

Clark/Morse/Glenwood
Special Service Area Number 24
(DevCorp North D/B/A Rogers Park Business Alliance, Contractor)

Comparative Financial Statements

Years Ended December 31, 2013 and 2012

Clark/Morse/Glenwood
Special Service Area Number 24
(DevCorp North D/B/A Rogers Park Business Alliance, Contractor)

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Bravos & Associates

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Clark/Morse/Glenwood Special Service Area Number 24
(DevCorp North D/B/A Rogers Park Business Alliance, Contractor)
Chicago, Illinois

We have audited the accompanying statement of financial position of Clark/Morse/Glenwood Special Service Area Number 24 (a taxing district authorized by the City of Chicago) as of December 31, 2013 and 2012, and the related statements of activities and cash flows for the years then ended. These financial statements are the responsibility of the Organization's management. 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 of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Clark/Morse/Glenwood Special Service Area Number 24 (a taxing district authorized by the City of Chicago), as of December 31, 2013 and 2012, and the changes in its net assets and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The comparative schedule of tax levy revenue and interest income on page 8 and the schedule of expenses and budget variances on pages 9 through 12 are presented for 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 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.

Bravos & Associates CPAs

April 10, 2014
Bloomington, Illinois

Clark/Morse/Glenwood
Special Service Area Number 24
(DevCorp North D/B/A Rogers Park Business Alliance, Contractor)
Comparative Statement of Financial Position
December 31, 2013 and 2012

	<u>2013</u>	<u>2012</u>
<u>Assets</u>		
<u>Current Assets</u>		
Cash and Cash equivalents	\$ 15,536	\$ 260
Due from SSA Number 54	-	34
Prepaid expenses	141	1,155
<u>Total current assets</u>	<u>15,677</u>	<u>1,449</u>
<u>Other assets</u>		
Security deposit	150	375
<u>Total Assets</u>	<u>\$ 15,827</u>	<u>\$ 1,824</u>
<u>Liabilities and Net Assets</u>		
<u>Current Liabilities</u>		
Line of credit - Harris Bank	\$ 87,000	\$ -
Accounts payable	3,575	1,120
Accrued expenses	2,075	2,800
Due to SSA Number 19	653	432
Due to SSA Number 54	153	-
Due to DevCorp North D/B/A Rogers Park Business Alliance	14,272	15,816
<u>Total current liabilities</u>	<u>107,728</u>	<u>20,168</u>
<u>Net assets, unrestricted (deficit)</u>	<u>(91,901)</u>	<u>(18,344)</u>
<u>Total Liabilities and Net Assets</u>	<u>\$ 15,827</u>	<u>\$ 1,824</u>

Clark/Morse/Glenwood
Special Service Area Number 24
(DevCorp North D/B/A Rogers Park Business Alliance, Contractor)
Comparative Statement of Activities
For the Years ended December 31, 2013 and 2012

	2013			2012		
	Actual	Budget	Over (Under) Variance	Actual	Budget	Over (Under) Variance
<u>Changes in Unrestricted Net Assets:</u>						
<u>Revenues:</u>						
Tax Levy Revenue & Interest Income	\$ 274,268	\$ 379,430	\$ (105,162)	\$ 306,600	\$ 379,430	\$ (72,830)
<u>Expenses & Program costs:</u>						
1.00 Advertising & Promotion	42,929	45,000	(2,071)	48,928	45,070	3,858
2.00 Public Way Maintenance	42,732	40,600	2,132	41,562	46,500	(4,938)
3.00 Public Way Aesthetics	22,949	44,553	(21,604)	24,937	31,000	(6,063)
4.00 Tenant Retention/Attraction	1,999	900	1,099	1,027	4,000	(2,973)
5.00 Façade Improvements	6,100	5,000	1,100	17,495	20,500	(3,005)
6.00 Parking/Transit/Accessibility	7,920	10,000	(2,080)	55,079	56,000	(921)
7.00 Safety Programs	180	2,385	(2,205)	658	3,500	(2,842)
8.00 District Planning	34,129	10,000	24,129	-	2,500	(2,500)
9.00 Other Technical Assistance	-	-	-	-	500	(500)
Total Program Expense	158,938	158,438	500	189,686	209,570	(19,884)
<u>Administration</u>						
10.00 Personnel	131,223	146,295	(15,072)	137,873	138,300	(427)
11.00 Administrative Non-Personnel	57,664	40,310	17,354	46,986	40,310	7,676
12.00 Loss Collection	-	16,000	(16,000)	-	16,000	(16,000)
Total Administration expenses	188,887	202,605	(13,718)	184,859	194,610	(8,751)
Total Expenses	347,825	361,043	(13,218)	374,545	404,180	(28,635)
Increase (Decrease) in Net Assets	(73,557)	18,387	(91,944)	(67,945)	(24,750)	(44,195)
<u>Unrestricted Net Assets:</u>						
Beginning of Year	(18,344)			49,601		
End of Year (Deficit)	\$ (91,901)			\$ (18,344)		

Clark/Morse/Glenwood
Special Service Area Number 24
(DevCorp North D/B/A Rogers Park Business Alliance, Contractor)
Comparative Statement of Cash Flows
December 31, 2013 and 2012

	<u>2013</u>	<u>2012</u>
Cash Flows from operating activities:		
Increase (decrease) in unrestricted net assets	\$ (73,557)	\$ (67,945)
Adjustments to reconcile increase in net assets to net cash provided by operating activities		
(Increase) decrease in assets:		
Receivables	-	3,243
Due from SSA Number 19	-	347
Due from SSA Number 54	34	(34)
Prepaid expenses	1014	374
Secutiy deposits	225	
Increase (decrease) in liabilities:		
Accounts payable	2,455	(4,249)
Accrued expense	(725)	300
Due to SSA Number 19	221	432
Due to SSA Number 54	153	-
Due to DevCorp North D/B/A Rogers Park Business Alliance	<u>(1,544)</u>	<u>(5,065)</u>
Net cash (Used) from operations	(71,724)	(72,597)
Cash flows provided by financing activities:		
Line of Credit - Harris Bank	<u>87,000</u>	<u>-</u>
Net cash provided by financing activities	<u>87,000</u>	<u>-</u>
Net cash provided	15,276	(72,597)
Cash and Cash Equivalents		
Beginning of the year	<u>260</u>	<u>72,857</u>
End of the year	<u>\$ 15,536</u>	<u>\$ 260</u>
<u>Supplemental disclosures:</u>		
Interest Paid	<u>\$ -</u>	<u>\$ -</u>
Taxes Paid	<u>\$ -</u>	<u>\$ -</u>

Clark/Morse/Glenwood
Special Service Area Number 24
(DevCorp North D/B/A Rogers Park Business Alliance, Contractor)
Notes to Financial Statements
December 31, 2013 and 2012

Summary of Accounting Policies

Nature of Organization

DevCorp North D/B/A Rogers Park Business Alliance (Organization) is a not-for-profit corporation organized under the laws of the State of Illinois. The Organization was formed to revitalize the Rogers Park business districts.

Basis of Presentation

Financial statement presentation follows the recommendations of the Financial Accounting Standards Board in its Statement of Financial Accounting Standards (SFAS) No. 117, Financial Statements of Not-for-Profit Organizations. Under SFAS No. 117, the Organization is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets temporarily restricted net assets and permanently restricted net assets. As of December 31, 2013 and 2012, the Organization had no temporarily or permanently restricted net assets.

Special Service Area Agreement

The Organization entered into an agreement with the City of Chicago on December 17, 2003, whereby the City has established a special service area known and designated as "Clark/Morse/Glenwood Special Service Area Number 24" to provide special services in addition to those services generally provided by the City. DevCorp North D/B/A Rogers Park Business Alliance has been designated as "Contractor" under terms of the agreement. The City has authorized a levy not to exceed 0.60% of the equalized assessed value of all property within the area to produce sufficient revenues to provide those special services.

The maximum amount to be paid to the Organization is the lesser of \$ 379,430 or the amount of service tax funds collected for the year 2013 and 2012. For each subsequent year of the agreement, the maximum amount to be paid is the lesser of the budget for that year or the amount of service tax funds actually collected for the preceding tax year. The agreement is renewable annually.

Use of Accounting Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Concentration of Credit Risk

The Organization maintains its cash balances at three financial institutions in the Chicago metropolitan area, which are Federally insured up to prescribed limits.

Clark/Morse/Glenwood
Special Service Area Number 24
(DevCorp North D/B/A Rogers Park Business Alliance, Contractor)
Notes to Financial Statements
December 31, 2013 and 2012

Summary of Accounting Policies – Continued

Income Tax Status

The Organization is exempt from Federal Income tax under Section 501(c) (3) of the Internal Revenue Code.

Revenue Recognition

Revenue from property taxes levied is recognized in the year that it becomes available.

Related Party Transactions

Clark/Morse/Glenwood Special Service Area Number 24 shares office space, equipment and employees through its affiliation with DevCorp North D/B/A Rogers Park Business Alliance, the contractor.

Clark/Morse/Glenwood Special Service Area Number 24 has no employees of its own, but reimburses the contractor for the payroll and related costs of the individuals working on the programs. In addition, the contractor also receives reimbursements for a portion of its operating expenses, and use of office equipment and supplies.

Line of Credit

A line of credit has been obtained from Harris Bank in Chicago in the amount of \$ 150,000 this note which expires on December 31, 2013. The interest rate is variable based upon the Harris Bank prime rate plus 2.0 percentage point over prime.

Bravos & Associates

Certified Public Accountants

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Bloomington, Illinois 60108

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INDEPENDENT AUDITOR'S REPORT ON THE SUPPLEMENTARY INFORMATION

To the Board of Directors
Clark/Morse/Glenwood Special Services Area Number 24
(DevCorp North D/B/A Rogers Park Business Alliance, Contractor)
Chicago, Illinois

Our audit was made for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information, which follows, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on it.

Bravos & Associates CPAs

April 10, 2014
Bloomington, Illinois

Clark/Morse/Glenwood
Special Service Area Number 24
(DevCorp North D/B/A Rogers Park Business Alliance, Contractor)
Comparative Schedule of Tax Levy and Interest Income
December 31, 2013 and 2012

	<u>2013</u>	<u>2012</u>
	<u>Income</u> <u>(Returned to City)</u>	<u>Income</u> <u>(Returned to City)</u>
<u>Tax Levy Revenue</u>		
Tax Year 2006	\$ -	\$ 93
Tax Year 2007	-	(1,104)
Tax Year 2008	(65)	(2,593)
Tax Year 2009	(3,383)	(2,568)
Tax Year 2010	(4,919)	28,254
Tax Year 2011	24,658	287,742
Tax Year 2012	<u>257,969</u>	<u>-</u>
Total received during year - Cash Basis	274,260	309,824
 <u>Accrual adjustments - Accounts Receivable</u>		
Beginning of year	-	(3,243)
End of year	<u>-</u>	<u>-</u>
 Total tax levy revenue accrual basis	 <u>274,260</u>	 <u>306,581</u>
 <u>Interest Income</u>		
Interest earned - Bank accounts	-	-
Interest paid by City of Chicago	<u>8</u>	<u>19</u>
 Total Interest Income Earned	 <u>8</u>	 <u>19</u>
 Total Tax Levy Revenue and Interest Income	 <u>\$ 274,268</u>	 <u>\$ 306,600</u>

Clark/Morse/Glenwood
Special Service Area Number 24
(DevCorp North D/B/A Rogers Park Business Alliance, Contractor)
Comparative Schedule of Expenses with Budget Variances
For the Years Ended December 31, 2013 and 2012

<u>Expenses:</u> <u>Programs:</u>	2013			2012		
	<u>Actual</u>	<u>Budget</u>	<u>Over (Under) Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Over (Under) Variance</u>
<u>1.00 Advertising & Promotion</u>						
1.01 Website/Social Media	\$ 68	\$ 600	\$ (532)	\$ 260	\$ 1,000	\$ (740)
1.02 Public/Media Relations Services	-	-	-	1,679	2,500	(821)
1.03 Special Events	41,612	40,000	1,612	41,874	35,000	6,874
1.04 Display Ads	800	1,000	(200)	2,585	2,500	85
1.05 Print Materials	449	600	(151)	2,530	1,600	930
1.06 Other: Holiday Shoppers' Rebate	-	2,800	(2,800)	-	2,470	(2,470)
Totals	<u>42,929</u>	<u>45,000</u>	<u>(2,071)</u>	<u>48,928</u>	<u>45,070</u>	<u>3,858</u>
<u>2.00 Public Way Maintenance</u>						
2.01 Sidewalk Cleaning	-	-	-	-	500	(500)
2.02 Sidewalk Snow Plowing	28,188	18,000	10,188	14,360	25,000	(10,640)
2.03 Sidewalk Power Washing	-	-	-	563	500	63
2.05 Equipment Purchase & Maintenance	260	4,100	(3,840)	3,045	5,000	(1,955)
2.06 Supplies	2,036	3,000	(964)	3,389	3,500	(111)
2.07 Storage Fees	4,369	5,500	(1,131)	6,611	5,500	1,111
2.08 Liability/Property Insurance	5,785	3,000	2,785	4,982	3,500	1,482
2.09 Maintenance Stipend	-	2,000	(2,000)	-	-	-
2.10 Trash Removal Services	1,620	2,500	(880)	2,827	3,000	(173)
2.11 Window Washing	-	2,500	(2,500)	2,407	-	2,407
2.15 Other: Maintenance Stipends	474	-	474	3,378	-	3,378
Totals	<u>42,732</u>	<u>40,600</u>	<u>2,132</u>	<u>41,562</u>	<u>46,500</u>	<u>(4,938)</u>

Clark/Morse/Glenwood
Special Service Area Number 24
(DevCorp North D/B/A Rogers Park Business Alliance, Contractor)
Comparative Schedule of Expenses with Budget Variances
For the Years Ended December 31, 2013 and 2012

<u>Expenses:</u> <u>Programs:</u>	2013			2012		
	<u>Actual</u>	<u>Budget</u>	<u>Over (Under) Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Over (Under) Variance</u>
<u>3.00 Public Way Aesthetics</u>						
3.01 Streetscape, Elements Purchase/Install/Maintenanc	\$ -	\$ 800	\$ (800)	\$ 1,063	\$ 1,000	\$ 63
3.02 Decorative Banners and/or Holiday Decorations	2,494	3,000	(506)	13,267	14,000	(733)
3.03 Wayfinding/Signage	-	-	-	-	1,000	(1,000)
3.04 Public Art	17,043	26,753	(9,710)	2,396	1,000	1,396
3.05 Landscaping	3,412	8,000	(4,588)	8,211	6,000	2,211
3.06 Storage Fees	-	5,500	(5,500)	-	5,500	(5,500)
3.09 Liability/Property Insurance	-	500	(500)	-	2,500	(2,500)
Totals	22,949	44,553	(21,604)	24,937	31,000	(6,063)
<u>4.00 Tenant Retention/Attraction</u>						
4.01 Data Collections	1,277	500	777	853	1,500	(647)
4.02 Site Marketing Materials	272	200	72	174	2,500	(2,326)
4.04 Property Owner/Broker/Tenant Relations	450	200	250	-	-	-
Totals	1,999	900	1,099	1,027	4,000	(2,973)
<u>5.00 Façade Improvements</u>						
5.01 Façade Enhancement Program	6,100	5,000	1,100	17,495	20,000	(2,505)
5.04 Program Costs (Applications, etc.)	-	-	-	-	500	(500)
Totals	6,100	5,000	1,100	17,495	20,500	(3,005)

Clark/Morse/Glenwood
Special Service Area Number 24
(DevCorp North D/B/A Rogers Park Business Alliance, Contractor)
Comparative Schedule of Expenses with Budget Variances
For the Years Ended December 31, 2013 and 2012

<u>Expenses:</u> <u>Programs:</u>	2013			2012		
	<u>Actual</u>	<u>Budget</u>	<u>Over (Under) Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Over (Under) Variance</u>
<u>6.00 Parking/Transit/Accessibility</u>						
6.01 Parking Facility Enhancement Program	\$ 7,920	\$ 10,000	\$ (2,080)	\$ 12,920	\$ 16,000	\$ (3,080)
6.04 Bicycle Transit Enhancements	-	-	-	-	3,000	(3,000)
6.05 Public Transit Enhancements	-	-	-	42,159	35,000	7,159
6.11 ADA (American with Disabilities Act) complia	-	-	-	-	2,000	(2,000)
Totals	7,920	10,000	(2,080)	55,079	56,000	(921)
<u>7.00 Safety Programs</u>						
7.01 Public Way Surveillance Cameras/Maintenanc	180	2,385	(2,205)	658	3,500	(2,842)
Totals	180	2,385	(2,205)	658	3,500	(2,842)

Clark/Morse/Glenwood
Special Service Area Number 24
(DevCorp North D/B/A Rogers Park Business Alliance, Contractor)
Comparative Schedule of Expenses with Budget Variances
For the Years Ended December 31, 2013 and 2012

<u>Expenses</u>	2013			2012		
	<u>Actual</u>	<u>Budget</u>	<u>Over (Under) Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Over (Under) Variance</u>
<u>Programs:</u>						
<u>8.00 District Planning</u>						
8.01 SSA Designation	\$ 34,129	\$ 10,000	\$ 24,129	\$ -	\$ -	\$ -
8.02 Commission Development	-	-	-	-	500	(500)
8.03 Strategic Planning	-	-	-	-	500	(500)
8.04 Master Planning	-	-	-	-	500	(500)
8.05 Economic Impact Study, etc.	-	-	-	-	1,000	(1,000)
Totals	<u>34,129</u>	<u>10,000</u>	<u>24,129</u>	<u>-</u>	<u>2,500</u>	<u>(2,500)</u>
<u>9.00 Other Technical Assistance</u>						
9.01 Wifi District Infrastructure/Maintenance	-	-	-	-	500	(500)
Totals	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>500</u>	<u>(500)</u>
<u>10.00 Personnel</u>						
10.01 Executive Director	2,394	18,697	(16,303)	22,621	21,600	1,021
10.02 Managing Director	19,169	18,369	800	17,389	11,700	5,689
10.04 Planning Director	11,459	13,121	(1,662)	11,307	66,000	(54,693)
10.05 Community Development Coordinator	46,824	49,858	(3,034)	44,087	-	44,087
10.06 Director of Maintenance	29,924	29,849	75	30,065	21,000	9,065
10.07 Administrative Assistant	21,453	16,401	5,052	12,404	18,000	(5,596)
Totals	<u>131,223</u>	<u>146,295</u>	<u>(15,072)</u>	<u>137,873</u>	<u>138,300</u>	<u>(427)</u>

Clark/Morse/Glenwood
Special Service Area Number 24
(DevCorp North D/B/A Rogers Park Business Alliance, Contractor)
Comparative Schedule of Expenses with Budget Variances
For the Years Ended December 31, 2013 and 2012

<u>Expenses</u> <u>Programs:</u>	<u>2013</u>			<u>2012</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Over (Under) Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Over (Under) Variance</u>
<u>Administration:</u>						
<u>11.00 Administrative Non-Personnel</u>						
11.01 SSA Annual Report	\$ -	\$ 1,000	\$ (1,000)	\$ -	\$ 1,000	\$ -
11.02 SSA Audit	3,200	3,500	(300)	3,208	3,500	(292)
11.03 Bookkeeping	12,240	10,800	1,440	12,481	10,800	1,681
11.04 Office Rent	23,644	8,800	14,844	12,946	8,800	4,146
11.05 Office Utilites	4,904	2,500	2,404	4,054	2,500	1,554
11.06 Office Supplies	3,520	2,250	1,270	2,343	2,250	93
11.07 Office Equipment Lease/Maintenance	3,418	4,320	(902)	4,320	4,320	-
11.08 Office Printing	1,520	1,800	(280)	1,800	1,800	-
11.09 Postage	540	450	90	450	450	-
11.10 Meeting Expense	352	840	(488)	1,480	840	640
11.11 Subscriptions/dues	390	350	40	548	350	198
11.12 Banking Fees	1,425	700	725	-	700	(700)
11.14 Conference and training	2,511	3,000	(489)	3,356	3,000	356
Totals	<u>57,664</u>	<u>40,310</u>	<u>17,354</u>	<u>46,986</u>	<u>40,310</u>	<u>7,676</u>

Clark/Morse/Glenwood
Special Service Area Number 24
(DevCorp North Rogers Park Business Alliance, Contractor)
Schedule of Findings
Year ended December 31, 2013

Finding # 1

We have reviewed the Agreement for Special Service Area Number 24 between the City of Chicago and the Contractor for the year ended December 31, 2013 and 2012.

We noted no exceptions

State of Illinois

Department of Financial and Professional Regulation Division of Professional Regulation

LICENSE NO.
066.003838
065.009475

The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

EXPIRES:
11/30/2015

**PUBLIC ACCOUNTING FIRM
SOLE PROPRIETORSHIP**

**BRAVOS & ASSOCIATES
324 RIDGEWOOD DR
BLOOMINGDALE, IL 60108**



Susan J. Gold

SUSAN J. GOLD
ACTING SECRETARY

Jay Stewart

JAY STEWART
DIRECTOR

The official status of this license can be verified at www.idfpr.com

7292846

State of Illinois

Department of Financial and Professional Regulation Division of Professional Regulation

LICENSE NO.
065.009475

The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

EXPIRES:
09/30/2015

**LICENSED
CERTIFIED PUBLIC ACCOUNTANT**

**THOMAS WILLIAM BRAVOS
324 RIDGEWOOD DR
BLOOMINGDALE, IL 60108**



Brent E. Adams

BRENT E. ADAMS
SECRETARY

Jay Stewart

JAY STEWART
DIRECTOR

The official status of this license can be verified at www.idfpr.com

7224408