

Financial Statements

Years ended December 31, 2019 and 2018

(With Independent Auditors' Report Thereon)

TABLE OF CONTENTS

	Page(s)
Basic Financial Statements:	
Independent Auditors' Report	1 - 2
Statement of Net Position and Governmental Funds Balance Sheet - 2019	3
Statement of Net Position and Governmental Funds Balance Sheet - 2018	4
Statement of Activities and Government Funds, Revenues, Expenditures and Changes in Fund Balance - 2019	5
Statement of Activities and Government Funds, Revenues, Expenditures and Changes in Fund Balance - 2018	6
Notes to Financial Statements	7 - 11
Required Supplementary Information:	
Statement of Revenues and Expenditures – Budget and Actual - 2019	12 - 13
Statement of Revenues and Expenditures – Budget and Actual - 2018	14 - 15
Other Information:	
Summary Schedule of Findings	16



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Independent Auditors' Report

The Board of Commissioners of City of Chicago Special Service Area No. 47:

We have audited the financial statements of the governmental activities and each major fund of City of Chicago Special Service Area No. 47 (SSA #47) (a taxing district authorized by the City of Chicago), as of and for the years ended December 31, 2019 and 2018 and the related notes to the financial statements, which collectively comprise the City's basic 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 and standards applicable to financial audits contained in the Special Service Area Program Guide, issued by the City of Chicago Department of Planning and Development. 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 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 SSA #47'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 SSA #47'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 opinions.

Opinion

In our opinion, the financial statements referred to in the first paragraph present fairly, in all material respects, the financial position of the governmental activities and each major fund of City of Chicago Special Service Area No. 47 as of December 31, 2019 and 2018, and the respective changes in financial position and, where applicable, cash flows thereof for the years 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 of SSA #47 are intended to present the financial position and the changes in financial position of only that portion of the governmental activities and major fund of SSA #47 that is attributable to the transactions of SSA #47. They do not purport to, and do not present fairly the financial position of the City of Chicago as of December 31, 2019 and 2018 and the changes in its activities for the years 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 the management discussion and analysis (MD&A) that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB), who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Accounting principles generally accepted in the United States of America require that the statements of revenues and expenditures - budget and actual be presented to supplement the basic financial statements. Such information, although not part of the basic financial statements, is required by GASB who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquires, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient to evidence to express an opinion or provide any assurance.

Benford Brown & Associates, LLC

Benford Brown & Avootates, LLC

Chicago, IL February 10, 2021

Statement of Net Position and Governmental Funds Balance Sheet

December 31, 2019

Assets	Assets Governmental funds Adjustments		ljustments	tement of t position	
Current assets: Cash Property tax receivables (less: allowance for loss	\$	44,942	\$	-	\$ 44,942
collections		329,907			329,907
Total assets	\$	374,849	\$		\$ 374,849
Liabilities and Net Assets					
Current liabilities: Accounts payable	\$	7,736	\$	<u>-</u>	\$ 7,736
Total liabilities		7,736			7,736
Deferred inflows of resources: Deferred property tax revenue (note 4)		324,442		(324,442)	
Fund balance/net position: Unrestricted		42,671		(42,671)	
Total fund balance		42,671		(42,671)	
Total liabilities, deferred inflows of resources and fund balances	\$	374,849			
Net position: Unrestricted			\$	367,113	\$ 367,113
Amount reported for governmental activities in the statement of r	net posi	tion are differ	rent bec	cause:	
Total fund balance - governmental funds					\$ 42,671
Property tax revenue is recognized in the period for which it is	s levied	rather than w	/hen "a	vailable".	 324,442
Total net position - governmental activities					\$ 367,113

Statement of Net Position and Governmental Funds Balance Sheet

December 31, 2018

Assets	Governmental funds Adjustments		ljustments	tement of t position	
Current assets: Cash Property tax receivables (less: allowance for loss	\$	78,359	\$	-	\$ 78,359
collections		324,502		-	 324,502
Total assets	\$	402,861	\$		\$ 402,861
Liabilities and Net Assets					
Current liabilities: Accounts payable	\$	48,141	\$		\$ 48,141
Total liabilities		48,141			48,141
Deferred inflows of resources: Deferred property tax revenue (note 4)		272,676		(272,676)	-
Fund balance/net position: Unrestricted		82,044		(82,044)	-
Total fund balance		82,044		(82,044)	 -
Total liabilities, deferred inflows of resources and fund balances	\$	402,861			
Net position: Unrestricted			\$	354,720	\$ 354,720
Amount reported for governmental activities in the statement of n	et posi	tion are differ	ent bec	ause:	
Total fund balance - governmental funds					\$ 82,044
Property tax revenue is recognized in the period for which it is	levie	d rather than v	when "a	vailable".	 272,676
Total net position - governmental activities					\$ 354,720

Statement of Activities and Governmental Funds, Revenues, Expenditures and Changes in Fund Balance

Year ended December 31, 2019

	Go	vernmental funds	Adjustments		Statement of activities	
Revenue:						
Property tax revenue	\$	272,676	\$	51,766	\$	324,442
Interest income		70		-		70
Miscellaneous income		1,204	_		_	1,204
Total revenue and other support		273,950		51,766		325,716
Expenditures:						
Customer Attraction		78,065		-		78,065
Public Way Aesthetics		115,841		-		115,841
Sustainability and Public Places		2,443		-		2,443
Economic/Business Development		3,900		-		3,900
SSA Management		21,118		-		21,118
Personnel		67,291		-		67,291
Loss Collection		24,665				24,665
Total expenditures		313,323				313,323
Excess of revenue over expenditures		(39,373)		39,373		
Increase in net position				12,393		12,393
Fund balance/net position as of January 1, 2019		82,044		272,676		354,720
Fund balance/net position as of December 31, 2019	\$	42,671	\$	324,442	\$	367,113
Amounts reported for governmental activities in the statemed Decrease in fund balance - governmental funds	ent of activit	ies are differe	nt becau	use:	\$	(39,373)
Property tax revenue is recognized in the year it is levied rate governmental funds	ther than wh	en it is availal	ole for			51,766
Net change in net position - governmental activities					\$	12,393

Statement of Activities and Governmental Funds, Revenues, Expenditures and Changes in Fund Balance

Year ended December 31, 2018

	Gov	vernmental funds	Ac	Adjustments		tement of ctivities
Revenue:						
Property tax revenue	\$	309,351	\$	15,312	\$	324,663
Late collections		8,616		-		8,616
Interest income		60		-		60
Total revenue and other support		318,027		15,312		333,339
Expenditures:						
Customer Attraction		102,484		-		102,484
Public Way Aesthetics		105,007		-		105,007
Sustainability and Public Places		3,181		-		3,181
Economic/Business Development		9,795		-		9,795
Safety Programs		575		-		575
SSA Management		26,251		-		26,251
Personnel		62,608		-		62,608
Loss Collection		2,627		-		2,627
Total expenditures		312,528				312,528
Excess of revenue over expenditures		5,499		(5,499)		
Increase in net position				20,811		20,811
Fund balance/net position as of January 1, 2018 and 2017		76,545		257,364		333,909
Fund balance/net position as of December 31, 2018 and 2017	\$	82,044	\$	272,676	\$	354,720
Amounts reported for governmental activities in the statement o Increase in fund balance - governmental funds	f activiti	es are differe	nt becau	ıse:	\$	5,499
6						-,.//
Property tax revenue is recognized in the year it is levied rather governmental funds	than wh	en it is availal	ole for			15,312
Net change in net position - governmental activities					\$	20,811

Notes to the Financial Statements

Years ended December 31, 2019 and 2018

(1) **Organization Description**

City of Chicago Special Service Area No. 47 (SSA #47) was created by ordinance of the Chicago City Council and is funded annually by property taxes levied on properties within SSA #47's boundaries. The property taxes are collected by the Cook County Treasurer, and then distributed by the City of Chicago to SSA #47.

SSA #47 was established to provide various services including but not limited to: public way maintenance and beautification; district marketing and advertising; business retention/attraction, special events and promotional activities; auto and bike transit; security; façade improvements; and other commercial and economic development initiatives for the south lakefront communities of North Kenwood, Oakland, Douglas and Grand Boulevard.

SSA #47 is governed by a Commission whose members are appointed by the Mayor of Chicago. The City of Chicago contracted with Quad Cities Community Development Corporation, NFP (QCDC) to perform administrative duties as the service provider for SSA #47 for 2019. QCDC is an Illinois not-for-profit corporation that is exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code.

(2) Summary of Significant Accounting Policies

Government-Wide and Fund Financial Statements

The financial statements of SSA #47 have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental units, hereinafter referred to as U.S. GAAP. The accepted standard-setting body for establishing governmental accounting and financial reporting principles is the Governmental Accounting Standards Board (GASB).

Government-wide financial statements (statement of net position and statement of activities) are prepared using the economic resources measurement focus and accrued basis of accounting for all of SSA #47's activities. The Fund Financial Statements, which focus on SSA #47's governmental funds current financial resources measurement focus, are prepared on the modified accrual basis. SSA #47 accounts for its activities in one fund, its general fund.

Measurement Focus, Basic of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year in which they are levied.

Notes to the Financial Statements

Years ended December 31, 2019 and 2018

The governmental fund financial statements are prepared on the modified accrual basis of accounting with only current assets and liabilities included on the balance sheet. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e. both measurable and available to finance expenditures of the current period. Available means collected within the current period or soon enough thereafter to be used to pay liabilities of the current period. Property taxes are susceptible to accrual and recognized as a receivable in the year levied. Revenue recognition is deferred unless the taxes are received within sixty (60) days subsequent to year-end. Expenditures are recorded when the liability is incurred.

The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. According, actual results could differ from those estimates.

Cash, Cash Equivalents and Investments

SSA #47's cash and cash equivalent are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. Presently, SSA #47 does not have any short-term investments.

Cash and cash equivalents are subject to custodial credit risk in the event of a bank failure, the SSA's deposit may not be returned. SSA #47 maintains its cash in bank deposit, at times, may exceed FDIC insured limits. The amount of cash that exceed FDIC insured limits is \$0 as of December 31, 2019 and 2018.

Receivables

All property tax receivables are shown net of allowances. The allowance was estimated to be \$1,208 (0.37%) and \$7,075 (2.17%), respectively, of outstanding property taxes for fiscal years 2019 and 2018.

Prepaid Items

Certain payments to vendors reflect cost applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements.

Fund Equity/Net Position

Governmental fund equity is classified as fund balance. Fund balance is further classified as non-spendable, restricted, committed, assigned, or unassigned. Non-spendable fund balance cannot be spent because of its form. Restricted fund balance has limitations imposed by enabling

Notes to the Financial Statements

Years ended December 31, 2019 and 2018

legislation or an outside party. Committed fund balance is a limitation imposed by SSA #47's board through approval of resolutions. Assigned fund balance is a limitation imposed by a designee of SSA #47's board of commissioners. Unassigned fund balance is the net resources in excess of what can be properly classified in one of the above four (4) categories.

When both restricted and unrestricted fund balances are available for use, it is the SSA's policy to use restricted fund balance first, then unrestricted fund balance. Furthermore, committed fund balance is reduced first, followed by assigned amounts, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those unrestricted fund balance classifications can be used.

For the government-wide financial statements, net position is reported as invested in capital assets net of related debt, restricted or unrestricted. Invested in capital assets, net of related debt, if applicable, is comprised of the net capital asset balance less any related debt. Restricted net position is when restrictions are placed on net assets from 1) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or 2) imposed by law through constitutional provisions or enabling legislation. The remaining net position is classified as unrestricted.

(3) Budgetary Information

SSA #47 follows these procedures in establishing the budgetary data reflected in the financial statements:

- By mid-March the SSA Manager submits to SSA #47's Board of Commissioners a proposed operating budget for the following year commencing January 1. The operating budget includes proposed expenditures/expenses and the means of financing them.
- By mid-July the final budget is submitted to the City of Chicago for review and approval.
- During December the budget is legally enacted through passage of an appropriation ordinance.
- The SSA #47 is authorized to make budget revisions however they cannot alter the total expenditures within assigned expense categories within the general fund and must be approved by SSA #47's Board of Commissioners. The budget was amended this year.
- Formal budgetary integration is employed as a management control device during the year.
- A budget for the General Fund is adopted on a basis consistent with U.S. GAAP.
- The SSA #47 budgets revenue, expenditures/expenses and transfers based on anticipated funds to be received. Budgets reflect gains or losses, by fund, for each fiscal year.

Notes to the Financial Statements

Years ended December 31, 2019 and 2018

(4) Property Taxes

Property taxes become an enforceable lien on the real property on January 1 of the year it is levied. Taxes are payable in two installments in the subsequent year. The first installment is an estimate based on the prior year billed levy (55%) and is due in March. The second installment is due on August 1, or 30 days from the mailing of the tax bills if issued later than July 1. The second installment is based on the remaining amount of the levy on file with the County. Bills are issued and collected by Cook County who remits SSA #47's share to the City. The City then remits the monies collected from Cook County to SSA #47.

(5) Deferred Inflows of Resources

A deferred inflow of resources/property tax revenue represents an acquisition of fund balance that applies to a future period and therefore will not be recognized as an inflow of resources (revenue) until that future time.

(6) Related Party Transactions

SSA #47's contracted service provider is Quad Communities Development Corporation (QCDC), which provides certain administrative services for SSA #47. As of December 31, 2019 and 2018, there was no balance owed to QCDC. Typically, any balance due to QCDC would have resulted from the time difference that 1) goods and services are being provided or reimbursable expenditures occur, 2) transactions are recorded in the accounting system, and 3) payments are being made.

(7) Subsequent Events

SSA #47 has evaluated subsequent events for potential recognition and/or disclosure through February 10, 2021, the date financial statements were available to be issued. On March 11, 2020, the World Health Organization declared an outbreak of a respiratory disease caused by a new coronavirus a pandemic. First identified in late 2019 and now known as COVID-19, the pandemic has impacted millions of individuals worldwide. In response, many countries have implemented measures to combat the pandemic that have impacted global business operations.

In response to the pandemic declaration, SSA #47's service provider, QCDC, closed its office facilities to the public to comply with state and local health and safety standards and implemented procedures allowing its employees to work remotely.

As of the date of issuance of these financial statements, QCDC's office facilities remain closed to the public. QCDC continues to monitor the situation and follow the recommended health and safety laws and guidelines. Management has continued to focus on fundraising efforts in order to support its operations.

Notes to the Financial Statements

Years ended December 31, 2019 and 2018

No impairments were recorded as of the statement of financial position date; however, due to significant uncertainty surrounding the situation, management's judgment regarding this could change in the future. In addition, while SSA #47's results of activities and financial condition could be negatively impacted, the extent of the impact cannot be reasonably estimated at this time.



Statement of Revenues and Expenditures - Budget and Actual

	Actual	Budget	 Variance
Revenues:			
Property tax revenue	\$ 272,676 \$	324,442	\$ (51,766)
Tax increment financing (TIF) rebate No. A71	-	19,604	(19,604)
Late collections	-	1,208	(1,208)
Sales of product income	525	-	525
Interest income	70	-	70
Miscellaneous income	679	-	 679
Total revenues	273,950	345,254	 (71,304)
Expenditures:			
Customer attraction -			
Websites	2,894	2,894	-
Special events	21,792	21,792	-
Social media outreach	6,204	1,500	4,704
Decorative banners	=	307	(307)
Holiday decorations	12,950	12,950	-
Print materials	6,400	10,200	(3,800)
Display advertising	18,100	18,341	(241)
Marketing	9,725	9,725	 -
Total customer attraction	78,065	77,709	 356
Public way aesthetics -			
Landscaping (plants, watering, etc.)	11,510	25,884	(14,374)
Façade enhancement program - rebates	-	100	(100)
Streetscape elements (included capital			
installation,	1,899	3,500	(1,601)
Public art	-	4,865	(4,865)
Sidewalk maintenance	101,106	101,106	-
City permits	1,326	1,326	-
Make Way For People	-	10,800	 (10,800)
Total public way aesthetics	115,841	147,581	 (31,740)
Sustainability and public places -			
People spots	2,443	3,897	 (1,454)
Total sustainability and public places	2,443	3,897	(1,454)

Statement of Revenues and Expenditures - Budget and Actual

	Actual	Budget		Variance
Economic/Business development -				
Site marketing (materials, services, etc.)	-	4,900		(4,900)
Supplemental transit (shuttle, trolley, etc.)	3,900	3,900		-
Strategic planning	-	15,036	_	(15,036)
Total economic and business development	3,900	23,836		(19,936)
Safety programs -	-	1,000		(1,000)
Façade enhancement program - rebates	-	1,000		(1,000)
Safety improvements program - rebates	-	2,700		(2,700)
Security patrol services	-	3,500		(3,500)
Total safety programs	-	8,200		(8,200)
SSA management -				
Annual report	_	1,000		(1,000)
Audit	2,500	3,000		(500)
Bookkeeping	2,904	2,904		(500
Office rent	11,970	11,970		_
Office utilities	2,912	2,704		208
	772	2,704		(1,856
Office supplies Equipment lease and maintenance	112	2,028 777		
	-			(777
Office printing	-	350		(350
Postage and delivery	-	200		(200
Meeting expense	-	500		(500
Dues and subscriptions	60	585		(525
Bank charges	-	580		(580
Storage fees	-	600		(600
Property/Liability insurance	-	1,000		(1,000
Professional development	-	145	-	(145
Total SSA management	21,118	28,943		(7,825)
Personnel -				
Executive director	61,833	57,333		4,500
Program manager	5,458	10,965		(5,507
Total personnel	67,291	68,298		(1,007
Loss collection	24,665			24,665
Total expenditures	313,323	358,464		(45,141
Excess of revenue over expenditures	\$ (39,373) \$	(13,210)	\$	(26,163
Carryover	-	13,210		13,210
Net revenues in excess of expenditures	\$ (39,373) \$	-	\$	(12,953

Statement of Revenues and Expenditures - Budget and Actual

	Actual	Budget	 Variance
Revenues:			
Property tax revenue	\$ 309,351 \$	326,100	\$ (16,749)
Late collections	8,616	2,814	5,802
Interest income	60	<u>-</u>	 60
Total revenues	318,027	328,914	 (10,887)
Expenditures:			
Customer attraction -			
Websites	1,823	2,000	(177)
Special events	50,528	50,528	- 1
Social media outreach	1,410	1,500	(90)
Decorative banners	1,142	1,449	(307)
Holiday decorations	8,000	9,117	(1,117)
Print materials	13,722	13,722	-
Display advertising	3,332	3,332	_
Public relations	14,113	14,113	-
Marketing	8,414	8,414	 -
Total customer attraction	102,484	104,175	 (1,691)
Public way aesthetics -			
Landscaping (plants, watering, etc.)	13,505	13,505	_
Façade enhancement program - rebates	-	1,500	(1,500)
Streetscape elements (included capital		,	, , ,
installation,	1,887	3,500	(1,613)
Public art	- -	-	-
Sidewalk maintenance	87,322	100,049	(12,727)
City permits	2,293	2,293	 <u> </u>
Total public way aesthetics	105,007	120,847	 (15,840)
Sustainability and public places -			
Small Business Energy Efficiency Retroffs	_	3,000	(3,000)
People spots	3,181	3,666	 (485)
Total sustainability and public places	3,181	6,666	(3,485)
Economic/Business development -			
Site marketing (materials, services, etc.)	_	5,700	(5,700)
Group purchasing program	_	1,500	(1,500)
Supplemental transit (shuttle, trolley, etc.)	9,045	9,045	(1,500)
Economic impact study	750	2,300	(1,550)
Commission development	-	2,500	(1,550)
SSA designation	- -	<u> </u>	<u>-</u>
Total aconomic and business development	 0.705	10 5/15	 (0.750)
Total economic and business development	9,795	18,545	 (8,750)

Statement of Revenues and Expenditures - Budget and Actual

	Actual	Budget	Variance
Safety programs -			
Safety improvements program-rebate	-	2,000	(2,000)
Security patrol services	 575	3,000	 (2,425)
Total safety programs	575	5,000	 (4,425)
SSA management -			
Annual report	1,096	1,096	_
Audit	2,500	2,500	_
Bookkeeping	2,904	3,000	(96)
Office rent	10,500	10,500	-
Office utilities	2,500	2,500	_
Office supplies	2,628	2,628	_
Equipment lease and maintenance	2,073	2,073	_
Office printing	350	350	_
Postage and delivery	200	200	_
Meeting expense	500	500	_
Dues and subscriptions	_	100	(100)
Bank charges	_	100	(100)
Storage fees	_	100	(100)
Property/Liability insurance	1,000	1,000	- '
Professional development	-	300	 (300)
Total SSA management	26,251	26,947	 (696)
Personnel -			
Executive director	7,920	8,000	(80)
Program manager	54,688	54,724	 (36)
Total personnel	62,608	62,724	 (116)
Loss collection	7,451		 7,451
Total expenditures	317,352	344,904	 (27,552)
Excess of revenue over expenditures	\$ 675	\$ (15,990)	\$ 16,665
Carryover	-	15,990	 15,990
Net revenues in excess of expenditures	\$ 675	\$ -	\$ 32,655



Service Provider Agreement Compliance

Summary Schedule of Findings and Responses

Year ended December 31, 2019

We read and understand the necessary audit requirements contained in the Service Provider Agreement. Accordingly, based on our audit we noted no exceptions during the year ending December 31, 2019.