

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2022

Name of Redevelopment Project Area: Central Area Redevelopment Project Area

Input name here (name of redevelopment project area will auto-populate on each page)

Primary Use of Redevelopment Project Area*: Combination/Mixed	
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.	
Central Business District, Retail, Industrial, Commercial & Residential	
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	<input checked="" type="checkbox"/>
Industrial Jobs Recovery Law	<input type="checkbox"/>

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, 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). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions 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, enactment or extension, and a copy of the redevelopment plan (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 <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)] 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). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (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 the list only, not actual agreements (labeled Attachment M).	X	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	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)]

FY 2022

Name of Redevelopment Project Area: Central Area Redevelopment Project Area

Input name here (name of redevelopment project area will auto-populate on each page)

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (361,643)

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	\$ 54,181	\$ 469,549	15%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 2	\$ 17,832	1%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 2,392,000	75%
Transfers from Municipal Sources	\$ 25,000	\$ 303,000	10%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund \$ 79,183

Cumulative Total Revenues/Cash Receipts \$ 3,182,381 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 64,928

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 64,928

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 14,255

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ (347,388)

* 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 2022

Name of Redevelopment Project Area: Central Area Redevelopment Project Area

Input name here (name of redevelopment project area will auto-populate on each page)

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
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 fees associated with legal and accounting	3,438	
		\$ 3,438
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 2

7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
		\$ -
9. Financing costs.		
Principal Retirement	25,800	
Interest and Fiscal Charges	35,690	
		\$ 61,490
10. Capital costs.		
		\$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		\$ -

**SECTION 3.2 A
PAGE 3**

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 64,928

SECTION 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]

FY 2022

Name of Redevelopment Project Area: Central Area Redevelopment Project Area

Input name here (name of redevelopment project area will auto-populate on each page)

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FUND BALANCE BY SOURCE \$ (347,388)

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Refund of Bond of 2016 (86% of \$1,175,000 Issuance)	\$ 1,034,000	\$ 1,039,224
Total Amount Designated for Obligations	\$ 1,034,000	\$ 1,039,224

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Total Amount Designated for Project Costs		\$ -

TOTAL AMOUNT DESIGNATED \$ 1,039,224

SURPLUS/(DEFICIT) \$ (1,386,612)

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

FY 2022

Name of Redevelopment Project Area: Central Area Redevelopment Project Area

Input name here (name of redevelopment project area will auto-populate on each page)

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

X	Indicate an 'X' if no property was 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:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2022

Name of Redevelopment Project Area: Central Area Redevelopment Project Area

Input name here (name of redevelopment project area will auto-populate on each page)

PAGE 1

Page 1 MUST 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 total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	4

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)	\$ 282,310	\$ -	\$ -
Public Investment Undertaken	\$ 1,643,919	\$ -	\$ -
Ratio of Private/Public Investment	17/99		0

Project 1 Name: State Street LAPP

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 190,533		
Ratio of Private/Public Investment	0		0

Project 2 Name: Keyes & Industrial Roadway & Utility Reconstruction

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 1,335,386		
Ratio of Private/Public Investment	0		0

Project 3 Name: Ross Building

Private Investment Undertaken (See Instructions)	\$ 68,948		
Public Investment Undertaken	\$ 18,000		
Ratio of Private/Public Investment	3 49/59		0

Project 4 Name: State and Oak Building

Private Investment Undertaken (See Instructions)	\$ 213,362		
Public Investment Undertaken	\$ 100,000		
Ratio of Private/Public Investment	2 2/15		0

Project 5 Name:

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

Project 6 Name:

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

SECTION 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))

FY 2022

Name of Redevelopment Project Area: Central Area Redevelopment Project Area

Input name here (name of redevelopment project area will auto-populate on each page)

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement	The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

The amount of increment projected to be created at the time of approval of the redevelopment agreement	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, if any:

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2022

Name of Redevelopment Project Area: Central Area Redevelopment Project Area

Input name here (name of redevelopment project area will auto-populate on each page)

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

107 Acres of land in the downhown Hampshire area and adjacent blocks including an older industrial area north of the C&E Railroad Tracks.

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

SECTION 8 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2022

Name of Redevelopment Project Area: Central Area Redevelopment Project Area

Input name here (name of redevelopment project area will auto-populate on each page)

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area.

Year of Designation	Base EAV	Reporting Fiscal Year EAV
2007	\$ 7,544,065	7764184

List all overlapping tax districts in the redevelopment project area.
If overlapping taxing district received a surplus, list the surplus.

Indicate an 'X' if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
Kane County, Illinois	\$ -
Kane County Forest Preserve	\$ -
Community Unit School District 300	\$ -
Hampshire Township	\$ -
Hampshire Cemetery District	\$ -
Elgin Community College 509	\$ -
Hampshire Township Park District	\$ -
Hampshire Fire Protections District	\$ -
Ella Johnson Library District	\$ -
	\$ -
	\$ -
	\$ -
	\$ -



EMBRACE OPPORTUNITY

HONOR TRADITION

Attachment B

**Village of Hampshire (Kane County)
Central Area Redevelopment Project**

**Fiscal Year
May 1, 2021 to April 30, 2022**

CERTIFICATION

To: Ms. June Canello
TIF Coordinator/Local Government Division
Office of the Comptroller
100 W. Randolph, Suite 15-500
Chicago, IL 60601

I, Michael J. Reid, Jr., Village President of the Village of Hampshire, County of Kane, State of Illinois, do hereby certify that the Village of Hampshire has complied with all requirements pertaining to the Tax Increment Redevelopment Act during the fiscal year ended April 30, 2021, and provided the Village audit for the 2022 fiscal year having been concluded on October XX, 2022. A meeting of the Joint Review Board "to review the effectiveness and status of the redevelopment project area up to that date," will be schedule as soon as practicable, as required under Section 74.4-5(e).

Dated: November 18, 2022

Michael J. Reid, Jr.
Village President

VILLAGE OF HAMPSHIRE

234 S. State Street, P.O. Box 457, Hampshire, IL 60140-0457
847-683-2181 phone / 847-683-4915 fax

hampshireil.org

BAZOSFREEMAN

Bazos, Freeman, Schuster & Pope LLC



November 21, 2022

Peter C. Bazos
Bradley T. Freeman
Mark Schuster
Jonathan S. Pope
Christopher S. Nudo
Aaron H. Reinke

Ms. June Canello
TIF Coordinator/Local Government Division
Office of the Comptroller
100 W. Randolph Street
Suite 15-500
Chicago, IL 60601

Writer's Contact:
mschuster@bazosfreeman.com
847-742-8800 x2023

Re: Village of Hampshire / Fiscal Year May '21 – Apr. '22
Tax Increment Financing District and Redevelopment Project

Dear Ms. Canello:

I serve as attorney for the Village of Hampshire, Kane County, Illinois, and have done so since a time prior to 2007. In 2007, by its Ordinances No. 07-34, 07-35, and 07-36, the Village created a Tax Increment Financing Plan and established the Central Area Redevelopment Project in the Village. I have reviewed the information to be submitted to your office by the Village pursuant to the Tax Increment Allocation Redevelopment Act (the "Act"), and submit this opinion pursuant to Section 74.4-5(d)(4) of the Act.

It is my opinion that the Village has complied with the requirements of the Act in creating the TIF District, and establishing the Redevelopment Area and Project, including the formation of a Joint Review Board; except that, the Joint Review Board has not met within 180 days after the close of the 2022 fiscal year to review the effectiveness and status of the redevelopment project area up to date.

A timely meeting did not occur because an audit of the Village financial reports was not completed within that time. However, an audit of the Village's financial reports for Fiscal Year 2022 (May 1, 2021 – April 30, 2022) has recently been concluded, and accordingly, the Village will in the near future schedule and convene a meeting of the Joint Review Board to review the effectiveness and status of the redevelopment project for the fiscal year ending April 30, 2022.

I will by follow-up correspondence confirm the occurrence of that meeting, for your records.

1250 Larkin Avenue #100 847-742-8800 (o)
Elgin, IL 60123 847-742-9777 (fx)
www.bazosfreeman.com



Ms. Canello
November 21, 2022
Page Two

Please contact me upon your receipt of this correspondence should any additional information be required.

Sincerely yours,

Mark Schuster

Mark Schuster
Bazos, Freeman, Schuster & Pope LLC
Attorney for the Village of Hampshire

MS/kmc

cc: L. Vasquez / Village Clerk
M. Reid / Village President
J. Hedges / Village Manager
L. Lyons / Village Finance Director



Village President
Mike Reid, Jr.

Village Trustees
Heather Fodor
Aaron Kelly
Toby Koth
Lionel Mott
Laura Pollastrini
Erik Robinson

Attachment D

I, Lori A. Lyons, Village of Hampshire Finance Director do hereby certify that the following activities were undertaken in furtherance of the objectives of the redevelopment plan for the Tax Increment Finance District #1 (Central Area Redevelopment Project Area) between May 1, 2021 and April 30, 2022 in Hampshire, Illinois:

Legal expense totaling \$2,063.25 associated with TIF District reporting..

Administrative expense totaling \$660.00 associated with bond administration.

Accounting and audit expense totaling \$715 associated with TIF District reporting.

There was principal retirement in the amount of \$25,800 and interest payments totaling \$35,690 paid during the year.

Following this cover letter for Attachment D is a reconciliation of the accounting for the TIF project for the 2020-2021 fiscal year. Only a portion of the debt issuance is Fiscal Year 2010 and was then refunded in Fiscal Year 2016 was for TIF related activities and the reconciliation details the breakdown between TIF and non-TIF spending activity for the various revenue and expenditures.



Lori A. Lyons
Finance Director

November 18, 2022

VILLAGE OF HAMPSHIRE

234 S. State Street, P.O. Box 457, Hampshire, IL 60140-0457
847-683-2181 phone / 847-683-4915 fax

hampshireil.org

FY2022

The Village reports the activity of the Central Area Redevelopment Project Area TIF in two funds. The activity surrounding the capital projects, including the expenditures for project improvements and the debt issuance for these projects is recorded in the Capital Projects - Capital Improvements and TIF Revenue Bonds of 2009A/Tuscany Woods Line of Credit Fund and the activity surrounding the property tax collections and the debt service payments are recorded in the Tax Increment Financing Fund. As of April 30, 2022, approximately 86% of the debt issuance was used to fund projects of the TIF district. There are currently two non-TIF projects reported in the Capital Projects - TIF Revenue Bonds of 2009A/Tuscany Woods Line of Credit Fund.

TIF Name:

Central Area Redevelopment Project Area

	Capital Projects TIF Revenue Bonds of 2009A/Tuscany Woods Line of Credit	Tax Increment Financing	Total	Non-TIF	TIF
Revenues					
Taxes	-	54,181	54,181	-	54,181
Intergovernmental	-	-	-	-	-
Investment Income	-	2	2	-	2
Miscellaneous	-	-	-	-	-
Total Revenues	-	54,183	54,183	-	54,183
Expenditures					
Highways & Streets	-	3,438	3,438	-	3,438
General Government	18,703	-	18,703	18,703	-
Principal Retirement	-	25,800	25,800	-	25,800
Interest & fiscal Charges	-	35,690	35,690	-	35,690
Total Expenditures	18,703	64,928	83,631	18,703	64,928
Deficiency of Revenues over Expenditures	(18,703)	(10,745)	(29,448)	(18,703)	(10,745)
Other Financing Sources					
Transfer In	-	25,000	25,000	-	25,000
	-	25,000	25,000	-	25,000
Net Change in Fund Balances	(18,703)	14,255	(4,448)	(18,703)	14,255
Fund Balance Beginning	79,613	(361,643)	(282,030)	(79,613)	(361,643)
Fund Balance Ending	60,910	(347,388)	(286,478)	(98,316)	(347,388)

Attachment D

VILLAGE OF HAMPSHIRE, ILLINOIS

Governmental Funds - Balance Sheet
April 30, 2022

Attachment K
1 x 4

	General
ASSETS	
Cash and Investments	\$ 2,592,763
Receivables - Net of Allowances	
Property Taxes	1,194,415
Other Taxes	469,224
Due from Other Funds	28,412
Prepays	67,874
Total Assets	4,352,688
LIABILITIES	
Accounts Payable	274,097
Accrued Payroll	97,258
Deposits Payable	256,003
Other Liabilities	184,051
Due to Other Funds	35,801
Compensated Absences Payable	153,184
Total Liabilities	1,000,394
DEFERRED INFLOWS OF RESOURCES	
Property Taxes	1,194,415
Total Liabilities and Deferred Inflows of Resources	2,194,809
FUND BALANCES	
Nonspendable	67,874
Restricted	100,133
Unassigned	1,989,872
Total Fund Balances	2,157,879
Total Liabilities, Deferred Inflows of Resources and Fund Balances	4,352,688

The notes to the financial statements are an integral part of this statement.

Special Revenue	Capital Projects			
Tax	Transportation	Public	Nonmajor	Totals
Increment	Impact	Use		
Financing	Fees			
2,612	1,171,175	46,979	1,283,184	5,096,713
126,044	-	-	274,255	1,594,714
-	-	-	18,667	487,891
-	-	350,000	35,801	414,213
-	-	-	-	67,874
128,656	1,171,175	396,979	1,611,907	7,661,405
-	-	-	31,762	305,859
-	-	-	542	97,800
-	-	-	-	256,003
-	-	-	-	184,051
350,000	-	-	11,833	397,634
-	-	-	-	153,184
350,000	-	-	44,137	1,394,531
126,044	-	-	173,255	1,493,714
476,044	-	-	217,392	2,888,245
-	-	-	-	67,874
-	1,171,175	396,979	1,394,515	3,062,802
(347,388)	-	-	-	1,642,484
(347,388)	1,171,175	396,979	1,394,515	4,773,160
128,656	1,171,175	396,979	1,611,907	7,661,405

The notes to the financial statements are an integral part of this statement.

VILLAGE OF HAMPSHIRE, ILLINOIS

Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds
For the Fiscal Year Ended April 30, 2022

	General	***				Totals
		Special Revenue	Capital Projects			
		Tax Increment Financing	Transportation Impact Fees	Public Use	Nonmajor	
Revenues						
Taxes	\$ 4,247,351	54,181	-	-	199,971	4,501,503
Intergovernmental	172,351	-	-	-	466,226	638,577
Charges for Services	290,141	-	114,440	70,310	1,764	476,655
Licenses and Permits	259,451	-	-	-	-	259,451
Fines and Forfeitures	90,700	-	-	-	-	90,700
Investment Income	3,844	2	-	67	1,025	4,938
Miscellaneous	284,193	-	-	-	-	284,193
Total Revenues	5,348,031	54,183	114,440	70,377	668,986	6,256,017
Expenditures						
General Government	1,253,179	3,438	-	-	54,508	1,311,125
Highways and Streets	1,050,673	-	-	-	616,665	1,667,338
Police Protection	2,701,970	-	-	-	-	2,701,970
Planning and Zoning	952	-	-	-	-	952
Debt Service						
Principal Retirement	58,800	25,800	-	-	42,513	127,113
Interest and Fiscal Charges	14,510	35,690	-	-	2,456	52,656
Total Expenditures	5,080,084	64,928	-	-	716,142	5,861,154
Excess (Deficiency) of Revenues Over (Under) Expenditures	267,947	(10,745)	114,440	70,377	(47,156)	394,863
Other Financing Sources (Uses)						
Debt Issuance	182,500	-	-	-	-	182,500
Disposal of Capital Assets	12,202	-	-	-	-	12,202
Transfers In	11,800	25,000	-	-	71,437	108,237
Transfers Out	(104,184)	-	-	(25,000)	-	(129,184)
	102,318	25,000	-	(25,000)	71,437	173,755
Net Change in Fund Balances	370,265	14,255	114,440	45,377	24,281	568,618
Fund Balances - Beginning	1,787,614	(361,643)	1,056,735	351,602	1,370,234	4,204,542
Fund Balances - Ending	2,157,879	(347,388)	1,171,175	396,979	1,394,515	4,773,160

The notes to the financial statements are an integral part of this statement.

The notes to the financial statements are an integral part of this statement.

VILLAGE OF HAMPSHIRE, ILLINOIS

Nonmajor Governmental Funds

Combining Balance Sheet
April 30, 2022

	Special Revenue			
	Motor Fuel Tax	Road and Bridge	Special Service Areas	Hotel/Motel Tax
ASSETS				
Cash and Investments	\$ 827,534	48,264	59,448	47,773
Receivables - Net of Allowances				
Property Taxes	-	122,655	50,600	-
Other Taxes	18,667	-	-	-
Due from Other Funds	-	-	-	-
Total Assets	846,201	170,919	110,048	47,773
LIABILITIES				
Accounts Payable	6,919	-	55	-
Accrued Payroll	-	-	542	-
Due to Other Funds	-	-	-	-
Total Liabilities	6,919	-	597	-
DEFERRED INFLOWS OF RESOURCES				
Property Taxes	-	122,655	50,600	-
Total Liabilities and Deferred Inflows of Resources	6,919	122,655	51,197	-
FUND BALANCES				
Restricted	839,282	48,264	58,851	47,773
Total Liabilities, Deferred Inflows of Resources and Fund Balances	846,201	170,919	110,048	47,773

Debt Service Capital Bonds	Capital Projects				Totals
	Capital Improvements	TIF Revenue Bonds of 2009A/ Tuscany Woods Line of Credit	Equipment Replacement	Early Warning Impact Fees	

113,740	1,522	60,910	115,344	8,649	1,283,184
-	101,000	-	-	-	274,255
-	-	-	-	-	18,667
-	35,801	-	-	-	35,801
113,740	138,323	60,910	115,344	8,649	1,611,907
-	24,788	-	-	-	31,762
-	-	-	-	-	542
11,833	-	-	-	-	11,833
11,833	24,788	-	-	-	44,137
-	-	-	-	-	173,255
11,833	24,788	-	-	-	217,392
101,907	113,535	60,910	115,344	8,649	1,394,515
113,740	138,323	60,910	115,344	8,649	1,611,907

VILLAGE OF HAMPSHIRE, ILLINOIS

Nonmajor Governmental Funds

Combining Statement of Revenues, Expenditures and Changes in Fund Balances
For the Fiscal Year Ended April 30, 2022

	Special Revenue			
	Motor Fuel Tax	Road and Bridge	Special Service Areas	Hotel/Motel Tax
Revenues				
Charges for Services	-	-	-	-
Taxes	\$ -	118,727	56,793	24,451
Intergovernmental	362,051	3,175	-	-
Investment Income	948	5	33	6
Total Revenues	362,999	121,907	56,826	24,457
Expenditures				
General Government	-	-	-	35,626
Highways and Streets	305,076	218,624	27,111	-
Debt Service				
Principal Retirement	-	-	-	-
Interest and Fiscal Charges	-	-	-	-
Total Expenditures	305,076	218,624	27,111	35,626
Excess (Deficiency) of Revenues Over (Under) Expenditures	57,923	(96,717)	29,715	(11,169)
Other Financing Sources				
Transfers In	-	-	-	-
Net Change in Fund Balances	57,923	(96,717)	29,715	(11,169)
Fund Balances - Beginning	781,359	144,981	29,136	58,942
Fund Balances - Ending	839,282	48,264	58,851	47,773

Debt Service	Capital Projects				Totals
	Capital Bonds	Capital Improvements	TIF Revenue Bonds of 2009A/Tuscany Woods Line of Credit	Equipment Replacement	
-	-	-	-	1,764	1,764
-	-	-	-	-	199,971
-	101,000	-	-	-	466,226
15	2	-	16	-	1,025
15	101,002	-	16	1,764	668,986
-	179	18,703	-	-	54,508
-	65,854	-	-	-	616,665
42,513	-	-	-	-	42,513
2,456	-	-	-	-	2,456
44,969	66,033	18,703	-	-	716,142
(44,954)	34,969	(18,703)	16	1,764	(47,156)
33,136	38,301	-	-	-	71,437
(11,818)	73,270	(18,703)	16	1,764	24,281
113,725	40,265	79,613	115,328	6,885	1,370,234
101,907	113,535	60,910	115,344	8,649	1,394,515

**REPORT OF INDEPENDENT ACCOUNTANTS**

October 28, 2022

The Honorable Village President
Members of the Board of Trustees and Village Manager
Village of Hampshire, Illinois

We have examined management's assertion included in its representation report that the Village of Hampshire, Illinois, with respect to the Central Area Redevelopment Project TIF District, complied with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended April 30, 2022. As discussed in that representation letter, management is responsible for the Village of Hampshire, Illinois' compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

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

In our opinion, management's assertion that the Village of Hampshire, Illinois complied with the aforementioned requirements during the year ended April 30, 2022 is fairly stated in all material respects.

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

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

**REDEVELOPMENT PROJECT AREA
HAMPSHIRE****LEGAL DESCRIPTION**

THAT PART OF THE SOUTH HALF OF SECTION 21 AND PART OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THE SOO RAILROAD WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE WESTERLY ALONG SAID SOUTH LINE, 496.5 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 416.66 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO THE VILLAGE OF HAMPSHIRE; THENCE NORTHERLY ALONG THE WEST LINE OF SAID VILLAGE PROPERTY, 324 FEET TO THE NORTH LINE OF SAID PROPERTY; THENCE EASTERLY ALONG SAID NORTH LINE, SAID LINE BEING PARALLEL WITH THE NORTH LINE OF SAID RAILROAD RIGHT OF WAY, 1075.56 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED JULY 21, 1971 AS DOCUMENT NUMBER 1197917; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PROPERTY, 268.89 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 17, 1981 AS DOCUMENT NUMBER 1595225; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PROPERTY, 1058.0 FEET; THENCE EASTERLY ALONG SAID NORTH LINE 162.84 FEET TO THE EAST LINE OF SAID PROPERTY; THENCE SOUTHERLY ALONG SAID EAST LINE, 159.42 FEET TO THE NORTH LINE OF PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED OCTOBER 20, 1992 AS DOCUMENT NUMBER 92K74284; THENCE WESTERLY ALONG SAID NORTH LINE, 75 FEET TO THE WEST LINE OF SAID PROPERTY; THENCE SOUTHERLY ALONG SAID WEST LINE AND WEST LINE EXTENDED SOUTHERLY, 148 FEET TO THE NORTH LINE OF LOT 4 IN BLOCK 7 IN WHELPLEY AND RINN'S ADDITION; THENCE WESTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 4; THENCE SOUTHERLY ALONG SAID WEST LINE, 130' TO THE NORTH LINE OF MILL STREET; THENCE EASTERLY ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF EAST STREET AND MILL STREET; THENCE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 2 OF THE BOARD OF TRUSTEE'S AMENDED PLAT OF WHELPHEY & RINN'S ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTH LINE OF THE SOUTH 3 FEET OF SAID LOT 2; THENCE EASTERLY ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SOUTH 3 FEET OF LOT 1 IN SAID BLOCK 2, TO THE EAST LINE OF SAID LOT 1; THENCE NORTH ALONG SAID EAST LINE AND SAID LINE EXTENDED NORTH, TO THE NORTH LINE OF SAID MILL STREET; THENCE EAST ALONG SAID NORTH LINE TO A LINE PARALLEL TO AND 223 FEET WEST OF THE EAST LINE OF SAID SECTION 21; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE NORTH LINE OF PROPERTY DESCRIBED AS PARCEL 1 IN WARRANTY DEED RECORDED JULY 23, 2004 AS DOCUMENT NUMBER 2004K099275; THENCE EASTERLY ALONG SAID NORTH LINE, 223 FEET TO THE EAST LINE OF SECTION 21; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED FEBRUARY 1, 1994 AS DOCUMENT NUMBER 94K011225; THENCE EASTERLY ALONG SAID NORTH LINE, SAID LINE BEING PARALLEL WITH THE NORTH LINE OF KEYES AVENUE, 234.95 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 23, 1996 AS DOCUMENT NUMBER 96K090344; THENCE NORTHERLY ALONG SAID WEST LINE, 65 FEET TO THE NORTH LINE OF SAID PROPERTY; THENCE EASTERLY ALONG SAID NORTH LINE, SAID LINE BEING PARALLEL WITH THE NORTH LINE OF KEYES AVENUE, 293 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN TRUSTEES DEED RECORDED DECEMBER 10, 1996 AS DOCUMENT NUMBER 96K086829; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PROPERTY, PARALLEL WITH THE NORTH LINE OF KEYES AVENUE, 198.06 FEET TO THE EAST LINE OF BRANDT DRIVE; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE

SECTION 8 - LEGAL DESCRIPTION

OF KEYES AVENUE; THENCE EASTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 17, 2004 AS DOCUMENT NUMBER 2004K122700; THENCE EASTERLY ALONG SAID SOUTH LINE, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER, 602.66 FEET TO THE EAST LINE OF INDUSTRIAL DRIVE; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF KEYES AVENUE; THENCE EASTERLY ALONG SAID NORTH LINE TO THE SOUTHWEST CORNER OF CORK'S ADDITION TO HAMPSHIRE; THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 1 IN SAID CORK'S ADDITION, 216 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTHERLY ALONG SAID EAST LINE, 471.83 FEET TO THE SOUTH LINE OF INDUSTRIAL DRIVE; THENCE EASTERLY ALONG SAID SOUTH LINE, 429.24 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN DOCUMENT NUMBER 1743901; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, 475.89 FEET TO THE SOUTH LINE OF SAID PROPERTY; THENCE WESTERLY ALONG SAID SOUTH LINE AND THE SOUTH LINE OF CORK'S ADDITION TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF THE RAILROAD RIGHT OF WAY; THENCE WESTERLY ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 7, 2000 AS DOCUMENT NUMBER 2000K098490; THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 3 IN BLOCK 1 IN LOCK FACTORY ADDITION; THENCE WESTERLY ALONG THE SOUTH LINE OF THE RAILROAD TO THE EAST LINE OF LOT 13 IN BLOCK 1 IN HAMPSHIRE CENTER (ORIGINAL TOWN); THENCE SOUTHERLY ALONG SAID EAST LINE AND EAST LINE EXTENDED, 183' TO THE SOUTH LINE OF WASHINGTON STREET; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF LOT 2 IN BLOCK 3 IN SAID HAMPSHIRE CENTER; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 1 IN SAID HAMPSHIRE CENTER; THENCE WESTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 1; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF JEFFERSON STREET; THENCE EASTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 6 IN BLOCK 7 EXTENDED NORTH; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTH LINE OF BLOCK 7; THENCE WESTERLY ALONG SAID SOUTH LINE TO A LINE 60 FEET WEST OF THE EAST LINE OF LOT 6 IN BLOCK 1 IN A.J. WILLING'S ADDITION; THENCE SOUTHERLY ALONG SAID LINE TO THE NORTH LINE OF JACKSON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE, TO A LINE 83.5 FEET WEST OF THE EAST LINE OF LOTS 1,2,3,4 IN BLOCK 6 IN REED AND SHOLES ADDITION; THENCE NORTHERLY ALONG SAID LINE, 110.64 FEET TO THE NORTH LINE OF LOT 4; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 4, 62.5' TO THE EAST LINE OF LOT 6 IN BLOCK 1 OF JACOB RINN'S SECOND ADDITION; THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 6,7,8 IN SAID BLOCK, 90 FEET TO THE SOUTH LINE OF LOT 9 IN SAID BLOCK; THENCE WESTERLY ALONG SAID SOUTH LINE, 70 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 9, 1999 AS DOCUMENT NUMBER 1999K107308; THENCE NORTHERLY ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED 126 FEET TO THE NORTH LINE OF JEFFERSON STREET; THENCE EASTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF THE EAST HALF OF LOT 12, IN BLOCK 1 OF JACOB RINN'S ADDITION TO THE TOWN OF HAMPSHIRE CENTER; THENCE NORTHERLY ALONG SAID WEST LINE AND THE WEST LINE OF THE EAST HALF OF LOT 13 OF SAID JACOB RINN'S ADDITION TO THE NORTH LINE OF SAID LOT 13; THENCE WESTERLY ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED, TO THE WEST LINE OF PARK STREET; THENCE NORTHERLY ALONG SAID WEST LINE, TO THE SOUTH LINE OF LOT 3 IN BLOCK 2 IN SAID JACOB RINN'S ADDITION; THENCE WESTERLY ALONG SAID SOUTH LINE, 141 FEET TO THE EAST LINE OF LOT 14 IN SAID BLOCK 2; THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 14,15,16 IN SAID BLOCK TO THE NORTH LINE OF RINN AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE, 326 FEET TO THE EAST LINE (EXTENDED NORTH) OF LOT 16 IN BLOCK 3 IN

SECTION 8 - LEGAL DESCRIPTION

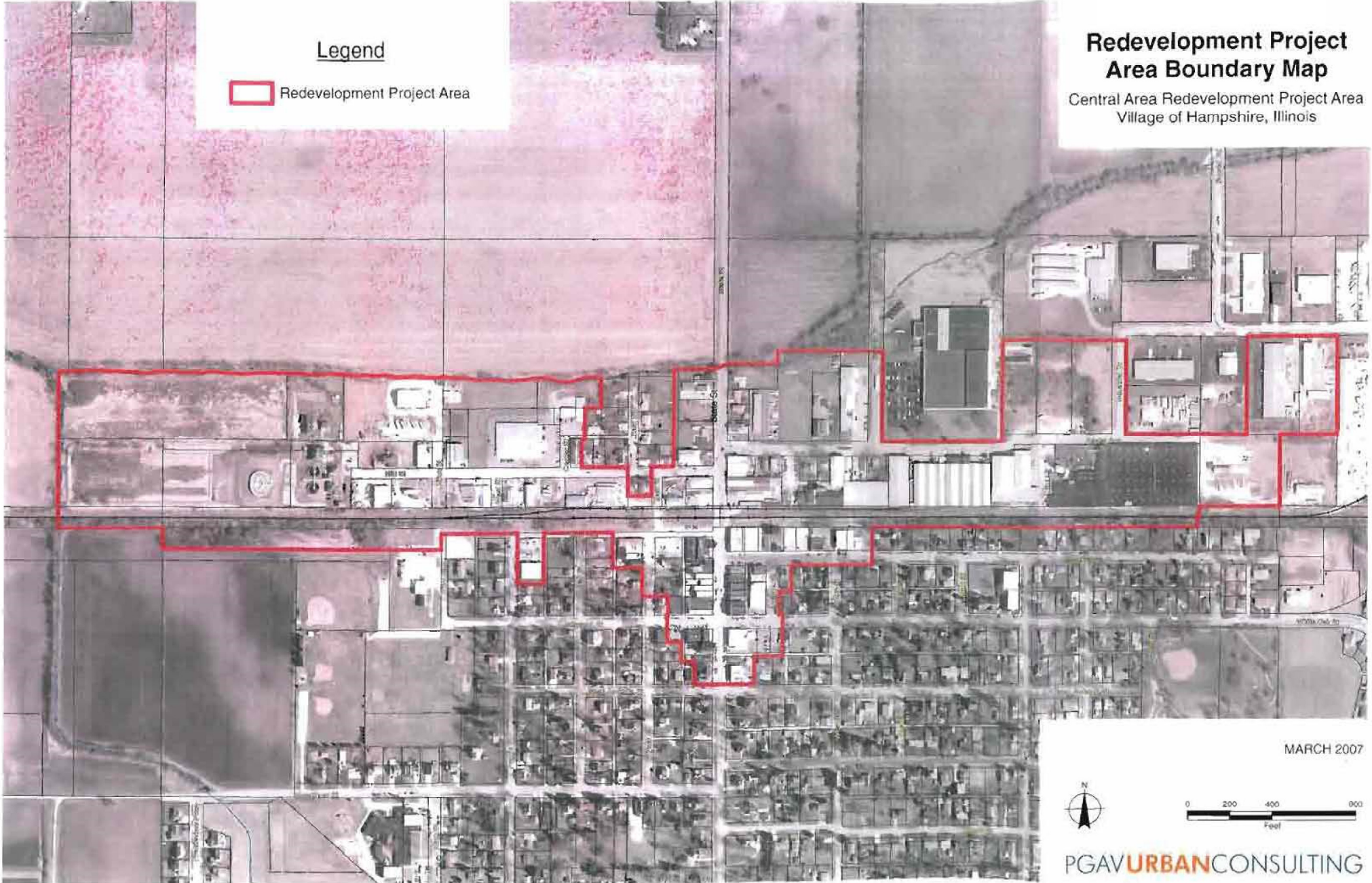
SAID JACOB RINN'S ADDITION; THENCE SOUTHERLY ALONG SAID EAST LINE AND EAST LINE EXTENDED TO THE SOUTH LINE OF THE FENZEL PROPERTY DESCRIBED IN DOCUMENT NUMBER 1713801; THENCE WESTERLY ALONG SAID SOUTH LINE, 125' TO THE EAST LINE OF PRAIRIE STREET; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF RINN AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE 359 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTHERLY ALONG SAID EAST LINE, 100' TO THE SOUTH LINE OF PROPERTY DESCRIBED IN QUITCLAIM DEED RECORDED APRIL 30, 1992 AS DOCUMENT NUMBER 92K31097; THENCE WESTERLY ALONG SAID SOUTH LINE, 1318.37 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTHERLY ALONG SAID EAST LINE 100 FEET TO THE SOUTH LINE OF THE SOO RAILROAD RIGHT OF WAY AND THE POINT OF BEGINNING, IN HAMPSHIRE TOWNSHIP, KANE COUNTY, ILLINOIS.

Legend

 Redevelopment Project Area

**Redevelopment Project
Area Boundary Map**

Central Area Redevelopment Project Area
Village of Hampshire, Illinois



MARCH 2007



PGAV **URBAN**CONSULTING