### City of Chicago Department of Planning and Development Special Service Area (SSA) Program

Audit Report Package Transmittal Checklist

This checklist must be completed and submitted with audit report package to City's Department of Planning and Development (DPD) via DPD's SharePoint platform. Note: Effective with 2019 audit report package submissions e-mail submissions are not an acceptable form of transmittal and report packages will be deemed "not submitted" unless they are uploaded into CPD's SharePoint platform. For each SSA submission enter the starting page number for each of the PDF audit report package components listed below. Each required component on the checklist must have a numeric page number, unless otherwise noted.

SSA Name and number: Clark/Morse/Glenwood SSA 24

SSA Provider Name: DevCorp North d/b/a Rogers Park Business Alliance

Submission Date: May 3, 2021

Starting PDF Page Number	Audit Report Package Components					
	Comparative Financial Statements					
6	Statement of Net Position and Governmental Fund Balance     Sheet – Current Year					
6	Statement of Net Position and Governmental Fund Balance     Sheet – Prior Year					
7	Statement of Activities and Governmental Fund Revenues,     Expenditures and Changes in Fund Balance – Current Year					
7	Statement of Activities and Governmental Fund Revenues,     Expenditures and Changes in Fund Balance – Prior Year					
14 - 15	5. Statement of Revenues and Expenditures – Budget and Actual					
4-5	Auditor's Opinion on Financial Statements					
16	Schedule of Findings – Current and Prior Year, if applicable					
16	Corrective Action Plan – Current and Prior Year, if applicable (if findings)*					
17	Audit Firm CPA License					
18	SSA Budget Summary page for the latest modified/amended budget approved by your SSA commission (for current audit period)					
Separate PDF file attached – Yes/No	SSA Detailed SSA Commission Approved Budget					
	Note: SSA Service Provider must submit detailed budget corresponding to Summary page, noted above, with audit report package.					

<sup>\*</sup>required if findings exist

# SPECIAL SERVICE AREA 24 MANAGED BY DEVCORP NORTH D/B/A ROGERS PARK BUSINESS ALLIANCE (a taxing district authorized by the City of Chicago) FINANCIAL STATEMENTS DECEMBER 31, 2020 AND 2019

# Special Service Area 24 Managed by DevCorp North D/B/A Rogers Park Business Alliance Financial Statements Table of Contents December 31, 2020 and 2019

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#### Independent Auditor's Report

To the Commissioners of Special Service Area 24 Managed by DevCorp North D/B/A Rogers Park Business Alliance

We have audited the accompanying financial statements of Special Service Area 24, (a taxing district authorized by the City of Chicago) as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the SSA 24 basic financial statements as listed in the table of contents.

#### 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.

#### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the net position of Special Service Area 24 as of December 31, 2020, and its statement of activities and governmental fund, revenues, expenditures and changes in fund balance 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 schedules of revenues and expenditures - budget and actual on page 10 and 11, 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.

#### **Prior Year Audit Opinion**

The financial statements of the organization for the year ended December 31, 2019 were audited by another auditor who expressed an unmodified opinion on those financial statements in their report dated May 14, 2020.

EILTS & ASSOCIATES, INC.

Tilts Associates, Inc.

Chicago, Illinois April 7, 2021

## Special Service Area 24 Managed by DevCorp North D/B/A Rogers Park Business Alliance Statements of Net Position and Governmental Fund Balance Sheets December 31, 2020 and 2019

				2020						2019	
	Gov	vernmental				ement of Net	Gov	vernmental			ement of Net
ASSETS		Fund	Ac	justments		position		Fund	A	djustments	 position
Cash and Cash Equivalents Property Tax Receivable, Net Allowance	\$	202,679	\$	-	\$	202,679	\$	115,182	\$	-	\$ 115,182
of \$ 7,259 and \$13,356		335,441		_		335,441		320,535		_	320,535
TIF Rebate Receivable		10,584		-		10,584		-		-	-
Due from SSA #19		161		-		161		-		-	-
Due from SSA #43 Due from SSA # 54		7 22		-		7		-		-	-
Prepaid Expenses		60		-		22 60		2		-	2
Security Deposit		150		-		150		150		-	 150
Total Assets	\$	549,104	\$	-	\$	549,104	\$	435,869	\$	-	\$ 435,869
LIABILITIES											 
Accounts Payable		1,705				1,705		9,648			9,648
Accounts Fayable Accrued Expenses		3,475		-		3,475		9,046 2,675		-	9,646 2,675
Due to SSA #19		-		_		-		52		_	52
Due to SSA #43		-		-		-		112		_	112
Due to RPBA		9,490				9,490		7,438			 7,438
Total Liabilities		14,670		-		14,670		19,925		-	19,925
DEFERRED INFLOWS											
Deferred Property Tax Revenue		335,441		(335,441)				320,535		(320,535)	
Total Deferred Inflows		335,441		(335,441)		-		320,535		(320,535)	-
FUND BALANCE / NET POSITION											
Unassigned		198,993		(198,993)				95,409		(95,409)	
Total Fund Balance		198,993		(198,993)		-		95,409		(95,409)	-
Total Liabilities, Deferred Inflows and Fund Balance	\$	549,104					\$	435,869			
Net Position - Unrestricted			\$	(534,434)	\$	534,434			\$	(415,944)	\$ 415,944
Amounts reported for government activities	in the s	statement of r	net pos	sition are diffe	erent b	ecause:					
Total fund balance - governmental fur	nds				\$	198,993					\$ 95,409
Property tax revenue is recognized in "available." A portion of the property government funds.						335,441					320,535
,						·					· · · · · ·
Total net position - governmental activ	vities				\$	534,434					\$ 415,944

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

## Special Service Area 24 Managed by DevCorp North D/B/A Rogers Park Business Alliance Statements of Activities and Governmental Fund, Revenues, Expenditures and Changes in Fund Balance For the Years Ended December 31, 2020 and 2019

	2020			2019								
		ernmental Fund	Adj	ustments		tement of	Gov	ernmental Fund	Adj	ustments		tement of
REVENUES												,
Property Revenues and Interest TIF Rebates	\$	315,871 13,096	\$	14,906 -	\$	330,777 13,096	\$	306,088	\$	17,079 -	\$	323,167 -
Total Revenues		328,967		14,906		343,873		306,088		17,079		323,167
EXPENDITURES/EXPENSES												
Customer Attraction		59,669		-		59,669		61,814		-		61,814
Public Way Aesthetics		85,580		-		85,580		77,311		-		77,311
Sustainabilty and Public Places		2,426		-		2,426		1,680		-		1,680
Economic Business Development		916				916		323				323
Total Services Expense		148,591		-		148,591		141,128		-		141,128
SSA Management		27,939		_		27,939		26,907		_		26,907
Personnel		48,853		-		48,853		48,322		-		48,322
Total Administration Expense		76,792				76,792		75,229				75,229
Total Expenditures		225,383				225,383		216,357				216,357
Excess of Revenues Over Expenditures		103,584		14,906		118,490		89,731		17,079		106,810
Change in Net Position		103,584		14,906		118,490		89,731		17,079		106,810
Fund Balance/Net Position												
Beginning of the Year		95,409		320,535		415,944		5,678		303,456		309,134
End of the Year	\$	198,993	\$	335,441	\$	534,434	\$	95,409	\$	320,535	\$	415,944
Amounts reported for governmental activities in	n the sta	atement of a	activitie	es is differen	t beca	use:						
Net Change in Fund Balance - Governmental I	Funds				\$	103,584					\$	89,731
Property Tax is recognized in the year it is levier for Governmental Funds	ed rathe	er than wher	n it is a	vailable		14,906						17,079
Change in Not Resition					•						Ф.	
Change in Net Position					\$	118,490					\$	106,810

# Special Service Area 24 (a taxing district authorized by the City of Chicago) Managed by DevCorp North D/B/A Rogers Park Business Alliance Notes to Financial Statements For the Years Ended December 31, 2020 and 2019

NOTE 1 – Nature of Activities and Reporting Entity

<u>Nature of Reporting Entity</u> - Special Service Area 24 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 Clark Street 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 24 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.

#### NOTE 2 – Summary of Significant Accounting Policies

#### a. Government-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).

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

#### b. Basis of Accounting and Financial Statement Presentation:

The government 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.

### Special Service Area 24 (a taxing district authorized by the City of Chicago)

### Managed by DevCorp North D/B/A Rogers Park Business Alliance Notes to Financial Statements

For the Years Ended December 31, 2020 and 2019

NOTE 2 – Summary of Significant Accounting Policies – (continued)

b. Basis of Accounting and Financial Statement Presentation - (continued)

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.

c. Assets, Liabilities, and Net Position

Cash and cash equivalents

The SSA's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term liquid investments with original maturities of three months or less from the date of acquisitions.

#### Receivables

All property tax receivables are shown net of allowances. As of December 31, 2020, and 2019, the allowance is estimated to be 4-6% 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. 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.

#### Special Service Area 24

### (a taxing district authorized by the City of Chicago) Managed by DevCorp North D/B/A Rogers Park Business Alliance Notes to Financial Statements

For the Years Ended December 31, 2020 and 2019

NOTE 2 – Summary of Significant Accounting Policies – (continued)

Fund Equity/Net Position – (continued)

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.

#### d. Subsequent Events

Subsequent events have been evaluated through April 7, 2021, which is the date the financial statements were available to be issued.

#### NOTE 3 – 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 financial institutions located in Chicago, IL. The balance is insured by the Federal Deposit Insurance Corporation up to \$250,000. The SSA's cash balances did not exceed the insurance level at each financial institution as of December 31, 2020 and 2019.

#### NOTE 4 – 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.

#### **Special Service Area 24**

## (a taxing district authorized by the City of Chicago) Managed by DevCorp North D/B/A Rogers Park Business Alliance Notes to Financial Statements For the Years Ended December 31, 2020 and 2019

#### NOTE 5 –TIF Rebate Receivable

As of December 31, 2020, and 2019, TIF rebates of \$10,584 and \$0 were identified, reported and received by the SSA, respectively, from the City of Chicago.

#### NOTE 6 – Accounts Payable and Accrued Expenses

Accounts payable and accrued expenses balance at December 31, 2020 and 2019, is \$5,180 and \$12,323, respectively. These balances consist of expenses and services received during the respective year related to vendor personnel and management costs.

#### NOTE 7 – 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 8 – Fund Equity / Net Position

The SSA is required to present information regarding its financial position and activities according to the Agreement for Special Service Area 24 between the City of Chicago and DevCorp North D/B/A Rogers Park Business Alliance. As of December 31, 2020, and 2019, the SSA had total fund balances of \$198,993 and \$95,409, respectively. These funds will be utilized in this special service area during future years.

#### NOTE 9 – Related Party Transactions

The SSA is affiliated with DevCorp North D/B/A Rogers Park Business Alliance. DevCorp North acts as SSA24's sole service provider. Special service area 24 shares office space, equipment, and employees through the above affiliations. Special Service Area 24 does not have employees of its own. As of December 31, 2020, and 2019, \$9,490 and \$7,438, was payable for services by DevCorp North D/B/A Rogers Park Business Alliance, 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.

# Special Service Area 24 (a taxing district authorized by the City of Chicago) Managed by DevCorp North D/B/A Rogers Park Business Alliance Notes to Financial Statements For the Years Ended December 31, 2020 and 2019

NOTE 9 – Related Party Transactions – (continued)

As of December 31, 2019, \$52 and \$112 was payable to SSA #19 and SSA #43 respectively for goods or services provided by this SSA.

In addition, as of December 31, 2020, \$7 and \$22, was due from SSA #43 and SSA #54 respectively, for goods or services provided by this SSA. As of December 31, 2019, \$0 and \$2 was due from SSA #43 and SSA #54 respectively, for goods or services provided by these SSA's.

#### NOTE 10 - Risks and Uncertainties

In January 2020, the World Health Organization declared the spread of the Coronavirus Disease (COVID-19) a worldwide pandemic. The COVID-19 pandemic is having significant effects on global markets, supply chains, businesses, and communities. Specific to the SSA, COVID-19 may impact various parts of its 2021 operations and financial results, including potential reduction in collection of property tax levies.

Management believes the SSA is taking appropriate actions to mitigate the negative impact. However, the full impact of COVID-19 outbreak continues to evolve as of the date the SSA's financial statements were issued. Given the uncertainty related to the pandemic, the SSA is not able to estimate the effects of the COVID-19 outbreak on its operations, financial condition and liquidity for the year ended December 31, 2021.



## Special Service Area 24 Managed by DevCorp North D/B/A Rogers Park Business Alliance Schedule of Revenues and Expenditures - Budget and Actual December 31, 2020

	E	Budget	Actual	\	/ariance
REVENUE					
Property Taxes and Interest TIF Rebates	\$	333,891 2,512	\$ 315,871 13,096	\$	18,020 (10,584)
Total Revenues		336,403	328,967		7,436
EXPENDITURES					
Customer Attraction Public Way Aesthetics Sustainabilty and Public Places Economic Business Development Safety Programs SSA Management Personnel		110,478 138,641 2,200 9,800 1,500 29,200 45,384	59,669 85,580 2,426 916 - 27,939 48,853		50,809 53,061 (226) 8,884 1,500 1,261 (3,469)
Total Expenditures		337,203	225,383		111,820
Excess of Revenues Over Expenditures	\$	(800)	\$ 103,584	\$	(104,384)
CARRYOVER		800	-		800
Net Revenues In Excess of Expenses	\$		\$ 103,584	\$	(103,584)

## Special Service Area 24 Managed by DevCorp North D/B/A Rogers Park Business Alliance Schedule of Revenues and Expenditures - Budget and Actual December 31, 2019

	 Budget	 Actual	\	/ariance
REVENUE				
Property Taxes and Interest TIF Rebates	\$ 315,536 2,710	\$ 303,378 2,710	\$	12,158 -
Total Revenues	318,246	306,088		12,158
EXPENDITURES				
Customer Attraction Public Way Aesthetics Sustainabilty and Public Places Economic Business Development Safety Programs SSA Management Personnel	104,200 132,024 1,800 4,800 100 31,200 44,922	61,815 77,311 1,680 323 - 26,907 48,321		42,385 54,713 120 4,477 100 4,293 (3,399)
Total Expenditures	 319,046	216,357		102,689
Excess of Revenues Over Expenditures	\$ (800)	\$ 89,731	\$	(90,531)
CARRYOVER	800			800
Net Revenues In Excess of Expenses	\$ -	\$ 89,731	\$	(89,731)

#### **Special Service Area 24**

## (a taxing district authorized by the City of Chicago) Managed by DevCorp North D/B/A Rogers Park Business Alliance Schedule Summary of Findings For the Year Ended December 31, 2020

As part of our audit and request by the Special Service Area Annual Audited Financial Guidelines prepared by the City of Chicago Department of Planning and Economic Development, we have read the requirements contained in the Service Provider Agreement.

#### **CURRENT YEAR FINDINGS:**

- We noted certain expenditures for which actual expenses exceeded budgeted amounts.
- We noted that the Carryover of unspent funds from 2020 to 2021 are in excess of 25% of the 2020 budget.

#### MANAGEMENT RESPONSE:

 Rogers Park Business Alliance will pay closer attention to monthly financial statements from our accountant and adjust the budget as needed. RPBA will develop a plan to expend the excess carryover in future years.

#### PRIOR 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 that one transaction belonged to the SSA mistakenly was deposited into the service provider's account by the city of Chicago and three transactions that belonged to the service provider were deposited into the SSA's account.
- We noted that there was no invoice issued by the service provider to the SSA for shared costs which is required by the of Chicago.

#### MANAGEMENT RESPONSE:

- Our corrective action plan is to more closely monitor amounts due to and from Special Service Areas. We will also confirm our bank account numbers with the city and continue to inform them of not making the mistake again.
- We also will make sure to collect invoices from the service provider before the payment is made and to pay attention to the program guide, page 19, "paying for shared costs" section.

# Special Service Area 24 (a taxing district authorized by the City of Chicago) Managed by DevCorp North D/B/A Rogers Park Business Alliance Auditor Professional License For the Year Ended December 31, 2020



## Special Service Area 24 (a taxing district authorized by the City of Chicago) Managed by DevCorp North D/B/A Rogers Park Business Alliance Budget

For the Year Ended December 31, 2020

### Exhibit A Budget

### Special Service Area # 24

Clark/Morse/Glenwood

SSA Name:

2020 BUDGET SUMMARY

Budget and Services Period: January 1, 2020 through December 31, 2020

2019 Levy Estimated **Estimated** Carryover Funds Collectable TIF Rebate Total Late CATEGORY Loss Fund #900 Collections All Sources Levy Collection and Interest 1.00 Customer \$94,730 \$6,200 \$600 \$2,512 \$110,478 \$6,436 Attraction 2.00 Public Way \$130,629 \$4,006 \$0 \$4,006 \$138,641 \$0 **Aesthetics** 3.00 Sustainability and \$2,200 \$0 \$0 \$0 \$2,200 \$0 **Public Places** 4.00 Economic/ \$9,364 \$236 \$200 \$0 \$0 \$9,800 **Business Development** 5.00 Safety Programs \$1,500 \$0 \$0 \$0 \$0 \$1,500 6.00 SSA Management \$29,200 \$0 \$0 \$0 \$0 \$29,200 7.00 Personnel \$45,384 \$0 \$0 \$0 \$45,384 Sub-total \$313,007 \$10,442 GRAND Levy Total \$323,449 \$800 \$2,512 \$10,442 \$337,203 **TOTALS** 

LEVY ANALYSIS	
Estimated 2019 EAV:	\$54,415,908
Authorized Tax Rate Cap:	0.630%
Maximum Potential Levy limited by Rate Cap:	\$342,820
Requested 2019 Levy Amount	\$323,449
Estimated Tax Rate to Generate 2018 Levy:	0.5944%

LEVY CHANGE FROM PREVIOUS YEAR						
2018 Levy Total (in 2019 budget)	\$308,100					
2019 Levy Total (in 2020 budget)	\$323,449					
Percentage Change	4.98%					

CARRYOVER CALC	ULATION
2019 Budget Total	\$319,046
2020 Carryover	\$800
Percentage	0.251%