



CITY OF GENEVA, ILLINOIS

TAX INCREMENT FINANCING DISTRICT TIF #3
FOX RIVER REDEVELOPMENT PROJECT AREA FUND

REPORT ON COMPLIANCE
WITH PUBLIC ACT 85-1142

For the Year Ended April 30, 2025



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CITY OF GENEVA ILLINOIS
TAX INCREMENT FINANCING DISTRICT
TIF DISTRICT #3
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INDEPENDENT ACCOUNTANT'S REPORT

1415 West Diehl Road, Suite 400
Naperville, IL 60563
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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 October 8, 2025, 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, 2025. 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, 2025 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
October 8, 2025

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

1415 West Diehl Road, Suite 400
Naperville, IL 60563
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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, 2025, and the notes to financial statements, which collectively comprise the basic financial statements of the City, and have issued our report thereon dated October 8, 2025, 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) District #3 - Fox River Redevelopment Project 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
October 8, 2025

SUPPLEMENTARY INFORMATION

CITY OF GENEVA, ILLINOIS

BALANCE SHEET
TAX INCREMENT FINANCING #3
FOX RIVER REDEVELOPMENT PROJECT AREA FUND

April 30, 2025

| | <u>Tax Increment Financing #3</u> |
|---|--|
| ASSETS | |
| Receivables | |
| Property taxes | \$ 253,340 |
| Other | <u>206,375</u> |
| TOTAL ASSETS | <u>\$ 459,715</u> |
| LIABILITIES | |
| Accounts payable | \$ 2,833 |
| Wages payable | 3,638 |
| Advances from other funds | <u>464,390</u> |
| Total liabilities | <u>470,861</u> |
| DEFERRED INFLOWS OF RESOURCES | |
| Unavailable property tax revenue | <u>253,340</u> |
| Total deferred inflows of resources | <u>253,340</u> |
| FUND BALANCES | |
| Unassigned (Deficit) | <u>(264,486)</u> |
| Total fund balance (deficit) | <u>(264,486)</u> |
| TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES | <u>\$ 459,715</u> |

(See independent auditor's report.)

CITY OF GENEVA, ILLINOIS

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
TAX INCREMENT FINANCING #3
FOX RIVER REDEVELOPMENT PROJECT AREA FUND**

For the Year Ended April 30, 2025

| | <u>Tax Increment Financing #3</u> |
|---|--|
| REVENUES | |
| Taxes | |
| Property taxes | \$ 199,113 |
| Intergovernmental | <u>98,245</u> |
| Total revenues | <u>297,358</u> |
| EXPENDITURES | |
| Economic Development | |
| Personnel services | 66,115 |
| Commodities | 9 |
| Contractual services | 49,026 |
| Capital outlay | <u>117,805</u> |
| Total expenditures | <u>232,955</u> |
| NET CHANGE IN FUND BALANCE | 64,403 |
| FUND BALANCE (DEFICIT), MAY 1 | <u>(328,889)</u> |
| FUND BALANCE (DEFICIT), APRIL 30 | <u><u>\$ (264,486)</u></u> |

(See independent auditor's report.)