

# Village of Bedford Park, Illinois

65th and Cicero TIF Funds

Annual Financial and Compliance Report

For the Year Ended December 31, 2023



The Village of  
**Bedford Park**

**WIPFLI**

## Independent Accountant's Report on Compliance

To the Honorable Village President and  
Members of the Board of Trustees  
Village of Bedford Park, Illinois

We have examined management of the Village of Bedford Park's (the "Village") assertion that the Village 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) included in the accompanying Village's 65th and Cicero TIF Funds during the year ended December 31, 2023. The Village's management is responsible for its assertion. Our responsibility is to express an opinion on management's assertion about the Village's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants (AICPA). Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the statutory 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 to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

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

In our opinion, management's assertion that the Village of Bedford Park complied with the aforementioned requirements included in the accompanying 65th and Cicero TIF Funds is fairly stated, in all material respects.

A handwritten signature in black ink that reads "Wipfli LLP". The signature is written in a cursive, flowing style.

Wipfli LLP  
Sterling, Illinois  
June 28, 2024

## Independent Auditor's Report on Supplementary Information

To the Honorable Village President and  
Members of the Board of Trustees  
Village of Bedford Park, Illinois

We have audited the financial statements of the Village of Bedford Park (the "Village"), as of and for the year ended December 31, 2023, and our report thereon dated June 28, 2024, which expressed unmodified opinions on those financial statements, appears on pages 1 - 3. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying balance sheet and schedule of revenues, expenditures and changes in fund balances information for the 65th and Cicero TIF Funds is presented for the purposes of additional analysis and is not a required part of the 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 financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or the 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 financial statements as a whole.

A handwritten signature in black ink that reads "Wipfli LLP". The signature is written in a cursive, flowing style.

Wipfli LLP  
Sterling, Illinois  
June 28, 2024

## **Supplementary Information**

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# Village of Bedford Park, Illinois

65th and Cicero TIF Funds

Balance Sheet

December 31, 2023

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	65th and Cicero Special Revenue Fund	65th and Cicero Debt Service Fund	Total
<b>Assets</b>			
Restricted cash	\$ -	\$ 9,026,293	\$ 9,026,293
Receivables			
Other taxes	-	-	-
Due from other funds	-	-	-
	<hr/>	<hr/>	<hr/>
Total assets	<u>\$ -</u>	<u>\$ 9,026,293</u>	<u>\$ 9,026,293</u>
<b>Liabilities and fund balances</b>			
Liabilities:			
Accounts payable	\$ -	\$ -	\$ -
Due to other funds	-	1,962,170	1,962,170
	<hr/>	<hr/>	<hr/>
Total liabilities	<u>-</u>	<u>1,962,170</u>	<u>1,962,170</u>
Fund balances:			
Restricted:			
Community development	-	7,064,123	7,064,123
	<hr/>	<hr/>	<hr/>
Total liabilities and fund balances	<u>\$ -</u>	<u>\$ 9,026,293</u>	<u>\$ 9,026,293</u>

**Village of Bedford Park, Illinois**

65th and Cicero TIF Funds

Statement of Revenues, Expenditures, and Changes in Fund Balances

Year Ended December 31, 2023

	65th and Cicero Special Revenue Fund	65th and Cicero Debt Service Fund	Total
<b>Revenues</b>			
Taxes:			
Property	\$ -	\$ 8,427,957	\$ 8,427,957
Other taxes	-	-	-
Interest	-	163,239	163,239
Total revenues	<u>-</u>	<u>8,591,196</u>	<u>8,591,196</u>
<b>Expenditures</b>			
Current:			
Community development	-	61,807	61,807
Debt service:			
Principal	-	4,225,000	4,225,000
Interest, fees, and debt issuance costs	-	185,225	185,225
Total expenditures	<u>-</u>	<u>4,472,032</u>	<u>4,472,032</u>
<b>Excess (deficiency) of revenues over expenditures</b>	-	4,119,164	4,119,164
<b>Other financing sources (uses)</b>			
Transfers in	-	-	-
Transfers out	(1,215,536)	(4,757,561)	(5,973,097)
Issuance of long-term debt	-	-	-
Premium on debt issuance	-	-	-
Total other financing sources (uses)	<u>(1,215,536)</u>	<u>(4,757,561)</u>	<u>(5,973,097)</u>
<b>Net change in fund balances</b>	(1,215,536)	(638,397)	(1,853,933)
<b>Fund balance, Beginning of year</b>	<u>1,215,536</u>	<u>7,702,520</u>	<u>8,918,056</u>
<b>Fund balance, End of year</b>	<u>\$ -</u>	<u>\$ 7,064,123</u>	<u>\$ 7,064,123</u>