

**VILLAGE OF LEMONT**  
TRANSIT-ORIENTED DEVELOPMENT (TOD)  
TAX INCREMENT FINANCING FUND

FINANCIAL STATEMENTS  
AND  
INDEPENDENT AUDITORS' REPORT AND  
INDEPENDENT AUDITORS' REPORT ON COMPLIANCE

AS OF AND FOR THE YEAR ENDED APRIL 30, 2023

**VILLAGE OF LEMONT**  
**TRANSIT-ORIENTED DEVELOPMENT TAX INCREMENT FINANCING FUND**  
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AS OF AND FOR THE YEAR ENDED APRIL 30, 2023

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## **Independent Auditors' Report**

To the Honorable Mayor and Board of Trustees of  
Village of Lemont, Illinois

### **Report on the Audit of the Financial Statements**

#### ***Opinion***

We have audited the financial statements of the Village of Lemont Transit-Oriented Development Tax Increment Financing Fund (the Fund), of the Village of Lemont, Illinois, as of and for the year ended April 30, 2023, and the related notes to the financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position for the Fund, of the Village of Lemont, Illinois, as of April 30, 2023, and the changes in financial position and, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Fund 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 opinion.

#### ***Emphasis of Matter***

As discussed in Note 1, the financial statements of the Fund of the Village of Lemont, Illinois, are intended to present the financial position, the changes in the financial position, and where applicable, cash flows of only the Fund. They do not purport to, and do not, present fairly the financial position of the Village of Lemont, Illinois, as of April 30, 2023, and the changes in financial position, or cash flows 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.

#### ***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.

### ***Auditors' 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 auditors' report that includes our opinion. 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 GAAS and *Government 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 GAAS and *Government 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 the Fund'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.

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***

Management has omitted the Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic or historical context. Our opinion on the financial statements is not affected by this missing information.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated September 15, 2023 on our consideration of the Village of Lemont's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Village of Lemont's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Village of Lemont's internal control over financial reporting and compliance.

*Baker Tilly US, LLP*

Oak Brook, Illinois  
September 15, 2023

## Independent Auditors' Report on Compliance

The Honorable Mayor and Board of Trustees of  
Village of Lemont, Illinois

We have audited the financial statements of the Village of Lemont Transit-Oriented-Development Tax Increment Financing Fund, as of and for the year ended April 30, 2023 and have issued our report thereon dated September 15, 2023. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

In connection with our audit, nothing came to our attention that caused us to believe that the Village of Lemont failed to comply with provisions of Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, "An Act in Relation to Tax Increment Financing", insofar as it relates to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Village of Lemont's noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the Board of Trustees, management, the State of Illinois, and others within the Village of Lemont and is not intended to be, and should not be, used by anyone other than the specified parties.

*Baker Tilly US, LLP*

Oak Brook, Illinois  
September 15, 2023

**VILLAGE OF LEMONT**  
**TRANSIT-ORIENTED DEVELOPMENT TAX INCREMENT FINANCING FUND**  
BALANCE SHEET  
AS OF APRIL 30, 2023

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**Assets:**

Cash and investments	\$ 53,846
Property taxes receivable	<u>46,849</u>
Total assets	<u><u>\$ 100,695</u></u>

**Liabilities, Deferred Inflows of Resources and Fund Balance**

**Liabilities:**

Accounts payable	\$ 1,284
Due to other funds	<u>29,000</u>
Total liabilities	<u>30,284</u>

**Deferred Inflows of Resources:**

Property taxes levied for future periods	<u>46,849</u>
Total deferred inflows of resources	<u>46,849</u>
Total liabilities and deferred inflows of resources	<u>77,133</u>

**Fund Balance:**

Unassigned	<u>23,562</u>
Total fund balance	<u>23,562</u>
Total liabilities, deferred inflows of resources and fund balance	<u><u>\$ 100,695</u></u>

**VILLAGE OF LEMONT**  
**TRANSIT-ORIENTED DEVELOPMENT TAX INCREMENT FINANCING FUND**  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
FOR THE YEAR ENDED APRIL 30, 2023

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**Revenues:**

Property taxes	\$ <u>96,596</u>
Total revenues	<u>96,596</u>

**Expenditures:**

Current:	
General government	98,651
Capital outlay	<u>4,650</u>
Total expenditures	<u>103,301</u>

Excess (deficiency) of revenues over expenditures	<u>(6,705)</u>
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**Other Financing Uses:**

Transfer in	<u>50,000</u>
Total other financing uses	<u>50,000</u>

Net change in fund balance	43,295
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Fund balance (deficit), beginning of year	<u>(19,733)</u>
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Fund balance, end of year	<u><u>\$ 23,562</u></u>
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**VILLAGE OF LEMONT**  
**TRANSIT-ORIENTED DEVELOPMENT TAX INCREMENT FINANCING FUND**  
NOTES TO FINANCIAL STATEMENTS  
AS OF AND FOR THE YEAR ENDED APRIL 30, 2023

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**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the Transit-Oriented Development Tax Increment Financing Fund of the Village of Lemont, Illinois (the Village), have been prepared in conformity with accounting principles generally accepted in the United States of America, as applied to government units (hereinafter referred to as generally accepted accounting principles (GAAP)). The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

**Reporting Entity**

The financial statements present only the Transit-Oriented Development Tax Increment Financing Fund, a fund of the Village of Lemont. They do not purport to, and do not, present fairly, the financial position of the Village of Lemont.

**Fund Accounting**

Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities. A fund is a separate accounting entity with a self-balancing set of accounts.

**Basis of Accounting**

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental funds are accounted for using a current financial resources measurement focus. With the measurement focus, only current assets, deferred outflows of resources, current liabilities, and deferred inflows of resources generally are included on the balance sheet. Operating statements of these funds present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in current assets.

The modified accrual basis of accounting is used by all governmental fund types. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). Measurable means the amount of the transaction can be determined and available means collectible within the current period. For this purpose, the Village considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The Village recognizes property taxes when they become both measurable and available and for the period intended to finance. Expenditures are recorded when the related fund liability is incurred.

The revenues susceptible to accrual are property taxes and investment income.

**Deferred Inflows of Resources**

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.



**VILLAGE OF LEMONT**  
**TRANSIT-ORIENTED DEVELOPMENT TAX INCREMENT FINANCING FUND**  
NOTES TO FINANCIAL STATEMENTS  
AS OF AND FOR THE YEAR ENDED APRIL 30, 2023

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**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Fund Balance**

Governmental fund equity is classified as fund balance. Fund balance is further classified as nonspendable, restricted, committed, assigned, or unassigned. Nonspendable fund balance cannot be spent because of its form. Restricted fund balance has limitations imposed by enabling legislation or an outside party. Committed fund balance is a limitation imposed by the Village board through approval of resolutions. Assigned fund balances is a limitation imposed by a designee of the Village board. The Transit-Oriented Development Tax Increment Financing Fund does not report any assigned fund balances. A negative unassigned fund balance represents excess expenditures incurred over the amounts restricted, committed, or assigned to those purposes.

When both restricted and unrestricted fund balances are available for use, it is the Village's policy to use restricted fund balance first, then unrestricted fund balance. Furthermore, committed fund balances are reduced first, followed by assigned amounts, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those unrestricted fund balance classifications can be used.

**NOTE 2 – CASH AND INVESTMENTS**

*Permitted Deposits and Investments*

The Village's investment policy authorizes the Village to invest in all investments allowed by Illinois Compiled Statutes. These include deposits/investments in insured commercial banks, savings and loan institutions, obligations of the U.S. Treasury and U.S. Agencies, insured credit union shares, money market mutual funds with portfolios of securities issued or guaranteed by the United States or agreements to repurchase these same obligations, repurchase agreements, short-term commercial paper rated within the three highest classifications by at least two standard rating services, and Illinois Funds (created by the Illinois State Legislature under the control of the State Comptroller that maintains a \$1 per share value which is equal to the participants fair value).

It is the policy of the Village to invest its funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the Village and conforming to all state and local statutes governing the investment of public funds, using the "prudent person" standard for managing the overall portfolio. The primary objectives of the policy are, in order of priority, legality, safety, liquidity, and yield.

At April 30, 2023, the total cash and investments of the Fund was \$53,846. The cash and investments were comprised solely of deposits with financial institutions.

**NOTE 3 – INTERFUND PAYABLES**

Due from other funds and transfer in represents moving revenues from the fund that collects the revenue to the fund that the budget requires to expend them. Due to other funds represents a short term interfund loan from the Village's General Fund to cover a cash deficit.

**VILLAGE OF LEMONT**  
**TRANSIT-ORIENTED DEVELOPMENT TAX INCREMENT FINANCING FUND**  
NOTES TO FINANCIAL STATEMENTS  
AS OF AND FOR THE YEAR ENDED APRIL 30, 2023

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**NOTE 4 – RECEIVABLES - TAXES**

Property taxes are levied in December of each year on all taxable real property in the Village and attach as an enforceable lien on the property as of the preceding January 1st. Property taxes receivable represent the balance due on the 2022 levy. Tax bills are prepared by the County and issued on or about February 1, 2023, and are payable in two installments, on or about March 1, 2023 and August 1, 2023. Tax Increment Financing (TIF) property tax receipts are received in two installments similar to levied taxes described above. TIF property taxes are not levied, but are paid by the County from incremental property tax receipts of all taxing bodies within a TIF district. The County collects such taxes and remits them periodically. Management has determined that an allowance for uncollectible accounts is not necessary.