

**Financial Statements** 

Years ended December 31, 2019 and 2018

(With Independent Auditors' Report Thereon)

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8334 South Stony Island Avenue Chicago, IL 60617 (773) 731-1300 fax (773) 731-1301 www.benfordbrown.com

## **Independent Auditors' Report**

The Board of Commissioners of City of Chicago Special Service Area No. 56:

We have audited the financial statements of the governmental activities and each major fund of City of Chicago Special Service Area No. 56 (SSA #56) (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 #56'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 #56'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. 56 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 #56 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 #56 that is attributable to the transactions of SSA #56. 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		Governmental funds		justments	Statement of net position	
Current assets: Cash Property tax receivables (less: allowance for loss	\$	3,121	\$	-	\$	3,121
collections Prepaid expenses (note 6)		123,654 2,003		- -		123,654 2,003
Total assets	\$	128,778	\$	_	\$	128,778
Liabilities and Net Assets						
Current liabilities: Accounts payable	\$	6,644	\$		\$	6,644
Total liabilities		6,644				6,644
Deferred inflows of resources:  Deferred property tax revenue		97,848		(97,848)		-
Fund balance/net position: Committed		24,286		(24,286)		
Total fund balance		24,286		(24,286)		-
Total liabilities, deferred inflows of resources and fund balances	\$	128,778				
Net position: Committed			\$	122,134	\$	122,134
Amount reported for governmental activities in the statement of n	et posit	ion are differe	nt becau	ise:		
Total fund balance - governmental funds					\$	24,286
Property tax revenue is recognized in the period for which levi A portion of the property tax is deferred as it is not available in				le".		97,848
Total net position - governmental activities					\$	122,134

Statement of Net Position and Governmental Funds Balance Sheet

December 31, 2018

Assets		Governmental funds		justments	Statement of net position	
Current assets:						
Cash	\$	9,649	\$	-	\$	9,649
Property tax receivables (less: allowance for loss collections of \$8,192)		104,190		_		104,190
Prepaid expenses (note 6)		3,853		<u> </u>		3,853
Total assets	\$	117,692	\$	-	\$	117,692
Liabilities and Net Assets						
Current liabilities:						
Accounts payable	\$	19,471	\$		\$	19,471
Total liabilities		19,471				19,471
Deferred inflows of resources:						
Deferred property tax revenue		67,724		(67,724)		-
Fund balance/net position:						
Committed		30,497		(30,497)		-
Total fund balance		30,497		(30,497)		-
Total liabilities, deferred inflows of resources and fund balances	\$	117,692				
Net position:						
Committed			\$	98,221	\$	98,221
Amount reported for governmental activities in the statement of n	et posit	ion are differe	ent becau	ıse:		
Total fund balance - governmental funds					\$	30,497
Property tax revenue is recognized in the period for which levi	ed rath	er than when '	'availabl	e".		
A portion of the property tax is deferred as it is not available in						67,724
Total net position - governmental activities					\$	98,221

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

For the year ended December 31, 2019

		ernmental funds	Ad	justments		tement of ctivities
Revenue:						
Property tax revenue (note 3)	\$	74,360	\$	30,124	\$	104,484
Late collections		4,329		-		4,329
Interest income		30				30
Total revenue and other support		78,719		30,124		108,843
Expenditures:						
Customer Attraction		7,311		-		7,311
Public Way Aesthetics		31,295		-		31,295
Sustainability and Public Places		-		-		-
Economic/Business Development		600		-		600
Safety Programs		550		-		550
SSA Management		9,184		-		9,184
Personnel		13,000		-		13,000
Loss Collection		22,990				22,990
Total expenditures		84,930				84,930
Excess/(defiency) of revenue over expenditures		(6,211)		6,211		
Increase/(decrease) in net position				23,913	-	23,913
Fund balance/net position as of January 1, 2019		30,497		67,724		98,221
Fund balance/net position as of December 31, 2019	\$	24,286	\$	97,848	\$	122,134
Amounts reported for governmental activities in the sta	atement	of activities a	re differ	ent because:		
Decrease in fund balance - governmental funds					\$	(6,211)
Property tax revenue is recognized in the year it is levi governmental funds	ed rathe	r than when it	is availa	able for		30,124
Net change in net position - governmental activities					\$	23,913

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

For the year ended December 31, 2018

		Governmental funds		Adjustments		Statement of activities	
Revenue:							
Property tax revenue (note 3)	\$	138,297	\$	(30,486)	\$	107,811	
Late collections		5,639		-		5,639	
Interest income		16				16	
Total revenue and other support		143,952		(30,486)		113,466	
Expenditures:							
Customer Attraction		20,405		-		20,405	
Public Way Aesthetics		46,720		-		46,720	
Sustainability and Public Places		-		-		-	
Economic/Business Development		3,350		-		3,350	
Safety Programs		-		-		-	
SSA Management		8,903		-		8,903	
Personnel		16,497		-		16,497	
Loss Collection		26,725				26,725	
Total expenditures		122,600				122,600	
Excess/(defiency) of revenue over expenditures		21,352		(21,352)			
Decrease in net position				(9,134)		(9,134)	
Fund balance/net position as of January 1, 2018		9,145		98,210		107,355	
Fund balance/net position as of December 31, 2018	\$	30,497	\$	67,724	\$	98,221	
Amounts reported for governmental activities in the st	atement	of activities a	re differ	ent because:	¢.	21.252	
Increase in fund balance - governmental funds					\$	21,352	
Property tax revenue is recognized in the year it is levi governmental funds	ed rathe	er than when it	is avail	able for		(30,486)	
Net change in net position - governmental activities					\$	(9,134)	

Notes to the Financial Statements

Years ended December 31, 2019 and 2018

# (1) **Organization Description**

City of Chicago Special Service Area No. 56 (SSA #56) was created by ordinance of the Chicago City Council and is funded annually by property taxes levied on properties within SSA #56's boundaries. The property taxes are collected by the Cook County Treasurer, and then distributed by the City of Chicago to SSA #56.

SSA #56 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 #56 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 #56 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 #56 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 #56's activities. The Fund Financial Statements, which focus on SSA #56's governmental funds current financial resources measurement focus, are prepared on the modified accrual basis. SSA #56 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 #56's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with origina maturities of three (3) months or less from the date of acquisition. Present, SSA #56 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 #56 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 \$14,742 (10.7%) and \$8,192 (7.3%), 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 #56's board through approval of resolutions. Assigned fund balance is a limitation imposed by a designee of SSA #56'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 #56 follows these procedures in establishing the budgetary data reflected in the financial statements:

- By mid-March the SSA Manager submits to SSA #56'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 #56 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 #56'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 #56 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 #56's share to the City. The City then remits the monies collected from Cook County to SSA #56.

#### (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 #56's contracted service provider is Quad Communities Development Corporation (QCDC), which provides certain administrative services for SSA #56. As of December 31, 2019 and 2018, there were balances due from QCDC of \$2,003 and \$3,853, respectively. Typically, any balance due from 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 #56 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 #56'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 #56'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	\$	74,360	\$ 106,502	\$ (32,142)
Late collections	Ψ	4,329	14,742	(10,413)
TIF Rebate		,525	2,539	(2,539)
Interest income		30	-,	30
Total revenues		78,719	123,783	(45,064)
Expenditures:				
Customer attraction -				
Website		-	500	(500)
Special events		3,911	10,000	(6,089)
Social media outreach		-	1,000	(1,000)
Decorative banners		3,000	2,076	924
Holiday decorations		-	8,000	(8,000)
Print materials		400	2,500	(2,100)
Total customer attraction		7,311	24,076	(16,765)
Public way aesthetics -				
Acid ethicing		_	1,000	(1,000)
Landscaping (plants, watering, etc.)		-	8,000	(8,000)
Façade enhancement program - rebates		-	2,600	(2,600)
Streetscape elements (included capital				
installation, maintenance)		-	1,000	(1,000)
Public art		-	500	(500)
Sidewalk maintenance		-	4,500	(4,500)
Sidewalk cleaning		31,295	35,000	(3,705)
City permits		-	600	(600)
Total public way aesthetics		31,295	53,200	(21,905)
Economic/Business development -				
Site marketing (materials, services, etc.)		-	2,500	(2,500)
Economic impact study		600	4,213	(3,613)
Total economic and business development		600	6,713	(6,113)
Safety programs -				
			1 000	(1,000)
Facade enhancement program		-	1,000	(1,000)
Facade enhancement program Safety improvements program-rebate		550	1,000	(450)

Statement of Revenues and Expenditures - Budget and Actual

	 Actual	Budget	 Variance
SSA management -			
Annual report	-	425	(425)
Audit	2,500	2,250	250
Bookkeeping	1,700	1,500	200
Office rent	1,800	3,000	(1,200)
Office utilities	2,400	1,350	1,050
Office supplies	-	200	(200)
Office equipment lease/maintenance	-	275	(275)
Office printing	-	300	(300)
Postage and delivery	-	200	(200)
Meeting expense	-	650	(650)
Dues and subscriptions	586	500	86
Bank charges	198	350	(152)
Event supplies	-	500	(500)
Storage fees	-	150	(150)
Property/Liability insurance	-	275	(275)
Professional development	-	350	(350)
IT Monitoring	-	600	 (600)
Total SSA management	9,184	12,875	 (3,691)
Personnel -			
Executive director	12,000	7,400	4,600
Program manager	1,000	11,000	 (10,000)
Total personnel	13,000	18,400	 (5,400)
Loss collection	22,990		 22,990
otal expenditures	84,930	117,264	 (32,334)
excess/(deficiency) of revenue over expenditures	\$ (6,211) \$	6,519	\$ (12,730)
Carryover	-	5,000	(5,000)
			(17,730)

Statement of Revenues and Expenditures - Budget and Actual

-	Actual	Budget	Variance
Revenues:			
Property tax revenue	\$ 138,297 \$	106,402	\$ 31,895
Late collections	5,639	8,192	(2,553)
Other property tax revenue	-	576	(576)
Interest income	16	-	16
Total revenues	143,952	115,170	28,782
Expenditures:			
Customer attraction -			
Website	-	500	(500)
Special events	12,890	12,900	(10)
Social media outreach	320	1,000	(680)
Decorative banners	42	4,076	(4,034)
Holiday decorations	7,003	8,000	(997)
Print materials	150	3,500	(3,350)
Total customer attraction	20,405	29,976	(9,571)
Public way aesthetics -			
Acid ethicing	-	1,000	(1,000)
Landscaping (plants, watering, etc.)	-	8,000	(8,000)
Façade enhancement program - rebates	-	4,000	(4,000)
Way finding	-	2,000	(2,000)
Streetscape elements (included capital			
installation, maintenance)	1,435	1,500	(65)
Public art	-	1,500	(1,500)
Sidewalk maintenance	45,033	45,089	(56)
City permits	252	750	(498)
Total public way aesthetics	46,720	63,839	(17,119)
Sustainability and public places -			
Garbage/Recycling	-	600	(600)
Bicycle transit	-	250	(250)
Total sustainability and public places	-	850	(850)
Economic/Business development -			
Site marketing (materials, services, etc.)	-	100	(100)
Economic impact study	600	500	100
SSA consultant	3,350	3,750	(400)
Total economic and business development	3,950	4,350	(400)
Safety programs -			
Safety improvements program-rebate	550	1,000	(450)
Total safety programs	550	1,000	(450)

Statement of Revenues and Expenditures - Budget and Actual

	 Actual	Budget	 Variance
SSA management -			
Annual report	424	850	(426)
Audit	2,500	2,500	-
Bookkeeping	1,400	1,500	(100)
Office rent	2,255	3,509	(1,254)
Office utilities	500	1,500	(1,000)
Office supplies	396	300	96
Office equipment lease/maintenance	-	300	(300)
Office printing	250	350	(100)
Postage and delivery	56	250	(194)
Meeting expense	460	650	(190)
Dues and subscriptions	486	500	(14)
Bank charges	120	420	(300)
Events supplies	-	1,051	(1,051)
Storage	-	150	(150)
Property/Liability insurance	56	275	(219)
Conferences and training	-	500	(500)
IT Monitoring	-	650	 (650)
Total SSA management	8,903	15,255	 (6,352)
Personnel -			
Executive director	5,497	4,642	855
Program manager	11,000	9,201	 1,799
Total personnel	16,497	13,843	 2,654
Loss collection	26,725		 26,725
Total expenditures	123,750	129,113	 (5,363)
Excess/(deficiency) of revenue over expenditures	\$ 20,202 \$	(13,943)	\$ 34,145
Carryover	 	16,600	(16,600)
Net revenues in excess of expenditures	\$ 20,202 \$	2,657	\$ 17,545



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.

