



**CITY OF GENEVA, ILLINOIS**

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TAX INCREMENT FINANCING DISTRICT TIF #2  
EAST STATE STREET AREA FUND

REPORT ON COMPLIANCE  
WITH PUBLIC ACT 85-1142

For the Year Ended April 30, 2024



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**CITY OF GENEVA, ILLINOIS**  
**TAX INCREMENT FINANCING DISTRICT**  
**TAX INCREMENT FINANCING #2**  
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**INDEPENDENT ACCOUNTANT'S REPORT**

1415 West Diehl Road, Suite 400  
Naperville, IL 60563  
630.566.8400

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## **INDEPENDENT ACCOUNTANT'S REPORT**

The Honorable Mayor  
Members of the City Council  
City of Geneva, Illinois

We have examined management's assertion, included in its representation letter dated September 30, 2024 that the City of Geneva, Illinois (the City) complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended April 30, 2024. Management is responsible for the City's assertion and for compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the City'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 management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, 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.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the City of Geneva's compliance with the specified requirements.

In our opinion, management's assertion that the City of Geneva, Illinois complied with the aforementioned requirements for the year ended April 30, 2024 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Mayor, the City Council, management of the City, Illinois State Comptroller's Office and the joint review boards and is not intended to be and should not be used by anyone other than these specified parties.

*SiKich CPA LLC*

Naperville, Illinois  
September 30, 2024

**INDEPENDENT AUDITOR'S REPORT  
ON SUPPLEMENTARY INFORMATION**

1415 West Diehl Road, Suite 400  
Naperville, IL 60563  
630.566.8400

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## **INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION**

The Honorable Mayor  
Members of the City Council  
City of Geneva, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Geneva, Illinois (the City) as of and for the year ended April 30, 2024, and the notes to financial statements, which collectively comprise the basic financial statements of the City, and have issued our report thereon dated September 30, 2024, which expressed an unmodified opinion on those statements.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements as a whole. The supplementary information (schedule of revenues, expenditures, and changes in fund balance and balance sheet for the Tax Increment Financing (TIF) #2 - East State Street Area Fund) is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information 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 information is fairly stated in all material respects in relation to the basic financial statements as a whole.

*SiKich CPA LLC*

Naperville, Illinois  
September 30, 2024

**SUPPLEMENTARY INFORMATION**

**CITY OF GENEVA, ILLINOIS**

**BALANCE SHEET  
TAX INCREMENT FINANCING #2  
EAST STATE STREET AREA FUND**

April 30, 2024

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	<b><u>Tax Increment Financing #2</u></b>
<b>ASSETS</b>	
Cash and investments	\$ 1,189,302
Receivables	
Property taxes	303,420
Accrued interest	12,262
Other	<u>224,801</u>
<b>TOTAL ASSETS</b>	<b><u><u>\$ 1,729,785</u></u></b>
<b>LIABILITIES</b>	
Accounts payable	\$ 25,890
Wages payable	<u>3,169</u>
Total Liabilities	<u>29,059</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Unavailable property tax revenue	<u>303,420</u>
Total deferred inflows of resources	<u>303,420</u>
<b>FUND BALANCES</b>	
Restricted	
Economic development	<u>1,397,306</u>
Total Fund Balances	<u>1,397,306</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<b><u><u>\$ 1,729,785</u></u></b>

(See independent auditor's report.)

**CITY OF GENEVA, ILLINOIS**

**SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES  
TAX INCREMENT FINANCING #2  
EAST STATE STREET AREA FUND**

For the Year Ended April 30, 2024

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	<b><u>Tax Increment Financing #2</u></b>
<b>REVENUES</b>	
Taxes	
Property taxes	\$ 267,616
Intergovernmental	224,801
Investment income	<u>50,782</u>
Total Revenues	<u>543,199</u>
<b>EXPENDITURES</b>	
Economic Development	
Personnel services	61,929
Commodities	650
Contractual services	95,742
Capital outlay	<u>281,001</u>
Total Expenditures	<u>439,322</u>
NET CHANGE IN FUND BALANCE	103,877
FUND BALANCE, MAY 1	<u>1,293,429</u>
<b>FUND BALANCE, APRIL 30</b>	<b><u><u>\$ 1,397,306</u></u></b>

(See independent auditor's report.)