| Public Investment Undertaken                     | \$ 136,100   |  |   |
| Ratio of Private/Public Investment               | 43 12/61     |  | 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 the complete TIF report**

**SECTION 6**  
FY 2021

**TIF NAME:** TIF #3 (Cook 2)

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 |
|--|------------|---------------------------|
| 2002   | \$ 128,599 | TY 2020 1,097,216         |

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:

|  |
|--|
|  |
|--|

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

Attachment B

CERTIFICATION OF THE VILLAGE OF STEGER, COUNTIES OF COOK AND WILL,  
STATE OF ILLINOIS

*REGARDING*

COMPLIANCE WITH TAX INCREMENT ALLOCATION REDEVELOPMENT ACT  
DURING THE FISCAL YEAR ENDING DECEMBER 31, 2021  
COOK COUNTY TIF DISTRICT #2

As the Village President and Chief Executive Officer of the Village of Steger, Counties of Cook and Will, State of Illinois (the "Village) do hereby certify that to the best of my knowledge and belief, which is based solely on information provided to me by Village employees and consultants with responsibility for preparing the annual report required by the Illinois Tax Increment Redevelopment Allocation Act (the "Act") during the fiscal year beginning January 1, 2021 and ending December 31, 2021.

  
Pro Tem Village President

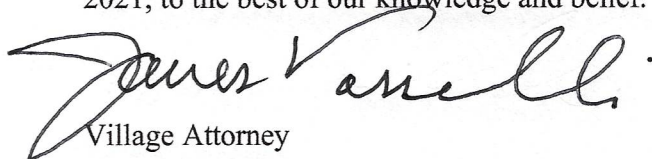
Dec 02, 2024

Village of Steger – Cook District #2  
Fiscal Year Ending December 31, 2021

**SUBJECT: Attorney Review for TIF Compliance, Village of Steger - TIF District No. 3 -  
Cook 2**

To Whom It May Concern:

This will confirm that we are the Village Attorneys for the Village of Steger, Illinois. We have reviewed all information provided to us by the Village staff and consultants, and we find that the Village of Steger has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth thereunder for the fiscal year ending December 31, 2021, to the best of our knowledge and belief.

  
Village Attorney

Village of Steger -TIF 3 Cook TIF #2

Fiscal Year Ending December 31, 2021

**Village of Steger, Illinois**

Cook Tax Increment Financing District #2

Capital Projects Fund

Report on Compliance With Public Act 85-1142

December 31, 2021

## **Independent Auditor's Report**



1901 S. Meyers Road, Suite 500 / Oakbrook Terrace, IL 60181

P 630.282.9500 / F 630.282.9495

[forvis.com](http://forvis.com)

## Independent Auditor's Report

Honorable President  
and Board of Trustees  
Village of Steger, Illinois

### Report on the Financial Statements

#### *Opinion*

We have audited the accompanying financial statements of the Village of Steger Cook Tax Increment Financing District #2 Fund (the Fund) a capital projects fund of the Village of Steger, Illinois, as of and for the year ended December 31, 2021, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Village of Steger Cook Tax Increment Financing District #2 Fund as of December 31, 2021, and the changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Emphasis of Matter*

As discussed in Note 1, the financial statements present only the Village of Steger Cook Tax Increment Financing District #2 Fund and do not purport to, and do not, present fairly the financial position of the Village of Steger, Illinois as of December 31, 2021, and the changes in financial position for the year then ended, in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

#### *Basis for Opinion*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are required to be independent of the Village of Steger Cook Tax Increment Financing District #2 Fund, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Village of Steger Cook Tax Increment Financing District #2 Fund's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Management has omitted the management's discussion and analysis information that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

**FORVIS, LLP**

Oakbrook Terrace, Illinois  
August 3, 2022

**Village of Steger, Illinois**  
**Cook Tax Increment Financing District #2**  
**Balance Sheet**  
**December 31, 2021**

**Assets**

|                      |                          |
|----------------------|--------------------------|
| Cash and investments | <u><u>\$ 115,196</u></u> |
|----------------------|--------------------------|

**Liabilities and Fund Balance**

**Liabilities**

|                  |           |
|------------------|-----------|
| Accounts payable | \$ 70,569 |
|------------------|-----------|

**Fund Balance**

|                      |               |
|----------------------|---------------|
| Restricted           |               |
| Economic development | <u>44,627</u> |

|                                    |                          |
|------------------------------------|--------------------------|
| Total liabilities and fund balance | <u><u>\$ 115,196</u></u> |
|------------------------------------|--------------------------|

**Village of Steger, Illinois**  
**Cook Tax Increment Financing District #2**  
**Schedule of Revenues, Expenditures and Change in Fund Balance –**  
**Budget and Actual**  
**Year Ended December 31, 2021**

|                                   | <b>Budget</b>      | <b>Actual</b>    | <b>Variance<br/>Over<br/>(Under)</b> |
|-----------------------------------|--------------------|------------------|--------------------------------------|
| <b>Revenues</b>                   |                    |                  |                                      |
| Property taxes                    | \$ 90,000          | \$ 111,392       | \$ 21,392                            |
| <b>Expenditures</b>               |                    |                  |                                      |
| Economic development              |                    |                  |                                      |
| Professional services             | 2,100              | 3,200            | 1,100                                |
| Developer payments                | 102,351            | 78,580           | (23,771)                             |
| Total expenditures                | 104,451            | 81,780           | (22,671)                             |
| <b>Net Change in Fund Balance</b> | <b>\$ (14,451)</b> | <b>29,612</b>    | <b>\$ 44,063</b>                     |
| <b>Fund Balance, Beginning</b>    |                    | 15,015           |                                      |
| <b>Fund Balance, Ending</b>       |                    | <b>\$ 44,627</b> |                                      |

**Village of Steger, Illinois**  
**Cook Tax Increment Financing District #2**  
**Notes to Financial Statements**  
**December 31, 2021**

**Note 1: Summary of Significant Accounting Policies**

The accounting policies of the Cook Tax Increment Financing District #2 (TIF Fund), for which the Village of Steger, Illinois (Village) board has oversight responsibility, conform to accounting principles generally accepted in the United States of America (GAAP) as applicable to governmental units. The following is a summary of the significant accounting policies used by the TIF Fund.

***Reporting Entity***

The accompanying financial statements include the accounts of the TIF Fund for which the Village of Steger, Illinois board has oversight responsibility and are not intended to present fairly the financial position and results of operations of the Village as a whole.

The TIF Fund was established to account for transactions related to various capital projects within the municipality's boundaries established by Village ordinance. The Village intends to fund various expenditures of the projects and retire any debt issued for the project through property tax incremental revenue.

***Accounting and Reporting Principles***

The TIF Fund follows accounting principles generally accepted in the United States of America (GAAP) as applicable to governmental units. Accounting and financial reporting pronouncements are promulgated by the Governmental Accounting Standards Board.

***Fund Accounting***

The Village accounts for its various TIF Fund activities as capital projects funds in order to demonstrate accountability for how it has spent certain resources. The TIF Fund is classified as a governmental fund, which includes activities that provide general governmental services that are not business-type activities.

Capital Project Funds are used to account for the proceeds of specific revenue sources (property tax incremental revenue) that are legally restricted to expenditures for specified capital projects.

***Basis of Accounting***

The Village funds use the current financial resources measurement focus and the modified accrual basis of accounting. This basis of accounting is intended to better demonstrate accountability for how the government has spent its resources.

Expenditures are reported when the goods are received or the services are rendered. Capital outlays are reported as expenditures (rather than as capital assets) because they reduce the ability to spend resources in the future.

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Revenue is not recognized until it is collected, or collected soon enough after the end of the year that it is available to pay for obligations outstanding at the end of the year. For this purpose, the Village considers amounts collected within 60 days of year end to be available for recognition. The following major revenue source meets the availability criterion: property taxes associated with the current fiscal year.

***Specific Balances and Transactions***

*Cash and Cash Equivalents*

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with a maturity of three months or less when acquired.

*Fund Balance Flow Assumption*

Sometimes the Village will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Village's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Furthermore, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

***Property Tax Revenue***

Property taxes attach as an enforceable lien on January 1 of the levy year. They are levied in December (by passage of a tax levy ordinance). Tax bills are prepared by Cook County as follows: issued on or about May 1 and are payable in two installments, on or about March 1 and August 1. The County collects such taxes and remits them periodically to the Village.

Property taxes receivable (net of allowance for uncollectible amounts based on prior history) are recorded at the time of the enforceable lien. The 2020 levy was recorded as revenue in 2021.

The Village does not record a receivable for property taxes related to the tax increment financing (TIF) districts. Due to the nature of TIF revenue, the Village does not levy a direct tax upon the districts. Instead, the property taxes are based solely upon the incremental increase in the property value, utilizing the tax rates of all the taxing bodies whose boundaries encompass the districts. As such, the Village cannot reasonably estimate the receivable and records the revenue on the cash basis.

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***Use of Estimates***

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the year. Actual results could differ from those estimates.

**Note 2: Deposits and Investments**

State statutes and the Village's investment policy authorize the Village to make deposits/ investments in commercial banks, savings and loan institutions, obligations of the U.S. Treasury, GNMA's, Federal Home Loan Bank, bank-managed money market funds, Illinois Funds and the Illinois Metropolitan Investment Fund.

***Fund Deposits***

At year end, the carrying amount of the TIF Fund deposits as well as the bank balance totaled \$115,196.

***Custodial Credit Risk of Bank Deposits***

Custodial credit risk is the risk that in the event of a bank failure, the TIF Fund's deposits may not be returned to it. As of December 31, 2021, the TIF Fund's deposits were either FDIC insured or were collateralized with securities held by an independent third-party institution and pledged to the Village.

**Note 3: Tax Increment Revenue Pledged**

The Village has entered into redevelopment agreements with multiple developers of various projects within the Village's TIF districts. The agreements provide for the capture by the Village of incremental taxes from the properties for a period not to extend beyond December 31<sup>st</sup> of the year following the twenty-third (23<sup>rd</sup>) year from the date of designation of the Redevelopment Project Area. The incremental taxes so captured by the Village shall be utilized as described in the Redevelopment Agreement, including pledges to repay TIF obligations. The Village is liable only to the extent that the Village receives such incremental property taxes.

On March 2, 1998, the Village issued a \$337,272 Junior Lien Tax Increment Revenue Note, Series 1998-A. The note matured November 15, 2017, and accrues interest at 15% until principal is paid. Payments are due November 15 annually to the extent that incremental taxes are on

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deposit with the Village. The full amount of principal on the note was outstanding at December 31, 2021. The Senior Lien bonds associated with this note were paid off in 2017.

On November 15, 2006, the Village issued \$496,609 of Senior Lien Tax Increment Revenue (Capital Appreciation) Bonds, Series 2006. The remaining outstanding bonds totaling \$315,614 at December 31, 2021, are to be retired in annual installments ranging from \$65,000 to \$300,000, beginning November 15, 2018 through November 15, 2026. Interest is payable semiannually and is added to the principal balance due 10%. The bonds are payable from the Cook TIF 2 Fund.

On November 15, 2006, the Village also issued a \$66,000 Junior Lien Tax Increment Revenue Note, Series 2006-A. The note matures November 15, 2026, and accrues interest at 13% until principal is paid. Payments are due November 15 annually to the extent that incremental taxes are on deposit with the Village. The full amount of principal on the note was outstanding at December 31, 2021.

Both the 1998 and 2006 Junior Lien Notes are subordinate to their respective senior lien bonds. The senior and junior liens are each payable from the same incremental revenues generated by their respective redevelopment areas. Since the amount of those taxes is uncertain, with payments on the junior lien notes delayed until sufficient net incremental property taxes have been collected, no repayment schedule has been calculated for the junior lien notes. The order of payment on both junior lien notes from all available monies shall be as follows:

- (a) To pay for previously accrued interest on the Junior Lien Note
- (b) To pay for current interest on the Junior Lien Note
- (c) To pay mandatory redemption of principal on the Junior Lien Note

The Village also has two notes with developers to reimburse them for approved redevelopment costs. The first was entered into in 2005 for a maximum amount of \$1,104,172, and the second in 2011 for a maximum amount of \$70,000. The second note was paid in full 2019. Both notes provide annual payments of 75% of incremental taxes from the redevelopment area. Remaining balance due at December 31, 2021, was \$313,799. Since the amount of incremental taxes is uncertain, no repayment schedule has been calculated for these notes.

**Note 4: Tax Incentives and Abatements**

As of December 31, 2021, the Village of Steger, Illinois provides tax incentives under the *Tax Increment Allocation Redevelopment Act*. The Village uses Tax Increment Allocation Redevelopment Act 65 ILCS 5/11-74.4-1 to, among other things, finance infrastructure redevelopment projects that retain, expand, and create employment opportunities within the Village's TIF districts; increase industry and commerce within the State of Illinois; increase the tax base and eradicate potentially blighting conditions through the use of tax increment allocation financing for economic redevelopment. Under the TIF program, the Village authorizes incentives through passage of public ordinances based upon each business' investment criteria, and through a

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contractual redevelopment agreement with each business, including, among other things, a proposed TIF budget outlining the project and proof that the project and improvements have been made. Parcels located within a TIF District receive a property tax bill as well as any normal increase in the property tax bill; however, the increase or increment from the time the TIF is adopted and certified comes back to the Village to be used within the TIF District for the TIF-eligible costs, some of which are described above. A portion of the agreed-upon amount of increment is rebated to the developer for the TIF-eligible costs in accordance with the signed and adopted Redevelopment Agreement. For the year ended December 31, 2021, the Village's property tax revenue was not reduced but was segregated by virtue of the TIF base value and the incremental property taxes collected. Payouts made by the Village under these programs for Cook County TIF District #2 totaled \$78,580 for the year ended December 31, 2021.

## **Independent Auditor's Report on Compliance**



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## Independent Auditor's Report on Compliance

Honorable President  
and Board of Trustees  
Village of Steger, Illinois

We have audited the Village of Steger's compliance with the provisions of subsection (q) of Section 11-74.4-5 of the *Illinois Tax Increment Redevelopment Allocation Act* (Illinois Public Act 85-1142) for the Cook Tax Increment Financing District #2 for the year ended December 31, 2021. The management of the Village of Steger, Illinois is responsible for the Village'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 the Village complied in all material respects with the requirements referred to above. An audit includes examining, on a test basis, evidence about the Village of Steger, Illinois' compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the Village of Steger, Illinois complied, in all material respects, with the requirements of subsection (q) of Section 11-74.4-5 of the *Illinois Tax Increment Redevelopment Allocation Act* (Illinois Public Act 85-1142) for the Cook Tax Increment Financing District #2 for the year ended December 31, 2021.

**FORVIS,LLP**

Oakbrook Terrace, Illinois  
August 3, 2022