

**FY 2010  
ANNUAL TAX INCREMENT FINANCE REPORT**

<b>Name of Municipality</b>	Dekalb	<b>Reporting Fiscal Year</b>	2010
<b>Unit Code</b>	019/015/30	<b>Fiscal Year End</b>	6/30/2010
<b>County</b>	DEKALB		

**TIF Administrator Contact Information**

<b>First Name:</b>	Rudy Espiritu, Assistant City Manager		
<b>Address:</b>	200 S 4th St		
<b>City:</b>	Dekalb, Illinois	<b>Zip:</b>	60115
<b>Telephone:</b>	(815) 748-2393	<b>E-Mail:</b>	

I attest to the best of my knowledge, this report of the redevelopment project areas in:  
**Dekalb City**  
 is complete and accurate at the end of this reporting fiscal year under the Tax Increment Allocation  
 Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.]  
 Or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

*Rudy Espiritu*  
 Written signature of TIF Administrator

12/7/10  
 Date

**Section 1** (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)\*)

**FILL OUT ONLY ONCE (PER MUNICIPALITY), ADD ADDITIONAL ROWS AS NECESSARY**

Name of Redevelopment Project Area	Date Designated	Date Terminated
Central Area	12/22/1986	
Nursing Home RPA	12/13/1999	12/14/2009 <i>AD 09-79</i>
TIF 2	3/27/1995	

\*All statutory citations refer to one of two sections of the Illinois Municipal Code: the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

# 2010 County Home TIF

RESOLUTION 08-69      Passed: June 23, 2008

**CALLING FOR THE EARLY TERMINATION  
OF THE DEKALB COUNTY NURSING  
HOME REDEVELOPMENT PROJECT AREA.**

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, 65 5/11-74.4-1 et. seq., hereinafter referred to as the "Act", the City of DeKalb (the "City") did on December 13, 1999 pass Ordinances 99-109, 99-110, and 99-111 which established tax increment financing, designated a redevelopment project area and approved a Redevelopment Plan and Project for a specific area legally described therein and commonly referred to as the DeKalb County Nursing Home Redevelopment Project Area (the "Project Area"); and,

**WHEREAS**, the City issued certain obligations, as defined in the Act, to help finance the redevelopment of the Project Area; and,

**WHEREAS**, these obligations are expected to be retired in July of 2009; now,

**THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL** of the City of DeKalb, Illinois, as follows:

**Section 1.** Upon the retirement of these obligations, the payment of any other related redevelopment project costs, the distribution of any excess monies pursuant to the Act, and final closing of the books and records of the Project Area, the City will adopt an ordinance dissolving the special tax allocation fund for the Project Area and terminating the designation of the Project Area as a redevelopment project area.

**Section 2.** The City shall notify affected taxing districts prior to November 1, if the Project Area is to be terminated by December 31 of that same year.

**Section 3.** The City shall also notify the DeKalb County Clerk as soon as practical after passage of the ordinance terminating the Project Area requesting that, thereafter, the rates of the taxing districts shall be extended and taxes levied, collected and distributed in the manner applicable in the absence of the adoption of tax increment allocation financing for the Project Area

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois at a regular meeting thereof held on the 23<sup>rd</sup> day of June, 2008 and approved by me as Mayor on the same day. Roll call vote 7-0. Aye: Simpson, Povlsen, Wogen, Gorski, Naylor, Baker, Keller.

**ATTEST:**

  
DONNA S. JOHNSON, City Clerk



  
FRANK VAN BUER, Mayor

**ORDINANCE 09-79    Passed December 14, 2009**

**APPROVING    THE    REPEAL    AND  
TERMINATION OF THE TAX INCREMENT  
REDEVELOPMENT PLAN AND PROJECT FOR  
THE DEKALB COUNTY NURSING HOME  
REDEVELOPMENT PROJECT AREA.**

**WHEREAS**, the City of DeKalb is a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and,

**WHEREAS**, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and,

**WHEREAS**, on December 13, 1999, in Ordinance 99-109, the City of DeKalb approved the establishment of the Tax Increment Redevelopment Plan and Project for the DeKalb County Nursing Home Redevelopment Project Area (hereinafter referred to as “the County Home TIF”); and

**WHEREAS**, the “blighted” area of the County Home TIF has been redeveloped through private investors with commercial and retail facilities, which have generated sufficient tax increment to completely pay the financial obligations which assisted in the redevelopment of the County Home TIF area; and

**WHEREAS**, since the obligations of the County Home TIF have been met, the City of DeKalb has determined that there is no further need for the County Home TIF and wishes to repeal and terminate the same; now,

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL of the City of DeKalb, Illinois, as follows:**

**Section 1.** That the area constituting the DeKalb County Nursing Home Redevelopment Project Area, in the City of DeKalb, as established on December 13, 1999, by Ord. 99-109, is legally described as follows:

Part of the South Half of Section 12, Township 40 North, Range 4 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of Lot “A” of the C.M. Cheatham Subdivision, according to the Plat thereof recorded in Volume “N” of Plats, Page 2 in the DeKalb County Recorder’s Office, said point being on the center line of the Old Sycamore Road; thence Northwesterly, along the Northerly boundary line of said Lot “A,” 32.0 feet of a Point of Beginning; thence continuing Northwesterly, along the last described course, 267.30 feet to an angle point in the Northerly boundary line of said Lot “A”; thence Northwesterly, along the Northerly boundary line of said Lot “A” and the Northwesterly extension of said northerly boundary line, 459.38 feet to the Easterly right of way line of the

Chicago, Milwaukee, St. Paul and Pacific Railroad (formerly the Illinois, Iowa and Minnesota Railway); thence Northerly, at an angle of 104 Degrees 17 Minutes 53 Seconds, measured counterclockwise from the last described course, along said Easterly right of way line, 358.15 feet to the point of curvature of a curve to the left; thence Northwesterly, along said right of way line, along said curve to the left, having a radius of 2342.0 feet, 525.52 feet to the Southwest corner of Kishwaukee Park Area 7, as recorded in Book "T" of Plats, Page 38, thence Southeasterly, along the Southerly line of said Kishwaukee Park Area 7, a distance of 286.35 feet to an angle point in the Southerly line of said Kishwaukee Park Area 7; thence continuing Southeasterly, along the Southerly line of said Kishwaukee Park Area 7, a distance of 346.64 feet to the Southwest corner of Oakland Place, as recorded in Book "Y" of Plats, page 61; thence Southeasterly, at an angle of 179 Degrees 19 Minutes 39 Seconds, measured counterclockwise from the last described course, along the Southerly line of said Oakland Place, 724.23 feet to the Westerly right of way line of S.B.I. Route 23; thence Southwesterly, along said Westerly right of way line, being an arc of a curve to the right with a radius of 4463.44 feet, a distance of 34.76 feet, said arc forming a chord that measures 74 Degrees 21 Minutes 57 Seconds counterclockwise from said Southerly line, to a point of compound curvature; thence continuing Southwesterly, along said Westerly right of way line, being an arc of a curve to the right, the radius of said curve being 20283.9 feet, a distance of 736.62 feet to the point of beginning, containing 17.77 acres, all in DeKalb Township, DeKalb County, Illinois.

**Section 2.** That the DeKalb County Nursing Home Redevelopment Project and Plan, approved by Ord. 99-109 on December 13, 1999, be and is hereby repealed and terminated.

**Section 3.** All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

**Section 4.** That this Ordinance shall, by authority of the City Council, be published in pamphlet form. From and after ten days after such publication, this Ordinance shall be in full force and effect upon its passage and approval according to law. Publication date: December 15, 2009 Effective date: December 25, 2009.

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois at a regular meeting thereof held on the 14<sup>th</sup> day of December, 2009, and approved by me as Mayor on the same day. Passed on first reading by voice vote and second reading by roll call vote: 6-0. Aye: Simpson, Teresinski, Gallagher, Naylor, Baker, Keller.

ATTEST:

  
STEVEN C. KAPITAN, City Clerk



  
KRIS POVLSSEN, Mayor

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

<b>Name of Redevelopment Project Area: County Nursing Home TIF</b>
<b>Primary Use of Redevelopment Project Area*: Retail</b>
<b>If "Combination/Mixed" List Component Types:</b>
<b>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</b>
<b>Tax Increment Allocation Redevelopment Act <u>  x  </u> Industrial Jobs Recovery Law <u>          </u></b>

	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
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <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 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 the Official Statement labeled Attachment I</b>	x	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If yes, please enclose the Analysis labeled Attachment J</b>	x	
Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) <b>If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K</b>		x
Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9) <b>If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L</b>		x
A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] <b>If yes, please enclose list only of the intergovernmental agreements labeled Attachment M</b>	x	

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

**SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))**  
**Provide an analysis of the special tax allocation fund.**

Reporting Year	Cumulative
----------------	------------

Fund Balance at Beginning of Reporting Period \$ (11,148.00)

**Revenue/Cash Receipts Deposited in Fund During Reporting FY:**

			<b>% of Total</b>
Property Tax Increment	\$ 311,219	\$ 1,587,364	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%
Other (identify source _____; if multiple other sources, attach schedule)			0%

**Total Amount Deposited in Special Tax Allocation Fund During Reporting Period** \$ 311,219

**Cumulative Total Revenues/Cash Receipts** \$ 1,587,364 100%

**Total Expenditures/Cash Disbursements** (Carried forward from Section 3.2) \$ 300,071

**Distribution of Surplus** \$ -

**Total Expenditures/Disbursements** \$ 300,071

**NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS** \$ 11,148

**FUND BALANCE, END OF REPORTING PERIOD** \$ (0)

- if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3











**SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))  
 Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period  
 (65 ILCS 5/11-74.4-5 (d) (5) (D) and 65 ILCS 5/11-74.6-22 (d) (5) (D))**

**FUND BALANCE, END OF REPORTING PERIOD** \$ (0)

	Amount of Original Issuance	Amount Designated
<b>1. Description of Debt Obligations</b>		

**Total Amount Designated for Obligations** \$ - \$ -

<b>2. Description of Project Costs to be Paid</b>		

**Total Amount Designated for Project Costs** \$ -

**TOTAL AMOUNT DESIGNATED** \$ -

**SURPLUS\*/(DEFICIT)** \$ (0)

\* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

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

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

**No property was acquired by the Municipality Within the 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 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)**

Please include a brief description of each project.

X  **No Projects Were Undertaken by the Municipality Within the Redevelopment Project Area**

	Estimated Investment for Subsequent Fiscal Year	Estimated Cost of the Total Project
11/1/99 to Date		

<b>TOTAL:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 1:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 2:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 3:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 4:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 5:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 6:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 7:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 8:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 9:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 10:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 11:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 12:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 13:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 14:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 15:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 16:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0





*City of*  
**DEKALB**

*Established 1856*

**DEKALB MUNICIPAL BUILDING**

200 South Fourth Street  
DeKalb, Illinois 60115  
www.cityofdekalb.com  
(815) 748-2000

December 10, 2010

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

Dear Local Government Division:

The City of DeKalb was in compliance with the Tax Increment Allocation  
Redevelopment Act for its County Home Area Tax Increment Financing District for  
Fiscal Year 2010.

Sincerely,



Kris Povlsen  
Mayor

*City of*  
**DEKALB**

*Established 1856*

**DEKALB MUNICIPAL BUILDING**

200 South Fourth Street  
DeKalb, Illinois 60115  
www.cityofdekalb.com  
(815) 748-2000

ATTACHMENT "C"

December 10, 2010

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

Dear Local Government Division:

The City of DeKalb was in compliance with the Tax Increment Allocation  
Redevelopment Act for its County Home Area Tax Increment Financing District for  
Fiscal Year 2010.

Sincerely,



Norma Guess  
City Attorney



998 Corporate Boulevard • Aurora, IL 60502

Members of American Institute of  
Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE

The Honorable Mayor  
Members of the City Council  
City of DeKalb, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of DeKalb, Illinois, as of and for the year ended June 30, 2010, which collectively comprise the City of DeKalb, Illinois's basic financial statements, and have issued our report thereon dated December 3, 2010.

We have also audited the City of DeKalb, Illinois's 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). The management of the City of DeKalb, Illinois, is responsible for the City of DeKalb, Illinois'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 about the City of DeKalb, Illinois's compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the City of DeKalb, 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).

This report is intended solely for the information and use of the Mayor, the City Council, management of the City, the Illinois State Comptrollers Office and the joint review boards and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in cursive script, appearing to read 'Sikich LP'.

Aurora, Illinois  
December 3, 2010

CITY OF DEKALB, ILLINOIS

REPORT ON COMPLIANCE  
WITH PUBLIC ACT 85-1142

For the Year Ended  
June 30, 2010

Prepared by the Administrative Services Department

Rudy Espiritu  
Assistant City Manager

Ted Kozinski  
Comptroller/Treasurer

CITY OF DEKALB, ILLINOIS  
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998 Corporate Boulevard • Aurora, IL 60502

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Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT  
ON SUPPLEMENTARY INFORMATION

The Honorable Mayor  
Members of the City Council  
City of DeKalb, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of DeKalb, Illinois, for the year ended June 30, 2010, which collectively comprise the City of DeKalb, Illinois's basic financial statements, and have issued our report thereon dated December 3, 2010. These financial statements are the responsibility of the City of DeKalb, Illinois's management. Our responsibility is to express opinions on these financial statements based on our audit.

Our audit was made in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States. 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.

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the City of DeKalb, Illinois's basic financial statements. The accompanying combining schedule of revenues, expenditures, and changes in fund balances and schedules of fund balance by source for the County Home Tax Increment Financing Fund, Tax Increment Financing #1 Fund, Tax Increment Financing #2 Fund and Tax Increment Financing Debt Service Fund are presented for purposes of additional analysis and are not a required part of the basic financial statements. The information in these schedules has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly presented in all material respects in relation to the basic financial statements taken as a whole.

A handwritten signature in cursive script that reads 'Sikich LLP'.

Aurora, Illinois  
December 3, 2010

SUPPLEMENTARY INFORMATION

CITY OF DEKALB, ILLINOIS  
TAX INCREMENT FINANCING DISTRICTS REDEVELOPMENT FUNDS  
COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES

For the Year Ended June 30, 2010

	Capital Projects Funds			Debt Service	Total (Memorandum Only)
	Tax Increment Financing #1	Tax Increment Financing #2	County Home Tax Increment Financing	Fund TIF Debt Service	
<b>REVENUES</b>					
Taxes	\$ 8,361,066	\$ 2,073,700	\$ 311,219	\$ -	\$ 10,745,985
Investment Income	61,611	-	-	385	61,996
Miscellaneous	1,992	-	-	-	1,992
<b>Total Revenues</b>	<b>8,424,669</b>	<b>2,073,700</b>	<b>311,219</b>	<b>385</b>	<b>10,809,973</b>
<b>EXPENDITURES</b>					
Capital Outlay					
Contractual Services	148,482	675,183	300,071	-	1,123,736
Permanent Improvements	11,609,910	261,502	-	-	11,871,412
Debt Service					
Principal Retirement	-	-	-	8,850,000	8,850,000
Interest Charges	-	-	-	342,641	342,641
<b>Total Expenditures</b>	<b>11,758,392</b>	<b>936,685</b>	<b>300,071</b>	<b>9,192,641</b>	<b>22,187,789</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>(3,333,723)</b>	<b>1,137,015</b>	<b>11,148</b>	<b>(9,192,256)</b>	<b>(11,377,816)</b>
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfers In	-	-	-	8,172,302	8,172,302
Transfers (Out)	(8,172,302)	-	-	-	(8,172,302)
Notes Issued, at Par	4,383,291	-	-	1,000,000	5,383,291
Bonds Issued, at Par	10,800,000	-	-	-	10,800,000
Premium on Bond Issue	336,326	-	-	-	336,326
<b>Total Other Financing Sources (Uses)</b>	<b>7,347,315</b>	<b>-</b>	<b>-</b>	<b>9,172,302</b>	<b>16,519,617</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>4,013,592</b>	<b>1,137,015</b>	<b>11,148</b>	<b>(19,954)</b>	<b>5,141,801</b>
<b>FUND BALANCES (DEFICIT), JULY 1</b>	<b>7,554,750</b>	<b>1,220,083</b>	<b>(11,148)</b>	<b>578,956</b>	<b>9,342,641</b>
<b>FUND BALANCES (DEFICIT), JUNE 30</b>	<b>\$ 11,568,342</b>	<b>\$ 2,357,098</b>	<b>\$ -</b>	<b>\$ 559,002</b>	<b>\$ 14,484,442</b>

(See independent auditor's report.)



CITY OF DEKALB, ILLINOIS  
COUNTY HOME TAX INCREMENT FINANCING FUND  
SCHEDULE OF FUND BALANCE BY SOURCE

For the Year Ended June 30, 2010

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BEGINNING BALANCE (DEFICIT), JULY 1, 2009	\$	<u>(11,148)</u>
DEPOSITS		
Property Taxes		<u>311,219</u>
Total Deposits		<u>311,219</u>
Balance Plus Deposits		<u>300,071</u>
EXPENDITURES		
Capital Outlay		<u>300,071</u>
Total Expenditures		<u>300,071</u>
ENDING BALANCE, JUNE 30, 2010		<u><u>-</u></u>
ENDING BALANCE BY SOURCE	\$	-
Plus Funding Requirement		<u>-</u>
ENDING BALANCE	\$	<u><u>-</u></u>

(See independent auditor's report.)