



# HOFFMAN ESTATES

GROWING TO GREATNESS

June 28, 2020

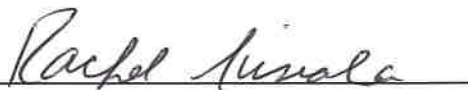
**TO: ALL TAXING DISTRICTS ON ATTACHED LIST**

**FROM: RACHEL MUSIALA, DIRECTOR OF FINANCE**

**SUBJECT: BARRINGTON-HIGGINS TIF DISTRICT ANNUAL REPORT**

In accordance with 65 ILCS 5/11-74.4-5-(d), the Village of Hoffman Estates is transmitting to all affected taxing districts the 2019 Annual Report of the Barrington-Higgins Tax Increment Financing District. This TIF was created in December, 1986 and will expire in December, 2021.

Any questions regarding this report can be directed to my attention.

  
Rachel Musiala  
Director of Finance

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**

**BARRINGTON-HIGGINS TIF DISTRICT**

**ANNUAL REPORT**

**DISTRIBUTION LIST**

**COOK COUNTY CLERK'S OFFICE**

118 North Clark Street  
Chicago, IL 60602  
[clerk.yarbrough@cookcountyil.gov](mailto:clerk.yarbrough@cookcountyil.gov)

**SCHAUMBURG TOWNSHIP**

One Illinois Blvd  
Hoffman Estates, IL 60169  
Suzanne McVey, Administrator  
[smcvey@schaumburgtownship.org](mailto:smcvey@schaumburgtownship.org)  
Timothy M. Heneghan, Supervisor  
[theneghan@schaumburgtownship.org](mailto:theneghan@schaumburgtownship.org)

**NORTHWEST MOSQUITO ABATEMENT  
DISTRICT**

147 West Hintz Road  
Wheeling, IL 60090  
James Thennisch, Director  
[jthennisch@nwmadil.com](mailto:jthennisch@nwmadil.com)  
Eva Migacz, Office Manager  
[office@nwmadil.com](mailto:office@nwmadil.com)

**FOREST PRESERVE DISTRICT OF COOK COUNTY**

536 N. Harlem Avenue  
River Forest, IL 60305  
Arnold Randall, General Superintendent  
[arnold.randall@cookcountyil.gov](mailto:arnold.randall@cookcountyil.gov)

**METROPOLITAN WATER RECLAMATION  
DISTRICT**

100 East Erie Street  
Chicago, IL 60611  
Eileen McElligott, Administrative Services Manager  
[Eileen.mcelligott@mwrdd.org](mailto:Eileen.mcelligott@mwrdd.org)  
Shellie Riedle, Budget Officer  
[riedles@mwrdd.org](mailto:riedles@mwrdd.org)

**HOFFMAN ESTATES PARK DISTRICT**

1685 West Higgins Road  
Hoffman Estates, IL 60169  
Nicole Hopkins, Deputy Director/Admin & Finance  
[nhopkins@heparks.org](mailto:nhopkins@heparks.org)  
Craig Talsma, Executive Director  
[ctalsma@heparks.org](mailto:ctalsma@heparks.org)

**PALATINE-SCHAUMBURG HIGH SCHOOL  
DISTRICT #211**

1750 S. Roselle Road  
Palatine, IL 60067  
Daniel Cates, Superintendent  
[dcates@d211.org](mailto:dcates@d211.org)  
Lauren Hummel, Chief Operating Officer  
[lhummel@d211.org](mailto:lhummel@d211.org)

**SCHAUMBURG TOWNSHIP DISTRICT LIBRARY**

130 South Roselle Road  
Schaumburg, IL 60193  
Annie Miskewitch, Executive Director  
[amiskewitch@stdl.org](mailto:amiskewitch@stdl.org)  
Elizabeth Valenziano, Finance Director  
[evalenziano@stdl.org](mailto:evalenziano@stdl.org)

**HARPER COLLEGE DISTRICT #512**

1200 W. Algonquin Road  
Palatine, IL 60067  
Ron Ally, Exec. V.P. of Finance/Adm Svcs.  
[rally@harpercollege.edu](mailto:rally@harpercollege.edu)  
Dulse Barraza, Exec. Asst. Finance & Admin Svcs.  
[dbarraza@harpercollege.edu](mailto:dbarraza@harpercollege.edu)

**COMMUNITY SCHOOL DISTRICT #54**

524 E. Schaumburg Rd  
Schaumburg, IL 60194  
Ric King, Asst. Superintendent of Business Operations  
[RicKing@sd54.org](mailto:RicKing@sd54.org)  
Andrew DuRoss, Superintendent  
[andyduross@sd54.org](mailto:andyduross@sd54.org)

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**  
**BARRINGTON-HIGGINS TIF DISTRICT**  
**ANNUAL REPORT**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**  
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**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**  
**BARRINGTON-HIGGINS TIF DISTRICT**  
**ANNUAL REPORT**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**  
**REDEVELOPMENT PLAN AMENDMENTS**

During the year ending December 31, 2019, there were no amendments made to the Redevelopment Plan and Project.

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**  
**BARRINGTON-HIGGINS TIF DISTRICT**  
**ANNUAL REPORT**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

CERTIFICATE OF COMPLIANCE

I, William D. McLeod, duly elected Village President of the Village of Hoffman Estates, State of Illinois, do hereby certify that the Village of Hoffman Estates has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act during the fiscal year January 1, 2019 through December 31, 2019.

6-10-2020

Date

William D. McLeod

William D. McLeod  
Village President

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**  
**BARRINGTON-HIGGINS TIF DISTRICT**  
**ANNUAL REPORT**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**  
**CERTIFICATE OF COMPLIANCE**

[See Attachment]

THE LAW OFFICE OF  
**ARTHUR JANURA, P.C.**

2123 MULGUY COURT | INVERNESS, IL 60010  
O:224.655.7615 C:224.210.4593 | JANURALAW@GMAIL.COM

May 7, 2020

The Honorable Susana A. Mendoza  
Illinois Comptroller  
James R. Thompson Center  
100 West Randolph Street, Suite 15-1500  
Chicago, IL 60601-3252

**Re: Village of Hoffman Estates  
Barrington and Higgins Road TIF District  
2019 Compliance**

Dear Comptroller Mendoza:

Subject to the qualifications and limitation herein, we are of the opinion that, for the period of January 1, 2019 to December 31, 2019, we are not aware of any material violation by the Village of any of the applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act (the "Act") except for the annual meeting of the Joint Review Board.

Whenever we indicate that our opinion with respect to the existence or absence of facts is based on our knowledge, our opinion is based solely on the current actual knowledge of Arthur L. Janura. We have made no independent investigation as to such factual matters. We have not undertaken to identify or review any facts which could constitute any potential non-compliance by the Village under the Act.

This opinion is given as of the date hereof and we undertake no obligation to advise you or anyone else of any subsequent changes in any matter stated herein, changes in any law related thereto or changes in facts or any other matters that hereafter may occur or be brought to our attention. The opinion expressed herein is specifically limited to the laws of the State of Illinois and the Federal laws of the United States and no opinion express or implied, is rendered as to the effect that the law of any other jurisdiction might have upon the subject matter of the opinion expressed herein.

This opinion is rendered solely to the addressee hereof and is not to be quoted in whole or in part or otherwise referred to nor is it to be filed with any governmental agency or any other person nor is it intended to be relied upon, nor may it be relied upon, by any entity or individual other than such addressee without the prior written consent of this firm. No opinion may be inferred or implied beyond the matters expressly contained herein.

Very truly yours,



Arthur Janura P.C.

AJ/ds

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**

**BARRINGTON-HIGGINS TIF DISTRICT**

**ANNUAL REPORT**

**FOR THE YEAR ENDED DECEMBER 31, 2019**

**STATEMENT OF RECEIPTS, DISBURSEMENTS**  
**AND CHANGES IN FUND BALANCE**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

Receipts	
Property Taxes	\$ 718,285
Interest Earnings	6,187
Sub-total	<u>\$ 724,472</u>
Disbursements	
Economic Development	6,945
Other Contractual Services	368,245
Debt Service	357,183
Sub-total	<u>\$ 732,373</u>
Excess (Deficit) of Receipts over Disbursements	<u>\$ (7,901)</u>
Balance, January 1, 2019	<u>\$ 181,427</u>
Balance, December 31, 2019	<u>\$ 173,526</u>
Ending Balance By Source:	
Property Taxes	\$ 173,525
Interest	-
Total	<u>\$ 173,525</u>



**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**  
**BARRINGTON-HIGGINS TIF DISTRICT**  
**ANNUAL REPORT**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

STATEMENT OF FUND BALANCE BY SOURCE AND YEAR

SOURCE YEAR

2019

Property Taxes (2018 Levy)	\$ 173,525
Interest	-
Total Fund Balance, December 31, 2019	<u>\$ 173,525</u>

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**  
**BARRINGTON-HIGGINS TIF DISTRICT**  
**ANNUAL REPORT**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

STATEMENT OF EQUALIZED ASSESSED VALUE (EAV)  
AND INCREMENTAL TAX REVENUES

Initial EAV of the Redevelopment Project Area	\$ 12,357
2018 EAV of the Redevelopment Project Area	\$ 5,747,227
Incremental Revenues Received During 2019	\$ 718,285
Incremental Revenues Received in Previous Year	\$ 563,458
Increase (Decrease) in Incremental Revenues	\$ 154,827
<u>Breakdown of Change By Taxing District:</u>	
Cook County	\$ 6,758.66
Consolidated Elections	-
Cook County Forest Preserve	829.25
Schaumburg Township	1,520.40
Road & Bridge – Schaumburg	456.12
General Assistance – Schaumburg	235.03
Metropolitan Water Reclamation District	5,473.29
Northwest Mosquito Abatement District	152.04
Palatine Township High School District 211	42,072.22
Harper College District 512	6,122.94
Hoffman Estates Park District	9,246.42
Village of Hoffman Estates	21,118.96
Schaumburg Township Library District	5,141.50
School District 54	<u>55,700.17</u>
TOTAL	<u>\$ 154,827.00</u>

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**  
**BARRINGTON-HIGGINS TIF DISTRICT**  
**ANNUAL REPORT**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

STATEMENT OF PROPERTY PURCHASED

During the year ended December 31, 2019, the Village of Hoffman Estates did not purchase any property within the redevelopment project area.

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**

**BARRINGTON-HIGGINS TIF DISTRICT**

**ANNUAL REPORT**

**FOR THE YEAR ENDED DECEMBER 31, 2019**

**REDEVELOPMENT ACTIVITIES**

Economic activities in 2019 included the Village's annual participation in the ICSC RECon convention in May, the Chicago Deal Making Conference in October and the New York Deal Making Conference in December. Various networking and business development events throughout the year were attended by the Economic Development Director, Village Manager, Assistant Village Manager-Development Services, and other staff members.


During the year ended December 31, 2019, Village finished dredging the Stonegate pond between the Conference Center and the restaurants. The reconstruction of the pond improved public infrastructure and beautified the common area, thereby enhancing the economic viability of the properties in the district by attracting more business. The Village also approved a contract to engineer, design and install a new handrail along the sidewalk protecting pedestrians from the open pond below. Design work began in 2019 and is expected to be installed in 2020.

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**  
**BARRINGTON-HIGGINS TIF DISTRICT**  
**ANNUAL REPORT**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

STATEMENT OF INDEBTEDNESS

As of December 31, 2019, the balance of TIF Notes due is \$3,584,840. Payment is due and payable from the Barrington-Higgins TIF District only if tax increment revenues are available for the payment of the debt service.

6/10/2020  
Date

  
Bev Romanoff  
Village Clerk

KEVIN  
McCANNA  
*Chairman*

DANIEL  
FORBES  
*President*

RAPHALIATA  
McKENZIE  
*Senior VP*

MAGGIE  
BURGER  
*Senior VP*

ANTHONY  
MICELI  
*Senior VP*

MARK  
JERETINA  
*Vice President*

May 15, 2020

Ms. Rachel Musiala  
Finance Director  
Village of Hoffman Estates  
1900 Hassell Road  
Hoffman Estates, Illinois 60169

Re: Barrington/Higgins Tax Increment Financing District Obligations

Dear Rachel,

The Village of Hoffman Estates, Illinois (the "Village") has engaged Speer Financial, Inc. ("Speer") as municipal advisor with respect to the Village's Barrington/Higgins Tax Increment Financing District (the "Barrington/Higgins TIF"). As municipal advisor, Speer has prepared the following analysis in order to aid the Village in complying with its annual reporting requirements for the Barrington/Higgins TIF (the "Annual TIF Analysis"). The Annual TIF Analysis describes the following:

- 1) Whether any obligations were issued related to the Barrington/Higgins TIF; and
- 2) The nature and term of the obligation and projected debt service including required reserves and debt coverage.

In review of the information supplied by the Village and after due diligence, Speer has determined that no debt was issued in FY2019 related to the Barrington/Higgins TIF. The Village had existing obligations related to the Barrington/Higgins TIF outstanding during FY2019. Such obligations are described below.

The Second Amended and Restated Redevelopment Note (Barrington Higgins Project), Series 1997A (the "1997A TIF Note") was issued on April 30, 1997 and last modified on July 17, 2017. The 1997A TIF Note was originally issued in the amount of \$3,584,840.00 at an annual interest rate of 5.0%. During FY2019, there was no principal was paid on the 1997A TIF Note and the outstanding principal amount was \$3,584,840.00.

The 1997A TIF Note is payable only from (i) certain incremental taxes received from the Barrington/Higgins TIF, if any, (ii) the portion of taxes, if any paid within the Barrington/Higgins TIF arising out of the Retailers' Occupation Tax Act, the Use Tax Act, the Service Use Tax Act, and the Service Occupation Tax Act (collectively "Sales Taxes") over and above the initial Sales Taxes paid within the Barrington/Higgins TIF, (iii) the portion of taxes, if any, paid within the Barrington/Higgins TIF arising out of the Sales Taxes that are paid to the Village from the Local Government Tax Fund over and above the initial Sales Taxes paid within the Barrington/Higgins TIF ("Municipal Sales Taxes") and (iv) the amounts on deposit in and pledged to the 1997A principal and Interest Account of the Barrington-Higgins District Tax Increment Redevelopment Project Area Special Tax Allocation Fund as established in connection with the Barrington/Higgins TIF (collectively, the "1997A Pledged Revenues"). Each of the 1997A Pledged Revenues described above relate only to the Eastern Property (as defined in the redevelopment agreement) within the Barrington/Higgins TIF. The 1997A TIF Note does not constitute an indebtedness of the Village. Should the 1997A Pledged Revenues be insufficient to pay the principal of and interest on the 1997A TIF Note, the owner of the 1997A TIF Note shall have no recourse against the Village and no right to compel the exercise of the taxing authority of the Village or to use any funds of the Village (other than the pledged funds) for payment of principal on the 1997A TIF Note. The Village has a continuing obligation to repay the 1997A TIF Note until it is paid in full or the expiration of the Barrington/Higgins TIF.

The Restricted Tax Increment Allocation Revenue Note (Barrington Higgins Project), Series 2014 (the “2014 TIF Note”) was issued on January 20, 2016. The 2014 TIF Note was issued in the amount of \$541,447.28 and is non-interest bearing. During FY2019, \$101,447 was paid on the 2014 TIF Note and the outstanding principal amount is \$0.

The 2014 TIF Note is payable only from payable only from certain incremental taxes received from the Barrington/Higgins TIF, if any. The 2014 TIF Note does not constitute an indebtedness of the Village. Should the incremental taxes pledged as security to the 2014 TIF Note be insufficient to pay the principal due, the owner of the 2014 TIF Note shall have no recourse against the Village and no right to compel the exercise of the taxing authority of the Village or to use any funds of the Village (other than the pledged funds) for payment of principal on the 2014 TIF Note. The Village has a continuing obligation to repay the 2014 TIF Note until it is paid in full, or until the maturity date of the 2014 TIF Note of December 1, 2021.

Pursuant to these terms, it is Speer’s understanding that the Village was not required to carry any reserves dedicated to the 1997A TIF Note and/or 2014 TIF Note and as such there were no reserves held. Further, due to the nature of the obligations, there is no level of debt service coverage required.

Speer has relied on information provided by the Village to prepare this analysis. This analysis is intended to aid the Village in complying with the reporting requirements for the Barrington/Higgins TIF; however, there may be additional reporting requirements beyond the scope of this analysis required to be provided by the Village.

Sincerely,



Anthony F. Miceli  
Senior Vice President

afm

**AGENDA  
BARRINGTON-HIGGINS TIF  
ANNUAL MEETING  
JOINT REVIEW BOARD  
JULY 20, 2020  
1900 HASSELL ROAD  
Hoffman Estates, IL**

**1:00 p.m. – Hennessy Room**

- I. Call to Order**
- II. Approval of Minutes – July 8, 2019**
- III. Review of Year 2019 Audit & Compliance Report**
- IV. Question and Answers**
- V. Adjournment**



**Minutes  
Barrington-Higgins TIF  
Annual Meeting  
Joint Review Board  
July 8, 2019**

**Board Members Present:** James Norris, Village of Hoffman Estates, Chairman  
Bev Romanoff, Resident Member  
Suzanne McVey, Schaumburg Township  
Nicole Hopkins, Hoffman Estates Park District  
Lauren Hummel, School District 211  
Ric King, School District 54  
Monica Harris, Schaumburg Twp. District Library

**Guests Present:** Mayor William McLeod  
Rachel Musiala, Director of Finance  
Patti Cross, Asst. Corporation Counsel  
Doug LaSota, Assoc. Corporation Counsel  
Suzanne Ostrovsky, Asst. to Village Manager  
Laurel Warren, Fiscal Operations Manager

**I. Call to Order**

Chairman Norris called the meeting to order at 1:30 p.m. Notices were sent via email to all members of the Joint Review Board in which they also received a copy of the Annual Report. No questions were received from the members. A distribution list and annual report will be attached to the minutes. No questions were asked.

**II. Approval of Minutes – July 16, 2018**

A motion to approve the minutes was made by and seconded by Bev Romanoff. A voice vote was taken. All ayes. Motion carried.

**III. Review of Year 2018 Audit & Compliance Report**

Rachel Musiala, Director of Finance for the Village of Hoffman Estates gave a brief overview of the Annual Financial Report.

**IV. Question and Answers**

Ric King asked when the district ends. Rachel Musiala responded that the expiration date is December 2021.

**V. Adjournment**

Motion to adjourn was made by Nicole Hopkins and seconded by Bev Romanoff. A voice vote was taken. All ayes. Motion carried. Chairman Norris adjourned the meeting at 1:33 p.m.

# **Village of Hoffman Estates, Illinois**

Barrington/Higgins TIF District Fund

Independent Auditor's Report on Compliance With Public Act 85-1142  
and Independent Auditor's Report and Financial Statements

December 31, 2019



**Village of Hoffman Estates, Illinois**  
**Barrington/Higgins TIF District Fund**  
**December 31, 2019**

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**Independent Auditor's Report  
on Compliance With Public Act 85-1142**

**Independent Auditor's Report  
on Compliance With Public Act 85-1142**

The Honorable Village President  
Members of the Board of Trustees  
Village of Hoffman Estates, Illinois

We have audited the basic financial statements of the Village of Hoffman Estates, Illinois, as of and for the year ended December 31, 2019, and have issued our report thereon, dated June 19, 2020.

We have also audited the Village's 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) for its Barrington/Higgins TIF District Fund. The management of the Village of Hoffman Estates, Illinois, is responsible for the Village's compliance with those requirements. Our responsibility is to express an opinion on compliance with those requirements.

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 Village complied in all material respects with the requirements referred to above. An audit includes examining, on a test basis, evidence about the Village of Hoffman Estates, Illinois' compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the Village of Hoffman Estates, Illinois, complied, in all material respects, with the requirements of subsection (q) of Section 11-74.4-3 of the *Illinois Tax Increment Redevelopment Allocation Act* (Illinois Public Act 85-1142) for its Barrington/Higgins TIF District Fund.

*BKD, LLP*

Oakbrook Terrace, Illinois  
June 19, 2020

## **Independent Auditor's Report**

## Independent Auditor's Report

The Honorable Village President  
Members of the Board of Trustees  
Village of Hoffman Estates, Illinois

We have audited the accompanying financial statements of the Barrington/Higgins TIF District Fund (the Fund), a special revenue fund of the Village of Hoffman Estates, Illinois, as of and for the year ended December 31, 2019, and the related notes to the financial statements, as listed in the table of contents.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditor's Responsibility***

Our responsibility is to express an opinion on these 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 from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Fund's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### ***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Barrington/Higgins TIF District Fund, a special revenue fund of the Village of Hoffman Estates, Illinois, as of December 31, 2019, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Emphasis of Matter***

As discussed in Note 1, the financial statements present only the Barrington/Higgins TIF District Fund and do not purport to, and do not, present fairly the financial position of the Village of Hoffman Estates, Illinois, as of December 31, 2019, the changes in its financial position, or, where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

### ***Other Matters***

#### ***Required Supplementary Information***

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. Our opinion on the financial statements is not affected by this missing information.

### ***Other Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary information, schedule of fund balance by source, is presented for purposes of additional analysis and is not a required part of the financial statements.

The schedule of fund balance by source 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. Such 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 to 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.

**BKD, LLP**



## **Financial Statements**

**Village of Hoffman Estates, Illinois**  
**Barrington/Higgins TIF District Fund**  
**Balance Sheet**  
**December 31, 2019**

**Assets**

Cash and investments	\$	240,432
Property tax receivable		<u>642,420</u>
 Total assets		 <u><u>\$ 882,852</u></u>

**Liabilities, Deferred Inflows of Resources  
and Fund Balance**

**Liabilities**

Accounts payable	\$	66,906
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**Deferred Inflows of Resources**

Unavailable revenue - property taxes		642,420
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**Fund Balance**

Restricted for economic development		<u>173,526</u>
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Total liabilities, deferred inflows of resources and fund balance	\$	<u><u>882,852</u></u>
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**Village of Hoffman Estates, Illinois**  
**Barrington/Higgins TIF District Fund**  
**Statement of Revenues, Expenditures and**  
**Changes in Fund Balance**  
**Year Ended December 31, 2019**

<b>Revenues</b>		
Property taxes	\$	718,285
Investment income		6,187
Total revenues		<u>724,472</u>
<b>Expenditures</b>		
Current		
Economic development		375,190
Debt service		
Principal retirement		101,447
Interest and fiscal charges		255,736
Total expenditures		<u>732,373</u>
<b>Net Change in Fund Balance</b>		(7,901)
<b>Fund Balance</b>		
January 1, 2019		<u>181,427</u>
December 31, 2019	\$	<u><u>173,526</u></u>

**Village of Hoffman Estates, Illinois**  
**Barrington/Higgins TIF District Fund**  
**Notes to Financial Statements**  
**December 31, 2019**

**Note 1: Summary of Significant Accounting Policies**

The financial statements of the Barrington/Higgins TIF District Fund of the Village of Hoffman Estates, Illinois (Village) have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to government units. The financial statements present only the Barrington/Higgins TIF District Fund and do not present fairly the financial position of the Village. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the Village's accounting policies are described below.

***Reporting Entity***

The Barrington/Higgins TIF District Fund (Fund) was established to account for transactions related to the Redevelopment Plan and Redevelopment Project within the municipal boundaries established by village ordinance.

***Fund Accounting***

The accounts of the Village are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance related legal and contractual provisions.

The Fund is classified as a Governmental Special Revenue Fund.

***Basis of Accounting***

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. The modified accrual basis of accounting is used by governmental funds. The main revenue source included in the fund is incremental property tax revenues from the designated TIF area. Governmental funds are used to account for the Village's general government activities. Governmental fund types use the flow of current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting revenues are recognized when susceptible to accrual (*i.e.*, when they are measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to pay liabilities of the current period. The Village considers all revenues available if they are collected within 60 days after year end.

Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on general long-term debt which is recognized when due, and certain compensated absences and claims and judgments which are recognized when the obligations are expected to be liquidated with expendable available financial resources.

**Village of Hoffman Estates, Illinois**  
**Barrington/Higgins TIF District Fund**  
**Notes to Financial Statements**  
**December 31, 2019**

***Investments***

Investments with a maturity date of one year or less when purchased and all non-negotiable certificates of deposit are stated at cost or amortized cost. Investments with a maturity greater than one year when purchased are reported at fair value.

***Property Taxes***

Property taxes for 2019 attach as an enforceable lien on January 1, 2019, on properties assessed as of the same date. Taxes are levied on a calendar year basis by the last Tuesday of December. Tax bills are prepared and mailed by the County on or about February 1, 2020 and August 1, 2020, and are payable in two installments, on or about March 1, 2020 and September 1, 2020. The County collects such taxes and remits them periodically. Since the 2019 levy is intended to finance the 2020 fiscal year, the levy has been recorded as receivable and unavailable revenue. The revenues in the current year financial statements represent the 2018 property tax levy.

***Fund Balance***

The components of fund balance include the following line item:

Restricted fund balance has externally enforceable limitations on use, such as limitations imposed by creditors, grantors, contributors or laws and regulations of other government as well as limitations imposed by law through constitutional provision or enabling legislation.

**Note 2: Cash and Investments**

The Village's investment policy authorizes the Village to invest in debt securities guaranteed by the United States Government (explicitly or implicitly), debt securities of the United States Government or its agencies, interest-bearing savings accounts, time deposits and certificates of deposit of a bank that is insured by the Federal Deposit Insurance Corporation, certain insured short-term obligations of corporations organized in the United States Government, certain money market mutual funds, interest-bearing bonds of other local governments and The Illinois Funds, a money market fund created by the State Legislature under the control of the State Treasurer that maintains a \$1 share value.

The Illinois Public Treasurers' Investment Pool, known as The Illinois Funds, operates as a qualified external investment pool in accordance with the criteria established in GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*, and thus, reports all investments at amortized cost rather than market value. The investment in The Illinois Funds by participants is also reported at amortized cost. The Illinois Funds does not have any limitations or restrictions on participant withdrawals. The Illinois Treasurer's Office issues a separate financial report for The Illinois Funds which may be obtained by contacting the Administrative Office at Illinois Business Center, 400 West Monroe Street, Suite 401, Springfield, Illinois 62704.

**Village of Hoffman Estates, Illinois**  
**Barrington/Higgins TIF District Fund**  
**Notes to Financial Statements**  
**December 31, 2019**

***Deposits With Financial Institutions***

Custodial credit risk for deposits with financial institutions is the risk that in the event of bank failure, the Village's deposits may not be returned to it. The Village investment policies require pledging of collateral for all bank balances in excess of federal depository insurance with the collateral held by an agent of the Village in the Village's name.

***Investments***

Interest rate risk is the risk that change in interest rates will adversely affect the fair value of an investment. In accordance with its investment policy, the Village limits its exposure to interest rate risk by structuring the portfolio to provide liquidity for operating funds and maximizing yields for funds not needed currently. The investment policy limits the maximum maturity lengths of most investments to two years.

The Village limits its exposure to credit risk, the risk that the issuer of a debt security will not pay its par value upon maturity, by requiring investments primarily in obligations guaranteed by the United States Government or securities issued by agencies of the United States Government that are explicitly guaranteed by the United States Government. The Illinois Funds are not subject to custodial credit risk.

Custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to the investment, the Village will not be able to recover the value of its investments that are in possession of an outside party. To limit its exposure, the Village investment policies require all security transactions that are exposed to custodial credit risk to be processed on a delivery versus payment (DVP) basis with the underlying investments held by a third party acting as the Village's agent separate from where the investment was purchased.

Concentration of Credit Risk - The Village's investment policy has the following diversification guidelines: no more than 50% of the Village's investments can be held at any one financial institution, exclusive of bonds, notes debenture or other obligations of the United States Government or its agencies.

Cash and investments as of December 31, 2019, is comprised of the following:

Cash	\$ 47,210
Illinois Funds	193,222
	<hr/>
Total	\$ 240,432
	<hr/> <hr/>

**Village of Hoffman Estates, Illinois**  
**Barrington/Higgins TIF District Fund**  
**Notes to Financial Statements**  
**December 31, 2019**

**Note 3: Long-Term Debt**

***Tax Increment Redevelopment Note Disclosures***

The Village, pursuant to an economic development agreement dated March 17, 1997, has agreed to reimburse Poplar Creek, LLC for certain project costs incurred as the Village’s agent in furthering the economic development plan and project. A tax increment redevelopment note was issued in 1997 for \$3,584,840. This note is payable from and secured solely by the pledged incremental revenues deposited in the Fund.

The Village, pursuant to an economic development agreement dated November 6, 2014, and issued on January 20, 2016, has agreed to reimburse Ala Carte, Inc. for certain project costs incurred as the Village’s agent in furthering the economic development plan and project. A tax increment redevelopment note was issued in 2016 for \$541,447. This note is payable from and secured solely by the pledged incremental revenues deposited in the Fund.

The following is included in the Village’s footnotes to its governmental activities financial statements. It is not recorded herein because long-term liabilities are not reported by special revenue governmental funds.

<b>Issue</b>	<b>Balances January 1</b>	<b>Issuances or Accretions</b>	<b>Retirements or Accretions</b>	<b>Balances December 31</b>	<b>Current Portion</b>
Tax Increment Redevelopment Notes due in annual installments only if tax increment revenues are available	\$ 3,584,840	\$ -	\$ -	\$ 3,584,840	\$ -
Ala Carte note due upon maturity on December 31, 2021 only if tax increment revenue are available	<u>101,447</u>	<u>-</u>	<u>101,447</u>	<u>-</u>	<u>-</u>
	<u>\$ 3,686,287</u>	<u>\$ -</u>	<u>\$ 101,447</u>	<u>\$ 3,584,840</u>	<u>\$ -</u>

***Debt Service Requirements to Maturity***

The Barrington/Higgins Redevelopment Notes provide that the payment of principal and interest on the note is due only if tax increment revenues are available for payment of debt service. The notes bears interest at 5%. Therefore, no set debt service schedule is available.

## **Supplementary Information**



**Village of Hoffman Estates, Illinois**  
**Barrington/Higgins TIF District Fund**  
**Schedule of Fund Balance by Source**  
**Year Ended December 31, 2019**

<b>Beginning Balance, January 1</b>	<u>\$ 181,427</u>
Deposits	
Property tax	718,285
Investment income	6,187
Total deposits	<u>724,472</u>
<b>Beginning Balance Plus Deposits</b>	<u>905,899</u>
Expenditures	
Economic development	
Operations	375,190
Debt service	
Principal retirement	101,447
Interest and fiscal charges	255,736
Total expenditures	<u>732,373</u>
<b>Ending Balance, December 31</b>	<u><u>\$ 173,526</u></u>
<b>Ending Balance by Source</b>	
Property tax	\$ 173,526
Less surplus funds	<u>-</u>
<b>Ending Balance, December 31</b>	<u><u>\$ 173,526</u></u>