



CITY OF ROCHELLE, ILLINOIS

DOWNTOWN TAX INCREMENT FINANCING FUND

**FINANCIAL REPORT AND REPORT ON
COMPLIANCE WITH PUBLIC ACT 85-1142**

For the Year Ended December 31, 2023



SIKICH.COM

CITY OF ROCHELLE, ILLINOIS
DOWNTOWN TAX INCREMENT FINANCING FUND
TABLE OF CONTENTS

	<u>Page(s)</u>
INDEPENDENT ACCOUNTANT’S REPORT ON MANAGEMENT’S ASSERTION OF COMPLIANCE	1
INDEPENDENT AUDITOR’S REPORT ON SUPPLEMENTARY INFORMATION	2
SUPPLEMENTARY INFORMATION	
Balance Sheet	3
Schedule of Revenues, Expenditures and Changes in Fund Balance	4
Schedule of Fund Balance by Source.....	5

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

SIKICH.COM

INDEPENDENT ACCOUNTANT'S REPORT ON MANAGEMENT'S ASSERTION OF COMPLIANCE

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

We have examined management's assertion, included in its representation letter dated June 28, 2024 that the City of Rochelle, 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 December 31, 2023. 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's compliance with the specified requirements.

In our opinion, management's assertion that the City of Rochelle, Illinois complied with the aforementioned requirements for the year ended December 31, 2023 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, the Illinois State Comptroller's Office and the joint review Councils and is not intended to be and should not be used by anyone other than these specified parties.

Sikich CPA LLC

Naperville, Illinois
June 28, 2024

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

SIKICH.COM

INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

The Honorable Mayor
Members of the City Council
City of Rochelle, 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 Rochelle, Illinois (the City) as of and for the year ended December 31, 2023, and the notes to financial statements, which collectively comprise the basic financial statements of the City, and have issued our report thereon dated June 28, 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 (balance sheet, schedule of revenues, expenditures, and changes in fund balance and schedule of fund balance by source) 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
June 28, 2024

CITY OF ROCHELLE, ILLINOIS

**DOWNTOWN TAX INCREMENT FINANCING FUND
BALANCE SHEET**

December 31, 2023

ASSETS	
Cash and Investments	<u>\$ 2,738,649</u>
TOTAL ASSETS	<u><u>\$ 2,738,649</u></u>
LIABILITIES AND FUND BALANCE	
LIABILITIES	
Accounts Payable	<u>\$ 62,242</u>
Total Liabilities	<u>62,242</u>
FUND BALANCE	
Restricted for Economic Development	<u>2,676,407</u>
Total Fund Balance	<u>2,676,407</u>
TOTAL LIABILITIES AND FUND BALANCE	<u><u>\$ 2,738,649</u></u>

(See independent auditor's report.)

CITY OF ROCHELLE, ILLINOIS

**DOWNTOWN TAX INCREMENT FINANCING FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE**

For the Year Ended December 31, 2023

	Downtown TIF
REVENUES	
Property Taxes	\$ 399,701
Investment Income	4,917
Total Revenues	404,618
EXPENDITURES	
General Government	
Contractual Services	205,308
Capital Outlay	395,968
Debt Service	
Interest and Fiscal Charges	87,617
Total Expenditures	688,893
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(284,275)
OTHER FINANCING SOURCES (USES)	
Principal on Bonds Sold	2,500,000
Premium on Bonds Sold	110,171
Total Other Financing Sources (Uses)	2,610,171
NET CHANGE IN FUND BALANCE	2,325,896
FUND BALANCE, JANUARY 1	350,511
FUND BALANCE, DECEMBER 31	\$ 2,676,407

(See independent auditor's report.)

CITY OF ROCHELLE, ILLINOIS

**DOWNTOWN TAX INCREMENT FINANCING FUND
SCHEDULE OF FUND BALANCE
BY SOURCE**

For the Year Ended December 31, 2023

	Downtown TIF
BEGINNING BALANCE, JANUARY 1, 2023	\$ 350,511
DEPOSITS	
Property Taxes	399,701
Investment Income	4,917
Principal on Bonds Sold	2,500,000
Premium on Bonds Sold	110,171
Total Deposits	3,014,789
Balance Plus Deposits	3,365,300
EXPENDITURES	
General Government	
Contractual Services	205,308
Capital Outlay	395,968
Debt Service	
Interest and Fiscal Charges	87,617
Total Expenditures	688,893
ENDING BALANCE, DECEMBER 31, 2023	\$ 2,676,407
ENDING BALANCE BY SOURCE	
Property Tax	\$ 152,344
Bonds Proceeds	2,524,063
Subtotal	2,676,407
Less Surplus Funds	-
FUND BALANCE, DECEMBER 31, 2023	\$ 2,676,407

(See independent auditor's report.)