

**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):
South Milwaukee/Manchester
Primary Use of Redevelopment Project Area*: Combination/Mixed

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

If "Combination/Mixed" List Component Types: Retail/Residential
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):
Tax Increment Allocation Redevelopment Act <u>X</u>
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)] If yes, please enclose the amendment labeled Attachment A	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)] Please enclose the CEO Certification labeled Attachment 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)] Please enclose the Legal Counsel Opinion labeled Attachment C		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)] If yes, please enclose the Activities Statement labeled Attachment D		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)] If yes, please enclose the Agreement(s) labeled Attachment E	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)] If yes, please enclose the Additional Information labeled Attachment F		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)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	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)] If yes, please enclose the Joint Review Board Report labeled Attachment H		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)] If yes, please enclose any Official Statement labeled Attachment I and Attachment J MUST be Yes	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)] If attachment I is yes, Analysis MUST be attached and labeled Attachment J	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) If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K		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)] 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		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)] If yes, please enclose list only, not actual agreements labeled Attachment M		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:

South Milwaukee/Manchester

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 353,145

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	\$ 1,565,860	\$ 18,268,454	92%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 12,526	\$ 411,874	2%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 1,109,834	6%
Private Sources		\$ 45,673	0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation by source

\$ 1,578,387

Cumulative Total Revenues/Cash Receipts

\$ 19,835,836 100%

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

\$ 34,413

Distribution of Surplus

\$ 710,365

Total Expenditures/Disbursements

\$ 744,778

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

\$ 833,609

FUND BALANCE, END OF REPORTING PERIOD*

\$ 1,186,754

* 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: South Milwaukee/Manchester

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.		
Salaries	21,197	
		\$ 21,197
2. Annual administrative cost.		
Legal Services	285	
		\$ 285
3. Cost of marketing sites.		
Business Recruitment Subscriptions	11,758	
		\$ 11,758
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 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2017

TIF NAME: South Milwaukee/Manchester

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: South Milwaukee/Manchester

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. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The number of projects undertaken by the municipality within the Redevelopment Project Area:	2

LIST the projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 41,500,000	\$ -	\$ -
Public Investment Undertaken	\$ 1,221,475	\$ -	\$ 200,000
Ratio of Private/Public Investment	33 79/81		0

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: Astor Place Development

Private Investment Undertaken (See Instructions)	\$ 41,500,000		
Public Investment Undertaken	\$ -		
Ratio of Private/Public Investment	0		0

Project 2*: Streetscape Improvements (S. Milwaukee Ave)

Private Investment Undertaken (See Instructions)	\$ -		
Public Investment Undertaken	\$ 1,221,475		\$ 200,000
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: **South Milwaukee/Manchester**

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
2000	\$ 1,694,510	\$ 14,269,301

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
Wheeling District 21	\$ 296,393
HS District 214	\$ 150,823
Village of Wheeling	\$ 96,271
Wheeling Park District	\$ 49,478
Cook County	\$ 31,812
Indian Trails Public Library	\$ 28,410
Harper College District 512	\$ 24,829
Water Reclamation District	\$ 24,232
Forest Preserve District	\$ 3,760
Town of Wheeling	\$ 2,447
Road and Bridge Wheeling	\$ 836
NW Mosquito Abatement	\$ 597
Wheeling General Assistance	\$ 477

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
Not Available			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

SECTION 8

Provide a general description of the redevelopment project area using only major boundaries:

East and West of South Milwaukee Avenue, South of Manchester Drive, North of Mill Circle

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



June 1, 2018

Office of the Illinois Comptroller
Local Government Division
Suite 15-500
100 W. Randolph Street
Chicago, IL 60601

RE: Village of Wheeling Annual TIF Reports:
Crossroads Redevelopment Area
South Milwaukee Avenue TIF District
Lake Cook and Milwaukee Avenue TIF District
Town Center-II Redevelopment Area
Southeast-II TIF District

To Whom It May Concern:

I am the Village Manager and Chief Executive Officer of the Village of Wheeling. This letter is to certify that, to the best of my knowledge, the Village of Wheeling has complied with all of the requirements of the Illinois Tax Increment Financing Act during the fiscal year ended December 31, 2017. This certification is issued pursuant to requirements of the Act.

Sincerely,

Jon Sfondilis
Village Manager



June 1, 2018

Office of the Illinois Comptroller
Local Government Division
Suite 15-500
100 W. Randolph Street
Chicago, Ill. 60601

RE: Village of Wheeling Annual TIF Reports:
January 1, 2017 to December 31, 2017

Crossroads Redevelopment Area
South Milwaukee Avenue TIF District
Lake Cook and Milwaukee Avenue TIF District
Town Center-II Redevelopment Area
Southeast-II TIF District

To Whom It May Concern:

I, James Ferolo, am the Village Attorney for the Village of Wheeling, Illinois.

I have reviewed all information provided to me by the Village administration and staff, and I find that the Village of Wheeling has conformed to all applicable requirements of the Illinois Tax Incremental Redevelopment Allocation Act set forth thereunder to the best of my knowledge and belief.

This opinion relates only to the time period set forth, and is based upon information available to me as of the end of said fiscal year.

Sincerely,

James Ferolo
Village Attorney

**Village of Wheeling, IL
South Milwaukee/Manchester Redevelopment Area**

Annual Comptroller's Report

Statement Regarding Activities Undertaken in Furtherance of the Objectives of the Plan

A surplus of \$710,365 was declared and distributed in December to the Cook County Treasurer's Office for distribution to all taxing agencies impacted by the South Milwaukee/Manchester Redevelopment Area.

Expenditures were incurred for business recruitment, legal fees and salaries associated with the development of the South Milwaukee/Manchester Redevelopment Area.

Please note this statement is also intended to provide the additional information on the use of all funds received under this Division and steps taken by the Village to achieve the objectives of the redevelopment plan.

**MINUTES OF THE ANNUAL MEETING OF THE JOINT REVIEW BOARD (JRB)
FOR THE VILLAGE OF WHEELING
SOUTH MILWAUKEE AVENUE/MANCHESTER DRIVE AREA TIF DISTRICT**

**Friday, August 25, 2017
Board Room
2 Community Boulevard
Wheeling, Illinois 60090**

The meeting was called to order at 9:57 a.m.

On roll call the following members of the Joint Review Board were present:

Indian Trails Public Library	Susan Beal
School District #21	Mary Werling
Wheeling Park District	Matt Wehby
School District #214	Cathy Johnson
Village of Wheeling	Michael Mondschain

The following members were not present:

Wheeling Township
Community College #512
Cook County
Public Member

Also in attendance from the Village of Wheeling were Brian Smith, Assistant Finance Director; Michael Marro, Accountant; Angela Peters, Financial Services Coordinator; and John Melaniphy, Director of Economic Development.

In compliance with the statutes of the State of Illinois, the Annual TIF JRB Meeting was held for the purpose of reviewing the effectiveness and status to date of the TIF redevelopment project areas.

Mr. Mondschain asked for a motion to appoint a Chairperson for the meeting. Ms. Johnson made a motion to appoint Michael Mondschain. Ms. Werling seconded the motion. All were in favor and the motion passed.

Chairman Mondschain stated for the record that there was no Public Member in attendance.

The highlights of the report of activity and status were reviewed by Chairman Mondschain.

He stated that the South Milwaukee Avenue/Manchester Drive Redevelopment Area was established in 2000 and is set to expire in 2023.

Section 3.1. Chairperson Mondschain stated the following: The Fund Balance at the beginning of the reporting period was \$384,003. There was property tax increment of over \$1.4 million and \$15,000 in interest earnings. There were expenditures of \$830,000. Pursuant to another IGA that requires 45% of the increment be declared surplus and be distributed, the Village distributed \$657,442 to the taxing bodies. At the end of the reporting period, there was a positive fund balance of \$353,145; but an anticipated deficit going forward of \$46,855.

Section 3.2A breaks down the expenditures. There were funds spent on salaries; a transfer of funds to the Crossroads TIF for the TIF note payoff; and several other expenditures related to the 4.8 acre South Milwaukee parcel located at 687-789 S. Milwaukee Avenue. The Village has been spending money on this parcel for the last several years in order to redevelop the property.

Chairman Mondschain then asked Mr. Melaniphy to comment on what might happen in regard to economic development of the site.

Mr. Melaniphy stated that given changes in the MWRD requirements, the Village had engaged the services of engineers to engineer this site. The two parcels have been completely engineered to meet the MWRD requirements. There was also a Cook County easement the Village had to work with over many years. Townhome developers; used auto dealers; and restaurant developers have shown interest in the property. The Village is targeting sales tax producing uses for the sites and advertising in several trade publications to entice developers to negotiate with us on these sites. We have interviewed a broker to help sell the properties. Now that they are completely engineered and with the changes that are going to occur at Fox Point to the North, we are optimistic that we are going to see development on the sites shortly.

Chairman Mondschain continued by stating that there were some additional expenses related to conferences and membership dues.

He went on to state that Section 3.2B listed the vendors paid in excess of \$10,000 which had already been discussed.

Section 3.3, shows no debt has been issued in this TIF district. The Village anticipates some costs related to administrative expenses and the 4.8 acre parcel on South Milwaukee. We anticipate a small deficit going forward; but in reality there will be increment coming in to offset the deficit.

Section 4 shows no property was acquired by the Village within the redevelopment project area.

Section 5 details the public and private investments. Those were mostly related to Astor Place and the South Milwaukee parcel.

Section 6, shows the growth in the EAV for the reporting period. Chairman Mondschain indicated that the spreadsheet he handed out earlier showed that the EAV for 2016 had grown to \$14.2 million. Last year the Village distributed surplus as discussed; but that he had a new spreadsheet for what the Village anticipates distributing in December of 2017.

Attachments B & C are the letters from the Village Manager and Village Attorney certifying that to the best of their knowledge the Village had complied with all of the requirements of the Illinois Tax Increment Financing Act.

Attachment D/F is a description of the expenditures.

Chairman Mondschain asked for a motion to approve the minutes of the South Milwaukee Avenue/Manchester Drive Area TIF District Joint Review Board Meeting of August 24, 2016. Ms. Johnson made a motion to approve the minutes; Ms. Werling seconded the motion. All members indicated they were in favor of approving the minutes of the August 24, 2016 South Milwaukee Avenue/Manchester Drive Area TIF District JRB meeting and the motion passed.

Mr. Mondschain asked if there were any questions related to the report.

Mr. Wehby asked whether there is a visual reference along Milwaukee Avenue that would indicate where the South TIF ends and the Southeast TIF begins. Mr. Melaniphy stated that the easiest way to disseminate would be right around River Mills.

Ms. Johnson asked Mr. Melaniphy if he could expand on any of the projects he anticipates occurring over the next year. Director Melaniphy stated that relative to the South TIF, the Village's objective is to attract two restaurants on the Village owned sites. He has been working diligently and attending shopping center conventions marketing the sites to the development community. With the redevelopment of the Fox Point property and given that the engineering has already taken place on the Village owned parcels, these parcels should be more desirable to restaurant developers. There have also been discussions with a broker to possibly help the Village with the marketing of these sites.

There being no further questions, Chairman Mondschain asked for a motion to approve the report. Ms. Johnson made the motion; it was seconded by Mr. Wehby. All were in favor and the South Milwaukee Avenue/Manchester Drive TIF report was approved.

There being no other communications regarding the South Milwaukee Avenue/Manchester Drive Area TIF District, Chairman Mondschain asked for a motion to adjourn. Ms. Johnson made the motion; it was seconded by Ms. Werling. All were in favor and the meeting adjourned at 10:05 a.m.

Respectfully Submitted,



Michael Mondschain
Director of Finance

VILLAGE OF WHEELING, ILLINOIS

NONMAJOR GOVERNMENTAL FUNDS

COMBINING BALANCE SHEET

December 31, 2017

	Special Revenue			
	Motor Fuel Tax	Foreign Fire Insurance Tax	Emergency Telephone System	Grant
ASSETS				
Cash and investments	\$ 1,291,124	\$ 125,692	\$ 42,622	\$ -
Receivables				
Property taxes	-	-	-	-
Accounts	-	-	373,437	-
Accrued interest	-	-	-	-
Other	-	-	-	153
Prepaid items	-	775	-	-
Inventory	216,739	-	-	-
Due from other funds	-	-	-	-
Due from other governments	83,189	-	-	828,761
TOTAL ASSETS	\$ 1,591,052	\$ 126,467	\$ 416,059	\$ 828,914
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts payable	\$ 153,397	\$ -	\$ 336,615	\$ 198,341
Accrued payroll	-	-	-	9,187
Deposits payable	-	-	-	-
Due to other funds	-	-	79,444	621,386
Total liabilities	153,397	-	416,059	828,914
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue - property taxes	-	-	-	-
Total deferred inflows of resources	-	-	-	-
Total liabilities and deferred inflows of resources	153,397	-	416,059	828,914
FUND BALANCES				
Nonspendable				
Prepaid items	-	775	-	-
Inventory	216,739	-	-	-
Restricted				
Capital projects	-	-	-	-
Highways and streets	1,220,916	-	-	-
Public safety	-	125,692	-	-
Economic development	-	-	-	-
Debt service	-	-	-	-
Assigned				
Capital projects	-	-	-	-
Total fund balances	1,437,655	126,467	-	-
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	\$ 1,591,052	\$ 126,467	\$ 416,059	\$ 828,914

Capital Projects									
Crossroads Redevelopment Area	Town Center TIF #2	North Milwaukee/ Lake Cook Redevelopment Area	South Milwaukee Redevelopment Area	Southeast TIF #2	Capital Projects	Stormwater	Debt Service	Total	
\$ 121,055	\$ 936,995	\$ 2,515,289	\$ 1,185,177	\$ 784,870	\$ 3,169,496	\$ 1,273,158	\$ 133,458	\$ 11,578,936	
451	-	6,058	-	320	-	-	1,959,833	1,966,662	
-	115,206	-	-	-	18,000	151,326	-	657,969	
-	1,340	412	1,492	-	7,841	-	-	11,085	
-	-	-	-	-	316,775	-	-	316,928	
85	85	85	85	85	-	-	-	1,200	
-	-	-	-	-	-	-	-	216,739	
-	-	-	-	-	615,501	-	-	615,501	
-	-	-	-	-	-	-	-	911,950	
<u>\$ 121,591</u>	<u>\$ 1,053,626</u>	<u>\$ 2,521,844</u>	<u>\$ 1,186,754</u>	<u>\$ 785,275</u>	<u>\$ 4,127,613</u>	<u>\$ 1,424,484</u>	<u>\$ 2,093,291</u>	<u>\$ 16,276,970</u>	
\$ 16,668	\$ 783,397	\$ 14,276	\$ -	\$ 661	\$ 704,751	\$ 6,845	\$ -	\$ 2,214,951	
-	-	-	-	-	-	-	-	9,187	
-	-	-	-	-	-	339,200	-	339,200	
-	-	-	-	-	-	-	-	700,830	
<u>16,668</u>	<u>783,397</u>	<u>14,276</u>	<u>-</u>	<u>661</u>	<u>704,751</u>	<u>346,045</u>	<u>-</u>	<u>3,264,168</u>	
-	-	-	-	-	-	-	1,956,324	1,956,324	
-	-	-	-	-	-	-	1,956,324	1,956,324	
<u>16,668</u>	<u>783,397</u>	<u>14,276</u>	<u>-</u>	<u>661</u>	<u>704,751</u>	<u>346,045</u>	<u>1,956,324</u>	<u>5,220,492</u>	
85	85	85	85	85	-	-	-	1,200	
-	-	-	-	-	-	-	-	216,739	
-	-	-	-	-	-	1,078,439	-	1,078,439	
-	-	-	-	-	-	-	-	1,220,916	
-	-	-	-	-	-	-	-	125,692	
104,838	270,144	2,507,483	1,186,669	784,529	-	-	-	4,853,663	
-	-	-	-	-	-	-	136,967	136,967	
-	-	-	-	-	3,422,862	-	-	3,422,862	
<u>104,923</u>	<u>270,229</u>	<u>2,507,568</u>	<u>1,186,754</u>	<u>784,614</u>	<u>3,422,862</u>	<u>1,078,439</u>	<u>136,967</u>	<u>11,056,478</u>	
<u>\$ 121,591</u>	<u>\$ 1,053,626</u>	<u>\$ 2,521,844</u>	<u>\$ 1,186,754</u>	<u>\$ 785,275</u>	<u>\$ 4,127,613</u>	<u>\$ 1,424,484</u>	<u>\$ 2,093,291</u>	<u>\$ 16,276,970</u>	

See accompanying notes to financial statements.

VILLAGE OF WHEELING, ILLINOIS

NONMAJOR GOVERNMENTAL FUNDS

COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES

For the Year Ended December 31, 2017

	Special Revenue			
	Motor Fuel Tax	Foreign Fire Insurance Tax	Emergency Telephone System	Grant
REVENUES				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	975,923	-	196,903	2,217,174
Charges for services	-	-	499,512	-
Investment income	13,923	-	3,444	-
Miscellaneous	-	63,981	1,350	-
Total revenues	989,846	63,981	701,209	2,217,174
EXPENDITURES				
Current				
General government	-	-	-	1,337,766
Public safety	-	79,520	1,245,664	250,400
Highways and streets	901,051	-	-	-
Capital outlay	-	-	-	717,932
Capital improvements	-	-	-	-
Debt service				
Principal	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total expenditures	901,051	79,520	1,245,664	2,306,098
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	88,795	(15,539)	(544,455)	(88,924)
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	210,000	88,924
Transfers (out)	-	-	(112,458)	-
Total other financing sources (uses)	-	-	97,542	88,924
NET CHANGE IN FUND BALANCES	88,795	(15,539)	(446,913)	-
FUND BALANCES (DEFICIT), JANUARY 1	1,348,860	142,006	446,913	-
FUND BALANCES, DECEMBER 31	\$ 1,437,655	\$ 126,467	\$ -	\$ -

Capital Projects									
Crossroads Redevelopment Area	Town Center TIF #2	North Milwaukee/ Lake Cook Redevelopment Area	South Milwaukee Redevelopment Area	Southeast TIF #2	Capital Projects	Stormwater	Debt Service	Total	
\$ 2,801,752	\$ 772,498	\$ 4,816,784	\$ 1,565,860	\$ 684,964	\$ 2,895,388	\$ -	\$ 1,863,210	\$ 15,400,456	
-	32,785	-	-	-	247,397	-	-	3,670,182	
-	-	-	-	-	-	680,452	-	1,179,964	
17,860	20,171	27,910	12,526	5,625	42,290	11,352	13,301	168,402	
-	585,220	-	-	-	18,046	-	-	668,597	
2,819,612	1,410,674	4,844,694	1,578,386	690,589	3,203,121	691,804	1,876,511	21,087,601	
-	-	-	-	-	-	-	-	1,337,766	
-	-	-	-	-	-	-	-	1,575,584	
-	-	-	-	-	474,726	-	-	1,375,777	
2,258,100	1,495,985	115,026	744,777	36,212	-	125,169	-	5,493,201	
-	1,240,448	104,822	-	-	2,782,800	-	-	4,128,070	
-	355,358	2,077,620	-	-	328,107	-	1,400,000	4,161,085	
-	-	660,172	-	-	64,949	-	1,466,347	2,191,468	
2,258,100	3,091,791	2,957,640	744,777	36,212	3,650,582	125,169	2,866,347	20,262,951	
561,512	(1,681,117)	1,887,054	833,609	654,377	(447,461)	566,635	(989,836)	824,650	
-	-	415,125	-	-	-	-	996,885	1,710,934	
-	-	-	-	-	(320,101)	(171,500)	-	(604,059)	
-	-	415,125	-	-	(320,101)	(171,500)	996,885	1,106,875	
561,512	(1,681,117)	2,302,179	833,609	654,377	(767,562)	395,135	7,049	1,931,525	
(456,589)	1,951,346	205,389	353,145	130,237	4,190,424	683,304	129,918	9,124,953	
\$ 104,923	\$ 270,229	\$ 2,507,568	\$ 1,186,754	\$ 784,614	\$ 3,422,862	\$ 1,078,439	\$ 136,967	\$ 11,056,478	

See accompanying notes to financial statements.



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CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS

Members of American Institute of Certified Public Accountants

REPORT OF INDEPENDENT ACCOUNTANT'S ON COMPLIANCE

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

We have examined management's assertion that the Village of Wheeling, Illinois (the Village), complied 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) during the year ended December 31, 2017. As discussed in that representation letter, management is responsible for the Village's 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 made in accordance with the standards established by the American Institute of Public Accountants and, accordingly, included examining, on a test basis, evidence about the Village's 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's compliance with statutory requirements.

In our opinion, management's assertion that the Village of Wheeling, Illinois complied with the aforementioned requirements for the year ended December 31, 2017, is fairly stated in all material respects.

This report is intended for the information and use of the Mayor, Board of Trustees, Management, the Joint Review Board, the Illinois State Comptroller, and the Illinois Department of Revenue.

Sikich LLP

Naperville, Illinois
May 29, 2018

