

# Selden Fox

Accounting for your future

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## INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

The Honorable Mayor and Board of Trustees  
Village of Vernon Hills, 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 **Village of Vernon Hills, Illinois**, (Village) as of and for the year ended April 30, 2024, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements and have issued our report thereon dated October 2, 2024, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements as a whole.

The accompanying *Schedule of Balance Sheet Information and Schedule of Revenues, Expenditures and Changes in Fund Balance Information* for the **TIF #1 Vernon Hills Town Center Redevelopment Project of the Village of Vernon Hills, Illinois**, as of and for the year ended April 30, 2024, is presented for the 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.

*Selden Fox, Ltd.*

October 2, 2024

**Village of Vernon Hills, Illinois**  
**TIF #1 Vernon Hills Town Center Redevelopment Project**  
**Schedule of Balance Sheet Information**  
**April 30, 2024**

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**Assets**

Cash	<u>\$ 4,111,296</u>
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**Liabilities and Fund Balance**

Liabilities - accounts payable	\$ 89,054
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Fund balance - restricted	<u>4,022,242</u>
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<b>Total liabilities and fund balance</b>	<b><u>\$ 4,111,296</u></b>
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See independent auditor's report on supplementary information.

**Village of Vernon Hills, Illinois**  
**TIF #1 Vernon Hills Town Center Redevelopment Project**  
**Schedule of Revenues, Expenditures and Changes**  
**in Fund Balance Information**  
**For the Year Ended April 30, 2024**

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Revenues:	
Property taxes	\$ 2,247,733
Payments in lieu of taxes	224,773
Interest	<u>246,434</u>
<b>Total revenues</b>	<b><u>2,718,940</u></b>
Expenditures:	
Contractual services	206,063
Debt service:	
Principal retirement	1,445,000
Interest and fiscal charges	<u>134,468</u>
<b>Total expenditures</b>	<b><u>1,785,531</u></b>
<b>Changes in fund balance</b>	<b>933,409</b>
Fund balance:	
Beginning of the year	<u>3,088,833</u>
End of the year	<b><u>\$ 4,022,242</u></b>

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See independent auditor's report on supplementary information.

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## INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE

The Honorable Mayor and Board of Trustees  
Village of Vernon Hills, Illinois

We have audited the **Village of Vernon Hills, Illinois**, (Village) compliance 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) applicable to the Village's **TIF #1 Vernon Hills Town Center Redevelopment Project** for the year ended April 30, 2024. Compliance with the requirements referred to above is the responsibility of the Village's management. Our responsibility is to express an opinion on the Village's compliance based on our audit.

We conducted our audit of compliance 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 noncompliance with the compliance requirements referred to above that could have a material effect on the Village's TIF #1 Vernon Hills Town Center Redevelopment Project occurred. An audit includes examining, on a test basis, evidence about the Village's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the Village's compliance with those requirements.

In our opinion, the Village complied, in all material respects, with the compliance requirements referred to above that are applicable to the Village's TIF #1 Vernon Hills Town Center Redevelopment Project for the year ended April 30, 2024.

This report is intended solely for the information and use of management, the Mayor, the Board of Trustees, each governmental entity within the TIF project area, the State Comptroller and others within the State of Illinois and is not intended to be and should not be used by anyone other than these specified parties.

*Selden Fox, Ltd.*

October 2, 2024