



**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):**  
  
**Batavia Riverfront TIF District #1**

**Primary Use of Redevelopment Project Area\*:**  
  
\* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

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

**Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):**  
 Tax Increment Allocation Redevelopment Act   
 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)] <b>If yes, please enclose the amendment (labeled Attachment A)</b>	x	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification (labeled Attachment B).</b>		x
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		x
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement (labeled Attachment D)</b>		x
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E)</b>		x
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information (labeled Attachment F)</b>	x	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G)</b>	x	
Were there any reports <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)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H)</b>		x
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose any Official Statement (labeled Attachment I). 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)] <b>If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).</b>	x	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) <b>If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).</b>		x
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] <b>If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).</b>		x
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] <b>If yes, please enclose 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

**Batavia Riverfront TIF District #1**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 1,270,969

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	\$ 994,036	\$ 14,229,311	99%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 1,434	\$ 160,849	1%
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 \$ 995,470

Cumulative Total Revenues/Cash Receipts \$ 14,390,160 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 480,971

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 480,971

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 514,499

Previous Year Adjustment (Explain Below) \$ -

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 1,785,468

\* 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**

**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>\$ 480,971</b>
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**SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]**

**FY 2021**

**TIF NAME:**

**Batavia Riverfront TIF District #1**

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

**X**

**Check here if 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:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (8):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

FY 2021

TIF Name:

Batavia Riverfront TIF District #1

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.Select **ONE** of the following by indicating an 'X':

1. <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
--	--

2. The Municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	x
2a. The total number of <b>ALL</b> activities undertaken in furtherance of the objectives of the redevelopment plan:	7

LIST **ALL** 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)	\$ 21,578,327	\$ 150,000	\$ 500,000
Public Investment Undertaken	\$ 14,336,788	\$ 50,000	\$ 220,969
Ratio of Private/Public Investment	1 50/99		2 5/19

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: Quarrystone**

Private Investment Undertaken (See Instructions)	\$ 15,691,996		
Public Investment Undertaken	\$ 3,371,982		
Ratio of Private/Public Investment	4 17/26		0

**Project 2\*: Downtown Improvement Grants**

Private Investment Undertaken (See Instructions)	\$ 5,386,331	\$ 150,000	\$ 500,000
Public Investment Undertaken	\$ 617,425	\$ 50,000	\$ 220,969
Ratio of Private/Public Investment	8 21/29		2 5/19

**Project 3\*: River Street**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 1,907,298		
Ratio of Private/Public Investment	0		0

**Project 4\*: Wilson Street**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 1,649,352		
Ratio of Private/Public Investment	0		0

**Project 5\*: Houston Street**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 2,501,941		
Ratio of Private/Public Investment	0		0

**Project 6\*: One Washington Place**

Private Investment Undertaken (See Instructions)	\$ 500,000		
Public Investment Undertaken	\$ 2,779,917		
Ratio of Private/Public Investment	9/50		0

**Project 7\*: Larson Becker Parking Lot**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	1,508,873	
Ratio of Private/Public Investment		0	0

**Project 8\*:**

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

**Project 9\*:**

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

**Project 10\*:**

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

**Project 11\*:**

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

**Project 12\*:**

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

**Project 13\*:**

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

**Project 14\*:**

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

**Project 15\*:**

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:** Batavia Riverfront TIF District #1

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
1989	\$ 1,373,591	\$ 12,763,573

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:

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

## TIF 1 Legal Description

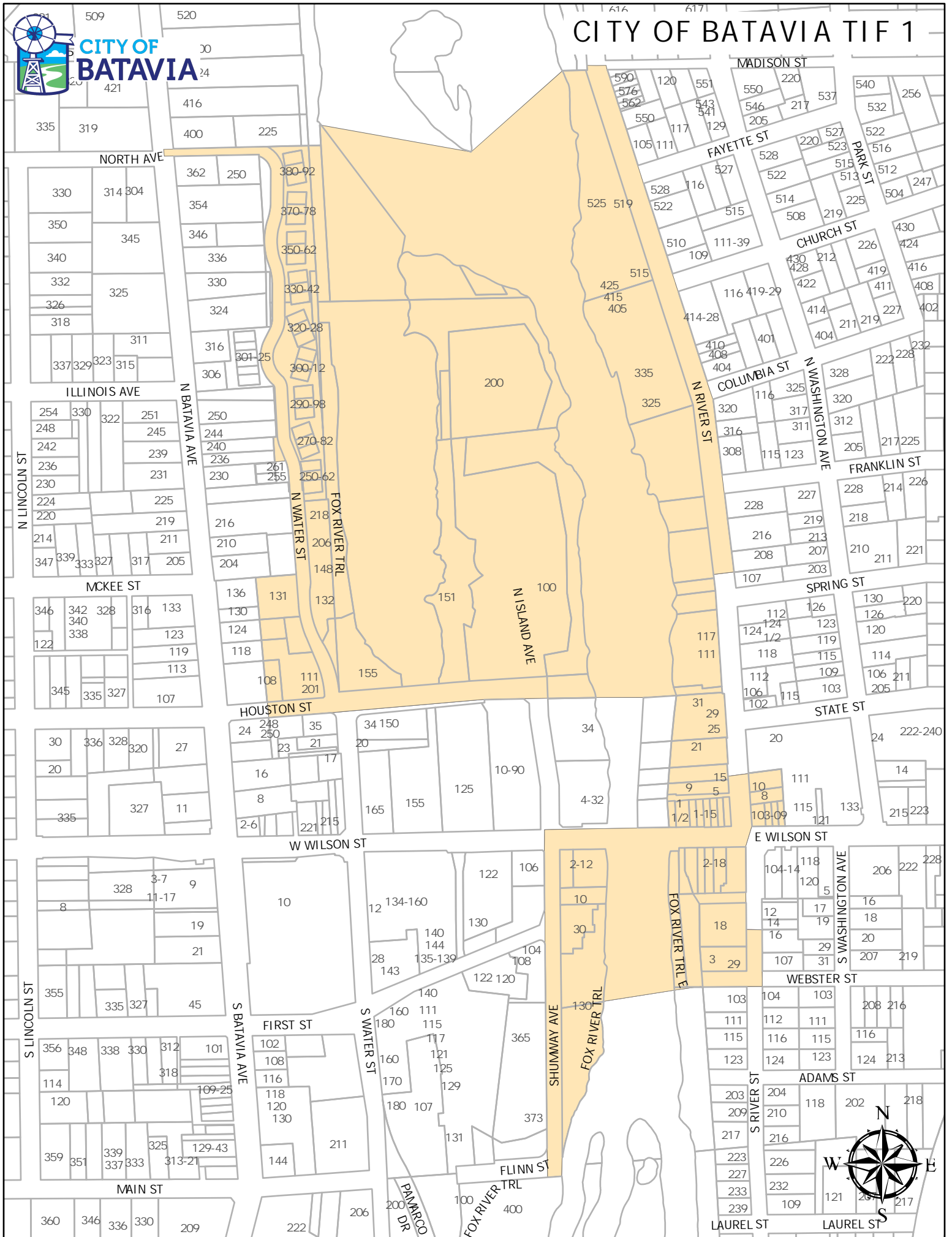
That part of Section 15 and 22, Township 39 North Range 8 East of the Third Principal Meridian described by beginning at a point on the Easterly line of the subdivision of the Joel McKee Estate lying 283.8 feet Southerly from the Northeast corner thereof as measured along said Easterly line; thence Westerly along the Southerly line and the Easterly extension of said Southerly line of tax lot 15 as presently platted, in said subdivision of the Joel McKee Estate to the Easterly line of Batavia Avenue (Route #31); thence Southerly along said Easterly line of Batavia Avenue for 30 feet; thence Easterly along the Northerly line of tax lot 17 in said Joel McKee Subdivision, as presently platted, to the Northeast corner thereof; thence Southerly along the Westerly line of tax lot 20, as presently platted, in said Joel McKee Subdivision to the Southwest corner thereof; thence continuing Southerly along the Westerly line of tax lot 27, as presently platted, in said Joel McKee Subdivision to the Southwest corner thereof; thence Southerly along the Westerly line of tax lots 25 and 26; as presently platted, in said Joel McKee Subdivision to the Southwest corner of said tax lot 26; thence Easterly along the North line of tax lot 2, as presently platted, in the Assessor's Third Addition to Batavia to the Northwest corner thereof; thence Southerly along the Westerly lines of tax lots 25, 26, and 27, as presently platted, in said assessor's plat to the Southwest corner of said tax lot 27; thence Easterly along the South line of said tax lot 27 to the Northeast corner of tax lot 9, as presently platted, in said assessor's plat; thence Southerly along the East lines of tax lots 9 and 10, as presently platted, in said assessor's plat to the Southeasterly most corner thereof; thence Westerly along a Southerly line of said tax lot 10 to an angle point thereon; thence Southerly along the East lines of tax lots 10 and 11, as presently platted, in said assessor's plat to the Southeast corner of said tax lot 11; thence Easterly along the North line of tax lot 19, as presently platted, in said assessor's plat to the Northeast corner thereof; thence Southerly along the East line of said tax lot 19, as presently platted, to the Southeast corner thereof; thence Westerly along the North line of tax lot 20, as presently platted, in said assessor's plat to the Northwest corner thereof; thence Southerly along the West lines of tax lots 20, 21, 22, 23, and 24, as presently platted, and the Southerly extension of said West line, in said assessor's plat to the point of intersection of said Southerly extension with the Southerly line of Houston Street; thence Easterly along said Southerly line of Houston Street and extension thereof across Water Street and Island Avenue to the Northwest corner of tax lot 15, as presently platted, in the assessor's Second Addition to Batavia; thence Easterly along the North line and Easterly extension of said tax lot 15 in said assessor's Second Addition to the East bank of the Fox River; thence Southerly along said East bank of the Fox River to the North line of Wilson Street; thence Westerly along said North line of Wilson Street and extension thereof across Island Avenue to the point of intersection of the North line of Wilson Street with the West line of Island Avenue; thence Southerly along

the West line of Shumway Avenue (formerly Island Avenue) and extensions thereof across Wilson Street and First Street to the point of intersection of said West line of Shumway Avenue with the South line of the West half of the Northeast quarter of said Section 22; thence East along the South line of the West half of the Northeast quarter of said Section 22 to the West bank of the Fox River; thence Northerly along the West bank of the Fox River to the Southeast corner of tax lot 6, as presently platted, in the Island Addition to Batavia; thence Easterly across the Fox River to the Southwest corner of tax lot 13 in block 3, as presently platted, in Lord and Fowlers Subdivision, thence Easterly to the Northwest corner of tax lot 1 in block 9, as presently platted, in Wilson's Addition; thence Easterly along the South line of Webster Street and extension thereof to the East line of South River Street (Route #25); thence Northerly along said East line of South River Street (Route #25) to the Northwest corner of tax lot 8 in block 2, as presently platted, in said Wilson's Addition to Batavia; thence Easterly along the North line of said tax lot 8 to the Southwest corner of tax lot 4 in block 2, as presently platted, in said Wilson's Addition; thence Northerly along the West line of said tax lot 4 to the Northwest corner thereof; thence Easterly along the South line of Wilson Street to the point of intersection of the Southerly extension of the West line of lot 5 in block 7 of the Original Town of Batavia with said South line of Wilson Street; thence Northerly along said Southerly extension of lot 5 in block 7 of the Original Town of Batavia to the Southwest corner of said lot 5; thence Northerly along the west lines of lots 5, 7, and 8 in block 7 of the Original Town of Batavia to the Northwest corner of said lot 7 in block 7; thence Northerly across State Street to the Southeast corner of lot 5 in block 6 of the Original Town of Batavia; thence Northerly along the East lines of lots 1 thru 5 and the Northerly extension thereof, in block 6 of the Original Town of Batavia to the North line of Spring Street; thence Westerly along said North line of Spring Street to the East line of North River Street; thence Northerly along said East line of North River Street and extensions thereof to the South line of Madison Street; thence Westerly along the Westerly extension of said South line of Madison Street to the East bank of the Fox River; thence Westerly across the Fox River to the point of beginning; in the City of Batavia, Kane County, Illinois.



**CITY OF  
BATAVIA**

# CITY OF BATAVIA TIF 1





June 15, 2022

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

RE: 2021 Annual TIF #1

To whom it may concern:

On behalf of the City of Batavia, I hereby certify that our community has complied with all the requirements of the Tax Increment Allocation Redevelopment Act, during the preceding fiscal year for the Downtown TIF District. Enclosed you will find all the required documentation your office has requested to verify our compliance with the terms of the Act.

Please contact Finance Director Peggy Colby at (630)454-2030 if you have any questions or need additional information to evaluate our submittal. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Jeffery D. Schielke". The signature is written in a cursive style.

Jeffery D. Schielke

Mayor

Attachment B



## Attachment D

### TIF District #1

- 15 E. Wilson: On September 7, 2021, Ware Equity Partners, received approval for a Downtown Improvement Grant in the amount of \$22,734 for a new fire protection system. (21-086-R). The reimbursement request has not yet been made.

*Note: In early 2022, the owner informed the City that the costs ran over and a request to increase the grant to the maximum possible award of \$25,000 was approved on March 21, 2022 (Amended 21-086-R).*

- 109 E. Wilson: On November 8, 2021, Haylie B's Bakery, received approval for a Sign Grant in the maximum amount of \$1,000 (21-106-R).

*Note: Grant will be paid in 2022. Final receipts estimate final award to be \$725.*

- 18 E. Wilson: On January 7, 2021, Comedy Vault received approval for a TIF Grant in the amount of \$25,000 and a loan of \$75,000. City Council approved Ordinance 21-08 which authorizes the execution of a TIF Redevelopment Agreement with Comedy Vault.
- 18 E. Wilson: On March 10, 2021, Marco Limited Partnership (Michael Marconi) received approval for a TIF Grant in the amount of \$25,000 and a loan of \$75,000. City Council approved Ordinance 21-22 which authorizes the execution of a TIF Redevelopment Agreement with Marco Limited Partnership for fire suppression system and building improvements.
- 40 N. Island Ave: On April 20, 2021, Ziggy's Nail Spa received approval for a Sign Grant in the maximum amount of \$1,000 Resolution 21-036-R.
- A water service was installed at 18 E Wilson due to insufficient fire suppression service.
- 2022 plans are to continue to encourage growth and development in TIF #1 district, to include but not limited to, seeking development proposals through RFP for the 1.6 acre Larson-Becker site on the east bank of the Fox River, retenanting vacant commercial space such as 31 N. River St., and supporting businesses that are soon to open such as Pal Joey's and Mirus with possible TIF grant opportunities for eligible improvements.

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**CITY OF BATAVIA, ILLINOIS**

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**TAX INCREMENT FINANCING DISTRICT  
TAX INCREMENT FINANCING #1****REPORT ON COMPLIANCE  
WITH PUBLIC ACT 85-1142**

**For the Year Ended December 31, 2021**

**CITY OF BATAVIA, ILLINOIS**  
**TAX INCREMENT FINANCING DISTRICT**  
**TAX INCREMENT FINANCING #1**  
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## **INDEPENDENT ACCOUNTANT'S REPORT**

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

We have examined management's assertion, included in its representation letter dated May 31, 2022 that the City of Batavia, Illinois (the City) 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, 2021. Management is responsible for the City's assertion and for compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the City of Batavia's compliance with the specified requirements.

In our opinion, management's assertion that the City of Batavia, Illinois complied with the aforementioned requirements for the year ended December 31, 2021 is fairly stated, in all material respects.

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

*Sikich LLP*

Naperville, Illinois  
May 31, 2022

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## **INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION**

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

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Batavia, Illinois (the City) as of and for the year ended December 31, 2021, and the notes to financial statements, which collectively comprise the basic financial statements of the City, and have issued our report thereon dated May 31, 2022, which expressed an unmodified opinion on those statements.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements as a whole. The supplementary information (schedule of revenues, expenditures, and changes in fund balance and balance sheet for the Tax Increment Financing (TIF) #1) is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

*SiKich LLP*

Naperville, Illinois  
May 31, 2022

**SUPPLEMENTARY INFORMATION**

**CITY OF BATAVIA, ILLINOIS**

**BALANCE SHEET  
TAX INCREMENT FINANCING #1**

December 31, 2021

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	<b><u>Tax Increment Financing #1</u></b>
<b>ASSETS</b>	
Cash and Investments	\$ 1,750,912
Receivables	
Property Taxes	1,023,381
Notes	<u>150,000</u>
<b>TOTAL ASSETS</b>	<b><u>\$ 2,924,293</u></b>
<b>LIABILITIES</b>	
Accounts Payable	<u>\$ 115,443</u>
Total Liabilities	<u>115,443</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Unavailable Property Tax Revenue	<u>1,023,381</u>
Total Deferred Inflows of Resources	<u>1,023,381</u>
<b>FUND BALANCES</b>	
Restricted	
Economic Development	<u>1,785,469</u>
Total Fund Balances	<u>1,785,469</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<b><u>\$ 2,924,293</u></b>

(See independent auditor's report.)

**CITY OF BATAVIA, ILLINOIS**

**SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES  
TAX INCREMENT FINANCING #1**

For the Year Ended December 31, 2021

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	<b><u>Tax Increment Financing #1</u></b>
<b>REVENUES</b>	
Taxes	
Property Taxes	\$ 994,036
Investment Income	1,281
Miscellaneous	<u>153</u>
Total Revenues	<u>995,470</u>
<b>EXPENDITURES</b>	
Capital Outlay	<u>480,970</u>
Total Expenditures	<u>480,970</u>
NET CHANGE IN FUND BALANCES	514,500
FUND BALANCES, JANUARY 1	<u>1,270,969</u>
<b>FUND BALANCES, DECEMBER 31</b>	<b><u><u>\$ 1,785,469</u></u></b>

(See independent auditor's report.)



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Naperville, IL 60563  
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Attachment L

## **INDEPENDENT ACCOUNTANT'S REPORT**

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

We have examined management's assertion, included in its representation letter dated May 31, 2022 that the City of Batavia, Illinois (the City) 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, 2021. Management is responsible for the City's assertion and for compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the City of Batavia's compliance with the specified requirements.

In our opinion, management's assertion that the City of Batavia, Illinois complied with the aforementioned requirements for the year ended December 31, 2021 is fairly stated, in all material respects.

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

*Sikich LLP*

Naperville, Illinois  
May 31, 2022