

**ANDERSONVILLE CHAMBER OF COMMERCE  
SPECIAL SERVICE AREA #22**

**FINANCIAL STATEMENTS  
For the Years Ended December 31, 2009 and 2008**

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P.K. Johnson &  
Associates, LLC

To the Commissioners  
Andersonville Chamber of Commerce  
Special Service Area #22  
Chicago, Illinois

Independent Auditors' Report

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Of Council

We have audited the accompanying Statements of Financial Position of Andersonville Chamber of Commerce Special Service Area #22 as of December 31, 2009 and 2008 and the related statements of activities and statements of cash flows for the years then ended. These financial statements are the responsibility of Andersonville Special Service Area #22 management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and requirements applicable to financial audits established 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 includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to in the first paragraph, present fairly, in all material respects, the financial position of Andersonville Chamber of Commerce Special Service Area #22 as of December 31, 2009 and 2008, and results of its operations and its cash flows for the years then ended, in the conformity with accounting principles generally accepted in the United States of America.

The 2009 and 2008 budget amounts, which were arrived at by the city of Chicago and the Andersonville Chamber of Commerce Special Service Area #22 and are shown in the statement of activities, as required by the City of Chicago Department of Planning and Development, are presented for comparison purposes. We have not performed any auditing procedures on the budget amounts and therefore, express no opinion on them. The summary schedule of audit findings is a requirement of the City of Chicago Department of Planning and Development and not a required part of the basic financial statements. The city requires we disclose any exceptions to the contract between the city and the SSA.

*P.K. Johnson & Associates, LLC*

P.K. JOHNSON & ASSOCIATES LLC  
Oak Brook, Illinois  
March 11, 2010

ANDERSONVILLE CHAMBER OF COMMERCE  
SPECIAL SERVICE AREA #22

STATEMENT OF FINANCIAL POSITION  
As of December 31, 2009 and 2008

ASSETS

	<u>2009</u>	<u>2008</u>
Cash	\$ <u>89,952</u>	\$ <u>74,840</u>
TOTAL ASSETS	\$ <u>89,952</u>	\$ <u>74,840</u>

LIABILITIES AND NET ASSETS

Accounts payable	\$ <u>19</u>	\$ <u>6,763</u>
TOTAL LIABILITIES	\$ <u>19</u>	<u>6,763</u>
Net assets	<u>89,933</u>	<u>68,077</u>
TOTAL LIABILITIES AND NET ASSETS	\$ <u>89,952</u>	\$ <u>74,840</u>

See Accompanying Notes

**ANDERSONVILLE CHAMBER OF COMMERCE  
SPECIAL SERVICE AREA #22**

**STATEMENT OF ACTIVITIES  
For the Year Ended December 31, 2009**

	<u>2009 Actual</u>	<u>2009 Budget</u>	<u>Variance Over (Under)</u>
<b>REVENUES</b>			
Real estate taxes current period	\$ 204,804	\$ 223,000	\$ (18,196)
Real estate taxes prior period	318	-	318
Interest income	<u>224</u>	<u>-</u>	<u>224</u>
Total Operating Revenue	205,346	223,000	(17,654)
<b>EXPENDITURES</b>			
<b>Advertising and Promotion</b>			
Display Ads	10,194	10,154	40
Print Material	9,820	8,820	1,000
Service Provider Direct Services	<u>4,224</u>	<u>4,524</u>	<u>(300)</u>
Total Advertising and Promotion	24,238	23,498	740
<b>Public Way Maintenance</b>			
Sidewalk Cleaning	18,861	21,609	(2,748)
Sidewalk Washing	12,490	13,115	(625)
Snow Plowing	30,250	29,400	850
Service Provider Direct Services	<u>1,575</u>	<u>1,575</u>	<u>-</u>
Total Public Way Maintenance	63,176	65,699	(2,523)
<b>Public Way Aesthetics</b>			
Holiday Decorations	6,630	10,000	(3,370)
Landscaping	19,441	24,111	(4,670)
Streetscape	2,300	5,000	(2,700)
Service Provider Direct Services	<u>3,150</u>	<u>3,150</u>	<u>-</u>
Total Public Way Aesthetics	31,521	42,261	(10,740)
<b>Tenant Retention/Attraction</b>			
Tenant Relations	-	1,000	(1,000)
Site Marketing Materials	885	1,000	(115)
Service Provider Direct Services	<u>3,000</u>	<u>3,000</u>	<u>-</u>
Total Tenant Retention/Attraction	3,885	5,000	(1,115)
<b>Facade Improvements</b>			
Facade Enhancement Program	11,407	26,200	(14,793)
Service Provider Direct Services	4,300	4,000	300
Facade Other	<u>1,123</u>	<u>3,000</u>	<u>(1,877)</u>
Total Facade Improvements	16,830	33,200	(16,370)

See Accompanying Notes

**ANDERSONVILLE CHAMBER OF COMMERCE  
SPECIAL SERVICE AREA #22**

**STATEMENT OF ACTIVITIES (continued)  
For the Year Ended December 31, 2009**

	<u>2009 Actual</u>	<u>2009 Budget</u>	<u>Variance Over (Under)</u>
District Planning			
District Plan	\$ 910	\$ 3,000	\$ (2,090)
Service Provider Direct Services	<u>2,500</u>	<u>2,500</u>	<u>-</u>
Total District Planning	3,410	5,500	(2,090)
Operational & Administrative Support			
Audit Bookkeeping	4,550	5,550	(1,000)
Meeting Expense	-	200	(200)
Office Equipment	840	840	-
Office Rent	3,530	3,530	-
Office Supplies	912	912	-
Utilities/Telephone	717	717	-
Postage	965	1,678	(713)
Service Provider Administrative Support	27,951	27,951	-
Other	<u>965</u>	<u>965</u>	<u>-</u>
Total Operational & Administrative Support	40,430	42,343	(1,913)
Less Contingency	<u>-</u>	<u>11,404</u>	<u>(11,404)</u>
Total Expenditures	<u>183,490</u>	<u>228,905</u>	<u>(45,415)</u>
Excess/(Deficit) of Revenue Over Expenditures	21,856	(5,905)	(27,761)
NET ASSETS			
Beginning of Year	<u>68,077</u>		
END OF YEAR	<u>\$ 89,933</u>		

See Accompanying Notes

**ANDERSONVILLE CHAMBER OF COMMERCE  
SPECIAL SERVICE AREA #22**

**STATEMENT OF ACTIVITIES  
For the Year Ended December 31, 2008**

	<u>2008 Actual</u>	<u>2008 Budget</u>	<u>Variance Over (Under)</u>
<b>REVENUES</b>			
Real estate taxes current period	\$ 175,872	\$ 182,000	\$ (6,128)
Real estate taxes prior period	22,937	-	22,937
Interest income	<u>217</u>	<u>-</u>	<u>217</u>
<b>Total Operating Revenue</b>	<b>199,026</b>	<b>182,000</b>	<b>17,026</b>
<b>EXPENDITURES</b>			
<b>Advertising and Promotion</b>			
Display Ads	7,283	9,670	(2,387)
Holiday/Seasonal	11,948	8,400	3,548
Service Provider Direct Services	<u>4,225</u>	<u>4,225</u>	<u>-</u>
<b>Total Advertising and Promotion</b>	<b>23,456</b>	<b>22,295</b>	<b>1,161</b>
<b>Public Way Maintenance</b>			
Sidewalk Cleaning	20,728	20,580	148
Sidewalk Washing	12,490	13,120	(630)
Snow Plowing	27,250	28,000	(750)
Maintenance - other	1,430	-	1,430
Service Provider Direct Services	<u>1,500</u>	<u>1,500</u>	<u>-</u>
<b>Total Public Way Maintenance</b>	<b>63,398</b>	<b>63,200</b>	<b>198</b>
<b>Public Way Aesthetics</b>			
Holiday Decorations	9,617	8,000	1,617
Landscaping	6,390	25,500	(19,110)
Streetscape	-	2,000	(2,000)
Service Provider Direct Services	<u>3,000</u>	<u>3,000</u>	<u>-</u>
<b>Total Public Way Aesthetics</b>	<b>19,007</b>	<b>38,500</b>	<b>(19,493)</b>
<b>Tenant Retention/Attraction</b>			
Site Marketing Materials	-	1,000	(1,000)
Service Provider Direct Services	<u>-</u>	<u>1,000</u>	<u>(1,000)</u>
<b>Total Tenant Retention/Attraction</b>	<b>-</b>	<b>2,000</b>	<b>(2,000)</b>
<b>Facade Improvements</b>			
Facade Enhancement Program	15,709	22,045	(6,336)
Green Building Program	-	5,000	(5,000)
Service Provider Direct Services	4,000	4,000	-
Facade Other	<u>745</u>	<u>-</u>	<u>745</u>
<b>Total Facade Improvements</b>	<b>20,454</b>	<b>31,045</b>	<b>(10,591)</b>

See Accompanying Notes

**ANDERSONVILLE CHAMBER OF COMMERCE  
SPECIAL SERVICE AREA #22**

**STATEMENT OF ACTIVITIES (continued)  
For the Year Ended December 31, 2008**

	<u>2008 Actual</u>	<u>2008 Budget</u>	<u>Variance Over (Under)</u>
<b>EXPENDITURES (continued)</b>			
Parking Accessibility			
Parking management	100	-	100
Parking Signage	-	500	(500)
Service Provider Direct Services	<u>-</u>	<u>100</u>	<u>(100)</u>
Total Parking Accessibility	100	600	(500)
Safety Programs			
Panhandling Abatement	-	500	(500)
Tenant retention	1,000	-	1,000
Service Provider Direct Services	<u>100</u>	<u>100</u>	<u>-</u>
Total Safety Program	1,100	600	500
District Planning			
District Plan	-	1,500	(1,500)
Service Provider Direct Services	2,500	2,500	-
Parking Studies	<u>-</u>	<u>1,500</u>	<u>(1,500)</u>
Total District Planning	2,500	5,500	(3,000)
Operational & Administrative Support			
Audit Bookkeeping	4,575	4,575	-
Meeting Expense	-	200	(200)
Office Equipment	800	800	-
Office Rent	3,363	3,363	-
Office Supplies	868	868	-
Utilities/Telephone	683	683	-
Postage	1,598	1,598	-
Service Provider Administrative Support	26,620	26,620	-
Other Supplies	121	-	121
Insurance	<u>919</u>	<u>919</u>	<u>-</u>
Total Operational & Administrative Support	39,547	39,626	(79)
Less Contingency	<u>-</u>	<u>10,619</u>	<u>(10,619)</u>
Total Expenditures	<u>169,562</u>	<u>213,985</u>	<u>(44,423)</u>
Excess/(Deficit) of Revenue Over Expenditures	29,464	(31,985)	61,449
<b>NET ASSETS</b>			
Beginning of Year	<u>38,613</u>		
END OF YEAR	<u>\$ 68,077</u>		

See Accompanying Notes



ANDERSONVILLE CHAMBER OF COMMERCE  
SPECIAL SERVICE AREA #22

STATEMENTS OF CASH FLOWS  
For the Years Ended December 31, 2009 and 2008

	<u>2009</u>	<u>2008</u>
<b><u>CASH FLOWS FROM OPERATING ACTIVITIES:</u></b>		
Increase/(decrease) in net assets	\$ 21,856	\$ 29,464
Adjustments to reconcile increase in net assets to net cash provided by operating activities:		
Increase/(decrease) in accounts payable	<u>(6,744)</u>	<u>664</u>
Net cash provided by operating activities	<u>15,112</u>	<u>30,128</u>
Net increase/(decrease) in cash	15,112	30,128
Cash at the beginning of the year	<u>74,840</u>	<u>44,712</u>
Cash at the end of year	<u>\$ 89,952</u>	<u>\$ 74,840</u>
Supplemental disclosure of cash flows		
Interest paid	\$ _____ -	\$ _____ -
Taxes paid	\$ _____ -	\$ _____ -

See Accompanying Notes

**ANDERSONVILLE CHAMBER OF COMMERCE  
SPECIAL SERVICE AREA #22  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Nature of Organization - Andersonville Special Service Area #22 was created by the City of Chicago to provide additional services to the area. The primary source of funds is from real estate taxes on certain property in the Special Service Area. Special Services Area #22 generates revenue for the sole purpose of improving and enhancing the business district of Andersonville; the boundaries of which are generally properties fronting Clark from Victoria on the south to Ainslie on the north.

Activities and services funded include: cleaning and beautification activities, coordination of advertising and promotional events, attraction and recruitment of new quality businesses to the area, and technical assistance to existing and potential businesses.

Basis of Accounting - The accompanying financial statements have been prepared on the accrual method. Based on information provided by the Department of Planning and Development, the recognition of revenue by the SSA when received is considered within generally accepted accounting principles. This allows Special Service Area's to prepare financial statements on the accrual method.

Cash and Cash Equivalents - Cash and cash equivalents are held in the name of Andersonville Special Service Area #22 as required by the City of Chicago. All cash and earnings on such are to be used only as allowed by the City of Chicago. For purposes of the statements of cash flows, the Special Service Area considers all highly liquid investments with an initial maturity of three months or less to be cash equivalents.

Estimates - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**NOTE 2 – NET ASSETS**

Should the City decide to terminate the SSA, any funds remaining in the checking account are required to be returned to the City. The City is required to use the returned funds to provide services to the SSA area.

**NOTE 3 – RELATED PARTY TRANSACTIONS**

Andersonville Chamber of Commerce has been selected by the City as contractor to provide the services mentioned in Note 1. The Chamber collects the funds and pays expenses to provide the agreed services. The Chamber was paid \$56,680 in 2009 \$56,051 in 2008 for administration of the SSA. In addition, the Chamber is reimbursed for the SSA's portion of staffing and operating expenses.

**ANDERSONVILLE CHAMBER OF COMMERCE  
SPECIAL SERVICE AREA #22  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 4 – REAL ESTATE TAX REVENUE**

The Special Service Area'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 Special Service Area. Taxes are levied in one year, but paid in two installments the following year by the property owners. The Special Service Area recognizes this revenue in the year in which the funds become available. The use of the funds received is limited to expenditures agreed to by the City of Chicago based on a budget prepared by the SSA and approved by the City.

**NOTE 5 – CONCENTRATIONS OF CREDIT RISK ARISING FROM CASH DEPOSITS IN EXCESS OF INSURED LIMITS**

The Special Service Area maintains its cash balances in one financial institution located in Chicago, Illinois. During 2009 and 2008, the balance was insured by the Federal Deposit Insurance Corporation up to \$250,000.

**ANDERSONVILLE CHAMBER OF COMMERCE  
SPECIAL SERVICE AREA #22**

**SUMMARY SCHEDULE OF AUDIT FINDINGS  
For the Year Ended December 31, 2009**

We have read the agreement between the City of Chicago and Special Service Area #22 and state there are no findings to report the status of.