AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF FORSYTH, ILLINOIS
6:30 P.M.
TUESDAY, MAY 3, 2022
VILLAGE HALL, 301 SOUTH ROUTE 51, FORSYTH, ILLINOIS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSENT AGENDA: Items listed under the Consent Agenda are considered to be routine in nature and will be acted upon by one motion and one vote. If separate action on any particular item is desired, the item will be removed from the Consent Agenda and will be considered separately.

1. APPROVAL OF MINUTES OF THE REGULAR MEETING OF APRIL 19, 2022
2. APPROVAL OF WARRANTS FOR MAY 3, 2022
3. APPROVAL OF REAPPOINTMENT OF MARY JO ROWLEY AND RUTH WRIGLEY HARVEY TO THE LIBRARY COMMISSION

PUBLIC COMMENT: At this time, the public has the opportunity to express views or make comments to the Mayor and Board of Trustees on agenda items or any other Village issue. Comments must be limited to not more than three (3) minutes.

ADMINISTRATION REPORTS
1. LAW ENFORCEMENT REPORT
2. VILLAGE STAFF REPORTS

OLD BUSINESS
1. DISCUSSION AND POTENTIAL ACTION REGARDING BALL FIELDS TURF ESTIMATES (MAYOR JIM PECK)

NEW BUSINESS
1. PRESENTATION OF AUDIT REPORT FOR FISCAL YEAR 2021 KEMPER CPA GROUP, LLP (VILLAGE TREASURER RHONDA STEWART)
2. ORDINANCE NUMBER 2022-6 AN ORDINANCE APPROVING A VARIANCE FOR ADDITIONAL SIGNAGE FOR A NEW BUSINESS LOCATED AT 1340 WEST HICKORY POINT ROAD (ADMINISTRATOR APPLEBEE)
3. ORDINANCE NUMBER 2022-7 AN ORDINANCE APPROVING A VARIANCE FOR UP TO 10 SOLAR PANELS TO BE PLACED ON THE FRONT ROOF OF THE RESIDENTIAL DWELLING LOCATED AT 5509 N. OAKLAND AVENUE (ADMINISTRATOR APPLEBEE)
4. ORDINANCE NUMBER 2022-8 AN ORDINANCE APPROVING AN AMENDMENT TO THE VILLAGE'S ZONING MAP TO CHANGE THE ZONING AT MENARD'S LOT 2 FROM R-1 SINGLE FAMILY RESIDENTIAL TO C-1 COMMERCIAL SERVICE DISTRICT (ADMINISTRATOR APPLEBEE)
5. ORDINANCE NUMBER 2022-9 AN ORDINANCE APPROVING A SPECIAL USE PERMIT AT MENARD'S LOT 2 TO ALLOW FOR THE OPERATION OF A SELF-STORAGE FACILITY WITH OUTDOOR UNITS (ADMINISTRATOR APPLEBEE)
6. ORDINANCE NUMBER 2022-10 FORSYTH TAX INCREMENT FINANCING (TIF) DISTRICT AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF FORSYTH AND SC FORSYTH, LLC
7. DISCUSSION AND POTENTIAL ACTION REGARDING FIRE HOUSE ALTERATIONS (MAYOR JIM PECK)

CLOSED SESSION: Potential topics include, but are not limited to:

5 ILCS 120/2(c)(6): The setting of a price for sale or lease of property owned by the public body.
5 ILCS 120/2(c)(11): Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

CONSIDERATION OF MATTERS ARISING FROM CLOSED SESSION

ADJOURNMENT

Join Zoom Meeting
https://us06web.zoom.us/j/86177850587

Meeting ID: 861 7785 0587
One tap mobile
+13126266799,,86177850587# US

CONSENT AGENDA

ITEM 1

MINUTES OF A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF FORSYTH, ILLINOIS, HELD AT 6:30 P.M. ON TUESDAY, APRIL 19, 2022 AT FORSYTH VILLAGE HALL

CALL TO ORDER

Mayor Jim Peck called the meeting to order at 6:30 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Upon a call of the roll, the following members were physically present: Mayor Jim Peck, Trustee Marilyn Johnson, Trustee David Wendt, Trustee Lauren Young, Trustee Jeremy Shaw, Trustee Jeff London, Trustee Bob Gruenewald

Absent: none

Staff Present:
Village Administrator Jill Applebee, Village Treasurer Rhonda Stewart, Village Clerk Cheryl Marty, Village Attorney Greg Moredock, Village Public Works Director Darin Fowler, Village Library Director Steven Ward

Staff Absent: none

Others Present: Village Engineer representative Stephanie Brown (Chastain & Associates)

CONSENT AGENDA

1. APPROVAL OF MINUTES OF THE REGULAR MEETING OF APRIL 5, 2022
2. APPROVAL OF WARRANTS
3. APPROVAL OF TREASURER'S REPORT FOR THE MONTH OF MARCH 31, 2022

MOTION

Trustee Wendt made a Motion to approve the Consent Agenda as presented and Trustee London seconded the Motion.

Upon a call of the roll, the vote was as follows:

Yeas: 6 – Wendt, Johnson, Young, London, Shaw, Gruenewald
Nays: 0 – None
Absent: 0 – None

Motion declared carried.

PUBLIC COMMENT: At this time, the public has the opportunity to express views or make comments to the Mayor and Board of Trustees on agenda items or any other Village issue. Comments must be limited to not more than three (3) minutes.

None.

ADMINISTRATION REPORTS

1. Law Enforcement Report
   Deputy Helfer didn't have any significant details to report.

2. Village Staff Reports
   Mayor Peck thanked the Village staff for the Easter egg hunt this last weekend, saying it was very well done. Trustee Gruenewald said the signage for the Easter egg hunt was the best we've ever had. Mayor Peck also said the Village Hall improvements look great and he appreciates staff's patience throughout the remodel.

   Trustee Wendt liked the signs regarding hydrant flushing throughout the Village, and thought it was a good idea added to our other communication lines.

   In response to Trustee Gruenewald's question Administrator Appleebee said the post office issues are still ongoing and she is following up on the status. State Representative Rodney Davis's office has been contacted for some federal help.

   There were a few questions on the Treasurer's report and Treasurer Stewart agreed to look into those. Trustee Gruenewald also had a few minor questions on the Engineer's report to which Stephanie Brown (Chastain & Associates) responded. General discussion was held on several Public Works items.

   Administrator Applebee gave a brief update on Forsyth Family Fest and all is going well.

OLD BUSINESS
None.

NEW BUSINESS

1. ORDINANCE NUMBER 2022-6 AN ORDINANCE APPROVING A VARIANCE FOR AN ACCESSORY STRUCTURE TO EXCEED 30% OF THE TOTAL PERMITTED REAR YARD COVERAGE AT 420 WASHINGTON STREET (VILLAGE ADMINISTRATOR APPLEBEE)

Village Administrator Applebee reported that this unanimously passed the Planning and Zoning Commission. Trustee Wendt questioned if this is in the old town portion of the Village and if it meets all the setbacks for that area. Public Works Director Fowler responded and said yes.

MOTION

Trustee Gruenewald made a Motion to approve this Ordinance as presented and Trustee Shaw seconded the Motion.

Upon a call of the roll, the vote was as follows:

Yeas: 6 – Wendt, Johnson, Young, Shaw, London, Gruenewald
Nays: 0 – None
Absent: 0 – None

Motion declared carried.

2. PRESENTATION BY CHASTAIN ENGINEERS (STEPHANIE BROWN, CHASTAIN & ASSOCIATES) Presentation cancelled and will be rescheduled.

3. DISCUSSION AND POTENTIAL ACTION REGARDING SULLIVAN DEVELOPERS TIF APPLICATION (VILLAGE ADMINISTRATOR APPLEBEE)

   Administrator Applebee explained Reed Sullivan Developers plan is for two (2) apartment complexes of 10 units each which makes it an R2 zone instead of an R1 zone. She also confirmed that Sullivan is going to apply for the TIF. Lengthy discussion ensued regarding the pros and cons of this type of development and also it was confirmed that it would have to go through the Planning and Zoning Commission like always. Ultimately the Board agreed that the process can continue.

   No motion needed.

CLOSED SESSION: Potential topics include, but are not limited to:

5 ILCS 120/2(c)(1): The appointment, employment, compensation, discipline, performance, or dismissal of specific employees, specific individuals who serve as independent contractors in a park, recreational, or educational setting, or specific volunteers of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee, a specific individual who serves as an independent contractor in a park, recreational, or educational setting, or a volunteer of the public body or against legal counsel for the public body to determine its validity.

5 ILCS 120/2(c)(6): The setting of a price for sale or lease of property owned by the public body.

5 ILCS 120/2(c)(11): Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

CONSIDERATION OF MATTERS ARISING FROM CLOSED SESSION

ADJOURNMENT

Trustee Wendt made the Motion to adjourn and Trustee Young seconded the Motion. All Board members agreed by voice vote, and the meeting was adjourned at 7:59 P.M.

By: *Cheryl Marty*
Village Clerk

Join Zoom Meeting

https://us06web.zoom.us/j/87402756415
Meeting ID: 874 0275 6415

One tap mobile
+16465588656,,96833889553#

CONSENT AGENDA

ITEM 2

PAYABLE TO / INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 AMAZON.COM			242.62	
042922	01-53-671	BOOKS		30.57
042922	01-53-912	LIBRARY ACCESSORIES		50.94
042922	01-53-913	LIBRARY PROMOTIONAL		67.77
042922	01-11-651	VH OFFICE SUPPLIES		93.34
01 AMEREN ILLINOIS			10748.67	
042922	01-11-571	POWER BILL 3/3-4/3		318.76
042922	01-41-571	POWER BILL 3/3-4/3		501.03
042922	01-41-572	POWER BILL 3/3-4/3		4742.03
042922	01-41-579	POWER BILL 3/3-4/3		302.36
042922	01-52-571	POWER BILL 3/3-4/3		1304.40
042922	01-53-571	POWER BILL 3/3-4/3		792.02
042922	51-00-571	POWER BILL 3/3-4/3		2115.40
042922	52-00-571	POWER BILL 3/3-4/3		672.67
01 BLACKSTONE AUDIO, INC			95.90	
2039396	01-53-681	AUDIO VISUAL		95.90
01 HERALD & REVIEW			109.50	
128686	01-11-553	PLAN & ZONE MTG 5/2/22		109.50
01 CONSTELLATION NEWENERGY			2240.37	
3456507	01-11-571	GAS UTILITIES		219.47
3456507	01-41-571	GAS UTILITIES		584.98
3456507	01-53-571	GAS UTILITIES		418.45
3456507	51-00-571	GAS UTILITIES		1017.47
01 DECATUR COMPUTERS INC			220.00	
DCI45539	01-11-537	IT SERVICE		175.00
DCI45565	01-11-537	IT SERVICE		45.00
01 FLOOR COVERING CENTRAL, INC			6350.56	
CG250195	01-11-511	CARPET VILLAGE HALL		6350.56
01 CENGAGE LEARNING INC/GALE			307.14	
77602407	01-53-671	BOOKS		23.25
77620834	01-53-671	BOOKS		151.95
77630043	01-53-671	BOOKS		41.98
77636539	01-53-671	BOOKS		24.74
77642097	01-53-671	BOOKS		45.73
77646744	01-53-671	BOOKS		19.49
01 HAPPY FACES ENTERTAINMENT LLC			75.00	
042922	01-53-913	SUMMER PROGRAM		75.00
01 HOBBY LOBBY STORES, INC.			31.97	
042922	01-11-511	VH OFFICE REMODEL PICTURES		31.97
01 ILLINI SUPPLY, INC.			250.00	
13621	01-11-511	REMOVE CUBICLE WALLS AT VHALL		150.00
13622	01-11-651	CHAIRS FOR VILLAGE HALL		100.00
01 JACOB & KLEIN, LTD.			734.35	
042922	18-00-549	1ST QTR TIF CONSULTING		734.35
01 JENNER AG INC.			25250.00	
E03068	30-00-862-6	2021 CASE TRACTOR		25250.00

PAYABLE TO / INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 JONES & SULLIVAN ENTERPRISES,			14440.00	
29802	01-11-511	VH PAINTING		14440.00
01 KEEPING IT GREEN LAWN IRRIGATI			250.00	
24885	01-52-517	D#5 SOFTBALL IRRIGATION REPAIRS		250.00
01 KEY EQUIPMENT & SUPPLY CO.			1922.70	
STL201242	01-41-512	EQUIP MAINTENANCE SERVICE		1922.70
01 LOWE'S COMPANIES, INC.			15.87	
042922	01-52-652	CHARGE ACCOUNT		11.65
042922	01-41-611	CHARGE ACCOUNT		4.22
01 MAVERIK MARKETING			183.00	
27297	01-11-651	LANYARDS		183.00
01 MENARDS			779.63	
042922	01-41-652	OP SUPPLIES		209.35
042922	01-11-654	JANITORIAL SUPPLIES		80.34
042922	01-52-653	SMALL TOOLS		194.91
042922	01-10-917	ACTIVITIES		12.98
042922	01-41-471	UNIFORM		79.98
042922	01-52-617	GROUND MAINT SUPPLIES		21.91
042922	01-52-652	OP SUPPLIES		29.85
042922	01-11-651	OFFICE SUPPLIES		113.14
042922	01-11-611	BLDG MAINT SUPPLIES		12.45
042922	52-00-652	OP SUPPLIES		24.72
01 MISSISSIPPI LIME COMPANY			6715.50	
1605360	51-00-656	CHEMICALS		3238.26
1606674	51-00-656	CHEMICALS		3477.24
01 MORGAN DISTRIBUTING, INC.			268.42	
465172	51-00-612	WELL MAINT TO EQUIP		268.42
01 MUTT MITT			1739.83	
479062	01-52-652	OP SUPPLY		1739.83
01 NEWS BANK			1693.00	
RT549588	01-53-540	ANNUAL SUBSCRIPTION MAY '22/APR '23		1693.00
01 DECATUR PARK DISTRICT			5000.00	
57420	01-52-913	SUMMER PARK PROGRAM SPECIAL NEEDS		5000.00
01 SAM'S CLUB			255.07	
042922	01-41-654	JANITORIAL SUPPLIES		255.07
01 AT & T			361.79	
042922	52-00-552	STEVENS CREEK BLVD PHONE LINE		88.83
042922	52-00-552	101 HUNDLEY RD PHONE LINE		88.80
042922	52-00-552	440 HUNDLEY RD PHONE LINE		88.80
042922	52-00-552	FORSYTH PARKWAY PHONE LINE		95.36
01 MACON COUNTY SHERIFF/			115781.15	
042922	01-11-535	1ST QTR JAN-MAR '22 CONTRACT		115781.15
01 SORLING, NORTHRUP, HANNA, CULL			3588.75	
206695	01-11-533	LEGAL FEES FOR CORPORATE MAR '22		3588.75
01 SPEED LUBE			59.40	
00011-113104	01-41-513	F350 OIL CHANGE 4/20/22		59.40

PAYABLE TO / INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 STAPLES CREDIT PLAN			88.04	
042922	01-11-651	OFFICE SUPPLIES		88.04
01 STILLWATER ENTERPRISES, INC			4794.00	
22-300	01-52-617	GROUND MAINT SUPPLIES		4794.00
01 STOLLEY TERMITE & PEST CONTROL			130.00	
042922	01-11-511	BLDG MAINT SPRAY FOR INSECTS		65.00
042922-1	01-53-511	LIBRARY SPRAY FOR INSECTS		32.50
042922-1	01-52-511	COMM CENTER SPRAY FOR INSECTS		32.50
01 STEVEN WARD			54.99	
042922	01-53-560	MTG MILEAGE REIMBURSEMENT		54.99
01 THE ECONOMIC DEVELOPMENT GROUP			2937.40	
042922	18-00-549	1ST QTR TIF CONSULTING		2937.40
01 MUNICIPAL CLERKS OF ILLINOIS			67.25	
042922	01-11-560	CM MEMBERSHIP FEE		67.25
01 US POSTAL SERVICE (CAPS)			607.91	
042922	51-00-549-1	UTILITY BILLING POSTAGE		303.95
042922	52-00-549-1	UTILITY BILLING POSTAGE		303.96
01 VILL OF FORSYTH			150.00	
042922	01-11-571	WATER BILL		150.00
01 WAL-MART			152.09	
042922	01-53-611	CHARGE ACCOUNT		89.88
042922	01-53-681	CHARGE ACCOUNT		35.93
042922	01-53-913	CHARGE ACCOUNT		26.28
01 WATTS COPY SYSTEM			179.28	
31512248	01-53-512	LIBRARY COPIER RENTAL/COPIES		179.28
** TOTAL CHECKS TO BE ISSUED			208871.15	

FUND INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
GENERAL FUND			168165.52	
TIF DISTRICT FUND			3671.75	
CAPITAL PROJECT FUND			25250.00	
WATER OPERATIONS			10420.74	
SEWER OPERATIONS			1363.14	
*** GRAND TOTAL ***			208871.15	
TOTAL FOR REGULAR CHECKS:			208,871.15	

CONSENT AGENDA

ITEM 3

VILLAGE OF FORSYTH
PRIDE & PROGRESS

To: Village Mayor, Trustees and Administrator

From: Steven Ward, Library Director

Date: May 3, 2022

Re: Library Commission Members

I recommend the following reappointments to the Library Commission:

Mary Jo Rowley
785 Fairway Drive, Forsyth IL 62535
Term expires 2025

Ruth Wrigley Harvey
791 Hope Drive, Forsyth IL 62535
Term expires 2025

Steven Ward
April 27, 2022

ADMINISTRATION REPORTS

CHASTAIN & ASSOCIATES LLC
CONSULTING ENGINEERS

ENGINEER'S REPORT

Forsyth; May 3, 2022 Board Meeting

Submitted by Matthew B. Foster, P.E., PLS

Project 6928 – Bike Path to Grade School

We are assembling the draft Project Development Report (PDR) and will submit to IDOT for review once ready.

Project 7542 – 2020 Street Maintenance

The contractor is planning to return the week of May 2 to complete the seeding. The rainy weather this spring has delayed the contractor from starting back up. IDOT has completed their review of the City's cape sealing contract, the bid opening is scheduled for May 9. The bid package for the patching work along with the 2022 Asphalt work has been advertised and will open on May 10.

Project 7778 – The Greenbrier Rehabilitation

After coordination with Ameren, we have a meeting scheduled for Friday to meet with the contractor to coordinate with the utility adjustment of the gas services.

Project 7982 – Forsyth Park LWCF Grant Compliance

Design of the LWCF grant compliance phase continues. We are working on the construction plan set at this point for the path and pond. OSLND has not announced grant recipients yet.

Project 8000 – Well No. 7 Design

The plans are currently under review by IEPA.

Project 8241 – 2022 Asphalt Rehabilitations

The bid package for the 2022 Asphalt work has been advertised and will open on May 10.

Project 8301 – Avalon Blvd Reconstruction

The topographic survey has been completed. Work on the plans will begin shortly.

Project 8302 – Shadow Ridge Pavement Maintenance

We will be meeting with Public Works Director Fowler in the next few weeks to determine the work to be included in the bid package.

5 North Country Club Road | Decatur, IL 62521
P: 217.422.8544 | F: 217.422.0398 | www.chastainengineers.com

VILLAGE OF FORSYTH
PRIDE & PROGRESS

Library Director's Report
May 3, 2022

- The Intellectual Freedom panel proposal for the Illinois Library Association (ILA) 2022 Conference, October 18-20 in Rosemont, IL, has been accepted by the ILA Conference Committee. I will be meeting with the other panelists later this summer to begin work on implementing this session, helping to create presentation materials, etc.
- Myself, and Youth Services Librarian, Marissa White, are currently conducting interviews for the Library Assistant II – Youth Services job opening.
- I attended an Illinois Heartland Library System (IHLS) Director's meeting on Friday, April 29 at the Windsor Storm Memorial Public Library in Windsor, IL. These meetings are a great opportunity for professional development, networking, and to have conversations about what other libraries are currently doing.
- The FPL annual spring Book Sale will take place Thursday, May 12 through Saturday, May 14. Patrons will be able to purchase both donated and withdrawn library materials, including books, DVDs, audiobooks, magazines, and more with a monetary donation of their choice. Accepting donations in lieu of set prices for items has proven to be more successful with library book sales.
- The Library will be hosting a "You're My Cup of Tea" event on Saturday, May 14 from 11:00 a.m. to 2:00 p.m. "It's Tea Time at the library! Boys and girls, young and old, bring that Special Someone in your life to FPL on Saturday, May 14. Share a thirst quenching beverage and a sweet snack together while helping each other create our in-person craft."
- Summer Reading Program planning continues, and we are nearing completion on a number of items, including: creating the overall schedule, evaluating and purchasing prizes, receiving food coupon and gift card donations from local businesses, logo design and material creation, craft planning, confirming dates with performers and vendors, and much more.
- Other ongoing projects of note at the Library continue to include: Evaluating local history materials to be considered for digitization, preservation, and increased access; Emergency planning; Creation of lesson plans for Library instruction; Evaluation of job titles and job descriptions; Collection development processes; and audits of Library operations to improve service, programming, data and assessment, and future budget considerations.

Steven Ward
April 27, 2022

Public Works Report 4-28-22

Parks:
Started adding new playground mulch to the pocket parks.
Started mowing the main park, Village.
Ball Field preps for FYL.

On our Park to do list is:
Continue with dead tree removal.
Pickle ball / tennis courts will need surface touch ups. All-Weather will take care of in a couple of weeks.

Village:
We maintained the Village Hall, the Library, and other property / easements throughout the Village.
We worked on permit locates and inspections. New business reviews / inspections.
We worked any concerns residents had.
Swept debris / trash off of streets.
Village wide clean-up days are May 9-13. WM and BLH are on board with their part of the process.

On our Village to do list is:
Continue with new pot hole patching as they pop up.
Sidewalks on Hundley and the James Court area will be in late summer.
IDOT / Forsyth will clean Rt 51 Median in May…
Continue with training.

Water Treatment Plant / Sewer:
Continued with meeting monthly / annual IEPA sampling and analysis requirements.
Completed required monthly reports.
Flushed Village hydrants.
Non-Potable booster pump installed.
Auto Transfer Switches are being installed in lift station panels, this will allow the generator to start automatically when there is a loss of Ameren power. Keeps the flow going.

On our Water / Sewer to do list is:
Complete monthly IEPA sampling and other required sampling.
Implement IEPA required backflow / cross-connection program, along with triennial survey.
Implement IEPA Sanitary FOG (fats, oils, greases) program.
Continue with training.

CARRYOVER INFORMATION

Parks:
*Tennis Court lighting still in progress, JGreen is waiting on better ground so that they can move truck on grassy area, north side of the new court… to install back lights.

Village:

*Took inventory of street signs, stop signs, traffic signs. We plan on replacing old, damaged, and faded signs and we will also straighten sign poles this summer.

*Limb Program started 3/7, continues through 12/4.

Thanks, Darin

OLD BUSINESS

ITEM 1

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: May 3, 2022
Subject: Baseball/Softball Turf

You will find two bids in the packet.
Bid 1: Turfing High School Baseball/Softball fields where they currently are. Within this bid, they have kept the baseball field the same and also another price to make it smaller) (if made it smaller we would have to move dugouts, which would increase the fan and viewer experience)

Bid 2: This is an older bid that was in the master plan that has us moving the fields to the Sports and Nature Park. This starts with the Phase 5 Cost Estimate

Items to Consider:

- The High School has approached us about working in partnership with them. They currently give us $10,000 a year to use the fields. If we move forward they will increase that to $15,000 for 10 years and $20,000 last 10 years (20 total)
- Our cost to maintain the fields are attached. This will relieve Public Works from having to care for the fields.
- Greg believes the cost for this will be a good fit from the Hotel/Motel tax.
- The Junior High currently plays on the field in Maroa, they can now play here, bringing more traffic to the park.
- If we work with the school we can get a discount when they install their turf. If we do both baseball/softball at the same time we will also get a discount.
- This company falls under TIPS-therefore we do not have to go out to bid.
- It can be fitted with base paths and pitching mounds for various ages.

As always, if you are in need of anything further regarding this or any other matter, please do not hesitate to contact me.

- Extra play on turf due to longer season and very few rainouts
- More tournaments because of facilities once all diamonds are converted over
- Begin with just diamonds 4&% and have them built for both junior/high school teams
- Currently junior high girls play their home games in Maroa- could change if fields were down here
- Bulk of this could be paid for with hotel/motel tax as it would bring people from all over the area to town for games and tournaments
- If we sign LOI with Bryne & Jones they can give estimates for all different scenarios
- If we work with the school can get multi-field discount

Cost for Fields:

Full Baseball		$ 1,345,830.00	
Full Softball		$ 548,665.00	
		$ 1,894,495.00	**total**
Full Baseball (Higher End-like Millikin)		$ 1,398,000.00	
Full Softball (Higher End-Like Millikin)		$ 574,790.00	
		$ 1,972,790.00	**total**
MF School Investment	10 years at $15,000 annually	$ 150,000.00	
	10 years at $20,000 annually	$ 200,000.00	
		$ 350,000.00	**total**
Village Savings	HS Diamonds 4&5 Mowing, Fertilizing, Water, Prep	$16,000.00	
	Diamonds 1, 2 & 3 Mowing, Fertilizing & Water, Prep	$46,000.00	
	Materials used for all 5 diamonds	$10,000.00	
	Fuel, Chemicals and Water for all diamonds	$3,000.00	
	Less Mowing and prepping equipment	$30,000.00	
	1.5 employees that could be reallocated	$45,000.00	
		$150,000.00	**total**

Byrne & Jones
CONSTRUCTION
| SPORTS

13940 St. Charles Rock Road
ST. LOUIS, MO 63044
PHONE: (314) 567-7997
FAX: (314) 567-1828
WWW.BYRNEANDJONES.COM/SPORTS

FULL TURF BASEBALL FIELD

- Mobilization of necessary material, labor, and equipment to complete the baseball field synthetic turf scope of work
- Price includes surveying and layout of our work
- Excavate to subgrade for the field area
  - Spoils to be remain on site
  - Cap irrigation for system for field if needed
- Install a 12" HDPE collection pipe that ties into the existing structure or daylights within 50' of the field
  - **Price does not include any onsite storm water detention systems or design**
  - Price based on no pipe excavation over 4' deep
- Install a turf tie down system around the perimeter of the field
  - Existing fence, backstop, dugouts, foul poles etc. to remain in place or be replaced by others
- Install 4 oz non-woven geotextile fabric over the subgrade and in the collection trench
- Install 1"x12" flat drains on 25' centers in the outfield only
- Furnish, grade, and compact 4" inches of drainable stone for the infield area
- Furnish, grade, and compact 2" inches of drainable surface stone for the infield area
- Furnish and install 1 set of bases, 2 sets of base anchors, and 1 bury all home plate for the game field
- Furnish 1 adult portable pitching mound for the game field
- Construct permanent pitching mounds for the existing bullpens
  - Price includes new home plates for the bullpens
  - New mounds to receive same turf as the field
- Furnish and install synthetic turf specifically engineered for baseball
  - Includes 4 sets of replacement panels for the batter's box, and catcher's area
  - Markings and logos per B&J rendering dated 9-29-2020
- Backfill around the field as needed and seed the areas disturbed

TOTAL INVESTMENT *(Shaw TruHop or Comparable Greenfields Baseball Product):* ***$1,345,830***

TOTAL INVESTMENT *(Astroturf High-End Baseball Product, Millikin U):* ***$1,398,000***

Byrne & Jones
CONSTRUCTION
SPORTS

13940 St. Charles Rock Road
ST. LOUIS, MO 63044
PHONE: (314) 567-7997
FAX: (314) 567-1828
WWW.BYRNEANDJONES.COM/SPORTS

FULL TURF SOFTBALL FIELD

- Mobilization of necessary material, labor, and equipment to complete the softball field synthetic turf scope of work
- Price includes surveying and layout of our work
- Excavate to subgrade for the field area
  - Spoils to be remain on site
- Install a 10" HDPE collection pipe that ties into the existing structure or daylights within 50' of the field
  - **Price does not include any onsite storm water detention systems or design**
  - Price based on no pipe excavation over 4' deep
- Install a turf tie down system around the perimeter of the field
  - Existing fence, backstop, dugouts, foul poles ect. to remain in place or be replaced by others
- Install 4 oz non-woven geotextile fabric over the subgrade and in the collection trench
- Install 1"x12" flat drains on 25' centers in the outfield only
- Furnish, grade, and compact 4" inches of drainable stone for the infield area
- Furnish, grade, and compact 2" inches of drainable surface stone for the infield area
- Furnish and install 1 set of bases, 1 sets of base anchors, and 1 bury all home plate for the game field
- Furnish and install synthetic turf specifically engineered for softball
  - Includes 4 sets of replacement panels for the batter's box, and catcher's area
  - Markings and logos per B&J rendering dated 9-29-2020
- Backfill around the field as needed and seed the areas disturbed

TOTAL INVESTMENT** (Shaw TruHop or Comparable Greenfields Baseball Product): **$548,665

TOTAL INVESTMENT** (Astroturf High-End Baseball Product, Millikin U): **$574,790

COMBINED SCOPE DISCOUNT

- If two fields are completed simultaneously, Byrne & Jones will provide a discount of $10,000 - $30,000 to the total project amount depending on scopes of work chosen.

Hi!

You are correct - your field is enormous. Your field is appx. 145,000SF, which at $1,396,000 is appx. $9.63/SF

By bringing in your infield to shorten the backstop, and bringing in your outfield fence, we could likely get your field down to about 120,000 SF which would be appx. $1,155,600 (at $9.63/SF)

- That price is an approximation based on square footage and would get you close
- This price does not include the cost of moving the fence in.

If you wanted to explore shrinking the field, it would likely be a good idea to talk to the teams that use the field and get their input on what they'd like the fence distances to be at.

We (Byrne & Jones) also offer an option of entering into a Letter of Intent (LOI) agreement, where we become your design partner to consistently give you updated pricing and drawings until we reach an agreeable scope and price, and then we build the project. The way our letter of intent reads is that no money is due up front, but if B&J does not build the field(s), we would ask for 3% of the estimated contract value.

Is the LOI something you would be interested in?

PHASE 5 COST ESTIMATE

FORSYTH FAMILY SPORTS & NATURE PARK MASTER PLAN (REV. 2020)
VILLAGE OF FORSYTH, ILLINOIS

FOUR ADULT BASEBALL DIAMONDS DETAILED COST BREAKDOWN

PAY ITEM	QUANTITY	UNIT	UNIT PRICE	4 DIAMONDS - SYNTHETIC TURF INFIELDS & OUTFIELDS	4 DIAMONDS - SYNTHETIC INFIELDS & GRASS OUTFIELDS W/ IRRIGATION	4 DIAMONDS - GRASS INFIELDS & OUTFIELDS W/ IRRIGATION	2 DIAMONDS - SYNTHETIC TURF INFIELDS & OUTFIELDS 2 DIAMONDS - SYNTHETIC TURF INFIELDS & GRASS OUTFIELDS W/ IRRIGATION
FIELD SURFACING	1	LS	* SEE NOTES	$4,400,000.00	$3,500,000.00	$2,000,000.00	$3,950,000.00
FIELD LIGHTING	4	EA	$200,000.00	$800,000.00	$800,000.00	$800,000.00	$800,000.00
BACK STOP & NETTING	4	EA	$40,000.00	$160,000.00	$160,000.00	$160,000.00	$160,000.00
DUGOUTS	8	EA	$20,000.00	$160,000.00	$160,000.00	$160,000.00	$160,000.00
FOUL POLES	8	EA	$10,000.00	$80,000.00	$80,000.00	$80,000.00	$80,000.00
SCOREBOARDS	4	EA	$20,000.00	$80,000.00	$80,000.00	$80,000.00	$80,000.00
FENCING	4	EA	$75,000.00	$300,000.00	$300,000.00	$300,000.00	$300,000.00
DOUBLE BATTING CAGE	1	LS	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00
CONCESSIONS/RESTROOMS	1	LS	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00
PAVILION	1	LS	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00
CONCRETE PLAZA	1	LS	$175,000.00	$175,000.00	$175,000.00	$175,000.00	$175,000.00
MISCELLANEOUS SITE FIXTURES	1	LS	* SEE NOTES	$260,000.00	$224,000.00	$164,000.00	$242,000.00
			CONSTRUCTION TOTALS:	***$6,745,000.00***	***$5,809,000.00***	***$4,249,000.00***	***$6,277,000.00***

* COSTS ARE ESTIMATED USING 100,000 SQ. FT. PER FULL FIELD SURFACE AND 21,000 SQ. FT. PER INFIELD

* MISCELLANEOUS FIXTURES ARE ESTIMATED TO BE 4% OF THE TOTAL COST OF THE OTHER ITEMS REQUIRED FOR THE DIAMONDS

Byrne & Jones
CONSTRUCTION
SPORTS

13940 St. Charles Rock Road
ST. LOUIS, MO 63044
PHONE: (314) 567-7997
FAX: (314) 567-1828
WWW.BYRNEANDJONES.COM/SPORTS

WARRANTIES

- 8 year synthetic turf manufactures warranty
- 1 year civil construction warranty

VALUE ADDED

- Member of the American Sports Builders Association
- 4 Certified Track Builders on staff
- 8 Certified Field Builders on staff

General Conditions/Exclusions:

1. Includes (1) mobilization per price shown above.
2. Price based on normal working hours and days.
3. Price based on mutually agreeable contract language.
4. Price based on tax exempt pricing.
5. Price based on complete access to the jobsite.
6. Priced do not include disposal or handling of any contaminated spoils.
7. Any modification to rock, or material type must be mutually agreed upon.
8. Price does not include any pavement repairs due to construction traffic.
9. Price does not include any fence installation.
10. Price does not include any bullpen, backstop, or batting cage installation unless specified.
11. Price does not include any sports equipment installation above mentioned scope.
    a. Price excludes, goals, foul poles, ect.
12. Price excludes any soil stabilization or soil modifications.
13. Price does not include any work to existing structures/facilities around the fields.
14. Price does not include any utility locates, removals, or installation.
15. Price does not include any design for the site or any storm water management provisions or fees.
16. Price does not include any work not specified in the above scope of work.

If you have any questions, please feel free to contact me at (314) 619 – 3326 or jschuit@byrneandjones.com

Sincerely,

Joseph Schuit

Signature If Accepted

Byrne & Jones
CONSTRUCTION
SPORTS

13940 St. Charles Rock Road
ST. LOUIS, MO 63044
PHONE: (314) 567-7997
FAX: (314) 567-1828
WWW.BYRNEANDJONES.COM/SPORTS

TIPS

THE INTERLOCAL PURCHASING SYSTEM TIPS CONTRACT NUMBER 170205

NEW BUSINESS

ITEM 1

KEMPER CPA GROUP LLP
Certified Public Accountants and Consultants

April 20, 2022

To the Board of Trustees
Village of Forsyth, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, and each major fund of the Village of Forsyth for the year ended December 31, 2021. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated December 29, 2021. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practice

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Village of Forsyth are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2021. We noted no transactions entered into by the Village of Forsyth during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Village of Forsyth's financial statements were:

> Management's estimate of depreciation expense is based on the estimated useful lives of the assets. We evaluated the key factors and assumptions used in calculating depreciation expense in determining that it is reasonable in relation to the financial statements taken as a whole.
>
> Management's estimate of the net pension liability and related deferred inflows and outflows of resources is based on valuations provided by actuaries consulted by management. We evaluated the key factors and assumptions used in calculating the net pension liability and related deferred inflows and outflows of resources in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The attached material misstatements detected as a result of audit procedures were corrected by management.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated April 20, 2022.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Village of Forsyth's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Village of Forsyth's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to Management's Discussion and Analysis, the Schedule of Changes in the Net Pension Liability and Related Ratios, and the Schedule of Employer Contributions, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the budgetary comparison information, which is also RSI that supplements the basic financial statements. With respect to this budgetary comparison information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the Schedules of Assessed Valuation and Taxes Extended and Collected, Legal Debt Margin, and Capital Assets, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the information and use of the Board of Trustees and management of the Village of Forsyth and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Kemper CPA Group LLP

Kemper CPA Group LLP
Certified Public Accountants and Consultants
Champaign, Illinois

Client: ***305720.01AUD - Village of Forsyth***
Engagement: ***12/31/21 - Village of Forsyth***
Period Ending: ***12/31/2021***
Trial Balance: ***TB-01 - Annual Trial Balance - 2 Year***
Workpaper: ***TB-06 - Adjusting Journal Entries Report***

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries JE # 1		**H-08**		
To record principal payment on IEPA loan against principal balance				
51-00-225	IEPA WATER PLANT LOAN		283,710.00	
51-00-997	Water Plant IEPA Loan Payment			283,710.00
Total			**283,710.00**	**283,710.00**
Adjusting Journal Entries JE # 2		**H-02**		
To adjust accrued interest				
51-00-226	ACCRUED LOAN INTEREST		2,682.00	
51-00-997	Water Plant IEPA Loan Payment			2,682.00
Total			**2,682.00**	**2,682.00**
Adjusting Journal Entries JE # 3		**L-04a**		
To reverse PY accrued vacation				
01-00-221	ACCRUED VACATION		1,808.00	
01-53-421	Salaries-Regular			1,808.00
Total			**1,808.00**	**1,808.00**
Adjusting Journal Entries JE # 4		**L-03**		
To reverse PY payroll accrual				
01-00-221-1	ACCRUED PAYROLL		23,534.00	
01-00-221-2	ACCRUED FICA & MEDIC		769.00	
01-00-221-3	ACCRUED IMRF		2,329.00	
51-00-221-1	ACCRUED PAYROLL		3,173.00	
51-00-221-2	ACCRUED FICA & MEDIC		20.00	
51-00-221-3	ACCRUED IMRF		314.00	
52-00-221-1	ACCRUED PAYROLL		264.00	
52-00-221-2	ACCRUED FICA & MEDIC		2.00	
52-00-221-3	ACCRUED IMRF		26.00	
01-11-421	Salaries-Regular			8,868.00
01-11-461	FICA Contribution			129.00
01-11-461	FICA Contribution			550.00
01-11-462	IMRF Contribution			876.00
01-41-421	Salaries-Regular			7,667.00
01-41-423	Salaries-Overtime			26.00
01-41-461	FICA Contribution			1.00
01-41-461	FICA Contribution			47.00
01-41-462	IMRF Contribution			3.00
01-41-462	IMRF Contribution			757.00
01-52-421	Salaries-Regular			500.00
01-52-461	FICA Contribution			3.00
01-52-462	IMRF Contribution			49.00
01-53-461	FICA Contribution			1.00
01-53-461	FICA Contribution			40.00
01-53-462	IMRF Contribution			640.00
01-53-462	IMRF Contribution			6,475.00
51-00-421	Salaries Regular			2,242.00
51-00-423	Salaries Overtime			931.00
51-00-461	FICA Contribution			6.00
51-00-461	FICA Contribution			14.00
51-00-462	IMRF Contribution			92.00
51-00-462	IMRF Contribution			222.00

Client: ***305720.01AUD - Village of Forsyth***
Engagement: ***12/31/21 - Village of Forsyth***
Period Ending: ***12/31/2021***
Trial Balance: ***TB-01 - Annual Trial Balance - 2 Year***
Workpaper: ***TB-06 - Adjusting Journal Entries Report***

Account	Description	W/P Ref	Debit	Credit
52-00-421	Salaries Regular			264.00
52-00-461	FICA Contribution			2.00
52-00-462	IMRF Contribution			26.00
Total			**30,431.00**	**30,431.00**
Adjusting Journal Entries JE # 5		**L-03a**		
To record CY payroll accrual				
01-11-421	Salaries-Regular		9,983.00	
01-11-423	SALARIES-OVERTIME		29.00	
01-11-461	FICA Contribution		2.00	
01-11-461	FICA Contribution		145.00	
01-11-461	FICA Contribution		619.00	
01-11-462	IMRF Contribution		3.00	
01-11-462	IMRF Contribution		1,192.00	
01-41-421	Salaries-Regular		10,256.00	
01-41-461	FICA Contribution		1.00	
01-41-461	FICA Contribution		76.00	
01-41-462	IMRF Contribution		1,225.00	
01-52-421	Salaries-Regular		579.00	
01-52-423	Salaries-Overtime		82.00	
01-52-461	FICA Contribution		1.00	
01-52-461	FICA Contribution		4.00	
01-52-462	IMRF Contribution		10.00	
01-52-462	IMRF Contribution		69.00	
01-53-421	Salaries-Regular		7,361.00	
01-53-423	Salaries-Overtime		29.00	
01-53-461	FICA Contribution		1.00	
01-53-461	FICA Contribution		54.00	
01-53-461	FICA Contribution		879.00	
01-53-462	IMRF Contribution		3.00	
51-00-421	Salaries Regular		1,952.00	
51-00-423	Salaries Overtime		721.00	
51-00-461	FICA Contribution		5.00	
51-00-461	FICA Contribution		14.00	
51-00-462	IMRF Contribution		86.00	
51-00-462	IMRF Contribution		233.00	
52-00-421	Salaries Regular		302.00	
52-00-461	FICA Contribution		2.00	
52-00-462	IMRF Contribution		36.00	
01-00-221-1	ACCRUED PAYROLL			28,322.00
01-00-221-2	ACCRUED FICA & MEDIC			903.00
01-00-221-3	ACCRUED IMRF			3,378.00
51-00-214	ACCRUED PAYROLL			2,673.00
51-00-221-2	ACCRUED FICA & MEDIC			20.00
51-00-221-3	ACCRUED IMRF			318.00
52-00-214	ACCRUED PAYROLL			302.00
52-00-216	ACCRUED IMRF			36.00
52-00-221-2	ACCRUED FICA & MEDIC			2.00
Total			**35,954.00**	**35,954.00**
Adjusting Journal Entries JE # 6		**L-04a**		
To record current year vacation accrual				
01-41-421	Salaries-Regular		326.00	
01-53-421	Salaries-Regular		3,388.00	

Client:	***305720.01AUD - Village of Forsyth***
Engagement:	***12/31/21 - Village of Forsyth***
Period Ending:	***12/31/2021***
Trial Balance:	***TB-01 - Annual Trial Balance - 2 Year***
Workpaper:	***TB-06 - Adjusting Journal Entries Report***

Account	Description	W/P Ref	Debit	Credit
51-00-421	Salaries Regular		1,961.00	
01-00-221	ACCRUED VACATION			3,714.00
51-00-217	ACCRUED VACATION			1,961.00
Total			**5,675.00**	**5,675.00**
Adjusting Journal Entries JE # 8		**H-09**		
To adjust for activity on special assessments				
52-00-126	SPECIAL ASSESMENT RECEIVABLE		5,522.00	
52-00-225	DEFERED INFLOWS OF RESOURCES		7,560.00	
52-00-369	Montz. Hills Sewer		3,611.00	
52-00-370	H.P. Estates Sewer		3,820.00	
52-00-371	H.P. Park Subdivision Sewer		819.00	
52-00-125	SPECIAL ASSESMENT RECEIVABLE			5,522.00
52-00-126	SPECIAL ASSESMENT RECEIVABLE			7,560.00
52-00-375	Revenue - Special Assessments			7,560.00
52-00-382	Special Assessment Interest Income			690.00
Total			**21,332.00**	**21,332.00**
Adjusting Journal Entries JE # 9		**X-04-01**		
To convert Hotel Tax revenue to GAAP				
16-00-121	ACCOUNTS RECEIVABLE		12,565.00	
16-00-314	Hotel/Motel 5% Tax			12,565.00
Total			**12,565.00**	**12,565.00**
Adjusting Journal Entries JE # 10		**X-05**		
To convert MFT revenue to GAAP				
15-00-122	MFT RECEIVABLE		1,393.00	
15-00-343	Motor Fuel Tax			1,393.00
Total			**1,393.00**	**1,393.00**
Adjusting Journal Entries JE # 11		**X-07**		
To convert sales tax revenue to GAAP				
01-00-122	OTHER TAXES RECEIVABLE		41,507.00	
01-00-122	OTHER TAXES RECEIVABLE		50,869.00	
01-00-345	Sales Tax			50,869.00
01-00-345-1	Non Home Rule Sales Tax			41,507.00
Total			**92,376.00**	**92,376.00**
Adjusting Journal Entries JE # 12		**X-09-01**		
To book deferred revenue				
32-00-121	Accounts Receivable		236,719.00	
32-00-245	Deferred Grant Revenue			236,719.00
Total			**236,719.00**	**236,719.00**
Adjusting Journal Entries JE # 14		**07-10a1**		
To adjust water and sewer GASB 68 NPL, DO, DI, and pension exp				
51-00-227	NET PENSION LIABILITY		39,737.00	
52-00-145	DEFERRED OUTFLOWS OF RESOURCES		2,182.00	
52-00-227	NET PENSION LIABILITY		3,745.00	

Client: ***305720.01AUD - Village of Forsyth***
Engagement: ***12/31/21 - Village of Forsyth***
Period Ending: ***12/31/2021***
Trial Balance: ***TB-01 - Annual Trial Balance - 2 Year***
Workpaper: ***TB-06 - Adjusting Journal Entries Report***

Account	Description	W/P Ref	Debit	Credit
52-00-462	IMRF Contribution		1,228.00	
51-00-145	DEFERRED OUTFLOWS OF RESOURCES			19,838.00
51-00-245	DEFERRED INFLOWS OF RESOURCES			16,215.00
51-00-462	IMRF Contribution			3,684.00
52-00-225	DEFERED INFLOWS OF RESOURCES			7,155.00
Total			**46,892.00**	**46,892.00**
Adjusting Journal Entries JE # 16		**X-07-04**		
To convert sales & use tax revenue to GAAP				
01-00-341	State Income Tax		25,249.00	
01-00-345-3	Sales Tax-Local Use		3,715.00	
01-00-122	OTHER TAXES RECEIVABLE			3,715.00
01-00-122	OTHER TAXES RECEIVABLE			25,249.00
Total			**28,964.00**	**28,964.00**
Adjusting Journal Entries JE # 17		**X-07-05**		
To adjust franchise fees for GAAP				
01-00-121	ACCOUNTS RECEIVABLE		998.00	
01-00-325	Franchise Fees		189.00	
01-00-121	ACCOUNTS RECEIVABLE			189.00
01-00-325	Franchise Fees			998.00
Total			**1,187.00**	**1,187.00**
Adjusting Journal Entries JE # 18		**X-03b**		
To convert property tax revenue/receivables to GAAP				
01-00-311-1	Property Tax Corporate		1,419.00	
01-00-311-2	Property Tax Police		608.00	
01-00-311-3	Property Tax FICA		69.00	
01-00-311-4	Property Tax Audit		98.00	
01-00-311-5	Property Tax Insurance		222.00	
01-00-311-6	Property Tax IMRF		101.00	
01-00-311-7	Property Tax Street Lighting		327.00	
01-00-311-8	Property Tax Unemployment		13.00	
01-00-346	Road & Bridge Tax		670.00	
18-00-311-9	Property Tax TIF		5,191.00	
01-00-120	PROP TAX RECEIVABLE			3,527.00
18-00-120	TIF PROPERTY TAX RECEIVABLE			5,191.00
Total			**8,718.00**	**8,718.00**
Adjusting Journal Entries JE # 19		**F-04**		
To book asset additions and capital outlay				
01-11-890	Capital Outlay		65,008.00	
01-11-890	Capital Outlay		838,410.00	
30-00-999-3	Inter Fund Transfer (Out)		13,448.00	
51-00-170	WATER DISTRIBUTION SYSTEM		13,448.00	
51-00-170	WATER DISTRIBUTION SYSTEM		43,599.00	
51-00-999-3	INTER FUND TRANSFER OUT		65,008.00	
52-00-170	SEWER SYSTEM		6,350.00	
01-00-999	Interfund Transfers			65,008.00
01-11-532	Engineering Services			56,361.00
01-41-518	Sidewalk Maintenance Services			95,608.00
01-52-520	Bike Trail Maint. Service			19,752.00

Client: ***305720.01AUD - Village of Forsyth***
Engagement: ***12/31/21 - Village of Forsyth***
Period Ending: ***12/31/2021***
Trial Balance: ***TB-01 - Annual Trial Balance - 2 Year***
Workpaper: ***TB-06 - Adjusting Journal Entries Report***

Account	Description	W/P Ref	Debit	Credit
01-52-810	Land Acquisition			666,689.00
30-00-810-3	Public Water Security			13,448.00
51-00-170	WATER DISTRIBUTION SYSTEM			65,008.00
51-00-399-3	Inter Fund Transfer (In)			13,448.00
51-00-511	Building Maintenance Service			10,560.00
51-00-512	Equipment Maintenance Service			13,300.00
51-00-549	Other Professional Services			19,739.00
52-00-612	Equipment Maintenance Supplies			6,350.00
Total			**1,045,271.00**	**1,045,271.00**
Adjusting Journal Entries JE # 20		**F-02**		
To book governmental fund asset retirements				
98-00-180	ACCUMULATED DEPRECIATION		26,332.00	
98-00-292	CURRENT YEAR GAIN/LOSS		12,202.00	
98-00-102	DEPRECIABLE CAPITAL ASSETS			38,534.00
Total			**38,534.00**	**38,534.00**
Adjusting Journal Entries JE # 21		**F-02**		
To book governmental fund additions				
98-00-100	LAND		65,011.00	
98-00-100	LAND		772,873.00	
98-00-101	CONSTURCTION IN PROGRESS		397,422.00	
98-00-102	DEPRECIABLE CAPITAL ASSETS		417,132.00	
98-00-102	DEPRECIABLE CAPITAL ASSETS		1,797,311.00	
98-00-101	CONSTURCTION IN PROGRESS			1,797,310.00
98-00-292	CURRENT YEAR GAIN/LOSS			65,011.00
98-00-292	CURRENT YEAR GAIN/LOSS			1,587,428.00
Total			**3,449,749.00**	**3,449,749.00**
Adjusting Journal Entries JE # 22		**F-02**		
To book depreciation				
51-00-951	DEPRECIATION EXPENSE		351,457.00	
52-00-951	DEPRECIATION		161,262.00	
98-00-500	DEPRECIATION EXPENSE		63,534.00	
98-00-501	Depreciation expense - Culture & rec		205,928.00	
98-00-502	Depreciation expense - Hwys & streets		501,750.00	
51-00-171	ACCUMLATED DEPRECIATION			351,457.00
52-00-171	ACCUMULATED DEPRECIATION			161,262.00
98-00-180	ACCUMULATED DEPRECIATION			771,212.00
Total			**1,283,931.00**	**1,283,931.00**

VILLAGE OF FORSYTH

PRIDE & PROGRESS

ANNUAL FINANCIAL REPORT

For the Year Ended December 31, 2021

VILLAGE OF FORSYTH, ILLINOIS
TABLE OF CONTENTS

VILLAGE OF FORSYTH, ILLINOIS
TABLE OF CONTENTS – Continued

KEMPER
CPA GROUP LLP
Certified Public Accountants and Consultants

INDEPENDENT AUDITOR'S REPORT

To the Mayor
and Board of Trustees
Village of Forsyth, Illinois

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of the Village of Forsyth, Illinois, as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the Village of Forsyth, Illinois, as of December 31, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Village of Forsyth, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Village of Forsyth's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

80 Broadway Ave, Suite 102 • Mattoon, IL 61938
Phone: (217) 234-8801 kempercpa.com

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Village of Forsyth's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Village of Forsyth's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the schedule of changes in the net pension liability and related ratios, the schedule of employer contributions, and the budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to management's discussion and analysis, the schedule of changes in the net pension liability and related ratios, and the schedule of employer contributions in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The budgetary comparison information as listed in the table of contents 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 budgetary comparison information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information which included in the annual report. The other information comprises the schedules of assessed valuation and taxes extended and collected, legal debt margin, and capital assets but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Kemper CPA Group LLP

Kemper CPA Group LLP
Certified Public Accountants and Consultants
Champaign, Illinois
April 20, 2022

VILLAGE OF FORSYTH, ILLINOIS
MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Village of Forsyth, Illinois, we offer readers of the Village's financial statements this narrative overview and analysis of the financial activities of the Village for the fiscal year ended December 31, 2021. We encourage readers to consider the information presented here in conjunction with the basic financial statements and accompanying notes to those financial statements.

Included in the discussion and analysis is a two-year comparison analysis of government-wide data, as required by Governmental Accounting Standards Board (GASB) Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Government*.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is an introduction to the Village's basic financial statements, which comprise three parts: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. In addition, the discussion and analysis also contains information on other required supplementary information included in this report.

Government-wide Financial Statements

The statement of net position and the statement of activities are two financial statements that report information about the Village as a whole and about its activities. These statements are designed to provide readers with a broad overview of Village's finances, in a manner similar to a private sector business.

The statement of net position presents all of the Village's assets, liabilities, and deferred inflows and outflows of resources, with the difference reported as "net position." Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Village in total is improving or deteriorating.

Historically, a government's largest group of assets (infrastructure—roads, bridges, storm-sewers, etc.) have not been reported or depreciated in governmental financial statements. GASB Statement No. 34 requires that these assets be valued and reported within the governmental column of the government-wide statements. Additionally, the government must elect to either depreciate these assets over their estimated useful lives or develop a system of asset management designed to maintain the service delivery potential to near perpetuity. The Village has chosen to depreciate assets over their useful lives. If a road project is considered maintenance—a recurring cost that does not extend the road's original useful life or expand its capacity—the cost of the project will be expensed. An "overlay" of a road will be considered maintenance, whereas a "rebuild" of a road will be capitalized.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. Revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods. The statement is focused on both the gross and net cost of various activities, which are supported by the government's general taxes and other resources. This is intended to simplify the user's analysis of the cost of various governmental services and/or subsidy to various business-type activities. The governmental activities reflect the Village's basic services, including General Government, Public Safety, Highways and Streets, Culture and Recreation, and Economic Development. The Village's sales and non-home rule taxes finance most of these services. The business-type activities reflect private sector–type operations (Water and Sewer), where the fee for service typically covers all or most of the cost of operation, including depreciation.

Included within the basic financial statements are schedules that reconcile the amounts reported on the governmental fund financial statements with governmental activities on the appropriate government-wide statements. The government-wide financial statements can be found on pages 13-14 of this report.

Fund Financial Statements

The fund financial statements provide more detail than the government-wide financial statements, concentrating on information about the major individual funds. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Village of Forsyth, like other units of state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Village can be divided into two categories, governmental funds and proprietary funds.

Governmental funds: Most of the Village's basic services are reported in the governmental funds, which focus on how monies flow into and out of those funds and the balances left at year end that are available for future spending. The governmental fund financial statements provide a detailed short-term view of the Village's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the Village's programs. Governmental funds are reported using modified accrual accounting. Governmental funds include the General Fund, the Capital Projects Fund, the Motor Fuel Tax Fund, the Hotel Motel Tax Fund, and the TIF Fund.

Village of Forsyth government adopts annual appropriated budgets for the General Fund and certain special revenue funds. Budgetary comparison statements have been provided for the governmental funds to demonstrate compliance with the budget. The governmental fund financial statements can be found on pages 15-18 of this report.

Proprietary Funds: Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The Water and Sewer Funds are used to report activities related to the operation of the water and sewer utilities provided to Village residents. The proprietary fund financial statements can be found on pages 19-21 of this report.

Notes to the Financial Statements: The notes provide additional information that is essential to a full understanding of the data provided in the Village's financial statements. The notes to financial statements can be found on pages 22-40 of this report.

VILLAGE OF FORSYTH, ILLINOIS
MANAGEMENT'S DISCUSSION AND ANALYSIS

Other Information: In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the Village's progress in funding its obligation to provide benefits to employees. In addition, budget vs. actual information for the governmental funds is presented. Required Supplementary Information can be found on pages 41-51.

Financial Analysis: The following financial information was derived from the government-wide Statement of Net Position and reflects the Village's financial position as of December 31, 2020, and December 31, 2021. In fiscal year 2017, the Village changed its basis of accounting from the modified cash basis of accounting to accounting principles generally accepted in the United States of America.

Table 1
Financial Analysis of the Village as a Whole
Statement of Net Assets

	Governmental Activities		Business-Type Activities		Total Primary Government	
	December 31, 2020	December 31, 2021	December 31, 2020	December 31, 2021	December 31, 2020	December 31, 2021
Current and Other Assets	$ 19,016,148	$ 21,199,980	$ 855,850	$ 756,589	$ 19,871,998	$ 21,956,569
Capital Assets	$ 14,019,186	$ 14,888,210	$ 6,757,443	$ 6,243,113	$ 20,776,629	$ 21,131,323
Non-current assets (receivables)	$ -	$ -	$ 25,137	$ 17,670	$ 25,137	$ 17,670
Total Assets	$ 33,035,334	$ 36,088,190	$ 7,638,430	$ 7,017,372	$ 40,673,764	$ 43,105,562
Deferred Outflows of Resources	$ 509,050	$ 344,991	$ 71,734	$ 54,078	$ 580,784	$ 399,069
Current Liabilities	$ 388,885	$ 593,327	$ 349,489	$ 361,883	$ 738,374	$ 955,210
Non-Current Liabilities	$ 340,475	$ 28,685	$ 1,415,629	$ 1,081,300	$ 1,756,104	$ 1,109,985
Total Liabilities	$ 729,360	$ 622,012	$ 1,765,118	$ 1,443,183	$ 2,494,478	$ 2,065,195
Deferred Inflows of Resources	$ 332,015	$ 447,579	$ 78,971	$ 94,781	$ 410,986	$ 542,360
Net Assets:						
Invested in Capital Assets Net of Debt	$ 14,019,186	$ 14,888,210	$ 5,106,083	$ 4,875,463	$ 19,125,269	$ 19,763,673
Restricted for:						
Highways & Streets	$ 1,330,265	$ 1,545,852	$ -	$ -	$ 1,330,265	$ 1,545,852
Economic Development	$ 1,083,037	$ 1,412,308	$ -	$ -	$ 1,083,037	$ 1,412,308
Other	$ 9,765	$ 251,312	$ -	$ -	$ 9,765	$ 251,312
Unrestricted	$ 16,040,756	$ 17,265,908	$ 759,992	$ 658,023	$ 16,800,748	$ 17,923,931
Total Net Assets	$ 32,483,009	$ 35,363,590	$ 5,866,075	$ 5,533,486	$ 38,349,084	$ 40,897,076

The Village's combined net position (which is the Village's bottom line) was $40,897,076 at December 31, 2021, and $38,349,084 at December 31, 2020. The Village's largest asset is its capital assets (land, buildings, and equipment). The largest liability is its long-term debt. The largest component of the Village's net position reflects the Village's investment in capital assets, less any related debt used to acquire or construct the asset.

The following condensed financial information was derived from the government-wide Statement of Activities and reflects the Village's increase in net position during the current and prior fiscal years:

VILLAGE OF FORSYTH, ILLINOIS
MANAGEMENT'S DISCUSSION AND ANALYSIS

Table 2
Changes in Net Assets

	Governmental Activities		Business-Type Activities		Total Primary Government	
REVENUES	December 31, 2020	December 31, 2021	December 31, 2020	December 31, 2020	December 31, 2020	December 31, 2021
Program Revenues:						
Charges for Services	$ 151,367	$ 162,197	$ 856,266	$ 813,233	$ 1,007,633	$ 975,430
Operating Grants and Contributions	$ 354,933	$ 457,081	$ -	$ -	$ 354,933	$ 457,081
Capital Grants and Contributions	$ -	$ -	$ -	$ -	$ -	$ -
General Revenues Municipal sales and Use tax, plus interest	$ 4,317,007	$ 4,870,012	$ -	$ -	$ 4,317,007	$ 4,870,012
Property Tax	$ 715,499	$ 751,875	$ -	$ -	$ 715,499	$ 751,875
Replacement tax	$ 2,737	$ 4,433	$ -	$ -	$ 2,737	$ 4,433
Hotel/Motel tax	$ 208,070	$ 357,877	$ -	$ -	$ 208,070	$ 357,877
Gain (loss) on sale of Capital assets	$ -	$ -	$ -	$ -	$ -	$ -
Investement income	$ 76,747	$ 27,648	$ 3,779	$ 2,543	$ 80,526	$ 30,191
Shared Income Tax	$ 390,537	$ 437,614	$ -	$ -	$ 390,537	$ 437,614
Other interfovernmental income	$ -	$ -	$ -	$ -	$ -	$ -
Other income	$ 98,792	$ 55,359	$ -	$ -	$ 98,792	$ 55,359
Total Revenues	$ 6,315,689	$ 7,124,096	$ 860,045	$ 815,776	$ 7,175,734	$ 7,939,872
					Total Primary Government	
EXPENSES	December 31, 2020	December 31, 2021	December 31, 2020	December 31, 2021	December 31, 2020	December 31, 2021
General Government	$ 1,660,340	$ 1,760,285	$ -	$ -	$ 1,660,340	$ 1,760,285
Public Safety	$ 439,368	$ 460,757	$ -	$ -	$ 439,368	$ 460,757
Highways and streets	$ 955,270	$ 963,019	$ -	$ -	$ 955,270	$ 963,019
Culture and Recreation	$ 767,489	$ 825,359	$ -	$ -	$ 767,489	$ 825,359
Economic Development	$ 208,282	$ 196,841	$ -	$ -	$ 208,282	$ 196,841
Water and Sewer	$ -	$ -	$ 1,410,618	$ 1,382,197	$ 1,410,618	$ 1,382,197
Interest on Long-Term Debt	$ -	$ -	$ 43,868	$ 36,840	$ 43,868	$ 36,840
Total Expenses	$ 4,030,749	$ 4,206,261	$ 1,454,486	$ 1,419,037	$ 5,485,235	$ 5,625,298
					Total Primary Government	
	December 31, 2020	December 31, 2021	December 31, 2020	December 31, 2021	December 31, 2020	December 31, 2021
Transfers	$ (265,322)	$ (270,672)	$ 265,322	$ 265,322	$ -	$ (5,350)
Change in Net Position	$ 2,019,618	$ 2,883,882	$ (329,119)	$ (332,589)	$ 1,690,499	$ 2,551,293
Net Position, Beginning of year	$ 30,463,391	$ 32,479,708	$ 6,195,194	$ 5,866,075	$ 36,658,585	$ 38,345,783
Net Assets, End of year	$ 32,483,009	$ 35,363,590	$ 5,866,075	$ 5,533,486	$ 38,349,084	$ 40,897,076

Governmental Activities: For the fiscal year ending December 31, 2021, revenues for governmental activities totaled $7,124,096. For the fiscal year ending December 31, 2020, revenues for governmental activities totaled $6,315,689. Municipal sales and non-home rule tax continue to be the Village's largest revenue source, coming in at $4,870,012. The Illinois Department of Revenue began deducting an administrative fee for revenues implemented by the Village. The Village has two revenue sources impacted by the administrative fee; the non-home rule tax has a 1.50% administrative fee and the telecommunication tax has a .50% administrative fee. The administrative fees began with revenues received in August 2017 and are deducted from each revenue before it is distributed to the Village. The non-home rule tax 1.50% administrative fee was $31,579.95 and the telecommunication tax administrative fee was $58.34 for the year ended December 31, 2021.

For the fiscal year ending December 31, 2021, expenses for governmental activities totaled $4,206,261. For the Fiscal year ending December 31, 2020, expenses for governmental activities totaled $4,030,749.

The Village of Forsyth contracts with the Macon County Sheriff for law enforcement officers. In Fiscal year 2020 a four (4) year agreement (01/01/2021 to 12/31/2023) with the Macon County Sheriff was approve in late December 2020.

VILLAGE OF FORSYTH, ILLINOIS
MANAGEMENT'S DISCUSSION AND ANALYSIS

Business-Type Activities: For the fiscal year ending December 31, 2021, revenues for business type activities totaled $815,776 and for the fiscal year ending December 31, 2020, revenues for business type activities totaled $860,045. Revenue comes from fees charged for water and sewer usage by residents/business. Fees such as water and sewer tapping, water meters, inspections, etc., also make up this revenue source.
For the fiscal year ending December 31, 2021, expenses for business-type activities totaled $1,419,037, and for the fiscal year ending December 31, 2020, expenses for business-type activities totaled $1,454,486.

Financial Analysis of the Village's Funds
The focus of the Village's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Village's financing requirements. In particular, unassigned fund balance may serve as a useful measure of government's net resources available for spending at the end of the fiscal year.

Governmental Funds
At the end of the current fiscal year, the Village governmental funds (General Fund, Capital Projects Fund, Motor Fuel Tax Fund, Hotel Motel Tax Fund, and TIF Fund) reported combined fund balances of $19,932,565, an increase of $1,742,671 over the prior year. Of these fund balances, $9,843,393 constitutes unassigned fund balance, which is available for spending at the government's discretion.

Proprietary Funds
At the end of the current fiscal year, the Village proprietary funds (Water Fund and Sewer Fund) reported combined net position of $5,533,486, a decrease of $332,589 under the prior year. Of this net position, $658,023 constitutes unrestricted net position, which is available for spending at the government's discretion.

Table 3
General Fund Budgetary Highlights for the Fiscal Year Ended December 31, 2021
With Comparative Actual Totals for the Year Ended December 31, 2020

	Final Budget December 31, 2021	Actual (Budgetary Basis) December 31, 2021	Actual (Budgetary Basis) December 31, 2020
REVENUES			
Taxes	$ 5,034,400	$ 5,797,691	$ 5,302,889
Licenses and Permits	$ 162,500	$ 161,388	$ 151,952
Other	$ 424,500	$ 73,152	$ 314,540
Total Revenues	$ 5,621,400	$ 6,032,231	$ 5,769,381
	Final Budget December 31, 2021	Actual (Budgetary Basis) December 31, 2021	Actual (Budgetary Basis) December 31, 2020
EXPENDITURES AND OTHER FINANCING SOURCES (USES)			
EXPENDITURES AND OTHER FINANCING SOURCES (USES)	$ (4,356,135)	$ (3,484,398)	$ (3,156,018)
Transfers Out	$ (1,704,701)	$ (1,704,701)	$ (1,874,912)
Transfers In	$ 250,000	$ 315,008	$ 250,000
Total Expenditures and OFS(u)	$ (5,810,836)	$ (4,874,091)	$ (4,780,930)
Change in Fund Balance	**$ (189,436)**	**$ 1,158,140**	**$ 988,451**

VILLAGE OF FORSYTH, ILLINOIS
MANAGEMENT'S DISCUSSION AND ANALYSIS

Capital Assets

The following represents capital asset balances for the Village as of December 31, 2021, and December 31, 2020. More detailed information regarding the Village's capital assets are presented in Note 4 to the financial statements (pages 31-33).

Table 4
Capital Assets

	Governmental Activities		Business-Type Activities		Total Primary Government	
	December 31, 2020	December 31, 2021	December 31, 2020	December 31, 2021	December 31, 2020	December 31, 2021
Land, not Depreciated	$ 2,084,358	$ 2,922,239	$ -	$ -	$ 2,084,358	$ 2,922,239
Construction in progress	$ 1,870,443	$ 470,556	$ -	$ -	$ 1,870,443	$ 470,556
Buildings	$ 3,467,356	$ 3,526,387	$ 6,307,983	$ 6,318,543	$ 9,775,339	$ 9,844,930
Improvements other than building	$ 972,589	$ 972,589	$ -	$ -	$ 972,589	$ 972,589
Equipment	$ 1,821,798	$ 2,084,059	$ 351,110	$ 403,947	$ 2,172,908	$ 2,488,006
Drainage improvements	$ 131,039	$ 138,505	$ -	$ -	$ 131,039	$ 138,505
Meters	$ -	$ -	$ 726,197	$ 726,196	$ 726,197	$ 726,196
Streets	$ 11,157,364	$ 12,954,674	$ -	$ -	$ 11,157,364	$ 12,954,674
Storm/Sanitary Sewer	$ 1,674,674	$ 1,674,674	$ 6,388,077	$ 6,388,076	$ 8,062,751	$ 8,062,750
System Infrastructure	$ 2,828,491	$ 2,878,332	$ 5,228,843	$ 5,163,834	$ 8,057,334	$ 8,042,166
Less:					$ -	$ -
Accumulated Depreciation	$ (11,988,926)	$ (12,733,806)	$ (12,244,767)	$ (12,757,485)	$ (24,233,693)	$ (25,491,291)
Total	$ 14,019,186	$ 14,888,209	$ 6,757,443	$ 6,243,111	$ 20,776,629	$ 21,131,320

Capital Assets December 31, 2021

At the end of fiscal year December 31, 2021, the Village governmental activities and business-type activities had invested $24 million (Note 4 to the financial statements) in a variety of capital assets as reflected in the following chart.

• Land	$ 2,922,239
• Construction in progress	470,556
• Depreciable capital assets	24,229,218
• Total capital assets	27,622,013
• Less accumulated depreciation	(12,733,806)
Total governmental activities capital assets, net	**$ 14,888,210**

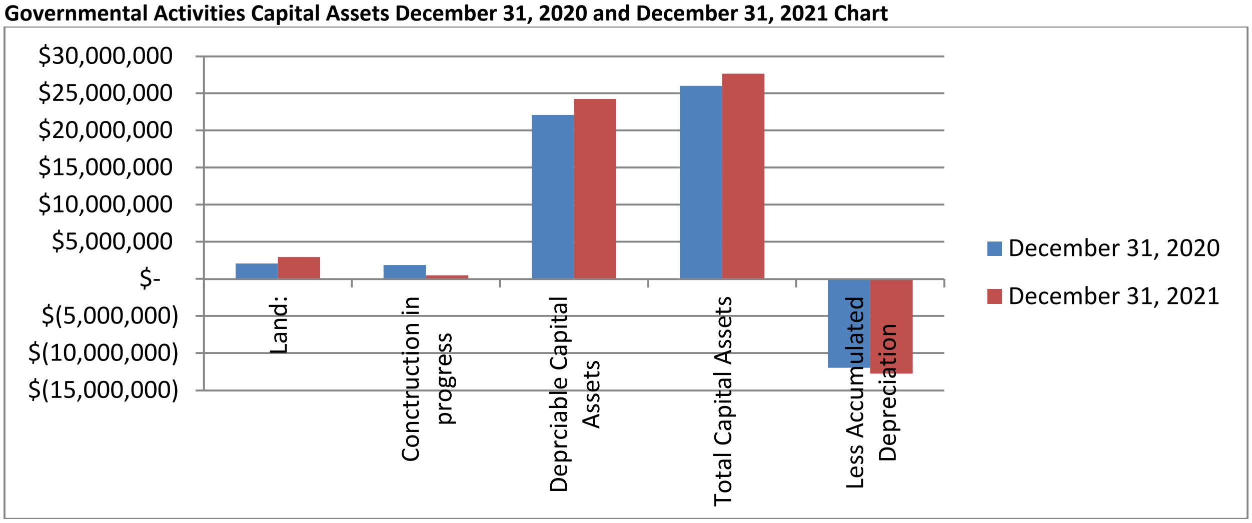
Capital Assets December 31, 2020

At the end of Fiscal year December 31, 2020, the Village Governmental Activities and Business-Type Activities had invested $22 million (Note 4 to the financial statements for fiscal year December 31, 2020) in a variety of capital assets as reflected in the following chart.

• Land	$ 2,084,358
• Construction in progress	1,870,443
• Depreciable capital assets	22,053,311
• Total capital assets	26,008,112
• Less accumulated depreciation	(11,988,926)
Total governmental activities capital assets, net	**$ 14,019,186**

VILLAGE OF FORSYTH, ILLINOIS
MANAGEMENT'S DISCUSSION AND ANALYSIS

Governmental Activities Capital Assets December 31, 2020 and December 31, 2021 Chart



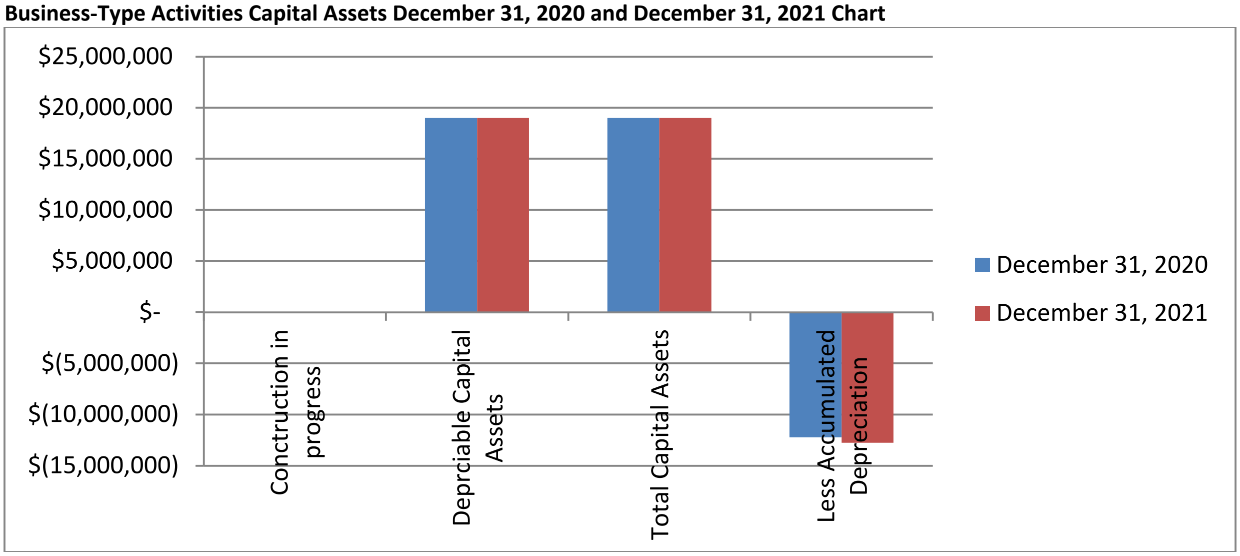
<u>Capital Assets December 31, 2021</u>

• Depreciable capital assets	$ 19,000,598
• Less accumulated depreciation	(12,757,485)
• **Total business-type activities capital assets, net**	**$ 6,243,113**

<u>Capital Assets December 31, 2020</u>

• Depreciable capital assets	$ 19,002,210
• Less accumulated depreciation	(12,244,767)
• **Total business-type activities capital assets, net**	**$ 6,757,443**

Business-Type Activities Capital Assets December 31, 2020 and December 31, 2021 Chart



<u>Capital Assets December 31, 2021</u>

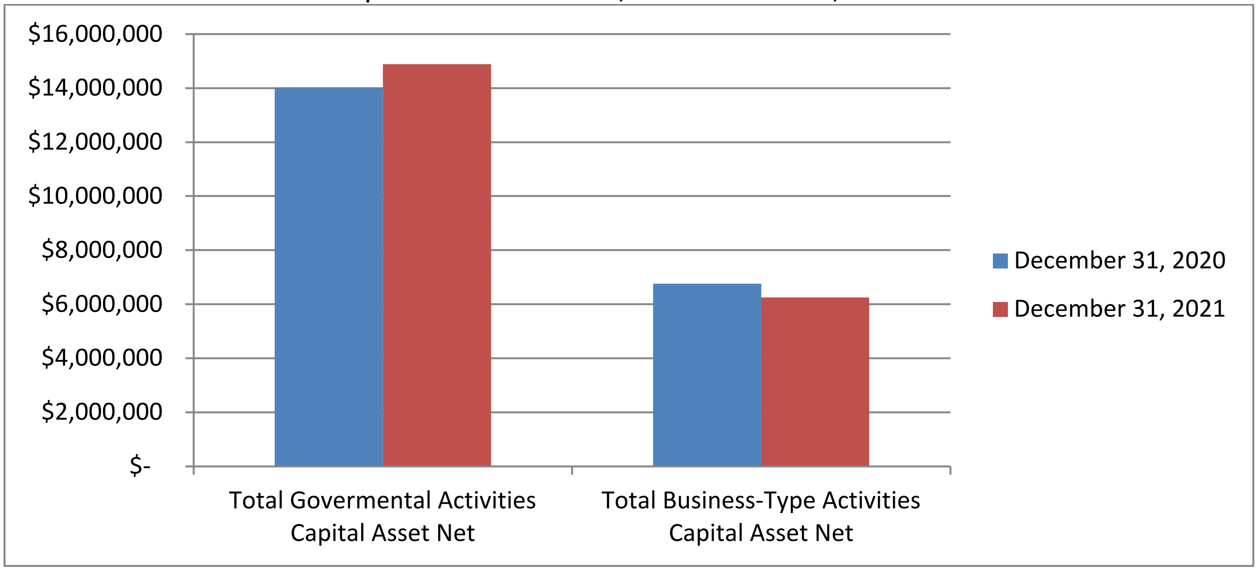
• Governmental Activities Capital Asset	$ 14,888,210
• Business-Type Activities Capital Assets	6,243,113
• **Total**	**$ 21,131,323**

VILLAGE OF FORSYTH, ILLINOIS
MANAGEMENT'S DISCUSSION AND ANALYSIS

Capital Assets December 31, 2020

• Governmental Activities Capital Assets	$	14,019,186
• Business-Type Activities Capital Assets		6,757,443
• **Total**	**$**	**20,776,629**

Governmental and Business Activities Capital Assets for December 31, 2020 and December 31, 2021:



Debt

The following represents indebtedness balances of the Village as of December 31, 2021. More detailed information regarding the Village's long-term debt obligations is presented in Note 6 to the financial statements (pages 33-34).

Table 5
Bonded and Similar Indebtness

	Governmental Activities		Business-Type Activities		Total Primary Government	
	December 31, 2020	December 31, 2021	December 31, 2020	December 31, 2021	December 31, 2020	December 31, 2021
IEPA Loan Payable (Water Plant)	$ -	$ -	$ 1,651,360	$ 1,367,650	$ 1,651,360	$ 1,367,650
Total	$ -	$ -	$ 1,651,360	$ 1,367,650	$ 1,651,360	$ 1,367,650

Debt in the form of bonds and loans from the Illinois Environmental Protection Agency were issued primarily to provide funds for the acquisition and construction of capital facilities for water and sewer treatment facilities, and maintenance of roadways.

Economic Factors and Next Year's Budgets and Rates

The Village Board approves an Annual Fiscal Year Operating Budget and a Five (5) Year Capital Improvement Plan. The Annual Fiscal Year Operating Budget contains detailed information on expenditures/revenues and a Five (5) Year Capital Improvement Plan has been designed to project major capital items based upon priority needs and a guideline for developing next fiscal year's budget.

VILLAGE OF FORSYTH, ILLINOIS
MANAGEMENT'S DISCUSSION AND ANALYSIS

The 2021 Annual Fiscal Year Operating Budget and a Five (5) Year Capital Improvement Plan was approved on December 7, 2020. In fiscal year ending December 31, 2021, the following projects were completed: In the Park Dept., three entrance gates were installed, the disc golf course had some updates, Diamonds 1, 2, 3 dugout roofs were replaced, three gazebo roofs were replaced, pedestrian bridge in the main park was repaired, two mowers, field rack/groomer and a utility work card were purchased. In the Street Dept. a new pickup truck and a street sweeper were purchased. In the Water Dept. tuckpointing at the water plant building and various updates within the water plant building were completed. The following capital projects will be carried over into 2022 budget year as construction in progress (CIP): Planning of the bike path to Maroa-Forsyth School, Greenbrier Sub-D street rehab, lighting fixtures in parking lots A, B, & C. Continue discussion for the Forsyth Family Sports Park. Revenues remained flat based upon the current economy and the COVID-19 pandemic.

The 2022 Annual Fiscal Year Operating Budget and a Five (5) Year Capital Improvement Plan was approved on December 7, 2021. In 2022 some potential capital projects include: In the street dept. Road improvements on Avalon Blvd, Schroll Pointe, Grayhawk Sub-D, Greenbrier Sub-D and the annual pavement Maintenance program. Within the Park Dept. planning of the bike path to Maroa-Forsyth School, resurface parking lots A, B, C & D, install trail lights near Hundley/Shadow Ridge, repair veteran's pond, and Sports Park Phase 1. Within the Library repairs to exterior library building. Within the water dept. continue discussion for a potential well 7 and Well 7 Raw Water Main Extension. The revenues have been projected to remain flat based upon the current economy and the continuation of the COVID-19 pandemic.

Requests for Information

This financial report is designed to provide a general overview of the Village's finances for all those with an interest in its financial structure. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to: Village of Forsyth Administrator – Jill Applebee or Village of Forsyth Treasurer – Rhonda Stewart, Address: 301 South Route 51, Forsyth, Illinois 62535. Phone: (217) 877-9445.

BASIC FINANCIAL STATEMENTS

VILLAGE OF FORSYTH, ILLINOIS
STATEMENT OF NET POSITION
December 31, 2021

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
ASSETS			
Current assets:			
Cash and cash equivalents	$ 10,268,910	$ 676,810	$ 10,945,720
Investments	9,227,486	-	9,227,486
Receivables, current	1,627,497	79,779	1,707,276
Prepaid expenses	76,087	-	76,087
Total current assets	21,199,980	756,589	21,956,569
Noncurrent assets:			
Receivables, noncurrent	-	17,670	17,670
Total noncurrent assets	-	17,670	17,670
Capital assets:			
Capital assets, not being depreciated	3,392,796	-	3,392,796
Other capital assets, net of accumulated depreciation	11,495,414	6,243,113	17,738,527
Total capital assets	14,888,210	6,243,113	21,131,323
Total assets	36,088,190	7,017,372	43,105,562
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to pensions	344,991	54,078	399,069
Total deferred outflows of resources	344,991	54,078	399,069
LIABILITIES			
Amounts due within one year:			
Accounts payable	382,281	52,797	435,078
Accrued interest	-	12,927	12,927
Accrued payroll and benefits	36,317	5,312	41,629
Due to other governments	174,729	-	174,729
IEPA loans payable, current	-	290,847	290,847
Amounts due in more than one year:			
IEPA loans payable, noncurrent	-	1,076,803	1,076,803
Net pension liability	28,685	4,497	33,182
Total liabilities	622,012	1,443,183	2,065,195
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows related to pensions	447,579	70,158	517,737
Deferred inflows of resources - special assessments	-	24,623	24,623
Total deferred inflows of resources	447,579	94,781	542,360
NET POSITION			
Net investment in capital assets	14,888,210	4,875,463	19,763,673
Restricted for:			
Highways and streets	1,545,852	-	1,545,852
Economic development	1,412,308	-	1,412,308
Other purposes	251,312	-	251,312
Unrestricted	17,265,908	658,023	17,923,931
Total net position	$ 35,363,590	$ 5,533,486	$ 40,897,076

The accompanying notes are an integral part of this statement.

VILLAGE OF FORSYTH, ILLINOIS
STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2021

		Program Revenues		Net (Expense) Revenue and Changes in Net Position		
				Primary Government		
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Primary government:						
Governmental activities:						
General government	$ 1,760,285	$ 141,782	$ 7,389	$ (1,611,114)	$ -	$ (1,611,114)
Public safety	460,757	-	-	(460,757)	-	(460,757)
Highways and streets	963,019	-	213,414	(749,605)	-	(749,605)
Culture and recreation	825,359	20,715	-	(804,644)	-	(804,644)
Economic development	196,841	-	473,438	276,597	-	276,597
Total governmental activities	4,206,261	162,497	694,241	(3,349,523)	-	(3,349,523)
Business-type activities						
Water	942,898	503,254	-	-	(439,644)	(439,644)
Sewer	476,139	309,979	-	-	(166,160)	(166,160)
Total business-type activities	1,419,037	813,233	-	-	(605,804)	(605,804)
Total primary government	$ 5,625,298	$ 975,730	$ 694,241	(3,349,523)	(605,804)	(3,955,327)
General revenues:						
Taxes:						
Property taxes				751,875	-	751,875
Replacement tax				4,433	-	4,433
Municipal sales and use tax, including interest				4,870,012	-	4,870,012
Hotel/motel tax				357,877	-	357,877
Shared income taxes				437,614	-	437,614
Other income				54,618	-	54,618
Investment income				27,648	2,543	30,191
Transfers				(270,672)	270,672	-
Total general revenues and transfers				6,233,405	273,215	6,506,620
Change in net position				2,883,882	(332,589)	2,551,293
Net position, beginning of year				32,479,708	5,866,075	38,345,783
Net position, end of year				$ 35,363,590	$ 5,533,486	$ 40,897,076

The accompanying notes are an integral part of this statement.

VILLAGE OF FORSYTH, ILLINOIS
GOVERNMENTAL FUNDS
BALANCE SHEET
December 31, 2021

	General Fund	Capital Projects Fund	Motor Fuel Tax Fund	Hotel Motel Tax Fund	TIF Fund	ARPA Fund	Total Governmental Funds
ASSETS							
Cash and cash equivalents	$ 3,354,562	$ 4,458,805	$ 784,329	$ 1,107,073	$ 327,338	$ 236,803	$ 10,268,910
Investments	8,478,941	-	748,545	-	-	-	9,227,486
Receivables	1,352,236	-	12,978	25,564	-	236,719	1,627,497
Prepaid expenses	76,087	-	-	-	-	-	76,087
Total assets	$ 13,261,826	$ 4,458,805	$ 1,545,852	$ 1,132,637	$ 327,338	$ 473,522	$ 21,199,980
LIABILITIES							
Accounts payable	$ 201,200	$ 133,414	$ -	$ -	$ 47,667	$ -	$ 382,281
Due to other governments	174,729	-	-	-	-	-	174,729
Accrued payroll and benefits	36,317	-	-	-	-	-	36,317
Total liabilities	412,246	133,414	-	-	47,667	-	593,327
DEFERRED INFLOWS OF RESOURCES							
Unavailable grant revenue	-	-	-	-	-	236,719	236,719
Unavailable property tax revenue	437,369	-	-	-	-	-	437,369
Total deferred inflows of resources	437,369	-	-	-	-	236,719	674,088
FUND BALANCES							
Nonspendable	76,087	-	-	-	-	-	76,087
Restricted							
Restricted for highways and streets	-	-	1,545,852	-	-	-	1,545,852
Restricted for economic development	-	-	-	1,132,637	279,671	-	1,412,308
Restricted for other purposes	14,509	-	-	-	-	236,803	251,312
Committed	-	959,790	-	-	-	-	959,790
Assigned							
Contractual obligations	960,337	-	-	-	-	-	960,337
Economic development	1,517,885	-	-	-	-	-	1,517,885
Capital projects	-	3,365,601	-	-	-	-	3,365,601
Unassigned	9,843,393	-	-	-	-	-	9,843,393
Total fund balances	12,412,211	4,325,391	1,545,852	1,132,637	279,671	236,803	19,932,565
Total liabilities, deferred inflows of resources, and fund balances	$ 13,261,826	$ 4,458,805	$ 1,545,852	$ 1,132,637	$ 327,338	$ 473,522	$ 21,199,980

The accompanying notes are an integral part of this statement.

VILLAGE OF FORSYTH, ILLINOIS
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION
December 31, 2021

Total fund balances - governmental funds	$ 19,932,565
Amounts reported for governmental activities in the statement of net position are different because:	
Some liabilities are not due and payable in the current period and therefore are not reported in the governmental funds.	
Net pension liability	(28,685)
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	14,888,210
Deferred inflows of resources related to property taxes are reported in the governmental funds but recognized as revenue for governmental actitvies.	437,369
Deferred inflows of resources related to grant revenues are reported in the governmental funds but recognized as revenue for governmental actitvies.	236,719
Pension-related deferred outflows and deferred inflows of resources are not due and payable in the current year and therefore are not reported in the governmental funds as follows:	
Deferred outflows related to pensions	344,991
Deferred inflows related to pensions	(447,579)
Net position of governmental activities	$ 35,363,590

The accompanying notes are an integral part of this statement.

VILLAGE OF FORSYTH, ILLINOIS
GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
For the Year Ended December 31, 2021

	General Fund	Capital Projects Fund	Motor Fuel Tax Fund	Hotel Motel Tax Fund	TIF Fund	ARPA Fund	Total Governmental Funds
REVENUES							
Property taxes	$ 545,517	$ -	$ -	$ -	$ 206,358	$ -	$ 751,875
State income tax	437,614	-	-	-	-	-	437,614
Replacement tax	4,433	-	-	-	-	-	4,433
Municipal sales and use tax, including interest	4,870,012	-	-	-	-	-	4,870,012
Hotel/motel tax	-	-	-	357,877	-	-	357,877
Investment income	10,845	11,669	2,173	2,330	547	84	27,648
Motor fuel tax payments	-	-	213,414	-	-	-	213,414
Permits and fees	134,697	-	-	-	-	-	134,697
Liquor licenses	27,500	-	-	-	-	-	27,500
Farm income	36,000	-	-	-	-	-	36,000
State grants	6,948	-	-	-	-	236,719	243,667
Miscellaneous	19,359	-	-	-	-	-	19,359
Total revenues	6,092,925	11,669	215,587	360,207	206,905	236,803	7,124,096
EXPENDITURES							
Current operations:							
General government	1,728,920	-	-	-	-	-	1,728,920
Public safety	460,757	-	-	-	-	-	460,757
Highways and streets	461,269	-	-	-	-	-	461,269
Culture and recreation	619,431	-	-	107,133	-	-	726,564
Economic development	-	-	-	-	89,708	-	89,708
Capital outlay	903,418	699,118	-	41,000	-	-	1,643,536
Total expenditures	4,173,795	699,118	-	148,133	89,708	-	5,110,754
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	1,919,130	(687,449)	215,587	212,074	117,197	236,803	2,013,342
OTHER FINANCING SOURCES (USES)							
Transfers in	315,008	1,132,469	-	-	-	-	1,447,477
Transfers out	(1,704,701)	(13,448)	-	-	-	-	(1,718,149)
Total other financing sources (uses)	(1,389,693)	1,119,021	-	-	-	-	(270,672)
NET CHANGE IN FUND BALANCE	529,437	431,572	215,587	212,074	117,197	236,803	1,742,670
FUND BALANCE, BEGINNING OF YEAR	11,882,774	3,893,819	1,330,265	920,563	162,474	-	18,189,895
FUND BALANCE, END OF YEAR	$ 12,412,211	$ 4,325,391	$ 1,545,852	$ 1,132,637	$ 279,671	$ 236,803	$ 19,932,565

The accompanying notes are an integral part of this statement.

VILLAGE OF FORSYTH, ILLINOIS
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2021

Net change in fund balances - governmental funds	$ 1,742,670
Amounts reported for governmental activities in the statement of activities are different because:	
Pension expense is recorded as contributions are paid in the governmental funds but as the change in the net pension liabilty in the Statement of Activities.	
Pension contributions paid	74,577
Pension expense	(42,408)
Grant revenues received more than 60 days after the end of the current period are recognized as current revenues in the government-wide statement of activities	236,719
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. In the current period, the amounts are:	
Capital asset purchases capitalized	1,643,536
Depreciation	(771,212)
Change in net position of governmental activities	$ 2,883,882

The accompanying notes are an integral part of this statement.

VILLAGE OF FORSYTH, ILLINOIS
PROPRIETARY FUNDS
STATEMENT OF NET POSITION
December 31, 2021

	Water	Sanitary Sewer	Total
ASSETS			
Current assets:			
Cash and cash equivalents	$ 245,507	$ 431,303	$ 676,810
Accounts receivable	41,667	31,159	72,826
Special assessments receivable, current	-	6,953	6,953
Total current assets	287,174	469,415	756,589
Noncurrent assets:			
Special assessments receivable, noncurrent	-	17,670	17,670
Total noncurrent assets	-	17,670	17,670
Capital assets:			
Capital assets, net of accumulated depreciation	4,648,989	1,594,124	6,243,113
Total capital assets, net	4,648,989	1,594,124	6,243,113
Total assets	4,936,163	2,081,209	7,017,372
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to pensions	45,192	8,886	54,078
Total deferred outflows of resources	45,192	8,886	54,078
LIABILITIES			
Current liabilities:			
IEPA loans payable, current	290,847	-	290,847
Accounts payable	33,216	19,581	52,797
Accrued interest	12,927	-	12,927
Accrued payroll and benefits	4,972	340	5,312
Noncurrent liabilities:			
IEPA loans payable, noncurrent	1,076,803	-	1,076,803
Net pension liability	3,758	739	4,497
Total liabilities	1,422,523	20,660	1,443,183
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows of resources related to special assessments	-	24,623	24,623
Deferred inflows related to pensions	58,629	11,529	70,158
Total deferred inflows of resources	58,629	36,152	94,781
NET POSITION			
Net investment in capital assets	3,281,339	1,594,124	4,875,463
Unrestricted	218,864	439,159	658,023
Total net position	$ 3,500,203	$ 2,033,283	$ 5,533,486

The accompanying notes are an integral part of this statement.

VILLAGE OF FORSYTH, ILLINOIS
PROPRIETARY FUNDS
STATEMENT OF REVENUES, EXPENSES, AND
CHANGES IN NET POSITION
For the Year Ended December 31, 2021

	Water	Sanitary Sewer	Total
REVENUES			
Charges for services	$ 503,254	$ 302,419	$ 805,673
Special assessments	-	7,560	7,560
Total operating revenues	503,254	309,979	813,233
EXPENSES			
Personal services	120,812	35,145	155,957
Contractual services	173,800	272,371	446,171
Supplies	256,842	4,750	261,592
Other	3,147	2,611	5,758
Depreciation	351,457	161,262	512,719
Total expenses	906,058	476,139	1,382,197
OPERATING INCOME (LOSS)	(402,804)	(166,160)	(568,964)
NONOPERATING INCOME (EXPENSE)			
Investment income	768	1,775	2,543
Interest expense	(36,840)	-	(36,840)
Total nonoperating income (expense)	(36,072)	1,775	(34,297)
NET INCOME (LOSS) BEFORE TRANSFERS	(438,876)	(164,385)	(603,261)
Transfers in	336,680	-	336,680
Transfers out	(65,008)	(1,000)	(66,008)
CHANGE IN NET POSITION	(167,204)	(165,385)	(332,589)
NET POSITION, BEGINNING OF YEAR	3,667,407	2,198,668	5,866,075
NET POSITION, END OF YEAR	$ 3,500,203	$ 2,033,283	$ 5,533,486

The accompanying notes are an integral part of this statement.

VILLAGE OF FORSYTH, ILLINOIS
PROPRIETARY FUNDS
STATEMENT OF CASH FLOWS
For the Year Ended December 31, 2021

	Water	Sanitary Sewer	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers	$ 505,467	$ 311,558	$ 817,025
Payments to suppliers	(424,735)	(282,360)	(707,095)
Payments to employees	(123,031)	(33,869)	(156,900)
Net cash from operating activities	(42,299)	(4,671)	(46,970)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Transfers from (to) other funds	336,680	(1,000)	335,680
Net cash from noncapital financing activities	336,680	(1,000)	335,680
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Purchases of capital assets	(57,047)	(6,350)	(63,397)
Principal paid on note payable	(283,710)	-	(283,710)
Interest paid	(39,522)	-	(39,522)
Net cash from capital and related financing activities	(380,279)	(6,350)	(386,629)
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest received	768	1,775	2,543
Net cash from investing activities	768	1,775	2,543
Net increase (decrease) in cash and cash equivalents	(85,130)	(10,246)	(95,376)
Cash and cash equivalents, beginning of year	330,637	441,549	772,186
Cash and cash equivalents, end of year	$ 245,507	$ 431,303	$ 676,810
Reconciliation of operating loss to net cash from operating activities:			
Operating loss	$ (402,804)	$ (166,160)	$ (568,964)
Adjustments to reconcile operating loss to net cash from operating activities			
Depreciation	351,457	161,262	512,719
Change in assets, liabilities, deferred inflows, and deferred outflows:			
(Increase) decrease in accounts receivable	2,213	1,672	3,885
Increase (decrease) in accounts payable	9,054	(2,628)	6,426
Increase (decrease) in accrued expenses	1,465	48	1,513
Increase (decrease) in deferred inflows and outflows related to special assessments	-	(93)	(93)
Increase (decrease) in net pension liability and related deferred inflows and outflows	(3,684)	1,228	(2,456)
Total adjustments	360,505	161,489	521,994
Net cash from operating activities	$ (42,299)	$ (4,671)	$ (46,970)
NONCASH INVESTING, CAPITAL, AND FINANCING ACTIVITIES			
Capital assets transferred to other funds	$ (65,008)	$ -	$ (65,008)

The accompanying notes are an integral part of this statement.

VILLAGE OF FORSYTH, ILLINOIS
NOTES TO FINANCIAL STATEMENTS
December 31, 2021

1. SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Village of Forsyth, Illinois (Village) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP). The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

(a) Subsequent Events – Management has evaluated subsequent events through April 20, 2022, the date when the financial statements were available to be issued.

(b) Reporting Entity – The financial statements of the Village include all organizations, activities, functions, and component units for which the Village is financially accountable. Financial accountability is defined as the appointment of a voting majority of the component unit's board, and either (1) the Village's ability to impose its will over the component unit or (2) the possibility that the component unit will provide a financial benefit or impose a financial burden on the Village. Regardless of whether the component unit has a board or how its board is appointed, the Village is financially accountable if the component unit is fiscally dependent on the Village and can possibly provide a financial benefit or impose a financial burden on the Village. Pursuant to these criteria, no component units were identified for inclusion in the accompanying financial statements.

(c) Government-wide Financial Statements – The basic financial statements include both government-wide financial statements, including a statement of net position and a statement of activities, and fund financial statements which provide a more detailed level of financial information.

The Statement of Net Position and Statement of Activities display information about the Village as a whole. These statements include the financial activities of the Village. For the most part, the effect of interfund activity has been removed from these statements. The statements distinguish between those activities of the Village that are governmental in nature (which normally are supported by taxes and intergovernmental revenues) and those that are considered business-type activities (which rely to a significant extent on fees and charges for support). The Statement of Net Position presents the financial condition of the governmental and business-type activities of the Village at year end.

The Statement of Activities demonstrates the degree to which the direct expenses of a functional category (highways and streets, culture and recreation, etc.) or activity are offset by program revenues. Direct expenses are those that are clearly identifiable with specific function or activity.

VILLAGE OF FORSYTH, ILLINOIS
NOTES TO FINANCIAL STATEMENTS
December 31, 2021

1. SIGNIFICANT ACCOUNTING POLICIES – Continued

(c) Government-wide Financial Statements – Continued

Program revenues include (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or activity and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or activity.

Taxes and other items not properly included among program revenues are reported instead as general revenues. The comparison of direct expenses with program revenues identifies the extent to which each governmental program or business activity is self-financing or draws from the general revenues of the Village.

(d) Fund Financial Statements – During the year, the Village segregates transactions related to certain functions or activities into separate funds in order to aid financial management and to demonstrate legal compliance. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. Fund financial statements are designed to present financial information of the Village at a more detailed level. The Village maintains governmental and proprietary funds. The focus of governmental and proprietary fund financial statements is on major funds. Each major fund is presented in a separate column. Nonmajor funds, if any, are aggregated and presented in a single column. The Village has elected to present all funds as major funds.

Governmental Funds

Governmental funds are those through which most governmental functions of the Village are financed. Governmental fund reporting focuses on the sources, uses, and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purpose for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets and liabilities is reported as fund balance. The following are the Village's major governmental funds:

General Fund – The General Fund accounts for all financial resources, except those required to be accounted for in another fund.

Capital Projects Fund – The Capital Projects Fund is used to account for funds which have been set aside by the Village to be used for current and future capital projects.

Motor Fuel Tax Fund – The Motor Fuel Tax Fund is used to account for motor fuel taxes received that are legally restricted to expenditures for maintenance of roads.

Hotel Motel Tax Fund – The Hotel Motel Tax Fund is used to account for hotel/motel taxes received that are legally restricted to expenditures to promote tourism.

VILLAGE OF FORSYTH, ILLINOIS
NOTES TO FINANCIAL STATEMENTS
December 31, 2021

1. SIGNIFICANT ACCOUNTING POLICIES – Continued

(d) Fund Financial Statements – Concluded

Governmental Funds – Concluded

TIF Fund – The TIF Fund is used to account for property taxes received that are legally restricted for Tax Increment Financing (TIF) District redevelopment plan expenditures.

ARPA Fund – The ARPA Fund is used to account for grant revenues which are restricted for expenditures in accordance with the American Rescue Plan Act.

Proprietary Funds

Proprietary funds are used to account for activities that are similar to those often found in the private sector. All assets, liabilities, equities, revenues, expenses, and payments relating to the government's business activities are accounted for through proprietary funds. Operating revenues include charges for services. Operating expenses include costs of services as well as materials, contracts, personnel, and depreciation. All revenues and expenses not meeting these definitions are reported as nonoperating revenues and expenses.

The following are the Village's major proprietary funds:

Water Fund and Sanitary Sewer Fund – The Water Fund and the Sanitary Sewer Fund provide water services and sanitary sewer waste collection and transmission services to Village citizens and account for operations that are financed in a manner similar to private business enterprises.

(e) Measurement Focus and Basis of Accounting – Measurement focus is a term used to describe *how* transactions are recorded within the various financial statements. Basis of accounting refers to *when* transactions are recorded, regardless of the measurement focus applied.

The government-wide Statement of Net Position and the Statement of Activities and the proprietary fund financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. The accounting objectives of the economic resources measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets and liabilities (whether current or noncurrent, financial or nonfinancial) associated with their activities are reported. Equity is classified as net position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned, and expenses are recognized in the period in which the liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which the taxes are levied. Grants are recognized as revenue when eligibility requirements are met, such as allowable costs having been incurred.

VILLAGE OF FORSYTH, ILLINOIS
NOTES TO FINANCIAL STATEMENTS
December 31, 2021

1. SIGNIFICANT ACCOUNTING POLICIES – Continued

(e) Measurement Focus and Basis of Accounting – Concluded

The governmental fund financial statements use the current financial resources measurement focus and the modified accrual basis of accounting. Generally only current financial assets and liabilities are included on the governmental funds' balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period.

In the governmental funds, revenues are recognized when they become measurable and available. *Available* is defined as collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Revenues received more than 60 days after the end of the current period are deferred in the governmental fund financial statements but are recognized as current revenues in the government-wide financial statements. Expenditures are recognized in the accounting period in which the fund liability is incurred, if measurable. Governmental funds use fund balance as their measure of available spendable financial resources at the end of the period.

Proprietary fund operating revenues consist of charges for services and miscellaneous revenue resulting from the provision of services to users. Operating expenses are expenses incurred in providing the services, such as personal services, materials and supplies, and contractual services.

(f) Cash and Cash Equivalents – For purposes of the Statement of Cash Flows for proprietary funds, the Village considers all highly liquid investments with maturities of three months or less when purchased to be cash equivalents, excluding amounts invested with the Illinois Treasurer's Illinois Funds.

(g) Investments – Investments include accounts with the Illinois Treasurer's Illinois Funds. These accounts are stated at cost, which approximates fair value. Illinois Funds were established to supplement and enhance the investment opportunities available to custodians of public agency funds throughout the State. The management, custodianship, and operation of the Illinois Funds are under the supervision of the State of Illinois, Office of the Treasurer.

(h) Capital Assets – The Village's GAAP basis of accounting reports capital assets and depreciation when appropriate. The accounting treatment over property, plant, and equipment (capital assets) depends on whether the assets are used in governmental fund or proprietary fund operations and whether they are reported in the government-wide or fund financial statements.

1. SIGNIFICANT ACCOUNTING POLICIES – Continued

(h) Capital Assets – Concluded

Government-wide Statements

In the government-wide financial statements, capital assets are accounted for as assets in the Statement of Net Position. All capital assets are valued at historical cost or estimated historical cost if actual is unavailable. Estimated historical cost was used to value the majority of the assets acquired prior to May 1, 2004. Prior to May 1, 2004, governmental funds' infrastructure assets were not capitalized. Infrastructure assets acquired since May 1, 2004, are recorded at cost. Donated fixed assets are valued at their fair market value on the date donated.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed. Net revenue bond interest cost incurred during construction periods is capitalized when material. During the year ended December 31, 2021, no interest was capitalized.

Depreciation of all exhaustible capital assets is recorded as an allocated expense in the Statement of Activities, with accumulated depreciation reflected in the Statement of Net Position. Depreciation is provided over the assets' estimated useful lives using straight-line method of depreciation. An asset is capitalized if its cost is $5,000 or more and its useful life is one year or more. The range of estimated useful lives by type of asset is as follows:

Buildings	50 years
Improvements other than buildings	20 to 40 years
Equipment	4 to 10 years
Drainage improvements	35 to 50 years
Meters	10 years
Streets	20 to 25 years
Storm/sanitary sewer	50 years
System infrastructure	20 to 50 years

Fund Financial Statements

In the fund financial statements, capital assets acquired for use in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition. Capital assets acquired for use in the proprietary fund operations are accounted for the same as in the government-wide statements.

VILLAGE OF FORSYTH, ILLINOIS
NOTES TO FINANCIAL STATEMENTS
December 31, 2021

1. SIGNIFICANT ACCOUNTING POLICIES – Continued

(i) Prepaid Items – In governmental and business-type funds, prepaid expenditures/ expenses are deferred and expensed over the term when the services are received.

(j) Long-Term Debt – All long-term debt to be repaid from governmental and business-type resources is reported as a liability in the government-wide statements.

Long-term debt of governmental funds is not reported as a liability in the fund financial statements. The debt proceeds are reported as other financing sources, and payments of principal and interest are reported as expenditures. The accounting in proprietary funds is the same in the fund financial statements as in the government-wide statements.

(k) Interfund Activity – Interfund activity is reported as either loans, services provided, reimbursements, or transfers. On fund financial statements, receivables and payables resulting from short-term interfund loans or interfund services provided and used are classified as “Due to/Due from Other Funds.” Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund, and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers, which are reported as other financing sources/uses in governmental funds and after nonoperating revenues/expenses in enterprise funds. Interfund balances within governmental activities and within business-type activities are eliminated on the government-wide Statement of Net Position. The only interfund balances which remain on the government-wide Statement of Net Position are those between governmental and business-type activities. These amounts are reported as “Internal Balances.”

(l) Compensated Absences – Full-time and part-time permanent employees are granted vacation benefits in varying amounts to specified maximums depending on tenure with the Village. Employees are entitled to all accrued vacation leave upon termination. Sick leave also accrues to full-time employees; however, unused sick leave is not payable upon termination of employment. Accrued vacation must be used on an annual basis and may not be carried over to subsequent years. These amounts are accrued when incurred in the fund financial statements. Governmental and proprietary funds have recorded \$3,714 and \$1,808, respectively, as compensated absences at December 31, 2021. Compensated absences are classified as current liabilities on the government-wide and fund financial statements.

(m) Deferred Inflows and Outflows of Resources – Deferred outflows of resources represent a consumption of net position that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. Deferred outflows of resources consist of unrecognized items not yet charged to pension expense and employer pension contributions after the measurement date but before the end of the employer’s reporting period.

VILLAGE OF FORSYTH, ILLINOIS
NOTES TO FINANCIAL STATEMENTS
December 31, 2021

1. SIGNIFICANT ACCOUNTING POLICIES – Continued

(m) Deferred Inflows and Outflows of Resources – Concluded

Deferred inflows of resources represent an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time. Although certain revenues are measurable, they are not available. Available means collected within the current year or expected to be collected soon enough thereafter to be used to pay liabilities of the current year. Deferred inflows of resources reported in the governmental fund financial statements as unavailable revenue represent the amount of assets that have been recognized for which the related revenue has not been recognized since it was not collected within the current year or expected to be collected soon enough thereafter to be used to pay liabilities of the current year. Deferred inflows of resources in the governmental funds consist of property tax receivables not collected within 60 days after the end of the year for which they were levied. This revenue is recognized in the government-wide financial statements.

Deferred inflows of resources in the Statement of Net Position include the unamortized portion of components of the net pension liability that will reduce pension expense in future years and special assessment receivables that pertain to future periods. Deferred inflows in the proprietary funds are accounted for the same as in the government-wide financial statements.

(n) Fund Balance/Net Position

Government-wide Statements

Equity is classified as net position and displayed in three components:

a. Net investment in capital assets – Consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.

b. Restricted net position – Consists of net position with constraints placed on its use either by (1) external groups such as creditors, grantors, contributors, or laws and regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The government-wide statement of net position reports $3,209,472 of net position that is restricted by state statute.

c. Unrestricted net position – All other net position that does not meet the definition of “restricted” or “net investment in capital assets.”

It is the Village’s policy to first use restricted net position prior to the use of unrestricted net position when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

1. SIGNIFICANT ACCOUNTING POLICIES – Concluded

(n) Fund Balance/Net Position – Concluded

Fund Financial Statements

Fund balance is the difference between assets and liabilities in a governmental fund. The Village reports a governmental fund's fund balance in the following classifications.

a. Nonspendable – Amounts that cannot be spent because they either are not in spendable form or are legally or contractually required to be maintained intact.
b. Restricted – Resources that are subject to constraints imposed by external parties or enabling legislation.
c. Committed – Amounts constrained for specific purposes by the Village Board of Trustees through formal action (ordinance or resolution).
d. Assigned – Amounts that are designated by the Village Board, Village Treasurer, or Village Administrator to be used for specific purposes, but are neither restricted nor committed.
e. Unassigned – The residual classification for the General Fund, the net resources that cannot be properly classified in one of the preceding four categories. Other governmental funds report deficit fund balance as unassigned.

The Village's minimum fund balance policy for the General Fund is to maintain a fund balance sufficient to fund the Village's current fiscal year's operating budget (excluding capital improvements) for a period of six months. The Village's minimum fund balance policy for the Motor Fuel Tax Fund is to maintain a fund balance in an amount no less than three months' worth of MFT revenues budgeted for the current fiscal year.

When an expenditure is incurred for which restricted, committed, assigned, or unassigned fund balances are available, the Village considers amounts to have been spent first out of restricted funds, then committed funds, then assigned funds, and finally unassigned funds, as needed.

(o) Use of Estimates – The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

2. DEPOSITS AND INVESTMENTS

The Village's Board of Trustees has adopted an investment policy that permits investments allowed by the Illinois Compiled Statutes (ILCS), which authorize the Village to make deposits in interest-bearing depository accounts in federally insured and/or state chartered banks and savings and loan associations, or other financial institutions as designated by ordinances, and to invest available funds in direct obligations of, or obligations guaranteed by, the United States Treasury or agencies of the United States, money market mutual funds whose portfolios consist of governmental securities, the Illinois Fund, and annuities.

(a) Deposits – Separate bank accounts are maintained for all Village funds except the Capital Projects Fund and are all held at financial institutions. At December 31, 2021, the carrying amount of the Village's deposits, excluding petty cash, was $10,945,495. The bank balances of these deposits totaled $11,087,924. The entire bank balance was covered by federal depository insurance or collateral held in the Village's name.

(b) Investments – The Village invests in the Illinois Funds Money Market Fund, which consists of monies invested by individual participants that are pooled together and invested in U.S. Treasury bills and notes backed by the full faith and credit of the U.S. Treasury and other investments permitted by Illinois statute. The Village's balance in the Illinois Funds at December 31, 2021, was $9,227,486.

(c) Custodial Credit Risk – Custodial credit risk is the risk that, in the event of a bank failure, the Village's deposits might not be recovered. The Village's investment policy requires the financial institutions utilized by the Village to provide appropriate collateral for deposits in excess of FDIC insurance limits.

(d) Credit Risk – Credit risk on investments is mitigated by limiting investments to those specified in state statute. The Illinois Funds investment pools were rated AAAmmf by Fitch Ratings Inc. as of August 9, 2021. The pool is audited annually by an outside independent auditor and copies of the report are distributed to participants. Although not subject to direct regulatory oversight, the fund is administered by the Illinois State Treasurer in accordance with the provision of the Illinois Public Funds Investment Act, 30 ILCS 235.

(e) Concentration of Credit Risk – The Village's investment policy states investments shall be diversified to eliminate the risk of loss resulting in over concentration in a specific maturity, issuer, or class of securities. Diversification strategies shall be determined and revised periodically by the Village Treasurer.

Unless specifically authorized by the Illinois State Treasurer, the Illinois Funds Money Market Fund's investment policy limits investment categories not to exceed 25% of the portfolio with the exception of cash equivalents and U.S. Treasury securities. Further, certificates of deposit cannot exceed 10% of any single financial institution's total deposits.

VILLAGE OF FORSYTH, ILLINOIS
NOTES TO FINANCIAL STATEMENTS
December 31, 2021

2. DEPOSITS AND INVESTMENTS – Concluded

(f) Interest Rate Risk – Interest rate risk is the risk that the market value of portfolio securities will fall due to a decrease in general interest rates. Interest rate risk is mitigated by structuring the Village's portfolio so that securities mature to meet the Village's cash requirements for ongoing operations.

The investment policy of the Illinois Funds Money Market Fund states that, unless authorized specifically by the Treasurer, a minimum of 75% of its investments shall have less than one year maturity and no investment shall exceed two years maturity.

3. PROPERTY TAXES

The Village's property tax is levied on or before the last Tuesday in December and attaches as an enforceable lien on the following January 1 of each year on property values assessed as of the same date.

Taxes levied in one year become due and payable in two installments during the following year. The first installment is due no later than June 1 and the second installment is due no later than September 1. Property taxes are collected by the Macon County Collector, who remits to each taxing unit its respective share of the collections.

4. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2021, consists of the following:

	Balances December 31, 2020	Additions	Retirements	Transfers	Balances December 31, 2021
Governmental activities:					
Land	$ 2,084,361	$ 772,873	$ -	$ 65,008	$ 2,922,242
Construction in progress	1,870,442	397,422	-	(1,797,310)	470,554
Capital assets not being depreciated	3,954,803	1,170,295	-	(1,732,302)	3,392,796
Depreciable capital assets:					
Buildings	3,467,355	59,033	-	-	3,526,388
Improvements other than buildings	972,589	-	-	-	972,589
Equipment	1,821,797	300,795	(38,534)	-	2,084,058
Drainage improvements	131,039	7,466	-	-	138,505
Streets	11,157,364	1,797,310	-	-	12,954,674
Storm/sanitary sewer	1,674,673	-	-	-	1,674,673
System infrastructure	2,828,492	49,839	-	-	2,878,331
Total depreciable assets	22,053,309	2,214,443	(38,534)	-	24,229,218

VILLAGE OF FORSYTH, ILLINOIS
NOTES TO FINANCIAL STATEMENTS
December 31, 2021

4. CAPITAL ASSETS – Continued

	Balances December 31, 2020	Additions	Retirements	Transfers	Balances December 31, 2021
Accumulated depreciation:					
Buildings	$ (2,835,576)	$ (65,216)	$ -	$ -	$ (2,900,792)
Improvements other than buildings	(643,864)	(30,125)	-	-	(673,989)
Equipment	(1,208,080)	(111,705)	26,331	-	(1,293,454)
Drainage improvements	(32,272)	(2,908)	-	-	(35,180)
Streets	(4,587,915)	(399,371)	-	-	(4,987,286)
Storm/sanitary sewer	(614,162)	(73,510)	-	-	(687,672)
System infrastructure	(2,067,054)	(88,377)	-	-	(2,155,431)
Total accumulated depreciation	(11,988,923)	(771,212)	26,331	-	(12,733,804)
Other capital assets, net of accumulated depreciation	10,064,386	1,443,231	(12,203)	-	11,495,414
Total governmental activities capital assets, net	$ 14,019,189	$ 2,613,526	$ (12,203)	$ (1,732,302)	$ 14,888,210

Business-type activities:					
Depreciable capital assets:					
Buildings	$ 6,307,983	$ 10,560	$ -	$ -	$ 6,318,543
Equipment	351,110	52,836	-	-	403,946
Meters	726,197	-	-	-	726,197
Storm/sanitary sewer	6,388,077	-	-	-	6,388,077
System infrastructure	5,228,843	-	-	(65,008)	5,163,835
Total depreciable assets	19,002,210	63,396	-	(65,008)	19,000,598
Accumulated depreciation:					
Buildings	(2,701,420)	(149,150)	-	-	(2,850,570)
Equipment	(241,407)	(11,706)	-	-	(253,113)
Meters	(302,237)	(80,591)	-	-	(382,828)
Storm/sanitary sewer	(4,738,334)	(151,635)	-	-	(4,889,969)
System infrastructure	(4,261,368)	(119,637)	-	-	(4,381,005)
Total accumulated depreciation	(12,244,766)	(512,719)	-	-	(12,757,485)
Total business-type activities capital assets, net	$ 6,757,444	$ (449,323)	$ -	$ (65,008)	$ 6,243,113

VILLAGE OF FORSYTH, ILLINOIS
NOTES TO FINANCIAL STATEMENTS
December 31, 2021

4. CAPITAL ASSETS – Concluded

Depreciation expense was charged to the Village's functions as follows:

Governmental activities:	
General government	$ 63,534
Highways and streets	501,750
Culture and recreation	205,928
Total	$ 771,212
Business-type activities:	
Water	$ 351,456
Sewer	161,263
Total	$ 512,719

5. INTERFUND TRANSACTIONS

A summary of interfund transactions during the year ended December 31, 2021, follows:

	Transfers in	Transfers out
Governmental Funds:		
General Fund	$ 315,008	$ 1,704,701
Capital Projects Fund	1,132,469	13,448
Enterprise Funds:		
Sewer Fund	-	1,000
Water Fund	336,680	65,008
Total interfund transfers	$ 1,784,157	$ 1,784,157

Interfund transfers are made for capital projects and debt service and to cover operating costs if needed.

6. LONG-TERM DEBT

The following is a summary of changes in long-term debt for the current year:

	Balance Dec. 31, 2020	Additions	Retirements	Balance Dec. 31, 2021	Due Within One Year
Business-Type Activities:					
Water Fund: IEPA loan payable – water plant	$ 1,651,360	$ -	$ 283,710	$ 1,367,650	$ 290,847

IEPA loan payable

During 2005, the Village entered into an agreement with the Illinois Environmental Protection Agency for a loan to fund the construction of a new water treatment plant. The original loan amount was $4,964,604 (Water plan #L17-2247), due in semi-annual installments of $161,616 through February 15, 2026. The loan carries a stated rate of interest of 2.5%. The principal balance of the loan was $1,367,650 as of December 31, 2021. This loan was paid off in full in January 2022.

VILLAGE OF FORSYTH, ILLINOIS
NOTES TO FINANCIAL STATEMENTS
December 31, 2021

7. ILLINOIS MUNICIPAL RETIREMENT FUND

The Village's defined-benefit pension plan for regular employees provides retirement and disability benefits, post-retirement increases, and death benefits to plan members and beneficiaries. The Village's plan is managed by the Illinois Municipal Retirement Fund (IMRF), the administrator of a multi-employer agent public pension fund. A summary of IMRF's pension benefits is provided in the "Benefits Provided" section below. Details of all benefits are available from IMRF. Benefit provisions are established by statute and may only be changed by the General Assembly of the State of Illinois. IMRF issues a publicly available Comprehensive Annual Financial Report that includes financial statements, detailed information about the pension plan's fiduciary net position, and required supplementary information. The report is available for download at www.imrf.org.

(a) Benefits Provided – IMRF has three benefit plans. The vast majority of IMRF members participate in the Regular Plan (RP). The Sheriff's Law Enforcement Personnel (SLEP) plan is for sheriffs, deputy sheriffs, and selected police chiefs. Counties could adopt the Elected County Official (ECO) plan for officials elected prior to August 8, 2011 (the ECO plan was closed to new participants after that date).

All three IMRF benefit plans have two tiers. Employees hired before January 1, 2011, are eligible for Tier 1 benefits. Tier 1 employees are vested for pension benefits when they have at least eight years of qualifying service credit. Tier 1 employees who retire at age 55 (at reduced benefits) or after age 60 (at full benefits) with eight years of service are entitled to an annual retirement benefit, payable monthly for life, in an amount equal to 1-2/3% of the final rate of earnings for the first 15 years of service credit, plus 2% for each year of service credit after 15 years to a maximum of 75% of their final rate of earnings. Final rate of earnings is the highest total earnings during any consecutive 48 months within the last 10 years of service, divided by 48. Under Tier 1, the pension is increased by 3% of the original amount on January 1 every year after retirement.

Employees hired on or after January 1, 2011, are eligible for Tier 2 benefits. For Tier 2 employees, pension benefits vest after ten years of service. Participating employees who retire at age 62 (at reduced benefits) or after age 67 (at full benefits) with ten years of service are entitled to an annual retirement benefit, payable monthly for life, in an amount equal to 1-2/3% of the final rate of earnings for the first 15 years of service credit, plus 2% for each year of service credit after 15 years to a maximum of 75% of their final rate of earnings. Final rate of earnings is the highest total earnings during any 96 consecutive months within the last 10 years of service, divided by 96. Under Tier 2, the pension is increased on January 1 every year after retirement, upon reaching age 67, by the lesser of:

- 3% of the original pension amount, or
- 1/2 of the increase in the Consumer Price Index of the original pension amount.

VILLAGE OF FORSYTH, ILLINOIS
NOTES TO FINANCIAL STATEMENTS
December 31, 2021

7. ILLINOIS MUNICIPAL RETIREMENT FUND – Continued

(b) Employees Covered by Benefit Terms – As of December 31, 2020, the following employees were covered by the benefit terms:

	IMRF Regular Plan
Retirees and beneficiaries currently receiving benefits	14
Inactive plan members entitled to but not yet receiving benefits	20
Active plan members	18
Total	52

(c) Contributions – As set by statute, the Village's Regular Plan members are required to contribute 4.5% of their annual covered salary. The statute requires employers to contribute the amount necessary, in addition to member contributions, to finance the retirement coverage of its own employees. The Village's annual contribution rate for calendar year 2020 was 9.88%. For the calendar year ended December 31, 2020, the Village contributed $72,948 to the plan. For the fiscal year ended December 31, 2021, the Village contributed $93,552 to the plan. The Village also contributes for disability benefits, death benefits, and supplemental retirement benefits, all of which are pooled at the IMRF level. Contribution rates for disability and death benefits are set by IMRF's Board of Trustees, while the supplemental retirement benefits rate is set by statute.

(d) Net Pension Liability – The Village's net pension liability was measured as of December 31, 2021. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date.

(e) Actuarial Assumptions – The following are the methods and assumptions used to determine total pension liability at December 31, 2020:

- The **actuarial cost method** used was entry age normal.
- The **asset valuation method** used was market value of assets.
- The **inflation rate** was assumed to be 2.25%.
- **Salary increases** were expected to be 2.85% to 13.75%, including inflation.
- The **investment rate of return** was assumed to be 7.25%.
- **Projected retirement age** was from the experience-based table of rates specific to the type of eligibility condition, last updated for the 2020 valuation according to an experience study from years 2017 to 2019.
- For **nondisabled retirees**, the Pub-2010, amount-weighted, below-median income, general, retiree, male (adjusted 106%) and female (adjusted 105%) tables, and future mortality improvements projected using scale MP-2020.
- For **disabled retirees**, the Pub-2010, Amount-Weighted, below-median income, general, disabled retiree, male and female (both unadjusted) tables, and future mortality improvements projected using scale MP-2020.

VILLAGE OF FORSYTH, ILLINOIS
NOTES TO FINANCIAL STATEMENTS
December 31, 2021

7. ILLINOIS MUNICIPAL RETIREMENT FUND – Continued

- For **active members**, the Pub-2010, amount weighted, below-median income, general, employee, male and female (both unadjusted) tables, and future mortality improvements projected using scale MP-2020.
- The **long-term expected rate of return** on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense, and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return to the target asset allocation percentage and adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table as of December 31, 2020:

Asset Class	**Portfolio Target Percentage**	**Long-Term Expected Real Rate of Return**
Domestic Equity	37%	5.00%
International Equity	18%	6.00%
Fixed Income	28%	1.30%
Real Estate	9%	6.20%
Alternative Investments	7%	2.85–6.95%
Cash Equivalents	1%	0.70%
Total	100%	

(f) Single Discount Rate – A single discount rate of 7.25% was used to measure the total pension liability. The projection of cash flow used to determine this single discount rate assumed that the plan members' contributions will be made at the current contribution rate, and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. The single discount rate reflects:

1. The long-term expected rate of return on pension plan investments (during the period in which the fiduciary net position is projected to be sufficient to pay benefits), and
2. The tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the contributions for use with the long-term expected rate of return are not met).

For the purpose of the most recent valuation, the expected rate of return on plan investments is 7.25%, the municipal bond rate is 2.00%, and the resulting single discount rate is 7.25%.

7. ILLINOIS MUNICIPAL RETIREMENT FUND – Continued

VILLAGE OF FORSYTH, ILLINOIS
NOTES TO FINANCIAL STATEMENTS
December 31, 2021

(g) Changes in the Net Pension Liability

	Total Pension Liability (A)	Plan Fiduciary Net Position (B)	Net Pension Liability (A) - (B)
Balances at December 31, 2019	$ 4,096,448	$ 3,707,995	$ 388,453
Changes for the year:			
Service Cost	85,182	-	85,182
Interest on the Total Pension Liability	293,598	-	293,598
Changes of Benefit Terms	-	-	-
Differences between Expected and Actual Experience of the Total Pension Liability	(45,866)	-	(45,866)
Changes of Assumptions	(27,649)	-	(27,649)
Contributions - Employer	-	72,949	(72,949)
Contributions - Employees	-	33,390	(33,390)
Net Investment Income	-	533,742	(533,742)
Benefit Payments, including Refunds of Employee Contributions	(178,824)	(178,824)	-
Other (Net Transfer)	-	20,456	(20,456)
Net Changes	126,441	481,713	(355,272)
Balances at December 31, 2020	$ 4,222,889	$ 4,189,708	$ 33,181

(h) Sensitivity of the Net Pension Liability to Changes in the Discount Rate – The following presents the plan's net pension liability, calculated using a single discount rate of 7.25%, as well as what the plan's net pension liability would be if it were calculated using a single discount rate that is 1% lower or 1% higher:

	1% Lower (6.25%)	Current Discount Rate (7.25%)	1% Higher (8.25%)
Net Pension Liability	$ 534,614	$ 33,181	$ (376,400)

(i) Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions – For the year ended December 31, 2021, the Village recognized IMRF pension expense of $58,930.

At December 31, 2021, the Village reported deferred outflows or resources and deferred inflows of resources related to IMRF pensions from the following sources:

VILLAGE OF FORSYTH, ILLINOIS
NOTES TO FINANCIAL STATEMENTS
December 31, 2021

Deferred Amounts Related to Pensions	Deferred Outflows of Resources	Deferred Inflows of Resources
Deferred Amounts to be Recognized in Pension Expense in Future Periods		
Differences between expected and actual experience	$ 129,753	$ 32,345
Changes of assumptions	13,854	19,228
Net difference between projected and actual earnings on pension plan investments	161,909	466,163
Total Deferred Amounts to be recognized in pension expense in future periods	305,516	517,736
Pension Contributions made subsequent to the Measurement Date	93,552	-
Total Deferred Amounts Related to Pensions	$ 399,068	$ 517,736

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in future periods as follows:

Year Ending December 31,	Net Deferred Outflows of Resources
2021	$ (13,190)
2022	(20,087)
2023	(125,585)
2024	(53,358)
2025	-
Total	$ (212,220)

8. DEFERRED COMPENSATION PLAN

The Village offers all full-time and permanent part-time employees a deferred compensation plan established in accordance with the requirements of the Internal Revenue Code Section 457. Participants authorize the Village to withhold funds from their salaries which are invested, within a range of options, in individual accounts in the ICMA Retirement Corporation as directed by the individual. The deferred compensation is not available to the participants until termination, retirement, death, or unforeseeable emergency. The Village made no contributions to the Plan. The assets of the Plan are for the exclusive benefit of the participants and their beneficiaries.

9. OTHER POSTEMPLOYMENT BENEFITS

The Village evaluated its potential liability for other postemployment benefits. Former employees who choose to retain their health, dental, and vision insurance through the Village are required to pay 100% of the current premium. As of December 31, 2021, the Village had one former employee whose spouse chose to utilize this postemployment benefit for health insurance only.

VILLAGE OF FORSYTH, ILLINOIS
NOTES TO FINANCIAL STATEMENTS
December 31, 2021

9. OTHER POSTEMPLOYMENT BENEFITS – Concluded

As a result, the Village experienced minimal utilization and therefore management believes that the calculation of any implicit subsidy to calculate in accordance with GASB Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions* would not be material to the Village's financial statements. Additionally, the Village had no former employees for whom the Village was providing an explicit subsidy, nor did the Village have any current employees with agreements for future explicit subsidies upon retirement. The Village therefore has recorded no postemployment benefit liability as of December 31, 2021.

10. SPECIAL ASSESSMENTS

The Village established four special assessments in prior years with those residing in specific subdivisions within the Village. The stated purpose of each of the assessments pertains to financing for the cost of constructing a sanitary sewer in each subdivision. Residents were given the option of paying all of the assessment in full or paying on a monthly basis over 20 years.

Beginning January 10, 2000, the Village established a special assessment with the residents of the Woodland Hills subdivision for $4,100 per unit (total $266,500), plus 3.125% interest, payable at the rate of $23.00 per month. As of December 31, 2021, the total balance of special assessments was collected.

Beginning July 10, 2003, the Village established a special assessment with the residents of Montezuma Hills subdivision for $4,100 per unit (total $217,300), plus 3.175% interest, payable at a rate of $23.10 per month. As of December 31, 2021, the balance of special assessments to be collected totaled $4,573.

Beginning November 10, 2005, the Village established a special assessment with the residents of the Hickory Point Estates subdivision for $4,100 per unit (total $205,000), plus 3.000% interest, which could be paid at the rate of $22.74 per month. As of December 31, 2021, the balance of special assessments to be collected totaled $15,607.

Beginning August 10, 2007, the Village established a special assessment with the residents of the Hickory Point Park subdivision for $4,100 per unit (total $53,300), plus 3.000% interest, which could be paid at the rate of $22.74 per month. As of December 31, 2021, the balance of special assessments to be collected totaled $4,443.

VILLAGE OF FORSYTH, ILLINOIS
NOTES TO FINANCIAL STATEMENTS
December 31, 2021

11. CONTRACTUAL COMMITMENTS

As of December 31, 2021, the Village had the following outstanding contractual commitments related to future services or various construction projects:

Project or Service	Period	Contract Amount	Amount Paid as of Dec. 31, 2021	Amount Remaining on Contract
Macon Co. Sheriff protection	1/1/20 to 12/31/23	$ 1,836,350	$ 895,508	$ 940,842
Copier maintenance	3/4/20 to 3/3/25	6,410	2,564	3,846
Copier maintenance	9/1/18 to 12/31/23	6,741	4,173	2,568

12. RISK MANAGEMENT

The Village is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Village joined together with other governments to form the Illinois Municipal Risk League, a public-entity risk pool currently operating as a common risk management and insurance program for Illinois municipalities. The Village pays an annual premium to the pool for its general insurance coverage. The agreement for formation of the Illinois Municipal Risk League provides that the pool will be self-sustaining through member premiums. There have been no significant changes from the prior year, and settlements have not exceeded coverage in the current year or the prior two years.

REQUIRED SUPPLEMENTARY INFORMATION

VILLAGE OF FORSYTH, ILLINOIS
GENERAL FUND
SCHEDULE OF REVENUES COLLECTED, EXPENDITURES PAID, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
For the Year Ended December 31, 2021

	Original Budget	Final Budget	Actual (Budgetary Basis)	Budget to GAAP Differences	Actual (GAAP Basis)
REVENUES					
Property taxes:					
General levy	$ 437,400	$ 437,400	$ 440,497	$ (2,857)	$ 437,640
Township road and bridge - Village portion	105,000	105,000	108,547	(670)	107,877
Total property taxes	542,400	542,400	549,044	(3,527)	545,517
State income tax	320,000	320,000	462,863	(25,249)	437,614
Replacement tax	2,000	2,000	4,433	-	4,433
Municipal sales and use tax, including interest	4,170,000	4,170,000	4,781,351	88,661	4,870,012
Investment income	64,000	64,000	10,845	-	10,845
Permits and fees:				-	
Building permits and rezoning fees	5,000	5,000	5,089	-	5,089
Plan review fees	3,000	3,000	6,203	-	6,203
Other permits	2,200	2,200	2,150	-	2,150
Library fees	2,800	2,800	2,650	-	2,650
Franchise fees	100,000	100,000	100,031	809	100,840
Facility rental fees	19,000	19,000	17,765	-	17,765
Liquor licenses	30,500	30,500	27,500	-	27,500
Farm income	38,000	38,000	36,000	-	36,000
State grants	308,000	308,000	6,948	-	6,948
Miscellaneous	14,500	14,500	19,359	-	19,359
Total revenues	5,621,400	5,621,400	6,032,231	60,694	6,092,925
EXPENDITURES					
General government	1,724,835	1,724,835	1,783,731	(54,811)	1,728,920
Public safety	550,000	550,000	460,757	-	460,757
Highways and streets	575,150	575,150	553,494	(92,225)	461,269
Culture and recreation	839,150	839,150	636,239	(16,808)	619,431
Capital outlay	667,000	667,000	50,177	853,241	903,418
Total expenditures	4,356,135	4,356,135	3,484,398	689,397	4,173,795
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	1,265,265	1,265,265	2,547,833	(628,703)	1,919,130
OTHER FINANCING SOURCES (USES)					
Transfers in	250,000	250,000	315,008	-	315,008
Transfers out	(1,704,701)	(1,704,701)	(1,704,701)	-	(1,704,701)
Total other financing sources (uses)	(1,454,701)	(1,454,701)	(1,389,693)	-	(1,389,693)
NET CHANGE IN FUND BALANCE	$ (189,436)	$ (189,436)	$ 1,158,140	$ (628,703)	529,437
FUND BALANCE, BEGINNING OF YEAR					11,882,774
FUND BALANCE, END OF YEAR					$ 12,412,211

VILLAGE OF FORSYTH, ILLINOIS
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES COLLECTED, EXPENDITURES PAID, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
For the Year Ended December 31, 2021

	Original Budget	Final Budget	Actual (Budgetary Basis)	Budget to GAAP Differences	Actual (GAAP Basis)
REVENUES					
Investment income	$ 15,300	$ 15,300	$ 11,669	$ -	$ 11,669
Total revenues	15,300	15,300	11,669	-	11,669
EXPENDITURES					
Highways and streets	13,500	13,500	-	-	-
Capital outlay	2,168,925	2,168,925	809,444	(110,326)	699,118
Total expenditures	2,182,425	2,182,425	809,444	(110,326)	699,118
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	(2,167,125)	(2,167,125)	(797,775)	110,326	(687,449)
OTHER FINANCING SOURCES (USES)					
Transfers in	1,132,469	1,132,469	1,132,469	-	1,132,469
Transfers out	-	-	-	(13,448)	(13,448)
Total other financing sources (uses)	1,132,469	1,132,469	1,132,469	(13,448)	1,119,021
NET CHANGE IN FUND BALANCE	$ (1,034,656)	$ (1,034,656)	$ 334,694	$ 96,878	431,572
FUND BALANCE, BEGINNING OF YEAR					3,893,819
FUND BALANCE, END OF YEAR					$ 4,325,391

VILLAGE OF FORSYTH, ILLINOIS
MOTOR FUEL TAX FUND
SCHEDULE OF REVENUES COLLECTED, EXPENDITURES PAID, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
For the Year Ended December 31, 2021

	Original Budget	Final Budget	Actual (Budgetary Basis)	Budget to GAAP Differences	Actual (GAAP Basis)
REVENUES					
Motor fuel tax	$ 200,000	$ 200,000	$ 212,021	$ 1,393	$ 213,414
Investment income	6,000	6,000	2,173	-	2,173
Total revenues	206,000	206,000	214,194	1,393	215,587
EXPENDITURES					
Total expenditures	-	-	-	-	-
NET CHANGE IN FUND BALANCE	$ 206,000	$ 206,000	$ 214,194	$ 1,393	215,587
FUND BALANCE, BEGINNING OF YEAR					1,330,265
FUND BALANCE, END OF YEAR					$ 1,545,852

VILLAGE OF FORSYTH, ILLINOIS
HOTEL MOTEL TAX FUND
SCHEDULE OF REVENUES COLLECTED, EXPENDITURES PAID, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
For the Year Ended December 31, 2021

	Original Budget	Final Budget	Actual (Budgetary Basis)	Budget to GAAP Differences	Actual (GAAP Basis)
REVENUES					
Hotel motel tax	$ 250,000	$ 250,000	$ 345,312	$ 12,565	$ 357,877
Investment income	4,100	4,100	2,330	-	2,330
Total revenues	254,100	254,100	347,642	12,565	360,207
EXPENDITURES					
Culture and recreation	124,000	133,620	107,133	-	107,133
Capital outlay	-	41,000	41,000	-	41,000
Total expenditures	124,000	174,620	148,133	-	148,133
NET CHANGE IN FUND BALANCE	$ 130,100	$ 79,480	$ 199,509	$ 12,565	212,074
FUND BALANCE, BEGINNING OF YEAR					920,563
FUND BALANCE, END OF YEAR					$ 1,132,637

VILLAGE OF FORSYTH, ILLINOIS
TIF FUND
SCHEDULE OF REVENUES COLLECTED, EXPENDITURES PAID, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
For the Year Ended December 31, 2021

	Original Budget	Final Budget	Actual (Budgetary Basis)	Budget to GAAP Differences	Actual (GAAP Basis)
REVENUES					
Property taxes	$ 200,000	$ 200,000	$ 211,549	$ (5,191)	$ 206,358
Investment income	200	200	547	-	547
Total revenues	200,200	200,200	212,096	(5,191)	206,905
EXPENDITURES					
Economic Development	88,000	93,500	89,708	-	89,708
Total expenditures	88,000	93,500	89,708	-	89,708
NET CHANGE IN FUND BALANCE	$ 112,200	$ 106,700	$ 122,388	$ (5,191)	117,197
FUND BALANCE, BEGINNING OF YEAR					162,474
FUND BALANCE, END OF YEAR					$ 279,671

VILLAGE OF FORSYTH, ILLINOIS
ARPA FUND
SCHEDULE OF REVENUES COLLECTED, EXPENDITURES PAID, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
For the Year Ended December 31, 2021

	Original Budget	Final Budget	Actual (Budgetary Basis)	Budget to GAAP Differences	Actual (GAAP Basis)
REVENUES					
State grants	$ -	$ -	$ 236,719	$ -	$ 236,719
Investment income	-	-	-	84	84
Total revenues	-	-	236,719	84	236,803
EXPENDITURES					
Economic Development	500	700	-	-	-
Total expenditures	500	700	-	-	-
NET CHANGE IN FUND BALANCE	$ (500)	$ (700)	$ 236,719	$ 84	236,803
FUND BALANCE, BEGINNING OF YEAR					-
FUND BALANCE, END OF YEAR					$ 236,803

VILLAGE OF FORSYTH, ILLINOIS
GENERAL FUND
SCHEDULE OF EXPENDITURES - BUDGET AND ACTUAL
For the Year Ended December 31, 2021

	Original Budget	Final Budget	Actual Expenditures	Over (Under) Budget
General Government				
Legislative				
Personal services	$ 19,500	$ 19,500	$ 19,500	$ -
Contractual services	1,285	1,285	726	(559)
Other expenditures	80,400	80,400	43,039	(37,361)
Total legislative	101,185	101,185	63,265	(37,920)
Education				
Intergovernmental school agreement	920,000	920,000	1,058,061	138,061
Total education	920,000	920,000	1,058,061	138,061
Administration				
Personal services	374,700	374,700	330,705	(43,995)
Contractual services	324,500	324,500	268,704	(55,796)
Supplies	2,150	2,150	5,523	3,373
Other expenditures	2,300	2,300	2,662	362
Interfund operating transfers	1,704,701	1,704,701	1,704,701	-
Capital outlay	-	-	903,418	903,418
Total administration	2,408,351	2,408,351	3,215,713	807,362
Subtotal	3,429,536	3,429,536	4,337,039	907,503
Less: interfund transfers	(1,704,701)	(1,704,701)	(1,704,701)	-
Total general government	1,724,835	1,724,835	2,632,338	907,503
Public Safety				
Contractual services	550,000	550,000	460,757	(89,243)
Total public safety	550,000	550,000	460,757	(89,243)
Highways and Streets				
Street				
Personal services	252,200	252,200	240,220	(11,980)
Contractual services	255,950	255,950	165,535	(90,415)
Supplies	64,500	64,500	54,792	(9,708)
Other expenditures	2,500	2,500	722	(1,778)
Total highways and streets	575,150	575,150	461,269	(113,881)

VILLAGE OF FORSYTH, ILLINOIS
GENERAL FUND
SCHEDULE OF EXPENDITURES - BUDGET AND ACTUAL
(CONTINUED)
For the Year Ended December 31, 2021

	Original Budget	Final Budget	Actual Expenditures	Over (Under) Budget
Culture and Recreation				
Park				
Personal services	$ 149,650	$ 149,650	$ 128,143	$ (21,507)
Contractual services	164,200	164,200	56,568	(107,632)
Supplies	68,000	68,000	44,552	(23,448)
Other expenditures	10,000	10,000	9,623	(377)
Capital outlay	667,000	667,000	-	(667,000)
Total park	1,058,850	1,058,850	238,886	(819,964)
Library				
Personal services	283,600	283,600	268,844	(14,756)
Contractual services	71,700	71,700	48,618	(23,082)
Supplies	70,000	70,000	50,505	(19,495)
Other expenditures	22,000	22,000	12,578	(9,422)
Total library	447,300	447,300	380,545	(66,755)
Total culture and recreation	1,506,150	1,506,150	619,431	(886,719)
Total expenditures	$ 4,356,135	$ 4,356,135	$ 4,173,795	$ (182,340)

VILLAGE OF FORSYTH, ILLINOIS
NOTES TO BUDGETARY COMPARISON SCHEDULES
December 31, 2021

Budget Law

The Village board prepares its annual operating budget and any amendments to the annual operating budget under the provisions of the Illinois Municipal Budget Law. In accordance with those provisions, the following process is used to adopt the annual budget:

a. Prior to the end of the first quarter of each fiscal year, a board-designated person or persons submit to the board a proposed operating budget for the year commencing on January 1.
b. Public hearings are conducted to obtain citizen comments. At least one public hearing must be held no later than 10 days prior to final approval of the budget.
c. Subsequent to the public hearings, the budget is adopted by the board.

The legal level of control at which expenditures may not legally exceed appropriations is the fund.

Basis of Accounting

The budget is prepared on the modified cash basis of accounting rather than the modified accrual basis of accounting used in the governmental fund financial statements. The “Budget to GAAP Differences” column reconciles actual amounts on a budgetary basis to actual amounts under GAAP.

VILLAGE OF FORSYTH, ILLINOIS
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY
AND RELATED RATIOS
ILLINOIS MUNICIPAL RETIREMENT FUND
Last 10 Calendar Years

Calendar Year Ended December 31,	2020	2019	2018	2017	2016	2015
Total Pension Liability						
Service Cost	$ 85,182	$ 77,975	$ 71,679	$ 69,263	$ 72,408	$ 69,002
Interest on the Total Pension Liability	293,598	259,123	247,471	242,028	234,403	221,840
Changes of Benefit Terms	-	-	-	-	-	-
Differences Between Expected and Actual Experience of the Total Pension Liability	(45,866)	308,083	(3,304)	(9,281)	(75,732)	(1,024)
Changes of Assumptions	(27,649)	-	101,943	(99,733)	(7,994)	3,961
Benefit Payments, including Refunds of Employee Contributions	(178,824)	(167,702)	(125,178)	(136,658)	(119,742)	(127,394)
Net Change in Total Pension Liability	126,441	477,479	292,611	65,619	103,343	166,385
Total Pension Liability - Beginning	4,096,448	3,618,969	3,326,358	3,260,739	3,157,396	2,991,011
Total Pension Liability - Ending (A)	$ 4,222,889	$ 4,096,448	$ 3,618,969	$ 3,326,358	$ 3,260,739	$ 3,157,396
Plan Fiduciary Net Position						
Contributions - Employer	$ 72,949	$ 64,631	$ 84,067	$ 80,295	$ 71,288	$ 73,888
Contributions - Employees	33,390	33,740	33,040	31,230	28,465	30,337
Net Investment Income	533,742	557,063	(159,488)	485,120	184,264	13,668
Benefit Payments, including Refunds of Employee Contributions	(178,824)	(167,702)	(125,178)	(136,658)	(119,742)	(127,394)
Other (Net Transfer)	20,456	90,839	45,016	(33,262)	9,866	(84,498)
Net Change in Plan Fiduciary Net Position	481,713	578,571	(122,543)	426,725	174,141	(93,999)
Plan Fiduciary Net Position - Beginning	3,707,995	3,129,424	3,251,967	2,825,242	2,651,101	2,745,100
Plan Fiduciary Net Position - Ending (B)	$ 4,189,708	$ 3,707,995	$ 3,129,424	$ 3,251,967	$ 2,825,242	$ 2,651,101
Net Pension Liability (Asset) - Ending (A) - (B)	$ 33,181	$ 388,453	$ 489,545	$ 74,391	$ 435,497	$ 506,295
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	99.21%	90.52%	86.47%	97.76%	86.64%	83.96%
Covered Valuation Payroll	$ 738,337	$ 749,772	$ 734,213	$ 693,991	$ 632,547	$ 674,157
Net Pension Liability as a Percentage of Covered Valuation Payroll	4.49%	51.81%	66.68%	10.72%	68.85%	75.10%

Notes to Schedule:

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, information is presented for those years for which information is available.

VILLAGE OF FORSYTH, ILLINOIS
SCHEDULE OF EMPLOYER CONTRIBUTIONS
ILLINOIS MUNICIPAL RETIREMENT FUND
Last 10 Calendar Years

Calendar Year Ended December 31,	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Valuation Payroll	Actual Contribution as a Percentage of Covered Valuation Payroll
2015	$ 73,888	$ 73,888	$ -	$ 674,157	10.96%
2016	71,288	71,288	-	632,547	11.27%
2017	80,295	80,295	-	693,991	11.57%
2018	84,067	84,067	-	734,213	11.45%
2019	64,630	64,631	(1)	749,772	8.62%
2020	72,948	72,949	(1)	738,337	9.88%

Notes to Schedule:

Summary of Actuarial Methods and Assumptions Used in the Calculation of the 2019 Contribution Rate *

Valuation Date: Actuarially determined contribution rates are calculated as of December 31 each year, which is 12 months prior to the beginning of the fiscal year in which contributions are reported.

Methods and Assumptions Used to Determine 2020 Contribution Rates:

Actuarial Cost Method:	Aggregate entry age normal
Amortization Method:	Level percentage of payroll, closed
Remaining Amortization Period:	23-year closed period
Asset Valuation Method:	5-year smoothed market; 20% corridor
Wage Growth:	3.25%
Price Inflation:	2.50%
Salary Increases:	3.35% to 14.25%, including inflation
Investment Rate of Return:	7.25%
Retirement Age:	Experience-based table of rates that are specific to the type of eligibility condition; last updated for the 2017 valuation pursuant to an experience study of the period 2014-2016.
Mortality:	For non-disabled retirees, an IMRF specific mortality rates were used with fully generational projection scale MP-2017 (base year 2015). The IMRF specific rates were developed from the RP-2014 Blue Collar Healthy Annuitant Mortality Table with adjustments to match current IMRF experience. For disabled retirees, IMRF specific mortality rates were used with fully generational projection scale MP-2017 (base year 2015). The IMRF specific rates were developed from the RP-2014 Disabled Retirees Mortality Table, applying the same adjustments that were applied for non-disabled lives. For active members, IMRF specific mortality rates were used with fully generational projection scale MP-2017 (base year 2015). The IMRF specific rates were developed from the RP-2014 Employee Mortality Table with adjustments to match current IMRF experience.

Other Information:

Notes: There were no benefit changes during the year.

* Based on Valuation Assumptions used in the December 31, 2018, actuarial valuation.

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, information is presented for those years for which information is available.

OTHER SUPPLEMENTARY INFORMATION

VILLAGE OF FORSYTH, ILLINOIS
SCHEDULE OF ASSESSED VALUATION AND
TAXES EXTENDED AND COLLECTED
For the Five Years Ended December 31, 2016 - 2020

	2020	2019	2018	2017	2016
Assessed valuation					
Total assessed valuation	$ 130,733,929	$ 129,352,766	$ 130,483,508	$ 132,268,607	$ 140,246,353
Tax rates					
Corporate	0.1700	0.1679	0.1665	0.1658	0.1673
Social Security	0.0100	0.0082	0.0081	0.0081	0.0082
Police protection	0.0700	0.0720	0.0713	0.0710	0.0717
Audit	0.0100	0.0116	0.0115	0.0115	0.0116
Liability insurance	0.0300	0.0263	0.0261	0.0260	0.0262
IMRF	0.0100	0.0119	0.0118	0.0118	0.0119
Street lighting	0.0400	0.0387	0.0383	0.0382	0.0385
Unemployment insurance	-	0.0016	0.0016	0.0016	0.0016
Total	0.3400	0.3382	0.3352	0.3340	0.3370
Plus 1/2 township Road and Bridge rate	0.0825	0.0825	0.0825	0.0825	0.0825
	0.4225	0.4207	0.4177	0.4165	0.4195
Tax extension					
Corporate	$ 217,227	$ 217,235	$ 217,229	$ 217,232	$ 217,228
Social Security	10,603	10,607	10,608	10,602	10,609
Police protection	93,096	93,095	93,087	93,086	93,090
Audit	15,008	15,005	15,006	15,005	15,011
Liability insurance	34,004	34,006	34,004	34,008	34,008
IMRF	15,427	15,432	15,423	15,425	15,426
Street lighting	50,006	50,008	50,001	50,009	50,006
Unemployment insurance	2,053	2,044	2,049	2,044	2,052
Total	437,424	437,432	437,407	437,411	437,430
Plus 1/2 township Road and Bridge extension	107,855	106,716	106,379	107,389	107,065
	$ 545,279	$ 544,148	$ 543,786	$ 544,800	$ 544,495
Collections received from County Treasurer					
Current and prior taxes levied	$ 437,640	$ 437,731	$ 434,075	$ 450,090	$ 450,973
1/2 Township Road and Bridge levy	107,877	106,745	106,597	110,645	106,354
Tax collections	$ 545,517	$ 544,476	$ 540,672	$ 560,735	$ 557,327
Percentage of taxes collected	100.04%	100.06%	99.43%	102.92%	102.36%

VILLAGE OF FORSYTH, ILLINOIS
SCHEDULE OF LEGAL DEBT MARGIN
December 31, 2021

Assessed valuation - 2020		$ 130,733,929
Statutory debt limitation (8.625% of assessed valuation)		$ 11,275,801
Total debt		
Illinois Environmental Protection Agency loans payable:		
Drinking water project L17-2247	$ 1,367,650	
Total outstanding debt	1,367,650	
Less debt not applicable to debt margin	(1,367,650)	
Total applicable debt		-
Legal debt margin		$ 11,275,801

ASSET DEPRECIATION SHORT REPORT
Village of Forsyth - Dec. 31, 2021

Assets: 398 of 398 Included
Include: All Assets
Method: Book - Std Conventions Applied

Sort #1: Expense A/C#

Date Acq		Description	Meth/Life	Cost	Salvage Value	Depr Basis	Beg A/Depr (Includes Section 179)	Curr Depr (Includes Section 179)	End A/Depr (Includes Section 179)
Expense A/C#: 10 - Sewer									
10/30/85		Sewer Construction	SLP / 50	3,169,221.00	0.00	3,169,221.00	2,229,018.79	63,384.42	2,292,403.21
10/30/86		Sewer Cleaner	SLP / 50	27,539.00	0.00	27,539.00	19,097.01	550.78	19,647.79
10/30/86		Mainline Division & Completion	SLP / 50	37,338.91	0.00	37,338.91	25,514.98	746.78	26,261.76
10/30/86		Honda Sewer System	SLP / 50	41,095.53	0.00	41,095.53	28,494.23	821.91	29,316.14
10/30/87		Division A Sewer Construction	SLP / 20	113,145.46	0.00	113,145.46	113,145.46	0.00	113,145.46
10/30/88		Elwood Sewer Extension	SLP / 10	2,991.50	0.00	2,991.50	2,991.50	0.00	2,991.50
10/30/89		Hoist	SLP / 5	1,690.45	0.00	1,690.45	1,690.45	0.00	1,690.45
10/30/89		Generator	SLP / 5	5,986.18	0.00	5,986.18	5,986.18	0.00	5,986.18
10/30/90		Trailor	SLP / 5	573.00	0.00	573.00	573.00	0.00	573.00
10/30/90		Slate Development	SLP / 5	8,251.22	0.00	8,251.22	8,251.22	0.00	8,251.22
10/30/94		Cypress Storm Sewer	SLP / 5	662.00	0.00	662.00	662.00	0.00	662.00
10/30/94		Marion Ave Engineering	SLP / 5	5,262.00	0.00	5,262.00	5,262.00	0.00	5,262.00
10/30/00		Woodland Hills Sewer Line…	SLP / 20	652,055.00	0.00	652,055.00	652,055.00	0.00	652,055.00
04/30/03		Montezuma Sewers	SLP / 20	801,980.03	0.00	801,980.03	708,415.68	40,099.00	748,514.68
11/10/05		Hickory Point Estate Sewer	SLP / 20	708,453.97	0.00	708,453.97	537,244.30	35,422.70	572,667.00
01/16/07		Hickory Point Estate Sewer…	SLP / 10	2,340.94	0.00	2,340.94	2,340.94	0.00	2,340.94
09/17/07		H.P. Park Subdivision Sewer	SLP / 10	168,976.92	0.00	168,976.92	168,976.92	0.00	168,976.92
05/01/09		MFCUSD Sewer Extension	SLP / 50	59,500.00	0.00	59,500.00	13,883.33	1,190.00	15,073.33
10/31/09		SC Lift Station	SLP / 20	27,548.00	0.00	27,548.00	15,380.97	1,377.40	16,758.37
10/31/09		Sewer Line (Schrodt)…	SLP / 50	8,262.21	0.00	8,262.21	1,845.20	165.24	2,010.44
04/30/10		Cat D40-45 Generator (SC Lift)	SLP / 20	20,225.77	0.00	20,225.77	10,787.09	1,011.29	11,798.38
04/30/10		Cat D40-45 Generator (Beaver Creek)	SLP / 20	20,225.77	0.00	20,225.77	10,787.09	1,011.29	11,798.38
10/31/11		Standby Generator	SLP / 20	24,306.09	0.00	24,306.09	11,140.25	1,215.30	12,355.55
04/30/12		Sewer/Storm Jetter	SLP / 20	64,636.00	0.00	64,636.00	28,008.93	3,231.80	31,240.73
04/30/13		SC Lift Station Pump	SLP / 5	6,009.00	0.00	6,009.00	6,009.00	0.00	6,009.00
04/30/13		SC Lift Station Pump	SLP / 5	6,009.00	0.00	6,009.00	6,009.00	0.00	6,009.00
04/30/13		Beaver Creek Control Panel	SLP / 20	19,932.00	0.00	19,932.00	7,640.60	996.60	8,637.20
05/01/13		Hundely Rd. Storm Sewer	SLP / 50	21,298.86	0.00	21,298.86	3,904.81	425.98	4,330.79
05/01/13		Hundely Rd. Storm Sewer	SLP / 50	397,370.78	0.00	397,370.78	60,930.22	7,947.42	68,877.64
10/07/13		Hundely Rd. Storm Sewer	SLP / 50	2,697.50	0.00	2,697.50	391.14	53.95	445.09
06/30/17		Greenbriar Sewer Lift Station Control Panel	SLP / 20	9,182.47	0.00	9,182.47	1,645.18	459.12	2,104.30
04/02/18		Hydromatic Pumpm for sewer lift station	SLP / 5	5,227.94	0.00	5,227.94	2,875.37	1,045.59	3,920.96
12/31/21	A	Sewer Lift Station Pump	SLP / 5	6,349.83	0.00	6,349.83	0.00	105.83	105.83
Totals: 10 - Sewer (33 assets)				6,446,344.33	0.00	6,446,344.33	4,690,957.84	161,262.40	4,852,220.24
Expense A/C#: 12 - Land									
04/30/00		2 of 2-Land	LAND / 5	760,867.00	0.00	760,867.00	0.00	0.00	0.00
04/30/01		Land	LAND / 5	1,176,260.55	0.00	1,176,260.55	0.00	0.00	0.00
07/16/01		Land - 201 Weaver Road 40.68%	LAND / 5	44,009.86	0.00	44,009.86	0.00	0.00	0.00
11/15/01		Land - 1313 Clement	LAND / 5	18,000.00	0.00	18,000.00	0.00	0.00	0.00
04/30/03		Land-State Farm purchase	LAND / 5	15,221.00	0.00	15,221.00	0.00	0.00	0.00
04/19/04		Land-Creason	LAND / 5	30,000.00	0.00	30,000.00	0.00	0.00	0.00
10/31/10		233/245 Barnett Land Purchase…	LAND / 5	40,000.00	0.00	40,000.00	0.00	0.00	0.00
12/31/21	A	Well 7 Land Acquistion-Agreement	LAND / 5	4,949.74	0.00	4,949.74	0.00	0.00	0.00
12/31/21	A	Well 7 Land Acquisition	LAND / 5	1,511.27	0.00	1,511.27	0.00	0.00	0.00
12/31/21	A	Well 7 Land Acquisition	LAND / 5	21,673.73	0.00	21,673.73	0.00	0.00	0.00
12/31/21	A	Well 7 Boundary Survey/Sub-D	LAND / 5	11,319.77	0.00	11,319.77	0.00	0.00	0.00
12/31/21	A	FFamily Sports/Nature Park Land	LAND / 5	666,689.29	0.00	666,689.29	0.00	0.00	0.00
12/31/21	A	Well 7 Land Purchase	LAND / 5	10,574.80	0.00	10,574.80	0.00	0.00	0.00
Totals: 12 - Land (13 assets)				2,801,077.01	0.00	2,801,077.01	0.00	0.00	0.00
Expense A/C#: 3 - General Government									
11/03/87		Village Hall	SLP / 20	306,689.00	0.00	306,689.00	306,689.00	0.00	306,689.00
04/30/00		Administration	SLP / 20	334,280.00	0.00	334,280.00	334,280.00	0.00	334,280.00
06/17/02		Village Hall roof	SLP / 15	11,285.00	0.00	11,285.00	11,285.00	0.00	11,285.00
11/21/03		Furniture & phone upgrades	SLP / 7	6,730.21	0.00	6,730.21	6,730.21	0.00	6,730.21
04/18/05		Village Hall carpet	SLP / 5	5,556.04	0.00	5,556.04	5,556.04	0.00	5,556.04
03/19/07		Video Camera…	SLP / 10	589.98	0.00	589.98	589.98	0.00	589.98
09/17/08		Village Hall Backup Server	SLP / 5	11,774.00	0.00	11,774.00	11,774.00	0.00	11,774.00
04/30/09		Re-lamp Village Hall Office (lights)	SLP / 20	8,990.10	0.00	8,990.10	5,244.27	449.51	5,693.78
04/30/09		Re-wiring Village Hall Office (for computers)	SLP / 20	5,291.71	0.00	5,291.71	3,086.87	264.59	3,351.46
10/31/09		Public Works Building…	SLP / 20	1,130,107.80	0.00	1,130,107.80	630,976.88	56,505.39	687,482.27
10/31/11		Administrative Desk	SLP / 50	10,072.45	0.00	10,072.45	1,846.62	201.45	2,048.07
04/30/15		F250 Ford Truck	SLP / 10	20,755.00	0.00	20,755.00	13,836.67	2,075.50	15,912.17
04/30/15		V.H. Generator/Meter/Install	SLP / 20	28,532.00	0.00	28,532.00	9,510.67	1,426.60	10,937.27
04/16/18		Village Hall Network Server	SLP / 5	8,796.18	0.00	8,796.18	4,837.91	1,759.24	6,597.15

ASSET DEPRECIATION SHORT REPORT
Village of Forsyth - Dec. 31, 2021

Assets: 398 of 398 Included
Include: All Assets
Method: Book - Std Conventions Applied

Sort #1: Expense A/C#

Date Acq	Description	Meth/Life	Cost	Salvage Value	Depr Basis	Includes Section 179 Beg A/Depr	Curr Depr	End A/Depr
Expense A/C#: 3 - General Government								
12/31/19	Village Hall Location Sign	SLP / 15	4,873.08	0.00	4,873.08	351.94	324.87	676.81
12/31/19	Library Location Sign	SLP / 15	7,903.54	0.00	7,903.54	570.81	526.90	1,097.71
Totals: 3 - General Government (16 assets)			1,902,226.09	0.00	1,902,226.09	1,347,166.87	63,534.05	1,410,700.92
Expense A/C#: 4 - Culture and Recreation								
11/03/87	Library Building 268 S. Elwood	SLP / 20	708,737.00	0.00	708,737.00	708,737.00	0.00	708,737.00
10/30/93	Equipment	SLP / 5	30,500.93	0.00	30,500.93	30,500.93	0.00	30,500.93
10/30/94	Equipment	SLP / 5	15,817.01	0.00	15,817.01	15,817.01	0.00	15,817.01
04/30/00	Library	SLP / 20	1,131,999.00	0.00	1,131,999.00	1,131,999.00	0.00	1,131,999.00
04/30/00	Park - added as fully depreciated	SLP / 5	1,362,920.00	0.00	1,362,920.00	1,362,920.00	0.00	1,362,920.00
04/30/01	Pavilion Restrooms…	SLP / 30	19,492.00	0.00	19,492.00	12,778.03	649.73	13,427.76
04/30/01	Shelving…	SLP / 7	2,394.89	0.00	2,394.89	2,394.89	0.00	2,394.89
04/30/01	Equipment	SLP / 5	12,653.93	0.00	12,653.93	12,653.93	0.00	12,653.93
04/30/01	Mowers…	SLP / 5	53,632.60	0.00	53,632.60	53,632.60	0.00	53,632.60
04/30/01	Diamond Groomer	SLP / 5	3,304.37	0.00	3,304.37	3,304.37	0.00	3,304.37
04/30/01	Other Park Accessories	SLP / 5	21,740.00	0.00	21,740.00	21,740.00	0.00	21,740.00
04/30/01	Water Foundation	SLP / 15	2,840.55	0.00	2,840.55	2,840.55	0.00	2,840.55
06/18/01	Pavilion Restrooms…	SLP / 30	9,644.96	0.00	9,644.96	6,269.23	321.50	6,590.73
03/04/02	Shelving…	SLP / 7	3,459.57	0.00	3,459.57	3,459.57	0.00	3,459.57
06/17/02	John Deere Tractor…	SLP / 10	5,621.00	0.00	5,621.00	5,621.00	0.00	5,621.00
07/15/02	Dugout	SLP / 15	15,480.70	0.00	15,480.70	15,480.70	0.00	15,480.70
12/02/02	Concession Upgrade - Plans	SLP / 15	4,556.85	0.00	4,556.85	4,556.85	0.00	4,556.85
12/02/02	Park Trail Lighting - For Bike Path…	SLP / 20	27,755.47	0.00	27,755.47	25,095.53	1,387.77	26,483.30
10/22/03	Bike Path (James/CH20)	SLP / 20	15,474.13	0.00	15,474.13	13,282.04	773.71	14,055.75
04/05/04	Park Equipment	SLP / 30	20,188.03	0.00	20,188.03	11,271.58	672.93	11,944.51
04/19/04	Concession Upgrade	SLP / 15	15,572.22	0.00	15,572.22	15,572.22	0.00	15,572.22
08/02/04	Forsyth Estates Gazebo	SLP / 15	6,934.03	0.00	6,934.03	6,934.03	0.00	6,934.03
09/07/04	Veteran's Parking Lot Expansion	SLP / 20	11,973.00	0.00	11,973.00	9,777.95	598.65	10,376.60
02/07/05	Veteran's Pavilion	SLP / 30	92,982.00	0.00	92,982.00	49,332.12	3,099.40	52,431.52
04/04/05	Softball Diamond w/Lights	SLP / 30	40,900.70	0.00	40,900.70	21,472.91	1,363.36	22,836.27
05/16/05	Community Center Light Update	SLP / 5	2,731.85	0.00	2,731.85	2,731.85	0.00	2,731.85
06/20/05	South Parking Lot expansion	SLP / 20	55,399.77	0.00	55,399.77	43,165.68	2,769.99	45,935.67
10/17/05	Parking Lot	SLP / 20	11,344.50	0.00	11,344.50	8,650.24	567.23	9,217.47
04/30/06	Shelving	SLP / 7	4,301.86	0.00	4,301.86	4,301.86	0.00	4,301.86
04/30/06	Office Equipment…	SLP / 5	4,065.60	0.00	4,065.60	4,065.60	0.00	4,065.60
05/01/06	Jog/Bike Trail	SLP / 10	1,382.55	0.00	1,382.55	1,382.55	0.00	1,382.55
05/01/06	Prairie Winds Prk/Eng/Grading	SLP / 10	3,456.30	0.00	3,456.30	3,456.30	0.00	3,456.30
11/20/06	Parking Lot Expansion	SLP / 20	122,956.38	0.00	122,956.38	87,094.12	6,147.82	93,241.94
04/02/07	Playground Equipment	SLP / 10	23,240.18	0.00	23,240.18	6,972.06	2,324.02	9,296.08
04/02/07	Shelving	SLP / 10	419.50	0.00	419.50	419.50	0.00	419.50
04/16/07	Shelving	SLP / 10	3,608.00	0.00	3,608.00	3,608.00	0.00	3,608.00
04/16/07	Schroll Pt. Pocket Park	SLP / 10	15,690.36	0.00	15,690.36	15,690.36	0.00	15,690.36
04/07/08	2008 Ford F-150 Pickup	SLP / 10	17,515.00	0.00	17,515.00	17,515.00	0.00	17,515.00
10/01/08	Diamond #5 Improvements Fence	SLP / 15	20,205.00	0.00	20,205.00	16,500.75	1,347.00	17,847.75
10/01/08	Diamond #5 Improvements built	SLP / 20	91,424.80	0.00	91,424.80	55,997.69	4,571.24	60,568.93
10/01/08	Diamond #5 Improvements Lights	SLP / 20	53,409.47	0.00	53,409.47	32,713.27	2,670.47	35,383.74
04/30/09	Park Play Ground Equipment…	SLP / 10	24,523.94	0.00	24,523.94	24,523.94	0.00	24,523.94
04/30/09	Diamond #3 Fence Improvement	SLP / 15	10,864.96	0.00	10,864.96	8,450.52	724.33	9,174.85
04/30/09	Storage Shed Replacement Main Pk -	SLP / 20	18,383.19	0.00	18,383.19	10,723.53	919.16	11,642.69
04/30/09	Relamp Library (lights)	SLP / 20	16,695.90	0.00	16,695.90	9,739.32	834.80	10,574.12
04/30/09	Diamond #3 Lights Improvement	SLP / 20	33,354.00	0.00	33,354.00	19,456.50	1,667.70	21,124.20
05/01/09	ICS 300 Ice Control Sprayer	SLP / 10	5,340.48	0.00	5,340.48	5,340.48	0.00	5,340.48
04/30/10	Kubota BX2660	SLP / 5	11,250.00	0.00	11,250.00	11,250.00	0.00	11,250.00
04/30/10	Comm/conf furnace/air	SLP / 10	18,422.00	0.00	18,422.00	18,422.00	0.00	18,422.00
04/30/10	Kubota L5240	SLP / 10	19,700.00	0.00	19,700.00	19,700.00	0.00	19,700.00
04/30/10	Diamond Fences	SLP / 15	6,805.00	0.00	6,805.00	4,839.14	453.67	5,292.81
04/30/10	Bike Path (Hundley to Fpkwy)	SLP / 20	329,515.41	0.00	329,515.41	175,741.55	16,475.77	192,217.32
10/31/10	Rotary Mower	SLP / 8	32,505.70	0.00	32,505.70	32,505.70	0.00	32,505.70
04/30/11	Library Building Improvements…	SLP / 20	29,846.06	0.00	29,846.06	14,425.57	1,492.30	15,917.87
04/30/11	Trail Lighting	SLP / 20	52,704.48	0.00	52,704.48	25,473.80	2,635.22	28,109.02
04/30/12	Big Pavilion Steel Roof	SLP / 45	9,600.00	0.00	9,600.00	1,848.86	213.33	2,062.19
04/30/12	Food Court Bldg Steel Roof	SLP / 45	9,900.00	0.00	9,900.00	1,906.67	220.00	2,126.67
04/30/12	Gator (Utility Cart)	SLP / 10	6,500.00	0.00	6,500.00	5,633.33	650.00	6,283.33
04/30/12	Diamond #1 & #2 Lighting Upgrade	SLP / 20	31,000.00	0.00	31,000.00	13,433.33	1,550.00	14,983.33
04/30/13	Tro 5900-D Mower	SLP / 10	63,118.00	0.00	63,118.00	48,390.47	6,311.80	54,702.27
04/30/13	Install Diamond #1 & #2 Lights	SLP / 20	41,000.00	0.00	41,000.00	15,716.67	2,050.00	17,766.67

ASSET DEPRECIATION SHORT REPORT
Village of Forsyth - Dec. 31, 2021

Assets: 398 of 398 Included
Include: All Assets
Method: Book - Std Conventions Applied

Sort #1: Expense A/C#

Date Acq	Description	Meth/Life	Cost	Salvage Value	Depr Basis	Includes Section 179 Beg A/Depr	Curr Depr	End A/Depr
Expense A/C#: 4 - Culture and Recreation								
04/30/14	Adult Workout Equipment	SLP / 10	5,394.23	0.00	5,394.23	3,641.08	539.42	4,180.50
04/30/14	D#5	SLP / 20	87,114.78	0.00	87,114.78	29,038.27	4,355.74	33,394.01
05/01/14	Library Floor Strucural Project	SLP / 20	65,680.53	0.00	65,680.53	22,988.21	3,284.03	26,272.24
05/01/14	Library Floor/Window Project	SLP / 20	14,892.46	0.00	14,892.46	5,212.34	744.62	5,956.96
04/30/15	Library Window Project	SLP / 20	86,146.33	0.00	86,146.33	28,715.47	4,307.32	33,022.79
04/30/15	Library Carpet/Painting	SLP / 5	92,245.56	0.00	92,245.56	92,245.56	0.00	92,245.56
04/30/15	D#4 Lights/install	SLP / 20	193,500.00	0.00	193,500.00	64,500.00	9,675.00	74,175.00
04/30/15	ScoreBoards D # 1, 2 & 4	SLP / 10	48,614.00	0.00	48,614.00	32,409.33	4,861.40	37,270.73
05/18/15	Exmark Mower/with Striper Kit	SLP / 5	9,758.00	0.00	9,758.00	9,758.00	0.00	9,758.00
10/19/15	Tennis Courts Resurface	SLP / 5	31,490.00	0.00	31,490.00	31,490.00	0.00	31,490.00
12/07/15	Disc Golf	SLP / 5	29,159.95	0.00	29,159.95	29,159.95	0.00	29,159.95
06/06/16	D#1 one Light Pole Replaced from storm…	SLP / 20	27,500.00	0.00	27,500.00	6,302.08	1,375.00	7,677.08
06/30/17	Library New Roof	SLP / 15	152,214.72	0.00	152,214.72	36,362.41	10,147.65	46,510.06
06/30/17	Library Outlets	SLP / 5	18,289.75	0.00	18,289.75	13,107.65	3,657.95	16,765.60
06/30/17	Utility Golf Cart	SLP / 20	8,225.39	0.00	8,225.39	1,473.72	411.27	1,884.99
06/30/17	D#4&5 Press Boxes	SLP / 20	111,339.46	0.00	111,339.46	19,948.31	5,566.97	25,515.28
12/31/17	Parking lot C (between D #4 & #5) Repairs…	SLP / 5	9,111.00	0.00	9,111.00	5,618.45	1,822.20	7,440.65
12/31/17	Revetment Mat (co 20/Hundely Rd bike…	SLP / 5	18,050.00	0.00	18,050.00	11,130.83	3,610.00	14,740.83
04/16/18	D#1,2&3 Fence Extensions	SLP / 5	19,149.00	0.00	19,149.00	10,531.95	3,829.80	14,361.75
07/02/18	Batting Cage with Concrete Pads	SLP / 5	25,131.38	0.00	25,131.38	12,565.70	5,026.28	17,591.98
08/06/18 D	Jacobsen Turfcat4WD Mowers	SLP / 5	19,267.00	0.00	19,267.00	9,312.38	3,853.40	13,165.78
08/06/18 D	Jacobsen Turfcat4WD Mowers	SLP / 5	19,267.00	0.00	19,267.00	9,312.38	3,853.40	13,165.78
10/15/18	Parking Lot A/B Seal Coat	SLP / 5	20,000.00	0.00	20,000.00	9,000.00	4,000.00	13,000.00
11/19/18	Salt Dome New Roof	SLP / 15	25,657.30	0.00	25,657.30	3,706.06	1,710.49	5,416.55
11/19/18	Library Pocket Park Play Equipment	SLP / 10	10,747.62	0.00	10,747.62	2,328.65	1,074.76	3,403.41
12/31/19	D#4 Back Stop	SLP / 5	81,865.22	0.00	81,865.22	17,737.46	16,373.04	34,110.50
12/31/19	D#5 Back Stop	SLP / 5	77,875.72	0.00	77,875.72	16,873.07	15,575.14	32,448.21
12/31/19	Library Conf Room Electrical IT Wiring	SLP / 5	5,198.00	0.00	5,198.00	1,126.23	1,039.60	2,165.83
12/31/19	Park Location Sign (off weaver rd)	SLP / 15	10,443.92	0.00	10,443.92	754.28	696.26	1,450.54
02/18/20	Bleachers D # 5	SLP / 10	10,449.97	0.00	10,449.97	957.91	1,045.00	2,002.91
07/06/20	Grasshopper Mower	SLP / 10	5,880.00	0.00	5,880.00	294.00	588.00	882.00
11/02/20	Scoreboard D#4 & #5 (insurance claim…	SLP / 10	50,177.00	0.00	50,177.00	836.28	5,017.70	5,853.98
12/07/20	Two New Tennis Courts	SLP / 10	146,210.42	0.00	146,210.42	1,218.42	14,621.04	15,839.46
12/07/20	Pickleball Courts	SLP / 10	25,980.00	0.00	25,980.00	216.50	2,598.00	2,814.50
12/07/20	Batting Cages	SLP / 10	25,595.00	0.00	25,595.00	213.29	2,559.50	2,772.79
12/07/20	Trail Lights James Ct. Pocket Park	SLP / 10	14,297.00	0.00	14,297.00	119.14	1,429.70	1,548.84
12/31/21 A	Pedestrion Bridge Repair Main Park	SLP / 10	21,187.75	0.00	21,187.75	0.00	176.56	176.56
12/31/21 A	3 Gazebo Roofs Replaced	SLP / 20	18,032.00	0.00	18,032.00	0.00	75.13	75.13
12/31/21 A	Uility Golf Cart	SLP / 10	16,529.00	0.00	16,529.00	0.00	137.74	137.74
12/31/21 A	Field Rack Groomer	SLP / 10	14,389.84	0.00	14,389.84	0.00	119.92	119.92
12/31/21 A	JD 1570 Mower with 72" Deck	SLP / 10	16,130.56	0.00	16,130.56	0.00	134.42	134.42
12/31/21 A	JD 1550 Mower with 62" Deck	SLP / 10	10,572.38	0.00	10,572.38	0.00	88.10	88.10
12/31/21 A	D # 1,2,3 Dugout Roofs Replaced Metal	SLP / 20	41,000.00	0.00	41,000.00	0.00	170.83	170.83
12/31/21 A	Disc Golf Updates baksets/pads	SLP / 5	8,899.75	0.00	8,899.75	0.00	148.33	148.33
12/31/21 A	Bike Trail Maint Culvert	SLP / 10	19,751.88	0.00	19,751.88	0.00	164.60	164.60
Totals: 4 - Culture and Recreation (106 assets)			6,607,166.05	0.00	6,607,166.05	4,859,435.61	205,928.21	5,065,363.82
Less: 2 Disposed assets (Current Depreciation: $7,706.80)			38,534.00	0.00	38,534.00	18,624.76		26,331.56
Net totals: 4 - Culture and Recreation (104 assets)			6,568,632.05	0.00	6,568,632.05	4,840,810.85	205,928.21	5,039,032.26
Expense A/C#: 6 - Water								
10/30/67	Water System	SLP / 50	155,455.26	0.00	155,455.26	155,455.26	0.00	155,455.26
10/30/68	Water System	SLP / 50	952.75	0.00	952.75	952.75	0.00	952.75
10/30/69	Water System	SLP / 50	3,216.29	0.00	3,216.29	3,216.29	0.00	3,216.29
10/30/72	Hydrants	SLP / 30	496.80	0.00	496.80	496.80	0.00	496.80
10/30/72	Salt Pit	SLP / 30	4,175.00	0.00	4,175.00	4,175.00	0.00	4,175.00
10/30/72	Second Well…	SLP / 30	1,278.64	0.00	1,278.64	1,278.64	0.00	1,278.64
10/30/73	Second Well…	SLP / 30	11,312.20	0.00	11,312.20	11,312.20	0.00	11,312.20
10/30/74	Water Expansion	SLP / 30	2,449.74	0.00	2,449.74	2,449.74	0.00	2,449.74
10/30/75	Water Expansion	SLP / 30	3,107.66	0.00	3,107.66	3,107.66	0.00	3,107.66
10/30/75	Water System Expansion	SLP / 30	85,000.00	0.00	85,000.00	85,000.00	0.00	85,000.00
10/30/76	Water System Expansion	SLP / 30	7,496.00	0.00	7,496.00	7,496.00	0.00	7,496.00
10/30/76	Burdick Plumbing & Heating	SLP / 50	65,413.57	0.00	65,413.57	57,127.80	1,308.27	58,436.07
10/30/76	Upchurch	SLP / 50	2,079.75	0.00	2,079.75	1,816.49	41.60	1,858.09
10/30/77	Burdick Plumbing & Heating	SLP / 50	121,243.89	0.00	121,243.89	102,686.42	2,424.88	105,111.30
10/30/77	Upchurch	SLP / 50	6,021.48	0.00	6,021.48	5,258.78	120.43	5,379.21
10/30/78	Upchurch	SLP / 50	1,571.58	0.00	1,571.58	1,341.02	31.43	1,372.45

ASSET DEPRECIATION SHORT REPORT
Village of Forsyth - Dec. 31, 2021

Assets: 398 of 398 Included
Include: All Assets
Method: Book - Std Conventions Applied

Sort #1: Expense A/C#

Expense A/C#: 6 - Water

Date Acq	Description	Meth/Life	Cost	Salvage Value	Depr Basis	Includes Section 179 Beg A/Depr	Curr Depr	End A/Depr
10/30/79	Testing Well	SLP / 30	1,700.00	0.00	1,700.00	1,700.00	0.00	1,700.00
10/30/79	Testing Well	SLP / 30	5,486.00	0.00	5,486.00	5,486.00	0.00	5,486.00
10/30/79	Drilling Well	SLP / 50	17,541.50	0.00	17,541.50	14,486.39	350.83	14,837.22
10/30/79	Est #1-#3 Well…	SLP / 50	37,881.00	0.00	37,881.00	31,188.69	757.62	31,946.31
10/30/79	Water Tower	SLP / 50	337,091.64	0.00	337,091.64	275,694.02	6,741.83	282,435.85
10/30/79	New Test Well	SLP / 50	8,185.00	0.00	8,185.00	8,185.00	0.00	8,185.00
10/30/79	Lease on Well	SLP / 35	10,000.00	0.00	10,000.00	10,000.00	0.00	10,000.00
10/30/81	Goodmor, Inc. Well #4	SLP / 50	67,117.23	0.00	67,117.23	53,246.19	1,342.34	54,588.53
10/30/81	Engineering	SLP / 50	24,838.69	0.00	24,838.69	19,705.25	496.77	20,202.02
10/30/82	Goodmore, Inc. Well #4…	SLP / 50	137,120.43	0.00	137,120.43	112,339.84	2,742.41	115,082.25
10/30/82	Layne Western Co.-Well #4	SLP / 50	58,632.40	0.00	58,632.40	45,342.46	1,172.65	46,515.11
10/30/82	BGM Associates - Filter	SLP / 50	3,339.71	0.00	3,339.71	2,582.59	66.79	2,649.38
10/30/82	BGM Engineering Fees…	SLP / 50	22,147.35	0.00	22,147.35	16,947.37	442.95	17,390.32
10/30/83	Burdick Plumbing & Heating	SLP / 50	18,738.00	0.00	18,738.00	14,115.96	374.76	14,490.72
10/30/83	Goodmor, Inc. Elwood Water	SLP / 50	38,995.76	0.00	38,995.76	29,376.95	779.92	30,156.87
10/30/83	Burdick Plumbing & Heating	SLP / 50	5,582.00	0.00	5,582.00	4,205.11	111.64	4,316.75
10/30/83	BGM Water Supply Report	SLP / 50	3,046.97	0.00	3,046.97	2,295.41	60.94	2,356.35
10/30/83	BGM-Rate Study	SLP / 50	587.27	0.00	587.27	442.54	11.75	454.29
10/30/83	BGM - for 2 Press Sand Filter	SLP / 50	543.91	0.00	543.91	409.80	10.88	420.68
10/30/83	BGM - Elwood Water Main	SLP / 50	1,417.45	0.00	1,417.45	1,067.85	28.35	1,096.20
10/30/83	BGM-Elwood Water Main	SLP / 50	2,316.00	0.00	2,316.00	1,652.08	46.32	1,698.40
10/30/83	BGM-Elwood Water Main	SLP / 50	1,583.57	0.00	1,583.57	1,129.57	31.67	1,161.24
10/30/86	Well #5	SLP / 20	13,777.00	0.00	13,777.00	13,777.00	0.00	13,777.00
10/30/87	Well #5	SLP / 20	123,315.50	0.00	123,315.50	123,315.50	0.00	123,315.50
10/30/88	Water Plant Expansion	SLP / 20	149,081.20	0.00	149,081.20	149,081.20	0.00	149,081.20
10/30/88	Koester Water Main	SLP / 10	26,740.86	0.00	26,740.86	26,740.86	0.00	26,740.86
10/30/88	Well #5	SLP / 19	29,498.61	0.00	29,498.61	29,498.61	0.00	29,498.61
10/30/89	Plant Expansion…	SLP / 20	380,322.27	0.00	380,322.27	380,322.27	0.00	380,322.27
10/30/89	Well #3	SLP / 10	7,258.45	0.00	7,258.45	7,258.45	0.00	7,258.45
10/30/89	County Hwy 20 Water Main	SLP / 20	49,999.47	0.00	49,999.47	49,999.47	0.00	49,999.47
10/30/91	Gas Sensor Kit	SLP / 10	6,000.00	0.00	6,000.00	6,000.00	0.00	6,000.00
10/30/91	State Farm Development	SLP / 10	8,251.23	0.00	8,251.23	8,251.23	0.00	8,251.23
10/30/92	Montz & Wood WM - Leg. & Eng.…	SLP / 5	16,826.63	0.00	16,826.63	16,826.63	0.00	16,826.63
10/30/92	Oakland-Legal & Eng.	SLP / 5	40,244.53	0.00	40,244.53	40,244.53	0.00	40,244.53
10/30/92	Magnolia-Legal & Eng.	SLP / 5	10,600.88	0.00	10,600.88	10,600.88	0.00	10,600.88
10/30/92	Engineering	SLP / 5	289.78	0.00	289.78	289.78	0.00	289.78
10/30/92	Engineering	SLP / 5	2,852.13	0.00	2,852.13	2,852.13	0.00	2,852.13
10/30/92	HP Est Water Main - Leg. & Eng.	SLP / 10	891.80	0.00	891.80	891.80	0.00	891.80
10/30/92	Oakland Water Main	SLP / 30	115,637.65	0.00	115,637.65	108,570.94	3,854.59	112,425.53
10/30/92	Magnolian Water Main	SLP / 30	36,919.26	0.00	36,919.26	34,663.04	1,230.64	35,893.68
10/30/93	Legal & Engineering	SLP / 5	68,864.91	0.00	68,864.91	68,864.91	0.00	68,864.91
10/30/93	Water Mains	SLP / 30	305,049.76	0.00	305,049.76	276,239.61	10,168.33	286,407.94
10/30/94	Legal & Engineering	SLP / 5	22,581.85	0.00	22,581.85	22,581.85	0.00	22,581.85
10/30/94	Water Mains	SLP / 30	139,659.62	0.00	139,659.62	126,722.19	4,655.32	131,377.51
10/30/95	Koester Fr. WM	SLP / 50	3,579.90	0.00	3,579.90	1,837.72	71.60	1,909.32
10/30/95	Koester Dr. WM	SLP / 50	109.50	0.00	109.50	56.21	2.19	58.40
10/30/95	Apache WM Loop…	SLP / 50	188.50	0.00	188.50	96.76	3.77	100.53
10/30/96	Water Plant Tank	SLP / 20	656,979.57	0.00	656,979.57	656,979.57	0.00	656,979.57
10/30/96	Land Well	SLP / 50	789.19	0.00	789.19	389.27	15.78	405.05
10/30/96	Water Main	SLP / 50	10,680.00	0.00	10,680.00	5,268.80	213.60	5,482.40
10/30/97	Land Well #6	SLP / 20	6,798.83	0.00	6,798.83	6,798.83	0.00	6,798.83
10/30/97	Paint Marion Water Tower…	SLP / 20	140,721.88	0.00	140,721.88	140,721.88	0.00	140,721.88
10/30/97	Watermain Extension	SLP / 50	14,090.16	0.00	14,090.16	6,148.30	281.80	6,430.10
10/30/98	Land Well #6	SLP / 20	3,180.16	0.00	3,180.16	3,180.16	0.00	3,180.16
10/30/98	Apache Watermain	SLP / 50	1,427.33	0.00	1,427.33	647.12	28.55	675.67
10/30/99	Drill Well #6	SLP / 20	71,824.08	0.00	71,824.08	71,824.08	0.00	71,824.08
10/30/01	Drill Well #6	SLP / 20	125,773.56	0.00	125,773.56	120,533.04	5,240.52	125,773.56
07/01/02	Well #6 Pipeline	SLP / 20	29,735.50	0.00	29,735.50	27,505.42	1,486.78	28,992.20
09/16/02	Meter Reading Equipment…	SLP / 20	19,830.00	0.00	19,830.00	18,094.88	991.50	19,086.38
04/30/03	Drill Well #6	SLP / 20	107,339.38	0.00	107,339.38	94,816.47	5,366.97	100,183.44
12/15/03	Meter Reading Equipment…	SLP / 20	16,831.20	0.00	16,831.20	14,376.65	841.56	15,218.21
04/19/04	Drill Well #6	SLP / 20	321,908.85	0.00	321,908.85	268,257.35	16,095.44	284,352.79
04/19/04	Pipeline	SLP / 20	783,857.70	0.00	783,857.70	653,214.77	39,192.88	692,407.65
11/15/04	Hundley Water Main	SLP / 20	31,907.00	0.00	31,907.00	25,791.50	1,595.35	27,386.85
03/21/05	Meter Reading Equipment…	SLP / 20	19,965.00	0.00	19,965.00	15,722.44	998.25	16,720.69
11/09/05	Plant Expansion…	SLP / 40	5,432,932.40	0.00	5,432,932.40	2,059,986.92	135,823.31	2,195,810.23
01/09/06	Laptop	SLP / 5	1,900.00	0.00	1,900.00	1,900.00	0.00	1,900.00

ASSET DEPRECIATION SHORT REPORT
Village of Forsyth - Dec. 31, 2021

Assets: 398 of 398 Included
Include: All Assets
Method: Book - Std Conventions Applied

Sort #1: Expense A/C#

							Includes Section 179		
Date Acq		**Description**	**Meth/Life**	**Cost**	**Salvage Value**	**Depr Basis**	**Beg A/Depr**	**Curr Depr**	**End A/Depr**
Expense A/C#: 6 - Water									
03/06/06		Meter Reading Equipment…	SLP / 20	19,965.00	0.00	19,965.00	14,807.37	998.25	15,805.62
04/02/07		Plant Expansion…	SLP / 40	234,610.59	0.00	234,610.59	80,647.35	5,865.26	86,512.61
04/02/07		Water System	SLP / 10	190,479.06	0.00	190,479.06	190,479.06	0.00	190,479.06
04/16/07		Meter Reading Equipment…	SLP / 10	18,500.00	0.00	18,500.00	18,500.00	0.00	18,500.00
11/19/07		250kw Generator	SLP / 10	43,680.00	0.00	43,680.00	43,680.00	0.00	43,680.00
04/07/08		Meter Reading Equipment…	SLP / 10	6,345.60	0.00	6,345.60	6,345.60	0.00	6,345.60
10/31/09		HP Mall Valve	SLP / 50	10,088.68	0.00	10,088.68	2,253.10	201.77	2,454.87
10/31/09		Water Line (Schrodt)	SLP / 50	8,262.21	0.00	8,262.21	1,845.19	165.24	2,010.43
04/30/11		Ford Expedition Truck	SLP / 10	25,955.00	0.00	25,955.00	25,089.83	865.17	25,955.00
04/30/12		Shadow Ridge Water Main	SLP / 50	131,687.67	0.00	131,687.67	22,825.83	2,633.75	25,459.58
04/30/13		Oreana Water Main	SLP / 50	380,399.63	0.00	380,399.63	58,327.93	7,607.99	65,935.92
05/01/13		Well 7 Testing Site	SLP / 20	2,000.00	0.00	2,000.00	766.67	100.00	866.67
05/01/13		Old Water plant Renovation	SLP / 20	440.13	0.00	440.13	168.74	22.01	190.75
04/30/14		Orean Water Main (as-built)	SLP / 50	273.00	0.00	273.00	41.86	5.46	47.32
04/30/15		AML Locator	SLP / 10	5,129.50	0.00	5,129.50	3,419.67	512.95	3,932.62
10/17/16		New Water Plant Roof Replaced	SLP / 15	97,050.00	0.00	97,050.00	27,497.50	6,470.00	33,967.50
11/07/16		Old Water Plant Roof Replaced	SLP / 15	13,987.00	0.00	13,987.00	3,885.29	932.47	4,817.76
12/31/17		Electronic Read Water Meters-	SLP / 10	415,548.96	0.00	415,548.96	124,664.70	41,554.90	166,219.60
12/31/17		'18 Electronic Read Meters	SLP / 10	59,449.61	0.00	59,449.61	17,834.88	5,944.96	23,779.84
07/02/18		Electronic Reading Meters	SLP / 5	142,860.25	0.00	142,860.25	71,430.13	28,572.05	100,002.18
05/18/20		Water Meter Handheld	SLP / 10	6,900.00	0.00	6,900.00	460.00	690.00	1,150.00
12/07/20		Water Service Line in Shadow Ridge (small…	SLP / 50	5,100.00	0.00	5,100.00	8.50	102.00	110.50
12/31/21	A	Claricone Sludge Valve	SLP / 5	13,300.00	0.00	13,300.00	0.00	221.67	221.67
12/31/21	A	Tuckpointing Wtr Plan Bldg	SLP / 15	10,560.00	0.00	10,560.00	0.00	58.67	58.67
12/31/21	A	SCADA Upgrades (software water plant)	SLP / 10	19,738.39	0.00	19,738.39	0.00	164.49	164.49
12/31/21	A	Security Camera System	SLP / 10	13,448.01	0.00	13,448.01	0.00	112.07	112.07
Totals: 6 - Water (109 assets)				12,507,933.86	0.00	12,507,933.86	7,507,490.14	351,456.89	7,858,947.03
Expense A/C#: 7 - CIP									
12/31/18		School Bike Trail CIP	LAND / 99	9,776.36	0.00	9,776.36	0.00	0.00	0.00
12/31/19		School Bike Trail M/F- CIP	LAND / 99	9,902.49	0.00	9,902.49	0.00	0.00	0.00
12/31/19		Well 7 Testing- CIP	LAND / 5	36,873.37	0.00	36,873.37	0.00	0.00	0.00
12/07/20		School Bike Trail M/F CIP	LAND / 99	25,384.76	0.00	25,384.76	0.00	0.00	0.00
12/31/20		Greenbrier Street Rehab CIP	LAND / 99	10,802.90	0.00	10,802.90	0.00	0.00	0.00
12/31/20		2020 Annual Street Maint Design CIP	LAND / 99	17,267.10	0.00	17,267.10	0.00	0.00	0.00
12/31/21	A	FFamily Sports/Nature Park LWCG Grant CIP	LAND / 99	56,361.22	0.00	56,361.22	0.00	0.00	0.00
12/31/21	A	2021 SideWalk Maint. CIP	LAND / 99	95,607.78	0.00	95,607.78	0.00	0.00	0.00
12/31/21	A	Schroll Pt. Sub-D Street Maint CIP	LAND / 99	76,673.27	0.00	76,673.27	0.00	0.00	0.00
12/31/21	A	Well 7 Design IEPA Loan Program CIP	LAND / 5	84,289.46	0.00	84,289.46	0.00	0.00	0.00
12/31/21	A	Greenbrier/Lucas/Will Street Rehab CIP	LAND / 99	161,399.90	0.00	161,399.90	0.00	0.00	0.00
12/31/21	A	School Bike Trail M/F CIP	LAND / 99	2,969.48	0.00	2,969.48	0.00	0.00	0.00
12/31/21	A	LED Light Fixtures Parking Lot A,B,C CIP	LAND / 99	3,760.76	0.00	3,760.76	0.00	0.00	0.00
12/31/21	A	Vetreran's Pond Repair CIP	LAND / 99	649.69	0.00	649.69	0.00	0.00	0.00
Totals: 7 - CIP (14 assets)				591,718.54	0.00	591,718.54	0.00	0.00	0.00
Expense A/C#: 8 - Highway and Streets									
04/30/00		Streets	SLP / 25	368,083.00	0.00	368,083.00	304,281.95	14,723.32	319,005.27
09/04/01		1 Leaf Vaccum Vehicle	SLP / 7	15,550.00	0.00	15,550.00	15,550.00	0.00	15,550.00
10/07/02		Landscaping Trees	SLP / 10	5,797.17	0.00	5,797.17	5,797.17	0.00	5,797.17
10/07/02		Koester Drive Sewer Service Extension	SLP / 50	12,282.81	0.00	12,282.81	4,483.27	245.66	4,728.93
11/18/02		Timber Lane Flood Improvement	SLP / 35	4,687.10	0.00	4,687.10	2,421.72	133.92	2,555.64
12/02/02		2003 Ford F350	SLP / 10	20,885.00	0.00	20,885.00	20,885.00	0.00	20,885.00
01/06/03		Snow Plow Blade	SLP / 10	4,259.30	0.00	4,259.30	4,259.30	0.00	4,259.30
01/21/03		Concrete Sidewalk	SLP / 30	6,143.00	0.00	6,143.00	3,668.77	204.77	3,873.54
04/21/03		West Frontage Road	SLP / 25	17,902.45	0.00	17,902.45	12,651.10	716.10	13,367.20
04/30/03		Ventura Drive Sump Drain…	SLP / 50	88,220.40	0.00	88,220.40	31,171.24	1,764.41	32,935.65
04/30/03		Koester Drive Commerce	SLP / 25	1,785.60	0.00	1,785.60	1,267.70	71.42	1,339.12
04/30/03		Hickory Point Road Engineering	SLP / 30	37,328.81	0.00	37,328.81	21,982.47	1,244.29	23,226.76
04/30/03		Montezuma Hills Street-Sewer Project	SLP / 50	480,166.48	0.00	480,166.48	169,658.83	9,603.33	179,262.16
07/07/03		Montezuma Hills Streets	SLP / 25	187,259.54	0.00	187,259.54	131,081.67	7,490.38	138,572.05
07/21/03		Ventura Drive Storm Sewer…	SLP / 50	18,335.85	0.00	18,335.85	6,387.03	366.72	6,753.75
10/20/03		04 GMC Truck dump truck	SLP / 10	43,478.00	0.00	43,478.00	43,478.00	0.00	43,478.00
11/03/03		Landscaping Trees	SLP / 10	12,456.29	0.00	12,456.29	12,456.29	0.00	12,456.29
01/05/04		Plow and Accessories…	SLP / 5	21,891.00	0.00	21,891.00	21,891.00	0.00	21,891.00
01/20/04		Rt 51 Landscaping…	SLP / 10	4,420.00	0.00	4,420.00	4,420.00	0.00	4,420.00
02/17/04		Weaver Road to Marion Ave…	SLP / 25	289,973.73	0.00	289,973.73	196,215.58	11,598.95	207,814.53

Date Acq	Description	Meth/Life	Cost	Salvage Value	Depr Basis	Includes Section 179 Beg A/Depr	Curr Depr	End A/Depr
Expense A/C#: 8 - Highway and Streets								
04/05/04	Hundley Road Storm Sewer…	SLP / 50	152,668.40	0.00	152,668.40	51,143.95	3,053.37	54,197.32
04/19/04	Koester Dr-Commerce	SLP / 20	56,981.46	0.00	56,981.46	47,721.92	2,849.07	50,570.99
04/19/04	Hickory Point Road Engineering	SLP / 25	27,461.24	0.00	27,461.24	18,399.04	1,098.45	19,497.49
05/03/04	Installation of Plow	SLP / 5	15,329.00	0.00	15,329.00	15,329.00	0.00	15,329.00
07/19/04	Line Striping System	SLP / 10	8,580.00	0.00	8,580.00	8,580.00	0.00	8,580.00
08/02/04	Brush Chipper	SLP / 5	22,200.00	0.00	22,200.00	22,200.00	0.00	22,200.00
10/04/04	Schroll Pointe Street replacement	SLP / 50	83,130.00	0.00	83,130.00	27,017.25	1,662.60	28,679.85
11/15/04	Sidewalks	SLP / 30	10,000.00	0.00	10,000.00	5,388.85	333.33	5,722.18
02/07/05	Rt. 51 Landscaping	SLP / 10	17,486.83	0.00	17,486.83	17,486.83	0.00	17,486.83
04/18/05	Koester Dr/Commerce	SLP / 25	50,716.85	0.00	50,716.85	31,782.51	2,028.67	33,811.18
04/18/05	Hickory Point Rd Improvements	SLP / 30	270,965.96	0.00	270,965.96	141,504.47	9,032.20	150,536.67
05/02/05	Landscape	SLP / 10	350.00	0.00	350.00	350.00	0.00	350.00
10/03/05	Storm Drainage Study	SLP / 5	4,500.00	0.00	4,500.00	4,500.00	0.00	4,500.00
11/07/05	Lighted Street Signs	SLP / 10	8,523.94	0.00	8,523.94	8,523.94	0.00	8,523.94
11/09/05	Mtech Locating Device…	SLP / 20	2,450.00	0.00	2,450.00	1,857.92	122.50	1,980.42
11/10/05	Hkry Pt Es Sewer/Street	SLP / 20	529,124.47	0.00	529,124.47	401,252.69	26,456.22	427,708.91
01/03/06	Lighted Street Signs	SLP / 10	4,850.00	0.00	4,850.00	4,850.00	0.00	4,850.00
02/28/06	Chevrolet 2wd Regular	SLP / 10	57,507.64	0.00	57,507.64	57,507.64	0.00	57,507.64
02/28/06	Western 9' Plow	SLP / 20	5,000.00	0.00	5,000.00	3,729.17	250.00	3,979.17
03/20/06	Hickory Point Road Improvement	SLP / 20	42,955.63	0.00	42,955.63	31,858.73	2,147.78	34,006.51
04/17/06	Rt. 51 Landscape	SLP / 10	10,534.52	0.00	10,534.52	10,534.52	0.00	10,534.52
09/05/06	Hickory Point Road Improvement	SLP / 20	97,897.07	0.00	97,897.07	70,159.53	4,894.85	75,054.38
12/18/06	Commerce Place to Lucile Ave…	SLP / 20	45,056.85	0.00	45,056.85	31,727.50	2,252.84	33,980.34
08/20/07	Hundley Rd South Improvement	SLP / 20	1,196,162.21	0.00	1,196,162.21	797,441.48	59,808.11	857,249.59
11/19/07	Koester/Commerce Street	SLP / 25	1,481,875.63	0.00	1,481,875.63	775,514.99	59,275.03	834,790.02
05/01/08	Stevens Creek Subdivision Street	SLP / 20	16,109.15	0.00	16,109.15	10,202.49	805.46	11,007.95
05/01/08	Cox Street East Extension P1	SLP / 50	332,379.10	0.00	332,379.10	84,202.68	6,647.58	90,850.26
09/15/08	Caterpillar M20EIT Backhoe	SLP / 5	86,620.00	0.00	86,620.00	86,620.00	0.00	86,620.00
10/20/08	Brown traffic UPS (Rt 51 and Marion)	SLP / 10	13,919.32	0.00	13,919.32	13,919.32	0.00	13,919.32
04/01/09	Cox Street East Extension P2	SLP / 50	667,775.99	0.00	667,775.99	156,927.36	13,355.52	170,282.88
04/30/09	Private Offices Group Lacasse	SLP / 10	7,915.00	0.00	7,915.00	7,915.00	0.00	7,915.00
04/30/09	Weaver Rd. Bridge (fence)	SLP / 30	22,925.00	0.00	22,925.00	8,915.32	764.17	9,679.49
04/30/09	Schroll Pt. Rd. Construction	SLP / 50	186,436.00	0.00	186,436.00	43,501.73	3,728.72	47,230.45
04/30/10	Griffin Towers Emergency Sirens	SLP / 30	43,870.00	0.00	43,870.00	15,598.20	1,462.33	17,060.53
04/30/10	Ruehl St Construction	SLP / 40	488,601.48	0.00	488,601.48	130,293.75	12,215.04	142,508.79
04/30/10	Hundley Road North	SLP / 40	674,180.27	0.00	674,180.27	179,781.44	16,854.51	196,635.95
10/31/10	Cox/Elwood Drainage Improvements	SLP / 50	85,383.86	0.00	85,383.86	17,361.41	1,707.68	19,069.09
10/31/10	2009 International 7400	SLP / 10	97,567.00	0.00	97,567.00	97,567.00	0.00	97,567.00
04/30/11	Leaf Collector	SLP / 10	32,000.00	0.00	32,000.00	30,933.33	1,066.67	32,000.00
04/30/11	Mosquito Fogger	SLP / 20	11,690.00	0.00	11,690.00	5,650.17	584.50	6,234.67
04/30/11	HP Drive Engineering	SLP / 20	223,180.36	0.00	223,180.36	107,870.53	11,159.02	119,029.55
10/31/11	Weaver Rd. Bridge	SLP / 20	198,512.42	0.00	198,512.42	90,984.85	9,925.62	100,910.47
04/30/12	Ruehl/Elwood Storm Sewer…	SLP / 50	81,568.91	0.00	81,568.91	14,138.64	1,631.38	15,770.02
04/30/12	HP Drive Improvements	SLP / 20	101,351.66	0.00	101,351.66	43,919.03	5,067.58	48,986.61
04/30/13	2013 F350 Truck	SLP / 10	22,195.00	0.00	22,195.00	17,016.17	2,219.50	19,235.67
04/30/13	Marion Ave. Impr. Eng.	SLP / 40	324,931.81	0.00	324,931.81	62,278.64	8,123.30	70,401.94
04/30/13	Tyrone Dr. Overlay Eng.	SLP / 40	171,185.66	0.00	171,185.66	32,810.57	4,279.64	37,090.21
04/30/13	Jason's Way Overlay Eng.	SLP / 40	107,210.25	0.00	107,210.25	20,548.66	2,680.26	23,228.92
04/30/13	Fairway Dr. Overlay Eng.	SLP / 40	256,778.46	0.00	256,778.46	49,215.86	6,419.46	55,635.32
05/01/13	Storm Water Study-Philips Circle	SLP / 35	36,468.20	0.00	36,468.20	7,988.28	1,041.95	9,030.23
05/01/13	Co 20 Improvements Eng	SLP / 20	99,900.00	0.00	99,900.00	38,295.00	4,995.00	43,290.00
05/01/13	Co 20 Improvements Eng	SLP / 20	38,887.82	0.00	38,887.82	14,906.99	1,944.39	16,851.38
05/01/13	Rt51/Elwood P 4 Eng	SLP / 20	6,927.12	0.00	6,927.12	2,655.43	346.36	3,001.79
05/01/13	Co 20 Improvements Eng	SLP / 20	29,821.92	0.00	29,821.92	11,431.77	1,491.10	12,922.87
05/01/13	Cox St. Improvements-Ph4	SLP / 20	74,874.38	0.00	74,874.38	28,701.85	3,743.72	32,445.57
05/01/13	Cox St. P4 Improvments Eng	SLP / 20	1,083,468.61	0.00	1,083,468.61	415,329.65	54,173.43	469,503.08
04/30/14	Elwood S. Construction	SLP / 40	436,820.45	0.00	436,820.45	75,533.53	10,920.51	86,454.04
04/30/14	Cox St. P4 Construction	SLP / 40	91,072.62	0.00	91,072.62	14,799.32	2,276.82	17,076.14
04/30/15	Cox St. P4 Construction	SLP / 40	813,402.22	0.00	813,402.22	116,180.68	20,335.06	136,515.74
09/19/16	W. Forsyth Parkway Rehabilitation	SLP / 30	600,600.89	0.00	600,600.89	86,753.46	20,020.03	106,773.49
06/30/17	Plow for 2008 Backhoe	SLP / 5	12,535.00	0.00	12,535.00	8,983.42	2,507.00	11,490.42
12/31/17	2008 Ford AT37G Bucket Truck	SLP / 5	6,160.00	0.00	6,160.00	3,798.67	1,232.00	5,030.67
12/31/17	2018 Chevy 1/2 Ton Truck	SLP / 10	23,036.00	0.00	23,036.00	7,102.77	2,303.60	9,406.37
12/31/17	Emergancy Siren By HP Mall (replaced)	SLP / 30	34,795.65	0.00	34,795.65	3,576.23	1,159.86	4,736.09
12/31/17	Concrete Repairs Weaver-HP Rd.-Park…	SLP / 10	20,700.00	0.00	20,700.00	6,382.50	2,070.00	8,452.50
12/31/17	GSB-88 Seal Coating W.Forsyth Pkwy-S.…	SLP / 5	24,721.25	0.00	24,721.25	15,244.77	4,944.25	20,189.02
12/31/17	Magnolia-Ponderosa-Cypress Street…	SLP / 20	1,386.25	0.00	1,386.25	207.93	69.31	277.24

ASSET DEPRECIATION SHORT REPORT
Village of Forsyth - Dec. 31, 2021

Assets: 398 of 398 Included
Include: All Assets
Method: Book - Std Conventions Applied

Sort #1: Expense A/C#

Date Acq		Description	Meth/Life	Cost	Salvage Value	Depr Basis	Beg A/Depr (Includes Section 179)	Curr Depr (Includes Section 179)	End A/Depr (Includes Section 179)
Expense A/C#: 8 - Highway and Streets									
12/31/17		Annual Pavement Design	SLP / 1	596.25	0.00	596.25	596.25	0.00	596.25
05/21/18		Plow for 2015 Ford Truck	SLP / 5	6,873.00	0.00	6,873.00	3,665.60	1,374.60	5,040.20
09/17/18		Lawn Aerator	SLP / 5	8,050.00	0.00	8,050.00	3,756.67	1,610.00	5,366.67
12/03/18		CapeSeal:Park place/dr/ct,…	SLP / 5	52,422.28	0.00	52,422.28	21,842.62	10,484.46	32,327.08
12/31/18		F.Pkwy/Rt51 Interesection Reconstruction	SLP / 20	44,786.86	0.00	44,786.86	4,665.29	2,239.34	6,904.63
12/31/18		Magnolia-Ponderosa-Cypress Street…	SLP / 20	31,192.67	0.00	31,192.67	3,249.23	1,559.63	4,808.86
12/31/19		North Entrance Sign	SLP / 15	18,509.62	0.00	18,509.62	1,336.80	1,233.97	2,570.77
12/31/19		South Entrance Sign	SLP / 15	18,509.62	0.00	18,509.62	1,336.80	1,233.97	2,570.77
05/04/20		2020 Ram 1500 Regular Cab 4x4 Truck	SLP / 10	24,367.00	0.00	24,367.00	1,624.47	2,436.70	4,061.17
12/31/20		Leaf Spreader	SLP / 10	12,148.77	0.00	12,148.77	101.24	1,214.88	1,316.12
12/31/20		Snow Plow Blade for F350 Truck	SLP / 10	6,195.00	0.00	6,195.00	51.63	619.50	671.13
12/31/21	A	Phillip Circle Street Project	SLP / 25	19,604.71	0.00	19,604.71	0.00	65.35	65.35
12/31/21	A	Cale Court Street	SLP / 25	8,007.57	0.00	8,007.57	0.00	26.69	26.69
12/31/21	A	Phillip Circle Street Project	SLP / 25	65,397.11	0.00	65,397.11	0.00	217.99	217.99
12/31/21	A	Phillip Circle Street/Drainage	SLP / 25	1,014,990.33	0.00	1,014,990.33	0.00	3,383.30	3,383.30
12/31/21	A	Phillip Circle Street/Drainage	SLP / 25	41,654.61	0.00	41,654.61	0.00	138.85	138.85
12/31/21	A	Philip Circle/Cale Ct Street Rehab	SLP / 25	647,656.65	0.00	647,656.65	0.00	2,158.86	2,158.86
12/31/21	A	Street Sweeper	SLP / 10	216,492.48	0.00	216,492.48	0.00	1,804.10	1,804.10
12/31/21	A	2021 Ram 1500 Pickup Truck	SLP / 10	26,681.00	0.00	26,681.00	0.00	222.34	222.34
12/31/21	A	Phillip Circle/Cale Drainage Improv	SLP / 25	7,465.58	0.00	7,465.58	0.00	24.89	24.89
Totals: 8 - Highway and Streets (107 assets)				15,804,679.42	0.00	15,804,679.42	5,828,641.02	501,750.04	6,330,391.06
Grand totals for all accounts: (398 assets)				46,661,145.30	0.00	46,661,145.30	24,233,691.48	1,283,931.59	25,517,623.07
Less: 2 Disposed assets (Current Depreciation: $7,706.80)				38,534.00	0.00	38,534.00	18,624.76		26,331.56
Net totals for all accounts: (396 assets)				46,622,611.30	0.00	46,622,611.30	24,215,066.72	1,283,931.59	25,491,291.51

Codes that may appear next to the date acquired include: A - Addition, D - Disposal, T - Traded, I - Inactive, C - Construction In Progress, MQ - Mid Quarter Applied

Additional Summary Statistics:	Cost	Curr Yr Salv	Prior Yr Salv	Depr Basis	Beg A/Depr	Curr A/Depr	End A/Depr	Net Book Val
Grand Totals for All Assets	46,661,145.30	0.00	0.00	46,661,145.30	24,233,691.48	1,283,931.59	25,517,623.07	21,143,522.23
Inactive Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Less: Disposed Assets	38,534.00	0.00	0.00	38,534.00	18,624.76	7,706.80	26,331.56	12,202.44
Less: Traded Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Totals (Active & Inactive Assets)	46,622,611.30	0.00	0.00	46,622,611.30	24,215,066.72	1,276,224.79	25,491,291.51	21,131,319.79

VILLAGE OF FORSYTH

PRIDE & PROGRESS

TAX INCREMENT FINANCING DISTRICT
AUDITED FINANCIAL STATEMENTS

For the Year Ended December 31, 2021

VILLAGE OF FORSYTH, ILLINOIS
TAX INCREMENT FINANCING DISTRICT
TABLE OF CONTENTS

KEMPER CPA GROUP LLP
Certified Public Accountants and Consultants

INDEPENDENT AUDITOR'S REPORT

To the Mayor and Board of Trustees
Village of Forsyth, Illinois

Opinions

We have audited the accompanying financial statements of the Tax Increment Financing District of the Village of Forsyth, Illinois, as of and for the year ending December 31, 2021, and the related notes to the financial statements, as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Tax Increment Financing District of the Village of Forsyth, Illinois, as of December 31, 2021, and the change in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Village of Forsyth, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Village of Forsyth's ability to continue as a going concern for twelve months beyond the financial

80 Broadway Ave, Suite 102 • Mattoon, IL 61938
Phone: (217) 234-8801 kempercpa.com

statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Village of Forsyth's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Village of Forsyth's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the financial position and the changes in the financial position of the Tax Increment Financing District and do not purport to, and do not, present fairly the financial position of the Village of Forsyth, Illinois, as of December 31, 2021, or the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Kemper CPA Group LLP

Kemper CPA Group LLP
Certified Public Accountants and Consultants
Champaign, Illinois
April 20, 2022

KEMPER CPA GROUP LLP
Certified Public Accountants and Consultants

INDEPENDENT ACCOUNTANT'S REPORT

To the Mayor and Board of Trustees
Village of Forsyth, Illinois

We have examined the Village of Forsyth, Illinois's Tax Increment Financing District's compliance 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 December 31, 2021. Management is responsible for the Village of Forsyth's compliance with those requirements. Our responsibility is to express an opinion on management'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 the Village's Tax Increment Financing District complied with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act in all material respects. An examination involves performing procedures to obtain evidence about the Village's compliance. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance by the Village's Tax Increment Financing District, 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 Village of Forsyth, Illinois's compliance with specified requirements.

In our opinion, the Village of Forsyth, Illinois, complied in all material respects with the aforementioned requirements during the year ended December 31, 2021.

Kemper CPA Group LLP

Kemper CPA Group LLP
Certified Public Accountants and Consultants
Champaign, Illinois
April 20, 2022

80 Broadway Ave, Suite 102 •Mattoon, IL 61938
Phone: (217) 234-8801 kempercpa.com

VILLAGE OF FORSYTH, ILLINOIS
TAX INCREMENT FINANCING FUND
BALANCE SHEET
DECEMBER 31, 2021

ASSETS	
Cash and cash equivalents	$ 327,338
Total assets	$ 327,338
LIABILITIES	
Accounts payable	$ 47,667
Total liabilities	47,667
FUND BALANCE	
Restricted for economic development	279,671
Total fund balance	279,671
Total liabilities and fund balance	$ 327,338

The accompanying notes are an integral part of these financial statements.

VILLAGE OF FORSYTH, ILLINOIS
TAX INCREMENT FINANCING FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED DECEMBER 31, 2021

REVENUES	
Property taxes	$ 206,358
Investment income	547
Total revenues	206,905
EXPENDITURES	
Current operations:	
Economic development	89,708
Total expenditures	89,708
NET CHANGE IN FUND BALANCE	117,197
FUND BALANCE - BEGINNING OF YEAR	162,474
FUND BALANCE - END OF YEAR	$ 279,671

The accompanying notes are an integral part of these financial statements.

VILLAGE OF FORSYTH, ILLINOIS
TAX INCREMENT FINANCING DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2021

1. SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Tax Increment Financing District of the Village of Forsyth, Illinois, have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governments. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for governmental accounting and financial reporting.

(a) Subsequent Events – Management has evaluated subsequent events through April 20, 2022, the date when the financial statements were available to be issued.

(b) Reporting Entity – The accompanying financial statements present only the financial position and the results of operations for the Tax Increment Financing District and do not contain financial data for any other funds of the Village of Forsyth, Illinois.

(c) Fund Financial Statement – During the year, the Village segregates transactions related to certain functions or activities into separate funds in order to aid financial management and to demonstrate legal compliance. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. Fund financial statements are designed to present financial information of the Village at a detailed level. The Tax Increment Financing (TIF) Fund, a special revenue fund, is the only fund in the financial statements in this report.

A special revenue fund is a governmental fund and is used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The TIF Fund is used to account for property taxes received that are legally restricted for TIF District redevelopment plan expenditures.

(d) Measurement Focus and Basis of Accounting – Measurement focus is a term used to describe *how* transactions are recorded within the various financial statements. Basis of accounting refers to *when* transactions are recorded, regardless of the measurement focus applied.

Governmental fund financial statements use the current financial resources measurement focus and the modified accrual basis of accounting. Generally only current financial assets and liabilities are included on governmental funds' balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period.

1. SIGNIFICANT ACCOUNTING POLICIES – Continued

(d) Measurement Focus and Basis of Accounting – Concluded

In governmental funds, revenues are recognized when they become measurable and available. *Available* is defined as collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Revenues received more than 60 days after the end of the current period are deferred in the governmental fund financial statements. Expenditures are recognized in the accounting period in which the fund liability is incurred, if measurable. Governmental funds use fund balance as their measure of available spendable financial resources at the end of the period.

(e) Cash and Cash Equivalents –The Village considers all highly liquid investments with maturities of three months or less when purchased to be cash equivalents, excluding amounts invested with the Illinois Treasurer's Illinois Funds.

(f) Fund Balance/Net Position – Fund balance is the difference between assets and liabilities in a governmental fund. The Village reports a governmental fund's fund balance in the following classifications.

a. Nonspendable – Amounts that cannot be spent because they either are not in spendable form or are legally or contractually required to be maintained intact.

b. Restricted – Resources that are subject to constraints imposed by external parties or enabling legislation.

c. Committed – Amounts constrained for specific purposes by the Village Board of Trustees through formal action (ordinance or resolution).

d. Assigned – Amounts that are designated by the Village Board, Village Treasurer, or Village Administrator to be used for specific purposes, but are neither restricted nor committed.

e. Unassigned – The residual classification for the General Fund, the net resources that cannot be properly classified in one of the preceding four categories. Other governmental funds report deficit fund balance as unassigned.

When an expenditure is incurred for which restricted, committed, assigned, or unassigned fund balances are available, the Village considers amounts to have been spent first out of restricted funds, then committed funds, then assigned funds, and finally unassigned funds, as needed.

1. SIGNIFICANT ACCOUNTING POLICIES – Concluded

(g) Use of Estimates – The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

2. DEPOSITS

A separate bank account is maintained for the Village's TIF Fund. At December 31, 2021, the carrying amount of the TIF Fund's deposits was $327,338. The bank balance was $327,338. The entire bank balance was covered by federal depository insurance or collateral held in the Village's name.

3. RISK MANAGEMENT

The Village is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Village joined together with other governments to form the Illinois Municipal Risk League, a public-entity risk pool currently operating as a common risk management and insurance program for Illinois municipalities. The Village pays an annual premium to the pool for its general insurance coverage. The agreement for formation of the Illinois Municipal Risk League provides that the pool will be self-sustaining through member premiums. There have been no significant changes from the prior year, and settlements have not exceeded coverage in the current year or the prior two years.

NEW BUSINESS

ITEM 2

THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

ORDINANCE
NUMBER 2022-6

AN ORDINANCE APPROVING A VARIANCE FOR ADDITIONAL SIGNAGE FOR A NEW BUSINESS LOCATED AT 1340 W HICKORY POINT RD.

Published in pamphlet form by authority of the Mayor and Board of Trustees of the Village of Forsyth
on ___________________, 2022

Sorling Northrup. – 1 North Old State Capitol Plaza, Suite 200, Springfield, IL 62701

ORDINANCE NO. 2022-6

AN ORDINANCE APPROVING A VARIANCE FOR ADDITIONAL SIGNAGE FOR A NEW BUSINESS LOCATED AT 1340 W HICKORY POINT RD.

WHEREAS, the Village of Forsyth ("Village"), Macon County, State of Illinois, is a duly organized and existing municipality operating under and pursuant to the Illinois Municipal Code; and,

WHEREAS, on March 29, 2022, an application was filed by I.D. Signs for a variance to allow an additional wall sign, two (2) name identifiers on clearance arms, two (2) logos on the order stations, and an additional 4.24 square feet of signage beyond the 24 square feet allowed by the Village Code for two (2) menu boards; and,

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on May 2, 2022, and recommended by a vote of __________ to _________ that the Village Board approve the variance requested; and,

WHEREAS, Section 9.10 of the Development Ordinance permits the Village Board to approve variations from the Zoning Code upon establishment of a practical difficulty and/or particular hardship; and,

WHEREAS, the Village Board of Trustees and the Mayor of the Village of Forsyth believe it is in the best interests of the Village to grant the requested variance.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Forsyth, Macon County, Illinois, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Findings of Fact. The Village Board adopts the findings of fact of the Commission as set forth in the Commission's written Findings of Fact and

Recommendation, attached hereto as Exhibit A.

Section 3. Description of the Property. The Property is commonly known as 1340 W. Hickory Point Road and is legally described as: Courtneys Addition Lot 1 – Cheddars – 942546/368 & 97BK2701/200 – 93BK2464/970 with PIN: 07-07-22-279-001.

Section 4. Public Hearing. A public hearing was advertised in the Decatur Herald & Review and held by the Planning and Zoning Commission on May 2, 2022, at which time the Planning and Zoning Commission voted to recommend approval of the variance.

Section 5. Variance. The variation requested in the March 29, 2022, Variance Request Application, outlined herein, and recommended at the May 2, 2022, Planning and Zoning Commission meeting, is hereby granted to allow for the increased signage as requested.

Section 6. Severability. In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 7. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Forsyth prior to the effective date of this Ordinance.

Section 8. Effectiveness. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this _______ day of ____________ 2022, at Forsyth, Macon

County, Illinois.

	YES	NO	ABSENT	PRESENT
GRUENEWALD				
JOHNSON				
LONDON				
SHAW				
WENDT				
YOUNG				
PECK				
TOTAL				

VILLAGE OF FORSYTH

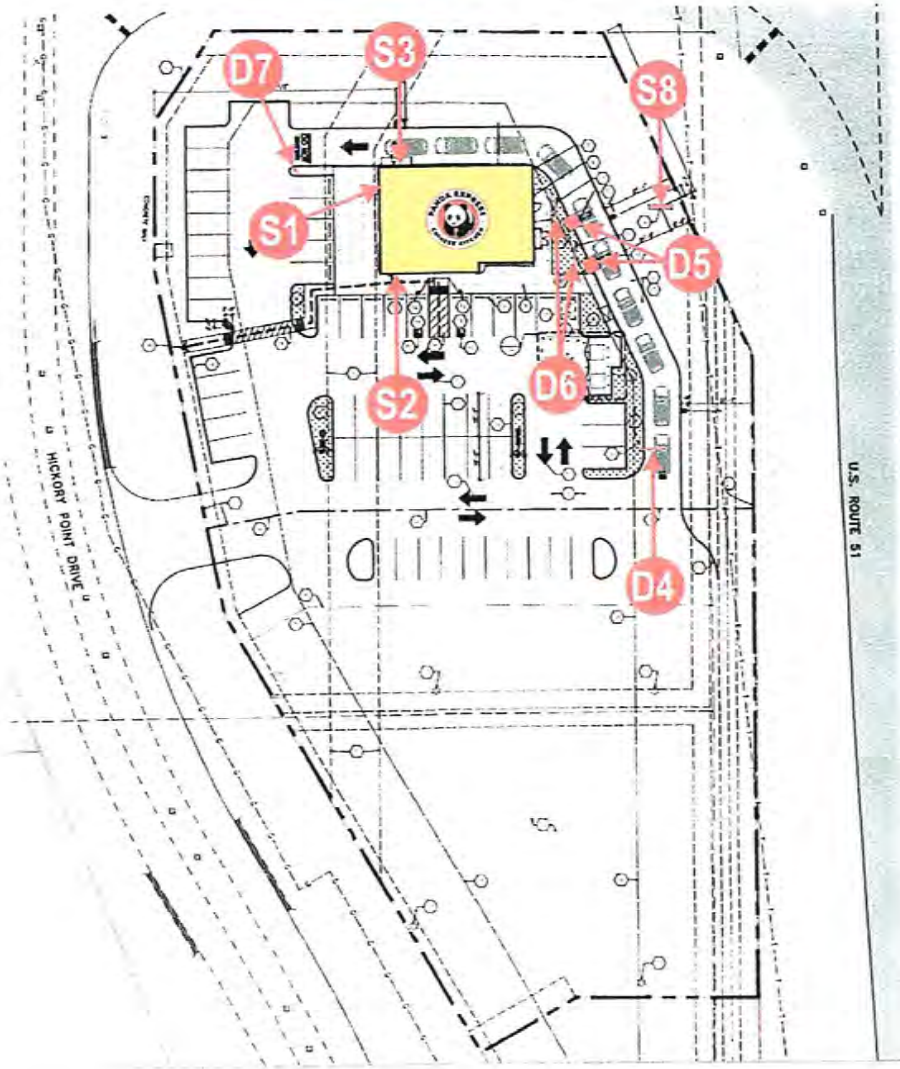
Jim Peck, Village Mayor

Attest:

Cheryl Marty, Village Clerk

EXHIBIT A
FINDINGS OF FACT AND RECOMMENDATION

Site Plan



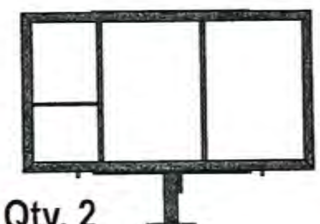
S1 2'-6" stacked red letterset

S2

S3 6' Lock Up Logo

D4

D5 Qty. 2



D6 Qty. 2

D7

S8 Custom Pylon

PRIORITY

Revisions:		File Location: Drive/Clients/	STND___ CSTM___	Date: 05/11/2021	City/State: Forsyth IL	Drawing #	C69716-1
New site plan - KB - 11.29.21	X	AS	CR EN	Designer: KB PM: SN	Address: 1340 Hickory Point Drive	OE #	
X	X						
X	X						

VILLAGE OF FORSYTH
PRIDE & PROGRESS

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Jill Applebee

DATE: 5/2/2022

RE: Variance Request for 1340 W. Hickory Point Rd

This is a request from Panda Express/ID Signs for additional signage.

-Request for an additional wall sign (total of 3). Our ordinance allows 2.

-Request for the addition of 2 name identifiers on clearance arms.

-Request for additional signs otherwise not allowed by ordinance.

-Request for additional Square footage on the quantity of 2 menu boards.

(28sq feet and our code allow for 24).

The franchise is trying to conform to its corporate branding criteria. By allowing these variances, the store will meet company branding.

The village recommends approval.

Please do not hesitate to reach out with any questions.

Thank you,

Jill Applebee

VILLAGE OF FORSYTH
301 S. Route 51
Forsyth, IL 62535
Phone: (217) 877-9445 / Fax: (217) 877-9863

VARIANCE REQUEST APPLICATION

OWNER: ☐ APPLICANT: ☒

Name: I.D. Signs

Address: 3555 Ogden Rd Springfield, IL 62711

Phone Number: (217) 793-2200 E-mail: chuck@idsignsil.com

Property Address: 1340 W Hickory Point Rd Forsyth, IL PIN #: 07-07-22-279-001

Legal Description of the Property:

Courtneys Addition Lot 1 - Cheddars - 942546/368 & 97BK2701/200 - 93BK2464/970

Zoning District: C-1: Commercial Service District

Requested variation(s) to the Development Ordinance (include reference to provisions of the Development Ordinance being affected):

Request for an additional wall sign (total of 3); Code Section 8.4 C (1) (A) only allows for 2.
Request for addition signs otherwise not allowed by ordiance - quantity 2 names identifiers on clearance arms Code Section 8.4 C (1) (A)
Request for addition signs otherwise not allowed by ordiance - quantity 2 logos on the order stations Code Section 8.4 C (1) (A)
Request for additional square footage on quantity of 2 menu boards, 28.42 sq ft; code allows for 24 sq ft; Code Section 8.4 C (11)

Brief description of what the proposed plan is for the property:

Operate Panda Express Chinese Kitchen franchise

*Attach a dimensioned site plan or plat to depict the proposed variation(s) and plan for the property.

The questions below shall be answered completely, otherwise the Planning and Zoning Commission shall not recommend a variation and the Village Board shall not grant a variation to the provisions of this Ordinance (for multiple variance requests provide answers for each request):

1. What special or unique circumstances exist that are unique to the property seeking the variance (examples of special circumstances include, but are not limited to the physical character of the land or buildings, dimensions, topography, and soil conditions)?

   The property is a franchise and are trying to conform to corporate branding criteria.

2. Are the special circumstances not of so general or recurring a nature throughout the entire Village as to make it reasonably practical to provide for a general regulation?

   They are limited to franchises that require consistent branding.

3. Will the strict application of the Development Ordinance deprive the applicant of rights and/or uses commonly enjoyed by other owners of property in the immediate area under the regulations of this Development Ordinance? Please explain and give examples if available.

   Yes by allowing for these variances, this store will meet company branding. This will allow them to fully compete with other establishments like McDonald's. This signage will allow for easy identifcation.

4. Will the authorization of such variance not be of substantial detriment to adjacent property and will the granting of the variance not change the character of the district? Please explain.

   No, this variance will align this restaurant with others in this area.

5. Is the variance the minimum variance that will make possible the reasonable use of the property, building, or structure? Please explain.

   Yes, these additional signs are the basic sign package for Panda Express.

$90.00 Application Fee: Required at time of the application. The fee will not be refunded if the request is denied by the Village Board of Trustees.

Signature: Olson & J.D. Signs Date: 3/29/2022

For office use only

Date Received: ______ PZC Meeting Date: ______

Application Fee Paid: ______ Board Meeting Date: ______

Approved (Y/N): ______ Ordinance # ______

NEW BUSINESS

ITEM 3

THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

ORDINANCE
NUMBER 2022-7

AN ORDINANCE APPROVING A VARIANCE FOR UP TO 10 SOLAR PANELS TO BE PLACED ON THE FRONT ROOF OF THE RESIDENTIAL DWELLING LOCATED AT 5509 N. OAKLAND AVE.

Published in pamphlet form by authority of the Mayor and Board of Trustees of the Village of Forsyth
on ___________________, 2022

Sorling Northrup. – 1 North Old State Capitol Plaza, Suite 200, Springfield, IL 62701

ORDINANCE NO. 2022-7

AN ORDINANCE APPROVING A VARIANCE FOR UP TO 10 SOLAR PANELS TO BE PLACED ON THE FRONT ROOF OF THE RESIDENTIAL DWELLING LOCATED AT 5509 N. OAKLAND AVE.

WHEREAS, the Village of Forsyth (“Village”), Macon County, State of Illinois, is a duly organized and existing municipality operating under and pursuant to the Illinois Municipal Code; and,

WHEREAS, on March 28, 2022, an application was filed by Moxie Solar for a variance to allow for ten (10) solar panels to be placed on the front roof of the residential swelling located at 5509 N. Oakland Ave.; and,

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on May 2, 2022, and recommended by a vote of __________ to _________ that the Village Board approve the variance requested; and,

WHEREAS, Section 9.10 of the Development Ordinance permits the Village Board to approve variations from the Zoning Code upon establishment of a practical difficulty and/or particular hardship; and,

WHEREAS, the Village Board of Trustees and the Mayor of the Village of Forsyth believe it is in the best interests of the Village to grant the requested variance.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Forsyth, Macon County, Illinois, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Findings of Fact. The Village Board adopts the findings of fact of the Commission as set forth in the Commission’s written Findings of Fact and

Recommendation, attached hereto as Exhibit A.

Section 3. Description of the Property. The Property is commonly known as 5509 North Oakland Avenue and is legally described as: HICKORY POINT ESTATES LOT 1 IRREG BK4379/55 with PIN: 07-07-21-228-020.

Section 4. Public Hearing. A public hearing was advertised in the Decatur Herald & Review and held by the Planning and Zoning Commission on May 2, 2022, at which time the Planning and Zoning Commission voted to recommend approval of the variance.

Section 5. Variance. The variation requested in the March 28, 2022, Variance Request Application, outlined herein, and recommended at the May 2, 2022, Planning and Zoning Commission meeting, is hereby granted to allow for up to ten (10) solar panels to be placed on the front roof of the residential dwelling located at 5509 North Oakland Ave.

Section 6. Severability. In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 7. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Forsyth prior to the effective date of this Ordinance.

Section 8. Effectiveness. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this ________ day of _____________ 2022, at Forsyth, Macon County, Illinois.

	YES	NO	ABSENT	PRESENT
GRUENEWALD				
JOHNSON				
LONDON				
SHAW				
WENDT				
YOUNG				
PECK				
TOTAL				

VILLAGE OF FORSYTH

____

Jim Peck, Village Mayor

Attest:

____

Cheryl Marty, Village Clerk

EXHIBIT A
FINDINGS OF FACT AND RECOMMENDATION

VILLAGE OF FORSYTH
PRIDE & PROGRESS

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Jill Applebee

DATE: 5/2/2022

RE: Solar panels at 5509 N Oakland Ave, Forsyth IL

Requesting variance approval to allow for 10 solar panels to be placed on the front roof. This is against ordinance 3.18 which states should not be on the front.

This has already been installed and would like approval.

Staff would recommend it as it looks pleasing, and the ordinance may need to be reviewed.

Please do not hesitate to reach out with any questions.

Thank you,

Jill Applebee

VILLAGE OF FORSYTH
301 S. Route 51
Forsyth, IL 62535
Phone: (217) 877-9445 / Fax: (217) 877-9863

VARIANCE REQUEST APPLICATION

OWNER: ☐ APPLICANT: ☒

Name: Moxie Solar - Ellyn Mehan

Address: PO Box 703

Phone Number: 319-640-2352 E-mail: permits@moxiesolar.com

Property Address: 5509 North Oakland Avenue Forsyth, IL 62535 PIN #: 07-07-21-228-020

Legal Description of the Property:

HICKORY POINT ESTATES LOT 1
IRREG BK4379/55

Zoning District: Residential with Dwelling

Requested variation(s) to the Development Ordinance (include reference to provisions of the Development Ordinance being affected):

Requesting variance approval to allow for 10 solar panels to be placed on the front roof. This impacts current ordinance 3.18 which states that solar panels shall not be located on a roof face that faces the front yard of a lot, except as provided in Section C*.

* Could not locate Section C in the ordinaces.

Brief description of what the proposed plan is for the property:

Installing a total of 20 solar panels which will be flush mount to the roof, no higher then 6" off the roof line. These panels will produce clean energy and will help to offset the home owners electric usage.

*Attach a dimensioned site plan or plat to depict the proposed variation(s) and plan for the property.

The questions below shall be answered completely, otherwise the Planning and Zoning Commission shall not recommend a variation and the Village Board shall not grant a variation to the provisions of this Ordinance (for multiple variance requests provide answers for each request):

1. What special or unique circumstances exist that are unique to the property seeking the variance (examples of special circumstances include, but are not limited to the physical character of the land or buildings, dimensions, topography, and soil conditions)?

   The need to place the panels on the front roof, was due to excessive shading that would have occurred on the original side location. Excessive shading will block the sun and not allow for maximum production.

2. Are the special circumstances not of so general or recurring a nature throughout the entire Village as to make it reasonably practical to provide for a general regulation?

   Given the popularity of solar, due to the financial benefits as well as the green aspects, the Village of Forsyth should consider changing the current ordinance.

3. Will the strict application of the Development Ordinance deprive the applicant of rights and/or uses commonly enjoyed by other owners of property in the immediate area under the regulations of this Development Ordinance? Please explain and give examples if available.

   n/a

4. Will the authorization of such variance not be of substantial detriment to adjacent property and will the granting of the variance not change the character of the district? Please explain.

   This property has no neighbor across the street adjacent to the front roof, so placement of the panels on the front roof should have no effect on neighbors.

5. Is the variance the minimum variance that will make possible the reasonable use of the property, building, or structure? Please explain.

   In order for this homeowner to realize the benefit of his solar system, the panels need to be placed in an area that will have the most sunlight, and be unblocked by trees.

$90.00 Application Fee: Required at time of the application. The fee will not be refunded if the request is denied by the Village Board of Trustees.

Signature: Ellyn Mehan Date: 3/28/2022

For office use only

Date Received: ____________ PZC Meeting Date: ____________

Application Fee Paid: ____________ Board Meeting Date: ____________

Approved (Y/N): ____________ Ordinance # ____________

PROJECT NAME: **BOYSEN, IAN** **IL-4566-1**

THIS DISTRIBUTED GENERATION FACILITY WAS INSTALLED IN ACCORDANCE WITH THE CURRENT STATE ADOPTED NATIONAL ELECTRICAL CODE

DESIGN SUMMARY

- **SIZE**: 7.200 kW PV Solar System (20 modules)
- **STYLE**: Residential, asphalt shingle roof, flush mount, grid tied, net-metered
- **LOCATION**: East & West facing roof of home
- **ORIENTATION:** Portrait, 27° pitch, 89° & 269° azimuth
- **MODULE:** SunPower X22-360-E- AC 360W, 61.3"x 41.2"x 1.8" thick, 41 lbs
- **RACKING:** SunPower Invisimount with asphalt shingle roof flashings
- **INVERTER:** SunPower Type E (IQ7XS) Integrated Microinverter
- **VOLTAGE:** 120/240V, 1Φ
- **MONITORING:** Online mySunPower Monitoring
- **ADDITIONAL WORK:** None

PV Solar Array
Roof of building

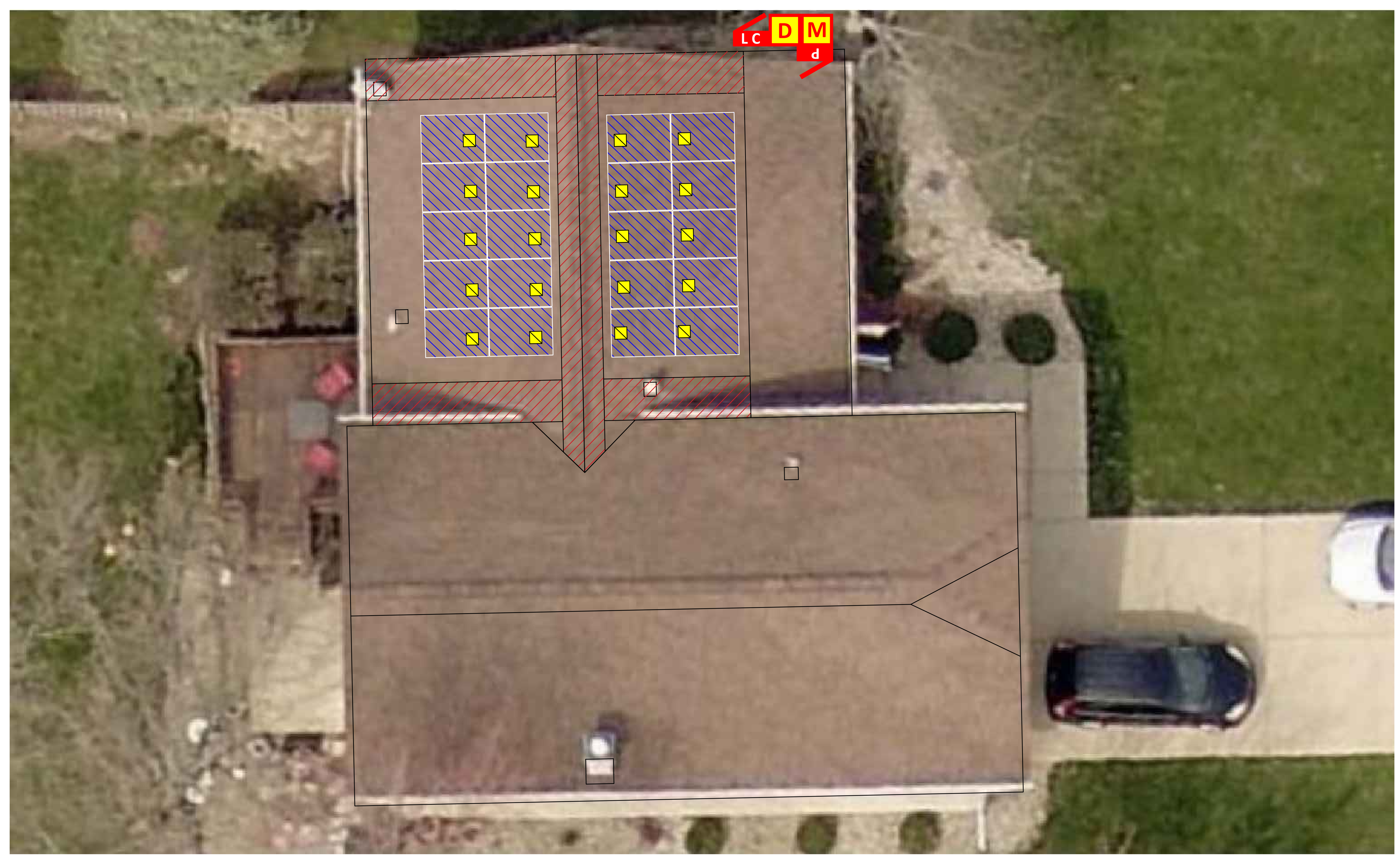
SunPower Integrated Microinverter
Array

PV Solar Dedicated Load Center
Building Exterior

AC Solar Disconnect
Building Exterior

Utility Meter
Building Exterior

Main Service Panel
Building Interior



1 / 01 SITE MAP
NO SCALE

MOXIE
AMERICA'S SOLAR COMPANY

CONTRACTOR

MOXIE SOLAR
(855) 669-4387
INFO@MOXIESOLAR.COM
323 W CHERRY ST
NORTH LIBERTY, IA 52317

OWNER

IAN BOYSEN
(563) 219-4537
IAN.BOYSEN24@GMAIL.COM
5509 NORTH OAKLAND AVE
FORSYTH, IL 62535

AHJ

VILLAGE OF FORSYTH
(217) 877-9445
301 US-51
FORSYTH, IL 62535

UTILITY

AMEREN
(888) 659-4540

REVISIONS

08/10/21	PLAN SET	KK
08/12/21	REV 1	KK
08/16/21	REV 2	AL

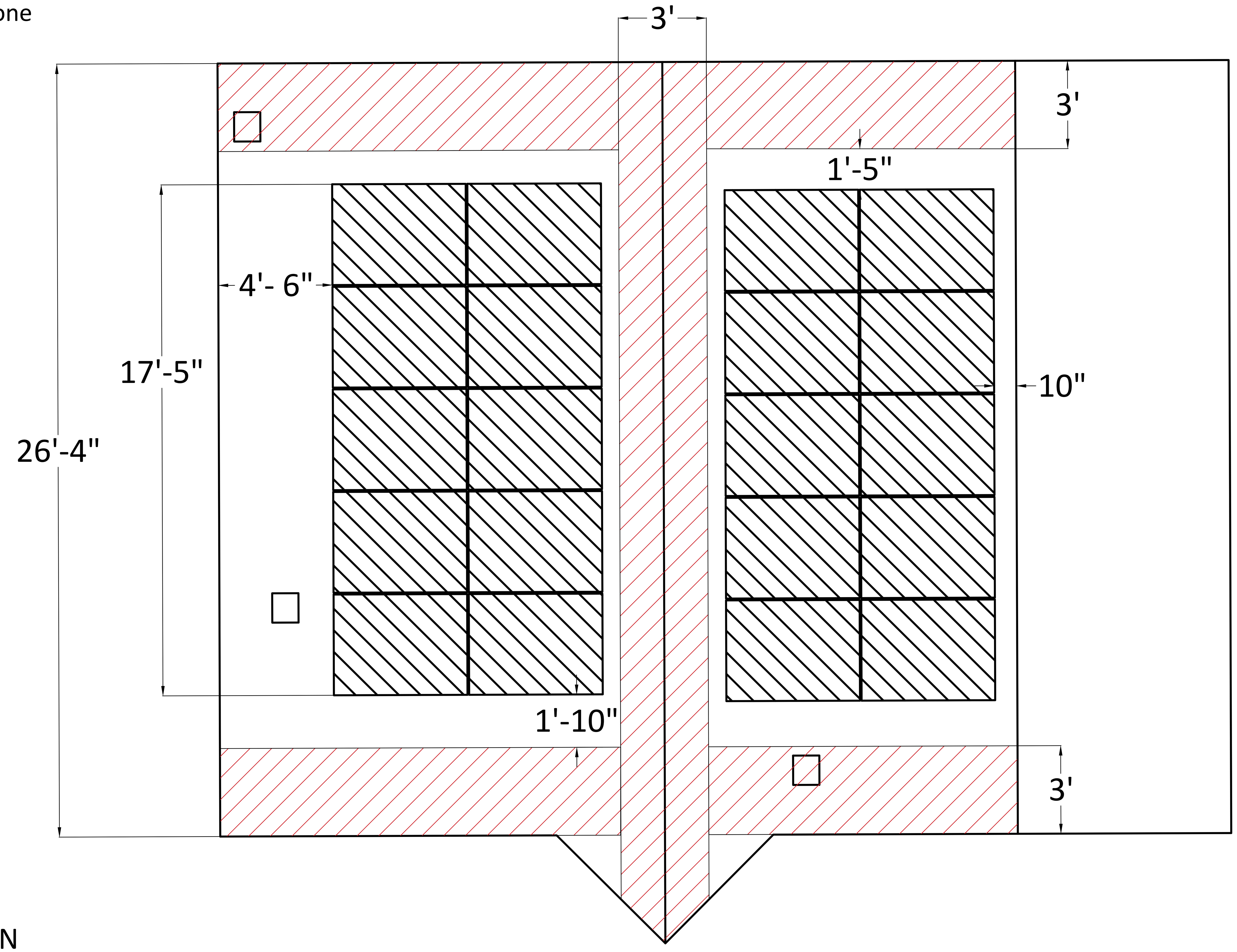
DESIGN SUMMARY

01

PROJECT NAME: **BOYSEN, IAN** **IL-4566-1**

BUILD SUMMARY

- **MODULE:** QTY (20) X22-360-E- AC 360W, 61.3"x 41.2"x 1.8" thick, 41 lbs
- **STRUCTURE:** Wood prefabricated 2"x 4" trusses @ 24" OC
- **RACKING:** SunPower Invisimount with asphalt shingle roof flashing. Run rails across the trusses. Penetrate every 4ft or less into trusses. Installer must verify all penetrations are secure and centered in wood members. Any damaged wood members must be repaired immediately by scab, sister, or full replacement. Max Rail Overhang = 19” from last attachment point. Module Overhang = 18”
- **ACCESS:** 2-story residence
- **INVERTERS:** Factory installed microinverters
- **MONITORING:** Online mySunPower Monitoring utilizing existing wireless router
- **ADDITIONAL WORK:** None



1 / 02 ARRAY DESIGN
NO SCALE

MOXIE
AMERICA'S SOLAR COMPANY

CONTRACTOR
MOXIE SOLAR
(855) 669-4387
INFO@MOXIESOLAR.COM
323 W CHERRY ST
NORTH LIBERTY, IA 52317

OWNER
IAN BOYSEN
(563) 219-4537
IAN.BOYSEN24@GMAIL.COM
5509 NORTH OAKLAND AVE
FORSYTH, IL 62535

AHJ
VILLAGE OF FORSYTH
(217) 877-9445
301 US-51
FORSYTH, IL 62535

UTILITY
AMEREN
(888) 659-4540

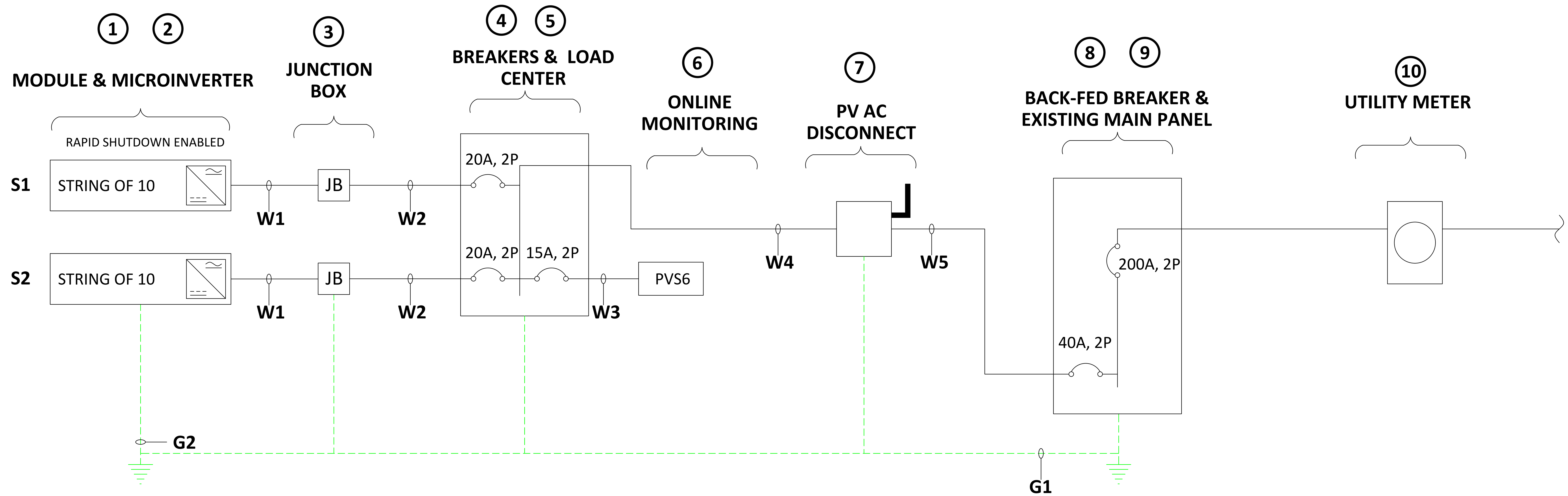
REVISIONS

08/10/21	PLAN SET	KK
08/12/21	REV 1	KK
08/16/21	REV 2	AL

BUILD SUMMARY

02

PROJECT NAME: **BOYSEN, IAN** **IL-4566-1**

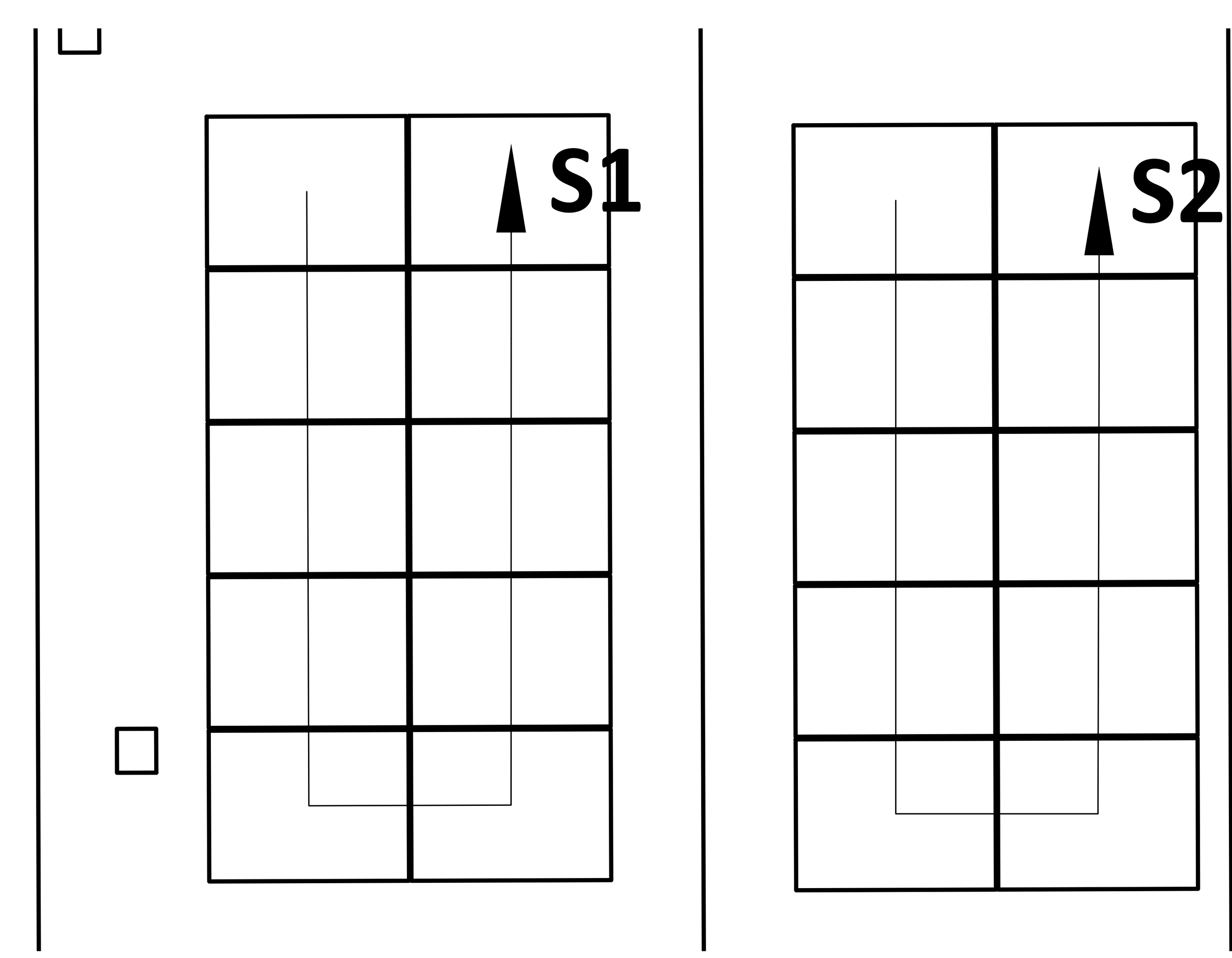


1/03 ONE-LINE ELECTRICAL DIAGRAM - 7.200 KW (DC)

NO SCALE

EQUIPMENT SCHEDULE						
TAG	ITEM	MAKE	MODEL	VOLTAGE	QTY	LOCATION
1	MODULE	SUNPOWER	X22-360-E- AC 360W	DC	20	ROOF TOP
2	MICROINVERTER	SUNPOWER	TYPE E (IQ7XS) 315W (AC)	120/240V, 1Φ	20	ROOF TOP
3	JUNCTION BOX	SUNPOWER	XL-530167	120/240V, 1Φ	2	ROOF TOP
4	BREAKERS	EATON	20A, 2-POLE BR220	120/240V, 1Φ	2	LOAD CENTER
4	BREAKERS	EATON	15A, 2-POLE BR215	120/240V, 1Φ	1	LOAD CENTER
5	LOAD CENTER	EATON	125A ENCLOSURE LUG ONLY BR816L125RP	120/240V, 1Φ	1	BLD EXTERIOR
6	ONLINE MONITORING	SUNPOWER	PV SUPERVISOR 6	120/240V, 1Φ	1	BLD EXTERIOR
7	DISCONNECT	EATON	60A ENCLOSURE NON FUSED DG222URB, DG100NB	120/240V, 1Φ	1	BLD EXTERIOR
8	BACK-FED BREAKER	SQUARE D	40A, 2-POLE HOM240	120/240V, 1Φ	1	MAIN PANEL
9	MAIN PANEL	GOULD	200A ENCLOSURE 200A MAIN	120/240V, 1Φ	1	BLD INTERIOR
10	UTILITY METER	LANDIS+GYR	CL200	120/240V, 1Φ	1	BLD EXTERIOR

WIRE SCHEDULE					
TAG	RUN	CONDUCTOR TYPE	GAUGE	CONDUIT	RUN LENGTH
W1	PV HOMERUNS	Q-CABLE Q-12-10-240-PORT	#12	-	60 FT
W2	JUNCTION BOX TO LOAD CENTER	THWN-2, Cu	#10	¾"	30 FT
W3	LOAD CENTER TO PVS6	THWN-2, Cu	#12	¾"	10 FT
W4	LOAD CENTER TO DISCONNECT	THWN-2, Cu	#8	1"	5 FT
W5	DISCONNECT TO BACK-FED	THWN-2, Cu	#8	1"	5 FT
G1	GROUND ELECTRODE	BARE, Cu	#4	-	-
G2	EQUIPMENT GROUND (as per NEC 250.122)	THWN-2, Cu	#10 - #4	-	100 FT



MOXIE AMERICA'S SOLAR COMPANY

CONTRACTOR

MOXIE SOLAR

(855) 669-4387
INFO@MOXIESOLAR.COM
323 W CHERRY ST
NORTH LIBERTY, IA 52317

OWNER

IAN BOYSEN

(563) 219-4537
IAN.BOYSEN24@GMAIL.COM
5509 NORTH OAKLAND AVE
FORSYTH, IL 62535

AHJ

VILLAGE OF FORSYTH

(217) 877-9445

301 US-51
FORSYTH, IL 62535

UTILITY

AMEREN

(888) 659-4540

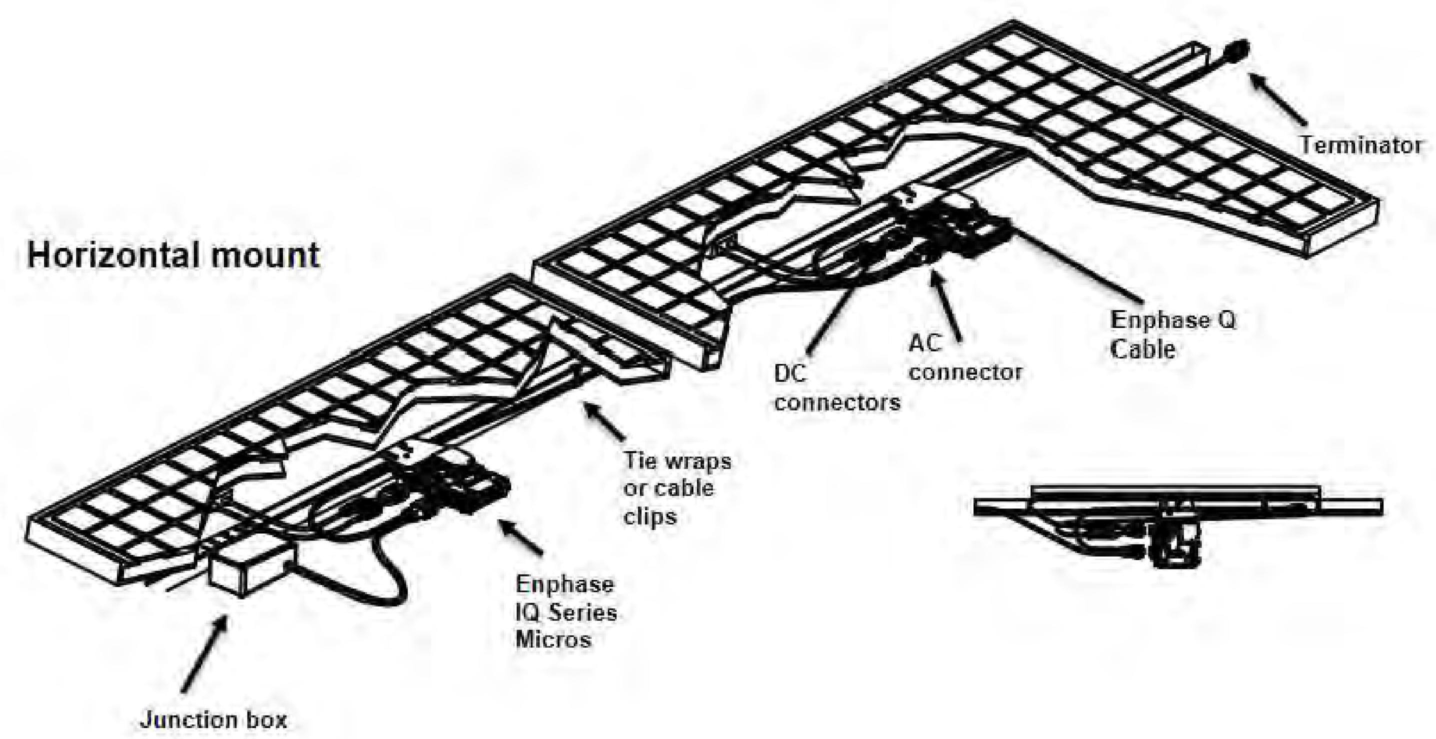
REVISIONS

08/10/21	PLAN SET	KK
08/12/21	REV 1	KK
08/16/21	REV 2	AL

ELECTRICAL

03

PROJECT NAME: **BOYSEN, IAN** **IL-4566-1**



1/04 MODULE AND MICROINVERTER CONNECTION DETAIL

NO SCALE

2/04 SUNPOWER INVISIMOUNT ROOF FLASHING DETAIL

NO SCALE

SYSTEM AC DISCONNECT AT SERVICE

PHOTOVOLTAIC SYSTEM AC DISCONNECT

MAXIMUM OPERATING AC CURRENT: 26.20 AMPS

NOMINAL OPERATING AC VOLTAGE: 120/240 VAC

3/04 PHOTOVOLTAIC MARKING AND LABELING

NO SCALE

CODE REVIEW & CALCULATIONS

SOLAR PHOTOVOLTAIC (PV) SYSTEM WITH SUNPOWER

Inverter Type: Type E (IQ7XS) MicroInverter
Minimum String Length: N/A
Maximum String Length: 12
Nominal String AC Voltage: 240V (AC)
Nominal Output Current (Per MicroInverter): 1.31A

SunPower X22-360-E- AC 360W

NEC 690.7 MAXIMUM VOLTAGE

690.7(A): Maximum Photovoltaic System Voltage
X22-360-E- AC 360W Module V_{oc} = 69.50V
Module V_{max} = ((-40°C)-25°C)(-0.0017/°C)(69.50V)+(69.50V) = 77.18V (DC)
Module V_{max} Output = 77.18V (DC) < TYPE E (IQ7XS) MAX Input = 80V (DC)

NEC 690.8 CIRCUIT SIZING AND CURRENT

690.8(A)(1): Photovoltaic Source Circuit Currents
Module to MicroInverter I_{max}= 1.31A x 20 x 125% = 32.75A

690.8(A)(3): Inverter Output Circuit Current.
MicroInverter Rated Continuous Output Power = 315W
MicroInverter rated Continuous Output Current = 1.31A
System I_{max} = 32.75A

NEC 690.9 OVERCURRENT PROTECTION

690.9(B): Overcurrent Device Ratings
Disconnect Fuse: 1.31A x 20 x 125% = 32.75A -> 40A OCPD

NEC 690.12 RAPID SHUTDOWN OF PV SYSTEMS ON BUILDINGS

PLAN: Rapid Shutdown enabled disconnect shall be located next to the service and be labeled in accordance with 690.56(B) and (C).

MOXIE
AMERICA'S SOLAR COMPANY

CONTRACTOR

MOXIE SOLAR
(855) 669-4387
INFO@MOXIESOLAR.COM
323 W CHERRY ST
NORTH LIBERTY, IA 52317

OWNER

IAN BOYSEN
(563) 219-4537
IAN.BOYSEN24@GMAIL.COM
5509 NORTH OAKLAND AVE
FORSYTH, IL 62535

AHJ

VILLAGE OF FORSYTH
(217) 877-9445
301 US-51
FORSYTH, IL 62535

UTILITY

AMEREN
(888) 659-4540

REVISIONS

08/10/21	PLAN SET	KK
08/12/21	REV 1	KK
08/16/21	REV 2	AL

DETAILS & CALCULATIONS

04

PROJECT NAME: **BOYSEN, IAN** **IL-4566-1**

WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

NEC 690.13(B)

CAUTION
PHOTOVOLTAIC SYSTEM CIRCUIT IS BACKFED

NEC 690.13(F)

Labels shall be weatherproof, durable & permanently mounted and be in compliance with NEC 690

WARNING DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

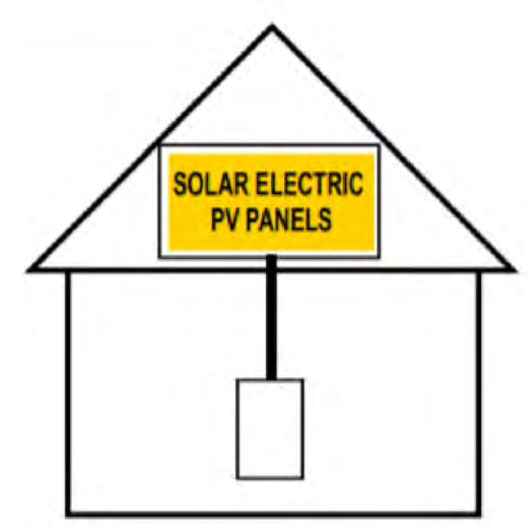
NEC 705.12(B)(3-4)

PHOTOVOLTAIC
AC DISCONNECT

NEC 690.13(B)

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUTDOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN ARRAY



IFC 605.11.3.1(1) & 690.56(C)(1)(a)

MAXIMUM VOLTAGE
MAXIMUM CIRCUIT CURRENT

MAX RATED OUTPUT CURRENT OF THE CHARGE CONTROLLER OR DC-TO-DC CONVERTER (IF INSTALLED)

NEC 690.53

WARNING: PHOTOVOLTAIC POWER SOURCE

NEC 690.31(G)(1)

MAIN PHOTOVOLTAIC SYSTEM DISCONNECT

NEC 690.13(B)

1 / 05 PHOTOVOLTAIC MARKING AND LABELING
NO SCALE

MOXIE
AMERICA'S SOLAR COMPANY

CONTRACTOR
MOXIE SOLAR
(855) 669-4387
INFO@MOXIESOLAR.COM
323 W CHERRY ST
NORTH LIBERTY, IA 52317

OWNER
IAN BOYSEN
(563) 219-4537
IAN.BOYSEN24@GMAIL.COM
5509 NORTH OAKLAND AVE
FORSYTH, IL 62535

AHJ
VILLAGE OF FORSYTH
(217) 877-9445
301 US-51
FORSYTH, IL 62535

UTILITY
AMEREN
(888) 659-4540

REVISIONS

08/10/21	PLAN SET	KK
08/12/21	REV 1	KK
08/16/21	REV 2	AL

LABEL MARKINGS

05


Corey 815-631 4594
CONT:

FORSYTH
VILLAGE OF FORSYTH, ILLINOIS
5509 N. Oakland /solar
Building Inspection

DATE 12 Nov. '21

FINAL / Solar Panels on Roof

OK

Jim Zuummett
217 520-9001

NEW BUSINESS

ITEM 4

THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

ORDINANCE
NUMBER
2022-8

AN ORDINANCE APPROVING AN AMENDMENT TO THE VILLAGE'S ZONING MAP TO CHANGE THE ZONING AT MENARD'S LOT 2 FROM R-1 SINGLE FAMILY RESIDENTIAL TO C-1 COMMERCIAL SERVICE DISTRICT

Published in pamphlet form by authority of the Mayor and Board of Trustees of the Village of Forsyth
on ___________________, 2022

Sorling Northrup. – 1 North Old State Capitol Plaza, Suite 200, Springfield, IL 62701

ORDINANCE NO. 2022-8

AN ORDINANCE APPROVING AN AMENDMENT TO THE VILLAGE'S ZONING MAP TO CHANGE THE ZONING AT MENARD'S LOT 2 FROM R-1 SINGLE FAMILY RESIDENTIAL TO C-1 COMMERCIAL SERVICE DISTRICT

WHEREAS, the Village of Forsyth ("Village"), Macon County, State of Illinois, is a duly organized and existing municipality operating under and pursuant to the Illinois Municipal Code; and

WHEREAS, a petition to amend the Zoning Map of the Village was filed by Menard, Inc. for the property with no common address legally described as Lot 2 of the Menard's Addition Final Plat, Recorded 7-21-03 in Book 1832, Page 816, Macon County, Illinois with PIN 07-07-15-276-004 to allow for the construction of a self-storage facility; and

WHEREAS, the Illinois Municipal Code allows for the amendment of the Village's Zoning Code and its districts; and

WHEREAS, the Village's Development Ordinance sets for the process for making amendments to the Village's Zoning Map; and

WHEREAS, a public hearing was noticed and duly held on May 2, 2022, before the Village Planning and Zoning Commission ("Commission") on the proposed zoning change; and

WHEREAS, the notice of the public hearing was published in the Herald & Review; and

WHEREAS, at the hearing on May 2, 2022, the Commission voted, by a vote of _____ to ______, to recommend approval of the zoning change; and

WHEREAS, the Village Board of Trustees and the Mayor of the Village of Forsyth believe it is in the best interests of the Village to grant the zoning change as set forth in this Ordinance.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Forsyth, Macon County, Illinois, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Findings of Fact. The Village Board adopts the findings of fact of the Commission as set forth in the Commission's written Findings of Fact and Recommendation dated May 2, 2022, attached hereto as Exhibit A.

Section 3. Description of the Property. The Property has no common address legally described as Lot 2 of the Menard's Addition Final Plat, Recorded 7-21-03 in Book 1832, Page 816, Macon County, Illinois with PIN 07-07-15-276-004.

Section 4. Public Hearing. A public hearing was duly advertised in the Decatur Herald & Review and held by the Planning and Zoning Commission on May 2, 2022, at which time the Planning and Zoning Commission voted to recommend approval of the zoning change.

Section 5. Approval of Map Amendment. The Village's Zoning Map shall be amended and the property described herein shall be changed from R-1 Single Family Residential to C-1 Commercial Service District.

Section 6. Severability. In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 7. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Forsyth prior to the effective date of this Ordinance.

Section 8. Effectiveness. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this ________ day of _____________ 2022, at Forsyth, Macon County, Illinois.

	YES	NO	ABSENT	PRESENT
GRUENEWALD				
JOHNSON				
LONDON				
SHAW				
WENDT				
YOUNG				
PECK				
TOTAL				

VILLAGE OF FORSYTH

____
Jim Peck, Village Mayor

Attest:

____
Cheryl Marty, Village Clerk

EXHIBIT A
FINDINGS OF FACT AND RECOMMENDATION

VILLAGE OF FORSYTH
PRIDE & PROGRESS

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Jill Applebee

DATE: 05/02/2022

RE: Lot 2 of the Menards Additional Map Amendment

Menards Corporate has reached out to us in regards to building a one-story, indoor storage facility. In order to do this, they must rezone from Single Family Residence (R-1) to Commercial Service District (C-1).

Currently, the property is vacant, and Menards is not interested in selling, in case they need to expand at some point. Adding a storage facility makes sense to them.

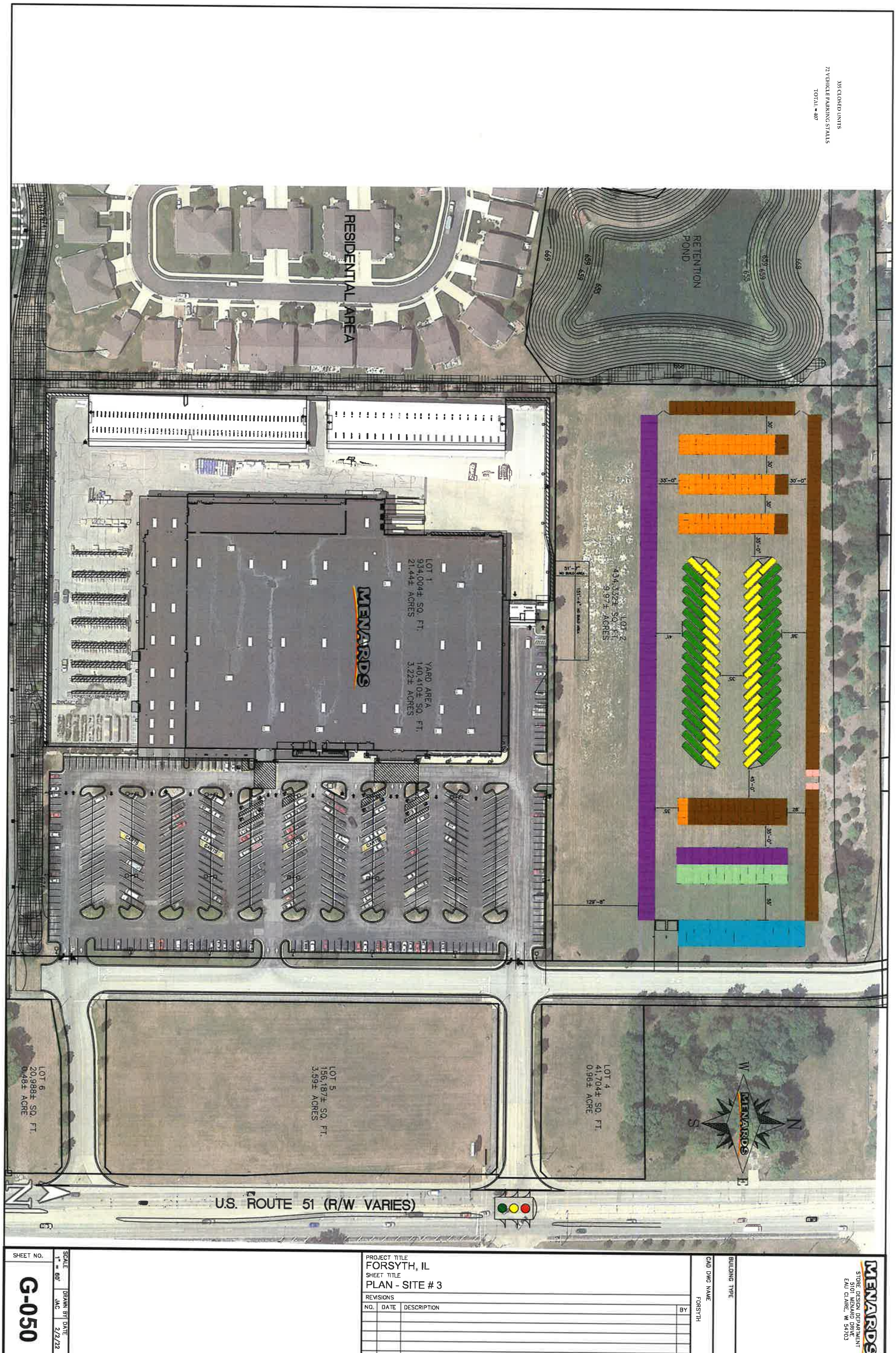
The project will develop a vacant lot in to increase the village's tax base with a low traffic project.

It is recommended by staff that this project be approved and for Menards to work with the village to make sure all rules and regulations are followed.

Please do not hesitate to reach out with any questions.

Thank you,

Jill Applebee


335 CLOSED UNITS
72 VEHICLE PARKING STALLS
TOTAL = 407
RESIDENTIAL AREA
RETENTION POND
LOT 1
934,004± SQ. FT.
21.44± ACRES
YARD AREA
140,410± SQ. FT.
3.22± ACRES
MENARDS
LOT 2
434,322± SQ. FT.
9.97± ACRES
LOT 6
20,988± SQ. FT.
0.48± ACRE
LOT 5
156,187± SQ. FT.
3.59± ACRES
LOT 4
41,704± SQ. FT.
0.96± ACRE
W N S E
U.S. ROUTE 51 (R/W VARIES)
SHEET NO.
G-050
SCALE
1" = 60'
DRAWN BY
JAC
DATE
2/2/22
PROJECT TITLE
FORSYTH, IL
SHEET TITLE
PLAN - SITE # 3
REVISIONS
NO. DATE DESCRIPTION BY
CAD DWG NAME
FORSYTH
BUILDING TYPE
MENARDS
STORE DESIGN DEPARTMENT
5101 MENARD DRIVE
EAU CLAIRE, WI 54703

VILLAGE OF FORSYTH

301 S. Route 51
Forsyth, IL 62535
Phone: (217) 877-9445 / Fax: (217) 877-9863

VILLAGE OF FORSYTH
PRIDE & PROGRESS

MAP AMENDMENT APPLICATION

OWNER: ☒ APPLICANT: ☒

Name: Nick Brenner, Real Estate Representative, Menard, Inc.

Address: 5101 Menard Drive, Eau Claire, WI 54703

Phone Number: (715) 876-2177 E-mail: nbrenner@menard-inc.com

Property Address: Vacant PIN #: 07-07-15-276-004

Legal Description of the Property:

Lot 2 of the Menard's Addition Final Plat, Recorded 7-21-03 in Book 1832, Page 816, Macon County, Illinois

Current Zoning District: R-1: Single Family Residence District

Proposed Zoning District: C-1: Commercial Service District

Existing use of the property:

Vacant

Proposed use of the property:

Completely secured Self-Storage facility containing outdoor units ranging in size from 10x10s to 12sx40s.

*Attach a location map showing the property lines, streets, and such items as the Zoning Official may require.

Address the following items:

1. How does the amendment relate to the Comprehensive Plan?:

Comprehensive plan has this property as medium density residential as it provides as a buffer between commercial and residential. The self-storage use is commercial in nature but is a low traffic generator making it an even better buffer between the two than medium density residential.

2. How does the amendment promote the public health, safety, and general welfare?:

This proposed project will develop a vacant lot increasing the village's tax base and add a low traffic generating use to help buffer between the commercial nature of the Menards store and the low density residential to the north.

3. How does the amendment fulfill the standards set form in Section 9.11 F Standards (attached checklist):

See Attached.

$90.00 Application Fee: Required at time of the application. The fee will not be refunded if the request is denied by the Village Board of Trustees.

Signature: Nick B Date: 4/5/22

Nick Brenner, Real Estate Rep. Menard, Inc.

For office use only	
Date Received: ____________	PZC Meeting Date: ____________
Application Fee Paid: ____________	Board Meeting Date: ____________
Approved (Y/N): ____________	Ordinance # ____________

MAP AMENDMENT APPLICATION CHECKLIST:

- Complete the entire Map Amendment Request Form including:
  - ☒ Owner or Applicant (Please check appropriate box. However, if you are the applicant, contact information is needed for you and the owner.)
  - ☒ Legal Description of the Property (Example: Lot 1, Subdivision, Parcel #, A part of the southwest quarter of the northwest quarter of Section 23, Township 17, North Range 2 east of the 3rd PM, and where the deed is recorded with the Macon County Recorder's Office – (217) 424-1359)
  - ☒ Existing zoning of the property (if unsure please verify with Village Hall)
  - ☒ Proposed zoning of the property
  - ☒ State the existing use of the property.
  - ☒ State the proposed use of the property with the proposed special use request.
  - ☒ Provide a location map showing the property lines, streets, and such items as the Zoning Official may require.
  - ☒ Answer the three questions relating to the map amendment request for the property that will help the Planning and Zoning Commission and Village Board make their decision on the request. For question 3, use the excerpt from the Development Ordinance for Section 9.11 F Standards.
  - ☒ Paying the required fee
  - ☒ Sign and date the form and return to Village Hall
- After the application is deemed complete, Village Hall will create and provide a list of property owners that own property within 250 feet of your property. You are required to send each of them a copy of the notice that will be provided by Village Hall by certified mail at least 10 days prior to the public hearing. The return receipt cards should be returned to Village Hall prior to the hearing, or at the latest, the time of the hearing.

* Planning and Zoning Commission meetings are held every 4th Thursday of the month and Board of Trustee meetings are held every 1st and 3rd Monday of the month. Village Staff will inform you of the date your application will go before the Commission and Board.

Question 3:

Section 9.11 F – Standards:

The Planning and Zoning Commission shall not recommend, nor the Village Board grant, an amendment to alter the zoning district boundary lines, unless it shall determine, based upon the evidence presented to the Planning and Zoning Commission, that:

(1) The amendment promotes the public health, safety, comfort, convenience, and general welfare of the Village, and complies with the policies, Comprehensive Plan, and other official plans of the Village of Forsyth.

(2) The trend of development in the area of the subject property is consistent with the requested amendment.

(3) The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.

(4) The property cannot yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification.

(5) The amendment, if granted, will not alter the essential character of the neighborhood, and will not be a substantial detriment to adjacent property.

Section 9.11 F Standards –

The amendment promotes the public health, safety, comfort, convenience, and general welfare of the Village, and complies with the policies, Comprehensive Plan, and other official plans of the Village of Forsyth.

This proposed project will develop a vacant lot increasing the Village's tax base and add a low traffic generating use to help buffer between the commercial nature of the Menards store and the low density residential to the north. The comprehensive plan has this property as medium density residential as it provides as a buffer between commercial and residential. The self-storage use is commercial in nature but is a low traffic generator making it an even better buffer between the two than medium density residential.

The trend of development in the area of the subject property is consistent with the requested amendment.

There is C-1directly to the south of this parcel as well as to the east. This parcel is located on the Route 51 corridor which is predominately C-1 in nature so this request is consistent with the trend of development in this area.

The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.

The area along Route 51 are generally C-1 in nature. The existing zoning would place residential use within this corridor. The proposed self-storage use will be a good use to buffer between the existing residential and the busier commercial businesses around the area.

The property cannot yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification.

Menards intent is to hold on to this property to ensure it has room in the future for any expansion it may need. Over the past 5 years Menards has expanded 2 times. Although the existing footprint has been able to accommodate these expansions, Menards needs to make sure it does not run out of room in the future. Since Menards intends on holding onto this property, the best use of the land is to develop it into the self-storage facility. This will allow some return for both the Village and Menards.

The amendment, if granted, will not alter the essential character of the neighborhood, and will not be a substantial detriment to adjacent property.

This will not be detrimental to the adjacent property. As mentioned, this is a great buffer use as the foot traffic at these facilities are minimal. They are fully secured and are pleasant to look at. This is a great use for the property to supplement existing businesses and residents.

NEW BUSINESS

ITEM 5

THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

ORDINANCE
NUMBER 2022-9

AN ORDINANCE APPROVING A SPECIAL USE AT MENARD'S LOT 2 TO ALLOW FOR THE OPERATION OF A SELF-STORAGE FACILITY WITH OUTDOOR UNITS

Published in pamphlet form by authority of the Mayor and Board of Trustees of the Village of Forsyth
on ___________________, 2022

Sorling Northrup. – 1 North Old State Capitol Plaza, Suite 200, Springfield, IL 62701

ORDINANCE NO. 2022-9

AN ORDINANCE APPROVING A SPECIAL USE AT MENARD'S LOT 2 TO ALLOW FOR THE OPERATION OF A SELF-STORAGE FACILITY WITH OUTDOOR UNITS

WHEREAS, the Village of Forsyth ("Village"), Macon County, State of Illinois, is a duly organized and existing municipality operating under and pursuant to the Illinois Municipal Code; and

WHEREAS, a petition for a special use was filed by Menard, Inc. for the property with no common address legally described as Lot 2 of the Menard's Addition Final Plat, Recorded 7-21-03 in Book 1832, Page 816, Macon County, Illinois with PIN 07-07-15-276-004 to allow for the operation of a self-storage facility; and

WHEREAS, the Illinois Municipal Code allows for special uses within certain zoning districts; and

WHEREAS, the Village's Development Ordinance sets for the process for granting a special use; and

WHEREAS, a public hearing was noticed and duly held on May 2, 2022, before the Village Planning and Zoning Commission ("Commission") on the proposed special use; and

WHEREAS, the notice of the public hearing was published in the Herald & Review; and

WHEREAS, at the hearing on May 2, 2022, the Commission voted, by a vote of _____ to ______, to recommend approval of the special use; and

WHEREAS, the Village Board of Trustees and the Mayor of the Village of Forsyth believe it is in the best interests of the Village to grant the special use as set forth in this Ordinance.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Forsyth, Macon County, Illinois, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Findings of Fact. The Village Board adopts the findings of fact of the Commission as set forth in the Commission's written Findings of Fact and Recommendation dated May 2, 2022, attached hereto as Exhibit A.

Section 3. Description of the Property. The Property has no common address legally described as Lot 2 of the Menard's Addition Final Plat, Recorded 7-21-03 in Book 1832, Page 816, Macon County, Illinois with PIN 07-07-15-276-004.

Section 4. Public Hearing. A public hearing was duly advertised in the Decatur Herald & Review and held by the Planning and Zoning Commission on May 2, 2022, at which time the Planning and Zoning Commission voted to recommend approval of the special use.

Section 5. Special Use Permit. The special use permit requested in the Special Use Application, outlined herein, and recommended at the May 2, 2022, Planning and Zoning Commission meeting, is hereby granted to allow for the operation of a self-storage facility with outdoor units at the Property described herein.

Section 6. Severability. In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 7. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Forsyth prior to the effective date of this Ordinance.

Section 8. Effectiveness. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this ________ day of _____________ 2022, at Forsyth, Macon County, Illinois.

	YES	NO	ABSENT	PRESENT
GRUENEWALD				
JOHNSON				
LONDON				
SHAW				
WENDT				
YOUNG				
PECK				
TOTAL				

VILLAGE OF FORSYTH

____
Jim Peck, Village Mayor

Attest:

____
Cheryl Marty, Village Clerk

EXHIBIT A
FINDINGS OF FACT AND RECOMMENDATION

VILLAGE OF FORSYTH
PRIDE & PROGRESS

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Jill Applebee

DATE: 5/2/2022

RE: Lot 2 of the Menards Additional Special Use Application

Menards Corporate has reached out to us in regard to building a one-story, indoor storage facility. In order to do this, they must rezone from Single Family Residence (R-1) to Commercial Service District (C-1).

Currently, the property is vacant, and Menards is not interested in selling, in case they need to expand at some point. Adding a storage facility makes sense to them. Completely secured facility containing units ranging in size from 10x10 to 12x40.

The project will develop a vacant lot in to increase the village's tax base with a low traffic project.

It is recommended by staff that this project be approved and for Menards to work with the village to make sure all rules and regulations are followed.

Please do not hesitate to reach out with any questions.

Thank you,

Jill Applebee

VILLAGE OF FORSYTH

301 S. Route 51
Forsyth, IL 62535
Phone: (217) 877-9445 / Fax: (217) 877-9863

VILLAGE OF FORSYTH
PRIDE & PROGRESS

SPECIAL USE APPLICATION

OWNER: ☒ APPLICANT: ☒

Name: Nick Brenner, Real Estate Representative, Menard, Inc.

Address: 5101 Menard Drive, Eau Claire, WI 54703

Phone Number: (715) 876-2177 E-mail Address: nbrenner@menard-inc.com

Property Address: Vacant PIN #: 07-07-15-276-004

Legal Description of the Property:

Lot 2 of the Menard's Addition Final Plat, Recorded 7-21-03 in Book 1832, Page 816, Macon County, Illinois

Zoning District: C-1: Commercial Service District

Existing use of the property:

Vacant Land

Proposed use of the property (describe the special use):

Completely secured Self-Storage facility containing outdoor units ranging in size from 10x10s to 12x40s.

*Attach a dimensioned site plan or plat to depict the proposed special use and plan for the property.

Address the following items:

1. Economic effects on adjoining properties:

New development adding increase value to the tax base.

2. Effects of such elements as noise, glare, odor, fumes, and vibration on adjoining properties:

None. The Self-Storage facility will have units along the perimeter and fencing where there are no units creating a fully enclosed facility. Foot traffic at the facility is minimal. Will be a quiet use next to the adjoining properties.

3. General compatibility with adjacent and other properties in the district:

Compatibility is great. It provides a good buffer between the Menards retail store and the residential use to the north. Good use of the property.

4. Effects of traffic generated by the proposed use:

Traffic generation is minimal. On average, customers visit their units 1 or 2 times per month, meaning the facility will, on average, have less than 40 trips per day.

5. Relationship to the Comprehensive Land Use Plan:

Comprehensive plan has this property as medium density residential as it provides as a buffer between commercial and residential. The self-storage use is commercial in nature but is a low traffic generator making it an even better buffer between the two than medium density residential.

6. Way the proposed special use fulfills requirements of Section 9.12 F Standards (attached document):

See Attached.

$50.00 Application Fee: Required at time of the application. The fee will not be refunded if the request is denied by the Village Board of Trustees.

Signature: Nick B Date: 4/5/22

Nick Brenner, Real Estate Rep. Menard, Inc.

For office use only

Date Received: ______ PZC Meeting Date: ______

Application Fee Paid: ______ Board Meeting Date: ______

Approved (Y/N): ______ Ordinance # ______

SPECIAL USE APPLICATION CHECKLIST:

- Complete the entire Special Use Request Form including:
  - ☒ Owner or Applicant (Please check appropriate box. However, if you are the applicant, contact information is needed for you and the owner.)
  - ☒ Legal Description of the Property (Example: Lot 1, Subdivision, Parcel #, A part of the southwest quarter of the northwest quarter of Section 23, Township 17, North Range 2 east of the 3rd PM, and where the deed is recorded with the Macon County Recorder's Office – (217) 424-1359)
  - ☒ Existing zoning of the property (if unsure please verify with Village Hall)
  - ☒ State the existing use of the property.
  - ☒ State the proposed use of the property with the proposed special use request.
  - ☒ Provide a dimensioned site plan or plat to depict the proposed special use. The site plan or plat should include the location of any current or proposed structures on the property.
  - ☒ Answer the six questions relating to the special use request for the property that will help the Planning and Zoning Commission and Village Board make their decision on the request. For question 6, use the excerpt from the Development Ordinance for Section 9.12 F Standards.
  - ☒ Pay the required $50 application fee; make check out to Village of Forsyth
  - ☒ Sign and date the form and return to Village Hall

Village Staff will then review the application to ensure completeness. Once the application is deemed complete, Village Staff will notify the applicant of the meeting dates for the Planning and Zoning Commission meeting/Public Hearing and the Board of Trustees meeting. Village Staff will also notify all the property owners that own property within 250 feet of your property.

* Planning and Zoning Commission meetings are held every 4th Thursday of the month and Board of Trustee meetings are held every 1st and 3rd Monday of the month. Village Staff will inform you of the date your application will go before the Commission and Board.

Question 6:

<u>Section 9.12 F – Standards:</u>

(1) The Planning and Zoning Commission shall not recommend, nor the Village Board approve a special use, unless it shall find, based upon the evidence presented to the Planning and Zoning Commission in each specific case, that the special use:

(a) Will be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and/or this Ordinance.

(b) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area.

(c) Will not be hazardous or disturbing to existing or future neighborhood uses.

(d) Will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

(e) Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village of Forsyth.

(f) Will not involve uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

(g) Will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.

(h) Will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue, or relief.

(i) Will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance to the Village of Forsyth.

(2) The special use shall, in all respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified, in each instance, by the Village Board, pursuant to the recommendations of the Planning and Zoning Commission.

Section 9.12 F – Standards

Will be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and/or this Ordinance.

This proposed project will develop a vacant lot increasing the Village's tax base and add a low traffic generating use to help buffer between the commercial nature of the Menards store and the low density residential to the north. The comprehensive plan has this property as medium density residential as it provides as a buffer between commercial and residential. The self-storage use is commercial in nature but is a low traffic generator making it an even better buffer between the two than medium density residential.

Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area.

This facility will be an extension of the Menards store. It will be operated by the store using store employees. The steel being used on the building is the same steel that is on the entrance of the store, the warehouse and garden center creating a uniform look throughout the development.

Will not be hazardous or disturbing to existing or future neighborhood uses.

No. This is a great buffer use for nearby residences. The foot traffic for this facility is much less than what would be seen by any residential project that would be planned for this property.

Will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

Yes. Public facilities are sufficient. Very little traffic will be generated. There will be no additional need for water or sewer.

Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village of Forsyth.

No. Existing public facilities will be able to sufficiently service this development.

Will not involve uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

None. The Self-Storage facility will have units along the perimeter and fencing where there are no units creating a fully enclosed facility. Foot traffic at the facility is minimal. Will be a quiet use next to the adjoining properties.

Will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.

Yes. The entrance will be coming off the Menards lot. There is enough stacking on this drive to accommodate even the busiest times at the facility.

Will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue, or relief.

The existing stormwater pond has been designed to handle the runoff for this site. This development should not increase any potential for flooding.

Will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance to the Village of Forsyth.

It will not. It is a vacant field today and will be developed into an attractive self-storage developments.

NEW BUSINESS

ITEM 6

ORDINANCE NO. 2022-10

VILLAGE OF FORSYTH, MACON COUNTY, ILLINOIS

FORSYTH TAX INCREMENT FINANCING (TIF) DISTRICT

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT

by and between

THE VILLAGE OF FORSYTH

and

SC FORSYTH, LLC

ADOPTED BY THE CORPORATE AUTHORITIES
OF THE VILLAGE OF FORSYTH, MACON COUNTY, ILLINOIS,
ON THE 3RD DAY OF MAY, 2022.

ORDINANCE NO. 2022-10
VILLAGE OF FORSYTH, ILLINOIS
FORSYTH TAX INCREMENT FINANCING (TIF) DISTRICT
AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT
by and between
THE VILLAGE OF FORSYTH
and
SC FORSYTH, LLC

BE IT ORDAINED BY THE VILLAGE OF FORSYTH, MACON COUNTY, ILLINOIS THAT:

1. The Redevelopment Agreement attached hereto as *Exhibit A* by and between the Village of Forsyth, Macon County, Illinois, an Illinois Municipal Corporation (the "Village") and SC Forsyth, LLC, an Illinois Limited Liability Company is hereby approved.

2. The Mayor is hereby authorized and directed to enter into and execute on behalf of the Village said Redevelopment Agreement and the Village Clerk of the Village of Forsyth is hereby authorized and directed to attest such execution.

3. The Redevelopment Agreement shall be effective the date of its approval on the 3rd day of May, 2022.

4. This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

(The remainder of this page is intentionally blank.)

UPON MOTION by Trustee ____________, seconded by Trustee _____________, and **PASSED, APPROVED AND ADOPTED** by roll call vote of the Corporate Authorities of the Village of Forsyth, Macon County, Illinois, on the **3rd day of May, A.D., 2022**, and deposited and filed in the Office of the Village Clerk of said Village on that date.

PRESIDENT AND VILLAGE BOARD OF TRUSTEES	AYE VOTE	NAY VOTE	ABSTAIN/ABSENT
Marilyn Johnson			
Dave Wendt			
Bob Gruenewald			
Jeff London			
Jeremy Shaw			
Lauren Young			
Jim Peck, President			
TOTAL VOTES:			

APPROVED: ______________________ **Date:**_____________________
Jim Peck, President

ATTEST: _________________________ **Date:**_____________________
Cheryl Marty, Village Clerk

ATTACHMENT:

EXHIBIT A. REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF FORSYTH AND SC FORSYTH, LLC.

EXHIBIT A

REDEVELOPMENT AGREEMENT

by and between

THE VILLAGE OF FORSYTH

and

SC FORSYTH, LLC

FORSYTH, ILLINOIS
FORSYTH TAX INCREMENT FINANCING (TIF) DISTRICT

REDEVELOPMENT AGREEMENT

by and between

VILLAGE OF FORSYTH, MACON COUNTY, ILLINOIS

and

SC FORSYTH, LLC

MAY 3, 2022

REDEVELOPMENT AGREEMENT
by and between
VILLAGE OF FORSYTH
FORSYTH TIF DISTRICT
and
SC FORSYTH, LLC

THIS AGREEMENT (including *Exhibits*) is entered into this **3rd day of May, A.D., 2022**, by and between the **VILLAGE OF FORSYTH** (Village), an Illinois Municipal Corporation, Macon County, Illinois, and **SC FORSYTH, LLC,** an Illinois Limited Liability Company ("Developer").

PREAMBLE

WHEREAS, the Village has the authority to promote the health, safety and welfare of the Village and its citizens, and to prevent the spread of blight and deterioration and inadequate public facilities, including sanitary sewer, by promoting the development of private investment in the marketability of property thereby increasing the tax base of the Village and providing employment for its citizens; and

WHEREAS, Illinois statute (65 ILCS 5/8-1-2.5) allows a municipality to appropriate and expend funds for economic development purposes, including, without limitation for commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the community; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq*., as amended (the ATIF Act@), the Village has the authority to provide incentives to owners or prospective owners of real property to acquire, redevelop, rehabilitate and/or upgrade such property by reimbursing such owner(s) for certain costs incurred in connection with the acquisition, redevelopment, rehab and/or upgrades from increases in real estate tax revenues ("Tax Increment") resulting therefrom or from other Village revenues to the extent specified and agreed herein; and

WHEREAS, on January 2, 2018, recognizing the need to foster the development, expansion and revitalization of certain properties which are vacant, underutilized, or undeveloped, the Village adopted Tax Increment Financing under the Act, approved a Redevelopment Plan and designated a Redevelopment Area known as the **Forsyth TIF District** (hereinafter referred to as the "TIF District"); and

WHEREAS, included in the Forsyth TIF District Redevelopment Project Area is property that was acquired by the Developer on March 31, 2021, and is located at 994 US Rt. 51, Forsyth, IL **(PIN 07-07-15-351-006** and hereinafter referred to as the "Property") and the Developer is proceeding with plans to undertake extensive exterior and interior renovations and repairs to the building located thereon formerly known as the Hometown Buffet building) and further subdivide the site for construction of additional, new commercial facilities thereon (the "Developer's Project" or the "Project") as illustrated in ***Exhibit "1"*** attached hereto; and

WHEREAS, the Developer is proceeding with the Project based on the availability of TIF incentives offered by the Village; and

WHEREAS, it is the intent of the Village to encourage economic development which will increase the real estate tax revenue of the Village, which increased incremental taxes will be used, in part, to finance incentives to assist redevelopment within the TIF District and other contiguous redevelopment project areas; and

WHEREAS, the Developer's proposed Project is consistent with the TIF District Redevelopment Plan and Projects for the Redevelopment Project Area as amended and further conforms to the land uses of the Village as adopted; and

WHEREAS, pursuant to Section 5/11-74.4-4(b) of the Act, the Village may make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of the Redevelopment Plan; and

WHEREAS, pursuant to Section 5/11-74.4-4(j) of the Act, the Village may incur project redevelopment costs and reimburse developers who incur redevelopment project costs (hereinafter referred to as "TIF Eligible Project Costs" or "redevelopment project costs") authorized by a redevelopment agreement and further defined in Section 5/11-74.4-3(q) of the Act, including those Estimated TIF Eligible Project Costs as herein listed in the attached ***Exhibit 1*** of this Redevelopment Agreement; and

WHEREAS, the Developer requested that incentives for the development be provided by the Village from incremental increases in real estate taxes of the Village generated from within the TIF District and the Village agreed to such incentives; and

WHEREAS, the Village has determined that this Project required the incentives requested as set forth herein and that said Project will, as a part of the Redevelopment Plan, promote the health, safety and welfare of the Village and its citizens by attracting private investment to prevent blight and deterioration and to generally enhance the economy of the Village; and

WHEREAS, the Village has reviewed the conditions of the Property and has reason to believe that the costs of the necessary private improvements to be incurred by the Developer in furtherance of the Project are eligible project costs under the Act and are consistent with the Redevelopment Plan as amended of the Village; and

WHEREAS, pursuant to the incentives described in *Section C* below, the Parties have agreed that the Village shall reimburse the Developer **Sixty-Five Percent (65%)** of the annual "net" incremental increase in real estate tax revenues derived from the Developer's Project for reimbursement of the Developer's Estimated TIF Eligible Project Costs as set forth in ***Exhibit "1"*** attached hereto. Such reimbursement shall commence with tax year 2024 payable 2025 real estate tax increment generated by the Project and shall continue only for the current remaining life of the TIF District (tax year 2041 payable 2042), or upon the Developer's receipt of the maximum reimbursement amount of **One Million One Hundred Thousand and 00/100 Dollars ($1,100,000.00)** as set forth in ***Exhibit "1"***, whichever occurs first. These funds are to be allocated to and when collected shall be paid to the Village treasurer for deposit in a separate account within the Special Tax Allocation Fund for the Forsyth TIF District designated as the "SC Forsyth, LLC Special Account ("Special Account"). "Net" real estate tax increment is defined as real estate tax increment derived from the Project as previously described after a proportionate payment of administrative fees and costs and TIF District Intergovernmental Agreements, if any.

WHEREAS, in consideration of the execution of this Agreement, the Developer shall complete the Project as set forth in ***Exhibit 1***; and

WHEREAS, the Village is entering into this Agreement having encouraged and induced the Developer to proceed with the Project located on said Property; and

WHEREAS, this Agreement is contingent in its entirety on approval of the Site Plan with an appropriate zoning classification by the Village Board of Trustees;

WHEREAS, this Agreement has been submitted to the President and Board of Trustees of the Village (collectively, the "Corporate Authorities") for consideration and review, the Corporate Authorities have taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon the Village according to the terms hereof, and any and all actions of the Corporate Authorities of the Village precedent to the execution of this Agreement have been undertaken and performed in the manner required by law.

NOW, THEREFORE, the Parties, for good and valuable consideration, the receipt of which is acknowledged, agree as follows:

A. PRELIMINARY STATEMENTS

1. The Parties agree that the matters set forth in the recitals above are true and correct and form a part of this Agreement.
2. Any terms which are not defined in this Agreement shall have the same meaning as they do in the TIF Act, unless indicated to the contrary.
3. This Agreement is contingent in its entirety on approval of the Site Plan with an appropriate zoning classification by the Village Board of Trustees
4. The Developer shall remain in compliance with all municipal ordinances relating to property development, property condition, zoning, subdivision and building codes. Failure to cure the violation of any such ordinance within thirty (30) days upon being provided written notice of the same by the Village shall be cause for the Village to declare the Developer in Default and unilaterally terminate this Agreement, except where such failure is not reasonably susceptible to cure within such 30-day period, in which case the Developer shall have such additional time to cure as is reasonably necessary, provided that the Developer has commenced such cure within such 30-day period and continues to diligently prosecute the same to completion.
5. The Developer shall complete the Project on or before **December 31, 2023**, subject to extension due to Force Majeure (defined below).
6. The Project shall be deemed to have been completed upon the Developer incurring and verifying at least $2 million of the TIF eligible project costs as set forth in ***Exhibit "1"***, the Property has achieved an equalized assessed valuation of $1,400,000 or greater, and the property may be occupied or used for the commercial-retail purpose for which it is intended.

7. Each of the Parties represents that it has taken all actions necessary to authorize its representatives to execute this Agreement.

B. ADOPTION OF TAX INCREMENT FINANCING

The Village has created a Tax Increment Financing District known as the "Forsyth TIF District" which includes the Developer's Property. The Village has approved certain Redevelopment Project Costs, including the types described in ***Exhibit "1"*** for the Developer's Project.

C. INCENTIVES

In consideration for the Developer purchasing the Property and completing the Project as set forth herein, the Village agrees to extend to the Developer the following incentives to assist the Developer's Project:

1. Upon the Developer completing the Project and achieving an equalized assessed valuation of $1,750,000, the Village shall reimburse the Developer **Sixty-Five Percent (65%)** of the annual "net" incremental increase in real estate tax revenues derived from the Developer's Project for reimbursement of the Developer's Estimated TIF Eligible Project Costs as set forth in ***Exhibit "1"*** attached hereto. Such reimbursement shall commence with tax year 2024 payable 2025 real estate tax increment generated by the Project and shall continue only for the current remaining life of the TIF District (tax year 2041 payable 2042), or upon the Developer's receipt of the maximum reimbursement amount of **One Million One Hundred Thousand and 00/100 Dollars ($1,100,000.00)** as set forth in ***Exhibit "1"*** attached hereto, whichever occurs first. These funds are to be allocated to and when collected shall be paid to the Village treasurer for deposit in a separate account within the Special Tax Allocation Fund for the Forsyth TIF District designated as the "SC Forsyth, LLC Special Account ("Special Account"). "Net" real estate tax increment is defined as real estate tax increment derived from the Project as previously described after a proportionate payment of administrative fees and costs and TIF District Intergovernmental Agreements, if any.

    a. Following the completion of the Project, if in any year during the term of this Agreement the equalized assessed valuation of the Project is between $1,400,000 and $1,750,000, , the Village shall reduce any reimbursement payable to the Developer per *Section C(1)* to **Fifty Percent (50%)** of the annual "net" incremental increase in real estate tax revenues derived from the Developer's Project for reimbursement of the Developer's Estimated TIF Eligible Project Costs as set forth in ***Exhibit "1"*** attached hereto.

    b. Following the completion of the Project, if the equalized assessed valuation of the Project is reduced to an amount less than $1,400,000, the Developer files for bankruptcy or otherwise becomes insolvent, the Property becomes the subject of foreclosure proceedings prior to timely completion of the Project, or in the event of the default of the Developer of any of the provisions set forth herein, then all future reimbursements payable to the Developer under *Section C(1) and (2)* above shall cease and this Agreement shall: (i) automatically terminate in all respects without any further action on the part of any party hereto, and shall be of no further force or effect except as set forth in this

Agreement and (ii) any requirement for notice with respect to the termination of this Agreement is hereby waived.

2. In no event shall the total cumulative reimbursements made by the Village to the Developer pursuant to this Agreement exceed **$1,100,000.00**.

D. LIMITATION OF INCENTIVES TO DEVELOPER

1. The Developer shall be reimbursed by the Village for all Eligible Project Costs permitted by the Act, up to an amount not to exceed **$1,100,000.00** for verified TIF Eligible Project Costs incurred for the Project from the real estate tax increment deposited in the TIF District Special Tax Allocation Fund.

2. It is not contemplated nor is the Village obligated to use any of its proportionate share of the monies for any of the Developer's Eligible Project Costs but, rather, the Village shall use its sums for any purpose under the Act as it may in its sole discretion determine.

3. The Developer agrees to timely complete the project, subject to Force Majeure, as defined below in *Section M*.

E. PAYMENT OF ELIGIBLE PROJECT COSTS

1. Payment to the Developer for TIF Eligible Project Costs as set forth by the Act, shall be made by a requisition for payment of private redevelopment costs ("Requisition for Reimbursement" attached hereto as ***Exhibit "2"***, hereinafter referred to as "Requisition") submitted from time to time by the Developer to the Village's TIF Administrator Jacob & Klein, Ltd., with copy to The Economic Development Group, Ltd. (collectively, the "Administrator"), and shall be subject to the Administrator's approval of the costs and to the availability of funds in the Special Account.
2. All Requisitions must be accompanied by verified bills, statements, or invoices of suppliers, contractors or professionals together with mechanic's lien waivers (whether partial or full), cancelled checks, statements or invoices marked paid from each of the Parties entitled to a payment, or other proofs of payment for such bills, statements, or invoices for costs that are the subject of such Requisition.
3. **For the Developer to receive reimbursement of TIF Eligible Project Costs it has incurred for the Project, the Developer must submit such proposed eligible costs to the Village on or before December 31, 2023.** Absent written amendment to this Agreement approved per *Section U(3)* below, any costs submitted after this date will not be eligible for reimbursement as calculated hereunder.
4. The Administrator shall approve or disapprove a Requisition by written receipt to the Developer within thirty (30) business days after receipt of the Requisition. Approval of the Requisition will not be unreasonably withheld. If a Requisition is disapproved by the Administrator, the reasons for disallowance will be set forth in writing and the Developer may resubmit the Requisition

with such additional information as may be required and the same procedures set forth herein shall apply to such re-submittals.

5. All TIF Eligible Project Costs which have been approved by the Administrator shall then be paid by the Village from the Special Account to the Developer, or to others as directed by the Developer, pursuant to the Redevelopment Plan and as allowed by Illinois Law. The Village shall pay such approved eligible Costs within 45 days of approval of said costs and pursuant to the terms set forth in *Section C* above.

6. The Parties acknowledge that the determination of TIF Eligible Project Costs, and, therefore, qualification for reimbursement hereunder are subject to changes or interpretation made by amendments to the Act, administrative rules or judicial interpretation during the term of this Agreement. The Village has no obligation to the Developer to attempt to modify those decisions but will assist the Developer in every respect as to obtaining approval of Eligible Project Costs.

7. The Developer may submit for prior approval by the Village as TIF Eligible Project Costs under the Act estimates of costs before they are incurred subject to later confirmation by actual bills.

F. VERIFICATION OF REAL ESTATE TAX INCREMENT

1. It shall be the sole responsibility of the Developer or its designee to provide to the Village, as requested in writing, copies of all PAID real estate tax bills, annually, for the Property.

2. The failure of Developer to provide any information required herein after written notice from the Village, and the continued failure to provide such information within thirty (30) days after such notice, shall be considered a material breach of this Agreement and shall be cause for the Village to deny payments hereunder to the Developer, which payments are conditional upon receipt of the foregoing information.

G. REIMBURSEMENT OF THE DEVELOPER'S SHARE OF TAX OBJECT REFUNDS

If a refund of tax increment is potentially due from the Village's TIF Fund as the result of any tax objection, assessment challenge or formal appeal to the Illinois Property Tax Appeal Board (PTAB), issuance of a certificate of error or other such action, including any appeals therefrom, concerning the potential reduction of assessed value of the Property, the Village may at its sole discretion withhold the Developer's share of any such possible refund from future reimbursements calculated to be paid to the Developer under this Agreement. Furthermore, the Developer is hereby obligated to provide written notice to the Village within five (5) days of filing any such objection, assessment challenge or formal appeal to the PTAB or other such action, including any appeals therefrom, that could potentially reduce the assessed value of the Property. Failure to provide such notice shall be considered a material breach of this Agreement and shall be cause for the Village to deny payments hereunder to the Developer.

Any funds withheld by the Village under this ***Section "G"*** shall be deposited by it into a separate interest-bearing bank account. Upon final determination of the assessed value of the Property, the Village shall pay to the Developer the principal amount due under this Agreement as recalculated. The Village shall be entitled to retain any interest earned on the account as partial payment for the administration of the account due to the delay of the determination of the final evaluation and recalculation of the benefits due the Developer under this Agreement.

If it appears to the Village that it will be unable to recover the Developer's share of any such refund from the remaining future reimbursements due the Developer under this Agreement, the Developer shall reimburse the Village for the Developer's remaining unpaid share of such refund within thirty (30) days upon receiving written demand of the same from the Village.

Notwithstanding anything contained in this Agreement to the contrary, the obligations contained in this ***Section "G"*** shall remain in effect for the remaining life of the TIF District, which is currently real estate tax year 2041 payable 2042.

H. LIMITED OBLIGATION

The Village's obligation hereunder to pay Developer for TIF Eligible Project Costs described in ***Exhibit "1"*** is a limited obligation to be paid solely from the Forsyth TIF District Special Tax Allocation Fund. Said obligation does not now and shall never constitute an indebtedness of the Village within the meaning of any State of Illinois constitutional or statutory provision and shall not constitute or give rise to a pecuniary liability of the Village or a charge or lien against the Village=s general credit or taxing power.

I. VILLAGE PUBLIC PROJECTS

The Village intends to use part or all of the Village's share of the Developer's Redevelopment Project real estate tax increment for other public projects within the Redevelopment Project Area. The Village shall be eligible for reimbursement of the costs of doing so, as well as other eligible costs incurred by the Village of the TIF District.

J. LIMITED LIABILITY OF VILLAGE TO OTHERS FOR DEVELOPER'S EXPENSES

There shall be no obligation by the Village to make any payments to any person other than the Developer, or its authorized designee, nor shall the Village be obligated to make direct payments to any other contractor, subcontractor, mechanic, or materialman providing services or materials to Developer for the Project.

K. COOPERATION OF THE PARTIES

1. The Village and the Developer agree to cooperate fully with each other when requested to do so concerning the development of the Developer's Redevelopment Project. This includes without limitation the Village assisting or sponsoring the Developer, or agreeing to jointly apply with the Developer, for any grant, award, subsidy or additional funding which may be available from other governmental sources as the result of the Developer=s or Village=s activities. This also includes without limitation the Developer assisting or sponsoring the Village, or agreeing to jointly apply with the Village, for any grant, award, or subsidy which may be available as the result of the Village=s or Developer=s activities.

2. The Parties agree to take such actions, including the execution and delivery of such documents,

instruments, petitions, and certifications (and, in the Village's case, the adoption of such ordinances and resolutions), as may be necessary or appropriate, from time to time, to carry out the terms, provisions, and intent of this Agreement and to aid and assist each other in carrying out said terms, provisions, and intent.

3. The Parties shall cooperate fully with each other in seeking from any or all appropriate governmental bodies all approvals (whether federal, state, county, or local) required or useful for the construction or improvement of property and facilities in and on the Property or for the provision of services to the Property, including, without limitation, wetland mitigation, gas, telephone, and electric utility services, roads, highways, and rights-of-way, water and sanitary sewage facilities, and storm water disposal facilities.

L. DEFAULT; CURE; REMEDIES

In the event of a default under this Redevelopment Agreement by any party hereto (the "Defaulting Party@), which default is not cured within the cure period provided for below, then the other party (the ANon-defaulting Party@), shall have an action for damages, or, in the event damages would not fairly compensate the Non-defaulting Party for the Defaulting Party=s breach of this Redevelopment Agreement, the Non-defaulting Party shall have such other equity rights and remedies as are available to them at law or in equity. Any damages payable by the Village hereunder shall be limited to the real estate tax increment payable to the Developer under the terms of this Agreement.

In the event a Defaulting Party shall fail to perform a monetary covenant which it is required to perform under this Redevelopment Agreement, it shall not be deemed to be in default under this Redevelopment Agreement unless it shall have failed to perform such monetary covenant within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying that it has failed to perform such monetary covenant. In the event a Defaulting Party fails to perform any nonmonetary covenant as and when it is required to under this Redevelopment Agreement, it shall not be deemed to be in default if it shall have cured such default within thirty (30) days of its receipt of a notice from a Non-defaulting party specifying the nature of the default, provided, however, with respect to those nonmonetary defaults which are not capable of being cured within such thirty (30) day period, a Defaulting Party shall not be deemed to be in default if it commences curing within such thirty (30) day period, and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

M. TIME; FORCE MAJEURE

For this Agreement, time is of the essence. The Developer shall complete the Project on or before **December 31, 2023.** However, neither the Developer nor the Village shall be deemed in default with respect to any obligations of this Agreement on either of their part to be performed if Developer or Village fails to timely perform the same and such failure is due in whole, or in part, to any strike, lock-out, civil disorder, inability to procure materials, weather conditions, wet soil conditions, failure or interruptions of power, condemnation, riots, insurrections, war, fuel shortages, Acts of God, acts caused directly or indirectly by the Village (or Village=s agents, employees or invitees) when applicable to Developer or third parties, or any other cause beyond the reasonable control of Developer or Village.

N. ASSIGNMENT

The rights (including, but not limited to, the right to payments contemplated by *Section C* of this Agreement,) and obligations (or either of them) of the Developer under this Agreement shall be fully assignable by the Developer provided written notice is provided to the Village and the Village's consent is obtained prior to such assignment. The Village's consent shall not be unreasonably withheld provided that the nature of the Project is not substantially changed, and further provided that the assignee is financially capable of fulfilling the obligations of the assignor. Further, no such assignment shall be deemed to release the assignor of its obligations to the Village under this Agreement unless the consent of the Village to the release of the assignor's obligations is first obtained.

O. WAIVER

Any party to this Agreement may elect to waive any remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right of remedy does so in writing. No such waiver shall obligate such party to waive any right of remedy hereunder or shall be deemed to constitute a waiver of other rights and remedies provided said party pursuant to this Agreement.

P. SEVERABILITY

If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement or the application of same to Parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

Q. NOTICES

All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the party or an officer, agent or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid addressed as follows:

TO VILLAGE:

Village of Forsyth
% Village Clerk
100 E. Broadway
Forsyth, IL 61462
Telephone: (309) 734-2141
Fax: (309) 734-4943

With copy to:
Jacob & Klein, Ltd.
The Economic Development Group, Ltd.
1701 Clearwater Avenue
Bloomington, IL 61704
Telephone: (309) 664-7777
Fax: (309) 664-7878

TO DEVELOPER:

SC Forsyth, LLC
% Mr. Adam Firsel, Managing Partner
10 Parkway North Ste. 120
Deerfield, IL 60015
Telephone: (312) 881-6491

With copy to:

R. SUCCESSORS IN INTEREST

Subject to the provisions of ***Paragraph "N"***, above, this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

S. NO JOINT VENTURE, AGENCY, OR PARTNERSHIP CREATED

Neither anything in this Agreement nor any acts of the Parties to this Agreement shall be construed by the Parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such Parties.

T. INDEMNIFICATION OF VILLAGE

The Parties acknowledge that the current position of the Illinois Department of Labor is that the Illinois Prevailing Wage Act is not applicable to TIF incentives that are received by private Developers as reimbursement for private TIF Eligible Project Costs. This position of the Department of Labor is available online at: https://www2.illinois.gov/idol/FAQs/Pages/prevailing-wage-faq.aspx#qst16. If the Prevailing Wage Act is determined by a court of law, or agency with the authority to make such determination, to apply to private TIF projects, the Developer shall indemnify and hold harmless the Village, and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, consultants and attorneys (collectively, the Indemnified Parties), from any and all claims that may be asserted against the Indemnified Parties or one or more of them, in connection with the applicability, determination, and/or payments made under the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et. seq.*), the Illinois Procurement Code, and/or any similar State or Federal law or regulation. In addition, the Developer agrees to indemnify and hold harmless the Village for any claim asserted against the Village arising from the Developer's Project and/or this Agreement or any challenge to the eligibility of project costs reimbursed to the Developer hereunder. This obligation to indemnify and hold harmless obligates Developer to defend any such claim and/or action, pay any liabilities and/or penalties imposed, and pay all defense costs of Village, including but not limited to the reasonable attorney fees of Village.

U. OTHER GENERAL PROVISIONS

1. **Entire Agreement:** The terms and conditions set forth in this Agreement and exhibits attached hereto supersede all prior oral and written understandings and constitute the entire agreement between the Village and the Developer with respect to the subject matter hereof.

2. **Term of the Agreement:** This Agreement shall expire upon Developer having received all incentives included herein, or the end of the TIF District (tax year 2041 payable 2042), whichever occurs first. The Agreement shall expire sooner of the Developer files for bankruptcy or otherwise becomes insolvent, the Property becomes the subject of foreclosure proceedings prior to timely completion of the Project, or in the event of the default of the Developer of any of the provisions set forth herein.

3. **Amendments to this Agreement:** The Parties hereto may amend this Agreement at any time by their mutual consent which amendment must be in writing and executed by the Parties.

4. **Titles of Paragraphs:** Titles of the several parts, paragraphs, sections or articles of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any provisions hereof.

5. **Choice of Law/Venue:** This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois with venue lying in the Circuit Court of **Macon County, Illinois**.

6. **Counterparts:** This Agreement may be executed in counterparts, which when taken together shall constitute a single signed original as though all Parties had executed the same page.

7. **Warranty of Signatories:** EACH PARTY ACKNOWLEDGES THAT, IN EXECUTING THIS AGREEMENT, SUCH PARTY HAS HAD THE OPPORTUNITY TO SEEK THE ADVICE OF INDEPENDENT LEGAL COUNSEL AND HAS READ AND UNDERSTOOD ALL OF THE TERMS AND PROVISIONS OF THIS AGREEMENT. THIS AGREEMENT SHALL NOT BE CONSTRUED AGAINST ANY PARTY BY REASON OF THE DRAFTING OR PREPARATION HEREOF AND THE SIGNATORIES OF THE PARTIES HEREBY WARRANT FULL AUTHORITY TO BOTH EXECUTE THIS AGREEMENT AND TO BIND THE ENTITY IN WHICH THEY ARE SIGNING ON BEHALF OF.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Forsyth, Illinois.

VILLAGE OF FORSYTH, ILLINOIS, an Illinois Municipal Corporation

BY:

____
President, Village of Forsyth

____
Date

ATTEST:

____
Village Clerk, Village of Forsyth

____
Date

SC FORSYTH, LLC, an Illinois Limited Liability Company

BY:

____
Adam D. Firsel, Manager

____
Date

ATTEST:

____

Title: _______________

____
Date

Attachments:
Exhibit 1. Summary of Estimated TIF Eligible Project Costs
Exhibit 2. Private Request (Form) for Private TIF Eligible Project Costs

EXHIBIT 1

PROJECT DESCRIPTION AND SUMMARY OF ESTIMATED TIF ELIGIBLE PROJECT COSTS

SC FORSYTH, LLC

Forsyth TIF District, Village of Forsyth, Macon County, Illinois

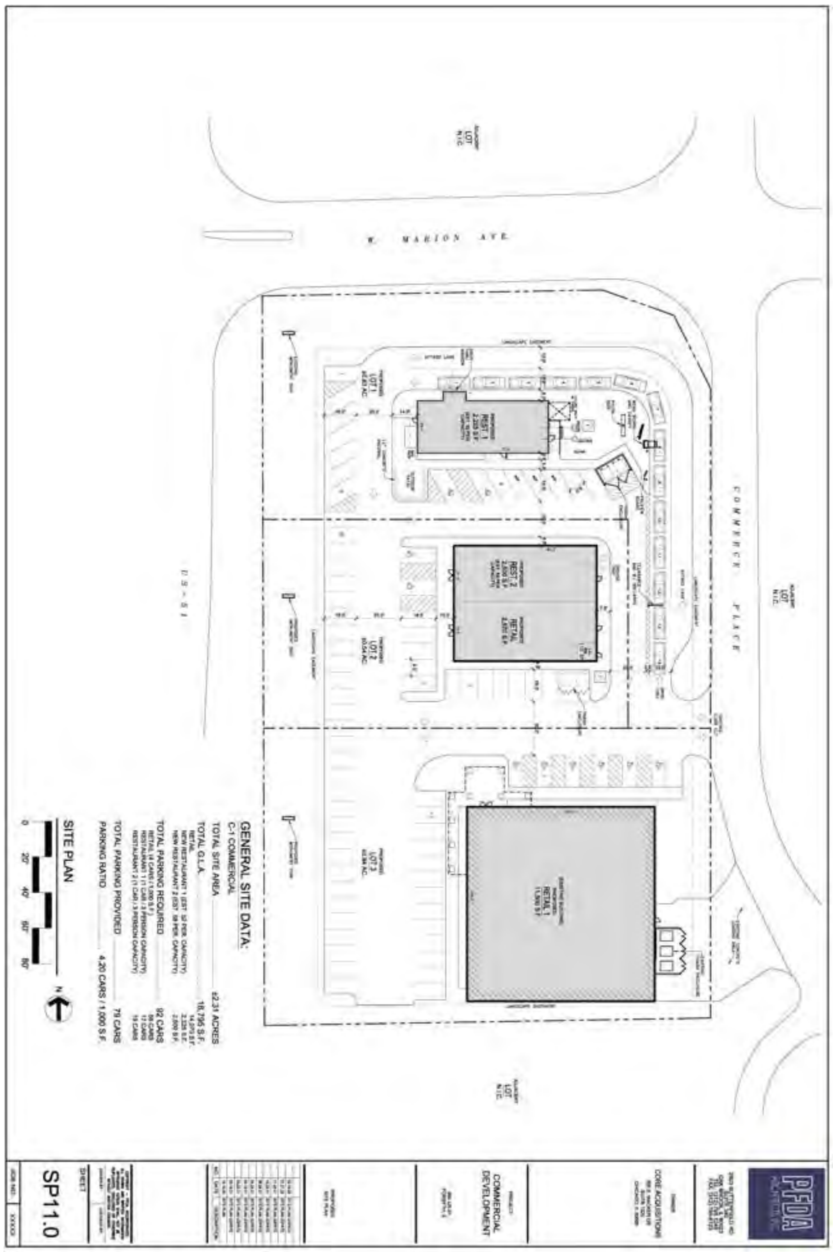
Property Location:

994 US Rt. 51, Forsyth, IL
(PIN 07-07-15-351-006)

PT SW SW-BEG 52.26 E SW COR N412.64 NE192.49 SE41.33 SE42.79 S355.31 SW250.02POB & (EX HWY ROW) & (EX RD ROW) 02BK3269/728.

Project Description:

The Project is anticipated to include subdividing the Property as illustrated at right, constructing a freestanding coffee user on the north pad, constructing a single or multi-tenant retail building on the middle pad, and either the renovation, or demolition and replacement of the former Hometown Buffet building on the south end of the Property.



SC FORSYTH, LLC
994 US Rt. 51, Forsyth, IL
(PIN 07-07-15-351-006)

Estimated TIF Eligible Project Costs:

Land and building acquisition	$1,040,000
Site preparation, demolition, clearing and grading	$710,000
Professional fees (planning, engineering, architectural, legal and accounting)	$450,000
Marketing of sites (land only)	$15,000
Public infrastructure improvements (water, sanitary sewer, stormwater, sidewalks, etc.)	$225,000
Long-term interest buy-down (up to 30% of interest cost on Project)	$275,625
Total *Estimated* TIF Eligible Project Costs[1]	**$2,715,625**

[1] The total, cumulative reimbursement of new real estate tax increment generated by the Developer's Project for TIF Eligible Project Costs payable by the Village to the Developer shall not exceed **$1,100,000.00**, as set forth in this Redevelopment Agreement. The line items set forth in this ***Exhibit "2"*** are not intended to place a total limit on the described expenditures or intended to preclude payment of other TIF eligible redevelopment project costs in connection with the Developer's Project, provided the total amount of payment for all eligible redevelopment project costs, public and private, shall not exceed the total amount set forth herein. Adjustments may be made to the designated and anticipated line items within the total, either increasing or decreasing verified line-item costs for the Redevelopment Project.

EXHIBIT 3

VILLAGE OF FORSYTH, ILLINOIS - FORSYTH TIF DISTRICT I

PRIVATE PROJECT
REQUEST FOR REIMBURSEMENT
by
SC FORSYTH, LLC

Date_______________

Attention: Village TIF Administrator, Village of Forsyth, Illinois

Re: TIF Redevelopment Agreement, dated May 3, 2022
by and between the Village of Forsyth, Illinois, and SC Forsyth, LLC,
the "Developer".

The Village of Forsyth is hereby requested to disburse funds from the Special Tax Allocation Fund pursuant to the Redevelopment Agreement described above in the following amount(s), to the Developer and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR REIMBURSEMENT NO. _______________

2. PAYMENT DUE TO: **SC FORSYTH, LLC**

3. AMOUNTS REQUESTED TO BE DISBURSED:

Description of TIF Eligible Project Cost	Amount
Total	

4. The amount requested to be disbursed pursuant to this Request for Reimbursement will be used to reimburse the Developer for Redevelopment Project Costs for the Project detailed in ***Exhibit "2"*** of the Redevelopment Agreement.

5. The undersigned certifies that:

   a. the amounts included in (3) above were made or incurred or financed and were necessary for the Project and were made or incurred in accordance with the construction contracts, plans and specifications heretofore in effect; and

   b. the amounts paid or to be paid, as set forth in this Request for Reimbursement, represent a part of the funds due and payable for TIF Eligible Redevelopment Project Costs; and

   c. the expenditures for which amounts are requested represent proper Redevelopment Project Costs as identified in the "Limitation of Incentives to Developer" described in ***Section "D"*** of the Redevelopment Agreement, have not been included in any previous Request for Reimbursement, have been properly recorded on the Developer's books and are set forth with invoices attached for all sums for which reimbursement is requested, and proof of payment of the invoices; and

   d. the amounts requested are not greater than those necessary to meet obligations due and payable or to reimburse the Developer for its funds actually advanced for Redevelopment Project Costs; and

   e. the Developer is not in default under the Redevelopment Agreement, and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under the Redevelopment Agreement.

6. **Attached to this Request for Reimbursement is *Exhibit "1"* of the Redevelopment Agreement, together with copies of invoices, proof of payment of the invoices, and Mechanic's Lien Waivers relating to all items for which reimbursement is being requested.**

SUBMITTED BY: ____(Developer)

Title:______________________________________

FOR VILLAGE USE:

REVIEWED BY JACOB & KLEIN, LTD. & THE ECONOMIC DEVELOPMENT GROUP, LTD.

BY: ______________________________________

Title:______________________________ Date: ____________________

VILLAGE OF FORSYTH, ILLINOIS

BY: ______________________________________

Title: ____________________________ Date: ____________________

NEW BUSINESS

ITEM 7

1 SITE PLAN
1" = 40'-0"

PRINTED ON 4/14/2022 12:01:51 PM

ORIGINAL SHEET SIZE: 22 X 34

ARCHITECTURAL EXPRESSIONS LLP
ARCHITECTS · ENGINEERS

ARCHITECTURAL EXPRESSIONS, LLP
113 ILLINI DRIVE, FORSYTH, IL 62535
PHONE: 217-877-4620 FAX: 217-877-4625
www.aexllp.com
IL DESIGN FIRM No. 184-001487

DATE:
LIC. EXP.:

SITE PLAN

FIRE HOUSE ALTERATIONS
HICKORY POINT FIRE PROTECTION DISTRICT
450 SOUTH SMITH STREET FORSYTH, IL

No.	Description	Date

PRELIMINARY

Project Number	6538
Date	04/14/2022
Drawn By	MTK
Checked By	JWF

A100

ARCHITECTURAL
EXPRESSIONS LLP
ARCHITECTS · ENGINEERS

ARCHITECTURAL EXPRESSIONS, LLP
113 ILLINI DRIVE, FORSYTH, IL 62535
PHONE: 217-877-4620 FAX: 217-877-4625
www.aexllp.com
IL DESIGN FIRM No. 184-001487

LIC. EXP.:
DATE:

FIRE HOUSE ALTERATIONS

HICKORY POINT FIRE PROTECTION DISTRICT
450 SOUTH SMITH STREET FORSYTH, IL

SITE PLAN - NO UNDERLAY

No.	Description	Date

PRELIMINARY

Project Number	6538
Date	04/14/2022
Drawn By	MTK
Checked By	JWF

A101

1 SITE PLAN - NO UNDERLAY
1" = 40'-0"

PRINTED ON 4/14/2022 12:01:51 PM

ORIGINAL SHEET SIZE: 22 X 34

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: May 3, 2022
Subject: Fire Dept

Fire Chief Josh Trendler of the HP Fire Protection District has reached out to AEX about the viability of removing the roof of their occupied support space to add a second story. The purpose of the expansion would be to create bunk rooms, relocate their lounge, and expand training space. Although this kind of vertical expansion may be viable from a construction perspective, it would require that they vacate all of their support services for several months and cause significant operational disruption. It would also be really challenging to keep this finished space dry during envelope construction. A better solution would be to expand the footprint of the building, but they are currently landlocked.

They approached Architectural Expressions about a vertical expansion that would require the removal of roof over their primary support space. This portion of the building houses dispatch, offices, kitchen, day room, bunk room, toilets, locker rooms, etc. From a construction standpoint ,this may be viable, but for an operational station, it is not practical. It would also subject much of this finished space to potential weather damage during construction. The expansion they would like to do would likely be between 1,800 and 2,400 s.f. depending on final programming, construction approach, and ground available.

If an arrangement for a long-term land lease could be made with the Village, it would allow the department to expand to the east with reasonable security for their investment. The ground in question is a portion of the abandoned rail property recently acquired by the village. The old rail property is 200' wide. We are showing a 70' proposed land lease abutting the HP Township property. This would leave 30' to the centerline of the property (old rail bed location) where we understand a walking/bike trail expansion is proposed. The rear property setback in Forsyth is 10' for B-Business zoning. With current building 10 from the existing property line, this would allow for a maximum building expansion length of 70'. This would leave a 40' minimum buffer between the building and the proposed walking/bike path centerline. This is comparable to the buffer in several other Forsyth neighborhoods where the trail system is routed near homes.

As always, if you are in need of anything further regarding this or any other matter, please do not hesitate to contact me.

CLOSED SESSION