

**Northalsted Area Merchants Association  
d/b/a Northalsted Business Alliance  
Special Service Area 18  
(a taxing district authorized by the City of Chicago)**

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

**Northalsted Area Merchants Association  
Special Service Area 18**

**Financial Statements  
December 31, 2016 and 2015  
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Independent Auditor's Report

To the Commissioners  
Northalsted Area Merchants Association,  
d/b/a Northalsted Business Alliance  
Special Service Area 18

We have audited the accompanying financial statements of Northalsted Area Merchants Association Special Service Area 18, which comprise the statements of net position and governmental fund balance sheets 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 positions of Northalsted Area Merchants Association Special Service Area 18 as of December 31, 2016 and 2015, and its statements of activities and governmental fund / revenues, expenditures and changes in fund balances, and summary schedule of audit findings for the years 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  
April 11, 2017



**Northalsted Area Merchants Association  
Special Service Area 18  
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	\$ 539	\$ -	\$ 539	\$ 27,688	\$ -	\$ 27,688
Property tax receivable, net allowance for uncollectable \$20,000 & \$10,000	440,471	-	440,471	467,779	-	467,779
Other receivable	7,425	-	7,425	-	-	-
<b>Total Assets</b>	<b>\$ 448,435</b>	<b>\$ -</b>	<b>\$ 448,435</b>	<b>\$ 495,467</b>	<b>\$ -</b>	<b>\$ 495,467</b>
<b>LIABILITIES</b>						
Accounts payable and accrued expenses	\$ 19,148	\$ -	\$ 19,148	\$ 46,624	\$ -	\$ 46,624
Due to City of Chicago	17,022	-	17,022	-	-	-
<b>Total Liabilities</b>	<b>36,170</b>	<b>-</b>	<b>36,170</b>	<b>46,624</b>	<b>-</b>	<b>46,624</b>
<b>DEFERRED INFLOWS</b>						
Deferred property tax revenue	440,471	(440,471)	-	434,508	(434,508)	-
<b>Total Deferred Inflows</b>	<b>440,471</b>	<b>(440,471)</b>	<b>-</b>	<b>434,508</b>	<b>(434,508)</b>	<b>-</b>
<b>FUND BALANCE / NET POSITION</b>						
Unassigned	(28,206)	28,206	-	14,335	(14,335)	-
<b>Total Fund balance</b>	<b>(28,206)</b>	<b>28,206</b>	<b>-</b>	<b>14,335</b>	<b>(14,335)</b>	<b>-</b>
<b>Total Liabilities, Deferred Infows and Fund Balance</b>	<b>\$ 448,435</b>			<b>\$ 495,467</b>		
<b>Net Position - Restricted</b>		<b>\$ (412,265)</b>	<b>\$ 412,265</b>		<b>\$ (448,843)</b>	<b>\$ 448,843</b>

Amounts reported for government activities in the statement of net position are different because:

Total fund balance - governmental funds	\$ (28,206)	\$ 14,335
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.	440,471	434,508
<b>Total net position - governmental activities</b>	<b>\$ 412,265</b>	<b>\$ 448,843</b>

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

**Northalsted Area Merchants Association  
Special Service Area 18  
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	\$ 388,061	\$ 5,963	\$ 394,024	\$ 431,064	\$ (1,702)	\$ 429,362
Amount for adjoining Special Service Area	(954)	-	(954)	(2,655)	-	(2,655)
<b>Total Revenues</b>	<b>387,107</b>	<b>5,963</b>	<b>393,070</b>	<b>428,409</b>	<b>(1,702)</b>	<b>426,707</b>
<b>EXPENDITURES</b>						
Customer attraction	120,204	-	120,204	205,800	-	205,800
Public way aesthetics	199,026	-	199,026	218,847	-	218,847
Econ/business development	5,626	-	5,626	6,136	-	6,136
Safety programs	1,623	-	1,623	77	-	77
SSA management	24,181	-	24,181	58,917	-	58,917
Personnel	78,988	-	78,988	46,418	-	46,418
<b>Total expenditures</b>	<b>429,648</b>	<b>-</b>	<b>429,648</b>	<b>536,195</b>	<b>-</b>	<b>536,195</b>
Excess of revenues over expenditures	(42,541)	5,963	(36,578)	(107,786)	(1,702)	(109,488)
Change in Net Position	(42,541)	5,963	(36,578)	(107,786)	(1,702)	(109,488)
Fund Balance/Net Position						
Beginning of the Year	14,335	434,508	448,843	122,121	436,210	558,331
End of the Year	<u>\$ (28,206)</u>	<u>\$ 440,471</u>	<u>\$ 412,265</u>	<u>\$ 14,335</u>	<u>\$ 434,508</u>	<u>\$ 448,843</u>

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

Net change in Fund balance - governmental funds	\$ (42,541)	\$ (107,786)
Property tax is recognized in the year it is levied rather than when it is available for governmental funds	5,963	(1,702)
Change in Net Position	<u>\$ (36,578)</u>	<u>\$ (109,488)</u>

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

**Northalsted Area Merchants Association  
Special Service Area 18  
(a taxing district authorized by the City of Chicago)  
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

Northalsted Areas Merchants Association Special Service Area 18 is a special taxing district within, and established by, the City of Chicago. It is governed by a Commission whose members are appointed by the City. The Commission has contracted with Northalsted Area Merchants Association d/b/a Northalsted Business Alliance to provide additional services within SSA's boundaries. Northalsted Areas Merchants Association is an Illinois non-for-profit corporation that is exempt from federal taxes under Section 501(c)6 of the Internal Revenue Code.

Services provided by the SSA include beautification, cleaning and maintenance of the streets and sidewalks; recruitment of new businesses to the Area and retention of existing ones; coordinated marketing and promotional activities; a façade and signage improvement program and maintaining a visible office with staff support to carry out promotional, educational and market research functions.

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 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



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Special Service Area 18  
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NOTE 1 – Summary of Significant Accounting Policies – (continued)

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

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 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 as 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



**Northalsted Area Merchants Association  
Special Service Area 18  
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Notes to Financial Statements  
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NOTE 1 – Summary of Significant Accounting Policies – (continued)

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 4% and 2%, respectively, 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 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.

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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 – (continued)

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 April 11, 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.

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.

**Northalsted Area Merchants Association  
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For the Years Ended December 31, 2016 and 2015**

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NOTE 3 – Property Taxes – (continued)

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.

NOTE 4 – Accounts Payable and Due to City of Chicago

Accounts payable balance at December 31, 2016 and 2015 is \$19,148 and \$46,624, respectively. These balances consist of expenses incurred during the respective year related to reimbursement to Northalsted Area Merchant Association d/b/a Northalsted Business Alliance for personnel and administrative non-personnel, and to other vendors for economic/business development and public way aesthetics. Amounts due to City of Chicago \$17,022, represent property tax refunds determined but not yet refunded as of December 31, 2016.

NOTE 5 – Fund Equity / Net Position

The SSA is required to present information regarding its financial position and activities according to the Agreement for Northalsted Area Merchants Association Special Service Area 18 between the City of Chicago and Northalsted Area Merchants Association. As of December 31, 2016 and 2015, the SSA had an unassigned negative fund balance/unassigned fund balance of (\$28,206) and \$14,335, respectively. These funds will be (provided for)/utilized in this special service area in near future.



**Northalsted Area Merchants Association  
Special Service Area 18  
(a taxing district authorized by the City of Chicago)  
Notes to Financial Statements  
For the Years Ended December 31, 2016 and 2015**

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**NOTE 6 – Related Party Transactions**

The SSA is affiliated with Northalsted Area Merchants Association which acts as its sole service provider. Special Service Area 18 shares office space, equipment, and employees through this affiliation. Special Service Area 18 has no employees of their own, but reimburses Northalsted Area Merchants Association for payroll and related costs of the individuals working on the programs. It also reimburses Northalsted Area Merchants Association for a portion of its operating expenses, and allocation of rent and utilities.

**Supplementary Information**

**Northalsted Area Merchants Association  
Special Service Area 18  
Schedule of Revenues and  
Expenditures - Budget and Actual  
December 31, 2016**

	Budget	Actual	Variance
<b>REVENUE</b>			
Property revenues - current year	\$ 457,779	\$ 388,061	\$ 69,718
Late collections and interest thereon	22,360	-	22,360
Amount for adjoining Special Service Area	-	(954)	954
Less: Loss Collection	(23,100)	-	(23,100)
Total revenues	457,039	387,107	69,932
<b>EXPENDITURES</b>			
Customer attraction	149,600	120,204	29,396
Public way aesthetics	225,239	199,026	26,213
Econ/business development	12,300	5,626	6,674
Safety programs	3,500	1,623	1,877
SSA management	24,050	24,181	(131)
Personnel	75,000	78,988	(3,988)
Total expenditures	489,689	429,648	60,041
Excess of revenues over expenditures	\$ (32,650)	\$ (42,541)	\$ (9,891)
<b>CARRYOVER</b>	32,650	-	(32,650)
Net revenues in excess of expenses	\$ -	\$ (42,541)	\$ (42,541)

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



**Northalsted Area Merchants Association  
Special Service Area 18  
Schedule of Revenues and  
Expenditures - Budget and Actual  
December 31, 2015**

	Budget	Actual	Variance
<b>REVENUE</b>			
Property revenues - current year	\$ 447,200	\$ 431,064	\$ 16,136
Late collections and interest thereon	17,500	-	17,500
Amount for adjoining Special Service Area	-	(2,655)	2,655
Less: Loss Collection	(23,100)	-	(23,100)
<b>Total revenues</b>	<b>441,600</b>	<b>428,409</b>	<b>13,191</b>
<b>EXPENDITURES</b>			
Customer attraction	182,960	205,800	(22,840)
Public way aesthetics	223,600	218,847	4,753
Econ/business development	11,300	6,136	5,164
Safety programs	2,500	77	2,423
SSA management	64,882	58,917	5,965
Personnel	31,358	46,418	(15,060)
<b>Total expenditures</b>	<b>516,600</b>	<b>536,195</b>	<b>(19,595)</b>
<b>Excess of revenues over expenditures</b>	<b>\$ (75,000)</b>	<b>\$ (107,786)</b>	<b>\$ (32,786)</b>
<b>CARRYOVER</b>	<b>75,000</b>	<b>-</b>	<b>(75,000)</b>
<b>Net revenues in excess of expenses</b>	<b>\$ -</b>	<b>\$ (107,786)</b>	<b>\$ (107,786)</b>

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

**Northalsted Area Merchants Association  
Special Service Area 18  
(a taxing district authorized by the City of Chicago)  
Summary Schedule of 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 Development, we have read and understand the requirements contained in the Agreement for Special Service Area 18, between the City of Chicago and Northalsted Area Merchants Association d/b/a Northalsted Business Alliance ("The Sole Service Provider for the SSA 18)

**FINDING**

After conducting this audit, we determined there was one finding per the above guide as follows: Over spent in two budget categories within the 2016 budget – Personnel and SSA management – by a total of \$4,119.

**CORRECTIVE ACTION PLAN**

Northalsted Area Merchants Association Special Service Area 18 acknowledged that they did exceed spending in two budget categories in 2016, but they implemented a corrective action plan since 2016. Their corrective action plan is to regularly monitor their spending throughout the year, and timely and appropriately revise their budget with the City of Chicago Department of Planning and Development, if deemed necessary.

The auditor's report expresses an unmodified opinion on the financial statements of Northalsted Area Merchants Association d/b/a Northalsted Business Alliance Special Service Area 18 for the year ended December 31, 2016. No significant deficiencies or material weaknesses were disclosed during the audit of the financial statements.