

Park Forest

Live Grow Discover

POPULAR ANNUAL FINANCIAL REPORT 2023

Fiscal Year Ended June 30, 2023

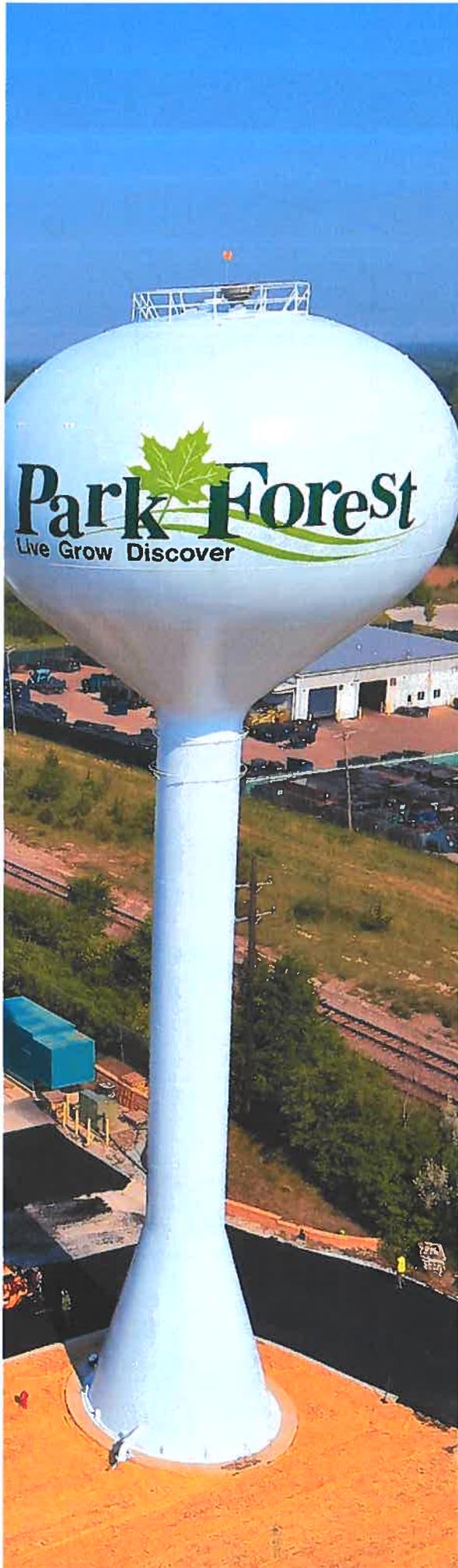


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December 12, 2023

Citizens of Park Forest,

On behalf of Park Forest Village Board, we are pleased to present the Village's first Popular Annual Financial Report (PAFR) for the fiscal year ended June 30, 2023. This PAFR provides a brief overview and analysis of the Village's results for the most recent fiscal year, and is intended to provide an easily digestible report to citizens and others who might be seeking insight into the Village's financial practices and standing. The Government Finance Officers Association (GFOA) administers the PAFR Award Program. This prestigious, national award recognizes participating local governments for conforming to the program's standards of creativity, presentation and usefulness to the reader. The Village intends to submit this document to the GFOA for consideration of the PAFR Award.

The information in this report is derived from the Village's June 30, 2023 Annual Comprehensive Financial Report (ACFR), which represents the Village's official audited financial statements. The Village's independent auditors issued a favorable, or clean, audit opinion on the June 30, 2023 financial statements, which affirms that the Village's financial statements are fairly presented in all material respects, and in conformity with Generally Accepted Accounting Principles (GAAP). But, it is important to note that the information contained in this PAFR is unaudited and therefore, is not intended to replace the ACFR.

We thank you for taking the time to review this PAFR and taking an active role in the community. We hope that you find the information presented in this report useful and insightful and a way to gain a greater understanding of the Village's financial condition and major initiatives.

Sincerely,



Mark A. Pries, MBA

Deputy Village Manager/Finance Director/Treasurer



COMMUNITY AT A GLANCE

Located in the northeastern corner of the State of Illinois within the Chicago metropolitan area in the southern portion of Cook County and northern portion of Will County, the Village of Park Forest provides a full range of services. These services include police and fire protection, water and sanitary sewer services, the construction and maintenance of streets and infrastructure, recreation and parks with a health service component, building and economic development services, a Housing Authority and general administrative services.

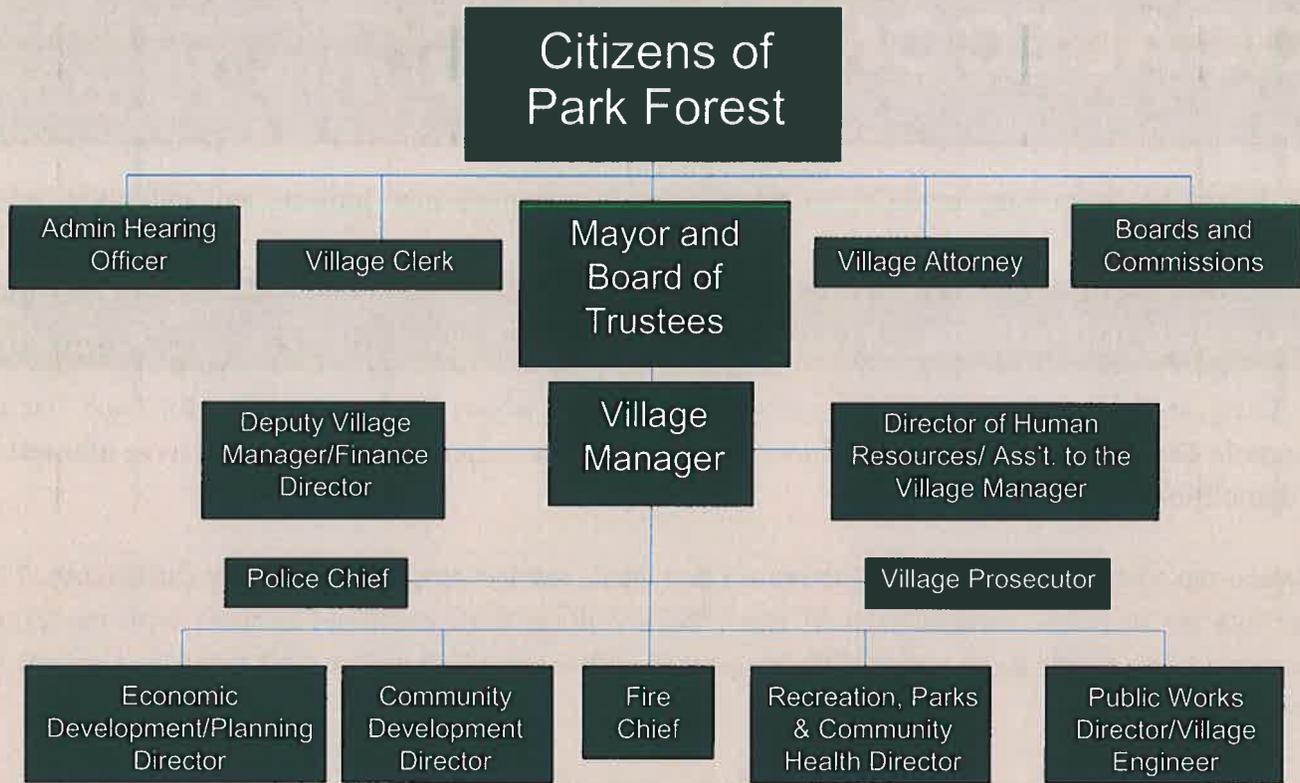
The Village was incorporated in 1949. The Village is a municipal corporation governed by an elected mayor and six-member Board of Trustees. The Village Board is responsible for passing ordinances and resolutions, adopting the annual budget, appointing committees and appointing the Village Manager, Village Clerk, and Adjudication Hearing Officer. The Village Manager is responsible for carrying out the policies, ordinances and resolutions of the Board and for overseeing the day-to-day operations of the Village. The Mayor and Board Trustees are elected at large on a non-partisan basis to four-year staggered terms.

Village of Park Forest Fast Facts			
Incorporated:	1949	Fiscal Year 2023 Expenses:	\$42,462,308
Population:	20,954	Fiscal Year 2023 Revenues:	\$53,441,385
Median Age:	39.4	Village Full Time Employees:	180.9
Per Capita Personal Income:	\$25,544	Village Bond Rating: (by Moody's)	A2 rating
Number of Households:	9,600		



VILLAGE GOVERNMENT

ORGANIZATIONAL CHART



OUR ELECTED OFFICIALS



Joseph A. Woods
Mayor



Theresa M. Settles
Trustee



Tiffani Graham
Trustee



Maya Hardy
Trustee



Erin I. Slone
Trustee



John V. Moore
Trustee



Randall White
Trustee



LOCAL ECONOMY

Park Forest has been busy investing in the community on many new projects and initiatives, which included:

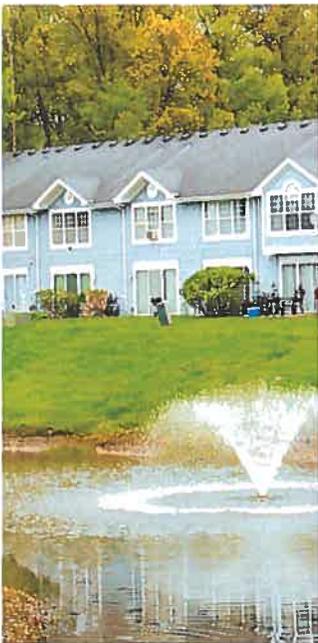
Housing Initiatives

The Eastgate Neighborhood Redevelopment plan contained within the Strategic Plan for Land Use and Economic Development continues to move forward with the help of grant funds that have allowed for the demolition of 83 homes.

Between the Village and the South Suburban Land Bank and Development Authority (SSLBDA), 77 of these lots are in public ownership as of April 2023. Village Staff continues to work with the Village Attorney to obtain title to as many of the properties with blighted houses and the remaining vacant lots as possible.

Three single family homes (200 Allegheny Street, 269 Allegheny Street, and 236 Arcadia Street) were sold to Community and Economic Development Association of Cook County, Incorporated (also known as CEDA) in spring 2023 as part of a new initiative for home rehabilitation and occupancy.

The Village has also been actively involved in neighborhood stabilization activities in all other neighborhoods.



LOCAL ECONOMY

Housing Initiatives *continued*

In 2018, the Village initiated the South Suburban Trades Initiative (SSTI) in partnership with South Suburban College, Prairie State College, and several trade unions. The SSTI is supported with funding from the Illinois Housing Development Authority and the Village Capital Projects Fund.

The FY 2022-23 home is 76 Winslow and 244 Gentry has been acquired for FY 2023-24. The net profit from these houses, and subsequent sales of SSTI houses, will be reinvested in programs to rehabilitate additional homes. The Village was awarded and fully expended a \$250,000 grant from the Illinois Housing Development Authority (IHDA) – Strong Communities Program to continue the SSTI, undertake modest rehabilitation of two other Village-owned houses, and demolish vacant, blighted houses.

In December 2022, the Village of Park Forest was awarded \$400,000 by the Illinois Housing Development Authority (“IHDA”) for the Home Repair and Accessibility Program (“HRAP”). The Village plans to complete roof replacements and repairs to approximately 14 qualified owner-occupied homes throughout the community.

Commercial and Manufacturing Initiatives

Forty-six caterers have passed through Poppin Plates, and the current roster consists of 17 caterer members. Three brick and mortar storefronts - Dolce by Dori, All Out Smoke Pit, and Buttery Delights Soul Food & Bakery - began at Poppin Plates. In FY 2022-23, Tower Cleaners ownership changed to Martinizing Green Cleaning, Premier Treatment and Counseling Services opened, and the State Farm office for the new agent was renovated.

With the growth of fulfillment centers in the south suburbs, there was increased interest by small trucking and freight related firms for available property in the industry park.

A policy allowing for food trucks was developed and is being utilized regularly by Juancho’s Tacos and the Magic Mac Truck.

The 2.25 acre property owned by the Village at 20 Main Street is under contract. The Village Board approved a purchase and sales agreement with a national developer who has proposed a two tenant commercial development.

LOCAL ECONOMY

DownTown Park Forest

In March 2022, Village-owned buildings in DownTown Park Forest were 94 percent occupied. A year later, occupancy is at 92 percent, which is the result of the newly available built out space.



In FY 2022-23, overall general maintenance of the DownTown continued to address curb appeal and structural matters. To grow the year-round attraction of the DownTown, permanent lights along the eaves and roof line were installed for holidays, celebrations and special events.

The DownTown Property Management Office maintains a waiting list for second floor offices. The FY 2023-24 budget will continue with improvements of downtown buildings, curb appeal, for move-ins and holiday installations with a “wow” factor. DownTown staff are managing the Dining on the Green venue.

In June 2020, Governor Pritzker signed legislation to extend the DownTown Tax Increment Financing (TIF) district for 12 years. TIF Districts are typically 23 years in duration and the District in DownTown Park Forest was set to expire in November 2020. While the Village completed numerous projects in the TIF during the initial 23 year TIF period, there is still much more to be done. By extending the tax increment tool, much more redevelopment work can be completed in DownTown Park Forest, thus leveling the playing field as the Village works to attract new economic investment.



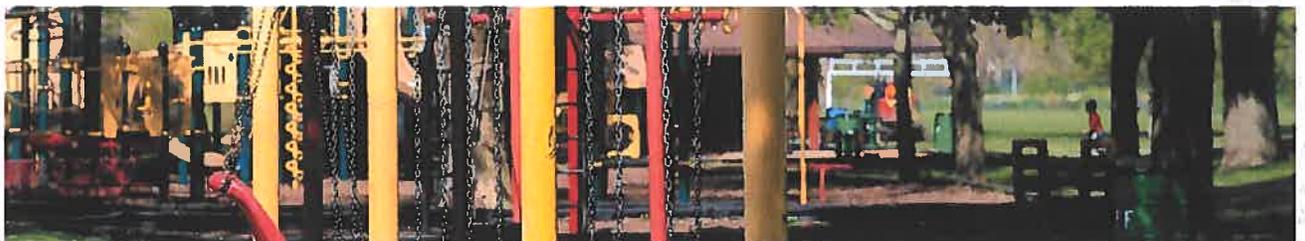
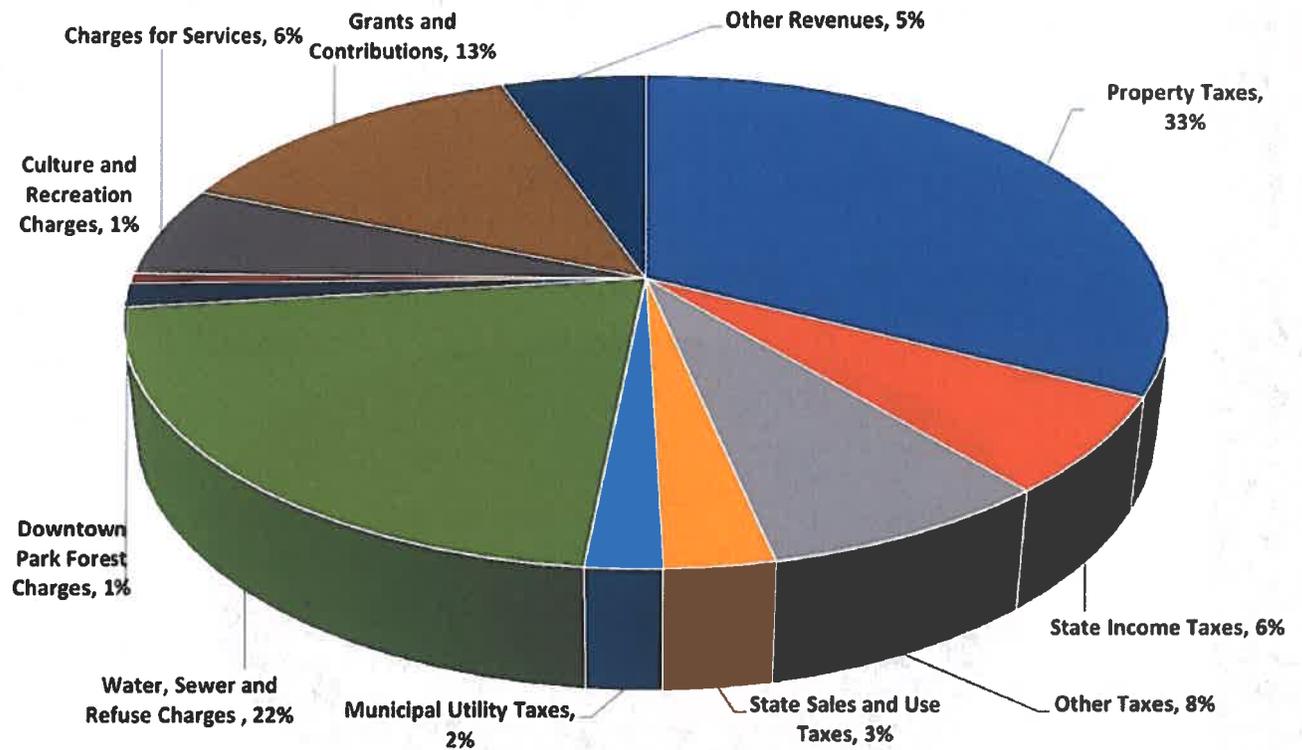
In FY 2022, the Village initiated an update to the DownTown Master Plan that examined the physical condition of the buildings and infrastructure to establish a comprehensive, long-term plan for capital improvements. The Master Plan Update also examined how DownTown Park Forest can continue to serve an increasingly diverse population with new shopping, recreational, and service needs.



VILLAGE REVENUES

FY 2022-23 Revenues

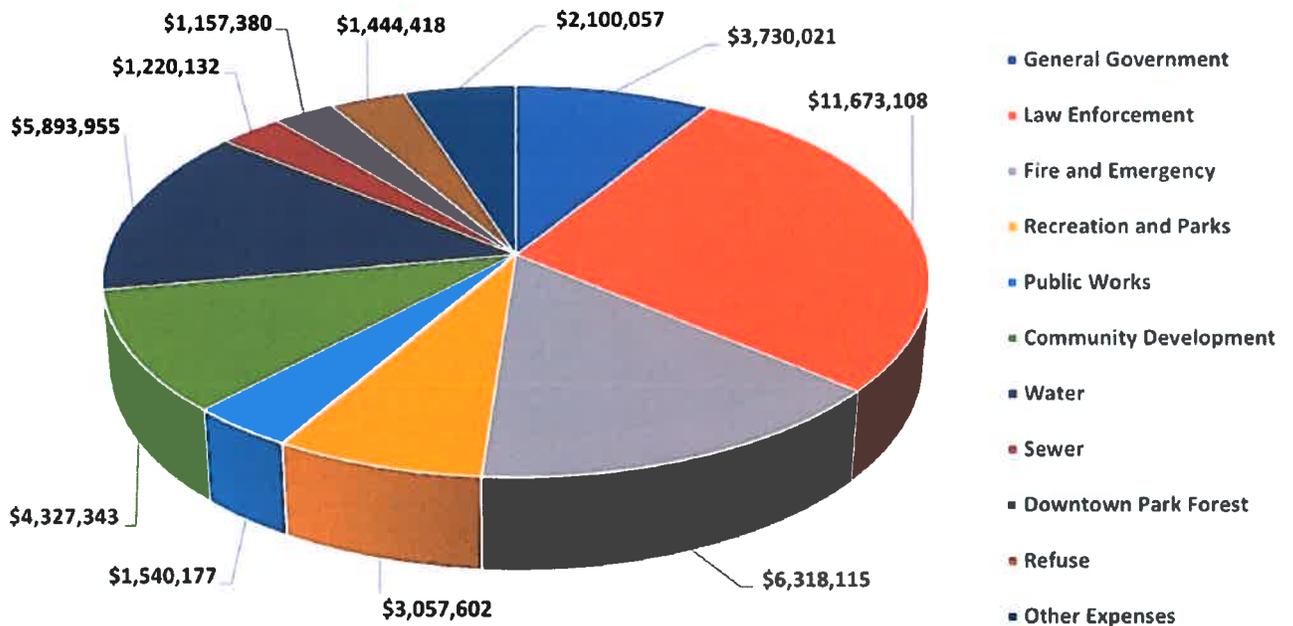
Property Taxes	\$17,397,275	DownTown Park Forest Charges	\$826,518
State Income Taxes	\$3,402,748	Culture and Recreation Charges	\$350,155
Other Taxes	\$4,117,244	Charges for Services	\$3,172,625
State Sales and Use Taxes	\$1,560,128	Grants and Contributions	\$7,194,951
Municipal Utility Taxes	\$1,073,185	Other Revenues	\$2,829,052
Water, Sewer and Refuse Charges	\$11,517,504	Total	\$53,441,385



VILLAGE EXPENSES

FY 2022-23 Expenses

General Government	\$3,730,021	Water	\$5,893,955
Law Enforcement	\$11,673,108	Sewer	\$1,220,132
Fire and Emergency	\$6,318,115	DownTown Park Forest	\$1,157,380
Recreation and Parks	\$3,057,602	Refuse	\$1,444,418
Public Works	\$1,540,177	Municipal Parking Lot	\$48,330
Streets and Transportation	\$610,037	Aqua Center	\$476,578
Community Development, Housing Authority and Motor Fuel Tax	\$4,327,343	Tennis and Health Club	\$293,094
Economic Development	\$654,101	Total	\$42,462,308
Interest on Long-Term Debt	\$17,917		





WINNEBAGO PARK

VILLAGE FINANCIAL DATA

The tables on the next two pages are condensed forms of the financial statements within the Annual Comprehensive Financial Report (ACFR). The ACFR contains very detailed information and data.

The ACFR should be read in conjunction with this PAFR. Interested users may obtain a complete copy by visiting the Village's website at villageofparkforest.com. The PAFR is consistent with Generally Accepted Accounting Principles, however, it is not intended to function as a complete set of financial statements.



villageofparkforest.com

The Statement of Net Position (the Village's Balance Sheet) and Statement of Activities (the Village's Income Statement) are divided between governmental and business-type activities to distinguish functions of the Village which are principally supported by taxes and intergovernmental revenues (governmental activities) from those functions which are intended to recover all or a significant portion of their costs through user-fees and charges (business-type activities). The Village's law enforcement, fire and emergency, recreation and parks, public works, streets and transportation, community development, economic development, and general administrative services are classified as governmental activities. The Village's water, sewer, DownTown Park Forest, refuse, municipal parking lot, aqua center, and tennis and health club services are classified as business-type activities.

The Statement of Net Position presents information on all Village assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Village is improving or deteriorating. The Village reports restricted net position of \$8,998,019 on June 30, 2023, which is legally restricted external purposes. The Village's investment in capital assets (net of debt used to purchase such assets) amounts to \$55,218,642 on June 30, 2023.



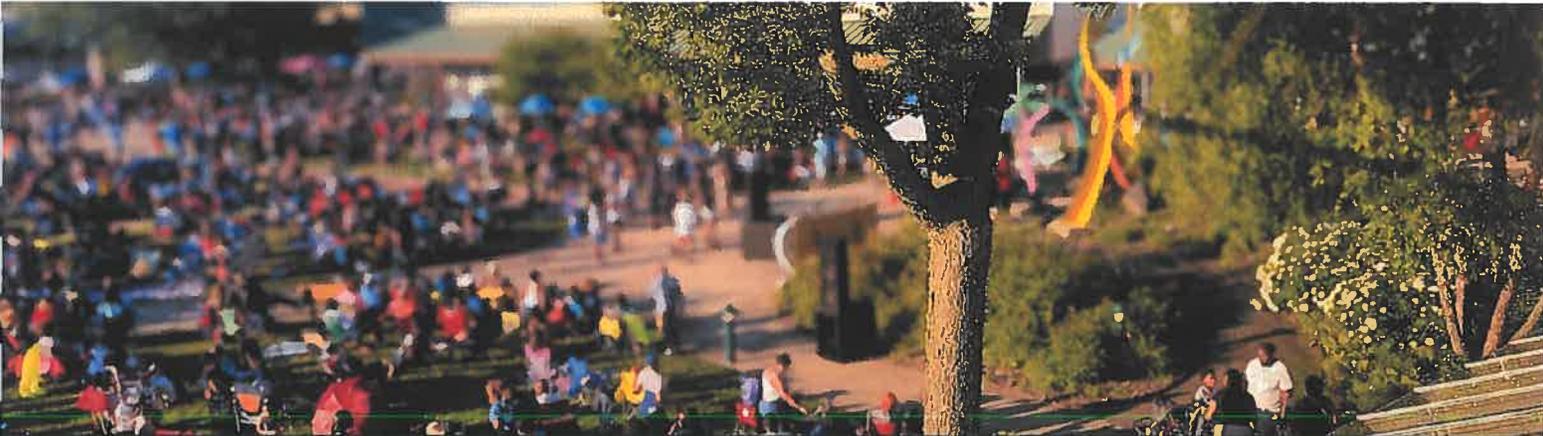
STATEMENT OF NET POSITION

One of the most important questions asked about the Village’s finances is, “Is the Village, as a whole, better off or worse off as a result of the year’s activities?”

The Statement of Net Position reports information about the Village as a whole in a way that helps answer this question. The focus of the Statement of Net Position is designed to be similar to bottom line results for the Village and its governmental and business-type activities.

	Village Statement of Net Position		
	2023	2022	2021
Current and Other Assets	\$66,789,324	\$72,182,516	\$52,228,515
Capital Assets	\$69,380,402	\$59,191,051	\$55,131,674
Deferred Outflows of Resources	\$12,630,148	\$9,363,798	\$6,577,427
Total Assets and Deferred Outflows of Resources	\$148,799,874	\$140,737,365	\$113,937,616
Current Liabilities	\$9,711,916	\$10,001,394	\$7,062,153
Noncurrent Liabilities	\$78,050,785	\$71,350,576	\$63,719,076
Deferred Inflows of Resources	\$12,868,318	\$22,195,617	\$17,177,920
Total Liabilities and Deferred Inflows of Resources	\$100,631,019	\$103,547,587	\$87,959,149
Net Position			
Net Investment in Capital Assets	\$55,218,642	\$45,295,896	\$42,834,148
Restricted	\$8,998,019	\$7,470,710	\$6,204,829
Unrestricted (Deficit)	(\$16,047,806)	(\$15,576,828)	(\$23,060,510)
Total Net Position	\$48,168,855	\$37,189,778	\$25,978,467





STATEMENT OF ACTIVITIES

The Statement of Revenues, Expenses and Changes in Net Position summarizes the reasons behind the change in the Village's net position. Revenues include program revenues (charges for services and grants that directly relate to the provision of certain Village services) and general revenues (majority of which are property taxes and state shared revenues).

	Village Statement of Activities		
	2023	2022	2021
Revenues	\$53,441,385	\$49,481,774	\$44,550,721
Expenses	\$42,462,308	\$38,686,799	\$38,100,796
Change in Net Position	\$10,979,077	\$10,794,975	\$6,449,925
Net Position - Beginning *	\$37,189,778	\$26,394,803	\$19,528,542
Net Position - Ending	\$48,168,855	\$37,189,778	\$25,978,467
* Restated for the implementation of new accounting standards.			

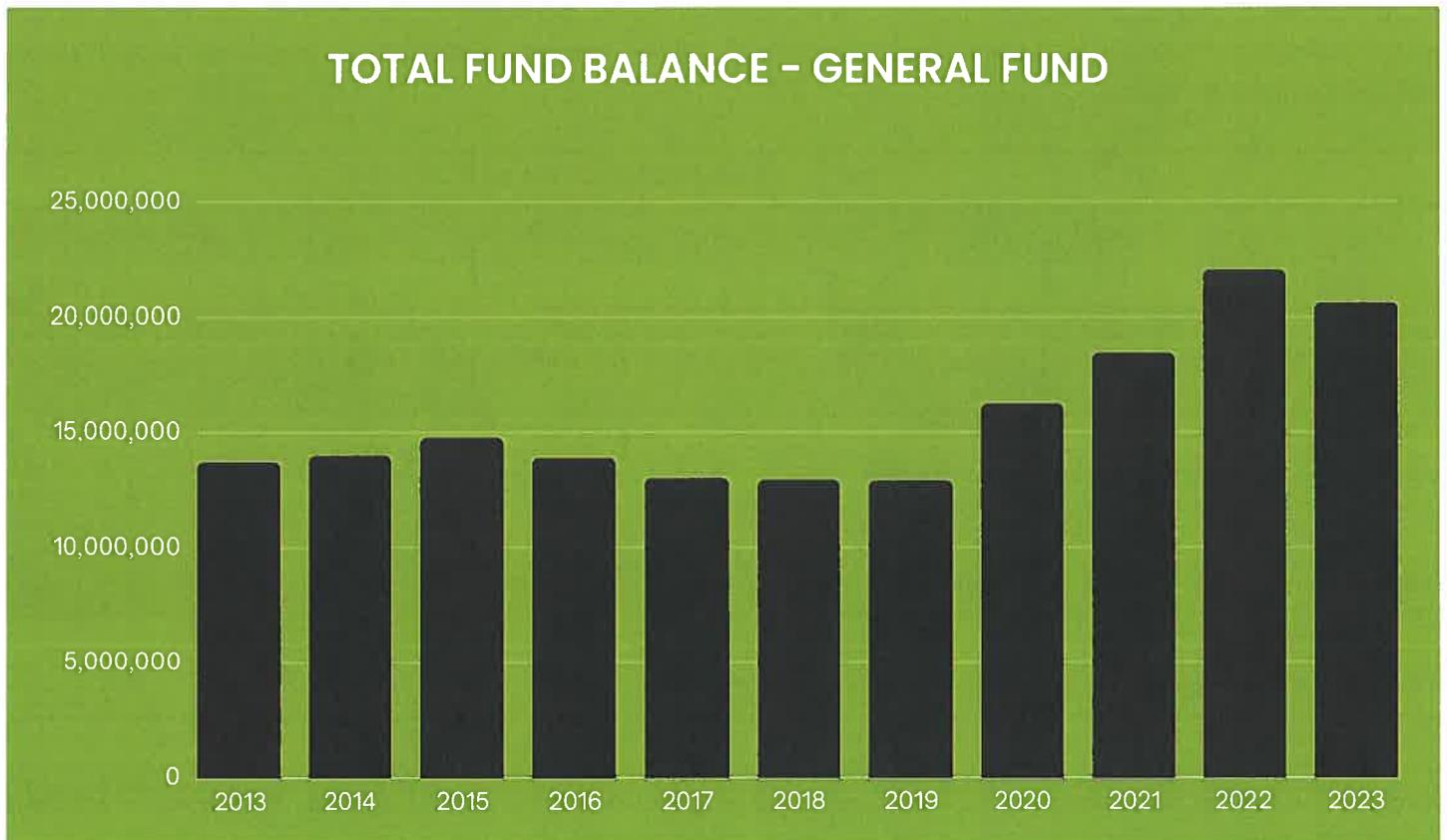
Overall, the Village reported a positive increase in total net position, indicating that the Village's financial condition improved again during the most recent fiscal year.



GENERAL FUND SNAPSHOT

The categories of fund balance are Unassigned, Non-spendable (inventories, prepaid items, the SouthCom deposit and property held for resale), Restricted (drug related forfeitures, IMRF and FICA unspent levies), Committed (PEG fees) and Assigned (budgeted, committed and unspent, contribution funds, and IRMA deductible). The unassigned fund balance as of June 30, 2023 was \$16,582,921. This unassigned fund balance represents a 5.3 months' reserve at June 30, 2023 based on the FY 2023 General Fund budget. The Village Board has established a policy requiring a three to four month reserve in the General Fund.

The Village continues its long-standing practice of budgeting revenues conservatively, while assuming that 100% of the expenditure budget will be spent. This prudent practice has led to a healthy General Fund fund balance which complies with the Village's Fund Balance Policy.



PENSION OBLIGATIONS



The Village maintains three public pension plans to cover Village employees, which include the Illinois Municipal Retirement Fund (IMRF), the Police Pension Fund, and the Firefighters' Pension Fund. The benefits and funding requirements of each plan are determined by Illinois State Statute, and each plan provides retirement, disability and death benefits for eligible participants.

In December of 2010, the Illinois General Assembly approved pension reform legislation that targets public pensions to be 90% funded by the year 2040. The Village of Park Forest maintains a fiscally prudent approach to funding, assuming a 100% funding status by the year 2040.

Employer contributions are funded through an annual property tax levy. Employees in the IMRF plan contribute 4.5% of covered payroll, employees in the Police Pension Fund contribute 9.91% of covered payroll, and employees in the Firefighters' Pension Fund contribute 9.455% of covered payroll. Additionally, employees covered under the IMRF plan also contribute to Social Security (6.2% of salary capped annually) and Medicare (1.45% of taxable income) and sworn police officers and firefighters hired after July of 1986 contribute to Medicare, which is 1.45% of taxable income.

The notes to the financial statements and required supplementary information in the Village's ACFR provide additional information pertaining to these three employee pension plans.



PENSION OBLIGATIONS

IMRF Pension Fast Facts

Village Contribution for 2023 Fiscal Year	\$655,088
Total Pension Liability as of June 30, 2023	\$56,088,652
Total Plan Fiduciary Net Position (Assets Available to Offset the Total Liability)	\$50,410,297
Village's Net Pension Liability	\$5,678,355
Village's Percent Funded	89.88%

Police Pension Fast Facts

Village Contribution for 2023 Fiscal Year	\$2,817,663
Total Pension Liability as of June 30, 2023	\$61,132,585
Total Plan Fiduciary Net Position (Assets Available to Offset the Total Liability)	\$26,736,059
Village's Net Pension Liability	\$34,396,526
Village's Percent Funded	43.73%

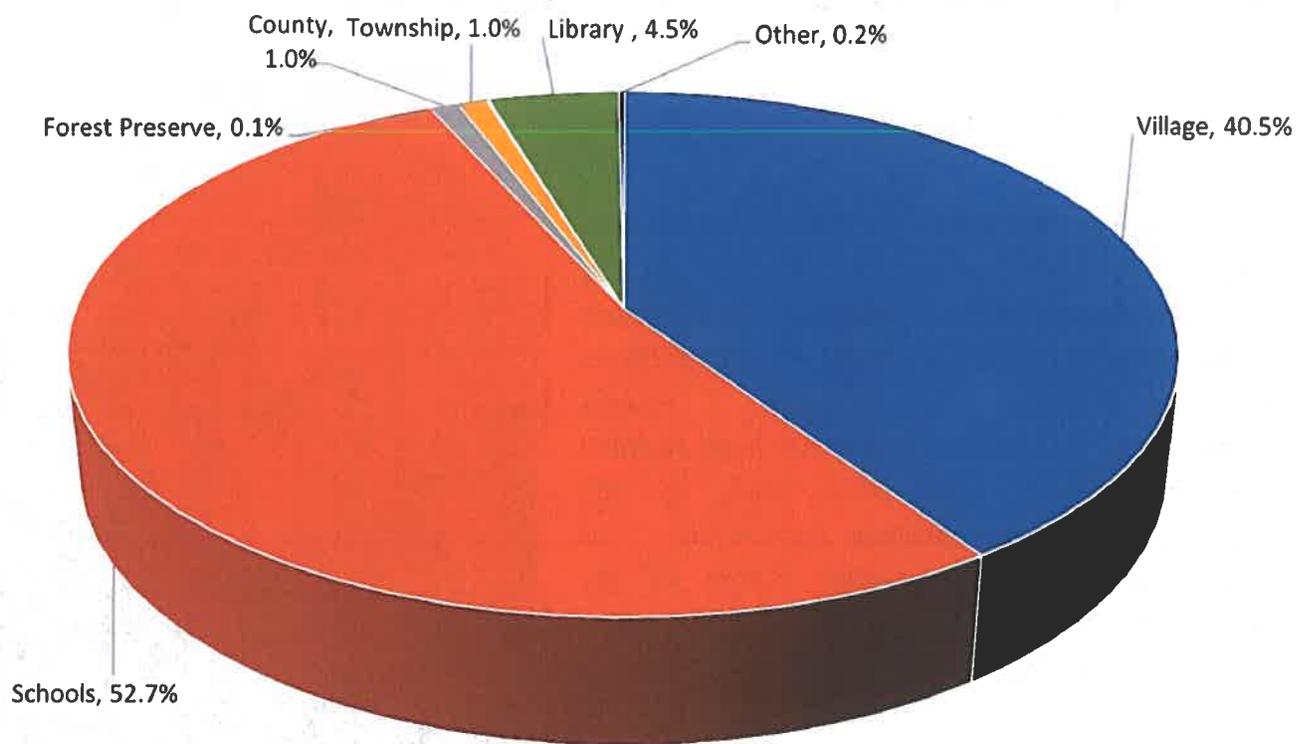
Fire Pension Fast Facts

Village Contribution for 2023 Fiscal Year	\$1,637,812
Total Pension Liability as of June 30, 2023	\$37,252,828
Total Plan Fiduciary Net Position (Assets Available to Offset the Total Liability)	\$18,094,428
Village's Net Pension Liability	\$19,158,400
Village's Percent Funded	48.57%



PROPERTY TAXES

WHERE DO YOUR PROPERTY TAXES GO?



Village	40.5%	Forest Preserve	0.1%
Schools	52.7%	Library	4.5%
County	1.0%	Other	0.2%
Township	1.0%		

Every dollar of property tax paid by Village taxpayers is divided amongst many taxing districts. The above chart represents the typical tax bill for a Village property owner in Cook County and School District 163.

A MESSAGE FROM YOUR FINANCE DEPARTMENT

Residents of Park Forest

The Village of Park Forest is required to perform an audit of its finances each year. The Village has elected to exceed minimum reporting and disclosure standards by producing an Annual Comprehensive Financial Report. The Village's Annual Comprehensive Financial Report has been awarded for twenty-seven consecutive years by the Government Finance Officers Association. For more information on financial matters of the Village of Park Forest, please call the Finance Department at 708.283.5607.

The Village's website contains additional information, including the Village's Annual Comprehensive Financial Report, budget documents, Board of Trustee agendas and minutes, as well as other useful information. We hope that you find this PAFR both useful and informative. Any questions, comments or suggestions regarding this report can be directed to:

Finance Department

Mark A. Pries
Deputy Village Manager/Finance
Director/Treasurer
350 Victory Drive
Park Forest, IL 60466
Telephone: 708.283.5607
mpries@vopf.com

