

**Albany Park & Irving Park  
Special Service Area 60  
(a taxing district authorized by the City of Chicago)**

**Financial Statements  
December 31, 2016 and 2015**

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**Albany Park & Irving Park  
Special Service Area 60**

**Financial Statements  
December 31, 2016 and 2015**

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## Independent Auditor's Report

To the Commissioners  
Albany Park & Irving Park  
Special Service Area 60

We have audited the accompanying financial statements of Albany Park & Irving Park Special Service Area 60, which comprise the statement of net position and governmental fund balance sheet as of December 31, 2016 and 2015, and the related statements of activities and governmental fund / revenues, expenditures and changes in fund balances 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; 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. 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.

### ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Albany Park & Irving Park Special Service Area 60 as of December 31, 2016 and 2015, and its statement of activities and governmental fund / revenues, expenditures and changes in fund balance, and summary schedule of audit findings for the year then ended in conformity with accounting principles generally accepted in the United States of America.

### ***Other Matters***

#### ***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.

#### ***Supplementary Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedule of revenues and expenditures - budget and actual on page 11 and 12, are presented for comparison and analysis purposes only. The supplementary information is not a required part of the basic financial statements. We have not performed any auditing procedures on the budget amounts and therefore, express no opinion on them.

*Eilts & Associates Inc.*

EILTS & ASSOCIATES, INC.  
Chicago, Illinois  
March 8, 2017



**Albany Park & Irving Park  
Special Service Area 60  
Statements of Net Position and  
Governmental Fund Balance Sheets  
December 31, 2016 and 2015**

	2016			2015		
	Governmental fund	Adjustments	Statement of Net position	Governmental fund	Adjustments	Statement of Net position
<b>ASSETS</b>						
Cash and cash equivalents	\$ 157,647	\$ -	\$ 157,647	\$ 99,508	\$ -	\$ 99,508
Property tax receivable, net allowance for uncollectable taxes of \$11,000 and \$11,000	361,551	-	361,551	407,386	-	407,386
Due from City of Chicago	4,371	-	4,371	-	-	-
<b>Total Assets</b>	<b>\$ 523,569</b>	<b>\$ -</b>	<b>\$ 523,569</b>	<b>\$ 506,894</b>	<b>\$ -</b>	<b>\$ 506,894</b>
<b>LIABILITIES</b>						
Accounts payable and accrued expenses	\$ 51,755	\$ -	\$ 51,755	\$ 4,947	\$ -	\$ 4,947
<b>Total Liabilities</b>	<b>51,755</b>	<b>-</b>	<b>51,755</b>	<b>4,947</b>	<b>-</b>	<b>4,947</b>
<b>DEFERRED INFLOWS</b>						
Deferred property tax revenue	361,551	(361,551)	-	247,509	(247,509)	-
<b>Total Deferred Inflows</b>	<b>361,551</b>	<b>(361,551)</b>	<b>-</b>	<b>247,509</b>	<b>(247,509)</b>	<b>-</b>
<b>FUND BALANCE / NET POSITION</b>						
Unassigned	110,263	(110,263)	-	254,438	(254,438)	-
<b>Total Fund Balance</b>	<b>110,263</b>	<b>(110,263)</b>	<b>-</b>	<b>254,438</b>	<b>(254,438)</b>	<b>-</b>
<b>Total Liabilities, Deferred Infows and Fund Balance</b>	<b>\$ 523,569</b>			<b>\$ 506,894</b>		
<b>Net Position - Restricted</b>		<b>\$ (471,814)</b>	<b>\$ 471,814</b>		<b>\$ (501,947)</b>	<b>\$ 501,947</b>
Amounts reported for government activities in the statement of net position are different because:						
Total fund balance - governmental funds			\$ 110,263			\$ 254,438
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 government funds.			361,551			247,509
<b>Total net position - governmental activities</b>			<b>\$ 471,814</b>			<b>\$ 501,947</b>

See notes to the financial statements and independent auditor's report

**Albany Park & Irving Park  
Special Service Area 60  
Statements of Activities and Governmental Fund /  
Revenues, Expenditures  
and Changes in Fund Balances  
December 31, 2016 and 2015**

	2016			2015		
	Governmental fund	Adjustments	Statement of Activities	Governmental fund	Adjustments	Statement of Activities
<b>REVENUES</b>						
Property taxes and interest	\$ 201,129	\$ 114,042	\$ 315,171	\$ 493,498	\$ (95,995)	\$ 397,503
Total Revenues	201,129	114,042	315,171	493,498	(95,995)	397,503
<b>EXPENDITURES</b>						
Customer attraction	5,587	-	5,587	500	-	500
Public way aesthetics	239,335	-	239,335	257,992	-	257,992
Sustainability and public places	-	-	-	194	-	194
Safety programs	37,317	-	37,317	64,296	-	64,296
Personnel	42,286	-	42,286	41,842	-	41,842
SSA management	20,779	-	20,779	16,607	-	16,607
Total expenditures	345,304	-	345,304	381,431	-	381,431
Excess of revenues over expenditures	(144,175)	114,042	(30,133)	112,067	(95,995)	16,072
Change in Net Position	(144,175)	114,042	(30,133)	112,067	(95,995)	16,072
<b>Fund Balance/Net Position</b>						
Beginning of the Year	254,438	247,509	501,947	142,371	343,504	485,875
End of the Year	\$ 110,263	\$ 361,551	\$ 471,814	\$ 254,438	\$ 247,509	\$ 501,947

Amounts reported for governmental activities in the statement of activities is different because:

Net change in Fund balance - governmental funds		\$ (144,175)		\$ 112,067
Property tax is recognized in the year it is levied rather than when it is available for governmental funds		114,042		(95,995)
Change in Net Position		\$ (30,133)		\$ 16,072

See notes to the financial statements and independent auditor's report

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**Notes to Financial Statements  
For the Years Ended December 31, 2016 and 2015**

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NOTE 1 – Summary of Significant Accounting Policies

a. Nature of Activities and reporting entity

The Albany Park & Irving Park Special Service Area (SSA) #60 was designated by the City of Chicago to provide additional services to the Albany Park & Irving Park communities. The primary source of funds for the SSA#60 is from real estate taxes on properties within the SSA district. SSA#60 is located in the most diverse neighborhood in Chicago, and supports a vibrant, safe, clean, beautiful, and welcoming commercial district filled with restaurants, attractive retail and service, as well as cultural and entertainment options, that meet the needs of local residents and attract visitors. The boundaries of SSA#60 are the following: Central Park Ave to 2650 W Montrose Ave along Montrose Ave; Kimball Ave to 2901 W Lawrence Ave along Lawrence Ave; 4907 N Kedzie Ave to Irving Park Rd along Kedzie Ave; Lawrence Ave to Leland Ave along Kimball Ave; and Spaulding Ave to Sacramento Ave along Irving Park Rd.

The Albany Park & Irving Park Special Service Area 60 is governed by a Commission whose members are appointed by the City. The Commission has contracted with North River Commission to provide additional services within SSA's boundaries. North River Commission is an Illinois non-for-profit corporation that is exempt from federal taxes under Section 501(c)3 of the Internal Revenue Code.

Services provided by the SSA include cleaning and beautification activities, façade rebates, snow removal services, coordination of advertising and promotional events, and attraction and recruitment of new quality businesses to the area.

b. Governmental-Wide and Fund Financial Statements

The financial statements of the SSA have been prepared in conformity with accounting principles generally accepted in United States of America as



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**Notes to Financial Statements  
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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).

Governmental-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 the modified accrual basis.

Governmental-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 the modified accrual basis.

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 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 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, both measurable and



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**Notes to Financial Statements  
For the Years Ended December 31, 2016 and 2015**

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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 statements in conformity with generally accepted accounting principles 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 reported period. Actual results could differ from those estimates.

d. Assets, Liabilities, and Net Position

Cash and cash equivalents

The SSA's cash and cash equivalents are considered to be short term liquid investments such as cash in banks, money markets, and other financial instruments that can be reduced to cash in thirty days or less.

Receivables

All property tax receivables are shown net of allowances. As of December 31, 2016 and 2015, the allowance is estimated to be 3% of the outstanding property taxes.

Fund Equity / Net Position

Governmental 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 the SSA board

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**Notes to Financial Statements  
For the Years Ended December 31, 2016 and 2015**

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through approval of resolutions. Assigned fund balance is a limitation imposed by a designee of the SSA board. Unassigned fund balance is the net resources 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 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.

e. Subsequent Events

Subsequent events have been evaluated through March 8, 2017, which is the date the financial statements were available to be issued.

**NOTE 2 – Cash and cash equivalents**

The SSA defines cash and cash equivalents as short term liquid investments such as cash in banks, money markets, and other financial instruments that can be reduced to cash in thirty days or less. The SSA maintains its cash balance in a financial institution located in Chicago, IL. The balance is insured by the Federal Deposit Insurance Corporation up to \$250,000. The SSA's cash balance did not exceed the insurance level as of December 31, 2016 and 2015.



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**Notes to Financial Statements  
For the Years Ended December 31, 2016 and 2015**

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**NOTE 3 – Property taxes**

The SSA's principal source of revenue is from real estate taxes levied on certain property located in its boundaries. 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 March. The second installment is due in August 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.

The Due from City of Chicago of \$4,369, consists of property taxes received in 2017 for 2015 and prior years.

**NOTE 4 – Deferred Inflows of Revenue**

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.

**NOTE 5 – Fund Equity / Net Position**

The SSA is required to present information regarding its financial position and activities according to the Agreement for Albany Park & Irving Park Special Service Area 60 between the City of Chicago and North River Commission. As of December 31, 2016 and 2015, the SSA had total fund balances of \$110,263 and \$254,438, respectively. These funds will be utilized in this special service area during future years. If the SSA would have followed the basis of accounting by the standards under FASB, the ending carryover amount / fund balance / net assets would have been \$110,263 and \$94,560 for years ended December 31, 2016 and 2015,



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**Notes to Financial Statements  
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NOTE 5 – Fund Equity / Net Position - Continued

respectively. These balances represent 24% and 20% of the original approved 2016 and 2015 budgets, respectively.

NOTE 6 – Related Party Transactions

The SSA is affiliated with North River Commission as its sole service provider. Special service area 60 shares office space, equipment, and employees through this affiliation. Special Service Area 60 has no employees of their own, but reimburses North River Commission for payroll and related costs of the individuals working on the programs. It also reimburses North River Commission for a portion of its operating expenses, and allocation of rent and utilities.

## **Supplementary Information**

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**Albany Park & Irving Park  
Special Service Area 60  
Schedule of Revenues and  
Expenditures - Budget and Actual  
December 31, 2016**

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>REVENUE</b>			
Property revenues and interest - current year	\$ 364,867	\$ 201,129	\$ 163,738
Less: Loss Collection	<u>(12,000)</u>	<u>-</u>	<u>(12,000)</u>
Total revenues	352,867	201,129	151,738
<b>EXPENDITURES</b>			
Customer attraction	8,000	5,587	2,413
Public way aesthetics	307,983	239,335	68,648
Sustainability and public places	8,000	-	8,000
Economic / business development	5,000	-	5,000
Safety programs	48,000	37,317	10,683
SSA management	25,556	20,779	4,777
Personnel	<u>44,888</u>	<u>42,286</u>	<u>2,602</u>
Total expenditures	<u>447,427</u>	<u>345,304</u>	<u>102,123</u>
Excess of revenues over expenditures	<u>\$ (94,560)</u>	<u>\$ (144,175)</u>	<u>\$ 49,615</u>
<b>CARRYOVER</b>	<u>94,560</u>	<u>254,438</u>	<u>(159,878)</u>
Net revenues in excess of expenses	<u>\$ -</u>	<u>\$ 110,263</u>	<u>\$ (110,263)</u>

See notes to the financial statements and independent auditor's report



**Albany Park & Irving Park  
Special Service Area 60  
Schedule of Revenues and  
Expenditures - Budget and Actual  
December 31, 2015**

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>REVENUE</b>			
Property revenues and interest - current year	\$ 380,521	\$ 493,498	\$ (112,977)
Less: Loss Collection	<u>(39,575)</u>	<u>-</u>	<u>(39,575)</u>
Total revenues	340,946	493,498	(152,552)
<b>EXPENDITURES</b>			
Customer attraction	4,400	500	3,900
Public way aesthetics	259,132	257,992	1,140
Sustainability and public places	6,000	194	5,806
Economic / business development	1,000	-	1,000
Safety programs	86,902	64,296	22,606
SSA management	19,365	16,607	2,758
Personnel	<u>56,238</u>	<u>41,842</u>	<u>14,396</u>
Total expenditures	<u>433,037</u>	<u>381,431</u>	<u>51,606</u>
Excess of revenues over expenditures	<u>\$ (92,091)</u>	<u>\$ 112,067</u>	<u>\$ (204,158)</u>
<b>CARRYOVER</b>			
	<u>92,091</u>	<u>142,371</u>	<u>(50,280)</u>
Net revenues in excess of expenses	<u>\$ -</u>	<u>\$ 254,438</u>	<u>\$ (254,438)</u>

See notes to the financial statements and independent auditor's report

**Special Service Area 60  
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**Summary Schedule of Audit Findings  
For the Year Ended December 31, 2016**

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As part of our audit and request by the Special Service Area Annual Audited Financial and Accounting Guide prepared by the City of Chicago Department of Planning and Economic Development, we have read and understand the requirements contained in the Service Provider Agreement. After conducting the audit, we determined that no exceptions were noted.

The auditor's report expresses an unqualified / unmodified opinion on the financial statements of Albany Park & Irving Park Special Service Area 60. No significant deficiencies or material weaknesses were disclosed during the audit of the financial statements.

Findings – Financial Statement Audit

None found

Findings and Questioned Costs

None found