

VILLAGE OF HOMEWOOD, ILLINOIS  
DOWNTOWN TOD TAX INCREMENT  
FINANCING DISTRICT FUND

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FINANCIAL AND COMPLIANCE REPORT



FOR THE FISCAL YEAR ENDED  
APRIL 30, 2025

2020 Chestnut Road  
Homewood, IL 30430  
Phone: 708.206.3372  
[www.homewoodil.gov](http://www.homewoodil.gov)

**VILLAGE OF HOMEWOOD, ILLINOIS  
DOWNTOWN TOD TAX INCREMENT FINANCING DISTRICT FUND**

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE**



**INDEPENDENT AUDITOR'S REPORT**

September 12, 2025

The Honorable Village President  
Members of the Board of Trustees  
And Village Manager  
Village of Homewood, Illinois

We have audited the accompanying basic financial statements of the Downtown TOD Tax Increment Financing District Fund of the Village of Homewood (the Village), Illinois as of and for the year ended April 30, 2025, as listed in the accompanying table of contents. These basic financial statements are the responsibility of the Village's management. Our responsibility is to express an opinion on these basic financial statements based on our audit.

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

As described in Note 1 to the basic financial statements, the financial statements present only the Downtown TOD Tax Increment Financing District Fund of the Village of Homewood, Illinois and are not intended to present fairly the financial position or results of operations of the Village of Homewood, Illinois, in conformity with accounting principles generally accepted in the United States of America.

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the Downtown TOD Tax Increment Financing District Fund of the Village of Homewood, Illinois as of April 30, 2025, and the results of its operations for the year then ended in conformity with accounting principles generally accepted in the United States of America.

We have also issued a report dated September 12, 2025 on our consideration of the Downtown TOD Tax Increment Financing District Fund's compliance with laws, regulations, contracts and grants.

*Lauterbach & Amen, LLP*

LAUTERBACH & AMEN, LLP

## **FINANCIAL STATEMENTS**



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED AUDITING STANDARDS**

September 12, 2025

To the Honorable President  
Members of the Board of Trustees  
And Village Manager  
Village of Homewood, Illinois

We have audited the basic financial statements of the Downtown TOD Tax Increment Financing District Fund of the Village of Homewood, Illinois, as of and for the year ended April 30, 2025, and have issued our report thereon dated September 12, 2025. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance

Compliance with laws, regulations, contracts, and grants applicable to the Financing District is the responsibility of the Village of Homewood's (the Village) management. As part of obtaining reasonable assurance about whether financial statements are free of material misstatement, we performed tests of the Village's compliance with certain provisions of laws, regulations, contracts and grants applicable to the Financing District, including the Village's compliance with subsection (q) of Section 11-74.4-3 of the State of Illinois Public Act 85-1132, *An Act in Relation to Tax Increment Financing*, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance with the provisions referred to in the preceding paragraph.

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

*Lauterbach & Amen, LLP*

LAUTERBACH & AMEN, LLP

**VILLAGE OF HOMEWOOD, ILLINOIS  
DOWNTOWN TOD TAX INCREMENT FINANCING DISTRICT FUND**

**Balance Sheet  
April 30, 2025**

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<b>ASSETS</b>	
Cash and Investments	<u>\$ 993,671</u>
<b>LIABILITIES</b>	
Accounts Payable	193
Due to Other Funds	<u>638,223</u>
Total Liabilities	<u>638,416</u>
<b>FUND BALANCE</b>	
Restricted	<u>355,255</u>
Total Liabilities and Fund Balance	<u><u>993,671</u></u>

**VILLAGE OF HOMEWOOD, ILLINOIS  
DOWNTOWN TOD TAX INCREMENT FINANCING DISTRICT FUND**

**Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Fiscal Year Ended April 30, 2025**

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Revenues	
Taxes	
Property Taxes	\$ 298,340
Interest Income	679
Total Revenues	<u>299,019</u>
Expenditures	
Community Development	<u>106,579</u>
Net Change in Fund Balance	192,440
Fund Balance - Beginning	<u>162,815</u>
Fund Balance - Ending	<u><u>355,255</u></u>

**VILLAGE OF HOMEWOOD, ILLINOIS  
DOWNTOWN TOD TAX INCREMENT FINANCING DISTRICT FUND**

**Notes to the Financial Statements  
April 30, 2025**

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

The accounting policies of the Downtown TOD Tax Increment Financing District Fund conform to accounting principles generally accepted in the United States of America as applicable to governments. The following is a summary of the significant polices.

**REPORTING ENTITY**

The Downtown TOD Tax Increment Financing District Fund was established as required by the “Tax Increment Allocation Redevelopment Act” of the State of Illinois. The fund accounts for transactions related to the Tax Increment Redevelopment Project Area established by Municipal ordinance.

The Village intends to repay various expenditures of its redevelopment plan and project and retire any debt issued for the project through the use of property tax incremental revenue, state and local sales tax incremental revenue, and investment and other earnings.

The Downtown TOD Tax Increment Financing District Fund is a fund of the Village of Homewood (the Village) and is not intended to present fairly the financial position and results of operations of the Village as a whole. The information contained in this report can also be found in the Village’s Annual Comprehensive Financial Report for the year ended April 30, 2025.

**BASIS OF PRESENTATION**

**Fund Financial Statements**

The accounts of the Downtown TOD Tax Increment Financing District Fund are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures, or expenses, as appropriate. Village 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.

Governmental funds are those through which most governmental functions of the Village are financed. The Village’s expendable financial resources (except those accounted for in proprietary funds) are accounted for through governmental funds. The measurement focus is upon determination of changes in financial position, rather than upon net income determination. The following are the Downtown TOD Tax Increment Financing District Fund’s governmental fund types:

*Special Revenue Fund.* A Special Revenue Fund is used to account for the proceeds of specific revenue sources (other than those used to finance major capital projects) that are legally restricted or designated to finance particular functions or activities.

**VILLAGE OF HOMEWOOD, ILLINOIS  
DOWNTOWN TOD TAX INCREMENT FINANCING DISTRICT FUND**

**Notes to the Financial Statements  
April 30, 2025**

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued**

**MEASUREMENT FOCUS AND BASIS OF ACCOUNTING**

Measurement focus is a term used to describe “which” transactions are recorded within the various financial statements. Basis of accounting refers to “when” transactions are recorded regardless of the measurement focus applied.

**Measurement Focus**

All governmental funds utilize a “current financial resources” measurement focus. Only current financial assets/deferred outflows and liabilities/deferred inflows are generally included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period.

**Basis of Accounting**

In the fund financial statements, governmental funds are presented on the modified accrual basis of accounting. Under this modified accrual basis of accounting, revenues are recognized when “measurable and available.” Measurable means knowing or being able to reasonably estimate the amount. Available means collectible within the current period or within sixty days after year-end. The Downtown TOD Tax Increment Financing District Fund recognizes property taxes when they become both measurable and available in accordance with GASB Codification Section P70. A sixty-day availability period is used for revenue recognition for all other governmental fund revenues. Expenditures (including capital outlay) are recorded when the related fund liability is incurred, except for general obligation bond principal and interest which are recognized when due.

**ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND FUND BALANCE/  
NET POSITION**

**Cash and Investments**

Cash and cash equivalents are considered to be cash on hand, demand deposits, and cash with fiscal agent. Investments are generally reported at fair value. Short-term investments are reported at cost, which approximates fair value. For investments, the Village categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

Detail information of the Downtown TOD Tax Increment Financing District Fund insured and collateralized, cash and investments of \$993,671 is not available. However, total information of the Village is as follows:

The carrying amount of cash, excluding the Pension Trust Funds, was \$15,673,589 at April 30, 2025, while the bank balances were \$14,314,208. The Village also has \$20,682,753 invested in the Illinois Trust at year-end. All account balances at banks were either insured by the Federal Deposit Insurance Corporation (FDIC) for \$250,000 or collateralized with securities of the U.S. government held in the Village’s name by the financial institutions acting as the Village’s agent.

**VILLAGE OF HOMEWOOD, ILLINOIS  
DOWNTOWN TOD TAX INCREMENT FINANCING DISTRICT FUND**

**Notes to the Financial Statements  
April 30, 2025**

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued**

**ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND FUND BALANCE/  
NET POSITION - Continued**

**Fund Balance**

If there is an expenditure incurred for purposes for which both restricted and unrestricted fund balance is available, the Village will consider restricted fund balance to have been spent before unrestricted fund balance. Further, if there is an expenditure incurred for purposes for which committed, assigned, or unassigned fund balance classifications could be used, then the Village will consider committed fund balance to be spent before assigned fund balance, and consider assigned fund balance to be spent before unassigned fund balance.

**Use of Estimates**

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumption that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

**NOTE 2 - BUDGETARY INFORMATION**

The Board of Trustees follows these procedures in establishing the budgetary data reflected in the financial statements.

1. At the first Village Board meeting in February, the Village Manager submits to the Board of Trustees a proposed operating budget for the fiscal year commencing the following May 1. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings are conducted to obtain citizen comments.
3. Prior to May 1, the budget is legally enacted for the Downtown TOD Tax Increment Financing District Fund.
4. Total actual expenditures for any fund may not legally exceed the total budgeted for that fund. However, modifications to the budget may be made in that the Village Manager is authorized to transfer budgeted amounts between departments within any fund; any revisions that alter the total expenditures of any fund must be approved by the Board of Trustees. Revisions made by the Trustees on the current year's budget were in accordance with legal requirements. Budget/Appropriations lapse at year end. Supplemental budgets were enacted.

**OTHER SUPPLEMENTARY INFORMATION**

**VILLAGE OF HOMEWOOD, ILLINOIS**  
**DOWNTOWN TOD TAX INCREMENT FINANCING DISTRICT FUND**

**Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual**  
**For the Fiscal Year Ended April 30, 2025**

	Final Budget	Actual	Variance from Final Budget Positive (Negative)
Revenues			
Taxes			
Property Taxes	\$ 200,100	298,340	98,240
Interest Income	1,000	679	(321)
Total Revenues	201,100	299,019	97,919
Expenditures			
Community Development	7,034,200	106,579	6,927,621
Net Change in Fund Balance	<u>(6,833,100)</u>	192,440	<u>7,025,540</u>
Fund Balance - Beginning		<u>162,815</u>	
Fund Balance - Ending		<u><u>355,255</u></u>	

**VILLAGE OF HOMEWOOD, ILLINOIS  
DOWNTOWN TOD TAX INCREMENT FINANCING DISTRICT FUND**

**Analysis of the Tax Allocation TIF Fund  
For the Fiscal Year Ended April 30, 2025**

	Analysis Fiscal Year Ended April 30, 2025	Cumulative Analysis Ending April 30, 2025
Beginning Balance	\$ 162,815	—
Revenues		
Property Taxes - TIF	298,340	975,588
Interest on Investments	679	7,751
Miscellaneous	—	573,947
Total Revenues	<u>299,019</u>	<u>1,557,286</u>
Expenditures		
Contractual Services	<u>106,579</u>	<u>1,202,031</u>
Net Change	<u>192,440</u>	<u>355,255</u>
Balance Before Other Commitments	<u>355,255</u>	<u><u>355,255</u></u>
Other Commitments		
FY 25-26 Development Incentives	(466,667)	
FY 25-26 Other Expenditures	(53,700)	
FY 25-26 Capital Projects	—	
Add 50% 2025-26 Budgeted Revenues	<u>125,750</u>	
Ending Surplus/(Deficit)	<u><u>(39,362)</u></u>	