

BELMONT-CENTRAL PARKING COMMISSION, INC.
SPECIAL SERVICE AREA #2

FINANCIAL STATEMENTS
December 31, 2012 and 2011

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SPECIAL SERVICE AREA #2

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Independent Auditor's Report

To the Commissioners
Belmont-Central Parking Commission Inc.
Special Service Area #2

We have audited the accompanying financial statements of Belmont-Central Parking Commission Inc. - Special Service Area #2, which comprise the statements of financial position as of December 31, 2012 and 2011, and the related statements of activities, cash flows 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 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 audit opinion.

The 2012 and 2011 budget amounts, which were arrived at by the Belmont-Central Parking Commission Inc. - Special Service Area #2 and are shown in the Statements of Activities Budget and Actual, are presented for comparison purposes only. We have not performed any auditing procedures on the budget amounts and therefore, express no opinion on them.



EILTS & ASSOCIATES, INC.
Chicago, Illinois
March 25, 2013

**BELMONT-CENTRAL PARKING COMMISSION INC.
SPECIAL SERVICE AREA #2**

**STATEMENTS OF FINANCIAL POSITION
December 31, 2012 and 2011**

ASSETS		
	2012	2011
CURRENT ASSETS		
Cash and cash equivalents	\$ 560,409	\$ 521,786
Due from City of Chicago (note 2)	2,981	8,866
Total current assets	563,390	530,652
LONG TERM ASSETS		
Property and equipment, net	-	-
Security deposit	1,100	1,100
Total long term assets	1,100	1,100
TOTAL ASSETS	\$ 564,490	\$ 531,752
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts payable	\$ 2,105	\$ -
Accrued expenses	4,035	4,140
Total current liabilities	6,140	4,140
TOTAL LIABILITIES	6,140	4,140
NET ASSETS		
Unrestricted net assets	558,350	527,612
Total net assets	558,350	527,612
TOTAL LIABILITIES AND NET ASSETS	\$ 564,490	\$ 531,752

The accompanying notes are an integral part of the financial statements

**BELMONT-CENTRAL PARKING COMMISSION INC.
SPECIAL SERVICES AREA #2**

**STATEMENTS OF ACTIVITIES
For the Years Ended December 31, 2012 and 2011**

	2012	2011
REVENUE		
Property revenues - current year	\$ 355,826	\$ 492,319
Property revenues - prior years	(9,719)	-
SSA interest income	11	-
Interest income	1,954	1,803
Miscellaneous income	163	-
Loss Collection Expense	(3,336)	(728)
Total revenue	344,899	493,394
EXPENSES		
Services:		
Advertising & Promotion	-	-
Public Way Maintenance	23,500	25,950
Public Way Aesthetics	1,152	884
Parking/Transit/ Accessibility	65,655	28,829
Total Services	90,307	55,663
Administration:		
Personnel	201,501	194,015
Non Personnel		
SSA Annual Report	-	-
SSA Audit	2,500	6,638
Bookkeeping/Payroll	1,443	2,239
Office Rent	13,200	12,600
Office Utilities/Telephone	3,379	3,260
Office Supplies	678	608
Office Equipment Lease/Maintenance	575	375
Postage	45	82
Directors & Officers Insurance	533	1,305
Other: Depreciation	-	1,591
Total Admin - Non Personnel	22,353	28,698
Total Administration	223,854	222,713
Total Expenses	314,161	278,376
INCREASE IN NET ASSETS	\$ 30,738	\$ 215,018
BEGINNING OF YEAR - NET ASSETS	527,612	312,594
END OF YEAR - NET ASSETS	\$ 558,350	\$ 527,612

The accompanying notes are an integral part of the financial statements

BELMONT-CENTRAL PARKING COMMISSION INC.
SPECIAL SERVICES AREA #2

STATEMENTS OF CASH FLOWS
For the Years Ended December 31, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Cash Flows from Operating Activities:		
Net income	\$ 30,738	\$ 215,018
Adjustments to reconcile net income to net cash provided by operations:		
(Increase)/Decrease in:		
Due from City of Chicago	5,885	(8,866)
Increase/(Decrease) in:		
Accounts payable	2,105	(11,142)
Accrued expenses	<u>(105)</u>	<u>4,140</u>
Net Cash Provided by Operating Activities	<u>38,623</u>	<u>229,751</u>
Net Increase in Cash	\$ 38,623	\$ 229,751
Cash at the beginning of year	<u>521,786</u>	<u>292,035</u>
Cash at the end of year	<u>\$ 560,409</u>	<u>\$ 521,786</u>

The accompanying notes are an integral part of the financial statements

**BELMONT-CENTRAL PARKING COMMISSION INC.
SPECIAL SERVICES AREA #2**

**STATEMENTS OF ACTIVITIES - BUDGET AND ACTUAL
For the Years Ended December 31, 2012 and 2011**

	2012			2011		
	Budget	Actual	Actual Over/ (Under) Budget	Budget	Actual	Actual Over/ (Under) Budget
REVENUE						
Property revenues - CY	\$ 575,976	\$ 355,826	\$ (220,150)	\$ 613,850	\$ 492,319	\$ (121,531)
Property revenues - PY	-	(9,719)	(9,719)	-	-	-
SSA interest income	-	11	11	-	-	-
Interest income	-	1,954	1,954	-	1,803	1,803
Miscellaneous income	-	163	163	-	-	-
Loss Collection Expense	(25,000)	(3,336)	21,664	(25,000)	(728)	24,272
Total revenue	550,976	344,899	(206,077)	588,850	493,394	(95,456)
EXPENSES						
Services:						
Advertising & Promotion	250	-	(250)	4,000	-	(4,000)
Public Way Maintenance	5,000	23,500	18,500	19,200	25,950	6,750
Public Way Aesthetics	2,000	1,152	(848)	17,500	884	(16,616)
Parking/Transit/ Accessibility	327,800	65,655	(262,145)	301,500	28,829	(272,671)
Safety Programs	-	-	-	3,500	-	(3,500)
Total Services	335,050	90,307	(244,743)	345,700	55,663	(290,037)
Administration:						
Personnel	193,001	201,501	8,500	218,850	194,015	(24,835)
Non-Personnel						
SSA Annual Report	500	-	(500)	-	-	-
SSA Audit	6,000	2,500	(3,500)	5,000	6,638	1,638
Bookkeeping/Payroll	2,000	1,443	(557)	3,500	2,239	(1,261)
Meeting	-	-	-	100	-	(100)
Office Rent	9,900	13,200	3,300	9,000	12,600	3,600
Office Utilities/Telephone	2,850	3,379	529	2,000	3,260	1,260
Office Supplies	375	678	303	1,200	608	(592)
Office Equipment Lease/Maint	-	575	575	250	375	125
Postage	300	45	(255)	500	82	(418)
Printing	-	-	-	1,000	-	(1,000)
Subscriptions and dues	-	-	-	750	-	(750)
Training	-	-	-	1,000	-	(1,000)
Directors & Officers Insurance	1,000	533	(467)	-	1,305	1,305
Other: Depreciation	-	-	-	-	1,591	1,591
Total Admin - Non Personnel	22,925	22,353	(572)	24,300	28,698	4,398
Total Administration	215,926	223,854	7,928	243,150	222,713	(20,437)
Total Expenses	550,976	314,161	(236,815)	588,850	278,376	(310,474)
INCREASE IN NET ASSETS	\$ -	\$ 30,738	\$ 30,738	\$ -	\$ 215,018	\$ 215,018
BEGINNING OF YEAR - NET ASSETS		527,612			312,594	
END OF YEAR - NET ASSETS		\$ 558,350			\$ 527,612	

The accompanying notes are an integral part of the financial statements

**BELMONT-CENTRAL PARKING COMMISSION, INC.
SPECIAL SERVICE AREA #2
(a taxing district authorized by the City of Chicago)**

**NOTES TO FINANCIAL STATEMENTS
For the Years Ended December 31, 2012 and 2011**

NOTE 1 – NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES

Nature of Activities – Belmont-Central Parking Commission Special Service Area #2 (the Taxing District) is a taxing district authorized by the City of Chicago located in Chicago, Illinois. Its scope of services is to coordinate and supervise various activities to improve and enhance the Belmont-Central business district, and maintain the operation of the local city owned parking garage. The Taxing District is supported through property taxes levied on neighborhood residential and commercial properties which are collected by the City of Chicago.

Cash and Cash Equivalents – The Taxing District 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 Taxing District maintains its cash in bank deposit accounts which at times, may exceed the federally insured limits. The Taxing District believes it is not exposed to any significant credit risk on cash and cash equivalents.

Financial Statement Presentation – The Taxing District is required to present information regarding its financial position and activities according to Article 3.07 of the Agreement for Special Service Area #2 between the City of Chicago and Belmont-Central Parking Commission, Inc. As of December 31, 2012 and 2011, the Taxing District had unrestricted assets of \$558,350 and \$527,612, respectively.

BELMONT-CENTRAL PARKING COMMISSION, INC.
SPECIAL SERVICE AREA #2
(a taxing district authorized by the City of Chicago)

NOTES TO FINANCIAL STATEMENTS
For the Years Ended December 31, 2012 and 2011

NOTE 1 - NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES -
(Continued)

Contributions – Under the Statement of Financial Accounting Standards (SFAS) No. 116, "Accounting for Contributions Received and Contributions Made," whereby contributions received are recorded as unrestricted, temporarily unrestricted, or permanently restricted support depending on the existence and/or nature of any donor restrictions. When a restriction expires (that is, when a stipulated time restriction ends or the purpose of restriction is accomplished), temporary restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions. As of December 31, 2012 and 2011, all net assets were unrestricted.

Revenue Recognition – The Taxing District's financial statements are presented on the accrual basis of accounting. Revenues are recognized when the amount can be readily estimated or committed, and the payment is reasonably certain. Expenses are recorded when incurred.

Income Taxes – The Taxing District is a not-for-profit organization that is exempt from federal income taxes according to Internal Revenue Code and is not classified by the Internal Revenue Service as a private foundation.

Estimates – The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain 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 reported period. Accordingly, actual results could differ from those estimates.

Subsequent Events – Subsequent events have been evaluated through March 25, 2013, which is the date the financial statements were available to be issued.

BELMONT-CENTRAL PARKING COMMISSION, INC.
SPECIAL SERVICE AREA #2
(a taxing district authorized by the City of Chicago)

NOTES TO FINANCIAL STATEMENTS
For the Years Ended December 31, 2012 and 2011

NOTE 2 - REAL ESTATE TAX REVENUE

The Organization's principal source of revenue is from real estate taxes levied on certain property located in the boundaries listed in Note 1. The taxes are assessed and collected by Cook County, and paid to the City of Chicago, which then remits to the Organization. Taxes are levied in one year, but paid in two installments the following year by the property owners. The Organization accrued \$2,981 and \$8,866 of real estate tax levies received prior to issuance of the audit for the years ending December 31, 2012 and 2011, respectively.

NOTE 3 – CONCENTRATIONS OF CREDIT RISK ARISING FROM CASH DEPOSITS IN EXCESS OF INSURED LIMITS

The Organization maintains its cash balances in bank deposit accounts, which at times, exceed federally insured limits.

NOTE 4 – PROPERTY AND EQUIPMENT

Property and equipment are stated at cost. Depreciation is computed using the straight-line method over the estimated useful life of the assets.

The following is a summary of fixed assets as of December 31, 2012 and 2011:

Office equipment	\$ 4,858
Less: Accumulated Depreciation	<u>4,858</u>
Net fixed assets	<u>\$ -</u>

Major repairs to the parking structure are expensed as incurred.

**BELMONT-CENTRAL PARKING COMMISSION, INC.
SPECIAL SERVICE AREA #2
(a taxing district authorized by the City of Chicago)**

**NOTES TO FINANCIAL STATEMENTS
For the Years Ended December 31, 2012 and 2011**

NOTE 5 - RELATED PARTY TRANSACTIONS

The Belmont-Central Chamber of Commerce shares office space with the Taxing District and the Taxing District pays all of the office rent. All supplies and direct operating expenses of the Belmont-Central Chamber are separately accounted for and paid by the Chamber.

The Taxing District charges the Chamber for a portion of the salary and payroll taxes of the Executive Director. The receivable at the end of the year represents the billing for this service.

In addition, the office space is leased from a SSA #2 commissioner. A total of \$13,200 and \$12,600 was expensed for this lease in 2012 and 2011, respectively.

NOTE 6 – OPERATING LEASE COMMITMENT

The Taxing District pays \$1,100/month for office space based on a lease that was signed on June 27, 2011. The lease term is effective July 1, 2011 through June 30, 2013.

NOTE 7 – ACCRUED EXPENSES

Accrued expenses at December 31, 2012 and 2011 consist of payroll, payroll taxes and security deposit due. The payroll and payroll taxes accrued relates to the last week in current year that are paid out in the following year in the amount of \$3,935 and \$4040, for 2012 and 2011, respectively. The security deposit due is \$100, which is the increase in rent per the lease agreement.

**BELMONT-CENTRAL PARKING COMMISSION, INC.
SPECIAL SERVICE AREA #2
(a taxing district authorized by the City of Chicago)**

**SUMMARY SCHEDULE OF AUDIT FINDINGS
For the Year Ended December 31, 2012**

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 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 opinion on the financial statements of Belmont-Central Parking Commission Special Service Area #2. 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

State of Illinois

Department of Financial and Professional Regulation Division of Professional Regulation

LICENSE NO.
066.003986
065.029428

The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

EXPIRES:
11/30/2015

**PUBLIC ACCOUNTING FIRM
BUSINESS CORPORATION**

**EILTS & ASSOCIATES INC
3711 N RAVENSWOOD 105
CHICAGO, IL 60613**



Susan J. Gold

SUSAN J. GOLD
ACTING SECRETARY

Jay Stewart

JAY STEWART
DIRECTOR

The official status of this license can be verified at www.idfpr.com

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