

SPECIAL SERVICE AREA #43  
(a taxing district authorized by the City of Chicago)

FINANCIAL STATEMENTS

DECEMBER 31, 2018 and 2017

(TOGETHER WITH INDEPENDENT AUDITOR'S REPORT)

SPECIAL SERVICE AREA #43  
(a taxing district authorized by the City of Chicago)

As of December 31, 2018 and 2017

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## INDEPENDENT AUDITOR'S REPORT

To The Board of Directors of DevCorp North D/B/A Rogers Park Business Alliance  
Commissioners of Special Service Area #43  
Chicago, Illinois

### **Report on the Financial Statements**

We have audited the accompanying financial statements of Special Service Area #43 (a taxing district authorized by the City of Chicago) which comprise the statements of net position and governmental funds balance sheets as of December 31, 2018 and 2017, and the related statements of activities and governmental funds, revenues, expenditures and changes in fund balance, and 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 the 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 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 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 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 unqualified 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 #43 as of December 31, 2018 and 2017 and the changes in financial position and budgetary comparison for the years then ended in accordance with accounting principles generally accepted in the United States of America.

### **Other Matter**

#### **Required Supplementary Information**

Management has omitted the management's discussion and analysis 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 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.

The A.C.T. Group, LLC  
Certified Public Accountants  
April 25, 2019

SPECIAL SERVICE AREA #43  
(a taxing district authorized by the City of Chicago)  
Managed by DevCorp North D/B/A Rogers Park Business Alliance  
Statements of Net Position and Governmental Fund Balance Sheets  
December 31, 2018 and 2017

	2018			2017		
	Governmental Funds	Adjustments	Statement of Net Position	Governmental Funds	Adjustments	Statement of Net Position
<b>ASSETS</b>						
<u>Current Assets</u>						
Cash	\$ 304,713	\$ -	\$ 304,713	\$ 238,906	\$ -	\$ 238,906
Property Tax Receivable, net of allowance for uncollectable taxes of \$19,447 and \$17,181	466,738	-	466,738	412,336	-	412,336
Prepaid Expenses	-	-	-	517	-	517
Due from SSA #19	-	-	-	917	-	917
Due from SSA #24	-	-	-	917	-	917
<b>TOTAL ASSETS</b>	<b>\$ 771,451</b>	<b>\$ -</b>	<b>\$ 771,451</b>	<b>\$ 653,593</b>	<b>\$ -</b>	<b>\$ 653,593</b>
<b>LIABILITIES</b>						
<u>Current Liabilities</u>						
Accounts Payable	\$ 10,835	\$ -	\$ 10,835	\$ 9,810	\$ -	\$ 9,810
Accrued Expenses	-	-	-	2,500	-	2,500
Due to SSA #19	80	-	80	-	-	0
Due to SSA #24	79	-	79	-	-	0
Due to RPBA	4,155	-	4,155	5,303	-	5,303
<b>TOTAL LIABILITIES</b>	<b>15,149</b>	<b>-</b>	<b>15,149</b>	<b>17,613</b>	<b>-</b>	<b>17,613</b>
<b>DEFERRED INFLOWS</b>						
Deferred Property Tax Revenue	466,738	(466,738)	-	412,336	(412,336)	-
<b>FUND BALANCES / NET POSITION</b>						
<u>Non-spendable:</u>	-	-	-	-	-	-
Prepaid Items	-	-	-	517	(517)	-
<u>Unassigned</u>	<u>289,564</u>	<u>(289,564)</u>	<u>-</u>	<u>223,127</u>	<u>(223,127)</u>	<u>-</u>
<b>TOTAL FUND BALANCE</b>	<b>289,564</b>	<b>(289,564)</b>	<b>-</b>	<b>223,644</b>	<b>(223,644)</b>	<b>-</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS AND FUND BALANCE</b>	<b>\$ 771,451</b>			<b>\$ 653,593</b>		
<u>Net Position</u>						
Unrestricted		<u>\$ 756,302</u>	<u>\$ 756,302</u>		<u>\$ 635,980</u>	<u>\$ 635,980</u>

Amounts reported for governmental activities in the statements of net position are different because:

Total fund balance - governmental funds	\$ 289,564		\$ 223,644
Property tax revenue is recognized in the period for which levied rather than when "available." A portion of the property tax is deferred as it is not available in the governmental funds.		<u>466,738</u>	<u>412,336</u>
Total net position - governmental activities	<u>\$ 756,302</u>		<u>\$ 635,980</u>

SPECIAL SERVICE AREA #43  
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Statements of Activities and Governmental Fund/  
Revenues, Expenditures and Changes in Fund Balance  
For the Years Ended December 31, 2018 and 2017

	2018			2017		
	Governmental Funds	Adjustments	Statement of Activities	Governmental Funds	Adjustments	Statement of Activities
REVENUES:						
Property Taxes	\$ 443,105	\$ 54,402	\$ 497,507	\$ 425,098	\$ 17,514	\$ 442,612
Interest Income	92	-	92	23	-	23
TIF Revenue	2,506	-	2,506	-	-	-
Loss Collection	10,427	-	10,427	(4,771)	-	(4,771)
<b>TOTAL REVENUE</b>	<b>456,130</b>	<b>54,402</b>	<b>510,532</b>	<b>420,350</b>	<b>17,514</b>	<b>437,864</b>
EXPENDITURES						
Services:						
Customer Attraction	89,609	-	89,609	18,431	-	18,431
Public Way Aesthetics	196,997	-	196,997	203,492	-	203,492
Sustainability & Public Places	2,341	-	2,341	-	-	-
Economic/Business Development	5,176	-	5,176	12,441	-	12,441
Safety Programs	4,027	-	4,027	-	-	-
<b>Total Services Expenditures</b>	<b>298,150</b>	<b>-</b>	<b>298,150</b>	<b>234,364</b>	<b>-</b>	<b>234,364</b>
Administration:						
Personnel	39,495	-	39,495	52,909	-	52,909
Admin - nonpersonnel	52,565	-	52,565	57,120	-	57,120
<b>Total Administration Expenditures</b>	<b>92,060</b>	<b>-</b>	<b>92,060</b>	<b>110,029</b>	<b>-</b>	<b>110,029</b>
<b>TOTAL EXPENDITURES</b>	<b>390,210</b>	<b>-</b>	<b>390,210</b>	<b>344,393</b>	<b>-</b>	<b>344,393</b>
Excess of revenues over (under) expenditures	65,920	(65,920)		75,957	(75,957)	
Change in Net Position		120,322	120,322		93,471	93,471
FUND BALANCE/NET POSITION						
Beginning of the Year	223,644	412,336	635,980	147,687	394,822	542,509
End of the Year	\$ 289,564	\$ 466,738	\$ 756,302	\$ 223,644	\$ 412,336	\$ 635,980

Amounts reported for governmental activities in the statements of activities are different because:

Net change in Fund balance - governmental funds	\$ 65,920	\$ 75,957
Property tax revenue is recognized in the year it is levied rather than when it is available for governmental funds	54,402	17,514
Change in net position	\$ 120,322	\$ 93,471

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Schedule of Revenues and Expenditures - Budget and Actual  
For the Years Ended December 31, 2018 and 2017

	2018			2017		
	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE
REVENUES:						
Property Taxes	\$ 461,714	\$ 443,105	\$ 18,609	\$ 410,418	\$ 425,098	\$ (14,680)
Interest Income	-	92	(92)	-	23	(23)
TIF Rebate	2,506	2,506	-	2,506	-	2,506
Loss Collection	7,303	10,427	(3,124)	38,050	(4,771)	42,821
Late Collections	7,303	-	7,303	-	-	-
	<u>478,826</u>	<u>456,130</u>	<u>22,696</u>	<u>450,974</u>	<u>420,350</u>	<u>30,624</u>
TOTAL REVENUE						
EXPENDITURES:						
Customer Attraction	109,106	89,609	19,497	54,000	18,431	35,569
Public Way Aesthetics	317,606	196,997	120,609	270,550	203,492	67,058
Sustainability & Public Places	8,000	2,341	5,659	8,000	-	8,000
Economic/Business Development	5,000	5,176	(176)	12,000	12,441	(441)
Safety Programs	25,000	4,027	20,973	25,000	-	25,000
SSA Mgt/Admin. Non-Personnel	28,500	52,565	(24,065)	16,400	57,120	(40,720)
Personnel	35,614	39,495	(3,881)	83,524	52,909	30,615
	<u>528,826</u>	<u>390,210</u>	<u>138,616</u>	<u>469,474</u>	<u>344,393</u>	<u>125,081</u>
TOTAL EXPENDITURES						
Excess of revenue over (under) expenditures	<u>\$ (50,000)</u>	<u>\$ 65,920</u>	<u>\$ (115,920)</u>	<u>\$ (18,500)</u>	<u>\$ 75,957</u>	<u>\$ (94,457)</u>

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

SPECIAL SERVICE AREA #43  
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NOTES TO FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2018 and 2017

1. Summary of Significant Accounting Policies

**(a) Reporting Entity:** Special Service Area #43 is a taxing district authorized by the City of Chicago located in Chicago, Illinois. Its scope of services is to fund various activities to improve and enhance the West Ridge commercial district. The SSA is funded by property taxes levied on properties within the SSA boundaries, which are collected by the Cook County Treasurer, and then distributed by the City of Chicago to the SSA.

Special Service Area #43 is governed by a Commission whose members are appointed by the Mayor of Chicago. The City of Chicago contracted with DevCorp North D/B/A Rogers Park Business Alliance (RPBA) to perform administrative duties as the service provider for this SSA during the reporting period. RPBA is an Illinois not-for-profit corporation that is exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code

**(b) Government-Wide and Fund Financial Statements:** The financial statements of the SSA have been prepared in conformity with the 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 the establishing governmental accounting and financial reporting principles is GASB (the Governmental Accounting Standards Board).

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

**(c) 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 the timing of the related cash flows. Property taxes are recognized as revenues in the year they are levied.

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 60 days subsequent to year-end. Expenditures are recorded when the liability is incurred.

The preparation of financial statement in conformity with accounting principles generally accepted in the United States of America 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. Accordingly, actual results could differ from those estimates.

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NOTES TO FINANCIAL STATEMENTS  
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**(d) Assets, Liabilities, and Net Position:**

**Cash, Cash equivalents and investments:** The SSA's cash and cash equivalents 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.

**Receivables:** All property tax receivables are shown net of allowances. As of December 31, 2018 and 2017, the allowance is estimated to be 4.0% of the outstanding property taxes.

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

**Fund Equity/Net Position:** Government fund equity is classified as fund balance. Fund balance is further classified as nonspendable, restricted, committed, assigned, or unassigned. Nonspendable 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 through approval of resolutions. Assigned fund balance is a limitation imposed by a designee of the SSA board. Unassigned fund balance is a net resource in excess of what can be properly classified in one of the above four 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 statement, 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.



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FOR THE YEARS ENDED DECEMBER 31, 2018 and 2017

2. Cash, Cash Equivalents, and Investments

The Organization maintains its cash in a bank deposit account, which, at times, may exceed federally insured limits. The Organization had not experienced any losses in such accounts. The Organization believes it is not exposed to any significant credit risk in cash.

3. Property Taxes

Property taxes become an enforceable lien on 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 the SSA's share to the City who then remits the monies to the SSA.

4. Related Party Transactions

The SSA was affiliated with DevCorp North D/B/A Rogers Park Business Alliance (RPBA), which provides certain administrative services for the SSA.

As of December 31, 2018 and 2017, \$4,155 and \$5,303 was due for services provided by RPBA, respectively. The balances resulted from the time lag 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.

As of December 31, 2018, \$80 and \$79 was due to SSA #19 and SSA #24, respectively, for goods or services provided by these SSA's. As of December 31, 2017, \$917 and \$917 was due from SSA #19 and SSA #24, respectively, for goods or services provided to these SSA's.

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NOTES TO FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2018 and 2017

SUMMARY SCHEDULE OF FINDINGS

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 Planning and Development issued in 2017, we have read and understand the requirements contained in the Agreement for Special Service Area #43 between the City of Chicago and DevCorp North D/B/A Rogers Park Business Alliance.

Current year findings:

We noted the SSA participated in loan activity as amounts Due to other Special Service Areas managed by the same Service Provider were identified.

We noted certain expenditures for which actual expenses exceeded budgeted amounts.

Management response:

Our corrective action is plan is for Rogers Park Business Alliance to more closely monitor amounts due to and from Special Service Areas.

Rogers Park Business Alliance will also pay closer attention to monthly financial statements from our accountant and adjust the budget as needed.

Update of prior year findings:

We noted certain expenditures for which actual expenses exceeded budgeted amounts.

Management response:

Rogers Park Business Alliance will pay closer attention to monthly financial statements from our accountant and adjust the budget as needed.

Based on our understanding of the agreement and the facts surrounding the performance under the agreement, we noted no other exceptions. 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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