Chicago Department of Planning and Development (DPD) Special Service Area (SSA) Program Audit Report Package Transmittal Checklist

This checklist must be **completed by the SSA's auditing firm** as part of a single PDF audit report package. On the checklist, enter the starting page number within the PDF for each of the audit report package components listed below. Each required component on the checklist must have a numeric page number, unless otherwise noted.

The SSA Service Provider must upload the **PDF package** and corresponding **budget workplan file** to DPD's SharePoint **by May 1st.** Audit packages submitted <u>via e-mail are not acceptable.</u> Audit packages will be deemed "not submitted" unless uploaded to DPD's SharePoint platform.

SSA Name and Number:	Special Service Area #59
SSA Provider Name: Grea	ter Southwest Development Corporation
Submission Date: April 30), 2020
Starting PDF Page Number	Audit Report Package Components
6	Comparative Financial Statements
6	Statement of Net Position and Governmental Fund Balance Sheet – Current Year
6	Statement of Net Position and Governmental Fund Balance Sheet – Prior Year
7	Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balance – Current Year
7	Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balance – Prior Year
8	5. Statement of Revenues and Expenditures – Budget and Actual
4	Auditor's Opinion on Financial Statements
16 - N/A	Schedule of Findings - Current and Prior Year, if applicable *
16 - N/A	Corrective Action Plan - Current and Prior Year, if applicable*
17	Audit Firm CPA License
18	SSA Budget Summary page – used for comparison of actual expenses for current audit period
(Uploaded Separately)	Final Modified or Amended SSA Budget Workplan (Excel file) Date approved by Commission: / /
	Note: This budget workplan must correspond to Budget Summary page noted above in audit report package.

^{*}required if findings exist

Special Service Area #59 Financial Statements and Independent Auditor's Report

December 31, 2019 and 2018

Special Service Area #59 Table of Contents December 31, 2019 and 2018

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INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners Special Service Area #59 Chicago, Illinois

Report on Financial Statements

We have audited the accompanying financial statements of Special Service Area #59 (a nonprofit organization), which comprise the statements of net position and governmental funds balance sheets as of December 31, 2019 and 2018, and the related statements of activities and governmental funds revenues, expenditures and changes in fund balance, and statements of revenues and expenditures – budget and actual for the years then ended, and the related notes to the financial statements.

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 as applied to governmental units and prescribed by the Governmental Accounting Standards Board; 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 audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Special Service Area #59 as of December 31, 2019 and 2018, and the changes in its fund balance/net position for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Evolve Financial I

Taxpayer Identification Number 46-3683619

April 29, 2020

Lead Auditor: Michael R. Sieczkowski II, CPA

Evolup Financial I

IL License No.: 065.035219

Special Service Area #59 Statements of Net Position and Governmental Funds Balance Sheets December 31, 2019 and 2018

	2019					,	2018				
	Governme Fund		Adjustments		tement of t Position	Gov	vernmental Funds	_Ad	justments		tement of t Position
ASSETS											
Cash and cash equivalents Property Tax Receivable, Net of Allowance for	\$ 17	,339	-	\$	17,339	\$	44,872	\$	1.09	\$	44,872
Uncollectible Taxes of \$13,500	274	,570			274,570		234,732				234,732
Interest receivable		8		_	8	<u>; —</u>		_			
Total Assets	\$ 291	,917	-	\$	291,917	\$	279,604	\$		\$	279,604
LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE/NET POSIT	ON										
Accounts payable	\$	185		\$	185	\$	2,856	\$		\$	2,856
Deferred Property Tax Revenue Inflow	256	,354	(256,354)		<u>=</u>		216,254		(216,254)		-
Fund Balance, Unassigned	35	,378	(35,378)	_		-	60,494	_	(60,494)		
Total Liabilities, Deferred Inflows, and Fund Balance	\$ 291	,917				\$	279,604				
Net Position, Restricted		-2	291,732	\$	291,732			\$	276,748	\$	276,748
Amounts reported for governmental activities in the statement of	f net position	are differe	nt because:								
Total fund balance - governmental funds				\$	35,378					\$	60,494
Property tax revenue is recognized in the period in which funds	are levied ra	her than w	hen "available'	٠.							
A portion of the property tax is deferred as it is not available in	the governme	ntal funds.		_	256,354					-	216,254
Total net position - governmental activities				\$	291,732					\$	276,748

See Independent Auditor's Report.

The accompanying notes are an integral part of these financial statements.

Special Service Area #59 Statements of Activities and

Governmental Funds, Revenues, Expenditures and

Changes in Fund Balance

Years Ended December 31, 2019 and 2018

	2019			2018				
	Governmental Funds	Adjustments	Statement of Activities	Governmental Funds	Adjustments	Statement of Activities		
Revenues Tax Collections from the City of Chicago Interest Income Total revenues	\$ 218,534 62 218,596	\$ 40,100	\$ 258,634 62 258,696	\$ 210,242 37 210,279	\$ 9,428 - - 9,428	\$ 219,670 37 219,707		
Expenses Advertising and Promotion Public Way Maintenance and Aesthetics Safety programs SSA Management Personnel Total expenses	47,777 129,763 47,657 18,515 243,712	· · · · · · · · · · · · · · · · · · ·	47,777 129,763 47,657 18,515	9,480 45,818 151,262 27,432 39,608	· ·	9,480 45,818 151,262 27,432 39,608		
Excess of Revenues Over Expenses (Excess of Expenses Over Revenues) Change in Fund Balance/Net Position	(25,116)	25,116 14,984	14,984	(63,321)	63,321 (53,893)	(53,893)		
Fund Balance/Net Position, Beginning of Year Fund Balance/Net Position, End of Year	\$ 35,378	\$ 256,354	276,748 \$ 291,732	\$ 60,494	206,826	330,641 \$ 276,748		
Amounts reported for governmental activities in the	e statement of acti	vities are differen	t because:					
Net change in Fund balance - governmental funds			\$ (25,116)			\$ (63,321)		
Property tax revenue is recognized in the year it is available for governmental funds	levied rather than	when it is	40,100 \$ 14,984			9,428 \$ (53,893)		

See Independent Auditor's Report.

The accompanying notes are an integral part of these financial statements.

Special Service Area #59 Statements of Revenues and Expenditures Budget and Actual Years Ended December 31, 2019 and 2018

		2019		9	2018	
	Budget	Actual	Favorable (Unfavorable)	Budget	Actual	Favorable (Unfavorable)
Revenues						
Property Taxes	\$ 250,989	\$ 218,534	\$ (32,455)	\$ 237,011	\$ 210,242	\$ (26,769)
Interest		62	62		37	37
Total Revenues	250,989	218,596	(32,393)	237,011	210,279	(26,732)
Advertising and Promotion						
Website	500	187	500	500	•	500
Special Events	1,928	15	1,928	1,428		1,428
Decorative banners	1,659	1.5	1,659	11,850	9,480	2,370
Print materials	1,000		1,000	4,000		4,000
Total Advertising and Promotion	5,087		5,087	17,778	9,480	8,298
Public Way Maintenance and Aesthetics						
Acid etching removal and/or prevention	2,500	(4)	2,500	2,000	-	2,000
Landscaping (plants, watering, etc.)	1,500	12,386	(10,886)	1,000	21,893	(20,893)
Façade Enhancement Program - Rebates	35,000	22,400	12,600	37,000	10,000	27,000
Way Finding/Signage	15,500	5,800	9,700	12,000	5,900	6,100
Publicart	1,000	(30)	1,000	8,000	994	7,006
Sidewalk maintenance - materials and supplies	11,752	:0 0 0	11,752	*	-	*
Maintenance - On-staff Personnel	6,729	7,191	(462)	6,729	7,031	(302)
Total Public Way Maintenance and Aesthetics	73,981	47,777	26,204	66,729	45,818	20,911

Special Service Area #59 Statements of Revenues and Expenditures Budget and Actual - (Continued) Years Ended December 31, 2019 and 2018

	9	2019			2018	
	Budget	Actual	Favorable (Unfavorable)	Budget	Actual	Favorable (Unfavorable)
Safety programs						
Safety improvement program - rebates	15,000	38,083	(23,083)	6,562	28,785	(22,223)
Security patrol Services	122,104	91,680	30,424	131,076_	122,477	8,599
Total Safety programs	137,104	129,763	7,341	137,638	151,262	(13,624)
SSA Management						
SSA audit	1,960	4,000	(2,040)	1,960	4,800	(2,840)
Bookkeeping	13,827	14,350	(523)	13,827	14,344	(517)
Office rent	3,000	1,374	1,626	3,000	768	2,232.00
Office utilities	100	3,554	(3,454)	100	3,476	(3,376)
Office supplies	100	584	(484)	100	797	(697)
Office equipment lease/maintenance	100	2,763	(2,663)	100	2,693	(2,593)
Office printing	1,430	190	1,430	1,430	141	1,430
Postage	1,974	667	1,307	1,974	351	1,623
Meeting expense	300	65	235	300	203	97
Subscriptions/dues	50	140	50	50	9.7	50
Equipment purchase/maintenance	1,000	(#)	1,000	1,000	*	1,000
Supplies	1,000	æ:	1,000	1,000		1,000
Liability/property insurance	3,000	900	3,000	3,000		3,000
IT Monitoring services	5:	3,500	(3,500)	: *:		(*);
GIS & Outreach consultants	16,800	16,800				
Total SSA Management	44,641	47,657	(3,016)	27,841_	27,432	409

Special Service Area #59 Statements of Revenues and Expenditures Budget and Actual - (Continued) Years Ended December 31, 2019 and 2018

	(<u>-</u>	2019			2018	
	Budget	Actual	Favorable (Unfavorable)	Budget	Actual	Favorable (Unfavorable)
Personnel						
Adrian Soto, Executive Director	9,258	8,228	1,030	9,636	11,095	(1,459)
Nick Kolias, Commercial Director	6,158	5,641	517	6,396	6,428	(32)
Isaiah James, Outreach Manager	1,854	1,824	30	3,038	2,070	968
Elizabeth Martinez, Office Manager	2,840	2,822	18	2,840	3,215	(375)
Demetri Alexakos, Business Support Services		· · · · · · · ·		15,000	16,800	(1,800)
Total Personnel	20,110	18,515	1,595	36,910	39,608	(2,698)
Loss Collection						
Loss Collection (Unpaid Taxes)	11,795		11,795	20,098	-	20,098
Total Expenses	292,718	243,712	49,006	306,994	273,600	33,394
Revenues over Expenses (Expenses over Revenues)	\$ (41,729)	\$ (25,116)	\$ 16,613	\$ (69,983)	\$ (63,321)	\$ 6,662

Special Service Area #59 Notes to Financial Statements December 31, 2019 and 2018

Note 1. Organization and Nature of Operations

Greater Southwest Development Corporation (GSDC) is the catalyst for creating and maintaining a vital greater southwest Chicago community by empowering, building, and sustaining development to raise the quality of life for its neighborhood residents, businesses, and industries.

Special Service Areas (SSA) are local tax districts that fund expanded services and programs through a localized property tax levy within contiguous areas. The enhanced services and programs are in addition to those currently provided through the city. SSA funded projects typically include, but are 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; facade improvements; and other commercial and economic development initiatives.

Special Service Area #59 (SSA #59) was established by the City of Chicago and is administered by GSDC. It represents a specified geographic area within the city from which a portion of the property tax collections are allocated thereto. The defined territory in whole or in part is encompassed by the following: both sides of 59th Street from the west side of Bell Street to the east side of Spaulding Street; the south side of 59th Street from the west side of Spaulding Street to the east side of Homen Avenue; the west side of Bell Street from the north side of 59th Street to the north side of 61st Street; both sides of Western Avenue from the south side of 56th Street to the north side of 60th Street; the east side of Western Avenue from 59th Street to one parcel north of 61st Street; both sides of Kedzie Avenue from the north side of 60th Street to the south side of 57th Street.

The city has contracted with GSDC to manage SSA #59 activities. GSDC provides and/or coordinates the provision of SSA services, which may include hiring staff and/or subcontractors as needed to fulfill the SSA work plan. GSDC also generates program reports to the City's Departments of Planning and Development, SSA Commission, aldermen, and the community via such means as meeting minutes, reports and/or newsletters. GSDC may also assist with the recruitment of SSA Commissioners.

Note 2. Significant Accounting Policies

Government-Wide and Fund Financial Statements

The financial statements of the SSA 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 GAAP (generally accepted accounting principles). The accepted standard-setting body for establishing governmental accounting and financial reporting principles is GASB (the Governmental Accounting Standards Board).

Government-Wide financial statements (statement of net position and statement of activities) are prepared using the economic resources measurement focus and the accrual basis of accounting for all of the SSA's activities. The Fund Financial Statements, which focus on the SSA's governmental funds current financial resources measurement focus, are prepared on a modified accrual basis.

Special Service Area #59 Notes to Financial Statements - (Continued) December 31, 2019 and 2018

Note 2. Significant Accounting Policies - (Continued)

The SSA accounts for its activities in one fund, its general fund.

Measurement Focus, Basis 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 timing of related cash flows. Property taxes are recognized as revenues in the year in which they are levied.

The governmental fund financial statements are prepared on a 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 (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 60 days subsequent to year-end. Expenditures are recorded when the liability is incurred.

Cash and Cash Equivalents

All highly liquid investments with an initial maturity of three months or less, excluding amounts contained in investment portfolios, are considered to be cash equivalents.

Any certificates of deposit purchased with a maturity of three to twelve months are considered to be cash equivalents and are recorded at cost. These investments should be reflected at their market values, along with any unrealized gain or loss. However, the effect of using the cost method of valuation is not materially different from the results that would have been obtained under the market valuation method.

Concentrations of Credit Risk

Financial instruments, which potentially subject the entity to concentrations of credit risk, consist principally of cash. SSA #59 maintains its cash in various bank deposit accounts, which, at times, may exceed federally insured limits. SSA #59 has not experienced any losses in such accounts.

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 legislation or an outside party. Committed fund balance is a limitation imposed by the SSA Board of Commissioners through approval of resolutions. Assigned fund balances is a limitation imposed by a designee of the SSA Board of Commissioners. Unassigned fund balance is the net resources in excess of what can be properly classified in one of the previously mentioned four categories.

Special Service Area #59 Notes to Financial Statements - (Continued) December 31, 2019 and 2018

Note 2. Significant Accounting Policies - (Continued)

Income Taxes

SSA #59 is exempt from federal, state, and local income taxation as it is a non-taxpaying entity created by the City of Chicago, established solely for the purpose of the development of the community; SSA #59 receives funding directly from local property tax collections.

Use of Estimates

The preparation of financial statements 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 expenses during the reporting period. Actual results could differ from those estimates.

Note 3. Concentration of Revenues, Accounts Receivable, and Carryforward

All revenues (except interest on short-term investments and interest-bearing cash accounts) are received from the City of Chicago and are to be used for rehabilitating, advertising, promoting, and maintaining the defined area. Future operations could be affected by changes in the economic or other conditions in that geographical area and/or by changes in the availability of city funding.

All property tax receivables are shown net of allowances. The allowance is estimated to be approximately 5% of outstanding property taxes at December 31, 2019 and 2018.

There was no surplus (revenues over expenses) for the years ended December 31, 2019 and 2018, to be used as a carryforward by the City for the 2021 and 2020 budgets.

Note 4. Property Taxes

Property taxes become an enforceable lien on real property on January 1st 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 normally due on August 1st, or 30 days from the mailing of the tax bills if issued later than July 1st. The second installment is based on the remaining amount of the levy on file with Cook County. Bills are issued and collected by Cook County, who remits the SSA's share to the City of Chicago, who then remits funds to the SSA.

Note 5. Related Party Transactions

During the normal course of business there are expenses paid on SSA #59's behalf and allocated overhead costs from GSDC to SSA #59. There were no amounts due to GSDC for these types of reimbursable costs at December 31, 2019 and 2018.

Certain expenses incurred by SSA #59 are paid to GSDC as reimbursement of overhead. For the years ended December 31, 2019 and 2018, the total of such expenses, including payroll, was \$50,251 and \$56,333, respectively.

Special Service Area #59 Notes to Financial Statements - (Continued) December 31, 2019 and 2018

Note 6. Litigation, Risk, and Contingencies

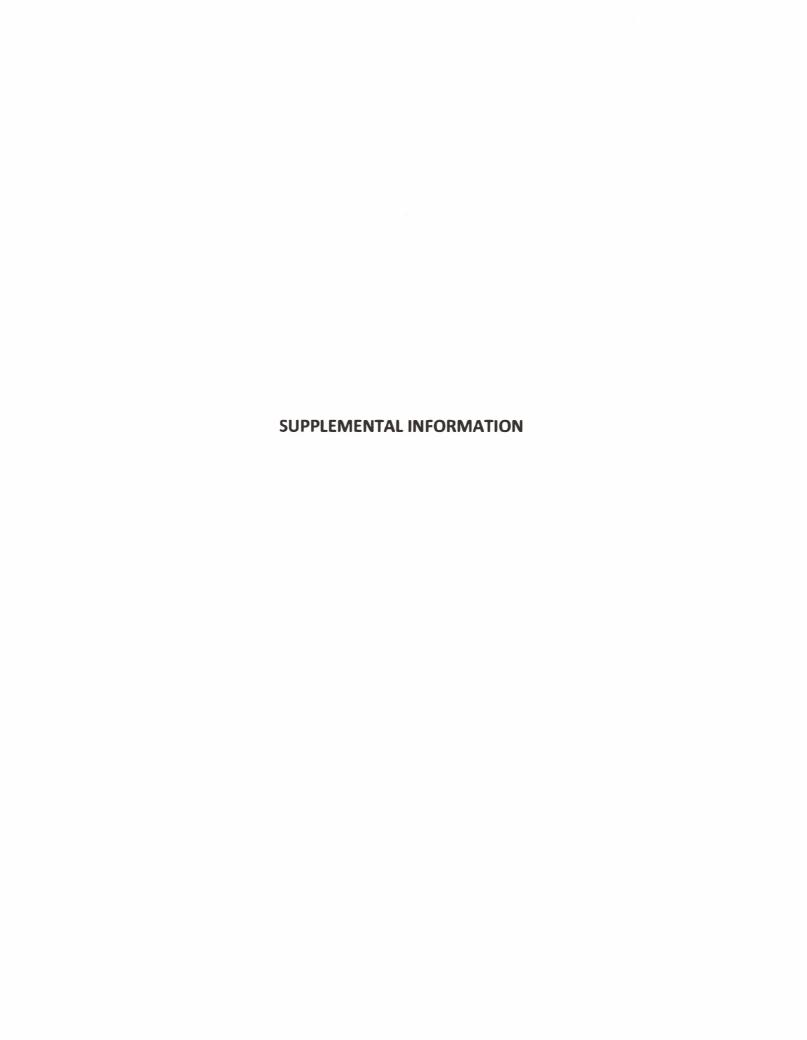
In the normal course of business, GSDC (including SSA #59) may be named as a defendant in various legal actions. As of April 29, 2020, GSDC is not aware of any pending litigation or other loss contingencies that would require recognition or disclosure of any contingent liabilities in the SSA #59 financial statements at December 31, 2019 and 2018.

Note 7. Reallocation of Budget Line Items

The Board of Commissioners formally voted on and approved all reallocation of expenses from those originally submitted in the budget provided to the City of Chicago. Under Section 5.02, Budget for Services of the Service Provider Agreement, the SSA #59 has the right to transfer funds between line items or make budget revisions that do not affect the total budget.

Note 8. Subsequent Events

GSDC management has evaluated the December 31, 2019 and 2018 financial statements of SSA #59 for subsequent events affecting SSA #59 through April 29, 2020, the date the financial statements were available to be issued. GSDC is not aware of any additional subsequent events that would require recognition or disclosure in the accompanying financial statements.



Special Service Area #59 Summary Schedule of Findings December 31, 2019 and 2018

As part of our audit and request by the Special Service Area Annual Audited Financial Statement Guidelines prepared by the City of Chicago Department of Housing and Economic Development, we have read the requirements contained in the Agreement for SSA #59 between the City of Chicago and Greater Southwest Development Corporation.

Based on our understanding of the agreement and the facts surrounding the performance under the agreement, there were no findings to report in 2019 and/or 2018. Many contractual items were included in the agreement which dealt with non-accounting and non-financial matters, of which, we had no knowledge.



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For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 3825834

Exhibit A Budget

Special Service Area # 59

Service Provider Agency: Greater Southwest Development Corporation

2019 BUDGET SUMMARY

Budget and Services Period: January 1, 2019 through December 31, 2019

		2018	Levy				
CATE	EGORY	Collectable Levy	Estimated Loss Collection	Carryover Funds	TIF Rebate Fund #0D10	Estimated Late Collections and Interest	Total All Sources
1.00 Custon Attraction	ner	\$2,428	\$2,061	\$0	\$0	\$598	\$5,087
2.00 Public Aesthetics	Way	\$59,881	\$5,750	\$0	\$0	\$8,350	\$73,981
3.00 Sustair Public Place		\$0	\$0	\$0	\$0	\$0	\$0
4.00 Econor Business D	mic/ evelopment	\$0	\$0	\$0	\$0	\$0	\$0
5.00 Safety	Programs	\$94,000	\$3,984	\$29,934	\$7,967	\$1,219	\$137,104
6.00 SSA M	anagement	\$44,641	\$0	\$0	\$0	\$0	\$44,641
7.00 Person	nel	\$18,482	\$0		\$0	\$1,628	\$20,110
	Sub-total	\$219,432	\$11,795				
GRAND TOTALS	Levy Total	\$231,	227	\$29,934	\$7,967	\$11,795	\$280,923

LEVY CHANGE FROM PREVIOU	US YEAR
2017 Levy Total (in 2018 budget)	\$220,525
2018 Levy Total (in 2019 budget)	\$231,227
Percentage Change	4.85%
Community meeting required if le	

2018 Budget Total	296,680
2019 Carryover	\$29,934
Percentage	10.0903391087%

LOSS COLLE	CTION CALCULATION	EXPLANATION REQUIRED IF AMOUNT VARIES ACTUAL IN 2017	PRON
Actual amount of Levy not collected in 2017	Amount Proposed for 2019		
\$11,795	\$11,795		
This figure will be provided by DPD a	nd A		

NAME AND ADDRESS OF THE OWNER, WHEN PERSONS AND	NS AND INTEREST CALCULATION des refunds to County)	EXPLANATION REQUIRED IF AMOUNT VARIES LOSS COLLECTION FIGURE	FHOR
	Amount Proposed for 2019		
\$11,795	\$11,795		
This figure will be provided by entered by Service Pro-	DPD and		

2018 BUDGET & SERVICES - SIGNATURE PAGE

Budget and Services Period: January 1, 2019 through December 31, 2019

The 2019 Budget & Services were approved by the SSA Commission.

SSA Chairperson Signature	Printed Name	Date	

2019 Budgeted Tax Revenues \$250,989

Budgeted Expenses Over Revenues (Sum of A's)