



ANNUAL TAX INCREMENT FINANCE REPORT  
OFFICE OF ILLINOIS COMPTROLLER DANIEL W. HYNES

Name of Municipality: **Village of Palatine**  
County: **Cook**  
Basis of Accounting: **Modified Accrual**

Unit Code: **016/430/32**  
Reporting Fiscal Year: **2009**  
Fiscal Year End: **12/31/2009**

**TIF Administrator/Contact Information:**

First Name: **Reid** Last Name: **Ottesen**  
Address: **200 E. Wood Street** Title: **Village Manager**  
Telephone: **(847) 359-9050** City: **Palatine** Zip: **60067**  
E-Mail: **rottesen@palatine.il.us**

I attest to the best of my knowledge, this report of the redevelopment project areas in:

**City/Village of Palatine is complete and accurate at the end of this reporting  
Fiscal year under the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74 et. seq.]  
Or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]**

Written signature of TIF Administrator

Date \_\_\_\_\_

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

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

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

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

<b>Name of Redevelopment Project Area:</b>	Rand Corridor TIF
<b>Primary Use of Redevelopment Project Area*:</b>	Combination/Mixed
<b>If "Combination/Mixed" List Component Types:</b>	
<b>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</b>	
Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/>	Industrial Jobs Recovery Law <input type="checkbox"/>

	<b>No</b>	<b>Yes</b>
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)]		
<b>If yes, please enclose the amendment labeled Attachment A</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)]		
<b>Please enclose the CEO Certification labeled Attachment B</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)]		
<b>Please enclose the Legal Counsel Opinion labeled Attachment C</b>		X
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)]		
<b>If yes, please enclose the Activities Statement labeled Attachment D</b>		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)]		
<b>If yes, please enclose the Agreement(s) labeled Attachment E</b>		X
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)]		
<b>If yes, please enclose the Additional Information labeled Attachment F</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)]		
<b>If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G</b>	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)]		
<b>If yes, please enclose the Joint Review Board Report labeled Attachment H</b>	X	
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)]		
<b>If yes, please enclose the Official Statement labeled Attachment I</b>		X
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)]		
<b>If yes, please enclose the Analysis labeled Attachment J</b>	X	
Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2)		
<b>If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K</b>		X
Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)		
<b>If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L</b>		X

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

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

	<b>Reporting Year</b>	<b>Cumulative</b>
Fund Balance at Beginning of Reporting Period	\$ 1,154,523	

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

	\$	\$	<b>% of Total</b>
Property Tax Increment	3,316,353	13,340,285	32%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	3,680	351,342	1%
Land/Building Sale Proceeds			0%
Bond Proceeds	8,000,000	25,625,000	62%
Transfers from Municipal Sources	1,000,000	2,230,159	5%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

**Total Amount Deposited in Special Tax Allocation****Fund During Reporting Period**

\$ 12,320,033

**Cumulative Total Revenues/Cash Receipts**

\$ 41,546,786 100%

**Total Expenditures/Cash Disbursements (Carried forward from Section 3)**

\$ 2,271,816

**Distribution of Surplus**

\$ -

**Total Expenditures/Disbursements**

\$ 2,271,816

**NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENT**

\$ 10,048,217

**FUND BALANCE, END OF REPORTING PERIOD**

\$ 11,202,740

- 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) and 65 ILCS 5/11-74.6-22 (d) (5))****ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND**

(by category of permissible redevelopment cost, amounts expended during reporting period)

**FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED****Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]**

	Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)	
Legal Fees	17,460
Survey/Appraisal Fees	6,800
Office Supplies	605
Other Professional Services	26,184
	\$ 51,049
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)	
	\$ -
3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3)	
Land Acquisition (Reimbursement)	132,995
Site Development	130,964
Remediation	2,128
	\$ 266,087
4. Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing public buildings. Subsection (q)(3) and (o)(4)	
Rehabilitation, Reconstruction and Repairs	4,503
	\$ 4,503
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)	
Infrastructure Improvements (streets, watermains, etc.)	169,726
	\$ 169,726





## Section 3.2 B

**List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.**

There were no vendors, including other municipal funds, paid in excess of \$10,000 during the current reporting period.

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

\$ 11,202,740
---------------

<b>Amount of Original Issuance</b>	<b>Amount Designated</b>
--	--------------------------

**1. Description of Debt Obligations**

General Obligation Bond Series of 2004B	\$ 3,025,000	\$ -
Limited Obligation Redevelopment Note Series 2006A	\$ 3,500,000	\$ -
General Obligation Bond Series of 2007C	\$ 1,215,000	\$ 1,215,000
Taxable General Obligation Bond Series of 2007D	\$ 9,885,000	\$ 9,535,000
General Obligation Bond Series of 2009B	\$ 8,000,000	\$ 8,000,000

**Total Amount Designated for Obligations**

\$ 25,625,000	\$ 18,750,000
---------------	---------------

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


**Total Amount Designated for Project Costs**

\$ -
------

**TOTAL AMOUNT DESIGNATED**

\$ 18,750,000
---------------

**SURPLUS\*/(DEFICIT)**

\$ (7,547,260)
----------------

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

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

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

       **No property was acquired by the Municipality Within the Redevelopment Project Area**

**Property Acquired by the Municipality Within the Redevelopment Project Area**

Property (1):	Menards Site
Street address:	1775 N. Rand Road
Approximate size or description of property:	1775 N. Rand Road
Purchase price:	8,002,931.00
Seller of property:	Menards

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

**SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)**

Please include a brief description of each project.

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

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

<b>TOTAL:</b>			
Private Investment Undertaken (See Instructions)	\$ 24,244,493	\$ 11,850,000	\$ 36,094,493
Public Investment Undertaken	\$ 29,782,599	\$ 600,000	\$ 30,472,293
Ratio of Private/Public Investment	0.81		1.18
<b>Project 1: Walmart</b>			
Private Investment Undertaken (See Instructions)	\$ 10,044,493	\$ -	\$ 10,044,493
Public Investment Undertaken	\$ 3,865,775	\$ -	\$ 3,865,775
Ratio of Private/Public Investment	2.60		2.60
<b>Project 2: Foxfire/Caputo's</b>			
Private Investment Undertaken (See Instructions)	\$ 1,300,000	\$ 2,000,000	\$ 3,300,000
Public Investment Undertaken	\$ 901,601	\$ -	\$ 941,295
Ratio of Private/Public Investment	1.44		3.51
<b>Project 3: Arlington Toyota</b>			
Private Investment Undertaken (See Instructions)	\$ 7,500,000	\$ 2,500,000	\$ 10,000,000
Public Investment Undertaken	\$ 13,086,705	\$ -	\$ 13,086,705
Ratio of Private/Public Investment	0.57		0.76
<b>Project 4: Tore &amp; Luke's</b>			
Private Investment Undertaken (See Instructions)	\$ 1,500,000	\$ -	\$ 1,500,000
Public Investment Undertaken	\$ 1,066,390	\$ -	\$ 1,066,390
Ratio of Private/Public Investment	1.41		1.41
<b>Project 5: General Public Improvements</b>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 426,371	\$ -	\$ 426,371
Ratio of Private/Public Investment	0.00		0.00
<b>Project 6: White Castle</b>			
Private Investment Undertaken (See Instructions)	\$ 1,500,000	\$ -	\$ 1,500,000
Public Investment Undertaken	\$ 121,520	\$ -	\$ 121,520
Ratio of Private/Public Investment	12.34		12.34
<b>Project 7: Harley Davidson</b>			
Private Investment Undertaken (See Instructions)	\$ 500,000	\$ 6,500,000	\$ 7,000,000
Public Investment Undertaken	\$ 2,075,000	\$ 525,000	\$ 2,600,000
Ratio of Private/Public Investment	0.24		2.69

**Project 8: Menards Site**

Private Investment Undertaken (See Instructions)			\$	-
Public Investment Undertaken	\$ 8,210,100	\$ -	\$ 8,210,100	
Ratio of Private/Public Investment	0.00			0.00

**Project 9: Thrifty Car Sales**

Private Investment Undertaken (See Instructions)	\$ 1,900,000	\$ -	\$ 1,900,000	
Public Investment Undertaken	\$ 29,137	\$ -	\$ 29,137	
Ratio of Private/Public Investment	65.21			65.21

**Project 10: Sonic Restaurant**

Private Investment Undertaken (See Instructions)	\$ -	\$ 850,000	\$ 850,000	
Public Investment Undertaken	\$ -	\$ 75,000	\$ 125,000	
Ratio of Private/Public Investment	0.00			6.80

**Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois.**

## SECTION 6

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

## Reporting Fiscal Year

5

2001	\$ 53,566,271	\$ 103,119,736
------	---------------	----------------

List all overlapping tax districts in the redevelopment project area.

If overlapping taxing district received a surplus, list the surplus.

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

## SECTION 8

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

Page 1 of 1

<b>Optional Documents</b>	<b>Enclosed</b>	
Legal description of redevelopment project area		
Map of District		

## CERTIFICATION BY THE CHIEF EXECUTIVE OFFICER

I, Jim Schwantz, the duly elected Mayor and Chief Executive Officer of the Village of Palatine, County of Cook, State of Illinois, do hereby certify that to the best of my knowledge, the Village complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year beginning January 1, 2009 and ending December 31, 2009.

Jim Schwantz  
Mayor

7-21-10  
Date

## CERTIFICATION BY THE VILLAGE ATTORNEY

This will confirm that I am the duly appointed Village Attorney of the Village of Palatine, County of Cook, State of Illinois. I have reviewed all information provided to me by the Village of Palatine staff and consultants. I find that the Village has conformed to all the applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth thereunder for the fiscal year beginning January 1, 2009 and ending December 31, 2009, to the best of my knowledge and belief.

\_\_\_\_\_  
Robert C. Kenny  
Village Attorney



\_\_\_\_\_  
Date



## **Activities Undertaken in Furtherance of the Objectives of the Redevelopment Plan**

Authorized the Mayor to execute a first amendment to a redevelopment agreement between the Village of Palatine and OAG Motorcycle Ventures, Inc. (D/B/A City Limits Harley Davidson, Inc.) and Lone Star Cardinal Motorcycle Ventures IV, LLC for the property at 2009, 2011 and 2015 N. Rand Road.

Authorized the Mayor to execute a redevelopment agreement for the property at 1151 E. Dundee Road with Boom Real Estate Development (Sonic).

Authorized the Mayor to execute a second amendment to the redevelopment agreement between the Village of Palatine and Rand Ridge, LLC for the property at Northwest Corner of Rand Road and Spruce Drive.

Authorized the Mayor to execute a third amendment to the redevelopment agreement between the Village of Palatine and Arlington Automotive Group, Inc.



998 Corporate Boulevard • Aurora, IL 60502

INDEPENDENT AUDITOR'S REPORT  
ON SUPPLEMENTARY INFORMATION

The Honorable Mayor  
Members of the Village Council  
Village of Palatine, Illinois

We have audited the accompanying schedule of revenues and other sources, expenditures and other financing uses and changes in fund balances of the Dundee Road and Rand/Dundee Tax Increment Financing District Fund, Downtown Tax Increment Financing District Fund, and the Rand Road Corridor Tax Increment Financing District Fund of the Village of Palatine, Illinois for the year ended December 31, 2009. These financial statements are the responsibility of the Village of Palatine, Illinois' management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit also includes assessing the accounting principles used and significant estimated made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

The accompanying financial statements present only the Dundee Road and Rand/Dundee Tax Increment Financing District Fund, Downtown Tax Increment Financing District Fund, and the Rand Road Corridor Tax Increment Financing District Fund and are not intended to present fairly the financial position and changes in financial position of the Village of Palatine, Illinois in conformity with accounting principles generally accepted in the United States of America.

In our opinion, the financial statements referred to above present fairly, in all material respects, the changes in financial position of the Dundee Road and Rand/Dundee Tax Increment Financing District Fund, Downtown Tax Increment Financing District Fund, and the Rand Road Corridor Tax Increment Financing District Fund of the Village of Palatine, Illinois for the year ended December 31, 2009, in conformity with accounting principles generally accepted in the United States of America.

A handwritten signature in black ink that reads "Sikich LLP".

Aurora, Illinois  
May 17, 2010

VILLAGE OF PALATINE, ILLINOIS

TAX INCREMENT FINANCING DISTRICTS FUNDS

SCHEDULE OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES

For the Year Ended  
December 31, 2009

	Tax Increment Revenue	Downtown Bond Series of 1998	Rand Road Corridor TIF
<b>REVENUES</b>			
Property taxes			
Rand/Dundee TIF	\$ 3,680,329	\$ -	\$ -
Downtown TIF	-	6,268,686	-
Rand Road Corridor TIF	-	-	3,316,353
Investment income	48,350	12,194	3,680
Contributions	-	-	1,000,000
Miscellaneous	-	25,028	-
<b>Total revenues</b>	<b>3,728,679</b>	<b>6,305,908</b>	<b>4,320,033</b>
<b>EXPENDITURES</b>			
Economic development			
Project expenditures	-	371,874	484,578
Land acquisition	-	269,001	-
Administration	-	285,280	6,788
Debt service			
Principal	6,812,100	2,743,429	863,924
Interest and fiscal charges	640,124	1,881,902	831,543
Issuance costs	-	-	84,983
<b>Total expenditures</b>	<b>7,452,224</b>	<b>5,551,486</b>	<b>2,271,816</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>			
	(3,723,545)	754,422	2,048,217
<b>OTHER FINANCING SOURCES (USES)</b>			
Bonds issued, at par	-	8,500,000	8,000,000
<b>NET CHANGES IN FUND BALANCES</b>			
	(3,723,545)	9,254,422	10,048,217
<b>FUND BALANCES, JANUARY 1</b>	<b>8,393,759</b>	<b>4,897,150</b>	<b>1,154,523</b>
<b>FUND BALANCES, DECEMBER 31</b>	<b>\$ 4,670,214</b>	<b>\$ 14,151,572</b>	<b>\$ 11,202,740</b>

(See independent auditor's report.)

## VILLAGE OF PALATINE, ILLINOIS

## TAX INCREMENT FINANCING DISTRICTS FUNDS

## SCHEDULE OF FUND BALANCES BY SOURCE

For the Year Ended  
December 31, 2009

	Tax Increment Revenue	Refunding Bond Series of 1998	Downtown TIF	Rand Road Corridor TIF
BEGINNING BALANCES, JANUARY 1, 2009	\$ 8,393,759		\$ 4,897,150	\$ 1,154,523
ADDITIONS				
Property taxes				
Dundee Road TIF	3,680,329		-	-
Downtown TIF	-	6,268,686		-
Rand Road Corridor TIF	-	-	3,316,353	
Investment income	48,350	12,194		3,680
Contributions	-	-	1,000,000	
Miscellaneous	-	25,028		-
Bonds issued, at par	-	8,500,000	8,000,000	
Total additions	3,728,679	14,805,908		12,320,033
BEGINNING BALANCES PLUS ADDITIONS				
	12,122,438	19,703,058		13,474,556
DEDUCTIONS				
Economic development				
Project expenditures	-	371,874	484,578	
Land acquisition	-	269,001	-	
Administration	-	285,280	6,788	
Debt service				
Principal	6,812,100	2,743,429	863,924	
Interest and fiscal charges	640,124	1,881,902	831,543	
Issuance costs	-	-	84,983	
Total deductions	7,452,224	5,551,486		2,271,816
ENDING BALANCES, DECEMBER 31, 2009				
	\$ 4,670,214	\$ 14,151,572	\$ 11,202,740	
ENDING BALANCES BY SOURCE				
Property taxes	\$ 870,376	\$ 1,724,529	\$ 1,059,262	
Investment income	3,799,838	12,194	3,680	
Investment in land held for resale	-	12,414,849	10,139,798	
Subtotal	4,670,214	14,151,572		11,202,740
Less Surplus Funds	-	-	-	-
ENDING BALANCES, DECEMBER 31, 2009				
	\$ 4,670,214	\$ 14,151,572	\$ 11,202,740	

(See independent auditor's report.)



998 Corporate Boulevard • Aurora, IL 60502

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE  
WITH PUBLIC ACT 85-1142

The Honorable Mayor  
Members of the Village Council  
Village of Palatine, Illinois

We have audited the basic, combining and individual fund financial statements of the Village of Palatine, Illinois, as of and for the year ended December 31, 2009, and have issued our separate report thereon dated May 17, 2010. These financial statements are the responsibility of the Village of Palatine, Illinois' management. Our responsibility is to express an opinion on these financial statements based on our audit.

We have also audited the Village of Palatine's compliance with the provisions of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.43 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the year ended December 31, 2009, for the Dundee Road and Rand/Dundee Tax Increment Financing District Fund, Downtown Tax Increment Financing District Fund, and the Rand Road Corridor Tax Increment Financing District Fund. The management of the Village of Palatine, Illinois, is responsible for the Village's compliance with those requirements. Our responsibility is to express an opinion on compliance with those requirements.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether material noncompliance with the requirements referred to above occurred. An audit includes examining, on a test basis, evidence about the Village of Palatine, Illinois' compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the Village of Palatine, Illinois, complied, in all material respects, with the requirements of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.43 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the year ended December 31, 2009, for the Dundee Road and Rand/Dundee Tax Increment Financing District Fund, Downtown Tax Increment Financing District Fund, and the Rand Road Corridor Tax Increment Financing District Fund.

Aurora, Illinois  
May 17, 2010

A handwritten signature in black ink that reads 'Sikich LLP'.