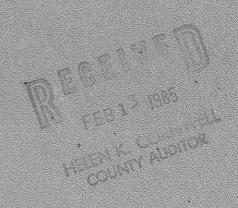
Danville,

<u>lllinois</u>

ANNUAL REPORT

October 31, 1984





KESLER & CO., LTD.

CERTIFIED PUBLIC ACCOUNTANTS

Danville,

Illinois

ANNUAL REPORT

October 31, 1984

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This report consists of 16 pages.

KESLER & CO., LTD. CERTIFIED PUBLIC ACCOUNTANTS

Board of Directors

Danville Public Building Commission

Danville, Illinois

We have examined the combined financial statements of the Dan-ville Public Building Commission and its combining and individual fund financial statements as of and for the year ended October 31, 1984, as listed in the table of contents. Our examination was made in accordance with generally accepted auditing standards, and accordingly, included such tests of the accounting records and such other auditing procedures as we considered necessary in the circumstances.

In our opinion, the combined financial statements referred to above present fairly the financial position of the Danville Public Building Commission at October 31, 1984, and the results of its operations for the year then ended in conformity with generally accepted accounting principles, applied on a basis consistent with that of the preceding year. Also, in our opinion, the combining and individual fund financial statements referred to above present fairly the financial position of the individual funds of the Danville Public Building Commission at October 31, 1983, their results of operations for the year then ended in conformity with generally accepted accounting principles applied on a basis consistent with that of the preceding year.

Our examination was made for the purpose of forming an opinion on the combined financial statements taken as a whole and on the combining and individual fund financial statements. The accompanying financial information listed as supporting schedules in the table of contents is presented for purposes of additional analysis and is not a required part of the combined financial statements of the Danville Public Building Commission. The information has been subjected to the auditing procedures applied in the examination of the combined, combining, and individual fund financial statements and, in our opinion, is fairly stated in all material respects in relation to the combined financial statements taken as a whole.

Kesler & Co., Ltd.

December 13, 1984 Danville, Illinois

COMBINING BALANCE SHEET October 31, 1984

Exhibit 1

<u>A S S E T S</u>	School Building Fund	Public Safety Building Fund	New East End Elementary School Building Fund	(Memorandum Only) 1984
Cash	719	8,812	8	9,539
Investments	2,742,680	653,518	1,105,729	4,501,927
Accrued interest receivable	43,439	8,082	23,525	75,046
Due from School Building Fund	-	3,400	· -	3,400
Due from New East End Elementary		•		,
School Building Fund	÷	3,400	<u> </u>	3,400
Property, plant and equipment (net		•		ŕ
of accumulated depreciation) (Note 3)	1,986,326	5,533,684	970,785	8,490,795
•				
Total assets	4,773,164	6,210,896	2,100,047	13,084,107
LIABILITIES and CURRENT LIABILITIES:	FUND B	ALANCE	<u>\$</u>	
Accounts payable	12,422	45,995	1,981	60,398
Interest payable	29,293	-	19,021	48,314
Bonds payable (Note 2)	425,000	-	75,000	500,000
Due to City of Danville, Illinois	-	91,808	· ·	91,808
Due to County of Vermilion, Illinois	<u> </u>	252,993	_	252,993
Due to Public Safety Building Fund	3,400	· .	3,400	6,800
Total current liabilities	470,115	390,796	99,402	960,313
LONG-TERM LIABILITIES:				<u> </u>
Bonds payable (Note 2)	250,000	·	850,000	1,100,000
FUND BALANCE:				Υ.
Reserved for Revenue Account	5.	-	-	5
Reserved for Operations and				
Maintenance Account	239,725	· <u>-</u>	262,536	502,261
Reserved for Bond Sinking Account	174,671	_	5,287	179,958
Reserved for Bond Reserve Account	450,000	, .	110,000	560,000
Reserved for Surplus Revenue Account	1,174,921	-	727,037	1,901,958
Reserved for Fire Dispatch Account	.	10,158	-*/	10,158
Reserved for Burglar Alarm Account	-	3,500	-	3,500
Reserved for Capital Improvements Accou	int -	272,758	-	272,758
Reserved in escrow	702,400	, -	_	702,400
Unreserved	1,311,327	5,533,684	45,785	6,890,796
Total fund balance (Exh. II)	4,053,049	5,820,100	1,150,645	11,023,794
Total liabilities and fund balance	4,773,164	6,210,896	2,100,047	13,084,107

The accompanying notes are an integral part of this report.

COMBINING STATEMENT of REVENUES, EXPENDITURES and CHANGES in FUND BALANCES Year ended October 31, 1984

Exhibit II

		•	New East	
			End	
		Public	Elementary	
	School	Safety	School	
	Building	Building	Building	Total
	Fund	Fund	Fund	1 9 8 4
REVENUES:		· · · · · · · · · · · · · · · · · · ·	-	
Rent	500,000	1,900,111	180,000	2,580,111
Interest on investments	219,128	137,303	102,738	459,169
Fees	-	20,226	 .	20,226
Miscellaneous		2,153	_	2,153
Total revenues	719,128	2,059,793	282,738	3,061,659
EXPENDITURES:				
Administrative	_	55,221		55,221
Operations and Maintenance	18,433	552,332	6,044	576,809
Communications	· _	392,764	_	392,764
Loaned employees	<u>-</u>	586,534	_	586,534
Reimbursements		344,801		344,801
Interest on bonds	32,800	_	45,938	78,738
Depreciation (Note 3)	50,929	236,264	39,155	326,348
		************	*	
Total expenditures	102,162	2,167,916	91,137	2,361,215
EXCESS (DEFICIENCY) of REVENUES			·	
over EXPENDITURES	616,966	(108,123)	191,601	700,444
	•	•	•	±
FUND BALANCEbeginning of year	3,436,083	5,928,223	959,044	10,323,350
FUND BALANCEend of year (Exh. !)	4,053,049	5,820,100	1 150 645	11,023,794
TO STATE OF ON OIL YOUR CENTER IT	.,000,040	2,020,00	. , , , , , , , , , , , , , , , , , , ,	1190229127

The accompanying notes are an integral part of this report.

STATEMENT of CHANGE in FINANCIAL POSITION Year ended October 31, 1984

Exhibit 111

SOURCES of WORKING CAPITAL: Operations	
Excess revenues over expenditures	700.444
Item not requiring working capitaldepreciation	326,348
Total operations	1,026,792
USES of WORKING CAPITAL:	-
Purchase of property, plant and equipment	23,258
Retirement of bonded indebtedness	500,000
Reduction on reserve for encumbrances	11,128
Total uses of working capital	534,386
NET INCREASE IN WORKING CAPITAL	492,406
ELEMENTS of NET INCREASE (DECREASE) in WORKING CAPITAL:	
Cash and investments	241,929
Interest receivable	20,074
Accounts payable	(12,176)
interest payable	8,163
Bond payable	(25,000)
Due to City and County	259,416
NET INCREASE IN WORKING CAPITAL	492,406

The accompanying notes are an integral part of this report.

NOTES to FINANCIAL STATEMENTS October 31, 1984

Exhibit IV Page 1

1 - SUMMARY of SIGNIFICANT ACCOUNTING POLICIES

The Danville Public Building Commission, Vermilion County, Illinois, a municipal corporation was organized under the provisions of the "Public Building Commission Act of the State of Illinois," approved July 5, 1955, as amended, was incorporated for the purpose of exercising the powers and authority prescribed by the provisions of said "Public Building Commission Act of the State of Illinois" and to enable the erecting, equipping and providing of modern public buildings to space and house the various branches, departments and agencies of government in the County Seat of Vermilion County, Illinois.

A. <u>Fund Accounting</u> - The accounts of the District are organized on the basis of funds and account groups, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures or expenses, as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The various funds are grouped, in the financial statements in this report, into one generic fund type, Internal Service Fund, and one broad fund category. Proprietary Fund.

PROPRIETARY FUND

<u>Internal Service Funds</u> - Internal Service Funds are used to account for the financing of goods or services provided by one department or agency to governments, on a cost-reimbursement basis.

NOTES to FINANCIAL STATEMENTS October 31, 1984

Exhibit IV Page 2

1 - SUMMARY of SIGNIFICANT ACCOUNTING POLICIES (continued)

B. Property, Plant and Equipment and Long-Term Liabilities - The accounting and reporting treatment applied to the fixed assets and long-term liabilities associated with a fund are determined by its measurement focus.

All proprietary funds are accounted for on a cost of services or "capital maintenance" measurement focus. This means that all assets and all liabilities (whether current or noncurrent) associated with their activity are included on their balance sheets. Their reported fund equity (net total assets) is segregated into contributed capital and retained earnings components. Proprietary fund type operating statements present increases (revenues) and decreases (expenses) in net total assets.

Depreciation of all exhaustible fixed assets used by proprietary funds is charged as an expense against their operations. Accumulated depreciation is reported on proprietary fund balance sheets. Depreciation has been provided over the estimated useful lives using the straight line method. The estimated useful lives are as follows:

Buildings 50 years Improvements 40 years Equipment 10 years

C. <u>Basis of Accounting</u> - Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

All proprietary funds are accounted for using the accrual basis of accounting. Their revenues are recognized when they are earned, and their expenses are recognized when they are incurred.

D. <u>Investments</u> - Investments are stated at cost or amortized cost, which approximates market.

NOTES to FINANCIAL STATEMENTS October 31, 1984

Exhibit IV Page 3

2 - CHANGES in LONG-TERM DEBT

SCHOOL BUILDING FUND

Bonded Indebtedness:

Original Issue: \$3,025,000

Revenue Bonds: \$5,000 each dated August 1, 1972

Interest paid June 1 and December 1

Due	Fiscal Year Ended		Interest	Amount of Bonds	Fiscal Year's Interest	Bonds Plus Interest
Date	10-31	Bond #'s	<u>Rate</u>	DONUS	Titletesi	interest
12-1-83	1984	395-474	4.5%	400,000	40,300	440,300
12-1-84	1985	475-559	4.6%	425,000	21,525	446,525
12-1-85	1986	560-609	4.7%	250,000	5,875	255,875
Total paya	ableNovembe	er 1, 1983	-	1,075,000	67,700	1,142,700
Retired or	r paid during	g fiscal yea	r	400,000	40,300	440,300
				•		
Payable	October 31,	1984		675,000	27,400	702,400

*Bond numbers 475-609 are subject to early recall at par, in reverse order, at any interest date after December 1, 1983 at the option of the Commission.

NEW EAST END ELEMENTARY SCHOOL BUILDING FUND

Bonded Indebtedness:

Original Issue: \$1,300,000

Revenue Bonds: \$5,000 each dated September 1, 1976

Interest paid June 1 and December 1

1984	61-75	4.6%	75,000	47,375	122,375
1985	76-90	4.7%	75,000	43,888	118,888
1986	91-130	4.8%	200,000	37,325	237,325
1987	131-170	4.9%	200,000	27,625	227,625
1988	171-215	5.0%	225,000	17,100	242,100
1989	216-260	5.1%	225,000	5,737	230,737
ovember 1,	1983		1,000,000	179,050	1,179,050
paid durin	g fiscal yea	r	75,000	47,375	122,375
ctober 31.	1984		925.000	131.675	1,056,675
	1985 1986 1987 1988 1989 ovember 1,	1985 76-90 1986 91-130 1987 131-170 1988 171-215 1989 216-260 ovember 1, 1983	1985 76-90 4.7% 1986 91-130 4.8% 1987 131-170 4.9% 1988 171-215 5.0% 1989 216-260 5.1% ovember 1, 1983 paid during fiscal year	1985 76-90 4.7% 75,000 1986 91-130 4.8% 200,000 1987 131-170 4.9% 200,000 1988 171-215 5.0% 225,000 1989 216-260 5.1% 225,000 ovember 1, 1983 1,000,000 paid during fiscal year 75,000	1985 76-90 4.7% 75,000 43,888 1986 91-130 4.8% 200,000 37,325 1987 131-170 4.9% 200,000 27,625 1988 171-215 5.0% 225,000 17,100 1989 216-260 5.1% 225,000 5,737 ovember 1, 1983 1,000,000 179,050 paid during fiscal year 75,000 47,375

There are a number of requirements contained in the various bond resolutions. The Commission is in compliance with all significant requirements.

NOTES to FINANCIAL STATEMENTS October 31, 1984

Exhibit IV Page 4

3 - CHANGES In PROPERTY, PLANT and EQUIPMENT

			<u>Dep</u>	recia	tion	Cost less
			To		То	Accumulated
D.e	epreciat	ion	Nov. 1,	Current	Oct.31,	Depreciation
Description	Rate	Cost	1983	Expense	1 9 8 4	to Date
SCHOOL BUILDING F	UND:			,		
Furniture and						-
fixtures	10%	3,570	3,570	_	3 , 570	-
High School						
addition	2%	1,630,012	325,958	32,600	358,558	1,271,454
Liberty Lane	2%	916,479	183,278	18,329	201,607	714,872
		2,550,061	512,806	50,929	563,735	1,986,326
PUBLIC SAFETY BUI	LDING:					
Land		558,575	-	-	÷	558,575
Public Safety						
Building	2.5%	5,927,695	1,122,537	148,193	1,270,730	4,656,965
Equipment	.0%	744,702	371,902	74,473	446,375	298,327
Furniture and						
fixtures	.0%	135,987	102,572	13,598	116,170	19,817
	,	7,366,959	1,597,011	236,264	1,833,275	5,533,684
NEW EAST END ELEM	IENTARY	SCHOOL BUILDI	NG FUND:			
Building	2.5%	1,061,347	158,940	26,534	185,474	875,873
Furniture and						
fixtures	.0%	115,648	68,099	11,565	79,664	35,984
Other	5 %	2.1,140	5,521	1,056	6 , 577	14,563
Land		44,365	<u>-</u>	-	<u> </u>	44,365
	· · · · · · ·	1,242,500	232,560	39,155	271,715	970,785
			`			
Total commiss	sion	11,159,520	2,342,377	326,348	2,668,725	8,490,795

4 - LEASE AGREEMENTS

SCHOOL BUILDING FUND

The school facilities owned by the School Building Fund of the Danville Public Building Commission are leased to Community Consolidated School District #118 for the period November 1, 1973 to October 31, 1986. Lease payments are due on November 1 of each year as follows:

1985 295,000

NOTES to FINANCIAL STATEMENTS October 31, 1984

Exhibit IV Page 5

4 - LEASE AGREEMENTS (continued)

Any prepaid rents are to be held in the Revenue Account until the due date.

Any interest from investment of prepaid rent is to be deducted from the final rent payment due. Interest of \$774 was accrued to District #118 for prepaid rent. There is a total prepaid rent of \$16,251 at October 31, 1984.

The maintenance, operation, upkeep, and safekeeping of the entire premises is the sole responsibility of the School District with the exception of insurance on the premises, which is to be paid by the Public Building Commission.

PUBLIC SAFETY BUILDING FUND

A lease agreement was entered into as of November 1, 1981, with the City of Danville and County of Vermilion wherein the Commission has agreed to lease such premises to the City and County for their joint use. This agreement includes the operations of a Joint Communications Center whose costs will be divided and apportioned equally between the County and City. The agreement provides also for the salaries and fringe benefits of "leased" employees whose costs shall be apportioned solely to the County. This agreement provided for the lease account and capital improvements account.

Lease payments are due as follows:

	<u>Total</u>	County	City	
November 1, 1984	2,090,115	1,577,460	512,655	

NOTES to FINANCIAL STATEMENTS October 31, 1984

Exhibit IV Page 6

4 - LEASE AGREEMENTS (continued)

If, in any year, the rental payments are in excess of funds required, the Commission shall either refund the excess to the City and County or the City and County may abate their respective tax levies by the excess. If, in any year, the rental payments are insufficient, the Commission shall consult with the City and County and provide essential services that can be had by use of such available funds. For the year ended October 31, 1984, rental payments were in excess of funds required, accordingly refunds of the excess were made as follows:

City of Danville, Illinois			91,808
County of Vermilion, Illinois			252,993
Total		•	344,801

NEW EAST END ELEMENTARY SCHOOL BUILDING FUND

The school facilities are to be leased to Community Consolidated School District #118 according to provisions below in a lease document dated September 1, 1976.

Lease payments are due on November 1 of each year as follows:

			Amount
Year	-	•	of Rents
			*
1985			290,000
1986			286,000
1987			270,000
Total			846,000

Any prepaid rents are to be held in the Revenue Fund until the due date. Any interest from investment of prepaid rent is to be deducted from the final rent payment due.

NOTES to FINANCIAL STATEMENTS October 31, 1984

Exhibit IV Page 7

5 - ILLINOIS MUNICIPAL RETIREMENT FUND

The Commission is a participating member of the Illinois Municipal Retirement Fund which covers all of its employees who:

- (a) occupy a job normally requiring 600 hours or more per year;
- (b) are paid on a regular payroll from district funds;
- (c) were under age seventy when first entering employment; and
- (d) are not covered by another state created retirement system for the same service.

Employees not qualifying for coverage under the Illinois Municipal Retirement

Fund are considered as "nonparticipating employees" and are covered under social security.

The annual Commission contribution rate, which is determined by the State of Illinois, provides for funding of prior service costs, including interest, as determined actuarially over a future period of not more than 40 years. Information concerning the amount, if any, of the excess of the actuarially computed value of vested benefits over the total available in the pension fund is not available.

PUBLIC SAFETY BUILDING FUND--LEASE ACCOUNT STATEMENT of EXPENDITURES COMPARED to BUDGET Year ended October 31, 1984

Schedule A

			Variance Favorable
	Budget	Actual	(Unfavorable)
ADMINISTRATIVE:	Budget	ACTUAT	(Olliator abrox
Salaries	38,582	27,729	10,853
Payroll taxes	6,124	5,198	926
Employee insurance	1,588	312	1,276
Office supplies	1,900	1,092	808
Maintenanceoffice equipment	500	256	244
Audit	3,000	1,586	1,414
Legal	18,725	14,842	3,883
Travel	2,000	1,569	431
Computer services	2,340	2,118	222
Miscellaneous	1,000	519	481
Total administrative	75,759	55,221	20,538
		77,221	20,750
OPERATION and MAINTENANCE: Salaries	140,038	139,973	65
Payroll taxes	22,320	21,074	1,246
Employee insurance	14,710	13,953	757
Insurance	29,568	23,087	6,481
Utilities	198,154	177,142	21,012
	1,718	1,658	60
Telephone	9,671	8,991	680
Janitorial supplies Maintenance supplies	11,329	11,329	-
Contracted services	110,000	103,738	6,262
Maintenance services—equipment	7,800	6,266	1,534
Maintenance serviceequipment Maintenance servicebuilding and grounds	4,000	2,287	1,713
Equipment replacement and building repairs	24,693	24,693	· • • • • • • • • • • • • • • • • • • •
Snow removal	2,700	1,220	1,480
	1,100	611	489
Miscellaneous Professional services	16,500	15,740	760
	1,000	570	430
Cleaning equipment Total operation and maintenance	595,301	552,332	42,969
LOANED EMPLOYEES:			
	532,098	498,718	33,380
Salaries Fringe benefits	87,802	87,784	18
Miscellaneous	-	32	(32)
Total loaned employees	619,900	586,534	33,366
COMMUNICATIONS:		300,33	
Salaries	322,000	302,208	19,792
Payroll taxes	48,655	48,377	278
Insurance	33,000	28,473	4,527
Telephone	9,147	10,757	(1,610)
Office supplies	4,000	1,936	2,064
Maintenance service	1,853	140	1,713
Miscellaneous	1,000	873	127
Total communications	419,655	392,764	26,891
REIMBURSEMENTS:		272,707	
City of Danville, Illinois		91,808	(91,808)
County of Vermilion, Illinois	_	252,993	(252,993)
Total reimbursements	·	344,801	(344,801)
total (ethoursements		777,001	(),7,001)

SCHOOL BUILDING FUND STATEMENT of CHANGES in RESERVED ACCOUNTS Year ended October 31, 1984

Schedule B

	Escrow	Revenue	Operations and <u>Maintenance</u>	Bond Sinking	Bond Reserve	Surplus Revenue
FUND BALANCEbeginning of year		5	239,725	165,140	450,000	1,618,958
REVENUES:						÷ .
Rent	-	500,000	-	-		
Interest		16,702	21,592	17,681	46,028	117,125
Total revenues		516,702	21,592	17,681	46,028	117,125
EXPENDITURES:						
Operations and maintenance		-	17,160	-	-	
Bond principal	-	-	· -	400,000		-
Bond interest	_	_	<u></u>	32,800	-	-
Other interest and bank fees	500	774	500			<u> </u>
Total expenditures	500	7.74	17,660	432,800		
TRANSFERS:		-			•	-
From Operations and Maintenance	31,045		-		 .	_
From Revenue Account	.	_	27,113	424,650	• -	64, 165
From Surplus Revenue	671,855		· .	· _	-	-
From Bond Reserve	<u> </u>			 ,	· _	46,528
To Escrow	-	_	(31,045)		-	(671,855)
To Operations and Maintenance	ند	(27,113)	. -	-		_
To Bond Sinking	<u>-</u> ·	(424,650)		-	_	<u>~</u>
To Surplus Revenue		(64, 165)			(46,028)	_
Total transfers	702,900	(515,928)	(3,932)	424,650	(46,028)	(561,162)
FUND BALANCEend of year	702,400		239,725	174,671	450,000	1,174,921

PUBLIC SAFETY BUILDING FUND STATEMENT of CHANGES in RESERVED ACCOUNTS Year ended October 31, 1984

Schedule C

	Commu- nication Center	Loaned Employees	Lease	Fire Dispatch	Burglar Alarm	Capital Improvements
FUND BALANCEbeginning of year			·	9,250	1,750	170,534
REVENUES:						-
Rent	419,655	619,900	760,556	-		100,000
Fees	-	_	· -		19,974	_
Interest	20,268	30,335	59,713	-	1,293	24,786
Miscellaneous	252		1,073	908		
Total revenues	440,175	650,235	821,342	908	21,267	124,786
EXPENDITURES:						
Administrative	_	-	55,164	_	57	
Operations and maintenance	_	_	552,332	_	-	••
Communications	392,764	_	-			_
Loaned employees		586,534	· _	-	- i	_
Reimbursements	47,411	63,701	233,689	_	:-	-
Equipment purchased	•	_	· -	-	-	5,336
Building alterations .			-			16,843
Total expenditures	440,175	650 , 235	841,185	-	57	22,179
TRANSFERS:						
From Burglar Alarm	-	· -	19,460	***		• _
From Lease		-	_		-	9,868
From Capital Improvements	_	-	10,251	_	· -	***
To Lease	-	_	<u>-</u>	- `	(19,460)	(10,251)
To Capital Improvements			(9,868)	-		_
Total transfers			19,843	· -	(19,460)	(383)
FUND BALANCEend of year		-		10,158	3,500	272,758

NEW EAST END ELEMENTARY SCHOOL BUILDING FUND STATEMENT of CHANGES in RESERVED ACCOUNTS Year ended October 31, 1984

Schedule D

	Operations							
		and	Bond	Bond	Surplus			
	Revenue	<u>Maintenance</u>	Sinking	Reserve	Revenue			
FUND BALANCEbeginning of year		243,967	4,347	110,000	590,790			
REVENUES:					ي			
Rent	180,000	***	-	_	_			
Interest	11,969	24,613	940	12,478	52,738			
Total revenues	191,969	24,613	940	12,478	52,738			
, , , , , , , , , , , , , , , , , , , ,								
EXPENDITURES:								
Administrative		6,044	_ ,	_	=			
Bond principal	-	-	75,000	***	-			
Bond interest			45,938		_			
Total expenditures		6,044	120,938	-				
TRANSFERS:			•					
From Revenue	.		120,938	· _	71,031			
From Bond Reserve	-		-	_	12,478			
To Bond Sinking	(120,938)	_	 ,	-	-			
To Surplus Revenue	(71,031)	_	_	-				
To Bond Reserve				(12,478)	_			
	,			•				
Total transfers	(191,969)	-	120,938	(12,478)	83,509			
FUND BALANCEend of year		262,536	5,287	110,000	727,037			

COMMISSION OFFICIALS

Schedule E

Arthur N. Fleming

Curtis S. Mettam

Robert K. Hoecker

Ralph G. Sheperd

Arlyn Ranzenberger

Herbert F. Hales, Jr.

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